

Existing City Preservation District



Legend

 Grove Place District

Local historic districts increase property values

- Studies: New Jersey, Texas, Indiana, Georgia, Colorado, Maryland, North and South Carolina, Kentucky, Virginia, NYC
- Protects your investment
- Maintains neighborhoods character & quality of life

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What is the National Register?

- The official list of the nation's historic places worthy of preservation
- Honorary program of the National Park Service
- Administered by the State Historic Preservation Office



**Parks, Recreation
and Historic Preservation**

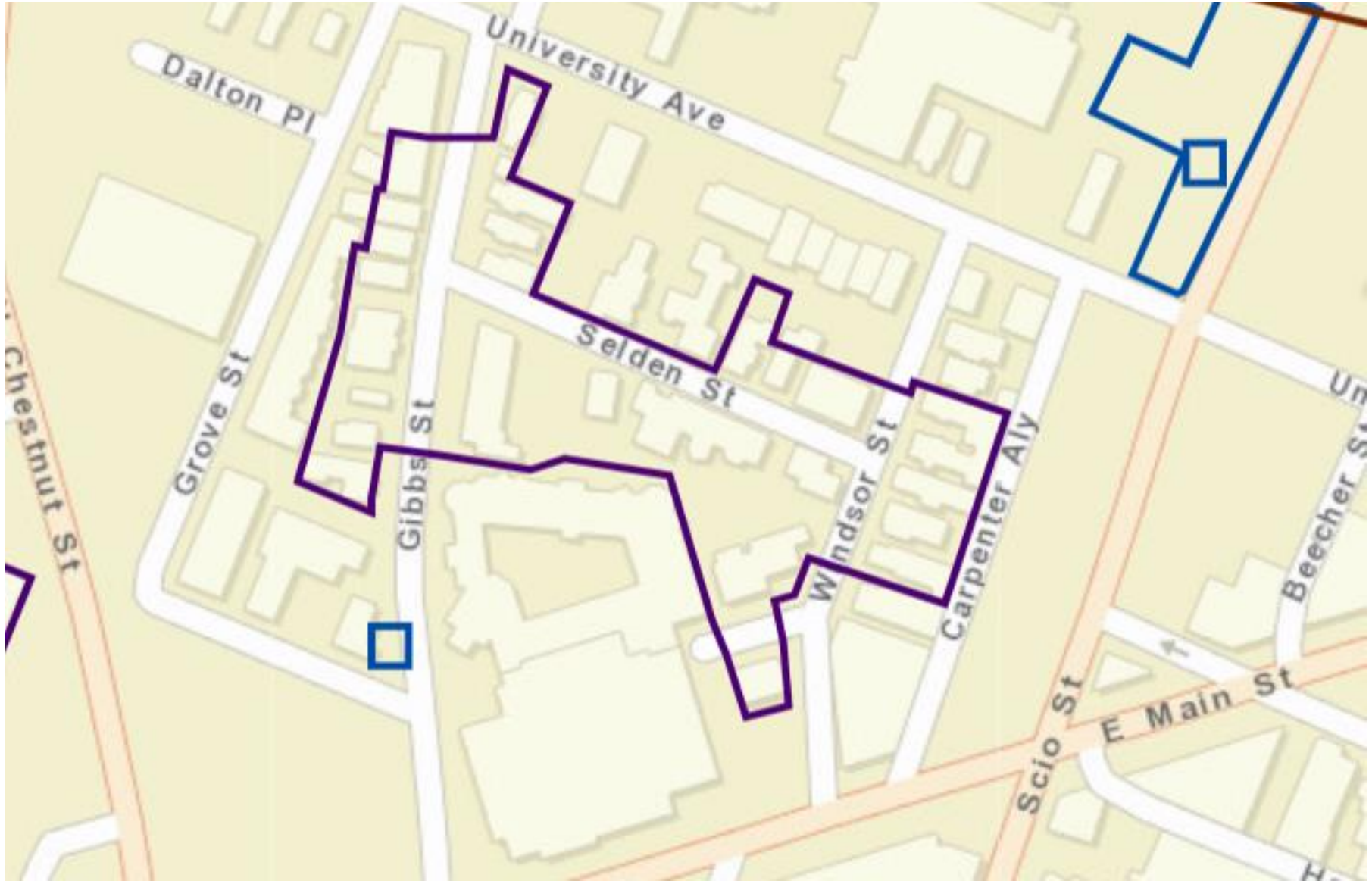
Division for Historic Preservation

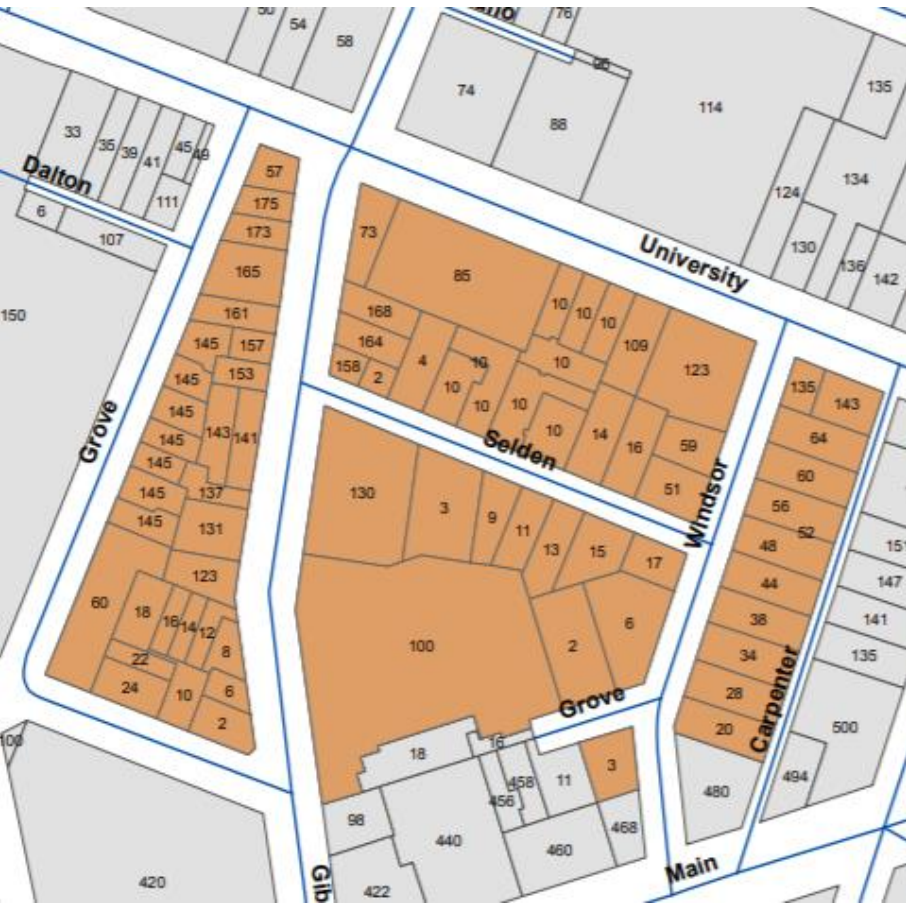
National and State Registers

- Buildings, sites, structures, landscapes, objects
- Generally 50+ years old
- Must meet criteria for historical associations, architecture, or events



Existing National Register Historic District





What does it mean for YOU?

- Honorary listing
- No private property restrictions
- Gateway to **TAX CREDITS**



Tax Credits – Homeowners

- State Homeowners

20% of the cost of
rehab



Tax Credits – Commercial Properties

- Federal
- State Commercial

Combined = 40% cost of rehabilitation



Effects of National Register Listing

- Hard data not as clear-cut
- Catalytic effect
- Increase in community pride
- Prestige? Premium?
- Increase in citizen advocacy?
- **Tax Credits**



National Register listing

So, what's the catch?

City Preservation District

- 50% frontages must approve
- Design review through City Pres. Board
- Protection from demolition/insensitive alterations
- Paperwork less onerous but still requires justification, research, writing
- Political approval process (Pres. Board, Planning, Council)

Natl. Register Historic District

- Majority owner approval (1 vote / person)
- No design review or additional restrictions
- No protection
- Extensive research & writing (\$\$\$ and time)
- Review based on merits of argument but you have to convince SHPO

Public Education & Buy-In