

# HISTORIC PRESERVATION TOOLS

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## HISTORIC PRESERVATION

WHAT IS IT?  
PRESERVATION OF BUILDINGS, STRUCTURES & SITES OF HISTORICAL SIGNIFICANCE

WHO DETERMINES WHAT TO PRESERVE?  
The Community



## HISTORIC PRESERVATION IS

- A vital component of the future
- Sustainable
- Smart growth – filling in instead of sprawling out
- An Economic development tool
- For everyone
- Retaining irreplaceable resources



## HISTORIC PRESERVATION IS NOT

- Stuck in the past
- Taking property rights
- Meant to prevent change
- More expensive than new construction
- Just about fancy mansions and courthouses

Insert new skyscraper here  
It's fine!



## LOCAL HISTORIC PRESERVATION PROGRAM

WHO

- Historic preservation commission
- Staff member
- Public

WHAT

- Regular public meetings
- Review nominations to local register
- Review design applications (certificate of appropriateness & special valuation)
- Comment on other preservation related government actions
- Promote historic preservation in the community
- Initiate projects, grant requests

## CERTIFIED LOCAL GOVERNMENT (CLG)

- The Certified Local Government Program is a Partnership between the Department of Archaeology and Historic Preservation and the National Park Service and local governments with preservation programs.
- NHPA (National Historic Preservation Act) of 1966 was amended to include the CLG program in 1980
- It says that your local government has a legitimate HP program



### WHAT ARE THE BENEFITS?

- Locally designated properties become eligible for Special Tax Valuation
- Your community becomes a partner in the national/state historic preservation program
- Access to technical assistance by the Department of Archaeology and Historic Preservation
- Grant funds available through the Historic Preservation Fund only for CLGs
- Participation in the nomination of local properties to the National Register of Historic Places



### WHAT ARE THE RESPONSIBILITIES?

- Maintain an active commission that meets at least 4 times per year (monthly is the norm)
- Enforce all preservation laws at the Federal, State and Local levels
- Get training! DAHP can help with this
- Begin or continue survey and inventory work
- Administer the incentives (Special Tax Valuation)
- List properties on the local register
- **Engage the Public! This is very important!**

### HISTORIC PRESERVATION ORDINANCE

- Create the Historic Preservation Commission
- Create Local register of historic places
- Enables and provides process for review of projects
- Enables incentives to be administered locally (Special Tax Valuation)



### CLG GRANTS

- 10% mandated pass-through of the Historic Preservation Fund
  - FY 2007 = \$110,000
  - FY 2008 = \$105,000
  - FY 2009 = \$102,000
  - FY 2010 = \$110,000
  - FY 2011 = \$125,000
  - FY 2012 = \$120,000
  - FY 2013 = \$125,000
  - FY 2014 = \$110,000
  - FY 2015 = \$105,000
- Grants may be used for:
  - Education
    - Brochures, web sites, videos, classroom curriculum, workshops, training, presentations, Apps
  - Planning
    - Historic preservation plans, zoning, etc.
    - Historic Structure Reports
    - Documentation
    - Special Projects

### CLG GRANT SCENARIOS

**Scenario 1:** Save a downtown commercial building that is in need of repair

- CLG can apply for a grant to have an architect write a historic structures report (even though the don't own it)
- This may be the help that the property owner needs to move forward with repairs

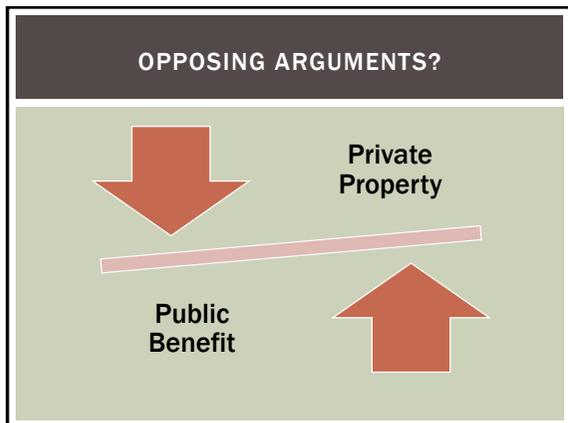
**Scenario 2:** Neighborhood approaches the city with interest in a historic district

- CLG can apply for a grant to survey the neighborhood and write nomination with input from community
- CLG can apply for grant to write design guidelines for the district

### HOW TO BECOME A CLG

- Pass a historic preservation ordinance
- Pass bylaws or rules
- Put together a commission
- Sign agreement with DAHP
- DAHP forwards materials to NPS





### SPECIAL TAX VALUATION

- Enabling legislation passed in 1985
- Local government implements the law through ordinance
- Local government determines which property types are eligible
- Can be used for a substantial rehabilitation (25% of structure value) for either residential or commercial property
- 24 month period prior to application
- Amount of rehab subtracted from property value for a period of ten years



### FEDERAL REHABILITATION TAX CREDIT

**20% tax credit on qualified expenditures**

- For income producing buildings
- Building must be listed in National Register of Historic Places
- Majority of work must happen within a 24 month period

Example: Spend \$1,000,000 get \$200,000 tax credit



### NOW WHAT?

**A HISTORIC PRESERVATION PROGRAM IS WHAT YOU MAKE OF IT**

- Encourage creativity
- Plan for what is important in your community
  - Survey; determine historic resources; plan for their stewardship; enhance their value through education
- Prepare for change
- Focus on education and outreach

### WISAARD



### QUESTIONS?

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