Historic Preservation on the Local Level

Historic Preservation: The Big Picture

Federal
National Park Service

State
Department of Archaeology and Historic Preservation

Local
Local Government Historic Preservation Program

National Park Service

- Historic Preservation Act of 1966
- Secretary of the Interior
- Administers the Historic Preservation Fund
- Manages the National Register of Historic Places
- Manages the Investment Tax Credit Program
- Section 106

State Historic Preservation Office

- Set up by the 1966 Historic Preservation Act
- State Historic Preservation Officer
- Funded partly through the Historic Preservation Fund
- Washington State Advisory Council on Historic Preservation
- Administers Washington Heritage Register
- Keeper of the State's Inventory Records
- Plays a role in Section 106 Reviews

Local Historic Preservation Programs

- Local Historic Preservation Ordinance
- Historic Preservation Commission
- Local Register of Historic Places
- Regulatory power
- Ability to truly protect historic resources
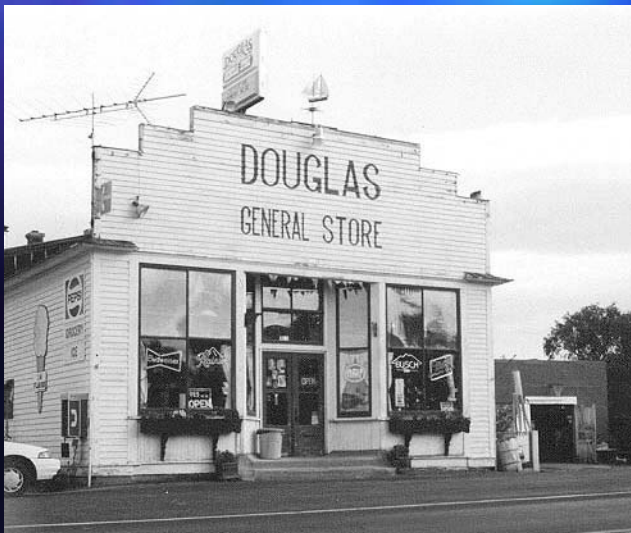
National Register of Historic Places

- Honorary Designation
- No Regulations Associated with Listing
- Little to No Protection
- Section 106

Washington Heritage Register

- Honorary Designation
- Less Stringent Nomination Process
- No Regulations Associated with Listing
- No Protection

Local Register of Historic Places

- Owner Consent vs. No Owner Consent
- Allows for Design Review of Changes to Locally Designated Properties
  - Prevent Insensitive Change
  - Protection of Individual Landmarks
  - District Protection
- Ability to Deny or Delay Demolition

National Register of Historic Places
vs.
Locally Designated Historic Properties

National Register

- Stringent application procedure.

- Offers no real protection of historic resources in a community.

Local Register

- Local designation is usually more lenient than National Register - this allows it to be more inclusive.

- Local designation offers protection of a community's historic resources by allowing for a fair design review process.

National Register of Historic Places
vs.
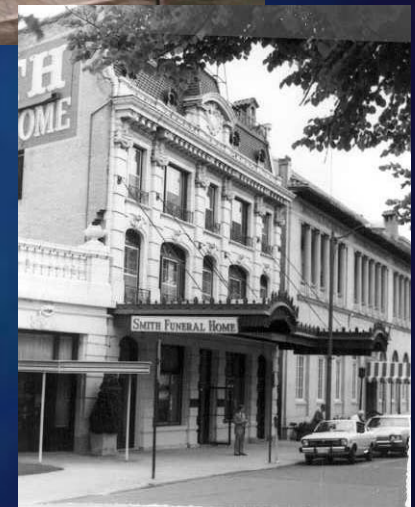# Locally Designated Historic Properties

National Register

- Offers no real protection of historic resources in a community, con't.

- Great, if you are only interested in an honorary designation.

Local Register

- Without a local historic register, inappropriate changes will continue to disfigure and threaten the integrity of a community.

- Better, if you really want to protect your community.

Why Protect Your Community's Historic Resources?

- Retains a sense of place
- Reflects a community's unique heritage
- Symbol of community's health
- Tourism

So Now You Have a Local Historic Preservation Program...

- Historic Preservation Ordinance
  - Local Register of Historic Places
  - Historic Preservation Commission
  - Design Review
  - Special Tax Valuation
- Create Bylaws/Rules of Procedure for the commission
- Start Surveying Community's Historic Resources

So Now You Have a Local Historic Preservation Program…

- Identify properties to place on local register through the survey process
- Educate the public about the historic preservation program, Special Tax Valuation program, etc.

The Certified Local Government (CLG) Program

- Created in an amendment to the National Historic Preservation Act in 1980
- Vehicle by which local governments can enter into partnership with NPS and DAHP
- Certifies that your local program meets state and federal requirements for administering a historic preservation program.
  - Historic Preservation Commission
  - Historic Preservation Ordinance
  - Regular Commission Meetings that comply with the Open Public Meetings Act
  - Participate in the National Register review process

Why Become a Certified Local Government?

- 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

- Small 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

Certified Local Government Grants

- 10% mandated pass-through of the Historic Preservation Fund
  - FY 2001 = $110,000
  - FY 2002 = $75,000
  - FY 2003 = $65,000
  - FY 2004 = $160,000
  - FY 2005 = $70,000
  - FY 2006 = $78,000
  - FY 2007 = $110,000

- Grants may be used for:
  - Education
    - Brochures, web sites, videos, classroom curriculum, workshops, training, presentations
  - Planning
    - Historic preservation plans, zoning, etc.

Certified Local Government Grants, continued...

- Grants may be used for:
  - Survey/Inventory
    - Documenting historic resources within jurisdiction, updating previous inventories, create electronic databases of survey information
  - Nominations
    - Prepare new National Register nominations, amend existing nominations
  - Special Projects
    - Prepare historic structure reports, create façade improvement programs, etc.

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
- Amount of rehab subtracted from property value for a period of ten years

Special Tax Valuation

Building Value = $50,000

25% = $12,500 (minimum)

Actual amount spent on rehab = $50,000

Building reassessed on normal schedule = $75,000

Subtract "special valuation" of $50,000

Taxed on = $25,000

Conclusion

- A local historic preservation program can be a catalyst for sparking investment in your historic properties

- Historic preservation can help protect your community's identity and character

- There are incentives for preserving historic buildings

- Only <u>you</u> know what is worth protecting on the local level - local communities must be proactive toward saving their historic resources