

PUTTING HISTORY TO WORK

PART 1 – BASICS OF HISTORIC PRESERVATION

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Nevada Preservation Foundation



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**

Topics for Today



- The Basics of the National Historic Preservation Act
- Surveying Historic Properties
- Preservation Planning
- National Register of Historic Places
- Caring for Historic Properties: Treatment and Rehab



What's your historic place?

What is Preservation?

- Maintaining communities
- Managing Change
- Connecting with Place



Harrison's Guest House, Las Vegas

Why Preserve It?



Sense of Place

Community Identity



Economic or Environmental Value



Others?



Preservation & Social Sustainability

- Community Identity
- Sense of Place
- Supporting place-making at the local level
- Community Stewardship



Riverside Hotel, Reno

Preservation & Economic Sustainability

- Promotes local job growth
- Promotes local investment & stable economies
- Financial incentive programs where applicable



US Post Office – Reno Main

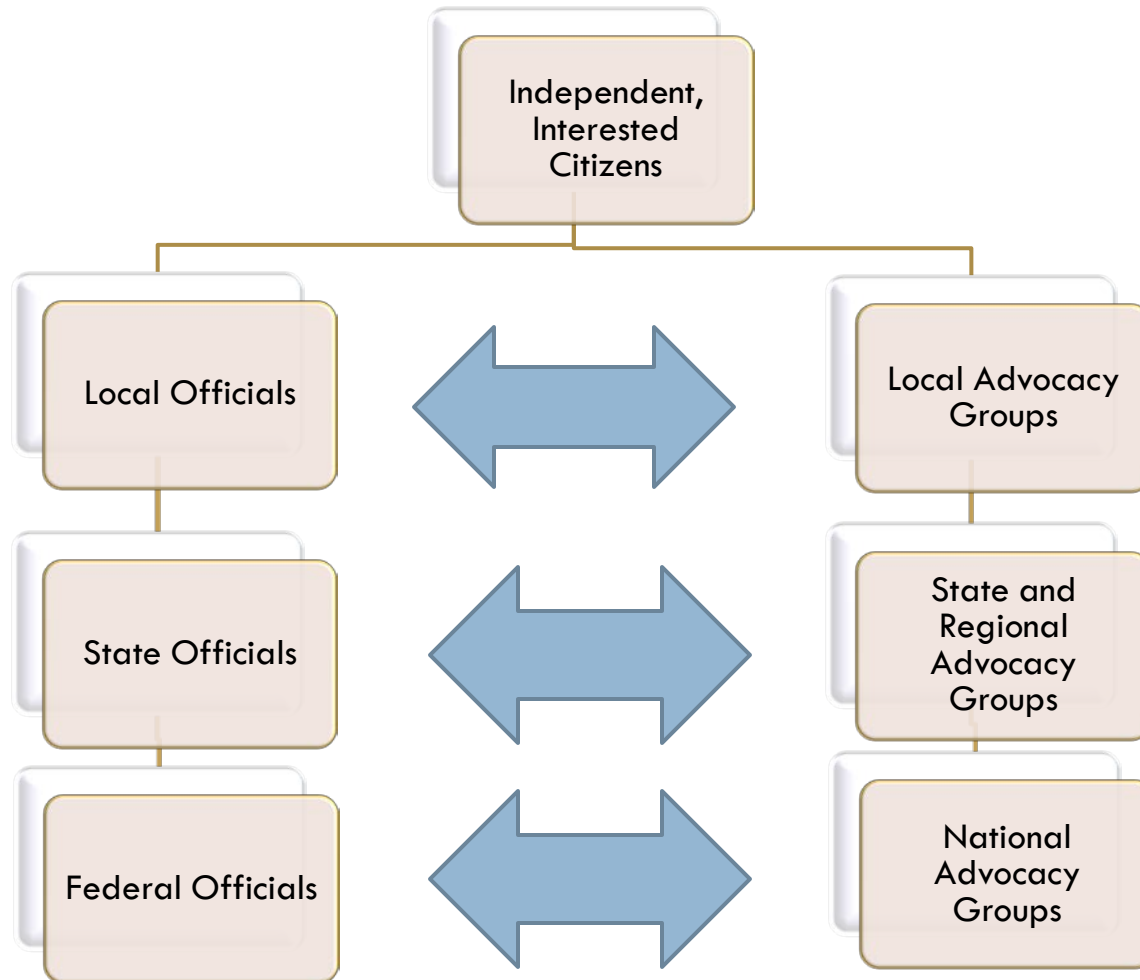
Preservation & Environmental Sustainability



Mackay School of Mines, UNR Campus, Reno

- Conserving our largest consumer product: buildings
- Walkable / bikable communities
- Built-in energy performance in buildings constructed before 1950

Who Preserves it?



Where did Preservation Come From?



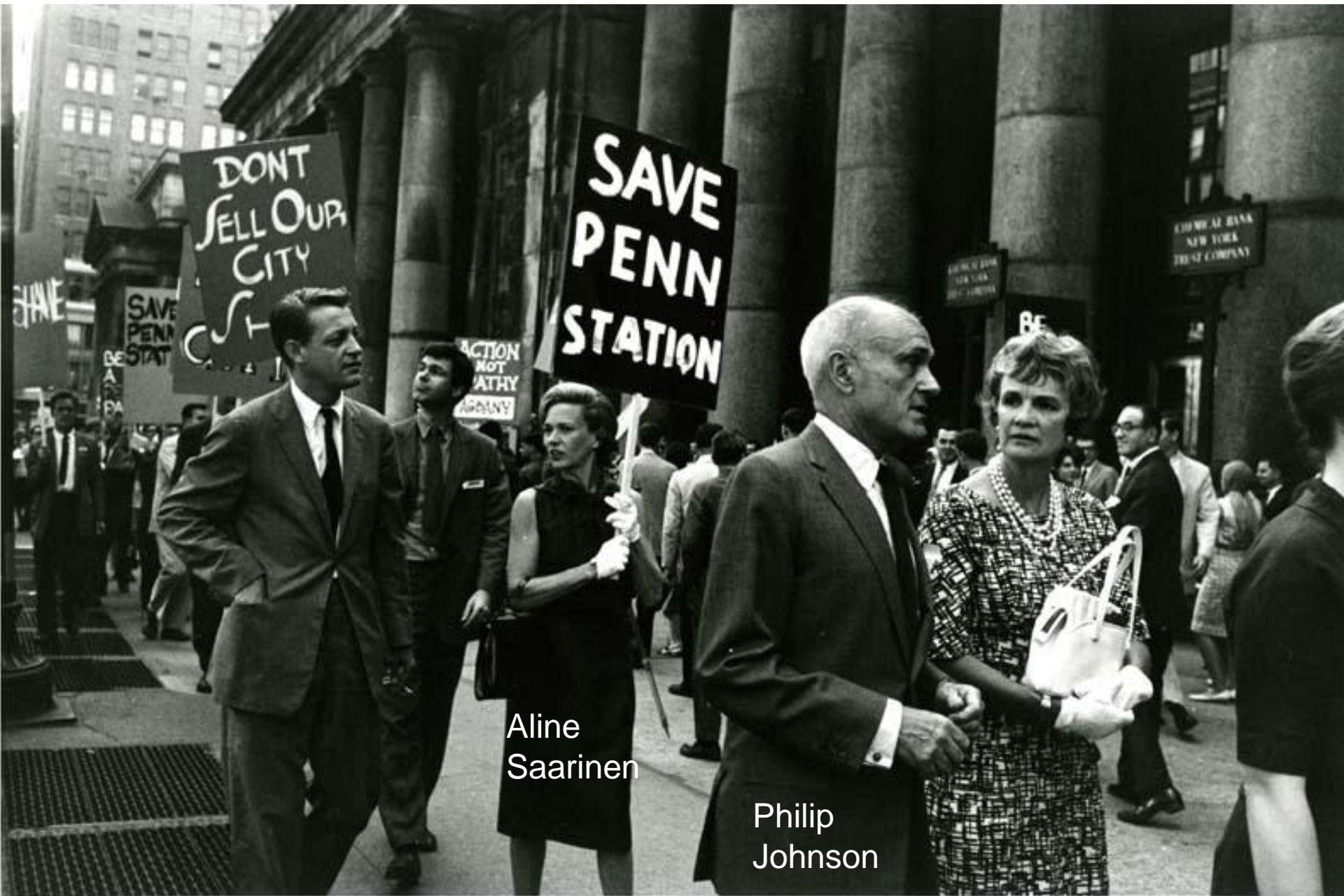
- 1853 – Mount Vernon Ladies' Association
- 1906 - Antiquities Act
- 1916 – National Park Service Organic Act



- 1933 – Historic American Building Survey
- 1935 – National Historic Sites Act
- 1949 – National Trust for Historic Preservation

Penn Station,
New York City,
c.1911





Aline Saarinen

Philip Johnson

1963

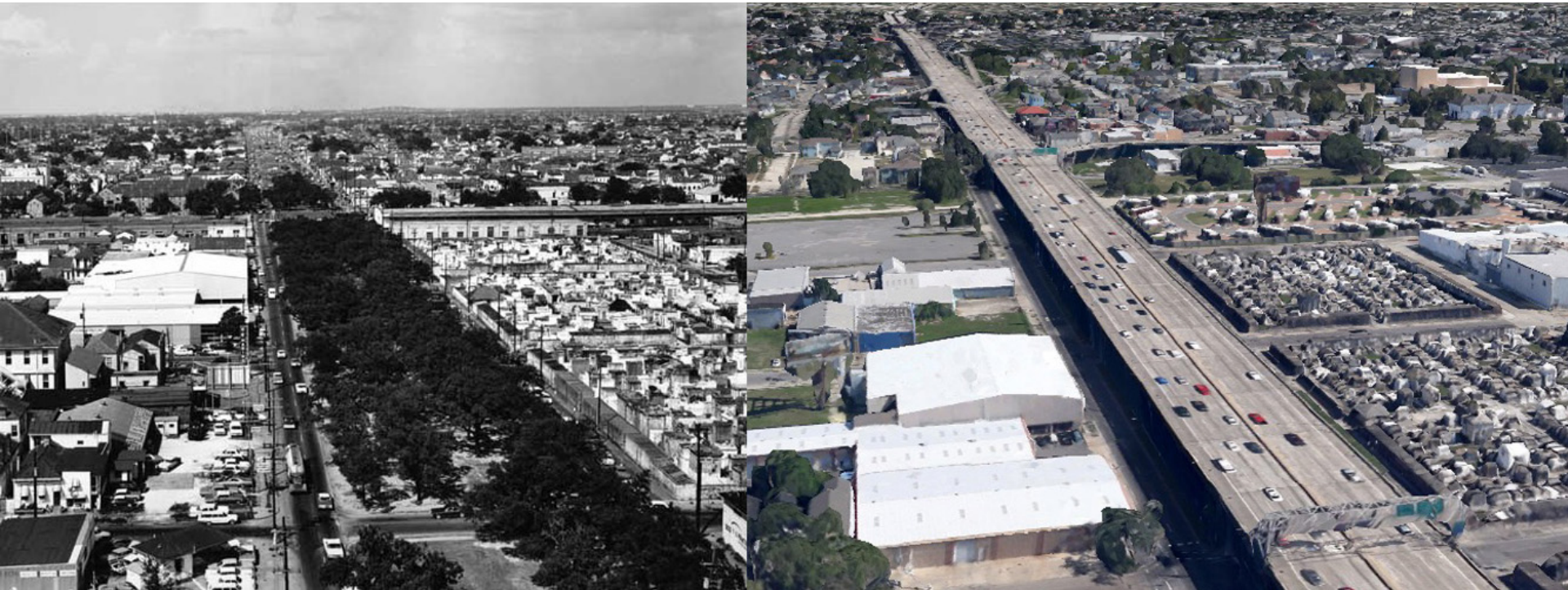




Claiborne Avenue, New Orleans, 1947 (Charles L. Franck Studio Collection)



Claiborne Avenue @ Laharpe in 2014 (Christine Carlo).



North Clairborne Avenue, New Orleans in 1966 vs. 2014 (Louisiana Division/City Archives, New Orleans Public Library / Google Earth)

1966: Building a National Preservation Framework

- Losses of historic neighborhoods and downtowns
- Grassroots movement
- **1966 – National Historic Preservation Act**



Robert Utley at the Denver “New Preservation” conference in 1968.



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The NHPA: National Framework

- State Historic Preservation Offices
- Historic Preservation Fund
- Advisory Council on Historic Preservation
- National Park Service



NEVADA

**STATE HISTORIC
PRESERVATION OFFICE**

Review & Compliance

National Historic Preservation Act (NHPA):
Sections 106 & 110
State Preservation Laws:
Burials & Covenants

Grants & Aid

Historic Preservation Fund (HPF)
Commission for Cultural Centers and
Historic Preservation (CCCHP)
Historic Rehabilitation Tax Credits



NEVADA
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Survey & Planning

Nevada Cultural Resource Information
System (NVCRIS)
National Register of Historic Place (NRHP)
State Register of Historic Places (SRHP)

Outreach

Nevada Site Stewardship Program (NSSP)
Certified Local Governments (CLG)

PRESERVATION AS ECONOMIC DEVELOPMENT

WHY DO IT?



11th Street in East Ely

Preservation's Role in Economic Development: Reduced Costs



- Building Conservation
 - Avoid long-term financial waste in demolition and new construction
 - Keeps square footage available for housing and businesses

- Historic District Density
 - Higher tax revenue per square foot for local governments
 - Reduces infrastructure demand per building (lower costs for everyone)

Preservation's Role in Economic Development: Job Growth and Small Business Incubation

- Reduce Capital Costs for Small Businesses
 - Building already there
 - Smaller, adaptable floor space
 - Leverage incentives

- Job Growth
 - Maintenance vs. new construction
 - Skilled labor
 - Local economic circulation



Preservation's Role in Economic Development: Heritage Tourism

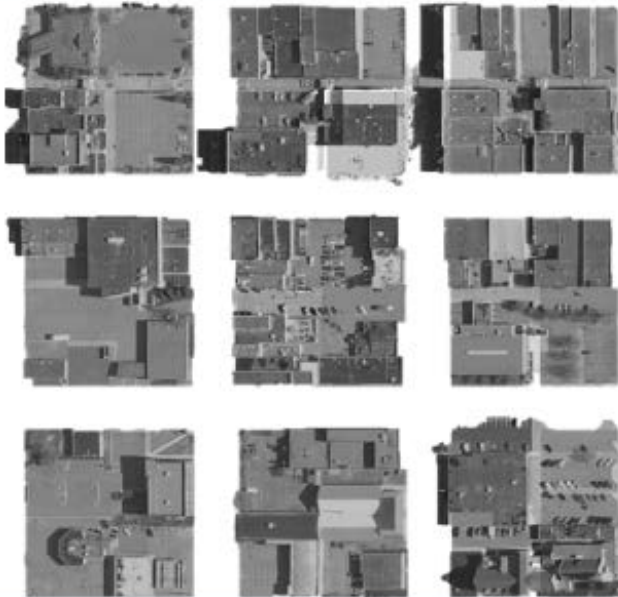


- Authentic spaces
 - ▣ Telling real stories in real places
 - ▣ Marketing assist (heritage businesses and cross-advertising)
- Locals and tourists
- Part of Nevada's outdoor recreation economy



NINE DOWNTOWN BLOCKS

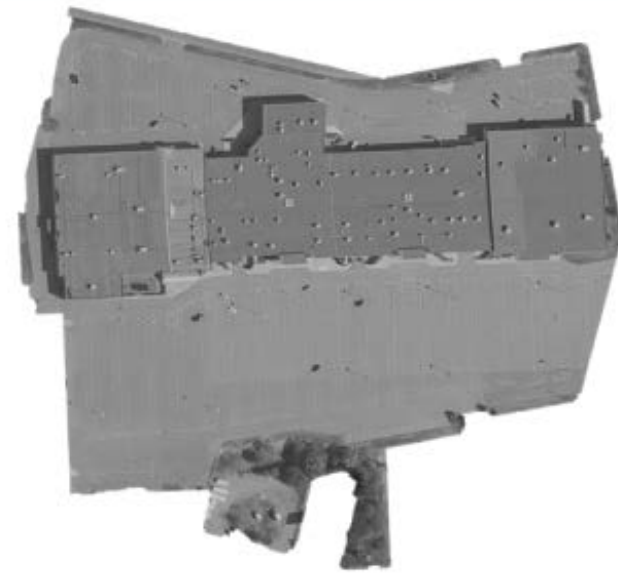
16 taxable acres



Net Value
Per Acre
\$1,310,830

SHOPPING MALL

23 taxable acres



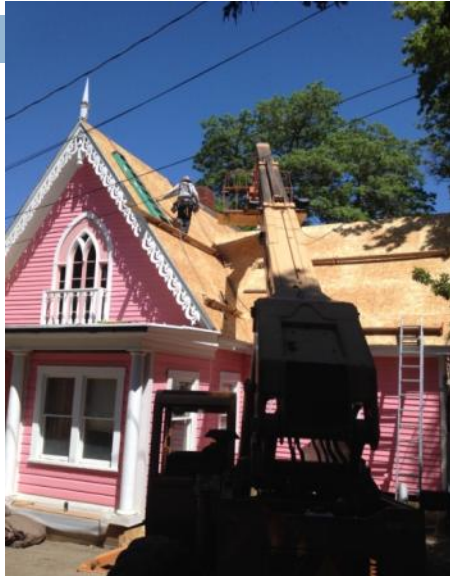
Net Value
Per Acre
\$281,128

2014 taxable values from Brainerd, MN

DO THE MATH

**STRONG
TOWNS**

Preservation's Role in Economic Development: Financial Incentives



- Federal
 - 20% rehabilitation tax credit
 - Grants (public or non-profit)
- State
 - CCCHP Grants
- Local
 - Open Space Assessment (NRS 361 a)

Common Threats to Historic Buildings

- Neglect
- Lack of Awareness
- Lack of finances
- Planning & Zoning
 - ▣ International Existing Building Code not adopted
 - ▣ Minimum parking standards



Preservation as Economic Development

□ SHPO's current emphasis

- ▣ Commercial survey and designation of downtown/commercial districts
- ▣ Access to 20% federal tax incentives for income-producing properties



Reese-Johnson-Virgin House, Genoa

Late 2016 Project

\$1.15 million QRE

Now the Pink House, a café and deli in downtown Genoa

Nationwide Economic Impacts of Federal Tax Incentives in FY2017

- 1,035 certified projects (1 in Nevada)
- Leveraged over \$5.82 billion in private investments (\$1.15 million in NV)
- Created an estimated 106,846 jobs (21 jobs in NV)
- \$1 million median QRE (Qualified Recoverable Expenses)
- 160,058 Low- and Moderate-income housing units created.

Preservation Tax Credits – Details

□ Requirements:

- Property must be **listed in the National Register of Historic Places** (individual or district)
- New use must be **income-producing** (commercial, office, rental residential, etc.)
- Project must demonstrate that it meets **SOI Standards for Rehabilitation**

Preservation Tax Credit - Tips

- From SHPO & NPS
 - ▣ Talk to a **tax professional** before starting
 - ▣ Hire **contractors with experience** with the SOI Standards for Rehabilitation
 - ▣ Contact the SHPO **early** in your planning process

- From an applicant (Pink House)
 - ▣ Take lots of photos and keep them organized
 - ▣ NPS has strict guidelines but has room to negotiate

Preservation Tax Credits – 3-part application

PART 1 Evaluation of Significance

PART 2 Description of [Proposed] Rehabilitation

PART 3 Certification of Completed Work

Form 10-108
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0008

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE**

NPS Office Use Only

INSR No. _____ Project No. _____

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: _____
Address of property: Street _____
City _____ State _____ Zip _____

2. Check nature of request:

certification that the building or structure is a historic structure of significance as determined by the Secretary of the Interior.

certification that the building or structure is a historic structure of significance as determined by the Secretary of the Interior and that the building or structure is a historic structure of significance as determined by the Secretary of the Interior.

3. Project contact:

Name _____
Street _____
City _____ State _____ Zip _____

4. Owner:

I hereby attest that the information I have provided is to the best of my knowledge, interest, and that in my opinion the completed application meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years per United States Code Title 18, Section 1001.

Name _____
Street _____
City _____ State _____ Zip _____

Social Security or Taxpayer Identification Number _____

Signature _____ Date _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification" and has determined:

that the rehabilitation described herein is consistent with the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application.

that the rehabilitation or proposed rehabilitation will not be undertaken as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."

that the rehabilitation is not consistent with the historic character of the property in the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the National Park Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Official/Telephone No. _____

See Attachments

Form 10-108a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0008

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 — DESCRIPTION OF REHABILITATION**

NPS Office Use Only

INSR No. _____ Project No. _____

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the description in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: _____
Address of property: Street _____
City _____ State _____ Zip _____

2. Date on building and rehabilitation project:

Date building constructed: _____
Type of construction: _____
Used before rehabilitation: _____
Proposed work after rehabilitation: _____
Estimated cost of rehabilitation: _____
This application covers phase number _____ of _____
Project/phase start date (see): _____

3. Project contact:

Name _____
Street _____
City _____ State _____ Zip _____

4. Owner:

I hereby attest that the information I have provided is to the best of my knowledge, interest, and that in my opinion the completed application meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years per United States Code Title 18, Section 1001.

Name _____
Street _____
City _____ State _____ Zip _____

Social Security or Taxpayer Identification Number _____

Signature _____ Date _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification" and has determined:

that the rehabilitation described herein is consistent with the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application.

that the rehabilitation or proposed rehabilitation will not be undertaken as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."

that the rehabilitation is not consistent with the historic character of the property in the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the National Park Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Official/Telephone No. _____

See Attachments

Form 10-108b
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0008

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
REQUEST FOR CERTIFICATION OF COMPLETED WORK**

NPS Office Use Only

INSR No. _____

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If Part 2 application has not been submitted in advance of project completion, it must accompany the Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision by the National Park Service with respect to certification is made on the basis of the description in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: _____
Address of property: Street _____
City _____ State _____ Zip _____

2. Date on rehabilitation project:

National Park Service assigned rehabilitation project number: _____
Project starting date: _____
Rehabilitation work on this property was completed and the building placed in service on: _____
Estimated costs attributed solely to the rehabilitation of the historic structure: \$ _____
Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: \$ _____

3. Owner (sign on reverse for additional copies):

I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, interest, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years per United States Code Title 18, Section 1001.

Name _____
Street _____
City _____ State _____ Zip _____

Signature _____ Date _____

Organization _____
Social Security or Taxpayer Identification Number _____
Street _____
City _____ State _____ Zip _____
Daytime Telephone Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 2" for the above-referenced "certified historic structure" and has determined:

that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretation of authority representative of the Secretary's determination of the work meets the "Standards for Rehabilitation." The Secretary reserves the right to issue an order at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as provided by the owner in the application form and supporting documentation, or the owner, upon receiving certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."

that the rehabilitation is not consistent with the historic character of the property in the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Official/Telephone No. _____

See Attachments

Preservation Tax Credits – How does the process work?

Applicant completes materials (often with consultants)



Submits application to
State Historic Preservation Office (SHPO)



National Park Service receives application from SHPO,
makes final certification decision, notifies applicant

Other Preservation-Possible Tools

- Governor's Office of Economic Development
 - Nevada Main Street
 - Historic preservation is one of the central tenets of this program
 - CDBG Grants



Examples of Success – The Mizpah Hotel



- Privately-funded rehabilitation
- Property retains NRHP listing
- Vibrant downtown business

Examples of Success – Nevada Northern Railway

- Museum / heritage tourism draw
- Major attraction for White Pine County
 - 2017
 - \$4.3 million in revenue in White Pine County
- Grant support
 - CCCHP



Examples of Success – The Pink House



- Reese-Johnson-Virgin House in Genoa
- Secured 20% Rehabilitation tax credit
- Small business and anchor for downtown