PUTTING HISTORY TO WORK

PART 1 – BASICS OF HISTORIC PRESERVATION

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Nevada Preservation Foundation
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

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

Independent, Interested Citizens

- Local Officials
- State Officials
- Federal Officials

- Local Advocacy Groups
- State and Regional Advocacy Groups
- National Advocacy Groups
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
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

The NHPA: National Framework

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

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
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 361a)
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

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<tr>
<th>Nationwide Economic Impacts of Federal Tax Incentives in FY2017</th>
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<td>- 1,035 certified projects (1 in Nevada)</td>
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<td>- Leveraged over $5.82 billion in private investments ($1.15 million in NV)</td>
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<td>- Created an estimated 106,846 jobs (21 jobs in NV)</td>
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<td>- $1 million median QRE (Qualified Recoverable Expenses)</td>
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<td>- 160,058 Low- and Moderate-income housing units created.</td>
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Reese-Johnson-Virgin House, Genoa

Late 2016 Project

$1.15 million QRE

Now the Pink House, a café and deli in downtown Genoa
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
PART 1  Evaluation of Significance

PART 2  Description of [Proposed] Rehabilitation

PART 3  Certification of Completed Work

Preservation Tax Credits – 3-part application
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