



What's Historic Preservation All About?



NATIONAL
TRUST
FOR
HISTORIC
PRESERVATION®

Cambio de Colores, Kansas City, June 2011
Amy Cole
National Trust for Historic Preservation
Mountains/Plains Office
Denver, CO

Historic Preservation



NATIONAL TRUST FOR HISTORIC PRESERVATION®

Preservation is about protecting and preserving
what makes your community *special*.



NATIONAL TRUST FOR HISTORIC PRESERVATION®

Saving Places




NATIONAL TRUST FOR HISTORIC PRESERVATION®

Sustainability

P R E S E R V A T I O N :

Reusing America's Energy
Preservation Week, May 14-17, 1980



It takes energy to construct a new building.
It saves energy to preserve an old one.

To save the energy equivalent of one gallon of gasoline to heat, air-condition and ventilate a building, it takes 100 gallons of gasoline to build, alter and demolish it. This is why the National Trust for Historic Preservation and the U.S. Department of Energy are sponsoring Preservation Week. For more information, contact the National Trust for Historic Preservation, 1700 Constitution Avenue, N.W., Washington, D.C. 20004. Or contact your local preservation organization.

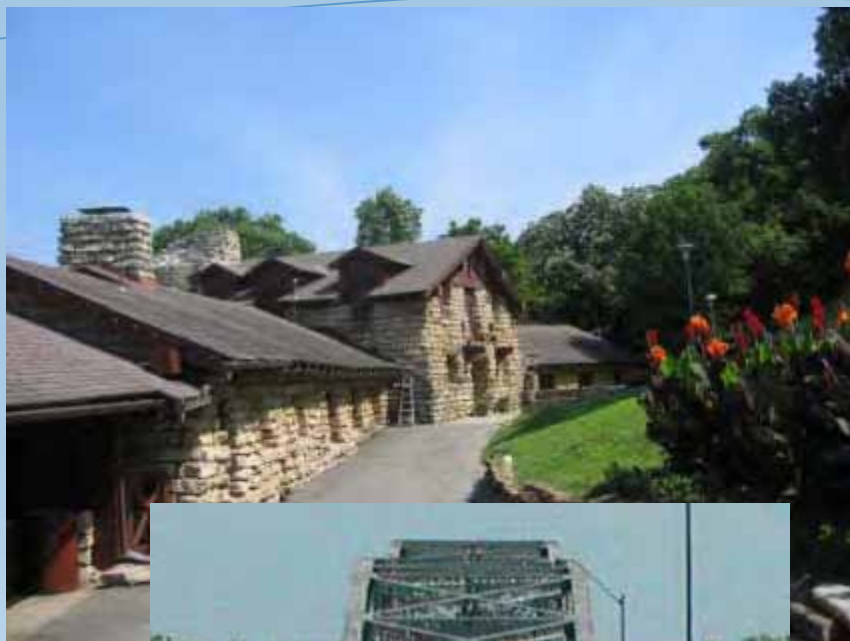
NATIONAL TRUST FOR HISTORIC PRESERVATION



Revitalizing Communities



10. Protects Public Investment



9. Attracts New Investment



8. Prevents Sprawl



7. Revitalizes Downtowns



6. Enhances Tourism



5. Creates Affordable Housing



NATIONAL TRUST FOR HISTORIC PRESERVATION®

4. Creates Jobs



NATIONAL TRUST FOR HISTORIC PRESERVATION®

3. Conserves Resources



2. Protects Property Values



NATIONAL TRUST FOR HISTORIC PRESERVATION®

1. Saves Historic Places



How does preservation work in the private sector?

National	National Trust for Historic Preservation
State	Statewide Preservation Organizations
Local	Local Preservation Organizations Main Street Organizations

National Trust for Historic Preservation



NATIONAL TRUST FOR HISTORIC PRESERVATION®

Your Statewide Preservation Organization



Kansas Preservation Alliance

Local Preservation Organizations



NATIONAL TRUST FOR HISTORIC PRESERVATION®

Local Main Street Organizations



How does preservation work in the public sector?

Federal	National Park Service Advisory Council on Historic Preservation
State	State Historic Preservation Offices (SHPO) Main Street Coordinating Programs
Local	Local Preservation Commissions

The National Park Service (NPS)

National Park Service

National Park Service
U.S. Department of the Interior



- 1. Oversees National Register of Historic Places**
- 2. Provides funding and incentive programs**
- 3. Administers the certification program for federal tax incentives**

Advisory Council on Historic Preservation

1. **Reviews federal agency preservation programs and policies**
2. **Provides guidance and education**
3. **Oversees review process for historic properties**



1100 Pennsylvania Avenue, NW
Suite 809
Old Post Office Building
Washington, DC 20004
Phone: (202) 606-8503
E-mail: achp@achp.gov
Web site: www.achp.gov

Your State Historic Preservation Office (SHPO)



Kansas State Historical Society

Missouri Department of Natural
Resources

Your State Main Street Program



Local Preservation Commissions


1. Survey and identify locally significant properties
2. Establish local landmarks and districts
3. Review applications to alter historic properties
4. Educate local property owners on the benefits of preservation
5. Promote good preservation practice at the local level



What makes preservation happen?

Survey and learn about the historic resources you have

Barn and Farmstead Survey

 NATIONAL BARN INVENTORY

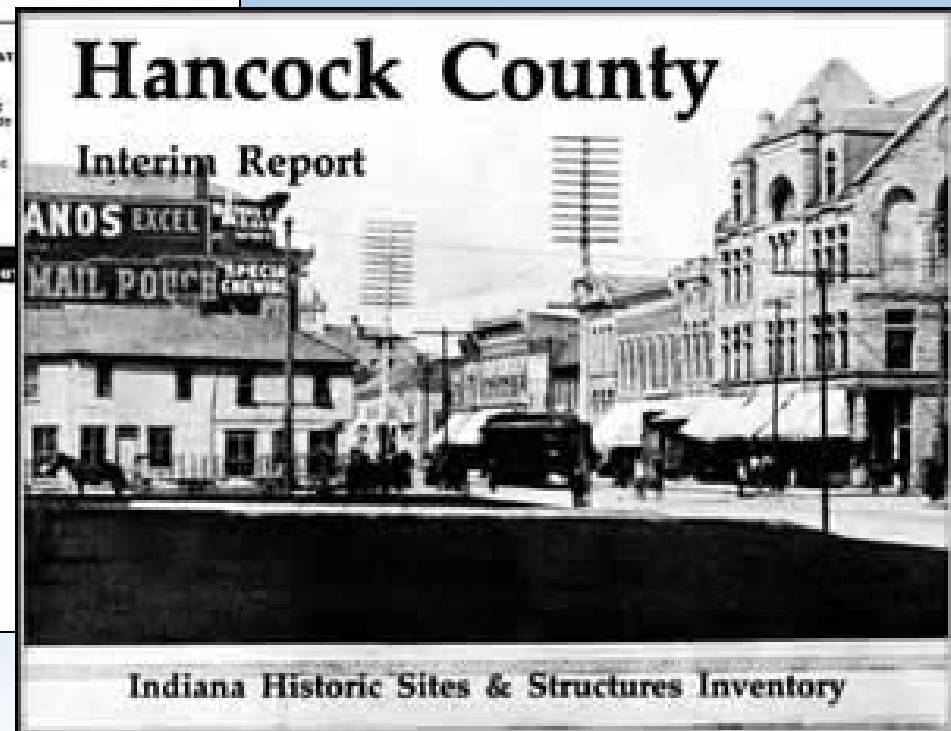
Property # _____ Property Address _____
Owner's Name _____ Owner's Address _____
County _____ Township _____ Section _____
Latitude/Longitude _____
Surveyor _____ Date _____ Common Name _____

Eastings/Northings

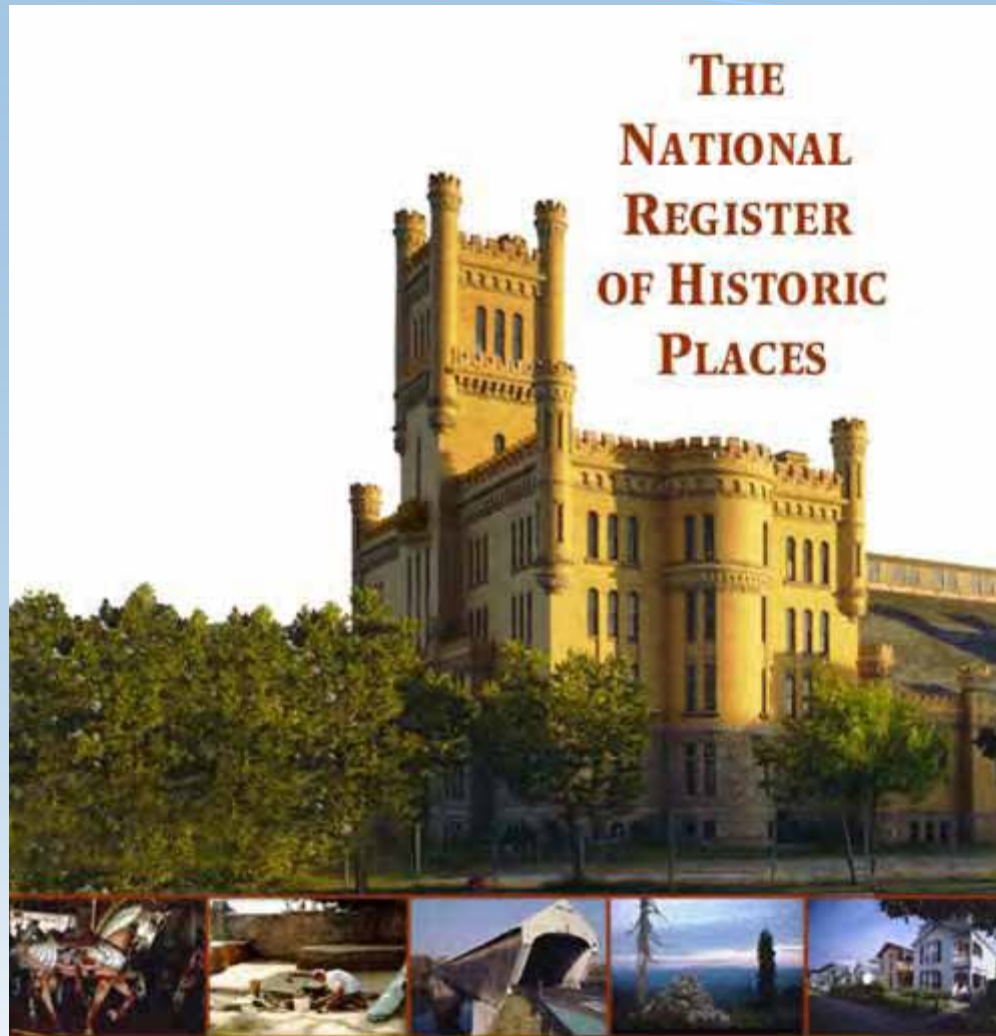
BARN	ROOF SHAPE	ROOF COVERING	SIDING	PAINTING/DECORATION	OTHER FEATURES	FOUNDATION
CONDITION <input type="radio"/> Good <input type="radio"/> Fair <input type="radio"/> Poor <input type="radio"/> Altered <input type="radio"/> Ruined	<input type="checkbox"/> Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Gothic <input type="checkbox"/> Half monitor <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> Open <input type="checkbox"/> Round <input type="checkbox"/> Shed	<input type="checkbox"/> Asphalt shingle <input type="checkbox"/> Slate <input type="checkbox"/> Steel corrugated <input type="checkbox"/> Steel rolled <input type="checkbox"/> Shingle standing seam <input type="checkbox"/> Wood shake <input type="checkbox"/> Wood shingle <input type="checkbox"/> Other	<input type="checkbox"/> Steel <input type="checkbox"/> Corrugated <input type="checkbox"/> Steel rolled <input type="checkbox"/> Wood cased <input type="checkbox"/> Wood <input type="checkbox"/> Horizontal <input type="checkbox"/> Wood v-groove <input type="checkbox"/> Other	<input type="checkbox"/> Fenced? <input type="checkbox"/> No <input type="checkbox"/> Yes - Color _____ <input type="checkbox"/> Names dated decorations? <input type="checkbox"/> No <input type="checkbox"/> Yes - Describe _____	<input type="checkbox"/> Cupola <input type="checkbox"/> Chimney <input type="checkbox"/> Lightning rod <input type="checkbox"/> Vents <input type="checkbox"/> Weather vane <input type="checkbox"/> Other	<input type="checkbox"/> Bank <input type="checkbox"/> Bridged <input type="checkbox"/> On grade <input type="checkbox"/> Piers <input type="checkbox"/> Raised <input type="checkbox"/> Ramped

FARMHOUSE	ROOF SHAPE	ROOF COVERING	SIDING	OTHER FEATURES	FOUNDATION	PICTURES
CONDITION <input type="radio"/> Good <input type="radio"/> Fair <input type="radio"/> Poor <input type="radio"/> Altered <input type="radio"/> Ruined	<input type="checkbox"/> Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Gothic <input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Shed <input type="checkbox"/> Other	<input type="checkbox"/> Asphalt shingle <input type="checkbox"/> Slate <input type="checkbox"/> Steel corrugated <input type="checkbox"/> Steel rolled <input type="checkbox"/> Steel standing seam <input type="checkbox"/> Tile <input type="checkbox"/> Wood shake <input type="checkbox"/> Wood shingle <input type="checkbox"/> Other	<input type="checkbox"/> Color _____ <input type="checkbox"/> Aluminum <input type="checkbox"/> Brick <input type="checkbox"/> Concrete block <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood horizontal <input type="checkbox"/> Wood vertical <input type="checkbox"/> Other	<input type="checkbox"/> Cupola <input type="checkbox"/> Chimney <input type="checkbox"/> Lightning rod <input type="checkbox"/> Porch <input type="checkbox"/> Weather vane <input type="checkbox"/> Other	<input type="checkbox"/> Cement block <input type="checkbox"/> Field stone <input type="checkbox"/> Field stone - split <input type="checkbox"/> Field stone - dressed <input type="checkbox"/> Glazed tile <input type="checkbox"/> Polished concrete <input type="checkbox"/> Other	ROLL _____ FRAMING _____

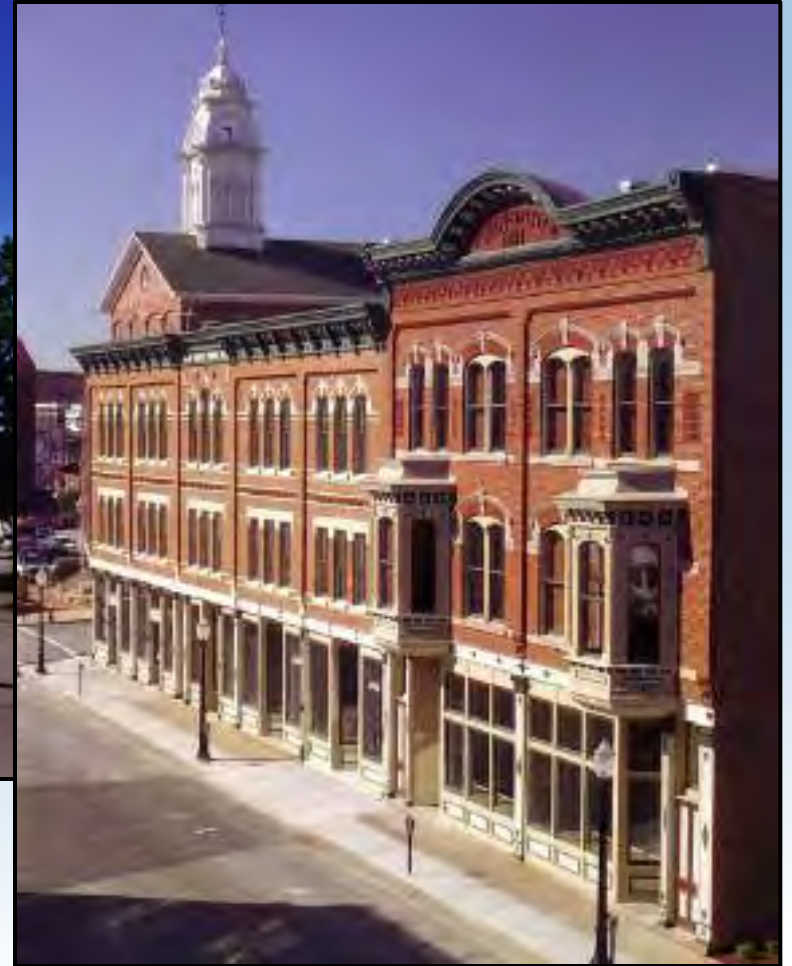
SKETCH OF FARMSTEAD LAYOUT



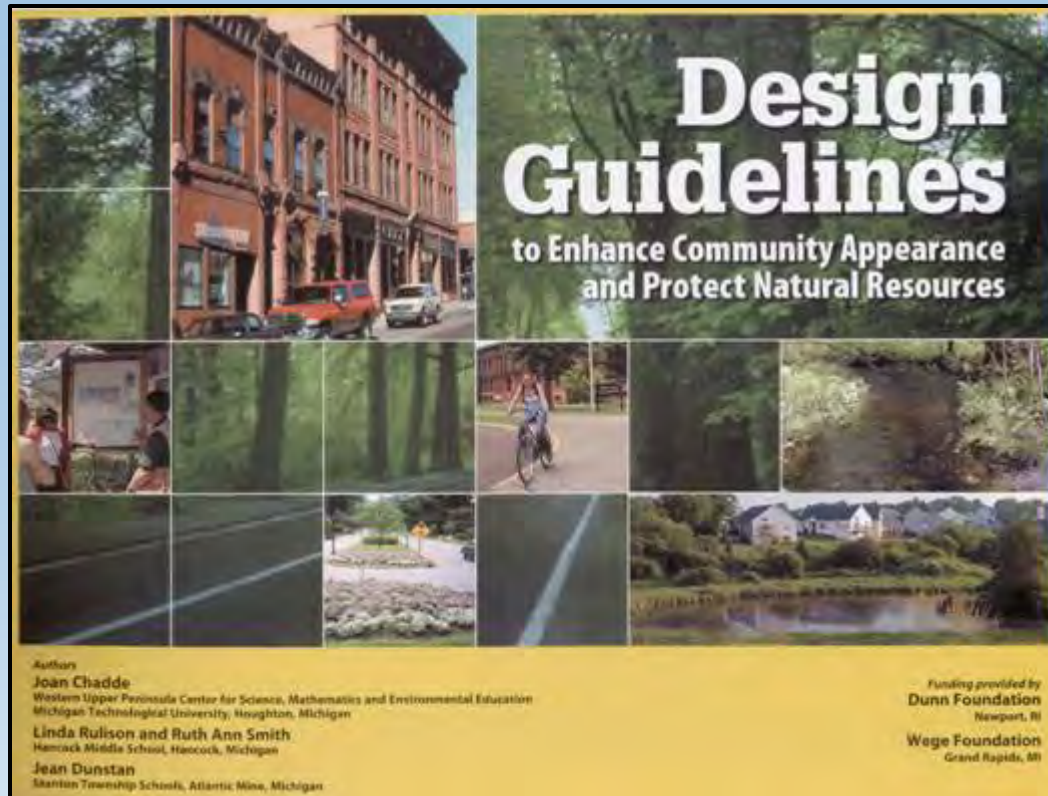
Designate Historic Properties



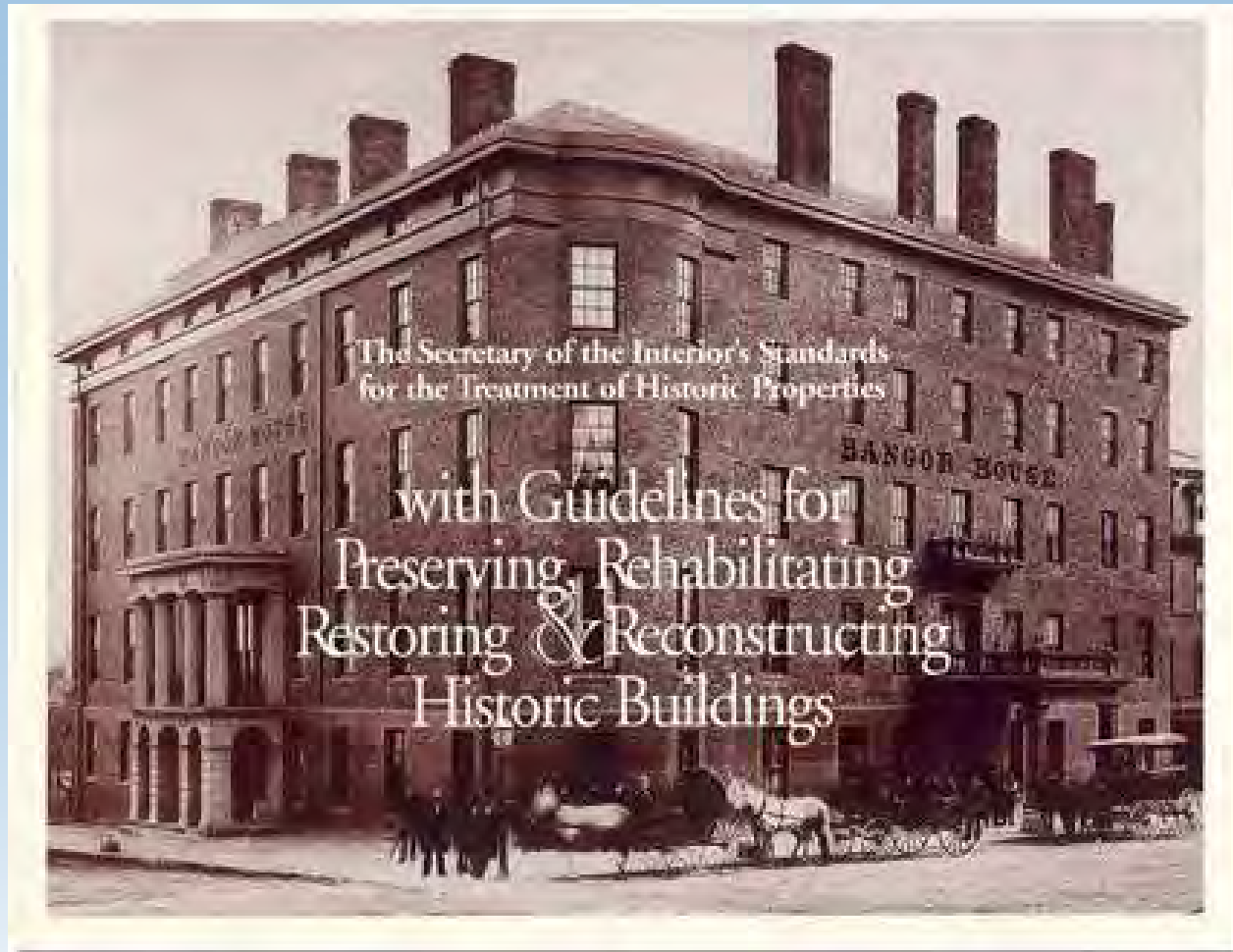
Local Historic District Designation



Local Historic District Review



The Secretary of the Interior's Standards for the Treatment of Historic Properties



Incentives for Preservation

Historic Preservation Tax Incentives

Technical Preservation Services




Federal Historic Tax Credits

- provide a 20% tax credit on qualified rehabilitation expenditures
- income-producing properties only
- must be listed on the National Register of Historic Places

Incentives for Preservation

KS and MO State Historic Tax Credits

- provide a credit on qualified rehabilitation expenditures
- income-producing and residential properties



model public policies

A Public Policy Report produced by the National Trust Center for State and Local Policy and published by National Trust Forum, a program of the Center for Preservation Leadership


State Tax Credits for Historic Preservation

by Harry K. Schwartz

By 2007 more than half the states in the country had adopted laws creating credits against state taxes to provide incentives for the appropriate rehabilitation of historic buildings. In most cases these tax credits take the form of the very successful federal income tax credit for historic rehabilitation contained in Section 47 of the Internal Revenue Code.

Although the tax credits vary from state to state, most programs include the following basic elements:

- Criteria establishing what buildings qualify for the credit.
- Standards to ensure that the rehabilitation preserves the historic and architectural character of the building.
- A method for calculating the value of the credit awarded, reflected as a percentage of the amount expended on that portion of the rehabilitation work that is approved as a certified rehabilitation.
- A minimum amount, or threshold, required to be invested in the rehabilitation.



ScoutLife Properties LLC used state and federal income tax credits to rehabilitate a historic town house into a state-of-the-art laboratory for emerging biotech businesses in Durham, NC. The Triangle Biotechnology Center also offers students educational opportunities for area disadvantaged youth. Photos by Andrew Rothchild.

participating in the program because of the lack of certainty of outcome, the cost of preparing a competitive application that may nev-

Work Better

An Economic Analysis of the Missouri Historic Preservation Tax Credit



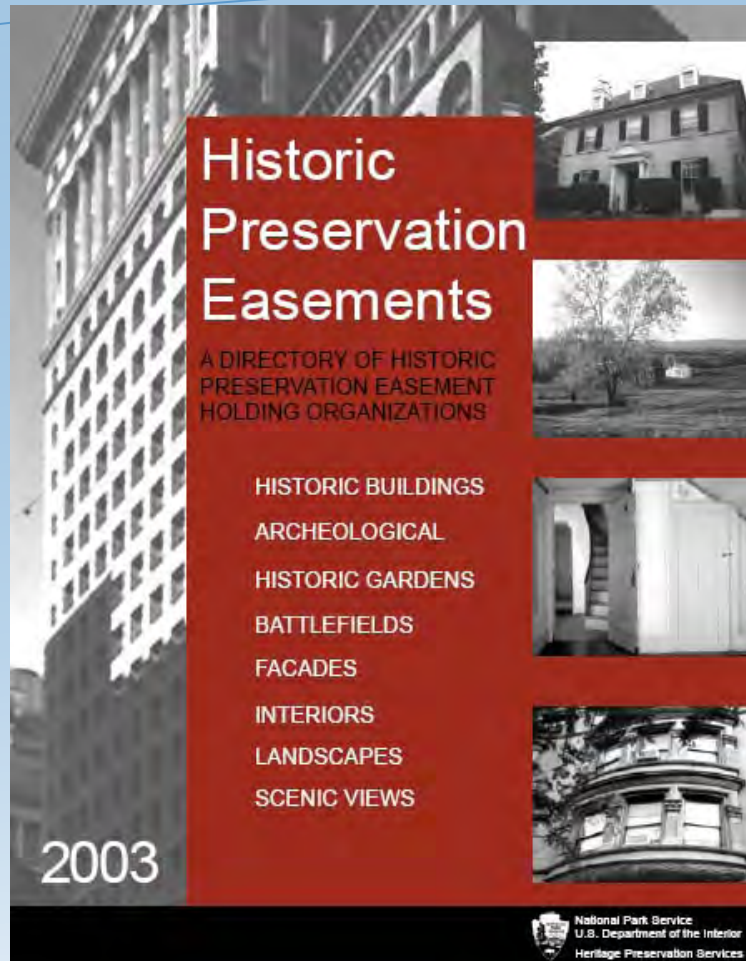
Economic impact analyses by Rubin Brown Gornstein & Co. for the St. Louis Regional Chamber and Growth Association

Incentives for Preservation

Grant Funding – National Trust, Kansas Heritage Trust Fund, etc.



Incentives for Preservation



Preservation Easements

- a private property interest given by the owner of a property to a qualified nonprofit organization or governmental entity for the purpose of protecting a property's conservation and preservation values

- **Benefits:**

- Protecting a property in perpetuity
- Potential federal income tax deduction

What if it's not working?

Preservation Advocacy

- Working with Elected Officials and Decision Makers
- Making the Case for Historic Preservation
- Strategies for Building Support



Want more information?

Amy Cole

National Trust for Historic Preservation

Mountains/Plains Office

Denver, CO

303-623-1504

amy_cole@nthp.org

www.preservationnation.org



The Main Street[®] Approach to Revitalization

**A Program of the National Trust for Historic
Preservation**

Main Street

NATIONAL TRUST FOR
HISTORIC PRESERVATION[®]

Norma Ramirez de Miess
Sr. Program Officer
National Trust Main Street Center
(202) 213-6720
Norma_miess@nthp.org

A Comprehensive Preservation-Based Economic Development Approach



The Main Street[®] Four-Point Approach

CIVIC

Organization

- Bring the community together to reach consensus, lead efforts, and add partnerships and resources

SOCIAL

Promotion

- Market the District's unique characteristics, fosters positive image & position as a center of activity

ECONOMIC

Econ/Restructuring

- Diversify the District's economic base through business retention, recruitment, and strategic use of space

PHYSICAL

Design

- Enhance the district's physical appearance while preserving its historic built environment



© Kirk Lawler



[About Us](#)

[Main Street® Basics](#)

[Program Communities](#)

[Conferences & Trainings](#)

[MMSC News](#)

[NAP](#)



Sign up to receive
E-News & Updates!

enter your email address

submit



www.momainstreet.org



KANSAS MAIN STREET

[See how Main Street communities](#)

[Home](#)

[About Main Street](#)

[Interested in Main Street](#)

[Kansas Downtown Network](#)

[Main Street Communities](#)

[Training](#)

[Helpful Resource Links](#)

[Main Street Awards](#)

[Designated Programs Only](#)

[Contact Us](#)

[Kansas Main Street](#)

[Newsletters](#)

The Main Street program uses a common-sense approach to tackle the complex issues of revitalization, capitalizing on downtown's history and identifying the resources of the community itself. The Kansas Main Street program is in the Rural Development Division-Community Development of the Kansas Department of Commerce. The state program which started in 1985, provides management training, consultation visits, local program evaluation, design assistance, business enhancement strategies, incentive dollars and continuous training in the four-point approach for board, committee members and program directors. Kansas Main Street is a self-help program. Staff provides technical assistance, but the responsibility and credit for success rests with the community leaders who offer time, expertise and enthusiasm to revitalizing downtown.

NATIONAL MAIN STREET CENTER

The National Trust Main Street Center is a program of the National Trust for Historic Preservation. The focus of the Center is to promote the revitalization of downtowns across the nation. The strategies integrate historic preservation principles with sound economic development strategies.

[Click here to sign up for our newsletter](#)



www.ksmainstreet.kansascommerce.org

Community Links

Home
About Main Street
Interested in Main Street
Kansas Downtown Network
Main Street Communities
Training
Helpful Resource Links
Main Street Awards
Contact Us
Kansas Main Street
Newsletters

Links to Community Websites

[Downtown Augusta, Inc.](#)

Augusta became a designated Main Street community in 2003

[Belleville Main Street](#)

Belleville was designated as a Kansas Main Street city in 2003

[Main Street Chanute](#)

Chanute became a designated Main Street district in 1995

[Downtown Coffeyville, Inc.](#)

Coffeyville became a designate Main Street community in 2008

[Main Street Dodge City](#)

Dodge City became a designated Main Street community in 2010

[El Dorado Main Street](#)

El Dorado became a designated community in 1999

[Emporia Main Street](#)

Emporia Main Street was designated in 1992 and was selected as a Great American Main Street Award winner in 2005

[Garden City Downtown Vision](#)

Garden City became a designated Main Street program in 2005

[Hoisington Main Street](#)

Hoisington became a designated Main Street city in 2006

[Holton Main Street](#)

Holton became a designated community in 2009

[Downtown Hutchinson Revitalization Partnership, Inc.](#)

Hutchinson became a designated Main Street program in 1986

[Independence Main Street](#)

Independence became a Main Street designated community in 1986

[Leavenworth Main Street](#)

Leavenworth became a designated Main Street city in 1996

Links to Community Websites

[Marysville Main Street](#)

Marysville became a designated Main Street community in 2001

[McPherson Main Street](#)

McPherson became a designated Main Street city in 1997

[Ottawa Main Street](#)

Ottawa became a designated Main Street program in 2001

[Downtown Parsons, Inc.](#)

Parsons became a designated Main Street city in 2002 and was selected as a Great American Main Street award winner in 2006

[Peabody Main Street](#)

Peabody became a designated Main Street community in 1989

[Discover Phillipsburg Main Street](#)

Phillipsburg became a designated Main Street community in 2009

[Russell Main Street](#)

Russell became a designated Main Street city in 1992

[Seneca Downtown Impact, Inc.](#)

Seneca became a designated Main Street community in 2008

[Stafford Main Street](#)

Stafford became a designated Main Street program in 2007

[Main Street Sterling](#)

Sterling became a designated Main Street city in 1998

[Wamego Main Street](#)

Wamego became a designated Main Street community in 1989

[Winfield Main Street](#)

Winfield became a designated Main Street program in 2000

Changing demographics & Main Streets:

- ❖ **Maximize the mutual value and impact of the increasing Hispanic presence in our local economies:**
 - ✓ *Expanded economic market and entrepreneurial spirit that shows preference for downtowns / neighborhood commercial districts.*
 - ✓ *Enhanced cultural experiences for local environment*
- ❖ ***Main Street organizations can serve as catalysts for involvement, leadership, and business development***



Because you are here...

Receive a **FREE** annual membership in the National Trust for Historic Preservation

Sign up here or at our booth in the expo!



NATIONAL TRUST FOR HISTORIC PRESERVATION®