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3 C’s of Preservation

**Continuity.** In our rapidly changing world, it is vitally important to preserve our links to the past. Yes, change is inevitable, and it often leads to improvements in our towns and cities. But rapid change also carries its costs, threatening our sense of stability, and our feeling that we’re connected to past generations. Preservation also visibly reminds us of how our communities have evolved over time.

**Coherence.** Much of what was built in the 19th and early 20th century worked well as an “ensemble.” Neighboring buildings complemented each other, much better than has usually been the case in recent decades. Just consider the typical groupings of commercial buildings that lined – and still line today – Main Streets from coast-to-coast. They provide a sense of coherence to cities and towns, large and small. As historian Richard Francaviglia has observed: “Although our Main Streets may have individual personalities and regional characteristics, they are instantly recognizable as American.”

**Creativity.** It is not a contradiction to say that historic preservation values creativity. In fact, there has been much more creativity in the adaptive reuse of historic buildings than in the bland character of many new buildings.

Preservation has evolved far beyond its early focus on the restoration of historic properties of famous Americans. Preservation today is engaged in questions of how to keep our downtowns and older neighborhoods vibrant by respecting the past, while fostering infill development to fill in the gaps. Indeed, developers and local officials recognize the enormous economic benefits that strong local historic preservation programs can yield.

So put it all together: continuity, coherence, and creativity. 3 C’s of preservation.

Burlington, Vermont’s historic Flynn Theater is just two blocks up Main Street from the PCJ’s office.

Wayne M. Senville, Editor

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**3 An Introduction to Historic Preservation Planning**

by Amy Facca

Planning for historic preservation has evolved far beyond saving the homes of famous people. As preservation planner Amy Facca describes, it now involves the revitalization of historic downtowns, as well as commercial, residential, and even industrial districts. As such, preservation has become an important economic development tool. A look at the basics of planning for historic preservation.

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**12 Historic Preservation is Smart Growth**

by Donovan D. Ryphema

Why historic preservation is integral to the principles of “Smart Growth.”

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**14 Historic Preservation Ordinances: Frequently Asked Questions**

by Julia H. Miller, Esq.

Perhaps the single most important tool in local historic preservation efforts is the preservation ordinance. Yet these ordinances are often controversial and poorly understood. Answers to some of the most frequently asked questions about preservation ordinances.

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**16 Preservation Takes Center Stage**

by Wayne Senville

Over the past two decades hundreds of historic theaters have been reborn. Indeed, one of the most dramatic impacts historic preservation can have is through the restoration of the grand movie palaces and opera houses that still stand in the heart of many communities.

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**20 Preservation Boosts Local Economies**

by Ed McMahon

A look at some of the impacts historic district zoning has on tourism, job creation, and property values.

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Returning in the Winter PCJ:

Because of the extended coverage of historic preservation in this issue, we did not have room for our regular columnists: Elaine Cogan, Mike Chandler, and Greg Dale will return in the Winter issue.
Across the country there are signs of a renewed interest in our communities’ historic resources. Abandoned, vacant, and underutilized historic buildings are being creatively put to new use. Neglected, but once spectacular, theaters are being restored as new performance spaces. Historic residential districts and neighborhoods are being reinvigorated. As these transformations take place, historic preservation is being seen as providing tangible benefits to communities large and small.

Many of us have taken time to visit places noted for their historic character, whether larger cities like Savannah, Georgia; San Antonio, Texas; or New Orleans, Louisiana, or smaller communities like Natchez, Mississippi; Virginia City, Nevada; Port Townsend, Washington; and Quincy, Illinois. Virtually every one of us has undoubtedly spent time pleasantly walking through historic Main Street and residential districts. The appeal of these areas is universal. Reflecting this, a growing number of communities have been incorporating historic preservation into their comprehensive plans, downtown revitalization strategies, neighborhood improvement plans, and zoning ordinances.

This article is intended to provide a brief introduction to historic preservation planning. You will read about some of the benefits of preservation, and find information on how communities are implementing local preservation policies. Resources are also listed for those of you who want to learn more about preservation planning.

Charleston, South Carolina, established the nation’s first local historic district. Preservation no longer concerned itself just with individual structures, but also took into account the historic value of groups of buildings, districts, and even whole communities.

**Preservation in America**

The first interest in preserving historic structures can be found in the mid-19th Century efforts to acquire and restore the homes of famous Americans like George Washington’s Mount Vernon and Thomas Jefferson’s Monticello. Beginning in 1927, the scope of historic preservation expanded dramatically with the start of John D. Rockefeller’s restoration of Williamsburg, colonial Virginia’s capital city. The next, and perhaps most important, step in the preservation movement was taken in 1931 when Charleston, South Carolina, established the nation’s first local historic district. Preservation no longer concerned itself just with individual structures, but also took into account the historic value of groups of buildings, districts, and even whole communities.

But major losses also acted to energize the preservation movement. As planning historian Larry Gerckens has noted, “The demolition of New York City’s Pennsylvania Station in 1965, one of the nation’s most magnificent railroad stations, shocked many New Yorkers, as well as citizens across the country. Outraged by the fact that there was no legal recourse to stop the demolition (the building was privately owned by the nearly bankrupt Pennsylvania Railroad), New Yorkers responded by enacting later that year a comprehensive landmarks preservation law.” See “H is for Historic Preservation,” in PCJ #46, Spring 2002.
The National Historic Preservation Act

Congress, in 1966, enacted the National Historic Preservation Act in response to the widespread demolition of historic structures. Among the findings set out in the Act:
- the spirit and direction of the Nation are founded upon and reflected in its historic heritage;
- the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people;
- historic properties significant to the Nation's heritage are being lost or substantially altered, often inadvertently;

with increasing frequency;
- the preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans.

One of Act's key provisions — Section 106 — established a process for addressing the adverse impact of federally funded, licensed, permitted, or regulated activities on historic resources. Along with an even stronger provision applicable to federally funded highway projects (Section 4(f) of the Department of Transportation Act of 1966), local preservationists, for the first time, had a real say in the design and location of many projects affecting historic structures and districts.

The NHPA also authorized the establishment of historic preservation offices in each state, and mandated the creation of standards and guidelines for various preservation activities, such as how to identify historic resources. The survey process and criteria for evaluating potential historic resources are important components of preservation planning.

Historic Preservation Planning

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Historic preservation became federal policy with the adoption of the National Historic Preservation Act (NHPA) in 1966. This law was enacted following completion of With Heritage So Rich, a comprehensive report undertaken by the U.S. Conference of Mayor's Special Committee on Historic Preservation in response to the substantial loss of historic and cultural resources brought about by urban renewal and construction of the interstate highway system.¹

Among other things, the NHPA authorized creation of a National Register of Historic Places, directing the U.S. Secretary of Interior to maintain a list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. Indeed, within twenty-five years of its passage there were over 8,000 historic districts listed in the National Register.

¹ This was no ordinary Committee. It was chaired by Alabama's Albert Rains (who had been an influential member of Congress until retiring in 1965), and included then U.S. Senator Edmund Muskie; Vermont Governor Philip Hoff, and Gordon Gray, Chairman of the National Trust for Historic Preservation, among others. A number of distinguished historians and planners also contributed to the Committee's report.

“Preservation does not mean merely the setting aside of thousands of buildings as museum pieces. It means retaining the culturally valuable structures as useful objects: A home in which human beings live, a building in the service of some commercial or community purpose. Such preservation insures structural integrity, relates the preserved object to the life of the people around it, and not least, it makes preservation a source of positive financial gain rather than another expense.”


because they help to distinguish what is historic from what is merely old.

Identifying Historic Resources

In recent years, historic preservation has continued to expand its focus, with new interest in preserving and enhancing the distinctive character of communities, and even regions.

Benefits of Historic Preservation

Since the 1970s, mounting evidence has shown that historic preservation can be a powerful community and economic development strategy. Evidence includes...
statistics compiled from annual surveys conducted by the National Trust for Historic Preservation and statewide Main Street programs, state-level tourism and economic impact studies, and studies that have analyzed the impact of specific actions such as historic designation, tax credits, and revolving loan funds. Among the findings:

- Creation of local historic districts stabilizes, and often increases residential and commercial property values.
- Increases in property values in historic districts are typically greater than increases in the community at large.
- Historic building rehabilitation, which is more labor intensive and requires greater specialization and higher skills levels, creates more jobs and results in more local business than does new construction.

**Planning for Historic Preservation**

Elected and appointed officials often face difficult and controversial decisions that affect the character of their communities. Many of these decisions relate to older and historic buildings, neighborhoods, and commercial districts. Examples include:

- Demolishing an old building or group of buildings to make way for new development such as a chain drugstore or “big box” retailer.
- Constructing a new addition on an existing building.
- Constructing a new building in an older neighborhood.
- Replacing historic building elements such as windows, doors, porches, roofs, or original siding materials.

When making these decisions, elected and appointed officials look to their community’s long-range plan, zoning ordinances, and related land use regulations. In many communities, these documents provide little guidance in terms of historic preservation. While plans or ordinances may reference (often in an appendix) those buildings or neighborhoods listed in National and State Registers of Historic Places, this information, in and of itself, is of minimal value to decision makers. Without more, simply being listed in the National or State Registers only provides limited protection from federal or state actions that may adversely affect historic resources.²

Preservation planning is key to establishing public policies and strategies that can help prevent the loss of historic resources. It provides a forum for discussion and education about issues related to historic resources and development. This includes important questions such as when and where it may be appropriate to demolish or rehabilitation historic structures.

Old and new blend together in downtown Jeffersonville, Indiana. Schimpff’s Confectionery in downtown Jeffersonville has (left) been owned and operated by the Schimpff family for 112 years. The owners live above the shop. Nearby is a new infill project housing a florist shop on the ground floor, and two large apartments above it.

² This is not to say that protection from adverse federal or state actions is unimportant. For example, when projects involving federal funds (e.g., highway construction) affect structures or historic districts listed in the National Register, the federal government must consider these impacts and, at least, try to address them (e.g., by considering alternative approaches which might have less harmful impacts). This can be of great value in ensuring the protection of a community’s historic resources.

Listing in the National Register also provides access to public and private sector financial incentives. Many communities use the survey and listing process as a first step in downtown or neighborhood revitalization. Historic districts are also popular destinations for tourism activities, and can serve as catalysts for commercial development.

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Jeffersonville, Indiana (pop. 27,000), like more than 1,600 other cities and towns across the country, has benefited from the National Trust for Historic Preservation’s Main Street approach to downtown revitalization. According to Jay Ellis, Executive Director of Jeffersonville Main Street, Inc., “Main Street programs are about community building with a historic preservation ethic.”

As Ellis describes, “downtown Jeffersonville has seen dozens of properties saved by utilizing historic preservation as an economic development tool. Our Main Street program has been involved with the transformation of several dilapidated buildings into strong contributors to the local economy. We’ve been able to recapture dollars that were leaking out of downtown.”

Ellis points out that in Jeffersonville, the rehabilitation of historic structures has been accompanied by sensitively designed infill projects on vacant lots. The results have paid off for the city in terms of significantly increased property valuations. “With infill projects we’ve seen some properties increase in value from $10,000 to $500,000 in just 10 years,” he said. As Jeffersonville’s Main Street director succinctly puts it, “reusing land and buildings makes sound financial sense.”

For more information, contact Jay Ellis at: 812-283-0301; Coresea@aol.com. Information about the National Trust’s Main Street Center can be found at: <www.mainstreet.org>.
Historic Preservation Planning

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to demolish historic buildings, and what resources must be protected to maintain the community's historic and architectural character.

Preservation planning usually results in the preparation of a formal planning document by professional planners, historians, or architects specializing in historic preservation. This can be a stand-alone planning document such as a historic preservation plan, or a component of a long-range planning document such as a master plan, downtown revitalization plan, or neighborhood improvement strategy. Information about a community's historic resources and historic preservation efforts can also be incorporated into various sections of community planning documents, such as sections relating to housing, community character, downtown revitalization, and economic development.

Preservation planning, like most planning processes, typically includes a long-range vision, goals and objectives, and recommended implementing actions (such as adoption of a local preservation ordinance). A well-conceived preservation planning process serves to:

- Establish a basis of public policy about historic resources;
- Educate and inform residents and others about their community's heritage and its value;
- Identify opportunities for economic growth based on the community's historic and architectural character.
- Ensure consistency among various local government policies that affect the community's historic resources;
- Lay the groundwork for adopting a local historic preservation ordinance or strengthening an existing one;
- Eliminate uncertainty or confusion about the purpose, meaning, and content of a community's preservation ordinance;
- Inform existing and potential property owners, investors, and developers about what historic resources the community wants to protect as it grows;
- Create an agenda for future preservation activities; and
- Facilitate compliance with federal and state historic preservation and environmental quality laws.

1. Preservation Plans

Preservation plans can build on information developed through historic resource surveys and lay the groundwork for the formal designation of individual properties or districts. As noted, for example, in the Carbondale, Illinois, Historic Preservation Plan, preservation planning “gives focus and direction to a community’s efforts to protect and enhance its historic resources. [It] works toward making preservation decision-making a normal function or element of land use decisions rather than an exceptional one, thus making historic preservation proactive rather than reactive.”

While there is no prescribed format or structure for a preservation plan, it typically includes a description of a community's preservation efforts and sets out goals, policies, and specific actions related to the continuing identification, protection, and enhancement of historic resources. It may also include an explanation of the legal basis for preservation, and supporting information such as National and State Register listings, architectural styles, preservation organizations, and other information.

Preservation plans serve several purposes:

- educating elected and appointed officials, municipal staff, property owners, investors, and others about the status of historic resources within the community and the economic benefits of preservation;
- formally documenting existing conditions, issues, opportunities, and challenges;
- providing information on tax and other incentives for preservation;
- offering discussion and analysis regarding preservation of historic resources,
and establishing a roadmap for future efforts;
• setting out the roles and responsibilities of the public, private, and nonprofit sectors with regard to the preservation of historic resources.

Preservation plans also play a critical role in providing the supporting rationale and framework for developing a local historic preservation ordinance.

2. Preservation Ordinances

One of the biggest misconceptions local officials may have is the belief that listing a structure on the National Register of Historic Places (or on a comparable State Register) protects the structure from demolition or significant change. In fact, it is precisely because listing only provides limited protection from federal and states actions, and does not prevent building demolition, that many communities have enacted local preservation ordinances.

A preservation ordinance typically includes a statement of purpose, a permit process requiring a certificate of appropriateness or approval, and rules regarding building demolition, maintenance, and economic hardship (not unlike zoning variances). Preservation ordinances also generally establish a historic preservation commission (sometimes called a heritage commission or an architectural review board) to review applications.

3 Model historic preservation ordinances are generally available from statewide historic preservation offices and statewide not-for-profit preservation organizations.

SAVANNAH, GEORGIA: Where Growth Means Preservation

One of the most remarkable historic preservation stories is that of the Savannah College of Art & Design (“SCAD”), a private institution. SCAD has accommodated an amazing amount of growth – from 71 students at its opening in 1979 to 5,800 today – through the planned restoration and adaptive reuse of more than fifty historic structures. Between 1987 and 2000, SCAD invested some $51.4 million in the restoration of historic properties. The school has built only two new facilities.

While the school’s rapid growth has not been without some friction, SCAD has clearly been a major factor in the revitalization of downtown Savannah and several nearby neighborhoods.

SCAD’s economic impact on Savannah and Chatham County has been enormous. A 1997 report by the Bureau of Business Research & Economic Development at Georgia Southern University found that the college and its students pumped between $70 and $90 million dollars annually into the County’s economy. And that was a conservative estimate, as it didn’t include spending from visiting families of students or from the 20,000 prospective students and their families who visit SCAD each year. As the report further noted, “Clearly, SCAD’s investment in redevelopment complements and enhances Savannah’s image as a destination for heritage tourism and historic preservation.”

Just as the city has benefited from the college, the college has benefited from Savannah. Students and faculty take advantage of the city’s numerous historic squares as an alternative to the traditional college green. While most of the school’s facilities are located within walking distance of each other, shuttle buses also regularly circulate.

Being historic doesn’t mean being out-of-date. The interior of the rehabbed buildings provide state-of-the-art classrooms and studio space, while miles of fiber optic cable connect many of the properties.

Just some of the historic properties that make up SCAD. Pepe Hall (above), which houses the art history department and slide library, is a Mediterranean Revival style building, built in 1906. The school’s modern Jen Library (below) is in the former Maas Brothers department store (circa 1925). A former Art Moderne style downtown theater which closed in 1980 has been reborn as the 1,100 seat Trustees Theater (left), home of the school’s media and performing arts department, and headquarters for the Savannah Film Festival.

“We do not use bombs and powder kegs to destroy irreplaceable structures related to the story of America’s civilization. We use the corrosion of neglect or the thrust of bulldozers. … Connections between successive generations of Americans – concretely linking their ways of life – are broken by demolition. … Why then are we surprised when surveys tell us that many Americans, young and old, lack even a rudimentary knowledge of the national past?”

Historic Preservation Planning
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Often, the ordinance will provide that decisions of the preservation commission can be appealed to the local governing body.

Procedures for designating buildings and districts as historic are also usually set out in the ordinance. A number of communities require at least 50 percent of affected property owners to consent to the establishment of a historic district. It is also not uncommon for the planning commission to be responsible for reviewing a historic preservation commission’s recommendation for a historic district designation. Typically, the local governing body has the final say on these determinations.

Preservation ordinances will often establish a historic “overlay” district in the local zoning code. As explained by attorney Elizabeth Garvin: “This overlay would apply to designated historic properties or to specific areas (or streets) within the community. The historic overlay zone regulations might address issues such as building materials, colors, facade requirements, and other items identified by the community as important to maintain the historic nature of the structure or area. This approach is sometimes referred to as a ‘mandatory requirement’ overlay, indicating that the restrictions identified in the overlay are mandatory prerequisites to development or redevelopment. Each property within a historic preservation overlay zone – as with any overlay zone – would also be subject to the requirements of the underlying zoning district in which it is located.” From, “Making Use of Overlay Zones,” PCJ #43, Summer 2001.

To be most effective, local preservation laws should include design guidelines or criteria about appropriate and inappropriate alterations to historic buildings. These spell out what property owners can or cannot do in terms of alterations to a designated historic structure, and cover questions such as window replacement, additions, new roofs, porch construction, application of synthetic siding materials, and related issues. So, for example, if property owners wanted to add a porch to their house, they would need to review the historic preservation ordinance and design guidelines. This would enable them to develop a porch design consistent with the style of the house or the character of the historic district it is located in. Communities can also provide advice to property owners through staff assistance or by way of informational brochures.

Responding to Questions, p. 15

It is important to stress that preservation ordinances are not intended to “embalm” properties and prevent owners

**Tallahassee, Florida:**

**Financial Incentives for Preservation**

Financial incentives are a key part of the City of Tallahassee’s strategy to promote historic preservation. The City (population, 150,000) provides grants and low-interest loans to property owners – between $150,000 and $250,000 annually from the city’s general funds – for repairs and renovations to both residential and commercial properties. These typically supplement funds invested by the property owner. A board of City staff, the Historic Preservation Officer, and three local banking representatives review all applications. They have final say on requests of $10,000 or less; more than $10,000 requires approval by the City Commission (the governing body).

For example, “The Columns” (see photo below), built in 1830 as a private residence and bank, is now home to the Tallahassee Area Chamber of Commerce. The Chamber expended $380,000 for major renovation work, supplemented by a $41,000 city grant and a $34,000 city loan. Incidentally, “The Columns” was long rumored to have a nickel baked in every brick by its original owner (and then President of the Bank of Florida) William “Money” Williams – spare change presumably not available for the renovation work 165 years later!

Tallahassee also makes use of a Florida law which authorizes municipalities and counties to provide by ordinance up to a 50 percent reduction in assessed value for historic properties used for commercial and certain non-profit purposes. In 2002, some 36 historic properties in Tallahassee received a 50 percent reduction in their valuation.

For more information, contact Alyssa McManus, Tallahassee Trust for Historic Preservation: 850-488-7100.

“The Columns” in downtown Tallahassee, Florida.
from making any changes or improvements. Again, the goal is to ensure that proposed changes are in keeping with the style of the house or character of the district. And, it is worth repeating, local ordinances cannot require that privately owned properties be open to the public.

While local preservation ordinances do restrict owner actions, we should keep in mind that local zoning regulations also restrict owner actions. Both also typically provide safety valves to deal with legitimate cases of economic hardship presented by property owners.

Historic preservation ordinances share a common goal with zoning: to stabilize and enhance property values in the community. The question is one of balancing community-wide interests with those of individual property owners. Certainly, this is a legitimate area for public discussion and debate, and the line will be drawn differently from community to community.

### 3. Enhancing Historic Resources

The preservation planning process can also help communities identify other actions that will improve their historic areas. These actions may be implemented by municipal staff, by the planning commission, by an existing housing, community, or economic development organization, or by an organization established specifically for that purpose, such as a local historic preservation organization, Main Street group, or a business improvement district.

Improvement strategies typically include both public and private investments. For example, public investments might include sidewalks, curbs, lighting, signage, information kiosks, and street furniture in historic districts. Many communities have grant or loan programs to stimulate private investment, often aimed at façade improvements or building rehabilitation. Grant and loan funding is also often available from various federal or state agencies, as well as from local institutions such as hospitals, universities, and banks.

Because these programs generally emphasize the importance of good design and high quality materials, they often also include some form of design assistance to property owners. Indeed, one of the “selling points” of historic preservation to property owners (and developers) should be the fact that it can open the door to financial resources that would otherwise be unavailable.

Among the most important incentives available for historic building rehabilitation are federal tax credits. Jointly administered by the National Park Service and the Internal Revenue Service, this program provides a 20 percent tax credit.

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**Financing Historic Preservation**

Since there are few dedicated sources of funding for historic preservation, communities and not-for-profit organizations seeking to finance their historic preservation efforts need to be creative and resourceful. Sources of funding include:

- A community’s capital revenue.
- Grants from federal, state, and nonprofit programs.
- Private donations, organizational memberships, and corporate contributions.
- Income raised through special assessment districts such as a business improvement district or local “Main Street” program.
- Revolving loan funds (which can be capitalized in many ways).
- Tax credits, rebates, and abatements (federal, state and local).
- Incentives such as grants, loans, and design assistance, for property owners and businesses.
- Special fundraising and promotional events or programming.

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**Macon, Georgia:**

**Affordable Housing**

Georgia’s Historic Macon Foundation (“HMF”) has established a strong track record in combining affordable housing and historic preservation. Its programs have involved creative partnerships between HMF, Mercer University, the housing authority, several private foundations, and the City of Macon’s community development department.

Through these partnerships, HMF has established a revolving loan fund for the rehabilitation of buildings in Macon’s historic districts and prepared paperwork allowing property owners to obtain federal and state tax credits. HMF has also rehabilitated housing in historic districts for low and moderate income persons, and worked with private developers to purchase, rehabilitate, and resell historic buildings.

According to Bette-Lou Brown, HMF’s Executive Director, HMF rehabs about eight houses a year. As she puts it, “it is not huge, but over time it makes a difference.” Brown notes that HMF’s work is in “mixed race, mixed income neighborhoods,” adding that “we cannot bring our central cities back without gentrification – but we must have gentrification with justice.”

For more information, contact Bette-Lou Brown at: 478-742-5048.

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This modest Queen Anne style cottage is one of 14 rehabbed homes in the Tatnall Square Heights neighborhood.

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4 For details on federal tax credits, go to the National Park Service’s web page: <www2.cr.nps.gov/tps/tax/>
credit for the rehabilitation of income-producing buildings that are designated as National Historic Landmarks; listed in the National Register of Historic Places; or “contributing” buildings in a National Register-designated historic district. A smaller 10 percent tax credit is available for the rehabilitation of non-historic buildings built before 1936.

To qualify for the tax credit, property owners must complete a three-part application, with all work formally certified by the National Park Service. Park Service staff determine whether the rehabilitation work complies with the Secretary of the Interior’s “Standards for Preservation Planning.” Similar state and local tax incentive programs are increasingly common. Financial Incentives, p. 8. Additional information about tax incentives programs which might be available in your area can be obtained from your state historic preservation office. Resources.

4. Educating the Public

The preservation planning process also plays a critical role in educating community residents, business owners, and elected officials about the economic value of the community’s historic resources, and the benefits of historic preservation. Indeed, any preservation plan should be designed with this educational purpose in mind. Information should also address common misunderstandings, such as the idea that buildings listed in the National Register must be opened to the public once a year, or that historic preservation is only beneficial to wealthy residents. Unless potential concerns are addressed, and the values of preservation clearly articulated, it will be difficult to generate support for actions like developing a local preservation ordinance. Responding to Questions, p. 15.

5. Sources of Assistance

Many individuals and organizations can assist planning commissioners and others interested in learning more about their community’s historic resources, preparation of historic preservation plans, incorporation of historic preservation into other community planning efforts, and economic benefits of preserving historic buildings and neighborhoods.

At the local level, sources of assistance include local historians, historic preservation professionals, planners, and apparently concerned that the City might act to designate the building, making demolition more difficult – Parkview terminated discussions with the Commission and moved to quickly demolish the structure.

Perhaps the most surprising thing about what happened next, according to Pueblo Director of Land Use Administration Glynis Jordan, is that city residents and members of the City Council expressed shock and anger about the demolition. Jordan notes that Pueblo has long been a community that has placed great weight on private property rights. But the refusal of Parkview to engage in good-faith negotiations has now awakened interest in historic preservation. While too late to save the Thatcher Home, Jordan believes this new awareness bodes well for the city’s future, and its past.

“The Thatcher Home in Pueblo just before and during its demolition this July.”

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Don’t it always seem to go That you don’t know what you’ve got Till it’s gone. They paved paradise And put up a parking lot.”

— from Joni Mitchell’s song, “Big Yellow Taxi.”
architects. Many communities have historical societies, local nonprofit preservation organizations, or arts organizations whose mission includes historic preservation. Smaller communities can also often draw on the services of regional preservation organizations.

Sources of assistance at the state level include the state historic preservation office (SHPO) and, in many states, a statewide nonprofit historic preservation organization. SHPOs are authorized under the National Historic Preservation Act to implement historic preservation programs at the state level. They also prepare statewide historic preservation plans. These plans provide valuable information about historic resources and statewide efforts to protect, enhance, and promote those resources.

SHPOs can provide useful technical assistance to communities, and help with local preservation planning efforts, including public education. Statewide preservation organizations complement the work of the SHPOs and perform an important advocacy role.

Most SHPOs, and some statewide preservation organizations, offer grant programs for preservation projects. One example is the Certified Local Government program, through which local governments that adopt a historic preservation ordinance meeting federal standards are eligible for grants to assist with preservation planning and related project implementation. The SHPOs and statewide preservation organizations usually hold conferences, maintain web sites, publish newsletters, and offer a variety of training opportunities. Most have staff that travel to communities to provide assistance.

At the national level, the two main sources of assistance are the National Trust for Historic Preservation (NTHP) and the National Park Service. Both maintain extensive web sites with a wealth of information and numerous publications available to order or download. Resources.

SUMMING UP:

Across the nation cities and towns of all sizes are recognizing the benefits preservation can bring. Historic buildings, commercial districts, and neighborhoods help give communities their distinctive character. Their loss damages the fabric of a community. Their preservation is more than just an aesthetic issue, it is a matter of sound economic policy.

Amy Faccia is a consultant specializing in preservation planning and research. For the past ten years she was a principal planner with River Street Planning & Development in Troy, New York. Faccia has worked on a broad range of historic preservation, waterfront, and downtown revitalization projects. She holds a Master’s degree in Architectural History and Historic Preservation from the University of Virginia. You can reach her at: afacca1@nycap.rr.com.

Our thanks to the following individuals for reviewing drafts of this article: Susan Henry Renaud, Ilene Watson, Patricia Pitzer, Lee A. Krohn, Sharon Wason, Christine Mueller, King Leonard, Mark Hiester, Wendy Grey, Glynis Jordan, Barbara Sweet, and Amy Munro.
The following is a slightly modified version of a talk given by Donovan Rypkema at the National Audubon Society of New York’s 1999 Conference on Smart Growth. We are grateful to Mr. Rypkema for granting us permission to publish his remarks, since they provide an excellent summary of how historic preservation is integral to the principles of “Smart Growth.”

I suspect for many of you “historic preservation” is the local group of retired librarians writing letters to the editor and struggling to raise funds to save the mansion of the local rich, dead white guy. Well thank god for those activists, those letters to the editor, those fund raising events, and even for those rich, dead, white guys, because the properties that have been saved are an important component of understanding ourselves as a people and constitute an irreplaceable collection of the art of architecture and landscape architecture that has been created in our country’s relatively short history.

But that part of historic preservation – saving old mansions – represents an insignificant percentage of preservation activities today. In fact, in the last two decades, historic preservation has moved from an activity whose goal was an end in itself – save old buildings in order to save old buildings – to a broad based, multifaceted group of activities that uses our built heritage not as an end in itself but as a means to broader and, frankly more important ends. Across the country, that has meant historic preservation as a means for downtown revitalization, neighborhood stabilization, attraction for tourism, job creation, film industry production, small town revitalization, affordable housing, luxury housing, education, transportation, and many other purposes.

I want to suggest that historic preservation, in and of itself, is one of the most important tools in the entire Smart Growth movement. Allow me to provide you with twenty reasons why Historic Preservation is Smart Growth.

### Reason One: Public infrastructure.
Almost without exception historic buildings are where public infrastructure already exists. No new water lines, sewer lines, streets, curbs, or gutters required. That’s Smart Growth.

### Reason Two: Municipalities need financial resources if they are going to grow smart. Vacant, unused, and underused historic buildings brought back to life are also brought back as tax generating assets for a community. That’s Smart Growth.

### Reason Three: New activities – residential, retail, office, manufacturing – in existing historic buildings inherently reinforces the viability of public transportation. That’s Smart Growth.

### Reason Four: If we are to expect citizens to use their cars less, and use their feet more, then the physical environment within which they live, work, shop and play needs to have a pedestrian rather than a vehicular orientation. One of the most predominant characteristics of historic areas – residential or commercial – is their pedestrian orientation. That’s Smart Growth.

### Reason Five: Another element in the drive to encourage human movement by means other than the automobile is the interconnection of uses. Based on the foolishness of post World War II planning and development patterns, uses have been sharply separated. Historic neighborhoods were built from the beginning with a mix of uses in close proximity. Cities with the foresight to readjust their zoning ordinances to encourage integration of uses are seeing that interconnectivity reemerging in historic areas. That’s Smart Growth.

### Reason Six: As a strong proponent of economic development I am certainly glad the phrase is Smart Growth as opposed to no growth. Smart Growth suggests that growth has positive benefits, and I would argue that is true. At the same time we cannot say we are having smart growth – regardless of how well it is physically planned – if at the same time we are abandoning existing assets. The encouraged reinvestment in historic areas in and of itself revitalizes and revalues the nearby existing investment of both the public and private sector. That’s Smart Growth.

### Reason Seven: Across America people are indeed moving “back to the city.” But almost nowhere is it back to the city in general. In nearly every instance it is back to the historic neighborhoods and historic buildings within the city. We do need to pay attention to market patterns, and if it is back to historic neighborhoods to which people are moving, we need to keep those neighborhoods viable for that to happen. That’s Smart Growth.

### Reason Eight: Smart Growth ought to imply not just physical growth but economic growth. And economic growth means new jobs. But who is creating the net new jobs in America? Not General Motors, or IBM, or Kodak. 85% of all net new jobs in America are created by small businesses. And for most small businesses there are few costs that are controllable, but there is one – occupancy.
Older and historic buildings often provide the affordable rent that allows small businesses to get started. That’s Smart Growth.

Reason Nine: Business districts are sustainably successful when there is a diversity of businesses. And that diverse business mix requires a diverse range of rental rates. Only in downtowns and older commercial neighborhoods is there such diversity. Try finding any rental rate diversity in the regional shopping center or the so called office park. You won’t. Older business districts with their diverse rents are Smart Growth.

Reason Ten: Smart Growth also ought to be about jobs. Let me distinguish new construction from rehabilitation in terms of creating jobs. As a general rule new construction is 50 percent labor and 50 percent materials. Rehabilitation, on the other hand, is 60 to 70 percent labor. While we buy an HVAC system from Ohio, sheetrock from Texas and timber from Oregon, we buy the services of the carpenter and plumber, painter and electrician from across the street. They subsequently spend that paycheck for a haircut, membership in the local Y and a new car, resulting in a significantly greater local economic impact dollar for dollar than new construction. The rehabilitation of older structures is Smart Growth.

Reason Eleven: Solid waste landfill is increasingly expensive in both dollars and environmental quality. Twenty four percent of most landfill sites is made up of construction debris. And much of that waste comes from the razing of existing structures. Preserving instead of demolishing our inventory of historic buildings reduces that construction waste. Preserving instead of demolishing our inventory of historic buildings is Smart Growth.

Reason Twelve: Its critics have pointed out that the so called New Urbanism is neither new nor urban. I would argue that New Urbanism reflects good urban design principles. But those principles have already been at work for a century or more in our historic neighborhoods. The sensitive renewal of those neighborhoods is Smart Growth.

So are you starting to get the picture? Let me be briefer with the rest of the list.

Reason Thirteen: Smart Growth advocates a density of use. Historic residential and commercial neighborhoods are built to be dense.

Reason Fourteen: Historic buildings themselves are not liabilities as often seen by public and private sector demolition advocates, but are assets not yet returned to productive use.

Reason Fifteen: The rehabilitation of older and historic neighborhoods is putting jobs where the workers already are.

Reason Sixteen: Around the country historic preservation is the one form of economic development that is simultaneously community development.

Reason Seventeen: Reinvigorating historic neighborhoods reinforces existing schools and allows them to recapture their important educational, social, and cultural role on a neighborhood level.

Reason Eighteen: No new land is consumed when rehabilitating a historic building.

Reason Nineteen: The diversity of housing sizes, qualities, styles, and characteristc of historic neighborhoods stands in sharp contrast to the monolithic character of current subdivisions. The diversity of housing options means a diversity of human beings who can live in historic neighborhoods.

Reason Twenty: Historic preservation constitutes a demand side approach to Smart Growth. The conversion of a historic warehouse into 40 residential units reduces the demand for ten acres of farm land. The economic revitalization of Main Street reduces the demand for another strip center. The restoration of the empty 1920s skyscraper reduces the demand for another glass and chrome building at the office park.

Historic Preservation is Smart Growth. In fact, I would suggest that a Smart Growth approach that does not include historic preservation high on the agenda is not only missing a valuable strategy, but, like the historic buildings themselves, an irreplaceable one.

Donovan D. Rypkema is the author of numerous articles and publications, including The Economics of Historic Preservation: A Community Leader’s Guide (National Trust for Historic Preservation). Rypkema is Principal of Place Economics, a Washington, DC-based consulting firm specializing in the economic revitalization of downtowns and the redevelopment of historic properties.

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Strong preservation efforts are fundamental to Brattleboro, Vermont’s (pop. 8,300) vibrant downtown. Recent successes include the restored historic Latchis Hotel and Theatre.
In many cases, the National Register of Historic Places or a state register provides a useful starting point for identifying historic structures. But national and state register listings should not substitute for local survey work.

Historic districts are geographically defined areas often comprised of significant concentrations of historic structures or sites that share common historic events, architectural features, or physical development.

While variations exist from jurisdiction to jurisdiction, applications for designation are typically initiated by the property owner or the preservation commission, upon completion of an architectural survey. Designated properties should be listed in the local ordinance.

**What are “historic districts” and “landmarks”?**

Most jurisdictions designate historic districts and individual landmarks. Historic districts are geographically defined areas often comprised of significant concentrations of historic structures or sites that share common historic events, architectural features, or physical development. Landmarks are typically individual properties or sites of historic value.

Properties located in historic districts are generally labeled as either contributing or non-contributing. Contributing properties typically have a character that is consistent with the architectural style of the district. Non-contributing properties are either: newer structures; older structures that have been substantially altered and are no longer consistent with the overall character of the historic district; or vacant parcels. Proposed changes to contributing properties are likely to receive closer review under a local preservation ordinance than changes to non-contributing properties.

**What criteria are used to designate historic properties?**

The criteria (and process) for designation are set out in the preservation ordinance. A preservation ordinance, for example, may seek to protect districts, sites, buildings, structures, and objects that are associated with historic events, “that embody the distinctive characteristics of a type, period, or method of construction,” or “that represent the work of a master.”

**Who designates historic landmarks and districts?**

Once a preservation commission has determined that a specific property or district meets the criteria for designation, it may recommend or nominate that property or district for designation. Individual properties or districts are most often designated as historic resources by the local governing body, after holding a public hearing. In the case of districts, some ordinances require that a petition supporting the designation be signed by a certain percentage of affected property owners.

Many preservation ordinances provide interim protection for historic resources while applications for designation are pending. This prevents a property owner from demolishing the structure before the preservation commission or local governing body has had time to act on the application.

**How are historic districts and landmarks protected under a preservation ordinance?**

Most often, owners of property subject to a preservation ordinance must submit an application to the preservation com-
mission for permission to alter, move, or construct additions or new buildings. These applications are evaluated based upon standards for review set forth in the ordinance. The commission will issue a formal decision, making specific findings of fact and conclusions of law. Permission is typically granted in the form of what may be called a historic area permit or certificate of appropriateness.

Despite the wide range of actions which are subject to historic commission review, the vast majority of applications for certificates of appropriateness are ultimately approved.

How do local governments protect historic properties from being demolished?

Most localities having preservation ordinances allow for the demolition of historic properties only in cases where: (1) retention of the structure will cause an extreme burden on the property owner and the structure cannot be rehabilitated or sold, or (2) the property poses a safety threat due to damage from a fire or some other type of natural disaster. This is the best way to ensure that historic resources are protected.

Some communities, however, permit property owners to demolish historic properties after a specific waiting period, during which time the local government, along with private preservation groups, can explore alternative actions to save the building. Some localities also condition the issuance of a demolition permit upon a showing that a new building will be constructed on the site and that this building will be compatible with other historic properties in the area.

What standards of review are used to guide commissions in acting upon property owners' requests?

Many preservation commissions utilize the U.S. Secretary of the Interior's Standards for Rehabilitation to guide the review of permit applications. Because of the national applicability of these standards, they are somewhat general in nature. For example, the Secretary's standards provide that “deteriorated architectural features shall be repaired, wherever possible,” and “in the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.”

Localities considering adoption of the Secretary's standards should be careful to ensure that the standards correspond to local needs and, if necessary, make additions or modifications.

In addition to legal standards of review, which must be set forth in the preservation ordinance, many communities also adopt advisory design guidelines. These are used not only to guide the commission, but also to assist property owners in understanding what types of actions may or may not be appropriate. A number of communities have also established informal processes to encourage property owners to consult with the preservation commission or its staff before embarking on a major project.

Do historic preservation ordinances impose maintenance requirements on property owners?

Routine maintenance work (such as replacing tiles on a slate roof) is generally excluded from commission review. However, many ordinances require that designated property be kept structurally sound, and empower the local government to make repairs and seek reimbursement in instances where a property is essentially being “demolished by neglect.”

How should a community address special situations such as undue hardship?

Many ordinances provide for the consideration of “economic hardship” claims. Economic hardship provisions typically authorize a “variance” in situations where property owners demonstrate they would otherwise be denied “all reasonable or beneficial use of their property.” Such provisions provide assurance that relief is available if the impact of a particular action proves to be exceptionally harsh. ♦

Julia A. Miller, Esq., is Editor of the Preservation Law Reporter, published by the National Trust for Historic Preservation. Assistance in establishing or amending historic preservation ordinances is often available from state historic preservation offices, state-wide historic preservation organizations, and local preservation organizations. See the Resources sidebar on page 11 of this issue.

Editor's Note: Responding to Questions

As with so many things in planning, one of the keys to avoiding problems is to clearly and candidly explain how programs and policies work. This is especially important when there is an impact on property owners, as through zoning (including historic district zoning).

One effective approach is to provide handouts which respond to the basic questions many property owners will have. These can be made available at the Planning Department office or online. Here are the kind of questions that might be addressed:

- Will historic district zoning hurt my property's value?
- Will I still be able to sell or rent my house to whoever I please?
- Will I need permission to repaint my house, or add a porch?
- Can I demolish my house if I decide to?
- Am I required to restore my property to some earlier era?
- Do I need approval for any interior changes?
- Will my property taxes increase?
- Do I ever have to open my house to the public?
- Are there any benefits to me from this zoning?

For two good examples of questions & answers (available online) go to:
Round Rock, TX, Planning Dept: <www.ci.round-rock.tx.us/planning/hispres/overlay.htm>
Rocky Mount, NC, Planning & Development Dept: <www.ci.rocky-mount.nc.us/preservation/faq.html>

Of course, questions and answers will vary from community to community. But the point is to avoid confusion and misinformation by openly addressing questions property owners will likely have.
Preservation Takes Center Stage

by Wayne Senville, Editor

One of the most dramatic impacts historic preservation can have is through the restoration of the grand movie palaces and opera houses that still stand in the heart of many communities.

First, and most obviously, theaters bring people (and dollars) to downtown. Second, and perhaps not as often mentioned, historic theaters do a tremendous job in educating the public about the benefits of preservation. There's nothing like sitting in a beautifully restored theater, and enjoying a concert, dance, or movie, to gain a first-hand view of what preservation can offer.

Over the past two decades hundreds of historic theaters have been reborn. But first, just a reminder of what we've lost. The bright lights didn't just shine on New York's Broadway. They also lit up downtown main streets across America – perhaps nowhere as dramatically as in Denver. All of the theaters shown in the photo of Denver's Curtis Street were demolished in the era of “urban renewal.” While Denver built a brand new performing arts center in the mid-1970s, as Colorado historian Thomas J. Noel notes, it is just “an echo of Denver's old Curtis Street 'Great White Way.'”

Fortunately, as the benefits of preservation have been increasingly recognized, the pace of demolition has abated – though it is still a real threat in far too many communities.

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“During the post-World War II boom, Denver experienced a demolition derby like the 19th-century building boom. In addition to private developers razing sites, a public agency, the Denver Urban Renewal Authority, systematically leveled much of the urban core. Block after block of downtown disappeared under a rising sea of black asphalt parking lots. …

Some found downtown's disappearance distressing. Old-timers grew confused and alienated with the loss of familiar landmarks and destinations. For longtime residents, it sometimes seemed that a trip downtown was like a trip to a foreign city.”


“Congress launched the federal urban redevelopment program in Title I of the Housing Act of 1949, and during the next two decades, planners, mayors, journalists, and the public dreamed of grand schemes to revitalize the nation’s cities. Artists’ renderings of slick glass and steel skyscrapers set in sunny plazas appeared in metropolitan newspapers and city planning reports, and nurtured hopes of a golden future. With the aid of Uncle Sam, cities were supposedly to be cleansed of their ugly past and reclothed in the latest modern attire.”


“Our cities lie destroyed all around us, and … the terrible thing in American society and politics is that the communities of the center of the city were destroyed with them.”


Since the 1980s, Denver has made an about-face and embraced historic preservation. Ironically, one of the strongest proponents of preservation is the Denver Urban Renewal Authority.
From coast to coast (and in between) historic downtown theaters are coming back. The 1,200 seat Elsinore Theater has helped anchor Salem, Oregon’s downtown revitalization. Originally a vaudeville house, then a first run movie palace, the gothic-style Elsinore had fallen on hard times. But that changed with its reopening in 1993. Since then renovations and other improvements have continued. According to theater director Gail Ryder, the Elsinore is in the midst of a $3 million “return to grandeur” project, and has received substantial financial support from both the city and Marion County. Besides having an active performance calendar, the Elsinore, Ryder notes, is a popular location for receptions, meetings, and even marriage ceremonies!

You really ought to give Iowa a try, especially if you’re interested in visiting grand, restored theaters. Shawna Lode
of the Iowa Department of Economic Development reports that many downtown theaters are opening their doors again, sporting complete makeovers and state-of-the-art technology. One of the most recent examples is the $13 million restoration of Sioux City’s 2,500 seat Orpheum Theater (part of Vaudeville’s famous Word War I-era “Orpheum Circuit”). As Lode notes, the magnificently refurbished theater includes “gold leafed and stenciled ornamentation, several crystal fixtures, over 20 magnificent chandeliers, and a hand painted patterned dome.”

Other reborn Iowa theaters: the 1880 Keokuk Grand Opera House; the 1910 Regent Theater in Cedar Falls (now the Oster Regent); Davenport’s 1926 Orpheum (reborn as the RiverCenter Adler Theatre); the 1889 Grand Opera House in Dubuque; and Iowa Falls’ 1899 Metropolitan Opera House.

But you don’t have to be in a big city in Iowa to enjoy a historic theater. The 1916 Art Deco style Hardacre Theatre, in the small town of Tipton (pop. 3,000), was renovated in 1991. Today it is an active movie theater, and even hosts an annual film festival. And there’s more to come, as restoration of Iowa City’s historic Englert Theater is underway.

On the East Coast, the City of Norfolk, Virginia, has seen its downtown come back to life, in large measure due to activity generated by restored theaters. In the heart of downtown, the 1926 Loew’s Theater was purchased by Tidewater Community College. The College restored this former vaudeville house and movie palace to its original opulence. Renamed the Roper Performing Arts Center, it offers a sumptuous setting, with gilded box seats, glass chandeliers, and hand painted architectural details. Since reopening in 2001, it has hosted a wide range of performances, including local theater and dance companies, and the Virginia Symphony.

The NorVa, also in downtown Norfolk, opened in 1922 as a movie palace. After extensive renovations, it has reopened as a concert hall. Also contributing to Norfolk’s active downtown theater scene is the restored New Wells Theatre (built in 1913).

An excellent resource for information about the restoration of historic movie theaters is the Cinema Treasures web site, with its online database of over 1,000 theaters: <www.cinematreasures.org>

Wayne Senville is Editor of the Planning Commissioners Journal. He regularly enjoys performances at the beautifully restored Flynn Theater in downtown Burlington, Vermont.
Preservation Boosts Local Economies

by Edward T. McMahon

Historic district zoning is frequently controversial, but it almost always has a beneficial effect on property values, commercial revitalization, business investment, and increased tourism. This was the finding of a wide ranging 1995 study by the Preservation Alliance of Virginia. According to David J. Brown, Executive Director of the Alliance, “Historic preservation is economic growth and the reality is that preservation means dollars in the pockets of Virginians.”

The Virginia study addressed four aspects of preservation’s economic impact: tourism, job creation, property values, and downtown revitalization. On tourism, the study found that historic preservation visitors are a major portion of the state’s $9 billion a year tourism industry. Seven out of ten first time visitors come to the state to visit historic sites, museums, and battlefields. The study also found that history minded visitors stay longer and spend more: two-and-a-half times more money than the amount spent by other visitors to the state.

The second issue the study examined was job creation that resulted from the rehabilitation of some 900 historic buildings in Virginia pursuant to the federal Historic Rehabilitation Tax Credit. This program created over 6,600 jobs in the construction trades and over 6,000 in spin off areas. Construction related historic preservation activity resulted in a total of $275 million in household income in Virginia: $153 million for construction workers, and $122 million for employees in other fields.

The study also examined the impact of Virginia’s Main Street Program. Between 1985 and 1995, the 20 small communities in the Main Street Program – whose goal is downtown revitalization within the context of historic preservation – netted more than 1,100 new businesses, spurred the rehabilitation of 1,622 historic buildings and resulted in a net gain of 2,170 new jobs. In just one small town, Bedford, $3.4 million was invested, 234 buildings rehabilitated, and 52 new businesses employing 116 people created.

As for property values, the study found that property values appreciated more in historic districts than in other areas of the cities. These results are similar to those of a separate independent study conducted by the Government Finance Officers Association’s research center. This study found that property values in the historic districts in Galveston, Texas and Fredericksburg, Virginia grew 1.5 to 5 times faster than comparable areas not in historic districts.

The marketplace increasingly recognizes both the short and long term economic value of historic properties. Just compare almost any neighborhood or commercial area that has embraced historic preservation with those that have not. Historic preservation and economic development represent an effective partnership – as a growing number of communities and businesses have come to realize.

Edward McMahon is Vice President of The Conservation Fund and a noted speaker on land use topics. The above is excerpted from, “Historic Districts and Property Values,” in PCJ #23 (Summer 1996). The studies cited by McMahon: Virginia’s Economy and Historic Preservation: The Impact on Jobs, Businesses, and Community; and The Economic Benefits of Preserving Community Character, Case Studies: Galveston, Texas and Fredericksburg, Virginia, are available from the National Trust for Historic Preservation, <www.preservationbooks.org>.

Many other studies have also documented the property value impacts of historic preservation. For example, in Athens-Clarke County, Georgia, “Property assessment values show that designated districts, especially locally designated, have increased in value faster than their non-designated comparison areas. Downtown Athens has shown especially strong results.” Case Study on Economic Benefits of Historic Preservation, Athens-Clarke County Planning Department (1997). For more information contact Evelyn Reece, evelynreece@co.clarke.ga.us.

Similarly, studies in Colorado have found that: “Historic designation does not decrease property values. Property values in the designated areas experienced value increases that were either higher than, or the same as, nearby undesignated areas,” and also that “Rehabilitation projects from 1981 to 2000 have accounted for $4.0 million in total business income taxes, $10.8 million in total personal income taxes, and $27.4 million in total Colorado sales taxes. Economic Benefits of Historic Preservation in Colorado, <www.coloradohistory-oahp.org/publications/1620.htm>.

—WMS