

Preservation 101

City Of New Bern
Historic Preservation Plan
Public Meeting
December 2010



Overview

- An introduction to Historic Preservation
“players,” steps, facts, and programs/tools
- An overview of the process for New Bern’s
Preservation Plan

Preservation Players

	Government	Quasi-Government	Non Profit	For Profit/ Private Sector
Federal/ National	National Park Service (NPS)		National Trust for Historic Preservation	Corporations
State	North Carolina Historic Preservation	Regional Economic Development Agencies	Preservation North Carolina	Businesses
Local	New Bern Planning dept	Housing and Development Authorities	New Bern Preservation Foundation	Citizens

Three steps for preservation

- Identify
- Evaluate
- Treat

Preservation Facts

- Historic Preservation Creates Jobs.
- Historic Preservation Promotes Downtown Revitalization.
- Historic Preservation Increases Property Values.
- Historic Preservation Is Smart Growth And “Green.”
- Historic Preservation Encourages Tourism.

Preservation Creates More Jobs Than New Construction

- More Labor Intensive.
- Generates More Household Income.
- More Money Stays In The Community.



Historic Preservation Promotes Downtown Revitalization

- Historic Preservation Has Proven To Be An Effective Economic Development Strategy For Downtown Revitalization Efforts Across The Country.



Increases Property Values

- Thirty Studies Across The Country – Property Values Increase At A Higher Rate In National Register Or Local Historic Overlay Districts Than Similar Neighborhoods Not Designated.



Historic Preservation Is “Green” And Part Of Sustainability Initiatives

- The “Greenest” Building Is The One Already Built Since It Requires The Use Of Fewer Resources Than New Construction.
- Older Buildings Represent Embodied And Inherent Energy Conservation. Energy And Resources Have Already Been Expended.

Heritage Tourism

- Historic And Cultural Sites Draw The Most Tourists.
- The Typical Heritage Tourist Stays Longer, Spends More Money, And Returns More Often Than The Average Tourist.



Community pride



Preservation Programs (and some laws)

There is a complexity to preservation given the many types of participants and layering of roles and partnerships

North Carolina Historic Preservation Office (HPO)

North Carolina Historic Preservation Office's duties include:

- Maintaining Inventories Of Historic Properties.
- Nominating Properties To The National Register.
- Reviewing Local Designation Reports.
- Administering CLG Program.
- Reviewing Federal And State Undertakings.
- Administering Tax Incentive Programs.

The National Register

- The National Register Of Historic Places Is The Nation's Official List Of Properties Significant In Architecture, History, And Culture.
- Listing Requires A Property To Possess Historic Significance And Integrity.
- Properties Must Meet Specific Criteria.
- Can Be Listed Individually Or As Part Of A Historic District

Certified Local Governments

- CLGs Are Eligible To Apply For Federal Historic Preservation Grant Money Through SHPO
 - Funded Activities Include Survey Projects, Educational Programs, Nr Nominations, Etc.
- CLG Status Gives Local Governments More Authority Regarding Preservation Activities.
 - Review National Register Nominations

Historic Rehabilitation Tax Credits

- Federal - A 20% Investment Tax Credit For The Sensitive Rehabilitation Of A Historic Income-producing Building.
- State - A 20% Tax Credit For Rehabilitations Of Income-producing Historic Properties That Also Qualify For The 20% Federal Investment Tax Credit.
- State - A State Tax Credit Of 30% For Qualifying Rehabilitations Of Non Income-producing Historic Structures, Including Owner-occupied Personal Residences.

Local Landmarks and Districts

- Local Governments Establish Historic Regulations And Preservation Commissions Under North Carolina Law
- Preservation Commissions can recommend local districts and landmarks for historic designation.

Locally Designated Historic Districts

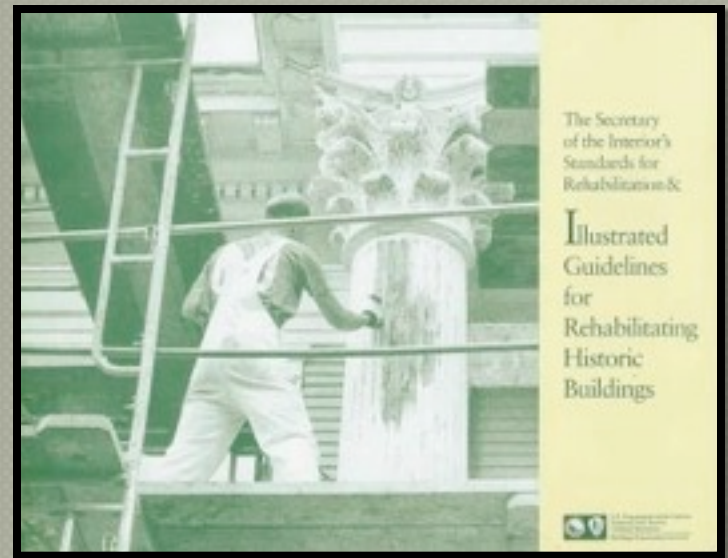
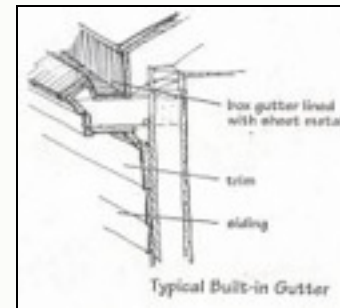
Designation Is Designed To Preserve The Historical Architectural Features And Enhance The Existing Character Of A Community, Through A Review Process Based On Established Design Guidelines.

In Historic Districts Design Review Is Required for Rehabilitation (Porches, Windows, Doors Etc.) As Well As New Construction (New Buildings/ Additions) and Demolition.

Locally Designated Historic Districts

Level of Review:

- All Work Visible From Streets Or ROWs
- Focus On Both Urban Design & Architectural Details
- Typically Consistent With Federal Standards



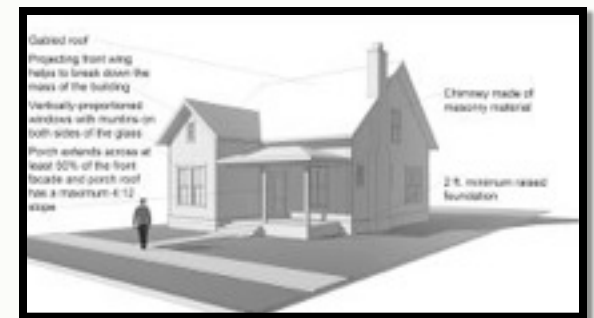
Neighborhood Conservation Overlay Districts

- Ghent, Longwharf and Dryborough
- In Conservation Districts Design Review Is Only Required for
 - New Construction and some renovations
- Over 2,300 Communities Utilize One Or Both Types of Overlay Districts.

Neighborhood Conservation Overlays

Level of Review:

- All Work Visible From Streets (Usually Not ROW)
- Focus On Urban Design (Usually Not Architectural Details)
- Considered “Historic Zoning Light” (Alternative Where Historic Zoning Lacks Sufficient Support)



Local Landmarks

- Designation reports reviewed by NC HPO
- Process similar to local district designation
- Subject to design guidelines
- Real Estate tax deferral

Revolving Fund Programs

FUNDS PURCHASES
HISTORIC PROPERTY
(OFTEN ONE THAT IS
THREATENED WITH
DEMOLITION)
EASEMENTS
APPLIED TO
PROPERTY
PROPERTY IS RE-
SOLD
SALE PROCEEDS
APPLIED TO NEXT

PRESERVATION NORTH CAROLINA
Saving Places That Matter to the Diverse People of North Carolina • Historic Properties for Sale • News & Announcements • Events

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GENERAL INFORMATION

What Is The Endangered Properties Program?

Preservation North Carolina's **Endangered Properties Program** has helped save more than 600 historic places since 1999. Many of these properties would have been lost without PNC's involvement, and the organization's involvement has generated private investment of approximately \$200 million.

The key to this program's success is its revolving fund. The process behind the revolving fund is simple: PNC acquires endangered historic properties either through options, donation or outright purchase and then finds buyers willing and able to rehabilitate them. As a condition of sale, easements are placed on the property to ensure its protection in the future.

For Preservation North Carolina to get involved with a property, it must be endangered, significant, fixable, and sellable.

A property is considered **endangered** if it is threatened with immediate demolition, seriously deteriorated or vacant, or likely to be subdivided or otherwise lose its historic integrity.


At a minimum, the property must be **significant** enough to be eligible for the National Register of Historic Places.

"**Fixable**" and "**sellable**" mean the owner of a property is willing to sell or give the property to PNC, and the property could be marketable in PNC's system.


Since this organization is accustomed to working with public properties, its notion of marketability is often different from the traditional real estate market.

Renewing NC places through the Endangered Properties Program

Before



After



Preservation/Conservation Easements

- May Allow Heirs To Keep The Land In The Family Rather Than Be Forced To Sell It
- Can Significantly Lower Federal Estate Taxes
- May Provide Landowner With Federal Income Tax Benefits

Other Potential Financial Incentives

- Tax Abatements:
 - Provide An Exemption From Taxes For The Added Value Of Improvements Made To Landmark Buildings.
- Low-Interest Loans/Grants
 - Can Fund Critical Building Maintenance; Structural Stabilization Work; Repair And Rehabilitation Of Historic Exterior Features; And Other Projects.
- Façade Improvement Programs
 - Targets Historic Commercial Areas And Encourage Private Investment In Downtown.
- Transportation funding, Save America's Treasures, Preserve America

Other Preservation Activities

- ◉ Home Tours
- ◉ Lectures
- ◉ School Programs
- ◉ Media relations
- ◉ Preservation Month
- ◉ Awards
- ◉ Markers
- ◉ Advocacy
- ◉ Preserve America

Preservation Plan Tasks

- Task 1—Initial meeting, webpage mock up
- Task 2-Review of assets, inventories and plans
- Task 3-Identify Vision and Goals through work session, public workshop, stakeholder interviews and web based feedback
- Task 4-Draft Vision Statement and Goals
- Task 5-Joint Work Session

Preservation Plan Tasks

- Task 6- Develop Recommendations and Actions
- Task 7- Steering Committee work session
- Task 8- Draft Plan Document
- Task 9- Public workshop
- Task 10-Plan Adoption
- Task 11-Revised/Final Plan document

Preservation Plan Considerations

- Recommendations for Public Education and Outreach
- Recommendations for Historic Preservation Commission Education and Training
- Detailed evaluation /discussion of the current character of the four national register historic districts (visuals and illustrations)

Preservation Plan Considerations

- Vision statement on future preservation efforts, restoration, adaptive reuse and new/infill construction projects.
- Tools for measuring Community Character (visuals and illustrations)
- Identify future historic districts, landmarks and sites (including cemeteries) city-wide.

Preservation Plan Considerations

- Identify other tools, strategies and action statements for improving the quality of the preservation efforts, programs, and processes.

Additional Comments or Questions

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