BRISTOL, TENNESSEE
HISTORIC DISTRICT
DESIGN GUIDELINES
SUPPORTING ECONOMIC DEVELOPMENT
AND COMMUNITY CHARACTER

Nashville, Tennessee
Purpose of the Project

- Prepare a User-Friendly Manual for Use by Property Owners
- Provide Information on Appropriate Rehabilitation and New Construction
- Provide Information on Tax Incentives
- Be a Reference Guide for Additional Sources of Assistance
Why Have Design Review?

- Protects Property Owner Investment.
- Reinforces Historic and Architectural Character of an Area.
- Encourages Quality and Compatible New Construction.
- Guides Appropriate Rehabilitation.
- Encourages Investment and Economic Development.
The Economic Benefits of Historic Preservation

- 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.
The 4 Major *Measurables* of the Economic Impact of Preservation

- Job Creation and Household Income from the Building Rehabilitation Process
- Heritage Tourism
- Success of Preservation-Based Economic Development Strategies
- Impact on Property Values of Local Historic Districts
Neighborhoods line up for historic designation

Yvonne Wingett
The Arizona Republic
Aug. 11, 2003 12:00 AM

A program set up to protect Arizona's history is colliding with its own popularity and an accident of timing.

Recognizing buildings as historic initially was meant to protect a few inner-city structures and neighborhoods.

But now, the number of requests for the historic designation is skyrocketing as waves of communities from Phoenix to Mesa to Tucson hit the magic age of 50, making them eligible for federal or local historic status.

The upsurge, which preservationists say has just begun, is overwhelming the system and forcing officials to choose even more selectively what is worthy of going into the state's history books.

At stake, some believe, could be a program that gives some owners of historic homes a property-tax break of up to 50 percent and a designation that immediately boosts property values.

"We're dealing with an order of magnitude, in terms of the number of historic buildings, greater than we've ever had to deal with before," said William Collin, Arizona deputy historic preservation officer.

"Cities in the Valley have been working on that problem from one angle (or) another so that we can get a handle on it."

It won't be easy.

The dilemma is blamed on the post-World War II construction boom.

Phoenix was still a small, sleepy town until the war, surrounded by the tiny suburbs of Mesa, Glendale, Scottsdale and Tempe.

Afterward, growth exploded with hundreds of subdivisions sprawling north up Central Avenue and spreading for miles to the east and west. Back then, ranch-style homes were all the rage. Maryvale was becoming one of the nation's largest post-World War II housing developments.
DOLLARS AND SENSE of Historic Preservation

A recent study has shown that historic preservation in New Jersey can bring significant economic benefits.

**HISTORIC PRESERVATION'S IMPACT ON NEW JERSEY**

<table>
<thead>
<tr>
<th>Income</th>
<th>Taxable Income</th>
<th>Savings</th>
<th>Property Tax</th>
<th>Rent</th>
<th>Construction</th>
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<tbody>
<tr>
<td>$10,000,000</td>
<td>$9,000,000</td>
<td>$1,000,000</td>
<td>$800,000</td>
<td>$1,200,000</td>
<td>$1,500,000</td>
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**Preservation An Economic Engine**

Preservation is a powerful tool in creating jobs, generating income, and enhancing the value of historic buildings. It also increases the attractiveness of historic neighborhoods, which can lead to increased property values and overall economic development.

**ECONOMIC IMPACTS OF HISTORIC PRESERVATION IN MISSOURI**

In Missouri, historic preservation has a significant impact on the economy. A study found that $1 million invested in historic preservation can generate up to $3 million in economic benefits.

**The Economics of Historic Preservation**

A Community Leader's Guide

by Dennis D. Rybicki

National Trust for Historic Preservation
Preservation Creates More Jobs Than New Construction

- More labor intensive.
- Generates more household income.
- More money stays in the community.
Labor Intensity in Historic Preservation

New Construction

Rehabilitation

Materials

Labor
Job Creation in North Carolina

Building Rehabilitation vs. New Construction

Per $1 Million in Output

<table>
<thead>
<tr>
<th></th>
<th>Direct Jobs</th>
<th>Indirect Jobs</th>
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</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>14.7</td>
<td>21.2</td>
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<tr>
<td>Building Rehabilitation</td>
<td>22.1</td>
<td>19.3</td>
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</table>

0 5 10 15 20 25 30 35 40 45

Direct Jobs

Indirect Jobs
Heritage Tourism Attracts the Best Tourists

- Spend More
- Stay Longer
- Make Return Trips
What Visitors to Virginia Come to See

- 70% First Time Visitors
- 30% Repeat Visitors

- 80% Historic Preservation
- 60% Discount Centers
- 50% Shopping Centers
- 40% Beaches
- 30% Theme Parks
- 20% Golf Courses
Preservation Based Economic Strategies

- Historic preservation has proven to be an effective economic development strategy for downtown revitalization efforts across the country.
Preservation Based Economic Development

Main Street

Over the past 20 years in Main Street Communities

- $16.1 Billion invested in Physical Improvements
- 56,300 Net New Businesses
- 226,900 Net New Jobs
- 88,700 Building Rehabilitation & Construction Projects
- Cost per Job Created -- $2,504
- Leverage of Public Funds -- $39.96 to $1.00
Education - 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

- Emphasis on reduce, repair, and reuse.
- 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.
Historic Preservation is “Green” and Part of Sustainability Initiatives

- Preserving and rehabilitating an existing historic building has less negative impact on the environment than new construction.
- Preserving older buildings reduces landfill costs – 30% of landfills are composed of building debris.
Quality of Life Issues

- Historic buildings give communities a unique identity and character.
- Many quality of life activities—museums, theaters, and libraries—are located in historic buildings.
- The quality of historic buildings and their preservation reflects a healthy community self-image.
- Livability of older downtowns and neighborhoods are what Baby Boomers are looking for.
Design Guideline Fundamentals

- Preserve Original Historic Fabric
- Reuse and Recycle Existing Materials
- Repair in Kind with Like Materials or Closest Sustainable Materials
- Replace in Kind with Like Materials or Closest Sustainable Materials
- New Construction and Additions – Minimal Impact to Historic Building, Use of Sustainable Materials
FEDERAL REHABILITATION TAX CREDIT FOR COMMERCIAL HISTORIC BUILDINGS

• 20% federal income tax credit
• Property must be historic
• Must be income-producing
• Expenditures must exceed the building’s adjusted basis
• All work on building is eligible
• Must comply with Secretary of the Interior’s Standards
• Must submit formal application
• 5-year recapture
Impact of Tax Credits

- Federal Tax Credit Program 1976-2016
  - Tax Credits Resulting in $82 Billion in Rehabilitation
  - 2 Million Jobs
  - Better and Higher Paying Jobs than New Construction
  - 75% of $ Stays Local
Sandblasting damage
Signs
Roof additions should be recessed from the main façade and not readily visible from the street.
New Building Construction or Infill

Consistent with the traditional size and location of storefront openings and upper façade window openings

Along the same line and flush with sidewalk
Replica

NASHVILLE, TN
Kansas City, Missouri
CONTEMPORARY

Kansas City, Missouri
CONTEMPORARY

MINNEAPOLIS, MN
<table>
<thead>
<tr>
<th>Period</th>
<th>Average energy consumption Btu/sq. ft</th>
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<tbody>
<tr>
<td>Before 1920</td>
<td>80,127</td>
</tr>
<tr>
<td>1920 – 1945</td>
<td>90,234</td>
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<tr>
<td>1946 – 1959</td>
<td>80,198</td>
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<td>1960 – 1969</td>
<td>90,976</td>
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<td>1970 – 1979</td>
<td>94,968</td>
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<td>1980 – 1989</td>
<td>100,077</td>
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<td>1990 – 1999</td>
<td>88,834</td>
</tr>
<tr>
<td>2000 – 2003</td>
<td>79,703</td>
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</tbody>
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Source: Commercial Building Energy Consumption Survey, 2003
http://www.eia.doe.gov/emeu/cbecs

PERCEIVED ENERGY INEFFICIENCY
Retrofitting Historic Commercial Buildings
- Rooftop Solar Panels
Retrofitting Historic Commercial Buildings
- Reflective Roofs
Retrofitting Historic Commercial Buildings – Reflective Roofs

- Black roof: 80°C (177°F)
  - Heat flow to city air
  - Heat flow into building

- White roof: 44°C (111°F)
  - Heat flow to city air
  - Heat flow into building

Air temperature 37°C (99°F)
Summary

- Design Guidelines Reinforce Historic and Architectural Character
- Historic Districts Stabilize or Increase Property and Resale Values
- Final Product will be a User-Friendly and Illustrated Manual for Property Owners