

# Historically Cool

## Tools and Strategies

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# Historically Cool: Tools and Strategies

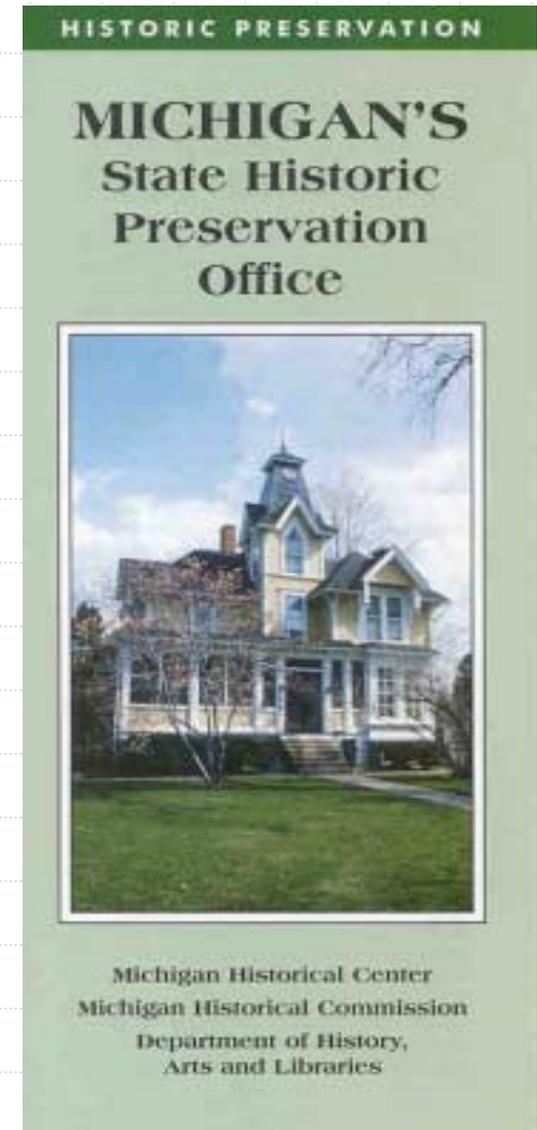
## SHPO – Who We Are

### ◆ Department of History, Arts and Libraries

- Michigan Historical Center
  - ◆ State Historic Preservation Office

### ◆ 15 Preservation Professionals

- Historians
- Architectural Historians
- Historic Architects
- Preservation Planning
- Support Staff



# Historically Cool: Tools and Strategies

## SHPO – What We offer

### ◆ Identification

- Reconnaissance Survey
- Intensive Survey

### ◆ Designation

- National Register
- State Markers

### ◆ Protection

- Local Historic Districts Act (MCL399.201-215)
- Preservation Planning

### ◆ Incentives

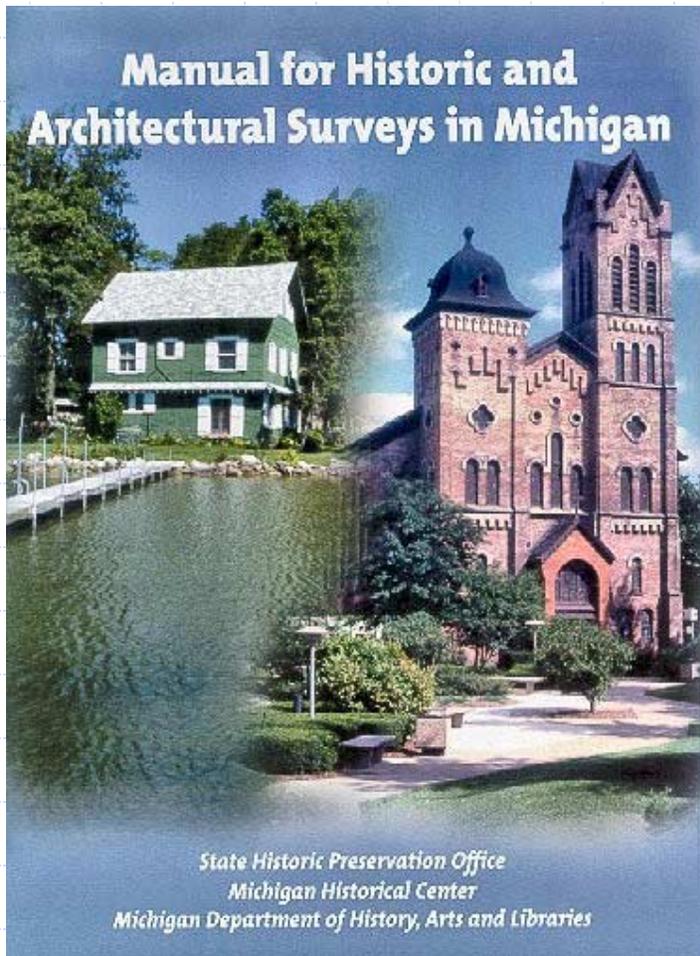
- CLG Programs
- Federal Tax Incentives
- State Tax Incentives
- Lighthouse Assistance Program

Cross Street Village, Ypsilanti



# Historically Cool: Tools and Strategies

## SHPO – Identification



### ◆ Local Resource Survey

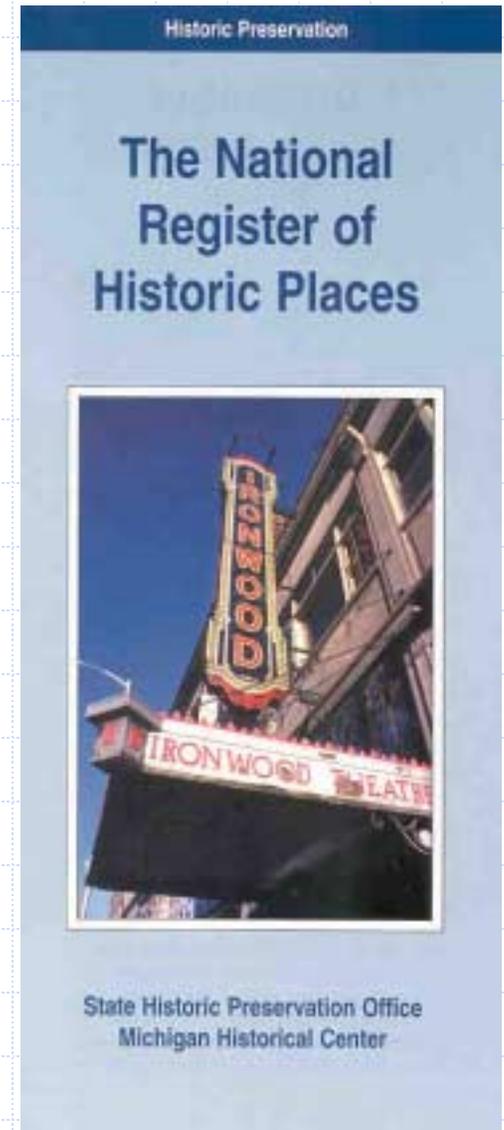
- Critical First Step
- Provides Basic Physical Information
- Should be Comprehensive
- Should be Done in Stages
  - ◆ Reconnaissance
    - Quick, Broad Based, Basic
  - ◆ Intensive
    - Focused, Smaller Areas, Detailed
- Creates the Foundation for District Designation and Protection Through Comprehensive Planning

# Historically Cool: Tools and Strategies

## SHPO – Designation

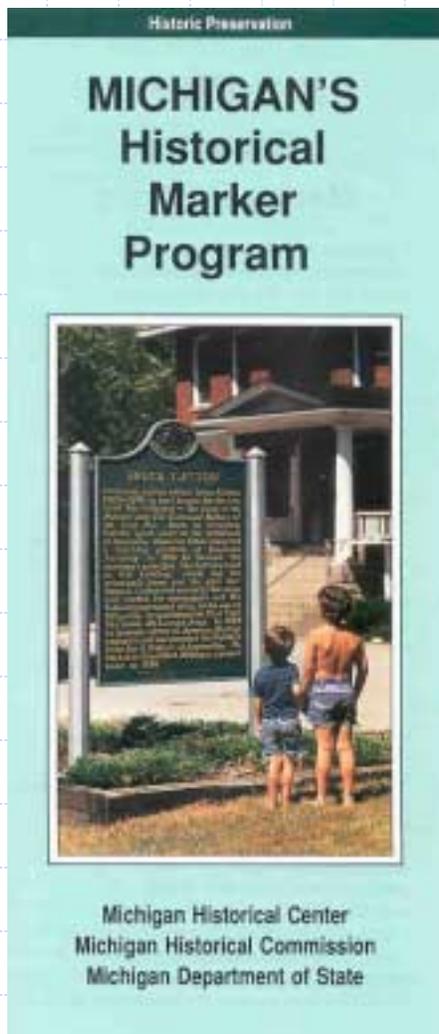
### ◆ National Register of Historic Places

- Federal Recognition
- Honorary **not** Regulatory
- Education/Awareness Tool
- Access to ITC
- Access to Building Code Relief
- Jointly Administered by SHPO and NPS
- Excellent Community Introduction to Designation



# Historically Cool: Tools and Strategies

## SHPO – Designation



### ◆ Michigan Marker Program

- State Recognition
- Honorary **not** Regulatory
- Education/Awareness Tool
- Jointly Administered by SHPO and Michigan Historical Commission
- Helps Build Community Identity

# Historically Cool: Tools and Strategies

## SHPO – Protection

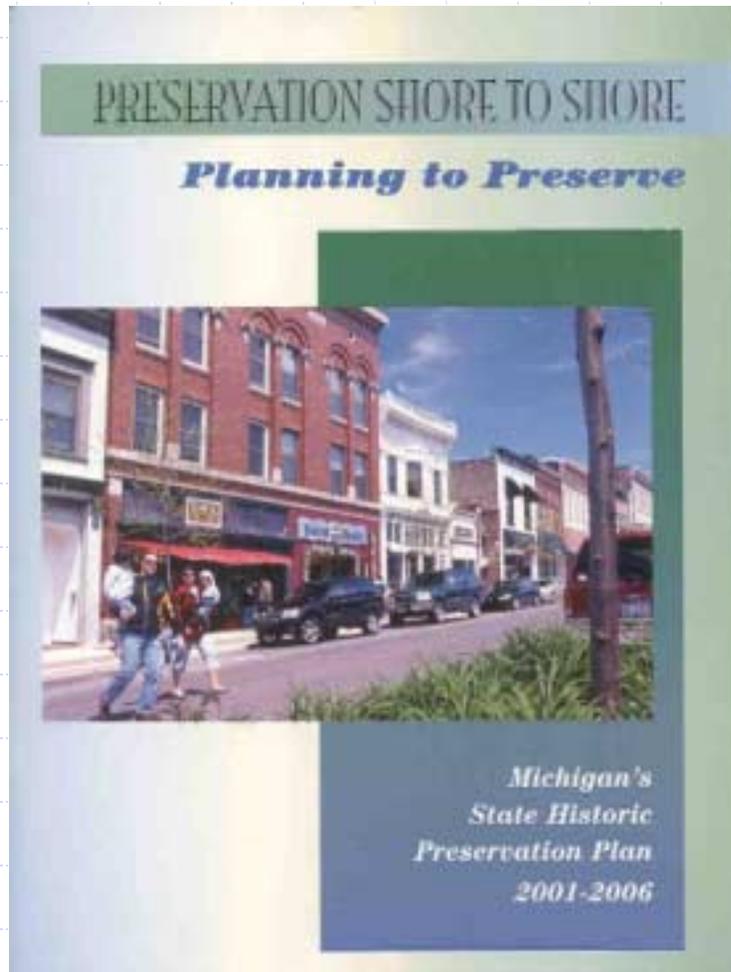
- ◆ Michigan Local Historic Districts Act (MCL 399.201-215)
  - Only Real Protection Available
  - Exterior Only
  - Excludes Ordinary Maintenance
  - Access to State Tax Credits
  - Can be Combined With Other Tools
  - Local Ordinance/SHPO Support
  - Protects Community Character



West Canfield Local Historic District  
Detroit, MI

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SHPO – Protection



## ◆ Preservation Planning

- Provides Framework of Issues
- Overview of Past Regional Identification Efforts
- Provides Broad Five Year Goals and Objectives
- Can be Tailored to Local Needs
- Helps Provide Basis for Local Planning Efforts

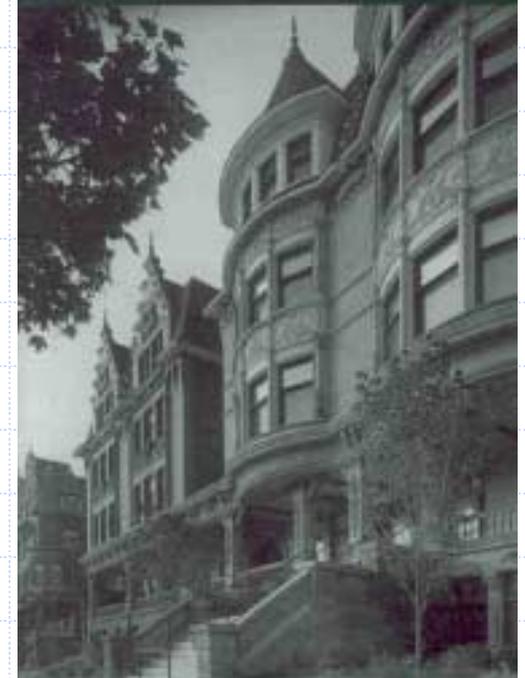
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## SHPO – Incentives

### ◆ Federal Investment Tax Credits

- Promote Rehabilitation Projects:
  - ◆ National Register Listed Properties
  - ◆ Commercial End Use
  - ◆ Substantial Rehabilitation
  - ◆ Comply with the *Secretary of the Interior's Standards for Rehabilitation*
- 20% Income Tax Credit for Owner
- Pre-certification Recommended
- Non-competitive/Non-capped
- Can be Combined with other Programs
- Jointly Administered by SHPO, NPS and IRS

### Preservation Tax Incentives for Historic Buildings



U.S. Department of the Interior  
National Park Service  
Cultural Resources  
Heritage Preservation Services

# Historically Cool: Tools and Strategies

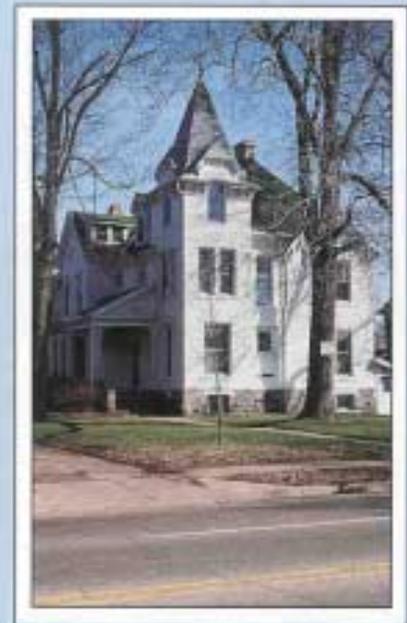
## SHPO – Incentives

### ◆ State Historic Preservation Tax Credits

- Promote Rehabilitation Projects:
  - ◆ National Register, State Register or Locally Designated Properties
  - ◆ Commercial or Personal Residential End Use
  - ◆ Maintenance Credit
  - ◆ Comply with the *Secretary of the Interior's Standards for Rehabilitation*
- 25% Income/SBT Tax Credit for Owner
- Pre-certification Recommended
- Non-competitive/Non-capped
- Can be Combined with other Programs
- Jointly Administered by SHPO, Treasury

HISTORIC PRESERVATION

### MICHIGAN'S Historic Preservation Tax Incentives



Michigan Historical Center  
Michigan Department of State

# Historically Cool: Tools and Strategies

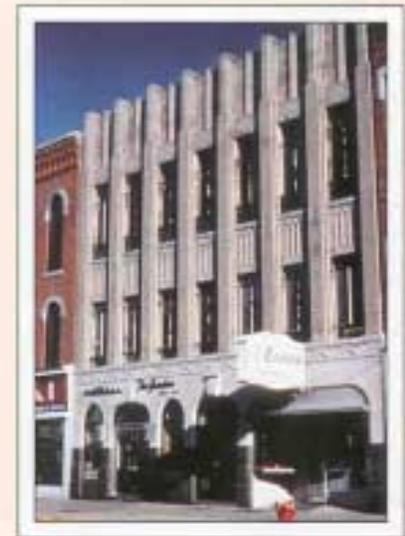
## SHPO – Incentives

### ◆ Certified Local Government Program

- Promote Local Preservation Planning
- Must have:
  - ◆ Local Preservation Ordinance
  - ◆ Historic District Commission
  - ◆ Active Survey Program
  - ◆ 4 year Preservation Plan
- Access to HPF Grants
  - ◆ Competitive Award
  - ◆ Gov. Units/Nonprofits
  - ◆ \$30,000.00 Max
  - ◆ 60/40 Match

HISTORIC PRESERVATION

### MICHIGAN'S Certified Local Government Program

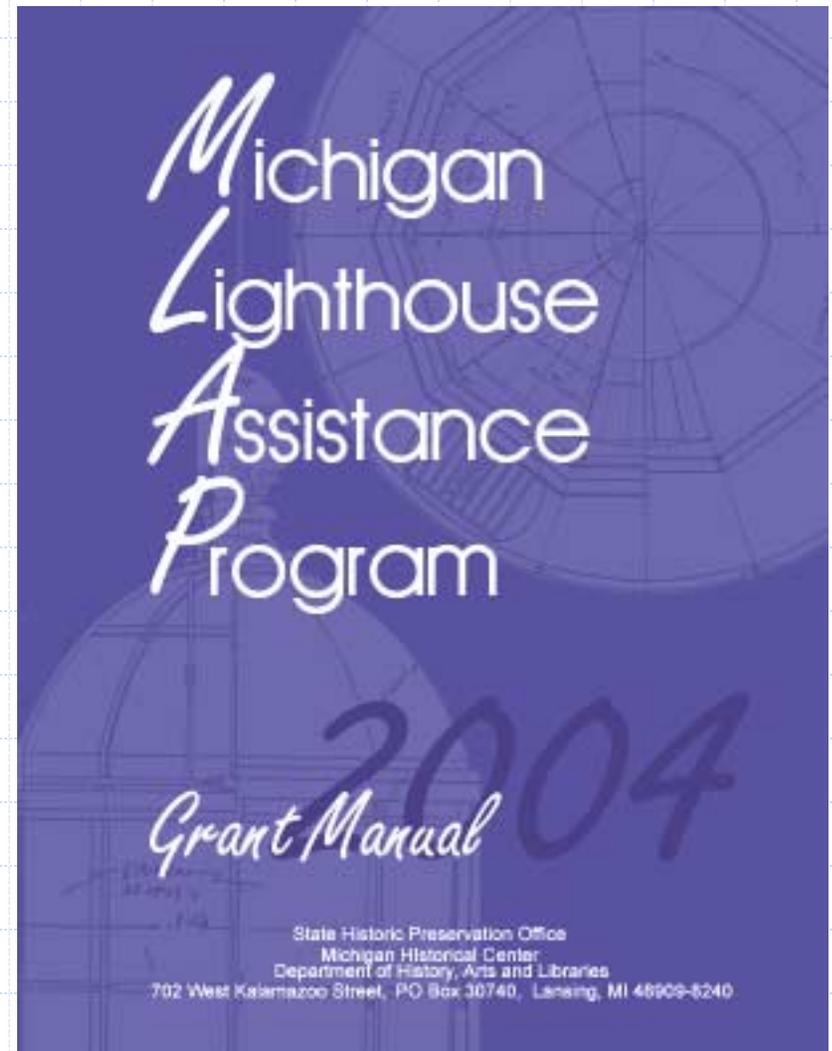


State Historic Preservation Office  
Michigan Historical Center

# Historically Cool: Tools and Strategies

## SHPO – Incentives

- ◆ Michigan Lighthouse Assistance Program
  - National Register Eligible
  - Competitive Award
  - Gov. Units/Nonprofits
  - \$40,000.00 Max
  - 50% Match
  - Funded in part by Lighthouse License Plate Revenues
  - Helps Promote Reuse of Michigan's Lighthouses



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SHPO – Partners



- ◆ Michigan Main Street
  - Competitive Application
  - Technical Assistance
    - ◆ Design
    - ◆ Organization
    - ◆ Promotions
    - ◆ Economic Restructuring
  - Promote Downtown Revitalization
  - Collaboration Between Local, State and National Partners



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SHPO – Partners



## ◆ MEDC

- Obsolete Property Rehabilitation Act
- Brownfield Redevelopment Initiatives
- Community Development Block Grant
- Neighborhood Enterprise Zone



## ◆ MSHDA

- Low Income Housing Tax Credits
- Multi-Family Direct Lending
- Rental Rehabilitation Program

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## SHPO – Local Tools



- ◆ Comprehensive Planning
- ◆ Non-exclusive Zoning Ordinances
- ◆ Site Plan Review
- ◆ Rental Rehabilitation Programs
- ◆ DDA – Facade Assistance Programs

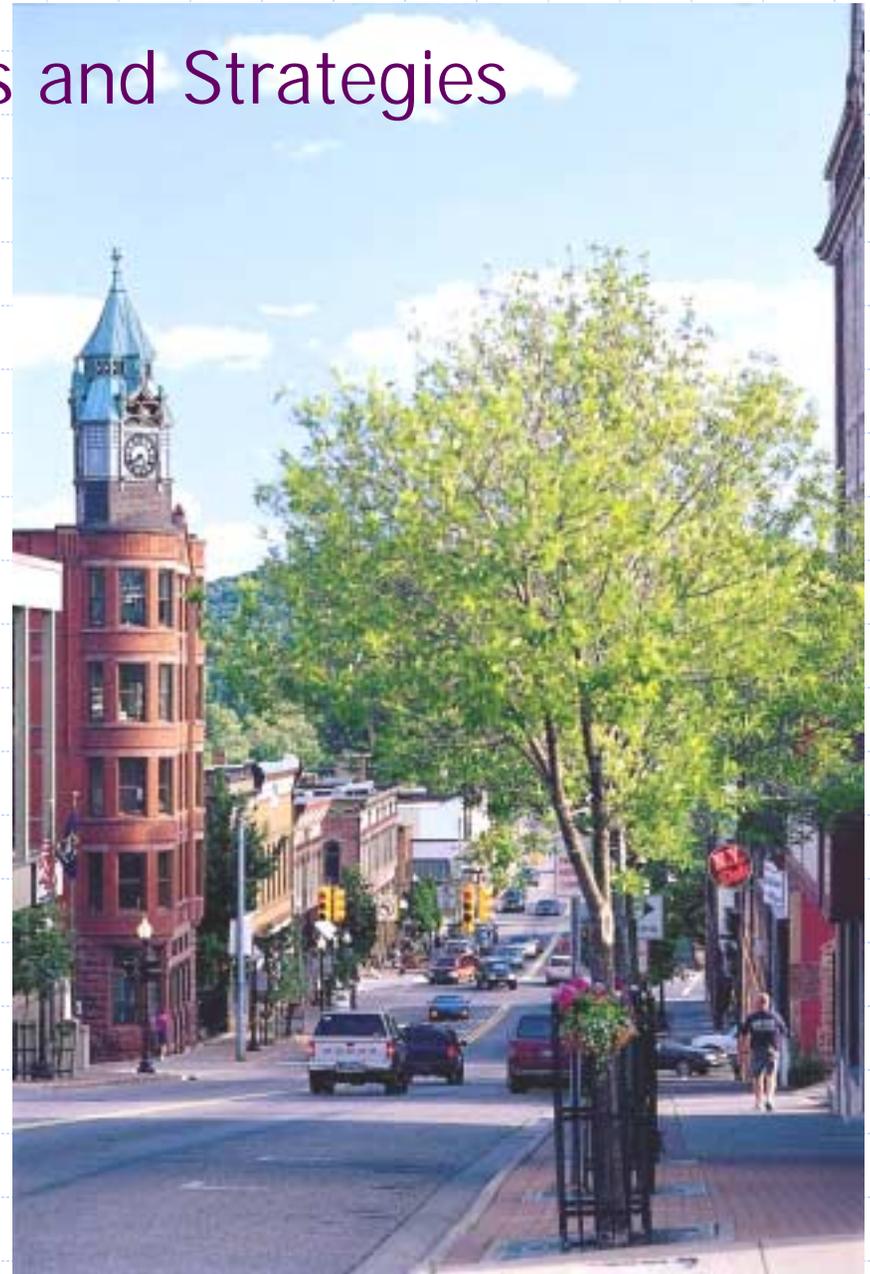


South Street Local Historic District  
Kalamazoo, Michigan

# Historically Cool: Tools and Strategies

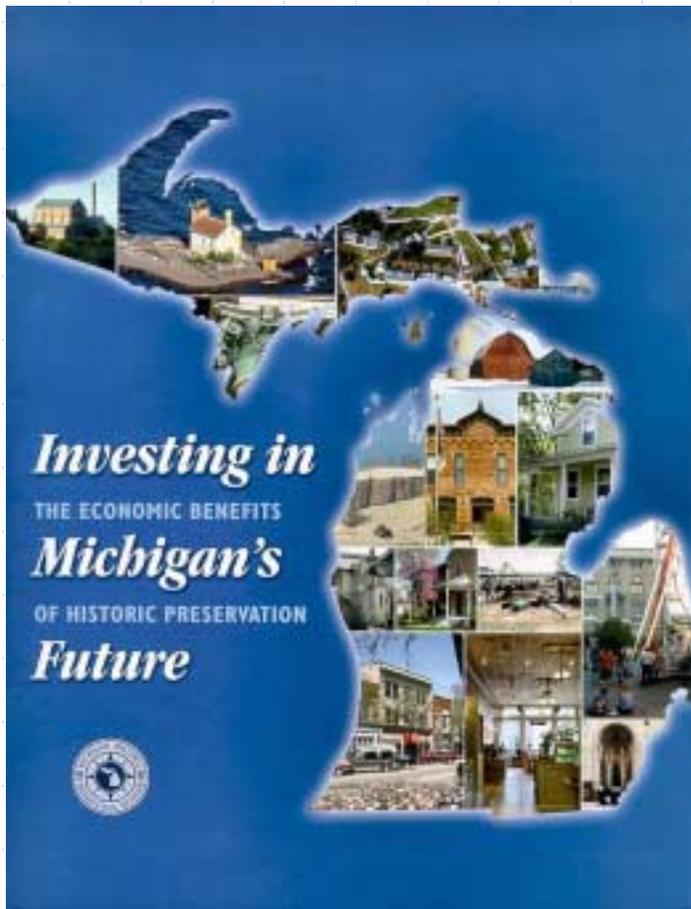
## SHPO – Other Resources

- ◆ Michigan Rehabilitation Code
  - Helps Make Rehabilitation Practical
  - Applies to All Existing Buildings
  - Special Consideration for Historic Buildings
    - ◆ CH 10 – Historic Buildings
  - Code of Choice



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## SHPO – Other Resources



Michigan Historic Preservation Network

### ◆ Investing In Michigan's Future

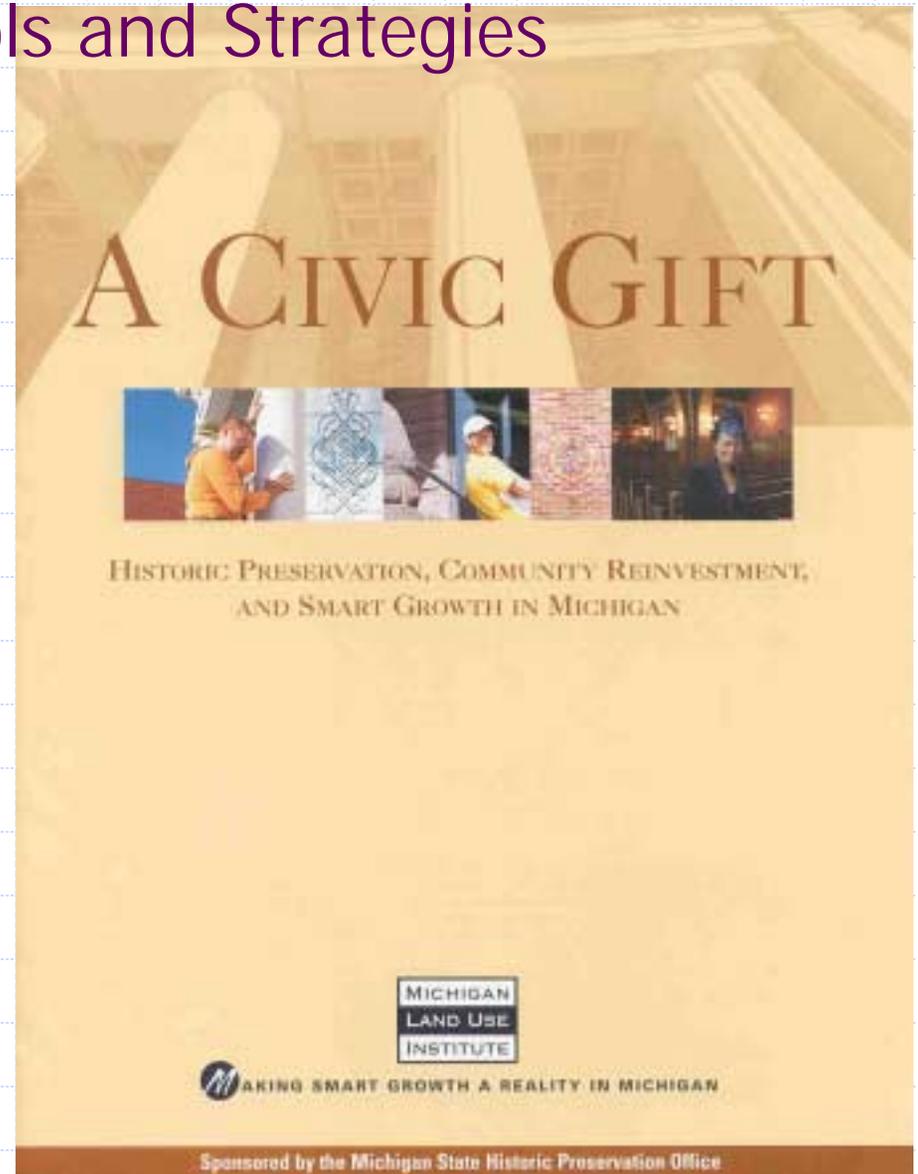
- Adds Value/Quality of Life
  - ◆ Cultural
  - ◆ Aesthetic
  - ◆ Educational
  - ◆ Appreciation of Michigan's Past
- Economic Impact
  - ◆ Promotes Reinvestment
  - ◆ Creates Jobs
  - ◆ Enhances Property Values
  - ◆ Promoter Tourism

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## SHPO – Other Resources

### ◆ A Civic Gift

- Case Study of Preservation Successes Throughout the State
- Demonstrated Strength of Economic Impacts
- Helps Show Connection Between Quality of Life and Preservation
- Provides Recommendation to Strengthen Preservation Tools



Michigan Land Use Institute

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## SHPO – Other Resources



### ◆ Governor Granholm

- Land Use Leadership Council
- Support of *Joint Municipal Planning Act* (HB-4284)
- Executive Directive 2033-22
- Governors Awards for Historic Preservation
- Cool Cities Initiative

**"Whether you are a business that preserves a historic structure, or a family that turns a former eyesore into a wonderful gem of a home, preservation does more than just save buildings – It saves Communities."**

Jennifer Granholm, *Governor of Michigan*

# Contacts and Additional Information



## SHPO General Info.

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