



# PRESERVATION VIRGINIA

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**Historic Preservation Resources: Tools for Economic & Community Sustainability**

**July 20, 2011**

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*Connecting people and resources to ensure the continued vitality of Virginia's historic places*

[www.preservationvirginia.org](http://www.preservationvirginia.org)



PRESERVATION VIRGINIA

**Historic Preservation Resources:**  
**Tools for economic and community sustainability**

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A large, multi-story brick house with a gabled roof and several chimneys, surrounded by greenery and a lawn. The house is constructed of red brick with white window frames and a central arched doorway. The roof is dark grey with a prominent gable over the central section. The house is set on a well-maintained green lawn with a dirt path leading towards it. Large trees are visible in the background under a blue sky with scattered clouds.

The mission of Preservation Virginia is to preserve, promote and serve as an advocate for the state's irreplaceable historic places for cultural, economic and educational benefits of everyone.



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Virginia Department of  
Historic Resources

Helping You Put Virginia's Historic Resources to Work

# Charlotte Court House, VA



200ft  
50m

Tucker Brothers Store  
Charlotte Court House  
March 2006









Tucker Brothers Store  
Charlotte Court House  
June 2011





**Endangered Sites Announcement  
Danville 2007**

Ocean View Elementary School  
2011 Endangered Site







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# *Revolving Fund Program*

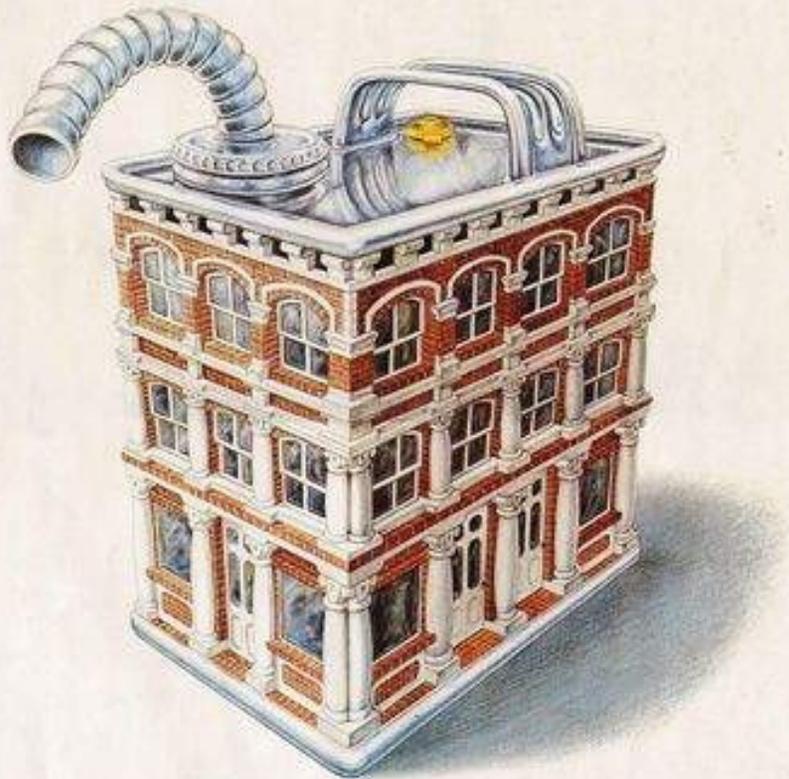
*Historic Preservation: The Original Green*



# PRESERVATION:

Reusing America's Energy

Preservation Week May 11-17, 1980



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

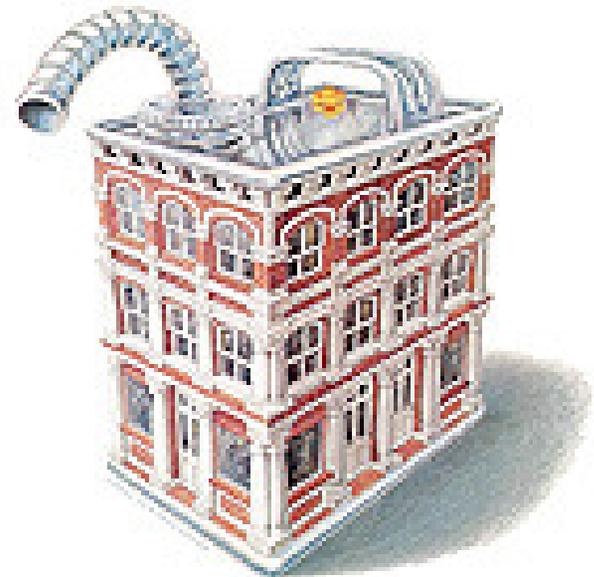
It takes the energy equivalent of one gallon of gasoline to make, deliver and install eight bricks. Preserving eight old bricks instead of throwing them away and making new ones means that the energy of a gallon of gasoline can be used to meet most other needs. Reusing old buildings saves the energy required to demolish and replace them with new buildings. And properly rehabilitated old buildings use no

NATIONAL TRUST FOR HISTORIC PRESERVATION

more energy, on the average, than brand new buildings for operation. Save energy—use a building for the National Trust for Historic Preservation and the U.S. Department of Energy in observing Preservation Week again. For details, write to Preservation Week, National Trust, 176 Massachusetts Ave., N.W., Washington, D.C. 20006. Or contact your local preservation organization.

Illustration by Robert R. Taylor

## REUSE BUILDINGS. REUSE ENERGY.



The greenest building is the  
one that's already built.



**PRESERVATION IDAHO**  
THE IDAHO HISTORIC PRESERVATION COUNCIL



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For the last thirty years, every day, seven days a week, 52 weeks a year we have lost 577 older and historic houses, over 80 percent of them single-family residences. The vast majority of these houses were consciously torn down, were thrown away as being valueless.

### ***Economics, Sustainability, and Historic Preservation***

National Trust Conference

Portland, Oregon

October 1, 2005

by Donovan D. Rypkema



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### What does the Revolving Fund Program do?

- acquires endangered historic properties to save them from demolition or severe neglect
- places them under protective easement
- markets and sells them to a buyer who undertakes the required rehab
- \$ from the sale is put back into the fund



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### **As well as...provides technical advice about:**

- Saving, purchasing, rehabbing properties
- Rehabilitation Tax Credit Program
- Easement donations
- Property donations
- Nominating properties to the VLR and NRHP



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## Requirements for Property Acquisition:

Virginia Landmarks Register or National Register of Historic Places  
or a contributing structure to a VLR or NRHP Historic District,  
or at least, eligible for the VLR or NRHP











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### Rehab/Recycle:

- maintains/preserves community character
- revitalizes older neighborhoods
- keeps money in the community- jobs  
takes advantage of existing infrastructure- streets,  
sewers, etc.
- increases property values
- increases community's property tax base
- heritage tourism



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**"Preservation saves energy by taking advantage of the non-recoverable energy embodied in an existing building and extending the use of it" –**

*ASSESSING the ENERGY CONSERVATION BENEFITS of  
HISTORIC PRESERVATION:*

*Methods and Examples, Advisory Council on Historic Preservation.*



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Rehab Builders

CO.

ARTS  
MANST.



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### What is the Field Representative

- 3 year grant program created by NTHP
- To have “boots on the ground”
- Provide technical assistance, strategy, education





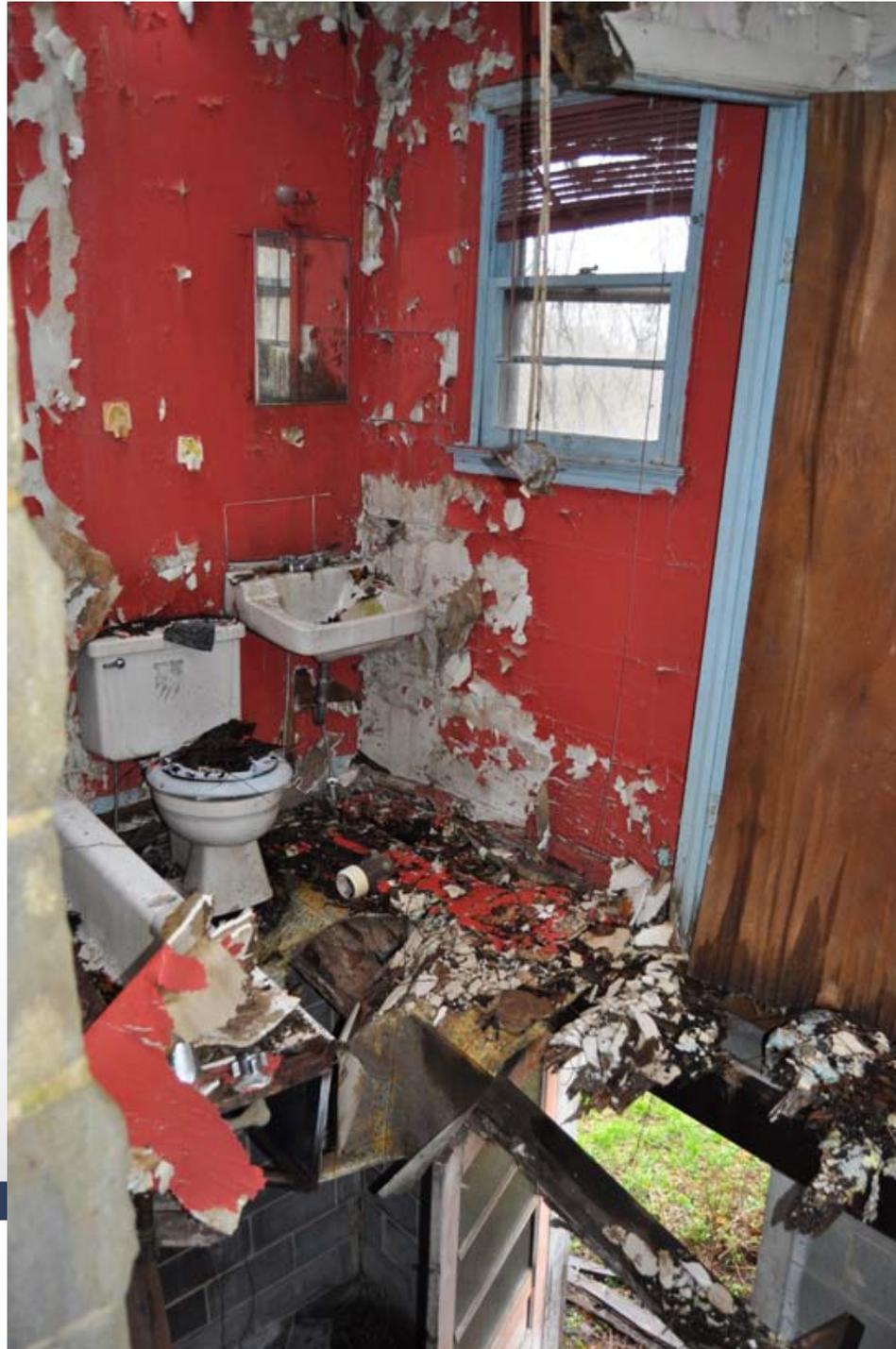
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### Demolition by Neglect

- What is it?
- Incentives and Enforcement
- What works?















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### Ways to Fight Demolition by Neglect

➤ Incentives

➤ Enforcement





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### Incentives

- Tax Abatement
- Hardship provisions
- Receivership – 3<sup>rd</sup> party does repairs





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### **Enforcement (Mostly Insufficient)**

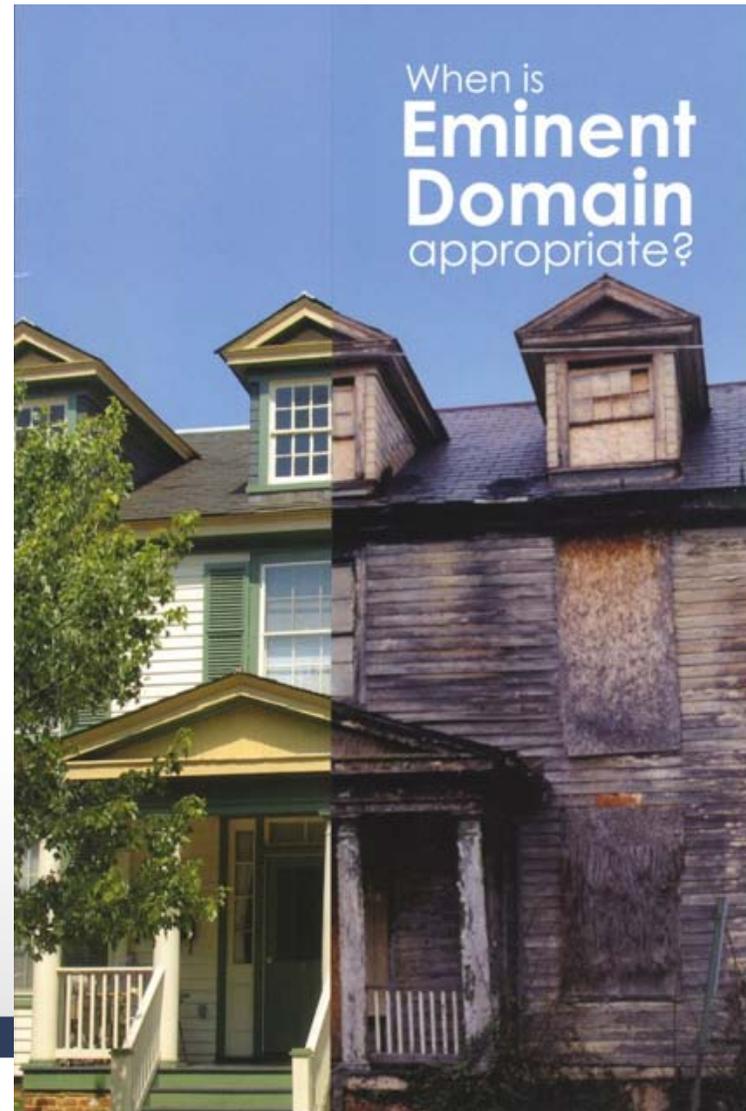
- **Property Maintenance portion of the VA building code (Optional)**
- **DBN ordinances within historic preservation or historic district ordinances**
- **Increasing fines or separate fines each day**
- **Local jurisdictions make the improvements and place liens on property**
- **Court orders**
- **Local jurisdictions acquire the building**



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### What Works?

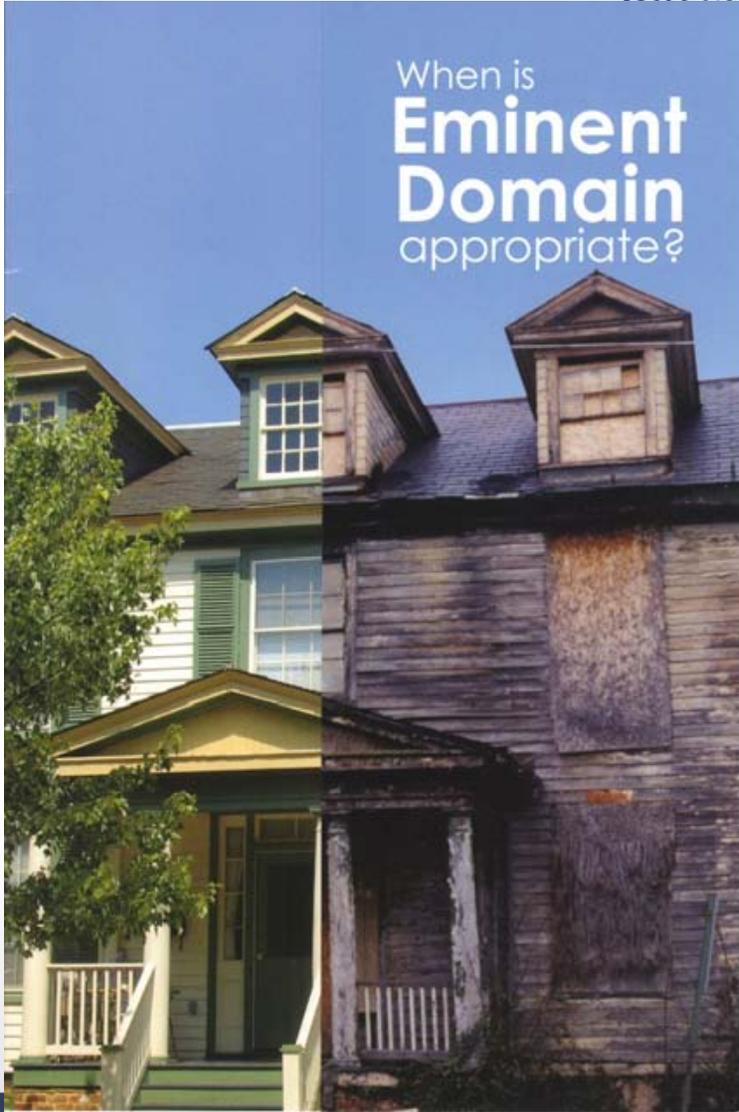
- Incentives
- Receivership
- Eminent Domain





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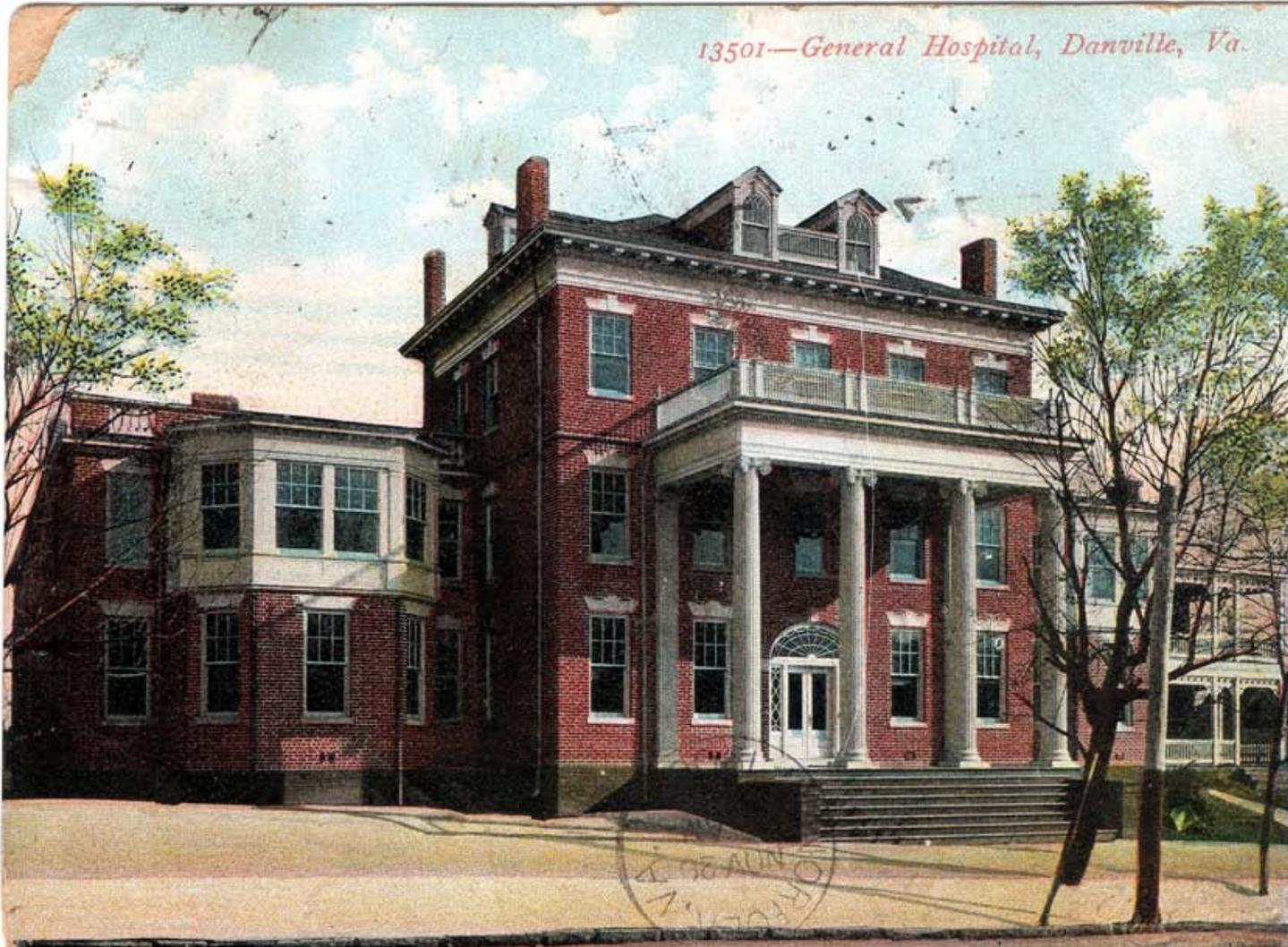
When is  
**Eminent  
Domain**  
appropriate?



1108 Polk Street was acquired by the Authority, rehabilitated by a local non-profit housing agency and sold as a first-time homeownership opportunity for a low-income family.

APVA  
1889

13501—General Hospital, Danville, Va.



Angie - how are you  
getting on. I'll be home  
sending love to your family



RGINIA









## PRESERVATION VIRGINIA

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