

The Historic Preservation Commission At Work

2004 — Chamber of Commerce, WEDG, and City shared the cost of a Downtown Assessment by Iowa Economic Development office; results were presented to public in spring 2005, and included both long range and short term projects, including formation of a Historic Preservation Commission and a local Main Street organization.

Historic Preservation Commission was formed by ordinance in August 2005.

Generally, our powers and responsibilities are

- to advise council on matters of preservation, and recommend additional preservation targeted ordinances as needed
- to conduct public education programming
- to monitor and report on historic properties, including losses
- to conduct survey, reporting, and nomination to the National Register of Historic Places for additional properties
- and may own property for the purpose of preservation

Our first act was to support Washington's Historic Building Code ordinance, and to receive training in how to use and apply that code.

Certified Local Government contract was signed in 2006 and adds responsibilities to the commission and benefits for the community.

- Annual report to State Historical Society and National Park Service
- Annual training for at least one member of the commission
- Access to grant funds for preservation and educational projects - Windows Workshop

Education

Since 2006, we have annually organized at least one public education event. We hosted a National Register training workshop for other CLG communities (2007), and in 2014, we presented a program at the Preserve Iowa state-wide conference. Members of our commission have also served on the State Historic Review Commission, our local Main Street Washington board and design committee, and the Washington County Historical Society board.

Grants and Tax Credits

Historic Resource Development Program (HRDP) - The purpose of the REAP/HRDP Grants Program is to provide funds for preservation activities in the areas of Documentary Collections (cataloging and/or storing paper and photographic items), Historic Preservation (acquisition, development, preservation and conservation of historic properties, interpretation projects, or professional training in the preceding categories), and Museum Collections. Funds may be allocated to units of government, tribes, individuals, businesses, and non-profits. The ratio of matching funds varies depending on the entity requesting the funds ~ for governments, it's 25¢ for every dollar spent, and 25¢ of donated labor or materials.

Limited to two consecutive grants of the same type.

Washington has received four HRDP grants - West Side Residential Neighborhood Survey (2014), Downtown Survey and Nomination (2012), DAR Log House (2010), and an Emergency Repair grant (2011).

Certified Local Government (CLG) - limited to CLG communities in good standing. CLG grants can be used for preservation planning, survey and evaluation of an area, nomination of historic properties to NRHP or a local register, pre-development of NRHP properties owned by the city or a non-profit, and public education. No funds are available for actual work on a property.

Washington has received two CLG grants, one to create a preservation plan (2008), and the other for an educational project, the Windows Workshop (2014).

Local, State, and Federal Tax Incentives

Information and assistance are available locally through the preservation commission and Main Street, and each year, workshops to explain the process are held around the state.

The City's own TIF program is available for property tax improvement rebates, and those are negotiated individually for each project.

The Iowa Income Tax Credit is a check for 25% of the funds spent on qualified elements of the project. It's paid when the project is complete and the work has been approved. Qualified elements are specified in detail before work begins, and changes are possible, working with SHPO.

The Federal Income Tax credit is applied once the project is completed, and is worth a 20% reduction on the income from the property for 20 years. The credit "belongs" to the building, not the owner, and continues for the full 20 year time period regardless of who owns the property. Eligible houses must be listed or eligible to be listed on the National Register of Historic Places and listed within 30 months after applying for the credit, and must produce income such as rental housing or office space. In addition, there are other IRS considerations.

Future Discussions

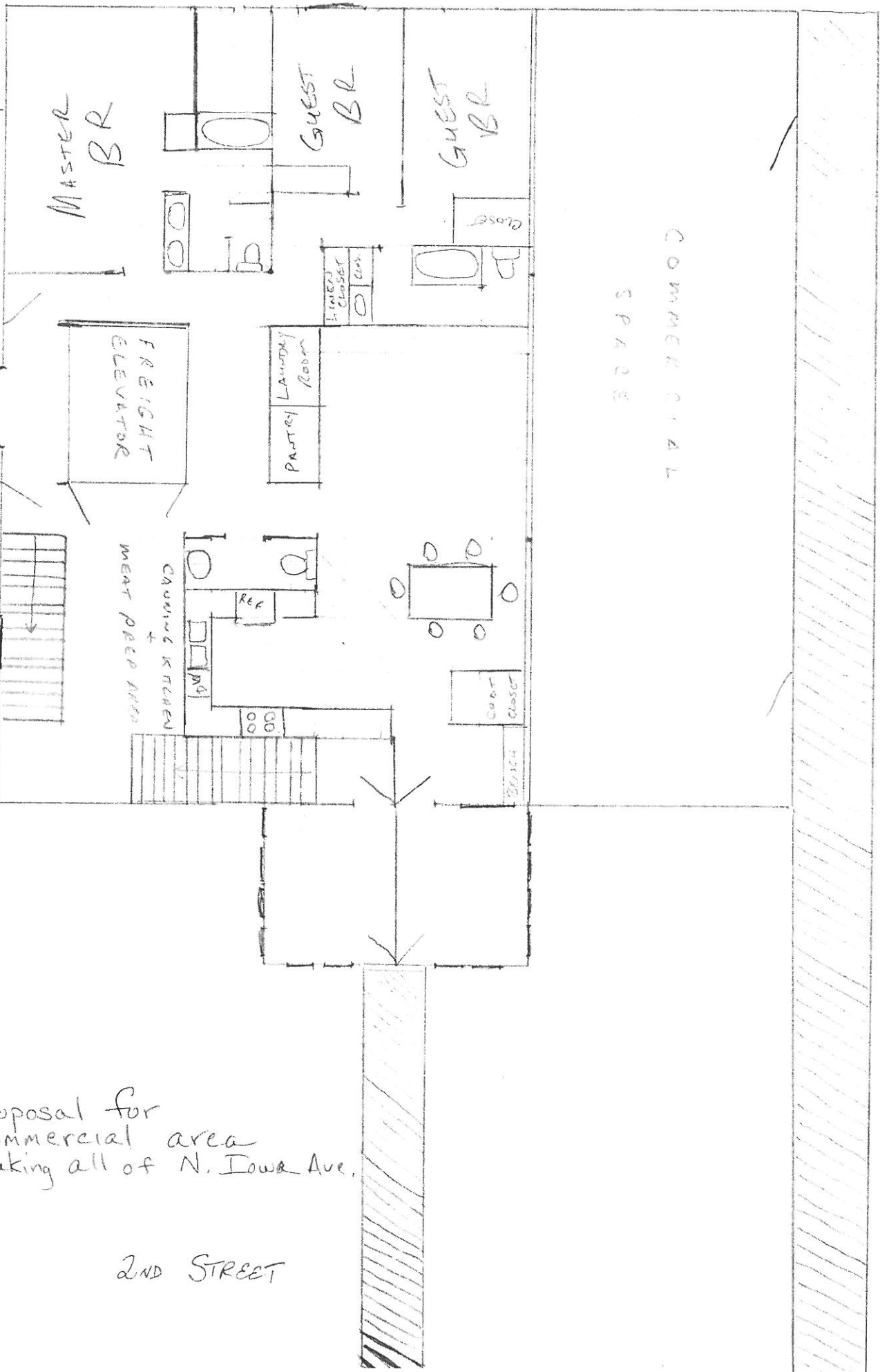
West Side Residential Neighborhood - will it be nominated to the National Register of Historic Places?

To protect our historic resources ~ will the council consider a demolition permit recommendation process?

Is the council interested in a local historic designation program?

Does the council have any questions about preservation or the work of the commission?

ALLEY



N. IOWA AVE

COMMERCIAL SPACE

SPACE

MASTER BR

GUEST BR

GUEST BR

FREIGHT ELEVATOR

PARTY LAUNDRY ROOM

CANNING KITCHEN + MEAT PREP AREA

REF

COAT CLOSET

BRUSH

CORR BLD



Proposal for Commercial area taking all of N. Iowa Ave.

2ND STREET