



# Historic Preservation

## *Current Issues*

# Overview

---

- **The state of historic preservation in Texas**
  - Including economic benefits...
- **New directions for historic preservation**
  - Broadening the scope of review: mid-century modern architecture, conservation districts
  - Preservation and sustainability/green development





# Historic Preservation in Texas





Texas Governors' Mansion | Austin, TX | 1855





Bishop's Palace | Galveston, TX | 1892

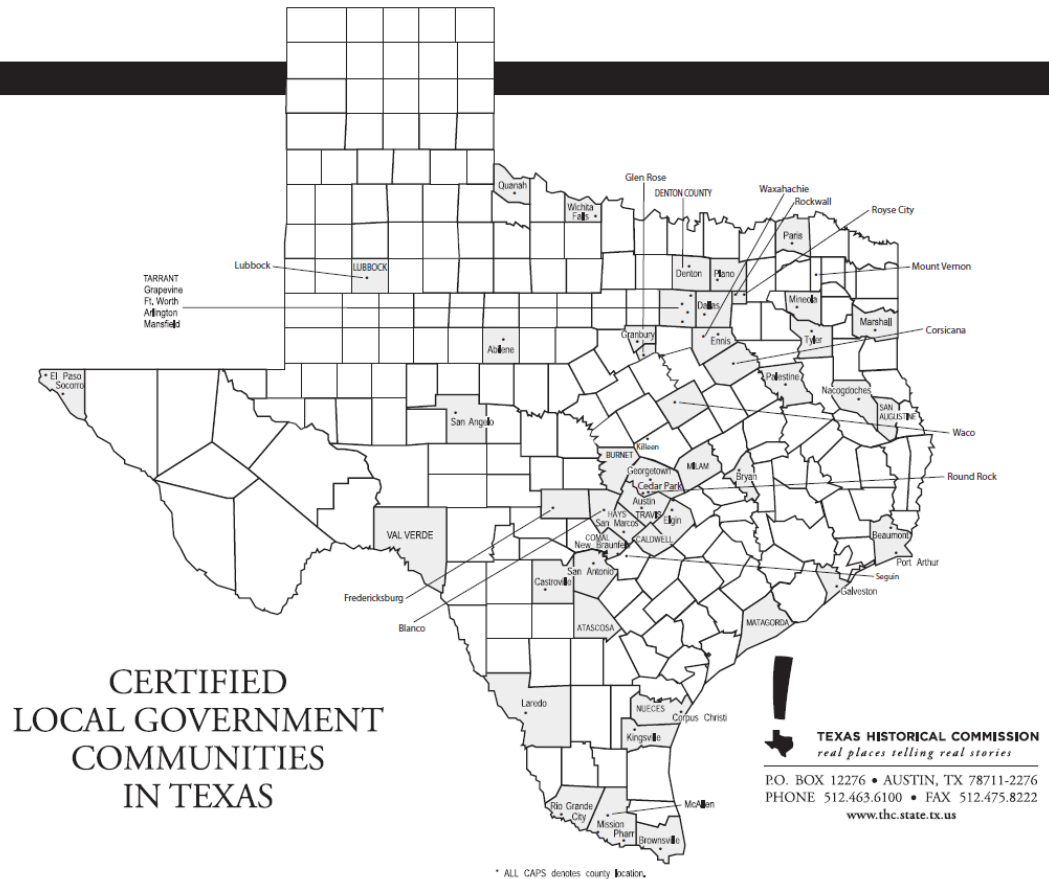




Munger Place Historic District | Dallas, TX | 1905

# Certified Local Government Program

- Established in Texas in 1986
- Local/state/federal partnership
- Local preservation ordinances
- 2013: 71 CLG communities in Texas



Texas Historical Commission



# Recorded Texas Historic Landmarks

- 3,678 buildings, structures and objects designated as Recorded Texas Historic Landmarks (RTHLs) from 1962 to 2012





# Texas Historical Commission

## Project Review

---

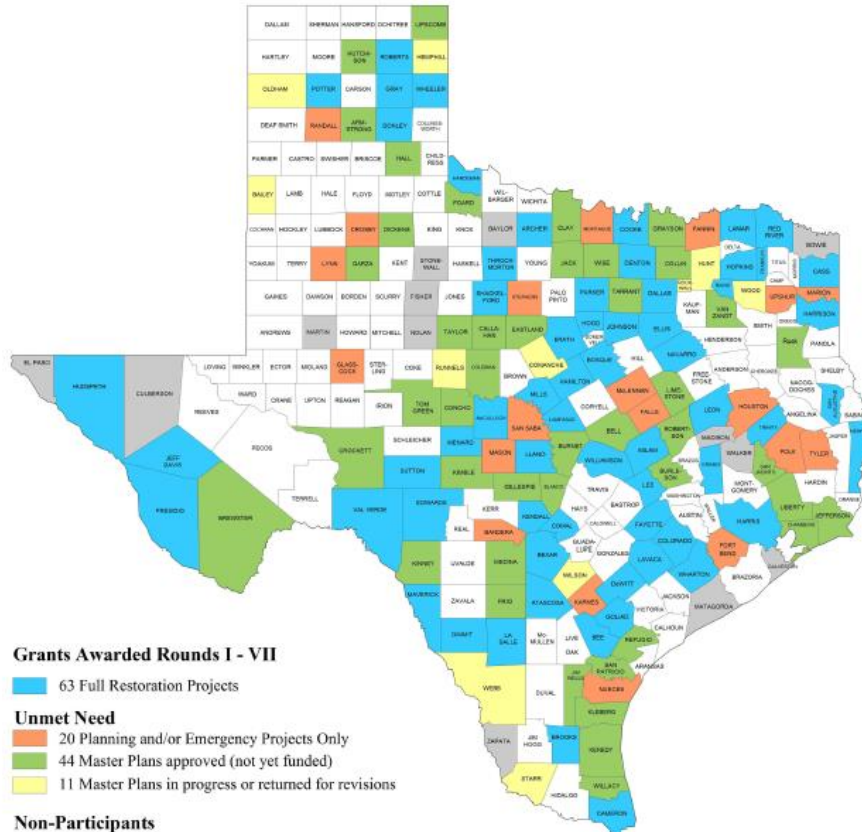
- **15,000:** Average number of projects reviewed per year by Texas Historical Commission review staff
- **96%:** Projects reviewed in 2012 that had no effect or no adverse effect on historic properties, compared with those with an adverse effect





# Texas Historic Courthouses

## Texas Historic Courthouse Preservation Program



January 2013

*Texas Historical Commission*







3.5 ACRE HISTORICAL SITE

PIONEER MUSEUM COMPLEX

MUSEUM ENTRANCE

KAMPLAH HOUSE

NO ADMISSION FEE  
REQUIRED TO VISIT  
GIFT SHOP  
"COME ON IN"

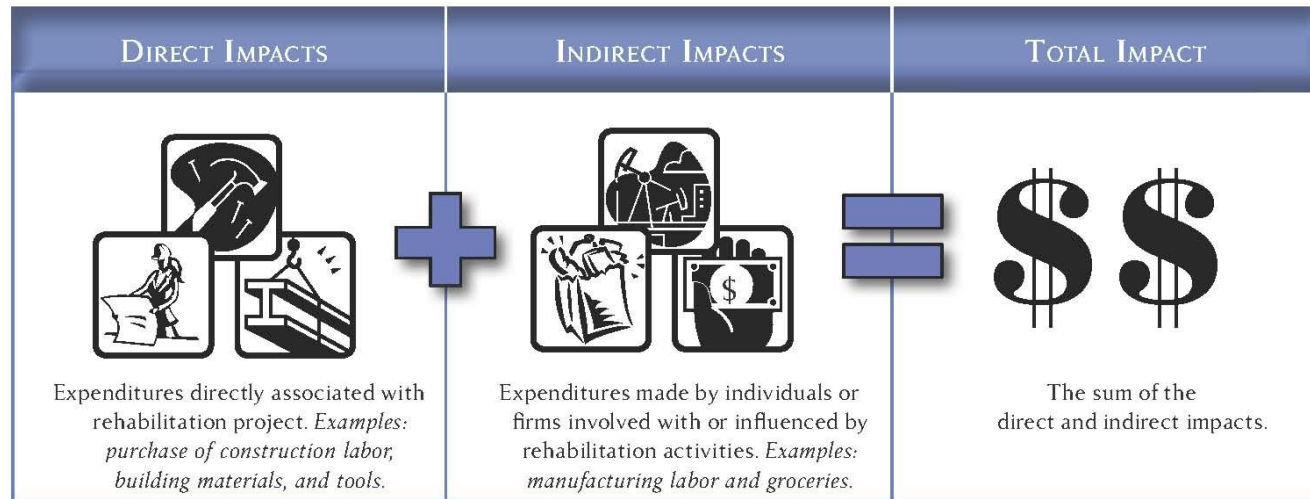


OPEN

Pioneer Museum | Fredericksburg, TX | 1849



# Economic Benefits of Preservation



# Economic Benefits

---

- **Texas Historic Courthouse Preservation Program**
  - 235 Historic county courthouses
  - State taxes generated:  
\$22,037,507
  - 63 counties have received full funding for courthouse renovations
  - 9,693 jobs created
  - \$269,310,968 in income generated





# Economic Benefits

---

- **Federal rehabilitation tax credit projects in Texas (1979 to 2011):**
  - 500+ projects
  - Jobs created: 31,694
  - State and local tax revenue generated: \$140,000+
  - Total reinvested in the Texas economy: \$1.3 billion
- Total amount spent FY 2012: \$36 million
- Average project amount since 2000: \$6 million

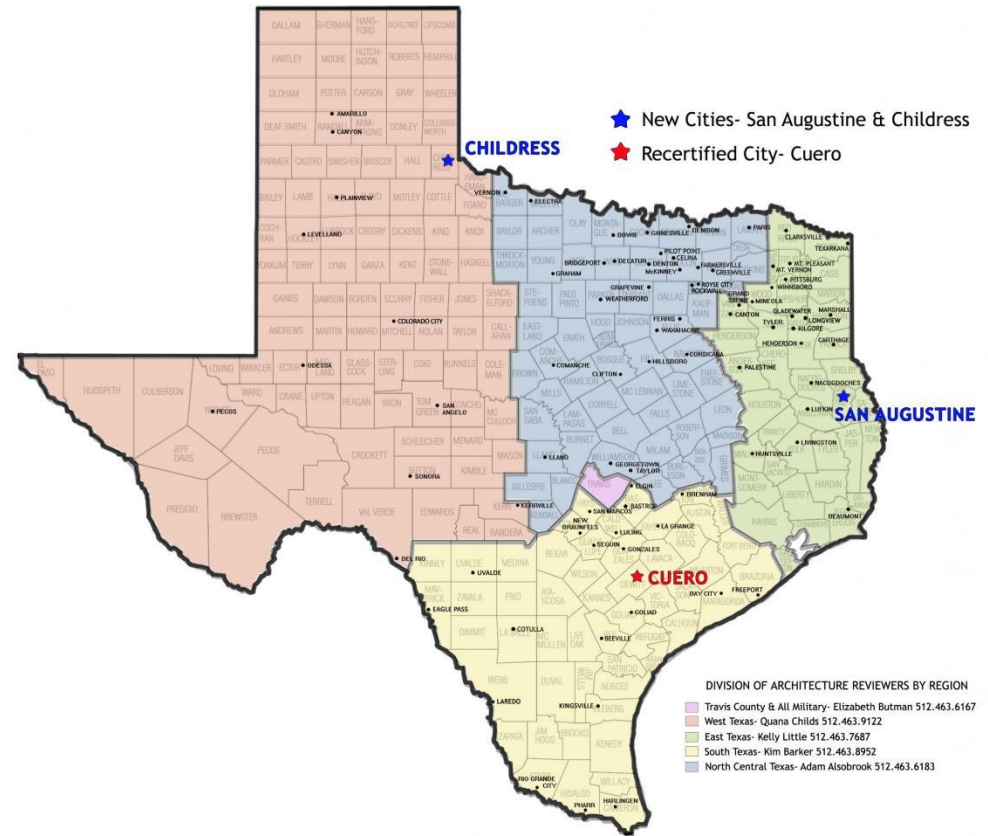


# Texas Main Street Program

- 87 designated communities in the Texas Main Street Program
- \$229+ million: Overall reinvestment in Main Street districts in 2012



## MAIN STREET CITIES 2013



Texas Historical Commission



# Economic Benefits

- 2011 Heritage Traveler spending: \$6.3 billion
- Heritage Tourism jobs created in 2011: 53,200



*Texas Historical Commission*

A photograph of the Tempe Municipal Building, a modern structure with a prominent, cantilevered upper section supported by a complex network of steel beams. The building is set against a clear blue sky. In the foreground, there are green trees and a concrete walkway with a metal railing. A semi-transparent text box is overlaid on the building's facade.

# New Directions for Preservation: Broadening the Scope of Review

Tempe Municipal Building | Tempe, AZ | 1970



# Mid-century Modern Architecture

---

**Arapahoe Acres,  
Englewood, CO:**

- **First post-World War II residential subdivision listed as a historic district in the National Register of Historic Places**
- **124 unique homes, 1949-1957**



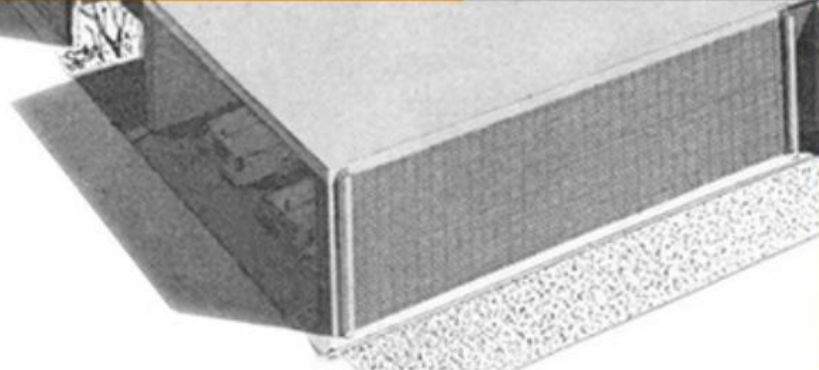
# Aspen Modern

---





# houston**mod**

[About](#)[Modern in Houston](#)[Events](#)[Resources](#)[Support](#)

## In The News

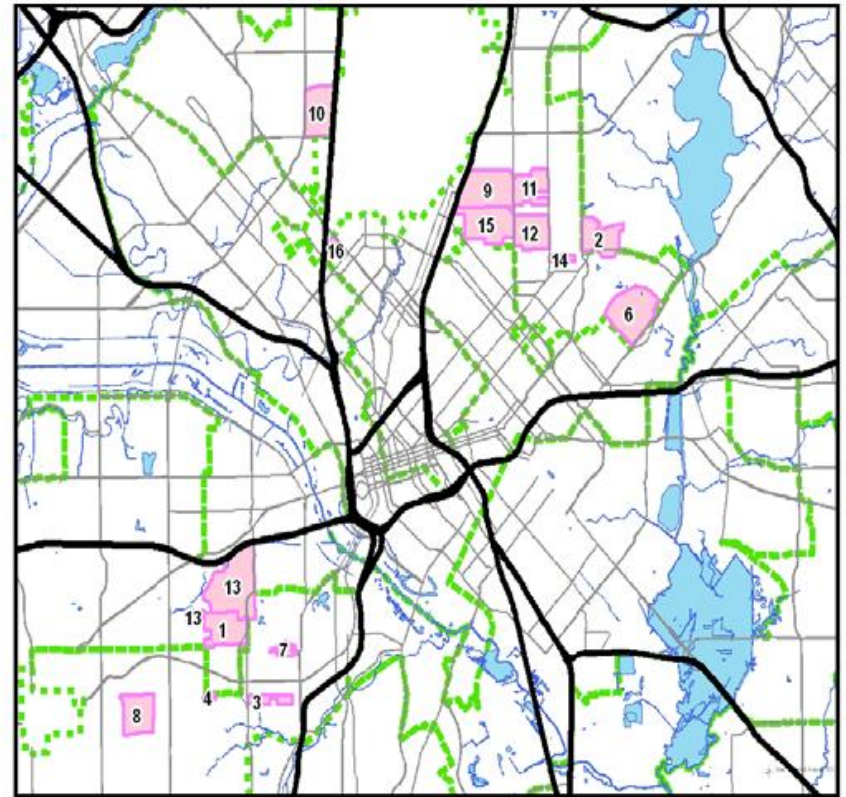
Two Mod Open  
Houses for MOD OF  
THE MONTH, Feb 23,  
2014

## mission

Houston Mod is a non-profit, 501(C)(3), membership organization dedicated to promoting knowledge and appreciation of modern architecture and design in Houston and Texas. Houston Mod advocates the preservation of this cultural legacy and seeks support from its members and the general public in achieving this goal.

# Conservation Districts

- Dallas has one of the country's most established programs
- Begun in 1988
- 20 conservation districts
- “Each CD is tailor-made to the neighborhood and what it collectively wants to preserve.”
- Primarily single-family residential, but some commercial







Lakewood Conservation District | Dallas, TX | 1920





FOR SALE  
ADLETA  
214.368.8000

6949





Redwood Custom Homes  
972-678-4500  
5307 Mercedes Ave  
Frisco, TX 75034

Redwood Custom Homes  
Design/Build  
& Renovations  
972-678-4500  
www.RedwoodCustomHomes.com

MOORE  
DISPOSAL  
(214) 357-HELP



# Stepping Down Even Further: Neighborhood Stabilization Overlay

- Adopted 2005
- Faster, simpler alternative to historic designation and conservation districts
  - Front yard setback
  - Side yard setback
  - Garage location, placement and connection
  - Height





A photograph of a white, single-story house with a porch, surrounded by lush green trees and grass. The house has a gabled roof and a small dormer. The porch has white railings and columns. The house is partially obscured by large, leafy trees. The grass in the foreground is green and slightly overgrown.

# New Directions for Preservation: Sustainability

---

*"The greenest building is the one  
already built."*



# Preservation as an Environmental Protection Tool

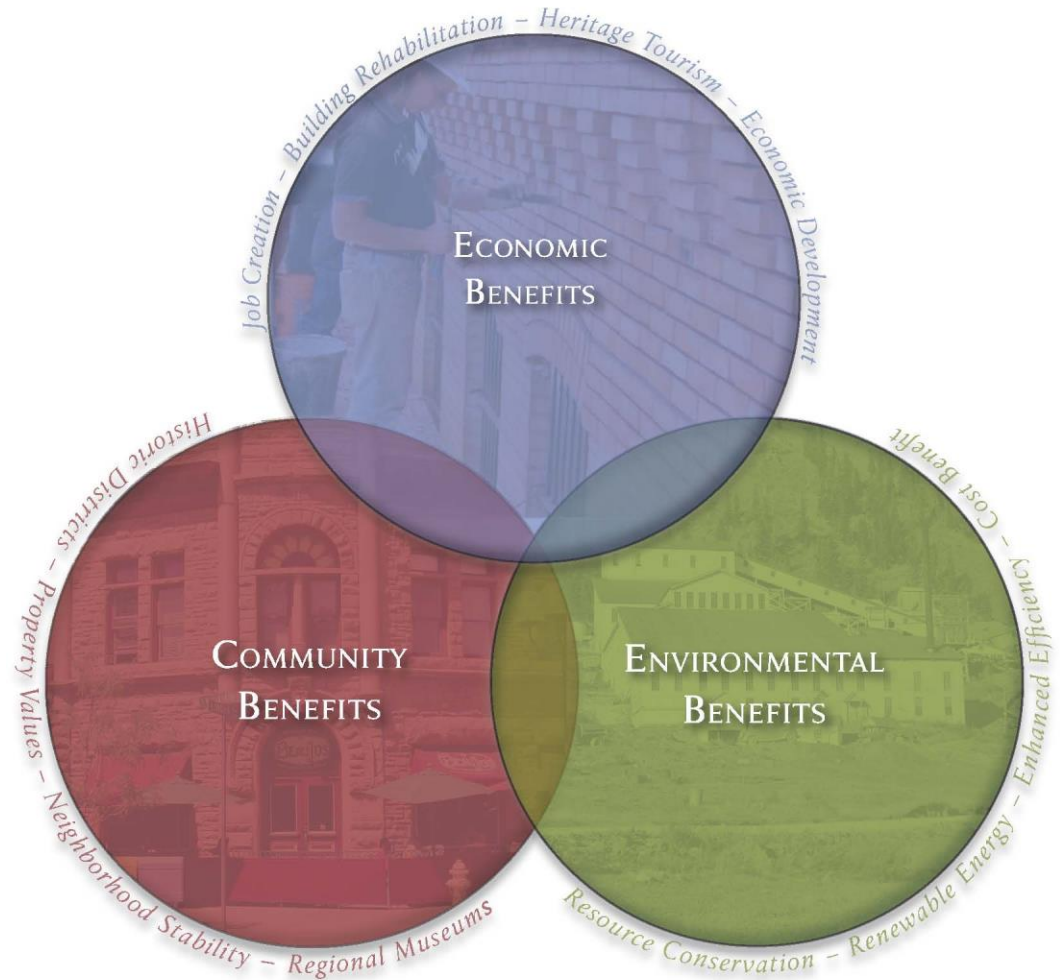
- Preservation is a natural partner with sustainable development and emerging new technologies
- Reuse of existing buildings:
  - Conserves energy
  - Reduces waste
  - Curbs sprawl
  - Improves air quality
  - Takes advantage of embodied energy





# Historic Preservation = Sustainable Development

- Strengthening of communities and protection of history and culture
- Economic resiliency and prosperity
- Environmental stewardship and conservation of resources





# Historic Preservation

## *Current Issues*