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
Certified Local Government Program

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

Grants Awarded Rounds I - VII
- 63 Full Restoration Projects

Unmet Need
- 20 Planning and/or Emergency Projects Only
- 44 Master Plans approved (not yet funded)
- 11 Master Plans in progress or returned for revisions

Non-Participants
- 103 Historic Courthouses eligible to participate
- 13 Courthouses not eligible (not 50 years old or county owned)

January 2013

Texas Historical Commission
Pioneer Museum | Fredericksburg, TX | 1849
## Economic Benefits of Preservation

<table>
<thead>
<tr>
<th><strong>Direct Impacts</strong></th>
<th><strong>Indirect Impacts</strong></th>
<th><strong>Total Impact</strong></th>
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<tbody>
<tr>
<td><img src="image1.png" alt="Direct Impact Icon" /> + <img src="image2.png" alt="Indirect Impact Icon" /> = <img src="image3.png" alt="Total Impact Icon" /></td>
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<tr>
<td>Expenditures directly associated with rehabilitation project. Examples: purchase of construction labor, building materials, and tools.</td>
<td>Expenditures made by individuals or firms involved with or influenced by rehabilitation activities. Examples: manufacturing labor and groceries.</td>
<td>The sum of the direct and indirect impacts.</td>
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![Image of Rehabilitation Project](image4.png)
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
Economic Benefits

• 2011 Heritage Traveler spending: $6.3 billion
• Heritage Tourism jobs created in 2011: 53,200
New Directions for Preservation: Broadening the Scope of Review
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
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
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
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

Matt Goebel, Clarion Associates
Scenic America National Conference 2014