



STATE OF MICHIGAN

RICK SNYDER
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

EARL J. POLESKI
EXECUTIVE DIRECTOR

July 25, 2017

The Honorable Christopher Taylor
Mayor of Ann Arbor
301 East Huron Street
Ann Arbor, MI 48104

Dear Mayor Taylor:

The Michigan State Historic Preservation Office is pleased to join the National Park Service in congratulating you on your participation in the Certified Local Government program.

Ann Arbor is one of Michigan's thirty Certified Local Governments (CLGs) and is one of nearly two thousand communities across the nation to recognize that preservation and continued use of historic structures is vital to creating interesting, vibrant places where people want to be.

Please see the enclosed certificate from the National Park Service honoring your participation in the federal preservation program. More information on the Certified Local Government program can be found at <https://www.nps.gov/CLG/>. Please contact us if we can be of assistance to you. Congratulations once again!

Sincerely,

A handwritten signature in black ink, appearing to read "B. Conway".

Brian D. Conway
State Historic Preservation Officer

cc: Jill Thatcher, HDC Coordinator



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, DC 20240

RECEIVED
JUN 20 2017

IN REPLY REFER TO:

Dear Certified Local Government Partner:

JUN - 1 2017

During 2016, the National Park Service designated 38 new communities from across the United States as Certified Local Governments (CLG). We are excited to report that 1,966 communities now participate in the CLG program! This is a significant milestone as it also recognizes the 50th anniversary of the National Historic Preservation Act of 1966, which created the CLG program with the 1980 amendments.

"We are proud that last year 38 new communities spanning the country from California to New York joined us in our commitment to historic preservation and protecting what makes their cities and towns special," said Associate Director Stephanie Toothman. "These Certified Local Governments now have access to unique resources to preserve the heritage of their communities and promote local economic growth through tourism to their historical areas."

In honor of this significant anniversary, the National Park Service would like to thank the communities who continue to make a commitment to historic preservation on a local level. Whether one of the early CLGs from 1985 when the program started, or one of our very new partners to join in 2016 we value your partnership in the Federal Preservation Program. The CLG program is a model of Federal, State, and local government cooperation.

Please accept this certificate as a token of our appreciation for your contributions to the Federal preservation partnership. From New York City to Starkville, Colorado, from county to township, each of you is key to America's ability to preserve, protect, and increase awareness of our unique cultural heritage found across the country.

Megan J. Brown
Chief
State, Tribal, Local, Plans & Grants
National Park Service



Certified Local Government Program

Program Contact:

SHPO
517-373-1630
preservation@michigan.gov

The Certified Local Government program supports and encourages preservation at the local level because the preservation of historic sites happens most effectively when communities identify important structures, archaeological sites, neighborhoods and commercial districts; establish ordinances to protect them; and consider those irreplaceable historic resources when planning for the future.

Communities that become Certified Local Governments have demonstrated a commitment to preserving historic resources by having a historic preservation ordinance that complies with state law (PA 169 of 1970 as amended), by having a historic district commission, and by identifying and designating local historic districts.



Boyne City Water Works Interior, Before



Boyne City Water Works Interior, After

CERTIFIED LOCAL GOVERNMENTS (CLGS)

- Are active partners in the Federal Historic Preservation Program
- Enter into a partnership with the National Park Service and the State Historic Preservation Office (SHPO), committing to identifying and protecting their historic resources
- Are eligible to apply for federal Historic Preservation Fund subgrants through the SHPO for the survey of historic resources, the preparation of nominations for the National Register of Historic Places, plans and specifications, or rehabilitation work on national register-listed buildings
- Are eligible to send staff and historic district commissioners to training at the state and federal level
- Receive technical assistance from the SHPO

HOW DOES CERTIFICATION HAPPEN?

Certification does not happen overnight. A community must meet five basic requirements that demonstrate an ongoing commitment to preserving its historic sites. The first step is for an applicant to visit the SHPO website, www.michigan.gov/shpo, review the criteria for becoming a CLG, and complete the application. The request for certification is made to the SHPO by the chief elected official. The SHPO will respond within 30 days of receipt of a complete application package. Upon approval the SHPO will forward the application to the National Park Service for certification.

HOW DOES THE CLG GRANT PROGRAM WORK?

Certified Local Government (CLG) grants are awarded annually on a competitive basis. Application information is typically available in the early summer with grant applications due December 1. All grants must be matched with local funds or donations and are available on a reimbursement basis only. The allowable grant activities include:

- Conducting a survey of historic resources
- Preparing nominations to the National Register of Historic
- Developing design guidelines for local historic districts
- Preparing a local preservation plan for managing historic resources
- Preparing a feasibility study for restoration of a historic structure
- Public education activities



Boyne City Water Works, After

GO TO WWW.MICHIGAN.GOV/SHPO FOR DETAILS.

THE CERTIFIED LOCAL GOVERNMENT PROGRAM CAN BE COMBINED WITH OTHER SHPO PROGRAMS, INCLUDING:

National Register of Historic Places

Environmental Review



Mount Clemens Depot, Before

*Front Banner Image:
Mount Clemens Train Depot, After*



THE FEDERAL HISTORIC PRESERVATION TAX CREDITS IN MICHIGAN



**Davenport Apartments
Detroit**



Federal incentives for historic rehabilitation have been critical to ongoing investment in Michigan, particularly since the economic downturn. The incentives encourage reinvestment in small towns and cities alike. Developers who use the incentives often choose to invest in derelict, abandoned or underutilized buildings and transform them from eyesores to showpieces. The buildings return to use and to the tax rolls.

Investment at the National Level

Since the program began in 1976, the Federal Historic Preservation Tax Credit program has generated more than \$83.9 billion in historic preservation activity nationally. In 2016 alone completed historic rehabilitations resulted in \$5.85 billion in rehabilitation expenditures nationwide.¹

According to the National Park Service (NPS), the Federal Historic Preservation Tax Credit generates jobs, enhances property values and creates affordable housing. In 2015 completed projects created an estimated 85,058 jobs nationwide, according to a study by the Rutgers University Center for Policy Research.²

Investment in Michigan

For some time many indicators of economic health placed Michigan at or near the bottom compared to other states. Despite Michigan's economic challenges, investment in historic buildings has been strong. As Michigan's economy improves, developers continue to use the tax credits to make their investment in Michigan cities possible.³

Between 2000 and 2015 Historic Preservation Tax Credits generated nearly \$2.3 billion in investment in Michigan communities.⁴ In 2016 the completed projects represented \$195 million in total direct investment.

The National Park Service ranked Michigan:

- 8th in the number of approved proposed projects, which are now underway.
- 15th in the number of completed projects.

In 2016 the value of proposed projects using the Federal Historic Preservation Tax Credits totaled an estimated \$307 million. Investment of these dollars in Michigan communities hinges on the availability of the Federal Historic Preservation Tax Credits.

Federal tax incentives are essential to the economic strength of Michigan and its communities.

¹National Park Service FY2016 State-by-State Project Activity and Estimated Qualified Rehabilitation Expenditure.

²Annual Report on the Economic Impact of the Federal Historic Tax Credit for FY2015. Edward J. Bloustein School of Planning and Public Policy, Rutgers, The State University of New Jersey; and the National Park Service, U.S. Department of the Interior. August 2016.

³In 2016 Business Insider ranked Michigan's economy 26th.

⁴Michigan State Historic Preservation Office. This figure reflects investment in projects that utilized the State Historic Preservation Tax Credit as well, which accepted applications from 2000 through 2011.

**National Bank Block (Tavern 109)
Williamston**



**Adams and Masonic Building
Sault Ste Marie**



For more information go to michigan.gov/shpo
or call 517-373-1630





Federal Historic Preservation Tax Credits

Program Contact:

Robbert McKay,
Historical Architect

517-335-2727

mckayr@michigan.gov



Fort Shelby Hotel, Detroit, Grand Stair, Before



Fort Shelby Hotel, Detroit, Grand Stair, After

Federal Historic Preservation Tax Credits provide a credit of up to 20 percent of rehabilitation costs as an incentive for rehabilitating a historic building used for income-producing purposes.

BENEFITS

Throughout Michigan downtowns, underutilized or vacant commercial buildings can be rehabilitated providing space for new businesses or rental housing and putting buildings back on the tax rolls.

- Since 1976 Historic Preservation Tax Credits have leveraged more than \$73.8 billion in private investment nationwide.
- In Michigan from 2003 through 2015 historic rehabilitations using federal preservation tax credits resulted in more than \$2.3 billion in direct investment. In 2015 alone, completed historic rehabilitation projects in the state represented \$252.8 million in investment

The Federal Historic Preservation Tax Credits, also known as Federal Rehabilitation Tax Credits or Federal Historic Preservation Tax Incentives

- Encourage reuse of and reinvestment in historic buildings
- **Are a major economic benefit to developers**
- Result in rehabilitations that put money into local economies and create local jobs
- **Is one of the nation's most successful and cost-effective community revitalization programs**

MYTHBUSTING

The Federal Historic Preservation Tax Credit Program:

- Does not require that the building be "restored to museum quality"
- Does not require that the building remain in its original use
 - **The Secretary of the Interior's Standards for Rehabilitation are flexible.** The purpose of the tax credit program is to encourage redevelopment—adaptation of buildings from their original use to one consistent with the needs of a modern community.
- Does not allow you to pick and choose which parts of the project meet the Secretary of the Interior's Standards for Rehabilitation
 - **The entire project must meet the standards, which is why it is important to consult with SHPO architects from the beginning of the project.**

HOW THE TAX CREDITS WORK

NOTE: It is important for a property owner to receive approval from the State Historic Preservation Office (SHPO) before any work begins on the project, otherwise they risk not being able to use the credit.

- Developers/property owners complete a Part 1 application during the project planning phase to determine whether or not the structure will meet the criteria for listing in the National Register of Historic Places and whether the project will be eligible for the tax credit program.
- In the Part II application, the property owner describes the work that will be done at the site. The application is reviewed by a SHPO architect or historical architect who then forwards it to the National Park Service for review and approval.
- Following completion of the project, the property owner completes a Part III application and submits photographs of the completed work. The application is reviewed by a SHPO architect who then forwards it to the National Park Service for approval.
- The property owner receives a notice of certification that the project met the Secretary of the Interior's Standards and that the owner may claim their federal tax credit.



*Lloyd's Department Store, Menominee
Before (top) and After (bottom)*

THE FEDERAL HISTORIC PRESERVATION TAX CREDIT PROGRAM CAN BE COMBINED WITH OTHER PROGRAMS, INCLUDING:

National Register of Historic Places
Low Income Housing Tax Credits
Community Revitalization Grants



*National Block, Williamston
Before (top) and After (bottom)*

*Front Banner Image:
J. W. Knapp and Company Building,
Lansing*





National Register of Historic Places

Program Contact:

Robert Christensen,
National Register Coordinator

517-335-2719

christensenr@michigan.gov



Upper Twin Falls Bridge, Dickinson County



*Buchanan North and West Neighborhoods
Historic District*

In Michigan more than 10,000 properties are either listed individually or located in National Register-listed historic districts, the nation's list of historic places worthy of preservation.

- **Buildings** like Henry Ford Hospital in Detroit
- **Structures** like the Upper Twin Falls Bridge near Iron Mountain
- **Districts** like the Idlewild Historic District near Baldwin
- **Sites** such as the Fort St. Joseph archaeological site in Niles, and
- **Objects** like the Pere Marquette Railway Steam Locomotive No. 1225

We often take our surroundings for granted, overlooking what makes our communities and our state special. The National Register of Historic Places brings official recognition to our historic places.

BENEFITS

ECONOMIC DEVELOPMENT

- Enables owners of income-producing properties to apply for federal historic tax credits
- May provide access to other rare grant opportunities

QUALITY OF LIFE

- Inspires community pride
- Builds appreciation for historic sites in communities
- Instills a sense of responsibility in property owners to preserve the historic character of their property and collectively of the community

INCREASES AWARENESS/APPRECIATION OF LOCAL HISTORY

- National Register listing says **This Place Matters**
- Raises awareness among public officials and planners and encourages them to consider historic sites in public policy decisions

MARKETING AND TOURISM

- Listing lends credibility for communities to say "come look at how awesome and historic we are."
- Information can be used to develop local historic walking tours, Michigan Historical Markers or interpretive trails.

PLANNING & REVIEW

- Increased justification for protection
- Provides a ready-made tool for incorporating a district and individually listed sites into master plans and studies

MYTHBUSTING

National register listing:

- Does not legally require a property owner to maintain their property in a particular way such as limiting paint colors;
- Does not obligate owners to open the property to the public for home tours or other events;
- Does not restrict the sale or use of the property
- Does not legally protect a structure from demolition or an archaeological site from being destroyed

HOW REGISTRATION HAPPENS

Property owners or other advocates work with the national register coordinator in the State Historic Preservation Office to prepare a nomination suitable for presentation to the State Historic Preservation Review Board, a group of nine people appointed by the governor. If the board approves the nomination, it is sent to the National Park Service (NPS) for official action. Listing by NPS typically takes 45 days.

THE NATIONAL REGISTER PROGRAM CAN BE COMBINED WITH OTHER SHPO PROGRAMS, INCLUDING:

Federal Historic Preservation Tax Credits

Michigan Lighthouse Assistance Grants

Certified Local Government Grants

Environmental Review



Alma Storefronts



Dearborn City Hall Complex

*Front Banner Image:
Mizuru and Teruko Yamasaki House,
Bloomfield Township*

