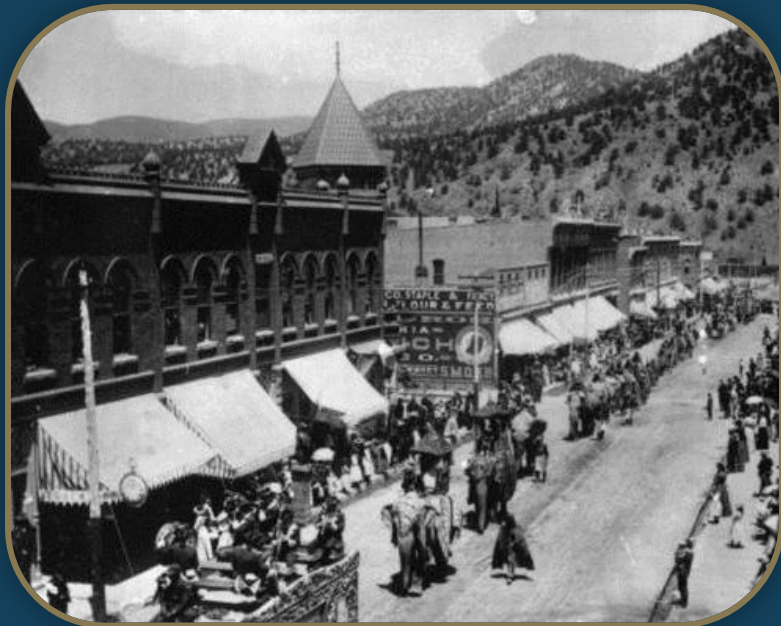


The Power of Heritage and Place





Good News!

“The good news is
historic preservation
is good for the
economy.”

-Donovan Rypkema



RENTALS

STUFF

JOBS WHEELS

JOBS

Tech/Skills/Trades

FRAMERS WANTED
Must have tools
transportation

ELECTRICIANS

Welder/Fabricator

ServiceMaster
Hiring in the
Granville area

Leasing Consultant

32 jobs for every
\$1 million spent
on the
preservation of
historic buildings

From 1981 to 2010,
historic preservation
projects in Colorado
created almost
35,000 jobs!

Property Values



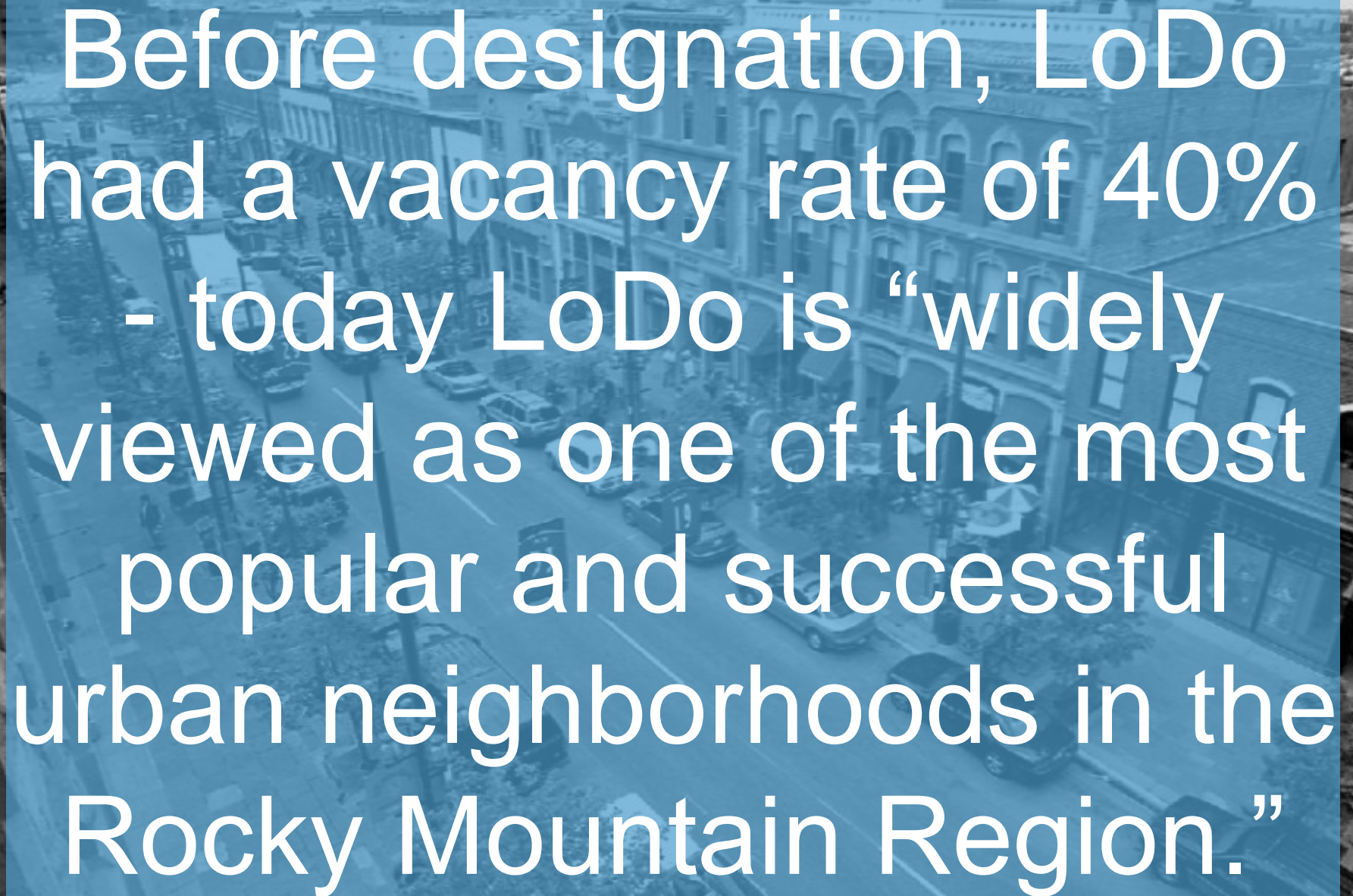
Historic Designation

INCREASES

property values &

SUPPORTS

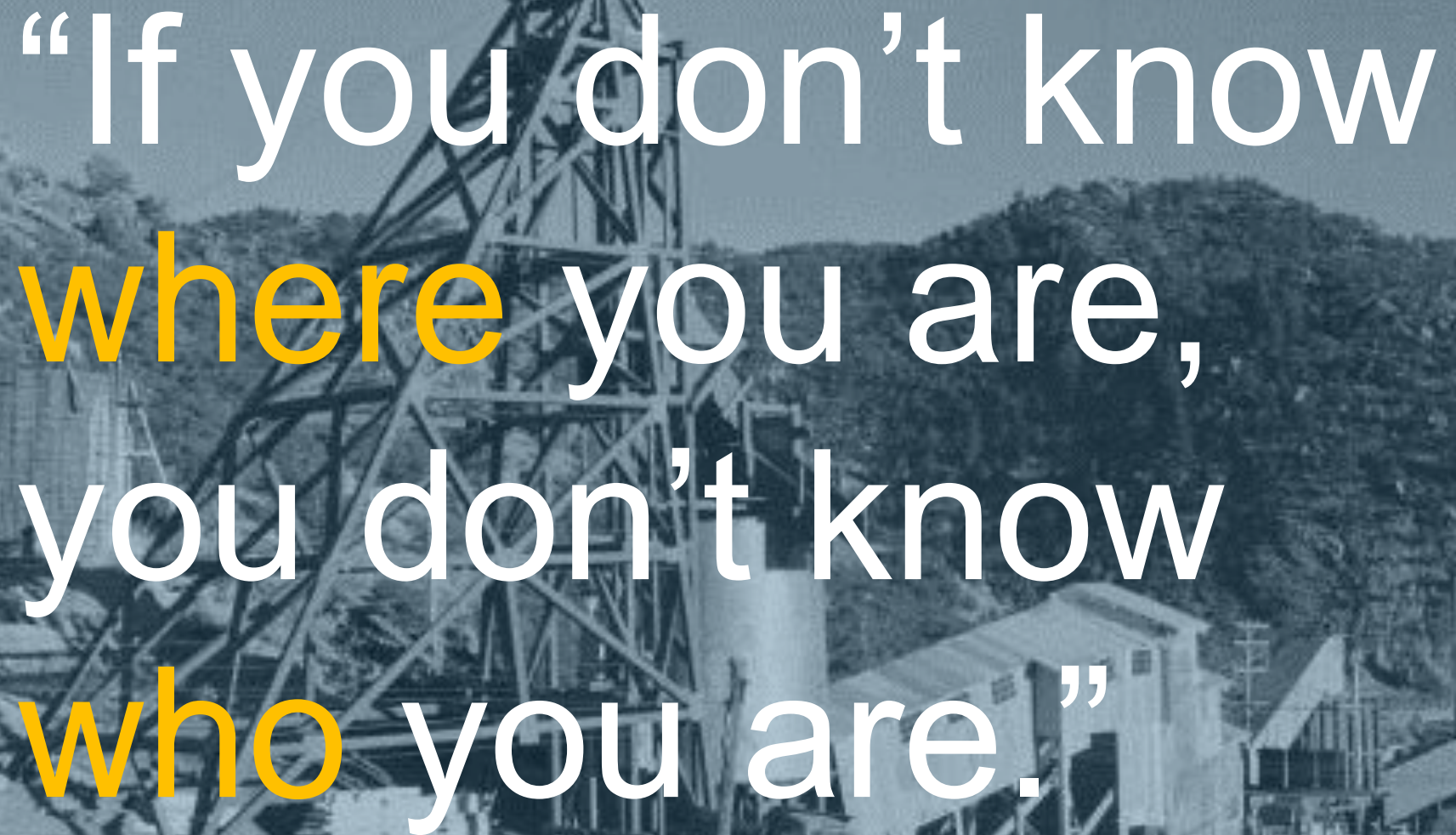
neighborhood stability.

An aerial photograph of a city street, likely in Denver, Colorado, showing multi-story brick buildings and cars parked along the street. A semi-transparent blue rectangular overlay covers the center of the image, containing white text.

Before designation, LoDo had a vacancy rate of 40% - today LoDo is “widely viewed as one of the most popular and successful urban neighborhoods in the Rocky Mountain Region.”



Distinctive Communities

A black and white photograph of an industrial mining site. In the foreground, a large, complex wooden structure, possibly a mine shaft or processing equipment, dominates the left side. To the right, there are several industrial buildings with gabled roofs. The background shows a hilly, wooded landscape. The entire image has a blue-tinted overlay.

“If you don’t know
where you are,
you don’t know
who you are.”

-Wallace Stegner



Anywhere, USA

“...the **unique**
characteristics of **place**
may be the only truly
defensible source of
competitive advantage
for communities.”

-Joseph Cortright, Leading Economic Development Authority

“Tourists
simply
won’t go to
a city that
has lost its
soul.”

-Arthur Frommer





HISTORY *Colorado*

STATE HISTORICAL FUND

For every **\$1 million** in State Historical Fund grants spent on preservation projects, an additional **\$4 million** are leveraged.

Non-Competitive Grants:

Historic Structure Assessments

Emergency Grants

Archaeological Assessments

Competitive Grants:

Acquisition and Development

Survey and Planning

Education



Total SHF Grant Awards:

\$254,155,509

To all 64 Counties in CO

3,885 Total Grant Awards



Tax Credits!

Rehabilitation Tax Credits



Federal Investment
Tax Credit

Established 1978



State Tax Credit for
Historic Preservation

Established 1991

State Tax Credit

Property must be:

50+ years old

Designated by a CLG or on the State/National Register

Work must follow the SOI Standards

Owner-occupied residences DO qualify!

20% of approved rehab costs

Maximum credit of \$50,000 per property

(New) State Tax Credit

Can apply for credits starting in 2016!

Commercial Credit Cap increased to \$1,000,000

Residential Cap remains at \$50,000

Commercial Cap is Freely Transferable!

20% Credit for Projects over \$2,000,000 (expenses)

25% Credit for Projects under \$2,000,000

5% Bonus for Projects in Disaster Zones

Federal Tax Credit

Property must be:

National Register Eligible/Designated

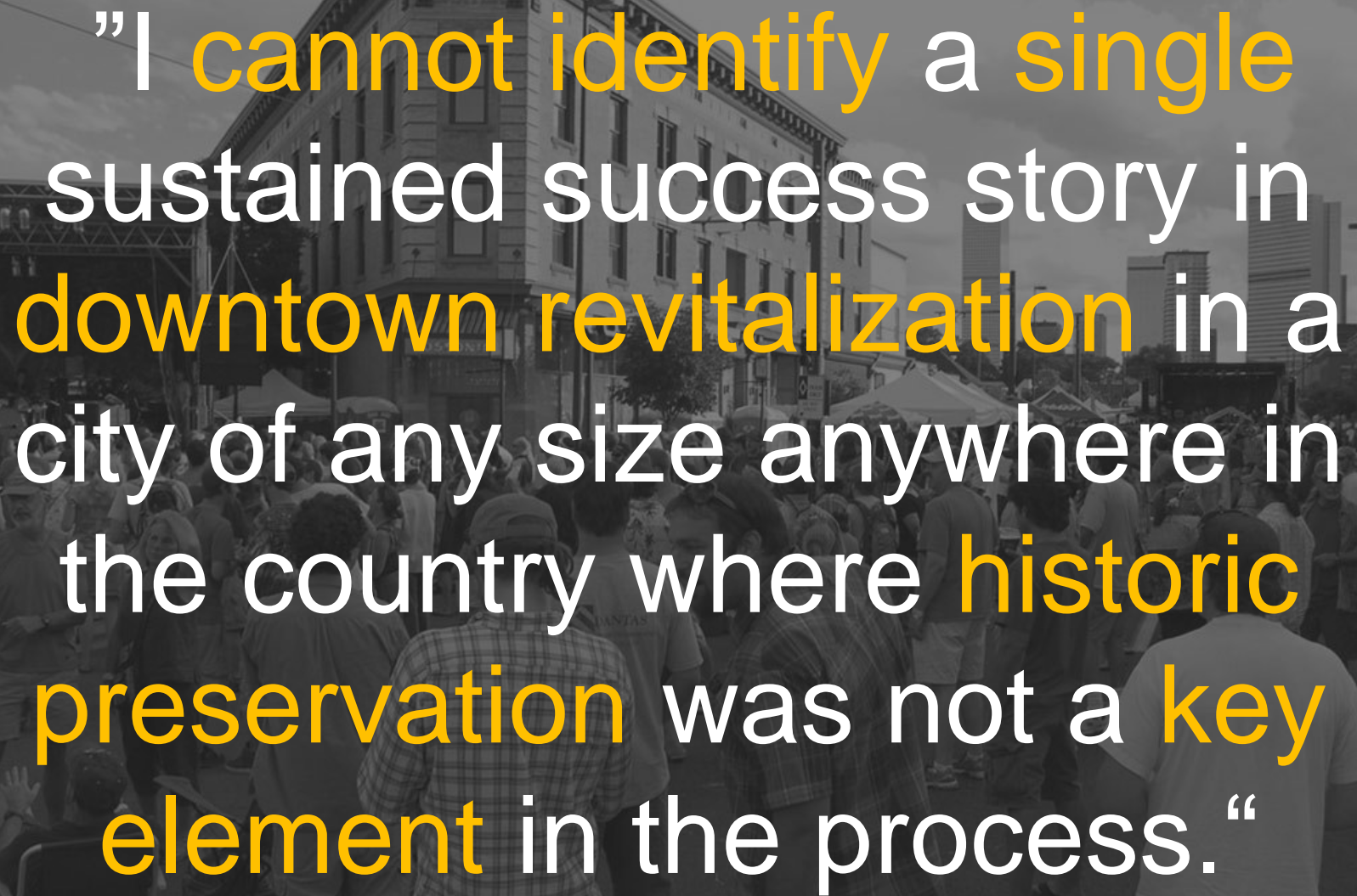
Work must follow the SOI Standards

Owner-occupied residences DO NOT qualify!

20% of approved rehab costs

No maximum credit

Non-Historic Buildings put into service before 1936
can qualify for a 10% Tax Credit

A black and white photograph of a crowded city street. In the foreground, a large group of people is seen from behind, walking away from the camera. The street is lined with historic, multi-story buildings. In the background, a modern city skyline with tall skyscrapers is visible under a cloudy sky. The overall scene suggests a vibrant urban environment where old and new architecture coexist.

”I cannot identify a single sustained success story in downtown revitalization in a city of any size anywhere in the country where historic preservation was not a key element in the process.”

-Donovan Rypkema









Market Street

Main Street



Office

Production Studio

On-air Studio

Story Vault

Performance Venue

Stage Area

Cuba Cuba
CAFE + BAR







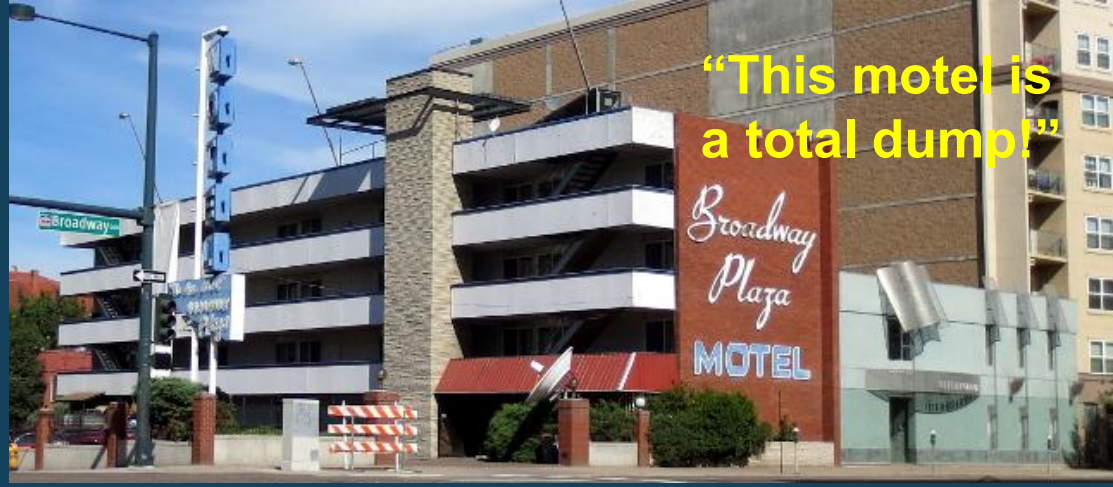




Photo © Matt Nager
Photography











THE SOURCE

3550





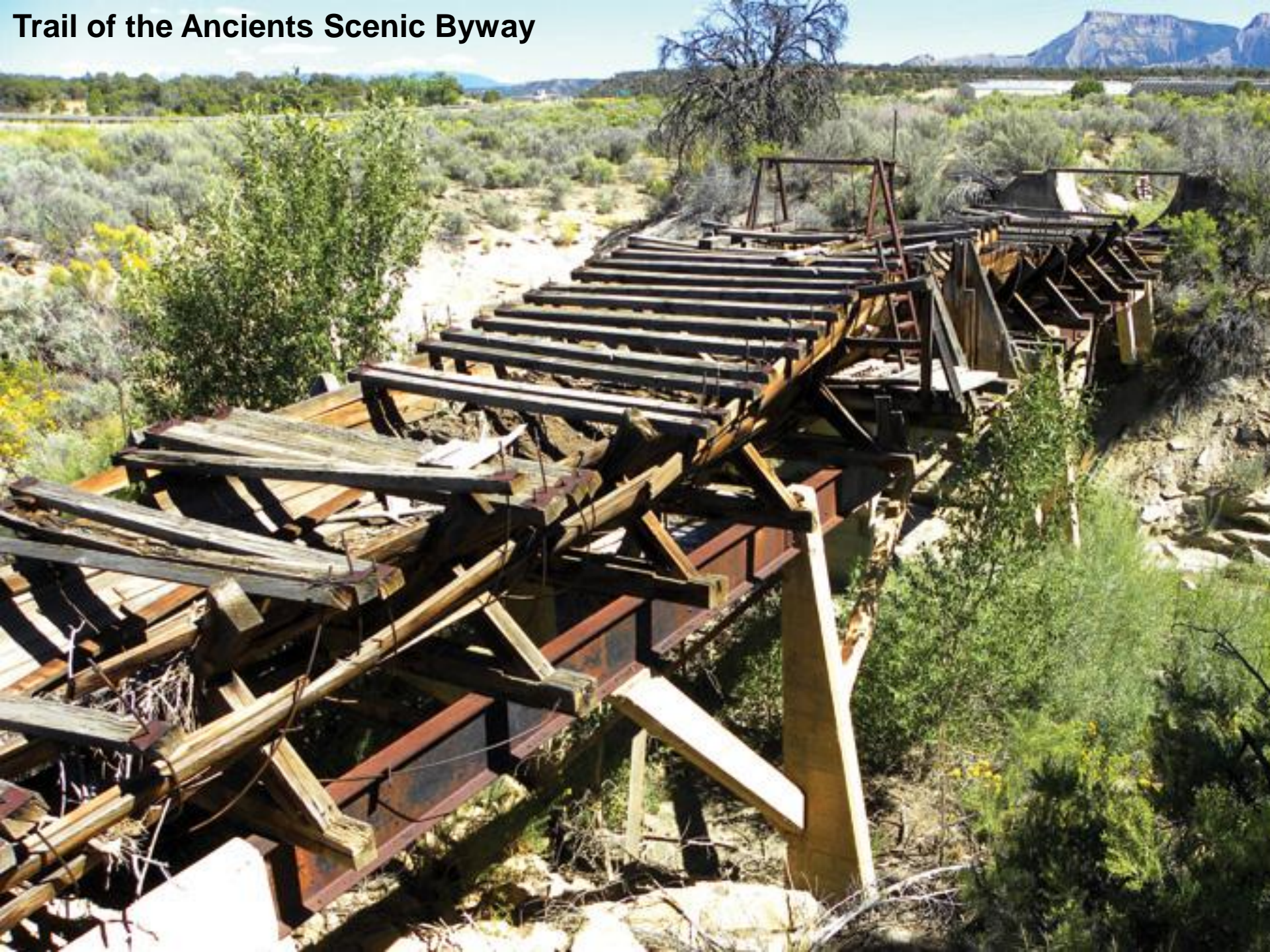
tacos

coffee

cheese

coffee

Trail of the Ancients Scenic Byway



Tennessee Brewery “Untapped”







Thank You!

Patrick A. Eidman

Preservation Planner

History Colorado

303.866.3067

303.913.8350

patrick.eidman@state.co.us

