

# **Downtown Institute 2013 - Session II**

## **Historic Preservation and Sustainable Design**



# Historic Tax Credits (HTC)

20% Federal HTC

25% State HTC

HTCs are often twinned with  
Low Income Housing and  
New Markets Tax Credits



# 20% Federal Historic Tax Credit

Administered by National Park Service and Internal Revenue Service  
NPS : Certified Rehabilitation of a Certified Historic Structure  
IRS : Substantial Rehabilitation of a Depreciable Structure



# 25% State Historic Rehab Tax Credit

Administered by Maine Historic Preservation Commission and  
Maine Revenue Service

Substantial Rehabilitation Credit / Small Project Rehab Credit  
30% Affordable Housing Projects



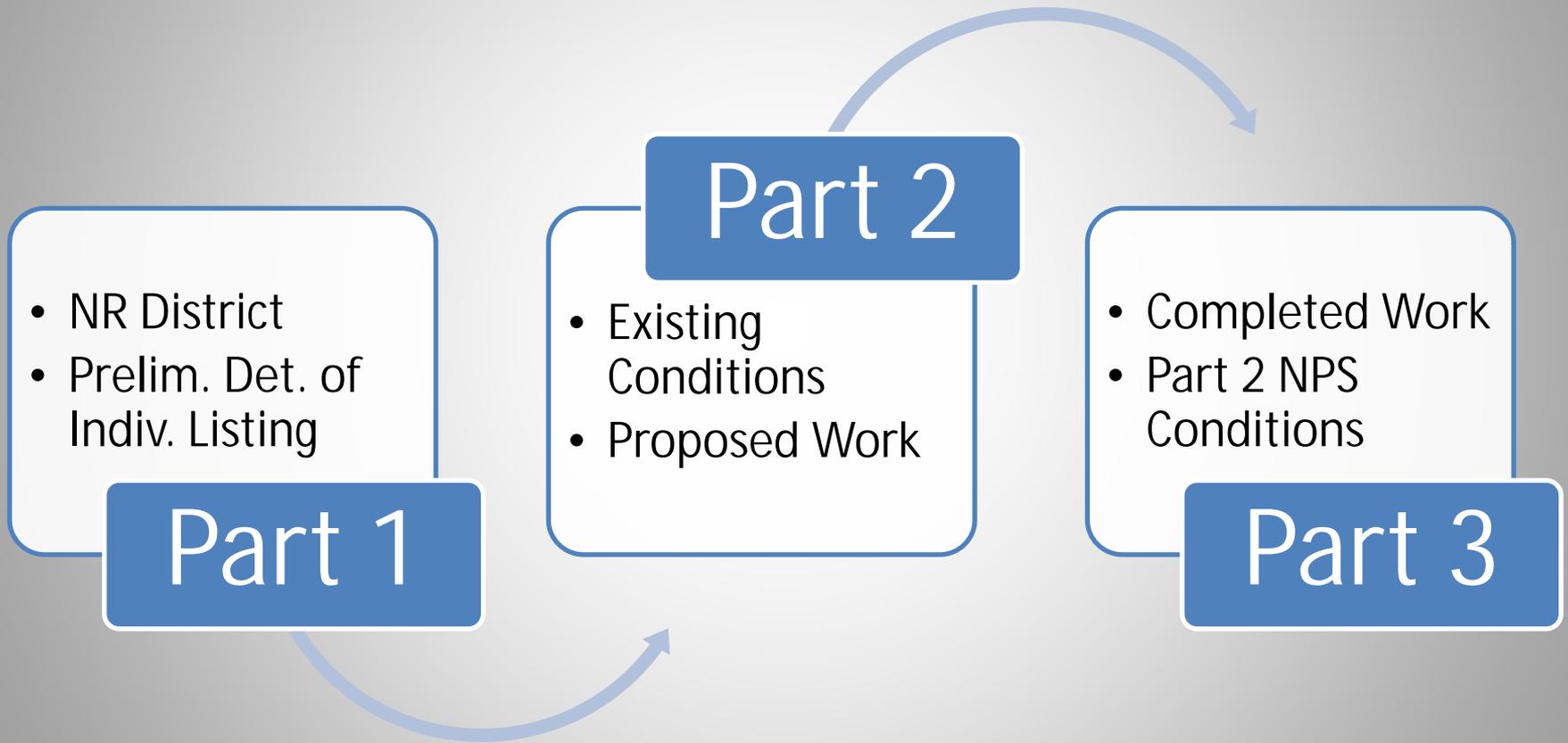
# NPS Requirements:

Certified Historic Structure  
= NR Listed

Certified Rehabilitation  
= All work meets the  
Standards for  
Rehabilitation



# HTC Application Process



# IRS Requirements:

Depreciable Structure  
= Income producing

Substantial  
Rehabilitation Test  
= Investment greater  
than the adjusted basis  
of the building



Elm Terrace, Portland – NPS certified 2013

LEED Platinum Certification – pending

# Essential Ingredients for Downtown HTC Success

- National Register or Certified Local Historic Districts
- Downtown vision focused on potential opportunities
- Building owners with vision and tenacity
- Contractors with vision and traditional craftsmanship



# National Register Historic Districts



**Waterville Downtown NR HD listed 2013**

# Part 1 Issues

- NR Historic District or Certified Local District vs. Local District
- Individual Listing
- Old NR Nominations – individual and districts

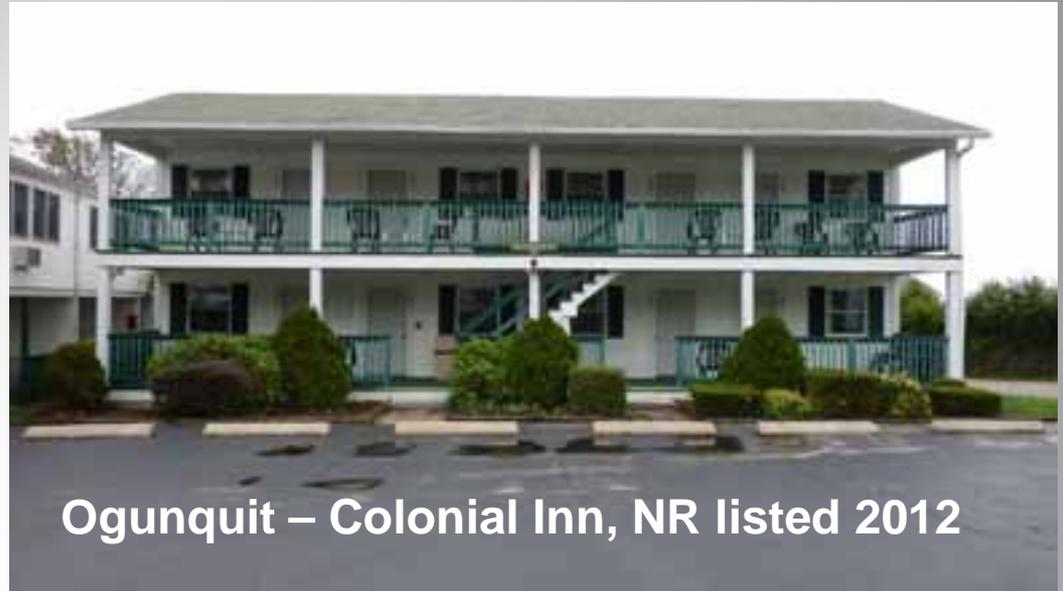


# Historic District Amendments



Mid-century modern architecture should be considered under NR Criteria

# 1961 Motel J



# Opportunities Are Everywhere



# Part 1 Issues

Interior integrity of historic layout and materials not necessary for a building to be a contributing structure in an Historic District.

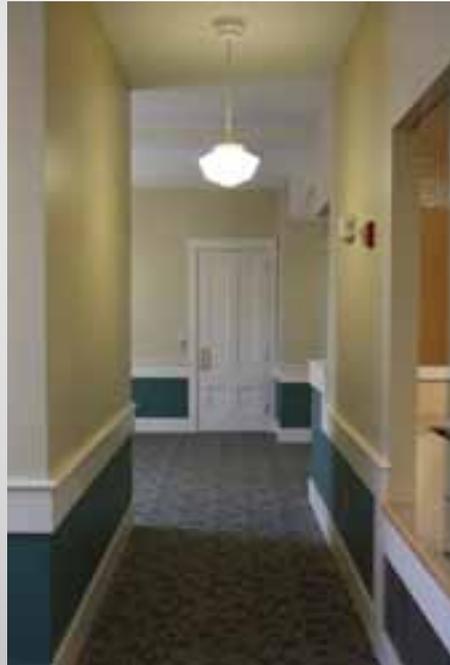


# Part 1 Issues

Interior integrity of historic layout and materials IS necessary for a building to be eligible for individual listing in the National Register.



# Character Defining Features



# Building Owners With Vision



# Needed . . .



# Along with Design and Construction Teams with Traditional Building Skills . . .



# Together Can Make Great Projects in Downtowns Happen



# But Don't Forget ...



# Always Be Looking For Opportunities



There Are Plenty Of Them!

# THANK YOU

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