

## HISTORIC PRESERVATION INFORMATION & RESOURCES

### Broadway: Euclid to Country Club Historic Buildings Inventory Report

The Broadway: Euclid to Country Club project area has a number of properties within that have been reviewed for their historic eligibility for either an existing historic district, a future historic district, or as an individually listed property. Designated properties are listed on the Federal National Register of Historic Places. Maps produced for the project include the results of this report, identifying each buildings' historic status by color (see sample legend to right). The report, **Phase 1 Draft Report: Historic Buildings Inventory (October 2012)**, is available online on the project web site:

<http://www.tucsonaz.gov/broadway/documents-studies>

Property owners can review the report to:

- understand the analysis conducted,
- read about the area's development over time and how it is reflected in the architecture,
- view a map of the report findings, and
- look up their own property's State Historic Property Inventory Form in the Appendix.

#### HISTORIC STATUS

Current Contributor	<span style="color: red;">■</span>
Eligible as Contributor	<span style="color: orange;">■</span>
Eligible Individually	<span style="color: yellow;">■</span>
Architecturally Significant (Future Individually Eligible)	<span style="color: purple;">■</span>

Example Legend on Project  
Maps identifying Historic Status

An update to the document will be made when the project design concept report has been approved, as the project transitions into more detailed engineering and design work (the Final Design Phase).

### City of Tucson Office of Integrated Planning – Historic Preservation Office



Staff members in this office are able to provide a variety of information about historic preservation, including what financial incentives exist for owners of buildings designated historic. The web site contains a lot information, resources, and links. [www.tucsonaz.gov/historic-preservation](http://www.tucsonaz.gov/historic-preservation)

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*(See back side for a select list of programs.)*

## Rehabilitation Tax Incentives for Historic Buildings

### **Historic Rehabilitation Tax Credit (20%):**

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

Each year, Technical Preservation Services approves approximately 1000 projects, leveraging nearly \$4 billion annually in private investment in the rehabilitation of historic buildings across the country.

### **Historic Rehabilitation Tax Credit for Non-Historic Buildings built before 1936 (10%)**

<http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

The 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use. In order to qualify for the tax credit, the rehabilitation must meet three criteria: at least 50% of the existing external walls must remain in place as external walls, at least 75% of the existing external walls must remain in place as either external or internal walls, or at least 75% of the internal structural framework must remain in place. There is no formal review process for rehabilitations of non-historic buildings.

### **Tax Benefits for Historic Preservation Easements**

<http://www.nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf>

A historic preservation easement is a voluntary legal agreement, typically in the form of a deed that permanently protects an historic property. Through the easement, a property owner places restrictions on the development of or changes to the historic property, then transfers these restrictions to a preservation or conservation organization. A historic property owner who donates an easement may be eligible for tax benefits, such as a Federal income tax deduction. Easement rules are complex, so property owners interested in the potential tax benefits of an easement donation should consult with their accountant or tax attorney. Learn more about easements in Easements to Protect Historic Properties: A Useful Historic Preservation Tool with Potential Tax Benefits.

### **Federal Tax Credits for Rehabilitation Historic Buildings—Main Street Commercial Buildings**

<http://www.nps.gov/tps/tax-incentives/taxdocs/intro-main-street.pdf>

Administered by the National Park Service in conjunction with State Historic Preservation Offices (SHPO), the Federal Historic Preservation Tax Incentives program offers a 20% federal tax credit for qualified rehabilitation expenses. Many historic districts in small towns and cities have Main Streets of small shops and other commercial buildings, typically one to four stories high. The variety of architectural styles reflects the popular taste of different eras and the image an entrepreneur wanted to project. Thousands of property owners across the country have already utilized these tax incentives to rehabilitate historic commercial buildings and similar properties.