Certified Local Government Program

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In the beginning...

Charleston, South Carolina
National Historic Preservation Act 1966

- Historic Preservation Fund
- State/Tribal Historic Preservation Offices
- National Register of Historic Places
- Section 106
- Advisory Council on Historic Preservation
What is a Certified Local Government?

- 1980 amendment to NHPA
- Partnership between the SHPO, National Park Service, and local governments
- Framework for a city/county preservation program and funding stream
- Mechanism for preserving sense of place
Benefits!

- GRANT FUNDING!
- Your community becomes a partner in the national/state historic preservation program network
- Access to training & technical assistance from the State Historic Preservation Office
- Participation in the nomination of local properties to the National Register of Historic Places
The benefits are up to you!
Planning for Preservation

What are places that matter?

Are they buildings? Are they landscapes? Are they cultural traditions? Are they legacy businesses?

Why preserve them? How to preserve them? What are the goals?
Preservation Planning

Identify

Educate

Register

Regulate
The Ordinance

✓ A landmarks/preservation commission
✓ A local register listing process
✓ Design review process
✓ Special valuation – highly recommended
Maintain an active commission

Build relationships with elected officials and community members
Identify = Survey

- Survey & Inventory
- Find significant properties ahead of time – before they are threatened –
- Find places where new development would be preferred - find other options before they find you
Inventory of Historic Properties
Register
Integrity

1. Design
2. Materials
3. Location
4. Feeling
5. Association
6. Setting
7. Workmanship
Regulate = Design Review

- Review of projects affecting local register properties
- Mechanism for preserving sense of place
Local Incentive - Special Valuation

- Property tax incentive for rehabilitation
- Adopted in local ordinance
- Review board created to process the applications
- CLG status required to apply SV to local register properties
- Can be used for commercial and residential
- Project must meet WACHP Standards
Special Tax Valuation

Building Assessed Value = $200,000
25% = $50,000 (minimum)
Actual amount spent on rehab = $150,000
Building reassessed on normal schedule = $225,000
Subtract “special valuation” of $150,000

Taxed on = $75,000
Grants!

- 10% mandated pass-through of the Historic Preservation Fund

- Grant may be used for:
  - Education/Training the community
  - Preservation Planning
  - Heritage Tourism planning
  - Historic Structure Reports/Architectural assessments
  - Mobile App/website

APPLICATIONS AVAILABLE JANUARY 2020
Walk for Wellness!

Walking is a great way to get exercise! After you've viewed this on-line tour, get out and take it in the field with our mobile version, download the pdf version, or purchase a $5.00 hardcopy booklet at the Whatcom Museum Store.

The 1.5 mile tour begins at the Pacific Building, 1057 N. State Street and mainly follows sidewalks but does travel over some trails and uneven ground. Please note that there is one short but steep section of walking between Garden Street and High Street. The tour ends at Site #31, The Daylight Building located at 1201 N. State Street.
5 BUILDINGS ASSESSED

GREENBERG BLOCK (1903) • 1620 HEWITT AVENUE

The Building

The Greenberg Block, designed by Clayton D. Wilson, was completed in March 1903 for approximately $30,000. This three-story building is prominently sited on a corner, showcasing its north and east facades, which are finished with light brown brick and sandstone details. Although storefronts on the north have been altered, original features at the first story on the east facade show the “rustication” formed by inserting every seventh row of brick.

A stone belt course, or band, at the sill line of the second story distinguishes the tall base of the building from the upper stories. At the upper portion, tall pilasters capped by brick arches form window openings, with brick spandrels inset below the third-story windows. Tripartite (three-part) wood windows are set into relatively deep window openings. The building has lost its cornice and suffers from major storefront alterations on the north side, but retains fine original architectural detail and materials.

Materials, Conditions & Recommendations

- There is evidence of extensive water infiltration, indicated by staining and plant growth.
- Sandstone trim is in poor condition, with spalling, cracks, and biological growth.
- Face brick is generally in good condition, although at the sign band level there are numerous holes in the brick from signage installed and removed over time. There are some areas of missing mortar/open joints in the brickwork. Brick should be inspected by a qualified mason, cleaned, repaired and repointed where needed.
- Second- and third-story original wood windows appear from the sidewalk to be in fairly good condition, although the sills were not visible and may be deteriorated.
- Consider reconstructing the original projecting cornice, which has been removed. Bracing the tall parapet.
- Storefronts have been remodeled, most extensively on the north and northeast corner.
CLG Grant Project

City of Puyallup
Historic Preservation Plan
CLG Grant Project

Mid-Century Spokane