

Building Redevelopment 101: Using Tax Credit Financing

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Farrell Building, Camas, WA

Tax Credit Essentials – Powerful Tools in Preserving and Revitalizing Historic Architecture

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Arctic Club Hotel, Seattle

Stephen Day Architecture PLLC focuses on:

- Preservation architecture / law
- Historic properties re-development and partnership structuring
- Design analysis and research related to historic properties redevelopment
- National Register nominations and related tax credit applications

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Colman Automotive Building, Seattle

Tax Credit Segment:

- I. Background on the Credits
- II. Basic Rules for the Credits
- III. Using the Credits –
For-Profit and
Non-Profit Users
- IV. Washington Case Studies
- V. Tax Credit Project Checklist



Hotel Carlyle, Spokane

I. BACKGROUND

Tax Credits and tax credit laws can be great tools to use in architectural preservation

Can produce needed cash equity early in these projects

Credits can turn marginal projects into feasible projects



Fox Theater, Spokane

I. BACKGROUND – Legal Foundation for the Credits

Historic Preservation is a “legitimate governmental role” (Penn Central v. New York City), upholding incentive programs in exchange for limits on demolition and alteration of landmarks...



Grand Central Station, New York

NORTHWEST EXAMPLES: ARCTIC CLUB

- Arctic Club Hotel, Seattle
- Approximately \$29 million in qualified rehab expenses
- Approximately \$5.8 million in tax credits to investors



Property of Museum of History & Industry, Seattle

Arctic Club Hotel, Seattle
Weaver Architects + Stephen Day Architecture

NORTHWEST EXAMPLES: FARRELL BUILDING

- Farrell Building,
Camas, WA
- Approximately
\$675,000 in qualified
rehab expenses
- Approximately
\$135,000 potential in
tax credits



Farrell Building, Camas, WA

II. THE HISTORIC TAX CREDIT PROGRAM: BASICS

A. WHAT IS THE PROGRAM?

Actually, TWO PROGRAMS:

- A 10% credit for the rehab of “non-historic” (non-certified) and non-residential structures built before 1936
- A 20% credit for the rehab of “certified historic structures”



Harold Poll Building, Seattle

FEDERAL INVESTMENT TAX CREDITS

20% Federal Tax Credit on Qualified Rehabilitation Expenditures

Example: For \$1,000,000 in rehab expenditures a \$200,000 credit can be taken.

FEDERAL INVESTMENT TAX CREDIT

WHO DOES WHAT?

STATE HISTORIC PRESERVATION OFFICE

- Technical assistance (consultation)
- Initial contact with property owners
- Reviews Tax Credit Applications



NATIONAL PARK SERVICE

- Technical assistance (publications)
- Administers Tax Credit program
- **CERTIFIES** National Register listings and Rehabilitations for Tax Credit program



BECOMING A CERTIFIED PROJECT

Complete a 3-part application

Part 1 – Evaluation of Significance

This is the top portion of the application form, titled 'PART 1 - EVALUATION OF SIGNIFICANCE'. It includes fields for project name, address, and dates, along with a section for 'Project Description'.

Part 2 – Description of Rehabilitation

This is the middle portion of the application form, titled 'PART 2 - DESCRIPTION OF REHABILITATION'. It contains a large text area for describing the rehabilitation work, along with checkboxes for 'New Construction' and 'Renovation'.

Part 3 – Request for Certification of Completed Work

This is the bottom portion of the application form, titled 'PART 3 - REQUEST FOR CERTIFICATION OF COMPLETED WORK'. It includes a section for 'Request for Certification' and a 'Comments' field.

FEDERAL INVESTMENT TAX CREDIT

NATIONWIDE

Since 1976 when the program began:

38,700 projects nationwide

\$66 Billion Total Rehab Expend.

***\$106.1 Billion** (adjusted for inflation)

~1,100 projects / year

~\$3 billion / year (adjusted for inflation)



FEDERAL INVESTMENT TAX CREDIT

STATS IN WASHINGTON STATE

Since 1978 when the program began:

260 projects statewide
\$974 million Total Rehab Expend.

120 Seattle projects for
\$632 million Total Rehab Expend.

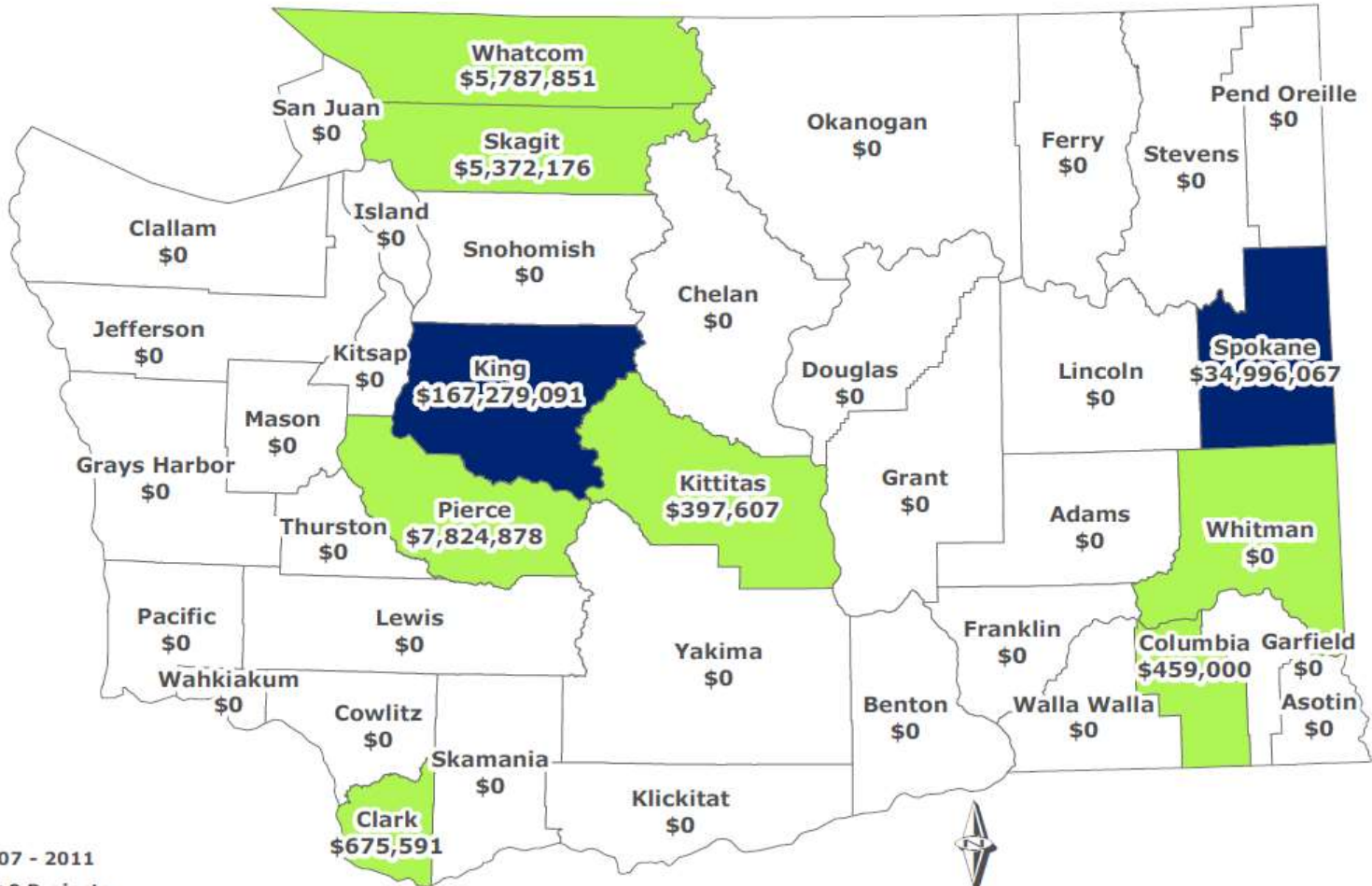
FEDERAL INVESTMENT TAX CREDIT

SOCIOECONOMIC IMPACTS

- **Jobs created** (2.4 million 1976-2012; ~60,000 in 2012)
- **Increased property values** – reuse vs. blight
- **Cumulative Economic Impact** = \$245.2 billion in output
 - GDP = \$121.2 billion – Government, Services, Finance/Ins./Real Estate, Retail, Wholesale, Transp/Utilities, Manufacturing, Construction, Mining, Agriculture
 - Personal income = \$89.1 billion
- **Cost of program vs. net gain in Federal tax receipts**
 - (\$20.5 billion in tax credits vs. NET GAIN \$25.9 billion in Federal tax receipts)
- **Environmental impact** – “the greenest building”
- **Social impact** – maintaining community character / sense of place

Certified Rehab Projects & Totals by County

2007 - 2011



- 2007 - 2011
- 0 Projects
 - 1 - 2 Projects
 - 3 - 6 Projects
 - 7 - 20 Projects

State of Washington
 Department of Archaeology and Historic Preservation

Map Created - January 2012

FEDERAL INVESTMENT TAX CREDIT

PROJECTS AT A DISADVANTAGE

- **Smaller Projects**
- **In Communities with little or no knowledge of program**
- **In areas where technical expertise in preservation and craftsmanship is limited**
- **Those that do not meet Qualified Expenditure Requirements**

Addressing Program Shortfalls

- **Outreach:**
 - **CLGs reaching out to property owners and developers**
 - **Encourages development in smaller communities**
- **Education:**
 - **Planned workshops with focus on Eastern and Central Washington**
 - **Learn from other states**

FEDERAL INVESTMENT TAX CREDIT

FOUR BASIC REQUIREMENTS

1

The property must be individually listed on the **NATIONAL REGISTER** of Historic Places or be certified as a contributing property in a National Register listed Historic District

FEDERAL INVESTMENT TAX CREDIT

FOUR BASIC REQUIREMENTS

2

The proposed rehabilitation must meet the Secretary of the Interior's **STANDARDS** for the Treatment of Historic Properties.

SECRETARY OF THE INTERIOR'S STANDARDS

3 BASIC PRINCIPLES

1. Repair or replace in-kind
2. Retain historic character
3. Compatible, reversible interventions



FEDERAL INVESTMENT TAX CREDIT

FOUR BASIC REQUIREMENTS

3 The project must be **SUBSTANTIAL** – meaning the amount spent on the rehab must be at least \$5,000 and meet or exceed the IRS definition of the adjusted basis of the building.

Normally this means the value of the building itself, minus any depreciation and land value.

FEDERAL INVESTMENT TAX CREDIT

FOUR BASIC REQUIREMENTS

4

The property must be **INCOME PRODUCING**, including commercial, office, retail, and rental residential.

FEDERAL INVESTMENT TAX CREDIT

WHO QUALIFIES?

The applicant must be an **active participant in the development of the project, usually the owner, but often a group of investors forming a limited partnership or corporation.**

Cannot be a non-profit or government entity unless a private entity is established (limited partnership, LLC, etc.)

II. BASICS

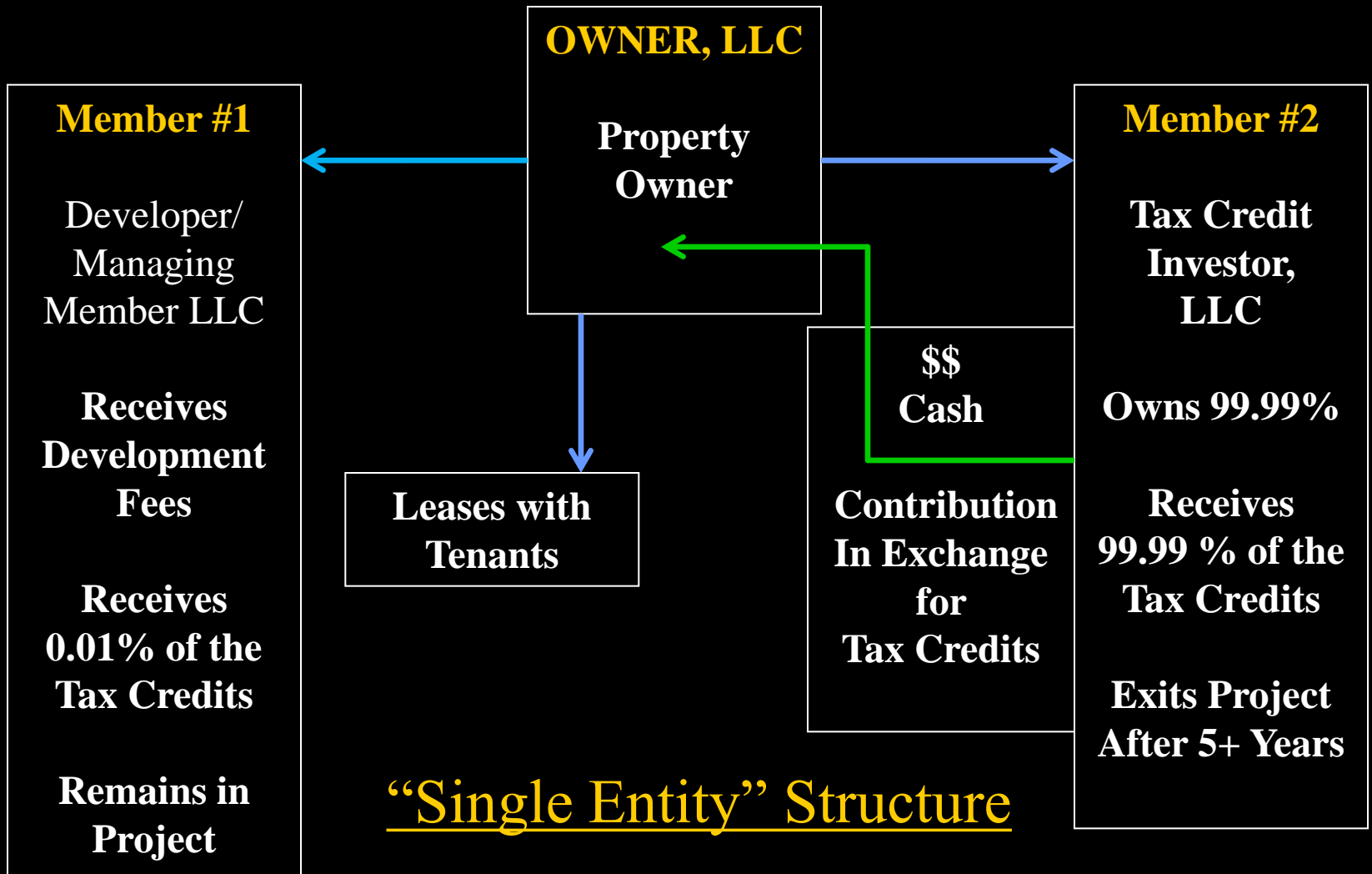
HOW DO THESE PROJECTS GENERATE CASH?

- Rehab tax credits used by owners or long term lessees of certified historic structures
- Can only be used in limited circumstances by individuals
- Taxable corporations are typical credit users

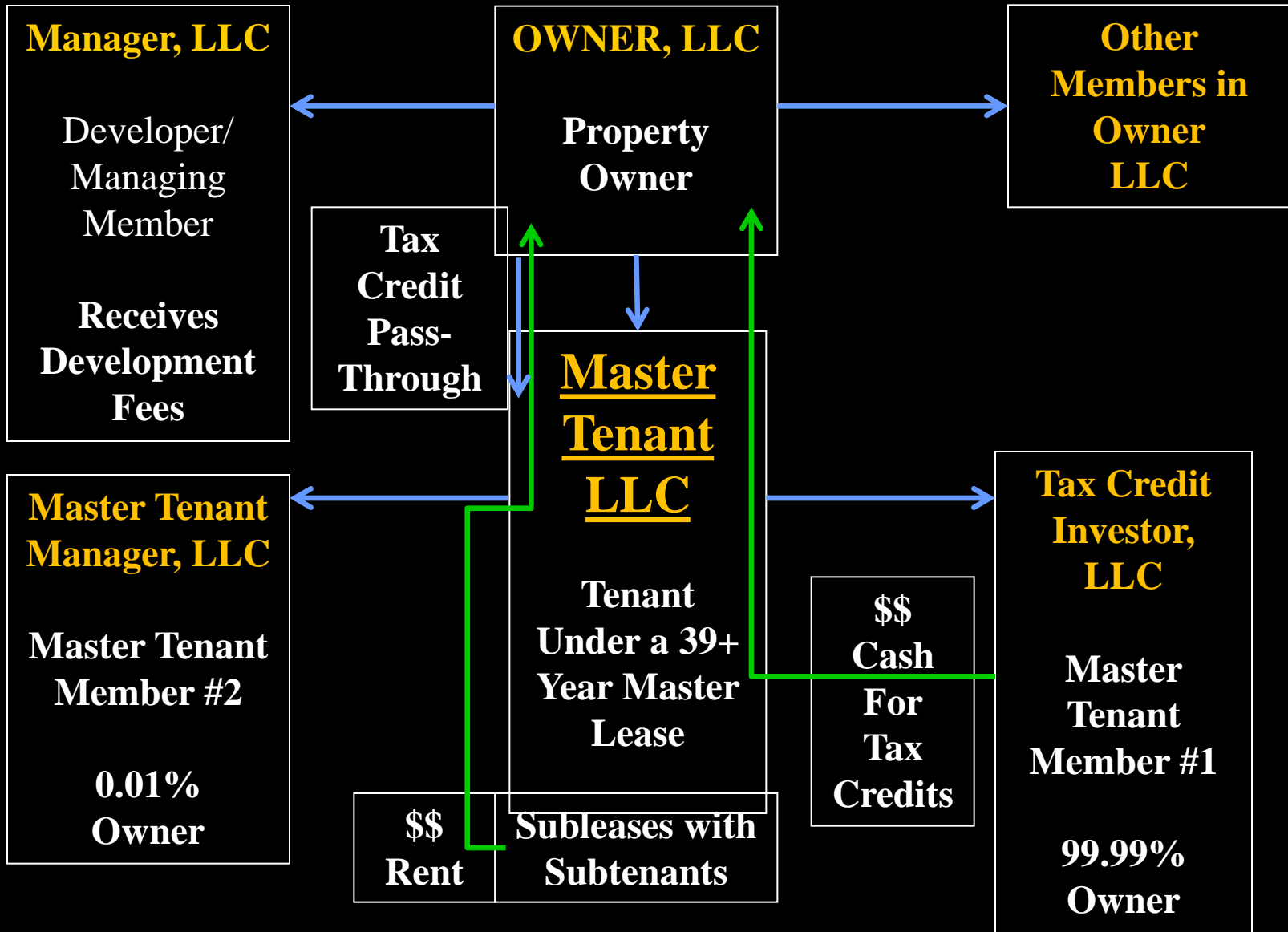


Lowman Building, Seattle

TYPICAL DEAL STRUCTURE #1



TYPICAL DEAL STRUCTURE #2



Master Lease Structure

SIMPLEST STRUCTURE: OWNER USES THE CREDITS INTERNALLY

OWNER, LLC

**Property Owner is the
User of the Historic
Commercial Building**

**Owner uses the credits to
offset tax liability
of Owner's company**

Owner/User Structure

BASICS

ALLOCATING OR TRANSFERRING CREDIT:

- Tax credits are not freely transferred
- Cannot be allocated without the underlying ownership interest or under a qualifying lease
- User must be an owner or master tenant – credits not “sold” to outside parties



Arctic Club Hotel, Seattle

BASICS

HOW LONG MUST TAX CREDIT USER BE IN PROJECT?

- Tax credit user must be owner or lessee for at least the minimum 5 year holding period
- Must be owner or lessee **before the rehab is placed in service** – cannot come in later



Holley Mason Building, Spokane

BASICS

- **TAX CREDIT RECAPTURE**

Can take place if tax credit user sells interest (or master lease is terminated) before end of 5 year holding period



Holley Mason Building, Spokane

III. OPPORTUNITIES IN USING THE CREDITS

THE TAX CREDIT USER

- Typically taxable corporations
- Often local lenders on smaller projects
- Can be individuals, if they are “real estate professionals”...more later



The Hastings Building, Port Townsend, WA

THE TAX CREDIT USER

- T.C. Investor must have an ownership interest in project or be a master tenant under a permitted long-term lease



Lowman Building, Seattle

THE TAX CREDIT USER

- Tax credit investor typ. Pays anywhere between 65-95 cents per \$1 dollar of tax credit
- Tax credit “price” varies depending upon size, location, complexity and nature of the project



Seaboard Building, Seattle

THE TAX CREDIT USER

- The tax credits must be allocated within the partnership in the same proportion as profits/losses are allocated
- If 99% of the credits are allocated to an investor, so must 99% of the profits/losses



Seattle Steam New Post Building, Seattle

THE TAX CREDIT USER

- The minority owner is typically the developer and project manager – and the owner with day-to-day control
- The minority owner is paid fees that absorb the great majority of net cash flow



Arctic Club Hotel, Seattle

THE TAX CREDIT USER

- A “put-call” agreement between the partners sets out the terms for buying out the tax credit investor at some point after the minimum 5-year holding period



Hale Building, Spokane

THE TAX CREDIT USER

- Tax credits can be used by tenants under a long term lease (39 + years)
- Then: use the “put-call” agreement to buy out the tax credit investor after the 5-year min. holding period



Fox Theatre, Spokane

THE TAX CREDIT USER:

SIGNIFICANT RECENT COURT DECISION

August 2012 Case (3rd Circuit):

“Historic Boardwalk Hall” Case

The Tax Credit Investor **MUST** have some level of financial risk in the project –

Cannot be totally insulated from the partnership risk

TC Investor must have **SOME** upside/downside reward/risk



Historic Boardwalk Hall, Atlantic City

THE TAX CREDIT USER

CHANGES IN THE TAX
CODE WITH THE
“STIMULUS ACT”

- Net effect is that more individuals can use the tax credits to reduce their personal income tax
- Increases the pool of potential tax credit investors



Globe Hotel, Spokane

THE TAX CREDIT USER

- ARE YOU A “**REAL ESTATE PROFESSIONAL**”? YES IF:
- More than half of the personal services you performed during the tax year were performed in real property trades / businesses in which you materially participated
AND
- You performed more than 750 hours of services during the tax year in those real property trades / businesses.



Alaska Building, Seattle

THE TAX CREDIT USER

- A “REAL ESTATE PROFESSIONAL” CAN BE A:
- Developer
- Broker
- Contractor
- Property Manager
- Again – if you are a qualified real estate professional, you may qualify to personally use the tax credits. Otherwise you need to partner with a qualified investor...



Holley Mason Building, Spokane

OPPORTUNITIES IN USING THE CREDITS:

TAX EXEMPT ENTITIES AS OWNERS/DEVELOPERS

- TAX EXEMPT ENTITIES CANNOT USE THE CREDITS DIRECTLY
- So...tax exempt entity must either co-own the property with taxable entity or long term lease the property to taxable entity



MOHAI (Naval Reserve Building), Seattle

TAX EXEMPT ENTITIES AS OWNERS/DEVELOPERS

- TAX EXEMPT ENTITY CAN BE A CO-OWNER IN A TAXABLE ENTITY
- Tax exempt entity can in this way participate as an owner in a tax credit project



MOHAI (Naval Reserve Building), Seattle

TAX EXEMPT ENTITIES AS OWNERS/DEVELOPERS

- Tax exempt partner will typically own only a small portion of the entity –
- The tax credits must be allocated according to percentage of profit/loss interests



MOHAI (Naval Reserve Building), Seattle

TAX EXEMPT ENTITIES AS OWNERS/DEVELOPERS

- Tax exempt entity cannot own the property before rehab, then immediately lease back to itself after rehab – will result in loss of the credits



The New Central, Chinatown, Seattle

TAX EXEMPT ENTITIES AND “DISQUALIFIED LEASES”

- “Disqualified leases” include leases to tax exempt entities that are:
- Longer than 20 years
- Contain extension options with predetermined price (ok if “at market price”)



Cadillac Hotel, Seattle

TAX EXEMPT ENTITIES AND “DISQUALIFIED LEASES”

- “Disqualified leases” also include leases to tax exempt entities that:
- Include an option to purchase at a set price
- Involve development financed with tax-exempt financing, under some circumstances



Holley Mason Building, Spokane

TAX EXEMPT ENTITIES AND “DISQUALIFIED LEASES”

- A project can still fully utilize the tax credits even if up to 50% of the space is leased under “disqualified leases”



Spokane Dry Goods Company Building, Spokane

FINDING THE RIGHT TAX CREDIT INVESTOR

- Different projects will attract different investors
- Some national groups will be interested only in larger projects
- Other investors are open to small projects, but usually pay less per credit



Bostwick Building, Tacoma

SECURITIES REGULATIONS AND INVESTORS

- Pay attention to securities law requirements
- Soliciting investors in your projects will typically bring up securities issues
- There are limited exemptions to filing - but need to be aware of these



Colman Automotive Building, Seattle

POTENTIAL PITFALLS

Common Fails

- Proceeding with work before Part 2 approved
- Refusing to negotiate project changes in response to SHPO and NPS guidance and conditions
- Assuming local review / approval = certification of rehabilitation for tax credits



LEADING CAUSES OF DENIAL

Step One is Admitting You Have a Problem

- Insufficient pre-rehab photographic documentation
- Completing work that does not meet the Standards before contacting the SHPO or beginning the application process
- Program that is too intense for building and site
- Substantial interior demolition



Project denied for incompatible work completed prior to Part 2 review.



CODE RELIEF for HISTORIC BUILDINGS

ADA / ACCESSIBILITY

ADAAG (ADA ACCESSIBILITY GUIDELINES)
§4.1.7 Accessible Buildings: Historic Preservation

CODE RELIEF for HISTORIC BUILDINGS

ADA / Accessibility: Elevators



ADAAG 2004

§206.2.3 Multi-story buildings and facilities

A photograph of a mechanical room featuring a complex network of HVAC pipes. A prominent horizontal pipe is wrapped in white insulation and has a green label that reads "CONDENSER WATER SUPPLY". Below this, a series of vertical pipes are also wrapped in white insulation. The room contains various mechanical components, including a red fire cabinet on the left and a control panel on the wall. The lighting is bright, highlighting the metallic surfaces and the insulation.

CODE RELIEF for HISTORIC BUILDINGS

WA STATE ENERGY CODE (2013)

Chapter 51-11C WAC

§C101.4.2 Historic Buildings

The background image shows the interior of a historic building. It features a high ceiling with exposed wooden beams and a brick wall. Large, multi-paned windows are visible, and a dark metal column supports the structure. The lighting is warm, highlighting the textures of the wood and brick.

CODE RELIEF for HISTORIC BUILDINGS


INTERNATIONAL EXISTING BUILDING CODE

IEBC 2012

Chapter 12: Historic Buildings; equivalency

CODE RELIEF for HISTORIC BUILDINGS

IEBC: Sprinklers



FIRE

**Provide sprinklers in open areas or
for materials not meeting fire rating requirements.**





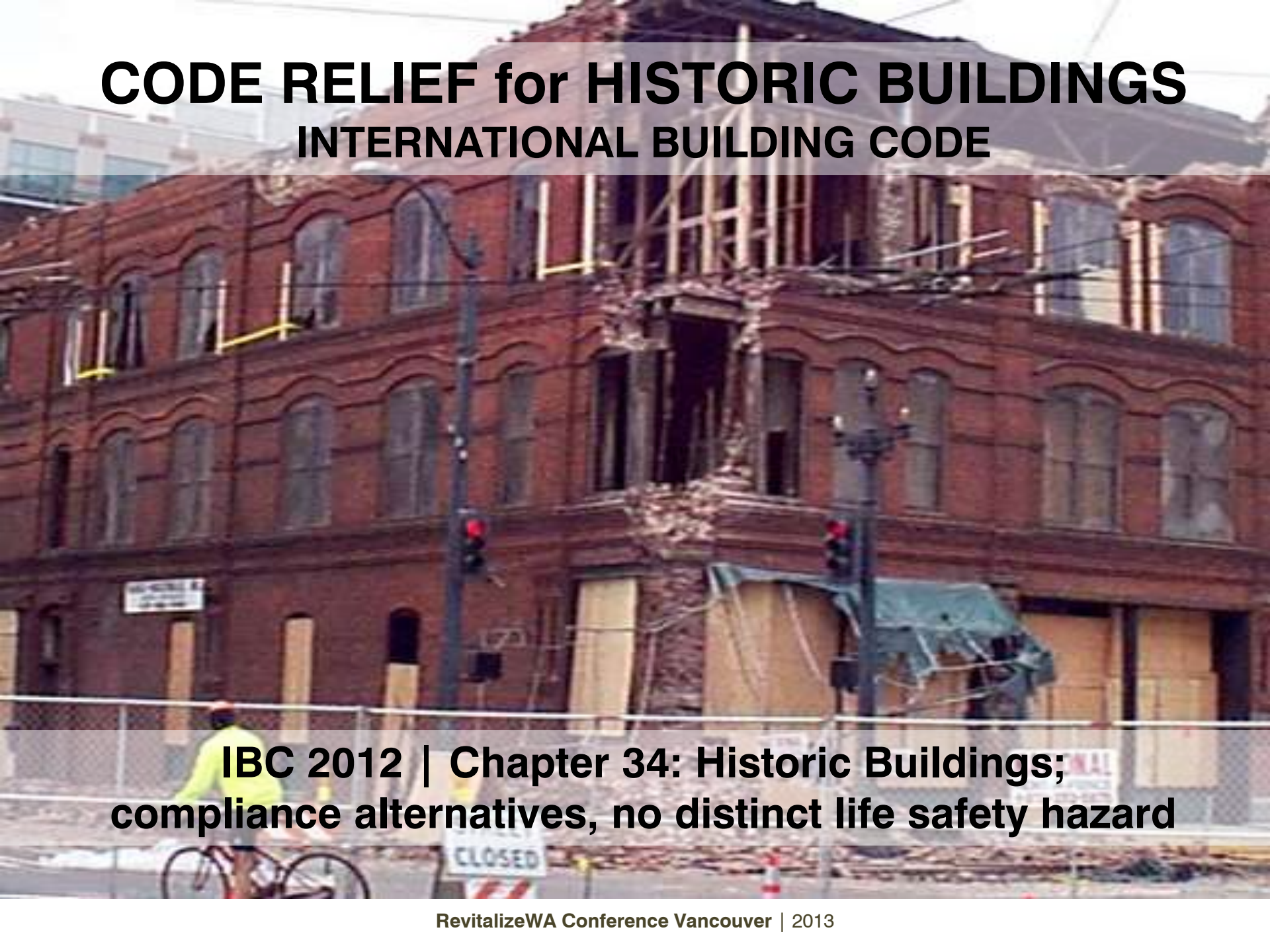
CODE RELIEF for HISTORIC BUILDINGS

IEBC: Archaic Materials, Fire Ratings

IEBC Resource A, Chapter 12 Historic Buildings
§1203.5 Interior Finishes

CODE RELIEF for HISTORIC BUILDINGS

INTERNATIONAL BUILDING CODE



**IBC 2012 | Chapter 34: Historic Buildings;
compliance alternatives, no distinct life safety hazard**

“MAIN STREET” CASE STUDIES: CLARKSDALE, MS

Clarksdale, Mississippi – a main street town focusing on its place in the history of American music and literature to draw visitors and new residents



“MAIN STREET” CASE STUDIES: THE “FIVE & DIME”

- FW WOOLWORTH BUILDING converted to restaurant and small hotel
- Approximately \$1.3 million in qualified rehab expenses
- \$260,000 in federal tax credits to investors in single entity structure



The Five & Dime, Clarksdale, Mississippi

“MAIN STREET” CASE STUDIES: THE “FIVE & DIME”



The Five & Dime (Former Woolworth's, Clarksdale, Mississippi)

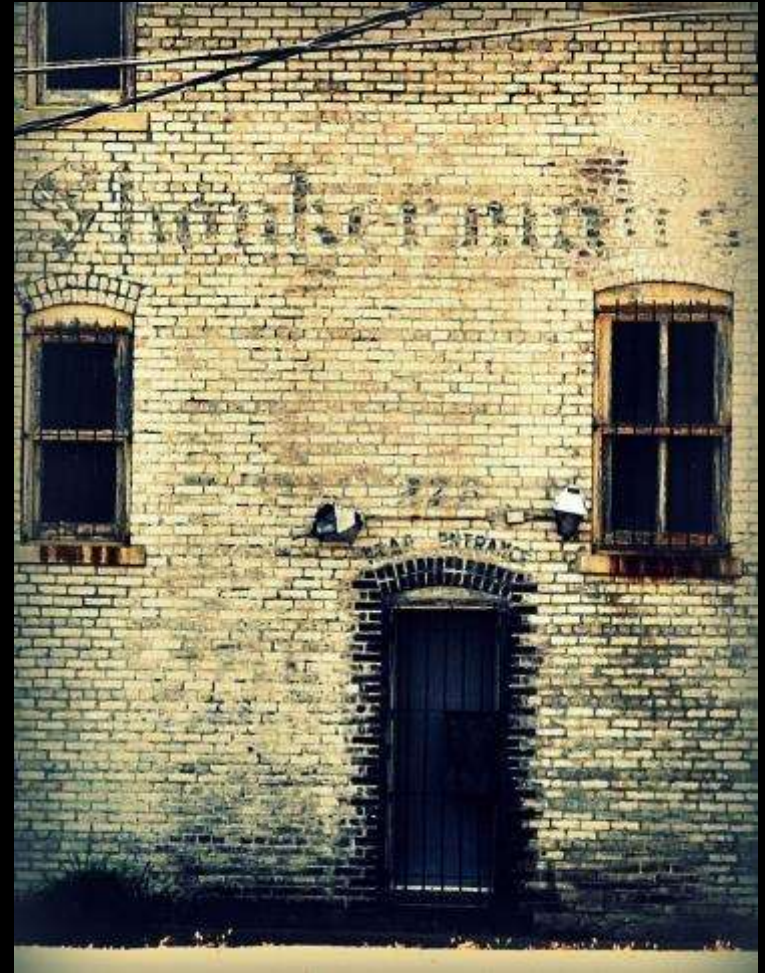
“MAIN STREET” CASE STUDIES: THE “FIVE & DIME”



Five & Dime Hotel/Lofts, Clarksdale, Mississippi

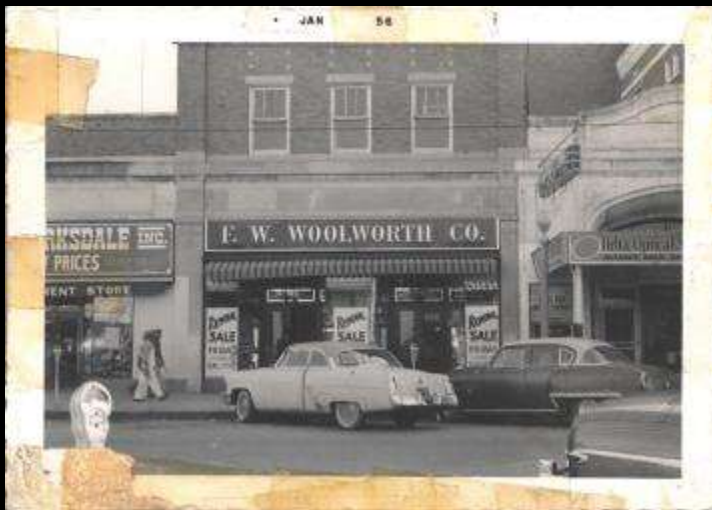
CASE STUDIES: SHANKERMAN'S BUILDING, Clarksdale, Mississippi

- Rehab and conversion of upper floor of this historic shop to residential use
- The first of several new projects in Clarksdale that feature residences above commercial storefronts



Shankerman's alley facade, prior to rehab of historic building

“MAIN STREET” CASE STUDIES: SHANKERMAN’S



- Approximately \$300,000 in qualified rehab expenses
- \$60,000 in federal tax credits to investors in single entity structure

Shankerman's, Clarksdale Mississippi

OPPORTUNITIES FOR SMALLER TAX CREDIT PROJECTS

1. Look for local banks as tax credit investors and lenders on same project
2. Look for ways to minimize consultant costs (local professionals? Any pro bono help possible?)
3. If your building is already a contributing building in a historic district, will simplify the NPS Parts 1, 2 applications
4. Look for local partners (or long term tenants) who can use the tax credits internally



V. HISTORIC TAX CREDIT BASIC CHECKLIST

1. Is the building on the National Register or a contributing building in an NR listed historic district?
2. If not, does the building have the potential to be listed on National Register?
3. Will there be substantial rehab costs? Are rehab costs in excess of adjusted basis (basically = cost of building - minus land, plus improvements made since purchase)
4. Is the new plan compatible with re-use of significant historic elements?



V. BASIC HISTORIC TAX CREDIT BASIC CHECKLIST

5. Does the new plan require alterations (or users) that could jeopardize approvals?
6. Does the project schedule allow time for SHPO/NPS review and approvals?
7. Will tax credit investors be invested in the project by the time the renovated building is placed in service?
8. Experienced professionals on the team?



V. HISTORIC TAX CREDIT BASIC CHECKLIST

9. Is the lender involved early on in the project?

10. State tax credits available?

11. Property tax abatement available?


12. Are New Markets Tax Credits (or)
Low Income Housing Tax Credits
possible for the project?



Missed Opportunities?

Financial Incentives in Walla Walla


WALLA WALLA historic preservation fact sheet



Baker Boyer Bank (not on a register)

national / local register properties in downtown walla walla (see reverse for map)

1. **Banister, Max Building**
2. **Boyer, John F. House**
3. **Brewer, C.J. Building**
4. **Butler, Norman Francis House**
5. **Darwin Hotel**
6. **District Light Works Building**
7. **Fort Walla Walla Historic District**
8. **Green Park School**
9. **Kirkman, William House**
10. **Liberty Theater**
11. **Ludwigs, George House**
12. **Maroon Whitman Hotel**
13. **Memorial Building, Whitman College**
14. **Moore, Miles C. House**
15. **Northern Pacific Railway Passenger Depot**
16. **Osterman, Henry House**
17. **Panoramic Cleaners**
18. **Small-Elliott House**
19. **Southertown Building**
20. **Union Gas Station**
21. **US Post Office - Walla Walla Main**
22. **Walla Walla Public (Carnegie) Library**
23. **Walla Walla Valley Traction Company Car Barn**
24. **Washington School**
25. **Whitestone - Crawford Planning Mill**
26. **Whiteside Building**
27. **Whitman Mission National Historic Site**



Maroon Whitman Hotel (National Register)

historic register FACTS

- Listing on the National Register of Historic Places **does not limit** your use of the property; it is an **honorary designation**, recognizing that a property is of significance to the nation, the state, or the community.
- There are **no regulations** and **no reviews** associated with National Register listing. Conversely, that also means there are no protections against insensitive changes.
- The National Register **does not protect** a property or limit an owner's ability to do what they wish with their property with personal funds. Only when state or federal funds are used does work require consultation.
- There are **financial incentives** available for income producing National Register listed buildings, a 20% Federal income **tax credit** of qualified rehabilitation expenditures (see reverse for more information).
- Walla Walla is a Certified Local Government (CLG), which means any Local Register property is eligible for **Special Valuation** (a revised property tax assessment), no matter what its use is.
- Design review can only occur for Local Register listed properties.
- Property values often increase** when a property is listed on the National Register or the Local Register. There is an implied sense of value of a historically designated property as opposed to something that is not officially listed.
- Federal tax credits and Special Valuation help pay for life safety code and accessibility upgrades, and provide funds to **make upper floor development profitable**.

missed opportunities

national / local register listed & unlisted historic properties in downtown walla walla



rehabilitation is evident everywhere in downtown walla walla...



Franklin Building (1870s)
(an unlisted historic property)



Merchant Building (2013)

...are these missed opportunities for financial incentives?

FEDERAL TAX CREDITS

By National Park Service program

\$974 million
total tax credit project rehabilitation expenditures in WA state since 1977

\$1.8 million
total tax credit project rehabilitation expenditures in Walla Walla (0.2% of total)

SPECIAL VALUATION

\$809 million
total Special Valuation rehabilitation expenditures in WA state since 2002

\$4.9 million
total Special Valuation rehabilitation expenditures in Walla Walla (0.6% of total)

threshold requirements

1. Must be a building listed individually on the **National Register** (or contribute to a National Register listed historic district)
2. Must be **income producing** (retail, business, housing rental, etc.)
3. Rehabilitation must meet the Secretary of the Interior's **Standards for the Treatment of Historic Properties** as determined by OHP and NPS.
4. Must be a **substantial rehabilitation**; qualified expenditures must exceed the Adjusted Basis Value (Purchase Price - Land Value - Depreciation + Capital Improvements prior to tax credit project)

1. Must be a building listed on the **Local Register**
2. Does not need to be income producing (business, primary residence, etc.)
3. Rehabilitation must meet the Secretary of the Interior's **Standards for the Treatment of Historic Properties** as determined by Walla Walla Historic Preservation Commission
4. Must be a **substantial rehabilitation**; qualified expenditures must exceed 25% of the property's assessed value prior to rehabilitation

Rehabilitated properties must be maintained for a period of 5 years (Federal tax credits) or 10 years (Special Valuation)

contact: Nicholas Vann, OHP Historical Architect (360) 585-3079 nicholas.vann@dshp.wa.gov

visit: www.dshp.wa.gov www.sps.gov/tps



Missed Opportunities?

Financial Incentives in Walla Walla

260 projects statewide
\$974 million Total Rehab Expend.

3 Walla Walla projects for
\$1.8 million Total Rehab Expend.

0.2% of total rehab expenditures

Missed Opportunities?

Financial Incentives in Walla Walla

missed opportunities

national / local register listed & unlisted historic properties in downtown walla walla



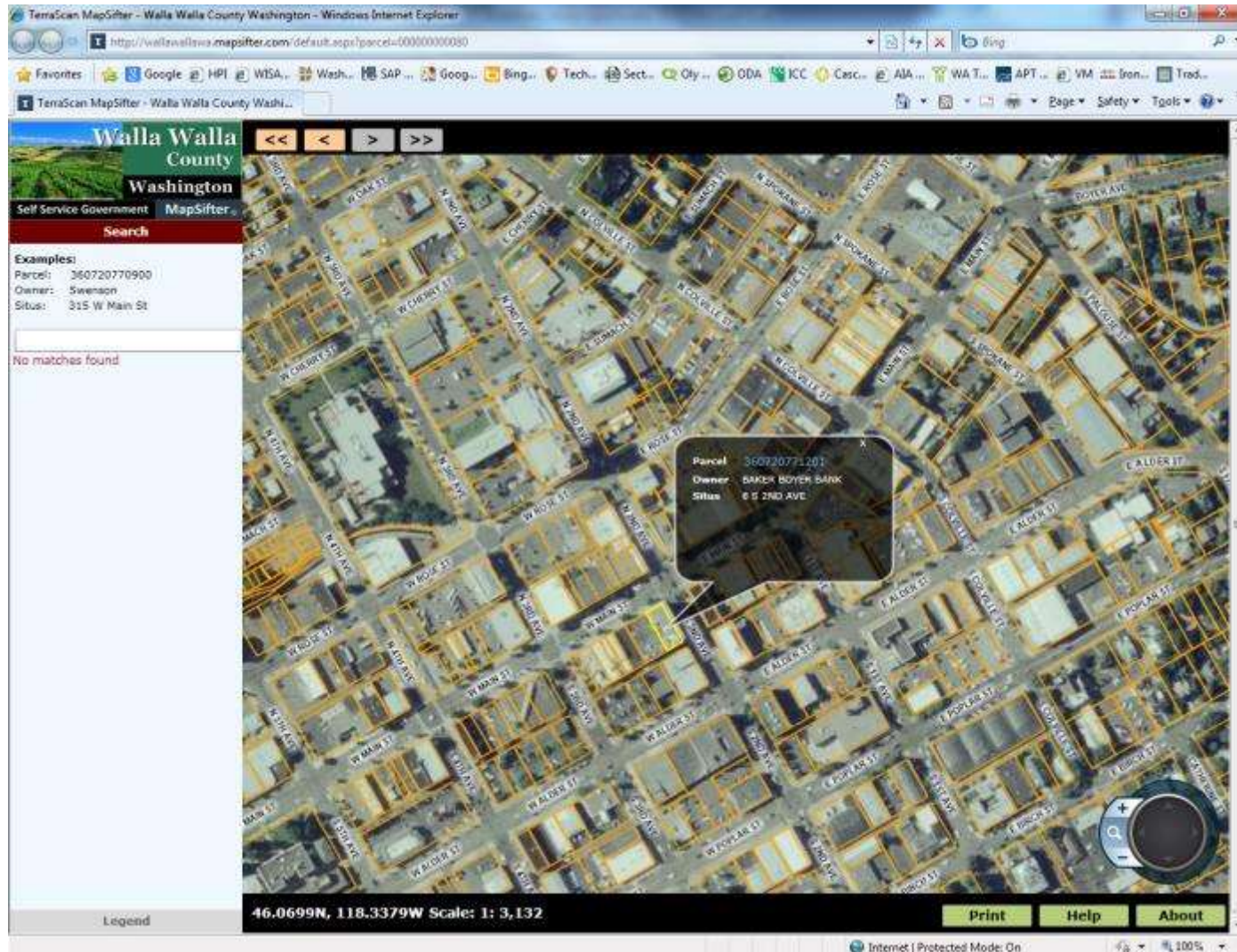
rehabilitation is evident everywhere in downtown walla walla...



...are these missed opportunities for financial incentives?

Missed Opportunities?

Financial Incentives in Walla Walla



Walla Walla County Assessor Parcel Search

Missed Opportunities?

Financial Incentives in Walla Walla

Since 2001 in downtown Walla Walla:

18 projects potentially eligible for Tax Credits
\$4,175,590 unclaimed rehab expenditures

6 additional **projects** potentially eligible for Special Valuation
\$1,388,000 additional unclaimed rehab expenditures

24 total projects
\$5,563,590 missed opportunity

***\$231,816 per project**

You Can Make Great Tax Credit Projects Happen.

Questions?

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Arctic Club Hotel, Seattle

DEPARTMENT OF
ARCHAEOLOGY &
HISTORIC PRESERVATION
PROTECT THE PAST • SHAPE THE FUTURE



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French Norman

WELCOME

The Department of Archaeology and Historic Preservation is the state agency with the primary responsibility for historic preservation. We advocate for the preservation of Washington's archaeological and historic cultural resources, including structures, sites, objects, and districts—its assets for the future. Please feel free to call (360)586-3065 or drop by our office if you need assistance. The office is open Monday through Thursday, 7am to 5:30pm.



RECENT NEWS

Revitalize WA Conference
Join the WA Trust for Historic Preservation for the annual Main Street Conference in Ocean Shores, WA.

Spokane to Host National Trust Meeting



October 24, November 1, and Spokane will host the National Trust for Historic Preservation's 2014 National Conference.

WISAARD - Washington's Searchable Cultural Database

The Washington Information System for Architectural and Archaeological Records Data (WISAARD) is our award winning online GIS map tool for locating designated historical sites which are listed on the state and national register. Information includes images of the property, a short summary description about the significance of each resource and a link to the nomination and/or inventory form.

