

# Madison Town Meeting

## How Do We Save our Historic Houses?

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**Allen W. Kratz Historic Preservation Consulting**

*Giving Our Past a Future*

**Wednesday, April 27, 2016**

# Madison Town Meeting

**Two National Register of Historic Places  
Trustee, N.J. Historic Trust (2004-2009)  
N.J. Sites Council approval for projects  
Rewrote Historic Preservation Ordinance  
Lawyer; Inst. Continuing Legal Education  
Board President, Hoboken Public Library**

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## Madison Town Meeting

# How Do We Save our Historic Houses?

## Madison Town Meeting

# How Do We Save our Historic Houses?

**Process, not panacea**

## Madison Town Meeting

# How Do We Save our Historic Houses?

**What**

**Why**

**How**

# How Do We Save our Historic Houses?

**What**

# How Do We Save our Historic Houses?

What is “Historic?”

First



# How Do We Save our Historic Houses?

## What is “Historic?”

First

Last



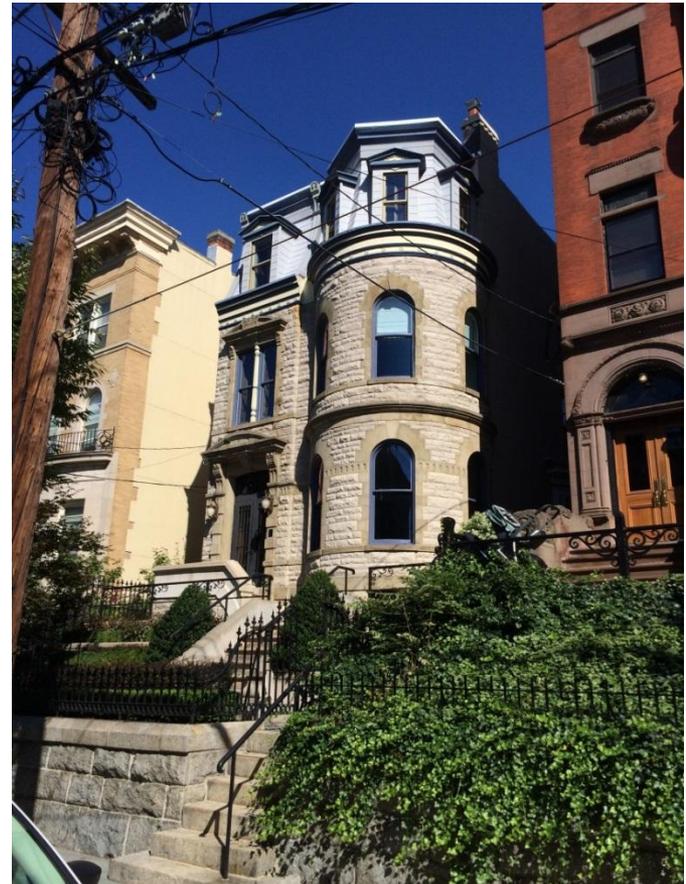
# How Do We Save our Historic Houses?

## What is “Historic?”

First

Last

**Best**



# How Do We Save our Historic Houses?

## What is “Historic?”

First  
Last  
Best  
Only



# How Do We Save our Historic Houses?

## What is “Historic?”

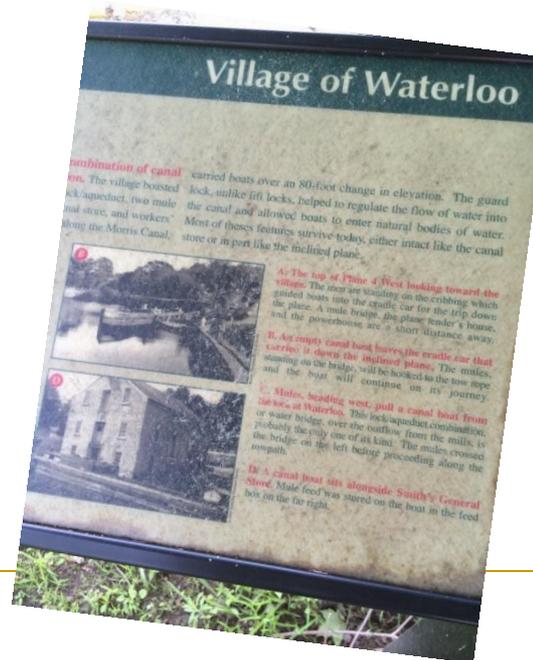
Architectural  
Mastery



# How Do We Save our Historic Houses?

## What is “Historic?”

## Historic Significance



# How Do We Save our Historic Houses?

## What is “Historic?”



**Contributory  
Importance**

# How Do We Save our Historic Houses?

**What is “Historic?”**

**Collegiate Gothic**



# How Do We Save our Historic Houses?

## What is “Historic?”

**Colonial  
Revival**



# How Do We Save our Historic Houses?

## What is “Historic?”



**Art Deco**

# How Do We Save our Historic Houses?

## What is “Historic?”

**Mid-Century  
Modern**



# How Do We Save our Historic Houses?

**Why**

# How Do We Save our Historic Houses?

*Why* Do We Save our  
Historic Houses?

# How Do We Save our Historic Houses?

*Why* Do We Save our  
Historic Houses?

Because there is value

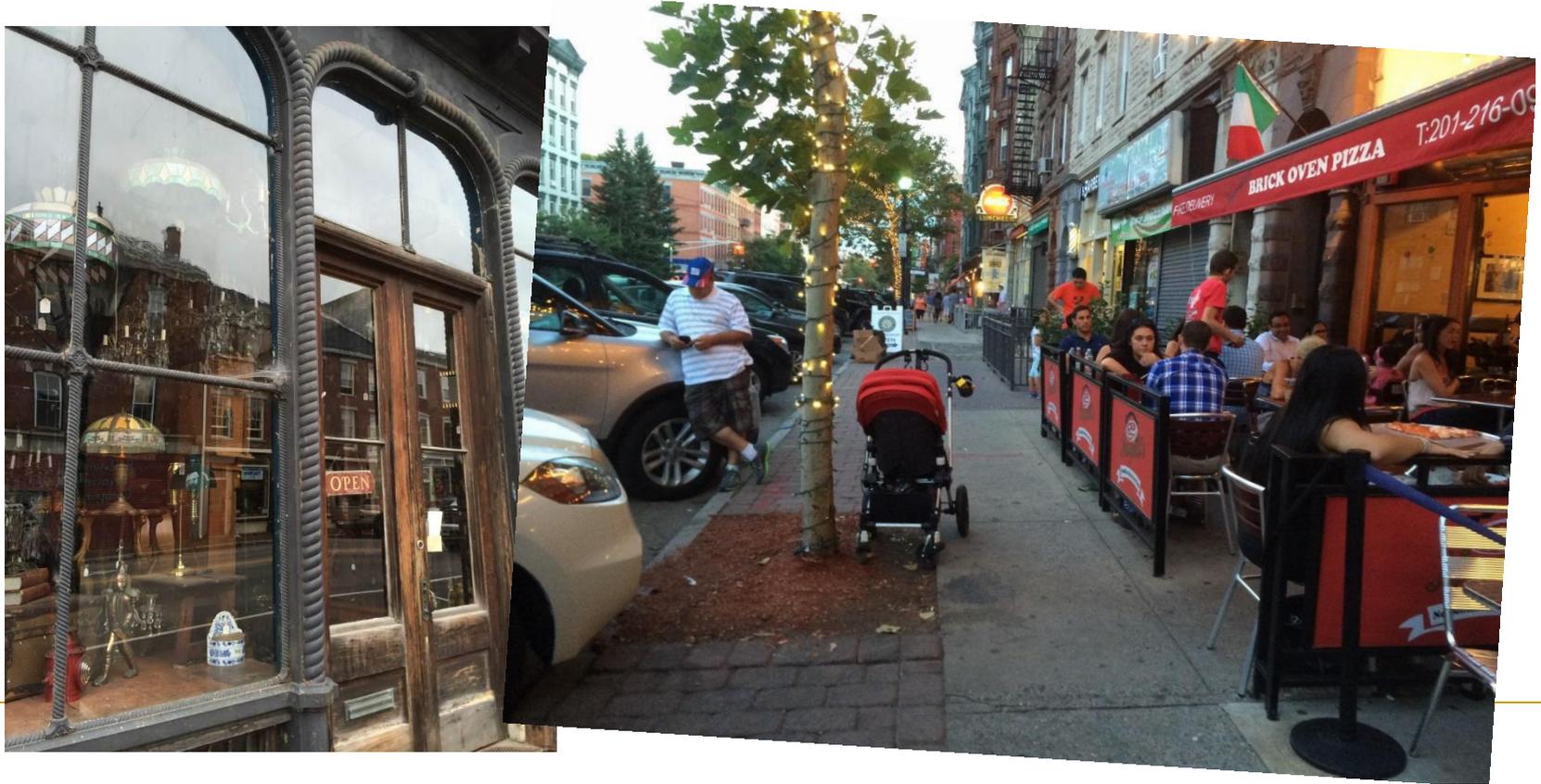
# How Do We Save our Historic Houses?

## Positive look and feel



# How Do We Save our Historic Houses?

## Retail Vitality



# How Do We Save our Historic Houses?

## Owner Equity



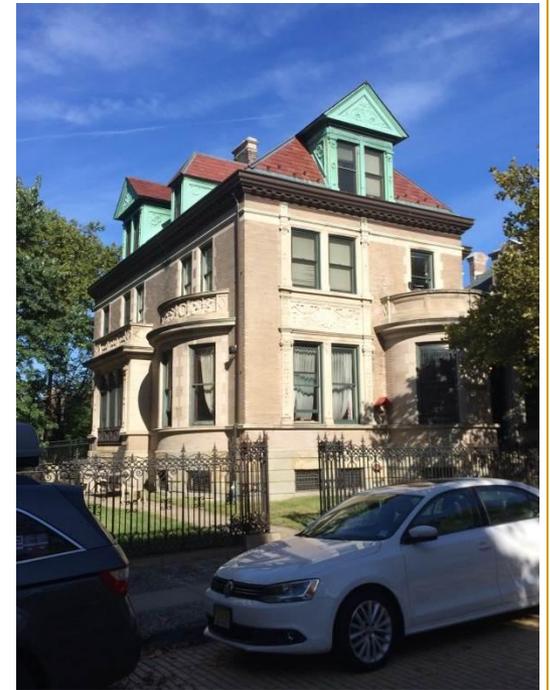
# How Do We Save our Historic Houses?

## Skilled Jobs



# How Do We Save our Historic Houses?

## Increased Ratables



# How Do We Save our Historic Houses?

**Increased Ratables**

**=**

**High Property Taxes**

# How Do We Save our Historic Houses?

...where high taxes:

- raze and replace
- subdivide, raze, add density

# How Do We Save our Historic Houses?

...prevent -- or reduce  
the number of --  
**teardowns** of old houses

# How Do We Save our Historic Houses?

**How**

# How Do We Save our Historic Houses?

## Three Approaches

### 1. Regulation

# How Do We Save our Historic Houses?

## Three Approaches

**1. Regulation**

**2. Economic Incentives**

# How Do We Save our Historic Houses?

## Three Approaches

**1. Regulation**

**2. Economic Incentives**

**3. Education**

# How Do We Save our Historic Houses?

## Three Approaches

### 1. Regulation

- Design Guidelines
- Master Plan
- Certificate of Appropriateness
- Demolition Permits

# How Do We Save our Historic Houses?

## Three Approaches

### 1. Regulation

- Construction Office
- Historic Preservation Commission
- Planning Board
- Zoning Board

# How Do We Save our Historic Houses?

## Three Approaches

### 2. Economic Incentives

- Grants
- Façade easements
- Transfer of development rights
- Tax credits (commercial housing)

# How Do We Save our Historic Houses?

## 2. Economic Incentives

- **Façade easement**

**Voluntary deed restriction**

**Owner of historic property preserves property, is OK with reduced value**

**Owner *may* get tax deduction**

# How Do We Save our Historic Houses?

## 2. Economic Incentives

- **Transfer of development rights**

**Owner of historic property gives up right to develop historic site -- in return for developing in a non-historic site**

# How Do We Save our Historic Houses?

## 2. Economic Incentives

- **Tax credits – federal income tax:**  
**20% for qualified property rehab**  
**10% for buildings older than 1935**  
**No credit in N.J., unlike most states**

# How Do We Save our Historic Houses?

## 2. Economic Incentives

### Heritage Tourism



# How Do We Save our Historic Houses?

## Three Approaches

### 3. Education

# How Do We Save our Historic Houses?

## Three Approaches

### 3. Education

**...community-wide,  
intergenerational appreciation  
for the community's  
historic built environment...**

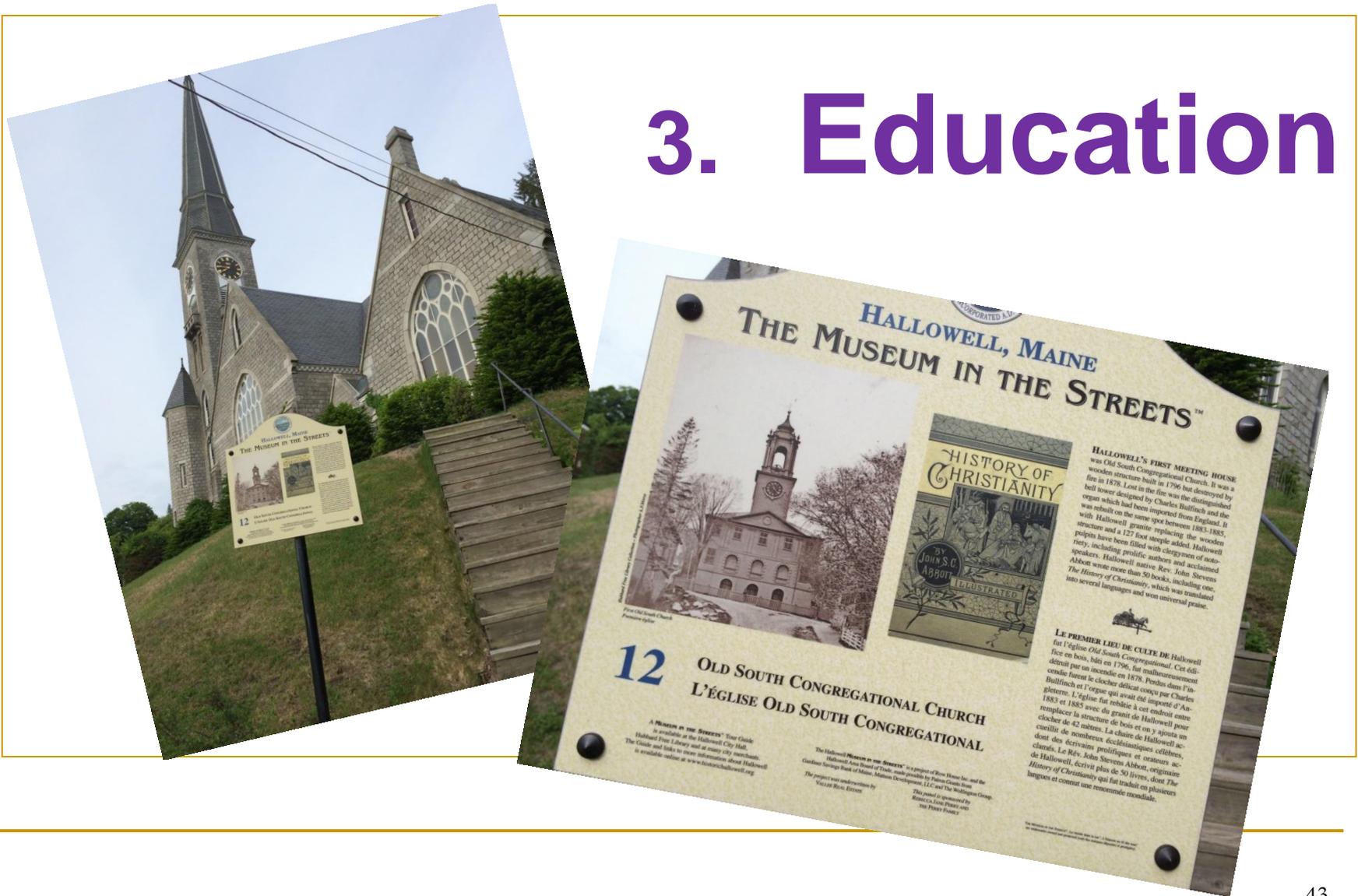
# How Do We Save our Historic Houses?

## 3. Education



# How Do We Save our Historic Houses?

## 3. Education



# How Do We Save our Historic Houses?

## 3. Education



# How Do We Save our Historic Houses?

## 3. Education

### ■ Historic architecture

# How Do We Save our Historic Houses?

## 3. Education

- **Historic architecture**
- **Economic value**

# How Do We Save our Historic Houses?

## 3. Education

- **Historic architecture**
- **Economic value**
- **Environmental value**

# How Do We Save our Historic Houses?

## 3. Education

- **Historic architecture**
- **Economic value**
- **Environmental value**
- **Place-making**

# How Do We Save our Historic Houses?

## 3. Education

### ■ Welcome wagon

# How Do We Save our Historic Houses?

## 3. Education

- Welcome wagon
- Carpenters, masons, plumbers, electricians, etc.

# How Do We Save our Historic Houses?

## 3. Education

- Welcome wagon
- Carpenters, masons, plumbers, electricians, etc.
- Internships, vocational ed

# How Do We Save our Historic Houses?

## 3. Education

### Municipal Land Use Law

# How Do We Save our Historic Houses?

## 3. Education **NJSA 40:55D-109(f)**

**“...responsibility...to carry out such other advisory, educational and informational functions as will promote historic preservation.....”**

# How Do We Save our Historic Houses?

**+ Pros**

**- Cons**

# How Do We Save our Historic Houses?

## 1. Regulation

+ Codified

+ Based on precedent, case law

- Success entails focus

- Win this one; lose the next

# How Do We Save our Historic Houses?

## 2. Economic Incentives

- + **cost spread among community**
- + **shared mutual benefit**
- **high-startup costs**
- **competing claims on resources**
- **subjectivity**

# How Do We Save our Historic Houses?

## 3. Education

- + **cost borne by whole community**
- + **preservation = embedded root and branch**
- **success not immediately visible**
- **continual, sustained volunteer effort**

# How Do We Save our Historic Houses?

**Recap**

# How Do We Save our Historic Houses?

**1. Regulation**

**2. Economic Incentives**

**3. Education**

**Combined, all three can  
give our past a future.**