

Nacogdoches Comprehensive Plan Update

Historic Preservation

CHAPTER 11

The purpose of this plan element is to review the community's historic heritage; present alternative programs, implementation techniques, and funding sources for preserving and enhancing the community's historic resources and cultural heritage; and, recommend policies, programs and actions for promoting historic preservation and heritage tourism.

Fortunately, the City of Nacogdoches and its residents are already familiar with the importance of preserving heritage. Thanks to significant efforts by a variety of organizations, the "Oldest Town in Texas" remains a valuable resource for understanding the history of Texas. Landmarks and historic structures are abundant throughout the community. Buildings such as the Sterne-Hoya Museum, Zion Hill Baptist Church and the Old Nacogdoches University Building are physical reminders of past achievements. Downtown remains significantly intact and vibrant. Millard's Crossing presents an amalgam of historic structures moved to a single site for the purpose of preserving heritage and to also present a concept of the sense of community that existed before automobiles, telephones and air conditioners.

Each of these items contributes to the social health of the community and the state. They are a consistent reminder of "how things used to be." As important, however, historic preservation plays a role in the local economy and development pattern. At the same time, the fabric that makes preservation a marketable product is very sensitive. Changes to the surrounding environment, such as removal of structures, new development, or other activity that visibly impacts a district or site can significantly alter the value of an area as a place that tourists want to visit.

Key Issues

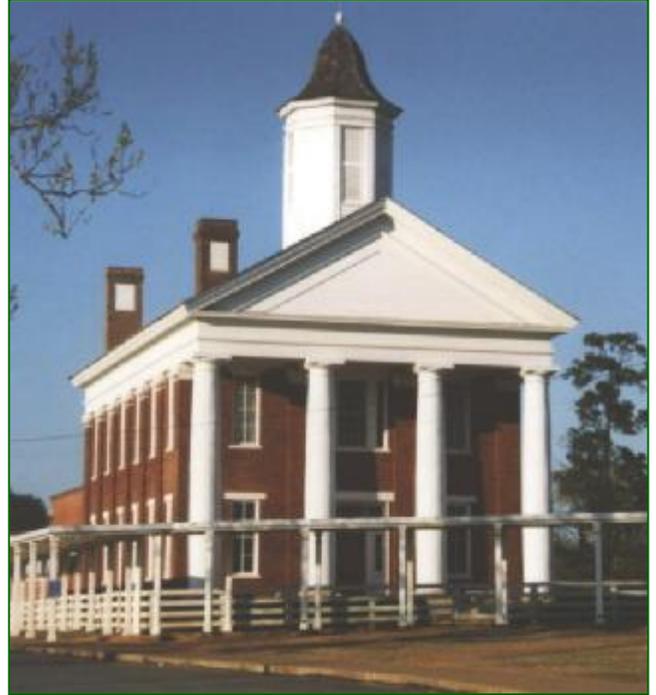
Review of current conditions and trends, existing programs and policies, and community input brought to the forefront a set of key issues regarding historic preservation in Nacogdoches. These issues were assembled into several broad categories that provide the basis for Historic Preservation goals, objectives and actions in this chapter.

- ◆ **Enhancing Existing Efforts to Promote/Market Heritage-Based Tourism Opportunities** – Heritage-based tourism is generally associated with visitors frequenting areas of historic or cultural interest, such as the Stone Fort Museum, Millard's Crossing or downtown. Nacogdoches is known as the "Oldest Town in Texas," and its heritage resources are immense. Comments indicate that heritage tourism is not fully utilized as an economic development strategy. Historic preservation and the protection of culture and heritage are strong marketing points in pursuing companies interested in strong quality of life. By itself, a focused policy built upon history and heritage has the capacity to provide significant jobs and revenue. If actively combined with other resources, such as Stephen F. Austin State University, Nacogdoches has the potential to offer a significantly marketable product based upon culture and history. A base strategy for heritage tourism should include discussion of appropriate signage, linkage of historic and cultural sites, further development of guided tours, and assessment and enhancement of historic structures and districts.
- ◆ **Preserving Existing Historic Landmarks, Districts and Neighborhoods** – Preservation of existing historical resources is important to the history and character of the community as well as for maintaining those unique qualities that make Nacogdoches "home" to residents and an attraction for visitors. The City should continue its historic preservation efforts by identifying existing historic resources and encouraging preservation through education, use of design guidelines/standards, and implementation of additional or improved incentives. Additionally, the City should identify and encourage property owners to nominate eligible historic properties to be included in the National Register of Historic Places, similar to the Tol Barret House, Roland Jones House and the Old Nacogdoches University Building.
- ◆ **Coordinating Preservation Efforts** – Several organizations and entities are involved, to some extent, in local historic preservation efforts. The Main Street program is charged with



preservation efforts in downtown Nacogdoches. A Sites Manager is charged with oversight of public historic sites such as Zion Hill Baptist Church, Durst Taylor House and the Sterne-Hoya Museum. Simultaneously, the Planning Department acts as staff for the Nacogdoches Historic Landmark Preservation Committee in managing regulations and guidelines related to preservation efforts and historic overlay districts. Additionally, nonprofit organizations such as Historic Nacogdoches Inc. provide a support network for preservation efforts. While the number of participants in preservation is impressive, local efforts are somewhat saddled without strong coordination, shared resources and common strategies. It was noted that some people are active in multiple organizations, each with its own "niche" focus, and some wonder whether the various groups communicate as well as they should.

- ◆ **Striking a Balance with the Need for Change** – Preservation of a structure provides limited impact unless integrity of character and space also remain intact. Intrusions such as parking lots, signs, demolished structures, or new structures that are out of context may steal from the sense of presence and timelessness that is important in marketing preserved structures. At the same time, however, it is important to realize that change is sometimes necessary and, if completed correctly, can maintain or even improve the historic environment. Existing regulations address this issue to an extent, particularly in the event that change must directly impact a historic structure.



Goals, Objectives and Actions

The goals, objectives and action steps outlined in this element of the Nacogdoches Comprehensive Plan Update are based on traditional urban planning principles as well as input from community residents and leaders during the planning process. The goals, objectives and actions appear in no particular priority order.

Enhancing Existing Efforts to Promote/Market Heritage-Based Tourism Opportunities

Goal: Expanded and enhanced efforts to market heritage-based tourism opportunities in the community.

Objectives

- ◆ Using the heritage trails approach, promote Nacogdoches as a regional hub for historic preservation that offers a wide variety of heritage-based tourism opportunities.
- ◆ Create cultural tourism opportunities by marketing the history of the region and other themes of potential interest.
- ◆ Balance tourism opportunities with historic preservation efforts.

Actions

- Establish a focused heritage tourism strategy as an instrumental and primary component of area economic development.
- Work with the Nacogdoches Chamber of Commerce, the Main Street program, the Convention and Visitors Bureau and other entities in marketing heritage-based tourism opportunities in the community.
- Develop distinctive directional signage and a coordinated “wayfinding” system for key attractions and sites, which are scattered across the City.



- Continue to develop guided tours of historic sites and attractions.
- Create and make available to the public pamphlets and information packages on Nacogdoches' historic resources.
- Participate in the Texas Heritage Trails Program.
- Consider coordination with the federal Economic Development Administration for grants in planning and economic development designed to build upon tourism and historic preservation.
- Link historical sites throughout the City through the use of greenspaces, trails and paths.
- Ensure that heritage tourism efforts are diverse and true to the area's varied past (native American, Spanish, Mexican, African American, etc.) so as to reap the full economic benefit of potential visitation.

- Complement heritage-based tourism opportunities with other local tourism activities, such as cultural events offered through the university.

Preserving Existing Historic Landmarks, Districts and Neighborhoods

Goal: Preservation of the City's historic and cultural resources.

Objectives

- ◆ Identify and protect the significant historic resources in the community.
- ◆ Continue to utilize ordinances and other controls to preserve historic landmarks and districts.
- ◆ Improve the level of understanding regarding historic preservation, emphasizing the economic impacts of historic preservation as well as historic preservation technology.
- ◆ Be aware of funding and program resources available to local governments for historic preservation efforts.
- ◆ Establish incentive programs to improve and broaden historic preservation efforts.
- ◆ Promote and maintain downtown's historic architectural and cultural character.
- ◆ Maintain the integrity and character of historic districts and neighborhoods which provide a sense of identity and history to the community and potentially enhance heritage tourism opportunities.



Actions

- Continue to update the historic resource survey of properties that contribute to the community's character or reflect its historical and architectural development.

- Continue to actively identify and pursue properties eligible for inclusion in the National Register of Historic Places.
- Encourage and enforce the high standards of maintenance and restoration of the exteriors and interiors of historic structures that is expected under the Historic Preservation ordinance.
- Enhance the historic overlay district to include restrictions on alteration, new construction or demolition of any structure within the district, particularly as a means to improve or maintain historic structures.
- Seek additional neighborhoods that may qualify as historic overlay districts and discuss application benefits with property owners and residents of these areas.
- Actively participate in state and national programs such as the Certified Local Governments to obtain access to funding and other resources.
- Provide financial incentives, such as tax abatement, tax credits and tax freezes to those wanting to undertake historic preservation or restoration projects.
- Remove language within existing design guidelines that suggests guidelines are voluntary, at least in regard to structures located in approved districts.
- Continue to improve upon the pedestrian-oriented character of downtown with added second-story residential activity and linkages to other locations throughout the community, such as the university.
- In coordination with the university, document the community's record of historic preservation successes, particularly through appropriate websites.

Coordinating Preservation Efforts

Goal: Effective management and coordination of historic preservation efforts in Nacogdoches.

Objectives

- ◆ Ensure consistency and coordination among preservation efforts in Nacogdoches.
- ◆ Partner with private organizations in preserving Nacogdoches' local history and culture.
- ◆ Establish a common focus and vision for historic preservation.
- ◆ Improve efficiency of preservation efforts by combining resources.

Actions

- Designate a person or task force responsible for coordinating preservation efforts among various public and private organizations and committees. (The City's Historic Landmark Preservation Committee should provide an important forum for such coordination efforts and could issue an annual report and/or host an annual summit/symposium on the "State of Historic Preservation in Nacogdoches.")
- Consider committing the necessary resources to establish a separate Historic Preservation Officer position within City government.
- Develop a consistent vision with associated goals and priorities for historic preservation in the Nacogdoches area.
- Coordinate among public and private entities in developing incentives and programs to encourage local historic preservation.

Historic Preservation

11-7

- Establish education and awareness between entities and organizations involved in historic preservation (Main Street Program, Sites Manager, Planning Department and Nacogdoches Historic Landmark Preservation Committee, Historic Nacogdoches Inc., Junior Forum, etc.) on the many preservation efforts of other entities in the City.
- Define roles and responsibilities of each entity with regard to historic preservation efforts in order to avoid gaps, eliminate redundancy, avoid local resource "burnout," and ensure common vision.
- Examine resources and consider potential consolidation or coordination (ability to share staff, equipment, space and volunteers).
- Consistently form partnerships such as the team formed to address the Zion Hill Baptist Church in order to show unity, coordinate resources, and improve the ability to obtain grants (partnerships add to capacity and appeal to grantees and foundations).
- Encourage creative partnerships with organizations and individuals that would otherwise not participate in preservation efforts in order to enhance awareness and expand interest.
- Continue to strengthen the relationship between the history of Nacogdoches and Stephen F. Austin State University.
- Hold meetings on a regular basis with the various entities involved in historic preservation to ensure local efforts are coordinated and consistent (including the annual summit/symposium idea mentioned above).



Striking a Balance with the Need for Change

Goal: Enhanced preservation efforts while also appreciating the need for evolution and new development.

Objectives

- ◆ Ensure that utilization and marketing of existing resources, including adaptive reuse, is given consistent consideration alongside the need for new and expanded development.
- ◆ Maintain the integrity and character of historical structures, districts and neighborhoods, which provide a sense of identity and history to the community.

- ◆ Ensure that major and minor transitions such as significant alterations to structures or the environment, demolition activity, and new construction preserves the heritage and visual character of historic neighborhoods and districts.

Actions

- Recognize and protect historical features from possible negative impacts of new development, such as lighting, signage, screening, and other elements that may reduce desirability, particularly in regard to heritage tourism.
- Encourage design and development activity that is sensitive and complementary to the historic character of neighborhoods and districts as noted in existing design guidelines, including scale, materials, style and use.
- Liberally utilize buffer landscaping, fencing and berms in a creative, yet protective way without providing the impression of stark separation.
- Measure demolition or other major alterations, including proposed new development after demolition, in regard to the overall impact upon the surrounding environment.
- Consider requiring performance surety, such as a performance bond or letter of credit, against any major alterations in a historic district or to a historic structure to ensure that changes are made to the satisfaction of the Historic Landmark Preservation Committee.
- Encourage new development, including activity outside of historic districts, to follow specific patterns of size, style, materials or other “themes” to begin to create a community that is complementary (not identical) to its historic roots.
- Encourage appropriate adaptive reuse of historic structures.

Economic Impacts of Historic Preservation

Nacogdoches has many landmarks of historic and cultural importance. Preservation of these landmarks is not only necessary in maintaining the character and identity of the community. Historic preservation also serves as a key component of economic growth. Historic resources enhance the attractiveness of a community by contributing to the vitality of the downtown district and to the character and livability of neighborhoods. According to the Texas Historical Commission, the economic impacts of historic preservation include:

- ◆ Stabilization or improvement of property values because of historical designations.
- ◆ Rebuilding of communities through rehabilitation of historic buildings.
- ◆ Attraction of tourists interested in Texas’ heritage.
- ◆ Attraction of tourists to museums.
- ◆ Revitalization of Main Streets.

Historic resources in the community are valuable in increasing tourism and promoting economic development. The City of Nacogdoches should develop partnerships with the Economic Development Corporation (NEDCO) and the Chamber of Commerce in promoting and marketing the community's historic sites

and structures in order to attract even more tourists and heritage travelers to Nacogdoches.

Existing Historic Resources

Some residents of the area indicate that a significant portion of the community's heritage was lost before a strong appreciation for the past was established. However, since then, Nacogdoches has aggressively sought to recognize and build upon its unique place in local and state history. Displayed in **Figure 11.1** are the significant number of structures that are now noted and protected on a local, state or federal level. Additionally, the community has established five historic overlay districts designed to protect areas of the community with a rich history and a potential for use in heritage tourism efforts. Community residents recognize and appreciate existing efforts but also seek additional protection for historic neighborhoods outside of existing districts.



Tools and Incentives for Historic Preservation

There are a variety of tools and techniques that can be utilized for the preservation of historic resources, including zoning, overlay districts, conservation districts, tax incentives, grants, historic preservation programs and education. Economic incentives are essential to any preservation program as they help owners of historic properties with costs they incur in complying with a historic preservation ordinance. In addition, incentives often encourage the rehabilitation and restoration of properties, which contributes to the revitalization of neighborhoods and the downtown district.

Current efforts to preserve the heritage of the City of Nacogdoches include a variety of tools and resources including ordinances, design guidelines, a Main Street Program, an Historic Landmark Preservation Committee, public ownership of specific sites, and numerous nonprofits. This section outlines both current and potential tools and techniques to develop historic preservation strategies and programs appropriate to the community's needs.

Preservation Ordinances

The City of Nacogdoches has adopted a Historical Preservation ordinance to protect and enhance landmarks and districts of historical, cultural and architectural importance and significance. As noted in the ordinance, the purpose is to:

- ◆ protect and enhance the districts and landmarks which represent distinctive elements of Nacogdoches' historic, architectural, and cultural heritage;
- ◆ foster civic pride in the accomplishments of the past;
- ◆ protect and enhance Nacogdoches' attractiveness to visitors and the support and stimulus to the economy thereby provided;
- ◆ insure the harmonious, orderly, and efficient growth and development of the city;
- ◆ promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city; and,
- ◆ encourage stabilization, restoration and improvements of such properties and their values.

The ordinance allows the City Commission to designate and zone certain sites, districts, areas, buildings and lands in the City as historic landmarks to be protected, enhanced and preserved. The ordinance established the Historic Landmark Preservation Committee to administer criteria for designation of historic,



architectural and cultural landmarks; conduct surveys and inventories of historic resources; recommend designations of resources as landmarks and historic districts; increase public awareness of the value of historic resources; approve certificates of appropriateness; and, prepare design guidelines.

An overall examination of the historic preservation ordinance found that the ordinance is adequate to meet the needs of the community as long as the purpose of the ordinance remains unchanged. On the other hand, minor changes to the ordinance could provide added strength to both administration and preservation efforts. Amendments to consider are as follows:

Added emphasis upon districts. While the historic preservation ordinance is clearly designed to address historic sites and designated districts, discussion of districts is limited compared to that for landmarks. Brevity in the discussion of historic overlay districts in the zoning ordinance makes substantial discussion in the historic preservation ordinance imperative. In many cases, such as alterations

or changes in stylistic features or contemporary designs, discussion is specific to the “building, structure, object, or site.” However, if the purpose of a district is to meet the purpose statement of this ordinance, then special attention must be paid to the impact of any activity in the district. As an added example, a building may not have historic integrity, however, its removal and replacement will impact the fabric of the area and may impact the capacity of the district.

Clarification regarding demolition. *Section 10. Demolition or Removal*, outlines the process of application, review and approval/denial regarding a designated landmark. While the majority of the process is clear, the next steps following a decision by the Historic Landmark Preservation Committee to deny an application are “cloudy.” It is common for communities to place a restriction on demolition of historic structures or within designated historic districts. It is also common that a “grace period” be provided, as has been done in Nacogdoches. In many communities, the grace period is utilized as an opportunity for the preservation and development communities to exhaust all reasonable means of preserving the property, including sale to another individual/organization or cost-effective rehabilitation. If such avenues have already been exhausted, the owner may at any time forward an application of economic hardship in order to prove such actions have been taken, but to no effect. However, if the grace period expires and the owner is able to prove that he has, in good faith, attempted to find an alternative resolution, the demolition permit should be granted.

The following may assist in clarifying the ordinance:

- ◆ Indicate that even when a clearly historic structure is involved, a demolition application may be approved if the owner can show proof that a strong attempt has been made, in good faith, to market the site or to rehabilitate the structure.
- ◆ Define the action expected by the City Commission within 90/240 days of the date of the application. This could include attempts to acquire the site for purposes of preservation or indication that rehabilitation is a feasible and reasonable option. Other organizations, such as area nonprofits, may also be mentioned as resources that may take action through purchase of the site.
- ◆ Indicate specific ramifications if it is determined that an owner has not operated in good faith (such as requiring a purchase price or compensation greater than fair-market value).
- ◆ Tie the demolition process more clearly to the owner’s right to apply for economic hardship.

Design Guidelines

Historic preservation design guidelines were prepared in 1991 to aid property owners and the community at large in protecting and enhancing historic structures. The guidelines describe a process for developing a rehabilitation plan for older buildings, suggest general design ideas for appropriate alterations and new construction, and provide basic maintenance tips. The Historic Landmark Preservation Committee utilizes these guidelines in reviewing projects and considering applications.

Brief analysis of the guidelines indicate they have the capacity to provide the information needed to ensure that the purposes of the historic preservation ordinance are achieved. However, consideration should be given to revising the criteria.



Main Street Program

Established in 1997, Nacogdoches' Main Street program has successfully assisted in energizing downtown. Following the path of the national program, the role of Main Street is to promote and encourage the growth and vibrancy of the downtown area while also strengthening awareness and pride in local heritage. Unique relative to many other communities across Texas and the United States, the mission of the Nacogdoches Main Street program is aided by strong government and community support. The program has helped to maintain interest in downtown through community participation events such as festivals, has actively supported significant downtown improvements, and has been a consistent resource for information regarding preservation opportunities.

As stated by the City of Nacogdoches, three major goals of the local Main Street Program include:

- ◆ Enhance the area by promotion of historic preservation, adaptive reuse of buildings, and design assistance to the downtown businesses.
- ◆ Coordination of groups, downtown businesses and activities to increase retail sales and tax revenues in the central business district.
- ◆ Promotion of a positive image of the downtown area through events and marketing strategies.

Nonprofit Historic Organizations

Nonprofit organizations throughout the country commonly support historic preservation activities, however, it is rare for small communities to offer more than one entity dedicated to local history. It is even more uncommon, particularly in small towns, to find a nonprofit organization dedicated to maintaining the heritage of the minority community. Nacogdoches, Texas is certainly the exception. Local organizations include the Nacogdoches Historic Foundation, Historic Nacogdoches, Inc., Junior Forum, African American Historical Association, and the East Texas Historical Association, among others.

Historic Preservation Grants and Programs

There are a variety of state and federal programs, funding sources and grants available to communities for historic preservation efforts. The following is a list of grants, loans and programs offered by different state and national agencies.

Texas Historical Commission

- ◆ *Certified Local Government Grants Program* – This program was initiated in Texas in 1980 when Congress amended the National Preservation Act of 1966 to establish a framework for integrating the historic preservation activities of state and local governments. This partnership is implemented by the Texas Historical Commission through review and approval of applications for Certified Local Government status (only Home Rule cities are eligible). The term Certified Local Government refers to preservation programs established by local governments that fulfill the following criteria:
 1. The local government enforces appropriate state or local legislation for the designation and protection of historic properties.
 2. The local government has established, by state or local law, an adequate and qualified review commission composed of professional and lay members, each with a demonstrated interest in historic preservation.
 3. The local government maintains a system for the survey and inventory of historic properties.
 4. The local government provides for adequate public participation in the historic preservation process, including the process for recommending properties to the National Register of Historic Places.

Once the Texas Historical Commission and the National Park Service approve a local government's application for Certified Local Government Status, that government is included in the process of nominating properties to the National Register of Historic Places. The purpose of the Certified Local Government Grants Program is to provide training and funding to communities in order to develop historic preservation programs and participate in the state's preservation process. Certified Local Government Grants can be utilized for training of local preservation commissions, conducting surveys of historic resources, producing historical walking or driving tour brochures or educational materials, preparing preservation plans, and preparing National Register nominations. Only communities officially designated by the Texas Historical Commission as Certified Local Governments can apply for these grants.

- ◆ *Museum Grants Program* – This program assists museums in preserving their collections and in developing educational programs. Projects eligible for the grant include purchase of acid-free storage materials and filing cabinets, purchase of ultra-violet (UV) filtering products, development of educational programs, completion of conservation surveys, care of historic photographs, and cataloging of historic materials. To be eligible for this grant a museum must be a Texas history museum, accessible to visitors with disabilities and open to the public on a regular schedule. The museum must also display objects to the public, employ at least one

person who is primarily involved in acquisition and exhibition of objects owned by the museum, and be a permanent nonprofit institution.

- ◆ *Texas Preservation Trust Fund* – The Texas Preservation Trust Fund (TPTF) was created by the Texas Legislature in 1989 and is an interest-earning pool of public and private monies. Utilizing this fund, the Texas Historical Commission awards grants to public and private owners of historic properties and archaeological sites. The types of projects eligible for the grant include archaeological sites, commercial buildings, public buildings (schools, city halls, libraries, museums), unique historic structures (bridges, water towers, lighthouses, ships), comprehensive preservation plans, and preservation education training projects. The TPTF grant will pay up to one-third of total project costs.
- ◆ *Texas Historic Courthouse Preservation Project* – The Texas Historic Courthouse Preservation Program was established in June 1999 by the Texas Historical Commission and Governor George W. Bush through House Bill 1341. The program provides partial matching grants and loan assistance for the preservation of county courthouses. Applicants must provide at least 15 percent of total project cost. To be eligible for a grant the county courthouse must be determined a historic courthouse and have a current master preservation plan. Grant or loan money can be used for preservation, reconstruction rehabilitation and restoration of the courthouse. All work must comply with the Secretary of the Interior's Standards for Treatment of Historic Properties.
- ◆ *Heritage Tourism Program* – Under this program the Texas Historical Commission works with communities to encourage economic development and tourism at heritage attractions.
- ◆ *Texas Main Street Program* – This program was created nationally by the National Trust for Historic Preservation in 1980 and is administered by the Texas Historical Commission through the Texas Main Street Program. Nacogdoches is an impressive and graduate member of the Main Street Program.

The Main Street Program focuses on a four-point approach of organization, design, promotion and economic redevelopment targeted to the downtown area. The intent of the program is to help Texas cities revitalize their historic downtowns and neighborhood commercial districts through preservation and economic development strategies. The Main Street Program requires a participating city to commit to and adopt the Main Street strategy, consisting of 10 criteria which are briefly summarized as follows:

1. Broad-base public support for the commercial district revitalization process, with strong support from both public and private sectors.
2. Vision and mission statements relevant to community conditions and to the local Main Street's organizational stage.
3. Comprehensive Main Street work plan.
4. Historic preservation ethic.
5. Active board of directors and committees.
6. Adequate operating budget.

7. Paid professional manager.
8. Program of ongoing training for staff and volunteers.
9. Reporting of key statistics.
10. Current member of the National Main Street Network.

The Texas Historical Commission designates five Texas cities each year to be official Texas Main Street cities. These cities receive the following services from Texas Historical Commission staff:

1. Ongoing comprehensive training for Main Street managers and board members.
2. Training in successful economic development approaches.
3. Three-day, on-site evaluation and full report with recommendations.
4. Design assistance.
5. Consultation with downtown merchants about visual merchandising and window display.
6. Advice on heritage tourism programs and marketing.

In addition to training, the Texas Historical Commission provides consulting and staff expertise on preservation, architecture, heritage tourism and economic development to support Main Street programs in Texas cities.

National Trust for Historic Preservation

The National Trust for Historic Preservation is a nonprofit organization chartered by Congress in 1949. The National Trust provides a variety of preservation resources including financial assistance and training.

- ◆ *Inner-City Ventures Fund* – This fund provides low-interest loans to projects that reuse historic properties for affordable housing, community facilities, and retail and office space in low- and mixed-income neighborhoods.
- ◆ *Preservation Services Fund* – This fund provides matching grants to nonprofit organizations, universities and public agencies to initiate preservation projects. Funds may be used for architecture, law, planning, economics and graphic design consultant support and for conferences related to historic preservation.
- ◆ *The National Preservation Loan Fund* – This fund provides below-market-rate loans to nonprofit organizations and public agencies to preserve properties listed in or eligible for the National Register of Historic Places. Funds may be used to establish or expand preservation revolving funds, to acquire historic buildings/sites, and to rehabilitate historic buildings.
- ◆ *The Johanna Favrot Fund* – This fund offers grants to nonprofit organizations, government agencies, for-profit businesses and individuals for projects that contribute to the preservation or the recapture of an authentic sense of place.
- ◆ *Heritage Tourism* – This program provides technical assistance to states and communities for strategic planning, preservation, development and marketing.

- ◆ *National Main Street Center* – Created in 1980, this Center serves as a technical reference center to help revitalize and preserve historic commercial areas and promote economic development in these historic downtowns. The Center provides training and on-site technical assistance and helps build business and government partnerships. A professional certification program in Professional Downtown Management is also offered by the Center through the Main Street Certification Institute. As a graduate member of the program Nacogdoches receives technical advice and current information on revitalization techniques.



National Park Service

Programs administered by the National Park Service include:

- ◆ *National Register of Historic Places* – The National Register of Historic Places is an official list of cultural resources in the country including districts, sites, buildings, structures and objects that are significant in American history, architecture, archaeology, engineering, and culture. Being listed on the National Register qualifies properties for federal assistance, tax benefits and consideration in planning for federal projects.
- ◆ *Historic Preservation Fund Grants* – Congress appropriates approximately \$40 million each year to the Historic Preservation Fund, which provides matching grants to states, local governments, Indian tribes, and the National Trust for Historic Preservation to assist with preservation efforts. Funds can be used for surveys, comprehensive historic preservation plans, National Register nominations, brochures, educational materials, architectural plans, historic structure reports and engineering studies. All projects supported by the Fund are required to follow the Secretary of the Interior's Standards. Funding decisions are made by the states.
- ◆ *Federal Historic Preservation Tax Incentives Program* – This program is managed jointly by the National Park Service and the Internal Revenue Service with the State Historic Preservation Offices. Federal Historic Preservation Tax Incentives are available for income-producing properties that are National Historic Landmarks listed in the National Register and which contribute to National Register Historic Districts. All properties receiving the incentives must be rehabilitated according to the Secretary of the Interior's Standards.

City of Nacogdoches Historic Restoration Fund

Among the powers granted to the Historic Landmark Preservation Committee is responsibility for various incentive programs for preservation. The Historic Restoration Fund is a program that aids in exterior rehabilitation and restoration of historic structures located within an historic overlay district (unless location in a district is determined to be unnecessary by the Committee). Sites recommended for historic designation are given priority for Historic Restoration Funds.

The program is designed as a matching grant in which 50 percent must be derived privately. Funds are available on a reimbursable basis, and work must be completed within 12 months of approval. All recommendations for award require approval by the City Commission.

The program has proven to be a success. Over the past three years more than \$750,000 of exterior improvements have occurred as a result of the Historic Restoration Fund. More important, only \$100,000 has been awarded by the Committee, indicating a substantially high match in outside and private resources.

Economic Incentives

Tax incentives, such as tax increment financing, property tax abatement, property tax credits and property tax freezes can be utilized to encourage private participation in preservation. In considering appropriate incentives, the City should conduct a cost/benefit analysis to measure the anticipated loss of tax revenue against potential economic gains to the community from preservation activities.

- ◆ *Tax Increment Financing* – Tax Increment Financing is a tool to publicly finance needed structural improvements and enhanced infrastructure within a defined area. The costs of the improvements are repaid by earmarking a portion of future tax revenues that will accrue when the improvements help to boost area property values.
- ◆ *Tax Abatement* – Tax abatement is where a city may enter into an agreement to waive and/or postpone property taxes.
- ◆ *Tax Credit* – A Tax Credit is a reduction from the tax bill and is usually a percentage of the money spent on rehabilitation of a property or structure.
- ◆ *Tax Freeze* – A Property Tax Freeze program locks in property values at the pre-rehabilitation value for a certain period of time.

