State and Federal Preservation Tax Credits

Part 1 and Part A: Certification of Eligibility
Federal Credit: A historic building must be listed or eligible for listing in the National Register of Historic Places (NRHP), either individually or contributing to a historic district.

The building must be listed in the National Register within 30 months of claiming the federal credit.
State Credit: The building must be listed in the National Register, or designated as an RTHL or SAL when the credit is claimed.
Eligibility Requirements

Obscure Option: Certified Local Districts

A Certified Historic District is certified by the NPS as meeting substantially all of the requirements for the listing of districts in the National Register.

- The local designation **program and process** must be certified (typically through the CLG program).

- The local district **documentation** must substantially all of the requirements for the listing of districts in the National Register.

- The building must contribute to the significance of the district.
Obscure Option: Certified Local Districts

How Obscure? Only five in Texas:

**Dallas**

- Edison/La Vista Court
- Harwood Street Historic District
- State-Thomas Historic District
- Sears Catalog Distribution Center Historic District

**San Antonio**

- Brooks School of Aerospace Medicine
Properties eligible for listing in the National Register posses historic significance and retain integrity.

Only one of the four criterion must be met:

A. Association with historic events or activities
B. Association with important persons
C. Distinctive design or physical characteristics
D. Potential to provide information about prehistory or history

Washington Hotel
Greenville
Integrity
The ability of a property to convey its significance

Abilene Courts
Abilene
Significance
Criterion A: Historic events or activities

Johnson Rooming House, Dallas

Colored Knights of Pythias Lodge, Dallas

Lerma’s Nite Club, San Antonio
Significance
Criterion B: Association with Important Persons

Chronicle-Journal Building
(Sam Fore, Jr.)
Floresville

Galvan Ballroom
(Rafael Galvan)
Corpus Christi
Significance
Criterion C: Distinctive design or physical characteristics

Trinity University Historic District, San Antonio

First National Bank of Port Arthur

600 Building
Corpus Christi
Significance
Criterion D: Information Potential

Perez Rancho and Delores Crossing
San Antonio
Some properties are eligible only if special criteria are met

- A: Religious properties
- B: Moved properties
- C: Birthplaces or Graves
- D: Cemeteries
- E: Reconstructed properties
- F: Commemorative properties
- G: Properties that have achieved significance within the last 50 years
How long does it take to get a property through the nomination process?

Expect the process to take at least a year, perhaps longer, depending on

- the type and complexity of the property
- how quickly documentation can be properly assembled
- the Texas State Board of Review Board schedule
- THC staff workload

San Jacinto Building, Beaumont
Federal Credit: Part 1

- Required for all projects unless the building is individually listed in the NRHP.
- The Part 1 must demonstrate that the building meets at least one of the National Register criteria and retains integrity.
- THC staff reviews Part 1 and makes recommendations to the NPS.
  - Staff may recommend revisions be made prior to submission to the NPS.
- NPS staff (National Register) makes the final determination.
- No appeal process, except to list the building in the NRHP.
State Credit: Part A

- Required for all projects, even if building is individually listed in the NRHP.

- Reviewed and approved by THC.
Part 1 and Part A may demonstrate that a building is **individually eligible** for listing in the NRHP.
Part 1 and Part A may demonstrate that a building contributes to the significance of a listed district.
Part 1 and Part A may demonstrate that a building (or buildings) contribute to a NRHP-listed **functionally-related complex** (type of district)
Part 1 and Part A may demonstrate that a building will contribute to the significance of a potential NRHP district.
Part 1 and Part A may demonstrate that a building in a listed district will contribute to the significance of the district if the nomination is amended.

Amendments may include changes the district boundary.

Coca-Cola Building, Cuero
Amendments may include changes to the district’s period of significance or areas of significance.
Part 1 is also required to demonstrate that a building does not contribute to a listed district, allowing owner to alter/demolish a noncontributing building in the course of rehabilitation of another building.
Completing the Applications

Building is Individually Listed
Level of Difficulty: **EASY!**

Federal: No Part 1 Required (unless multiple buildings)

State: Part A required

**Required Documentation:**

- Current photos
- **ALL Part A and Part 1 Forms REQUIRE CURRENT PHOTOS**

Travelers Hotel
San Antonio
What is Adequate Photo Coverage for the Part 1 and Part A?

Current photographs of property, showing:

- the building and its site and landscape features prior to alteration if rehabilitation has been completed.
- the property along with adjacent properties and structures on the street.
- interior features and spaces adequate to document significance.
What is Adequate Photo Coverage for the Part 1 and Part A?

Photograph EVERY elevation

Vineyard Manor Amarillo
What is Adequate Photo Coverage for the Part 1 and Part A?

Include general interior photos
What is Adequate Photo Coverage for the Part 1 and Part A?

Photograph ALL buildings and structures on the property.
What is Adequate Photo Coverage for the Part 1 and Part A?
Completing the Applications

Building Contributes to Listed District
Level of Difficulty: MODERATELY EASY

Federal: Part 1 Required
State: Part A required

Required Documentation:
• Brief description (half page)
• Brief statement of significance (half page)
• Historic photos if available
• Refer to the National Register nomination documentation

Stratton Building, 800 Austin Ave. Waco Downtown Historic District
Building is Individually Eligible
Level of Difficulty: **ADVANCED – Hire a Professional**

**Qualified Expense**

Federal: Part 1 Required
State: Part A required

Documentation comparable to a NRHP nomination

- Full description (interior and exterior)
- Statement of significance, identifying:
  - NR Criteria claimed
  - Areas of significance
  - Period of significance
- Historic photos, if available
- Historic and current plans, maps

National Register nomination is **required**.
Allow at least one year for listing to be approved.
Building Will Contribute to Listed District if Nomination is Amended
Level of Difficulty: **ADVANCED – Hire a Professional**

Federal: Part 1 Required
State: Part A required

- Documentation comparable to a National Register nomination amendment
  - National Register nomination amendment will be **required**
  - May require additional review time if NR **boundary change** is necessary
- Nomination amendments are less common than new NR listings

Hammond Building
Southern Pacific Depot Historic District, San Antonio
Building Will Contribute to Listed District if Nomination is Amended

1. Amendment to Reclassify Properties to “Contributing” Status

Additional Documentation Required

- Justification for the change in status

September 2014  March 2016
Completing the Applications

Building Will Contribute to Listed District if Nomination is Amended

2. Amend NR District’s Period or Area(s) of Significance

Additional Documentation Required

• Revised Statement of Significance to include new information
• May require resurvey of district

Ben Franklin Store
Ennis Commercial Historic District

Kessler Theater
Winnetka Heights Historic District, Dallas
Building Will Contribute to Listed District if Nomination is Amended

3. Amend NR District Boundary

NRHP Nomination amendment will require additional review time

Additional Documentation Required

- District Map Showing Area(s) to be Added
- Revised Statement of Significance
- Justification to Increase Boundary
Completing the Applications

Building Will Contribute to Listed District if Nomination is Amended

Amend NR District Boundary
Completing the Applications

Building Not Individually Eligible but Contributes to a Potential District
Level of Difficulty: SEEK PROFESSIONAL HELP

Federal: Part 1 Required
State: Part A required

Documentation comparable to a draft National Register district nomination

National Register nomination is required and will likely require the cooperation of other property owners and local government

Allow 1-2 years for listing to be approved.

Hayden Building
Proposed Cleburne Downtown Historic District
SEEK PROFESSIONAL HELP

THC staff will advocate for the simplest strategy on behalf of the property owner.

*Inquire with THC staff before preparing the tax credit forms if you have any questions.*
Completing the Applications

Building Not Individually Eligible but Contributes to a Potential District

Documentation comparable to a National Register district nomination

- Identify potential district
  - Map with boundaries highlighted and all properties identified as contributing or noncontributing
  - Photos of representative properties in district
- Written description
- Statement of significance, identifying:
  - NRHP Criteria
  - Areas of significance
  - Period of significance
- Historic photos if available
- Current photos of the building and other representative properties
Completing the Applications

Building Not Individually Eligible but Contributes to a Potential District

Representative streetscapes

Include noncontributing buildings
THC staff will advocate for the simplest strategy on behalf of the property owner.

*Inquire with THC staff before preparing the form if you have any questions.*

Gregory Smith  
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Pop Quiz!
In a functionally related complex, what structures must be described in a Part 1/A application?

A) Only historic buildings/structures
B) Only buildings built during the period of significance
C) All associated buildings and structures
In a functionally related complex, what structures must be described in a Part 1/A application?

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B) Only buildings built during the period of significance
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When should photos be taken for submission of a Part 1/A application?

A) Not needed, only historic photos from period of significance are needed
B) Prior to purchase of the property
C) Prior to work starting, after the property has been acquired
D) After work has started and is currently underway
E) Not needed, the only photos needed are taken after completion
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Which of these are to be supplied to indicate change over time in a building’s history?

A) Historic photos
B) Architectural drawings/plans
C) Written narratives
D) Historic writings (newspaper articles, internal communications)
Pop Quiz

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