

# Creative Redevelopment

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## Historic Preservation in Columbus

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Columbus Metropolitan Club  
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# Preservation Milestones

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- ❑ 1963 - German Village is designated as historic district with design review



# 1966 - National Historic Preservation Act

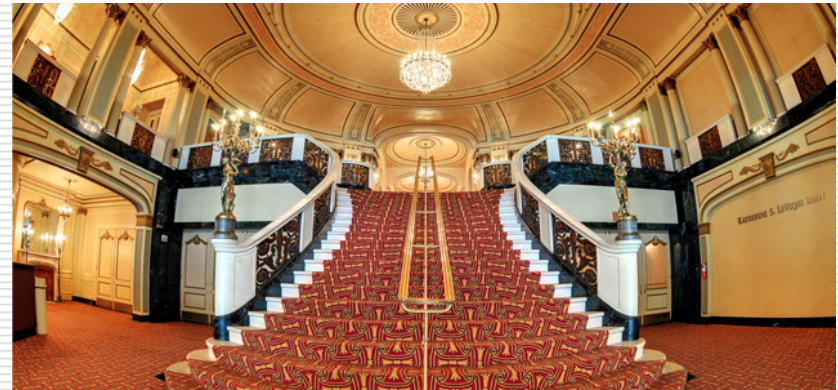
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- Established National Register of Historic Places
    - 142 individual properties and historic districts in Columbus
    - 314 listings in Franklin County
    - 3 National Historic Landmarks
  - Partnership between National Park Service and Ohio Historic Preservation Office
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# 1969 - CAPA Formed

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- ❑ Saved Ohio Theatre from Demolition



# 1974 – Demolition of Franklin County Courthouse

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- ❑ Major public building demolished without public involvement



# 1976 – Demolition of Union Station

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- ❑ Arch saved by Citizens for the Union Station Arch
- ❑ Led to formation of Columbus Landmarks Foundation next year



# 1978 - Cultural Arts Center

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- Adaptive Use
- Recreation & Parks



# 1978 - First Tax Incentive For Preservation

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- ❑ Wyandotte Building saved





# 1978 - North Market Historic District

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- ❑ Preservation of the city's last Public Market



# 1981 – Federal Historic Rehabilitation Tax Credit

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- Major new incentive to encourage rehabilitation of designated historic income-producing properties



# 1983 – Neighborhood Design Center

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- ❑ Partnership City of Columbus and OSU School of Architecture
- ❑ Short North Revitalization began



# 1996 – Restoration of Ohio Statehouse

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□ National Historic Landmark



# 2002 - Columbus City Schools

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- ❑ CLF produced study of how to preserve historic school buildings
- ❑ CCS changed plan to preserve rather than demolish historic school buildings



# 2006 – Ohio Historic Preservation Tax Credit

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- ❑ 25% Credit can be combined with 20% Federal Historic Rehabilitation Tax Credit
  - ❑ Developers, investors, architects, attorneys, accountants, individuals involved
  - ❑ Major catalyst for rehabilitation of iconic Columbus buildings
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# Combined Federal and State Credits

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# East Town Street Historic District

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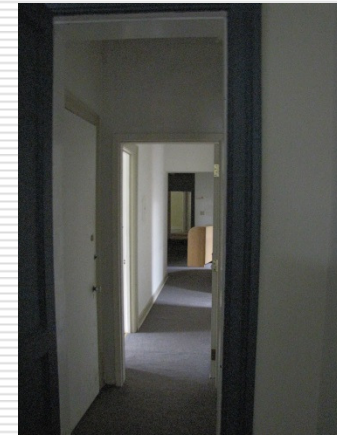




# Lazarus House – 380 East Town Street

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- ❑ Small-scale project
- ❑ Vacant building



# Lazarus House – 380 East Town Street

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- Three new apartments



# East Town Street Historic District

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# Affordable Housing

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- ❑ Federal credit combined with 10% low-income credit



# Federal Historic Rehabilitation Tax Credit

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- ❑ 1978-2012
  - ❑ \$106 billion in investment
  - ❑ 2.35 million jobs
  - ❑ \$245 billion cumulative impact on U.S. economy
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# Federal Historic Rehabilitation Tax Credit

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- Housing units created
  - 238,258 rehabilitated
  - 221,132 new
  - 124,000 low-moderate income units  
(25% of total)
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# Federal Historic Rehabilitation Credit in Ohio

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- ❑ 1,581 Rehabilitation projects
  - ❑ \$2.4 billion in investment (not adjusted for inflation)
  - ❑ Ohio ranks 5<sup>th</sup> nationally in both number of completed projects and total expenses
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# Ohio Historic Preservation Tax Credit – Statewide Economic Impact Study

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- For every \$1 of OHPTC program investment, 111 redevelopment projects will generate \$40.58 in total construction and operating impact to the Ohio economy
  - 82% of buildings vacant prior to reinvestment
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# Columbus Historic Properties

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- Account for 2% of land area and 7% of land value according to Columbus Historic Preservation Office
  - Columbus Register of Historic Properties has 18 historic districts and 59 individual properties
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# Present and Future Opportunities

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## □ Neighborhoods



# Residential Conversion of Historic Office/Industrial Buildings

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# Commercial Buildings & Districts

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## □ Homegrown Businesses



# Sustainability

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- Lazarus Building – Gold LEED



# Sustainability – Preservation

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- ❑ Utilizes existing resources
- ❑ Utilizes existing infrastructure
- ❑ Density
- ❑ Walkability and other transportation options



# Arts and Cultural Life of City

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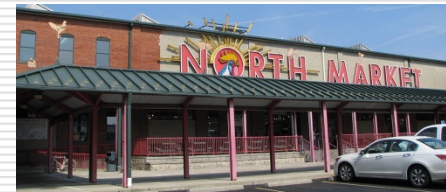
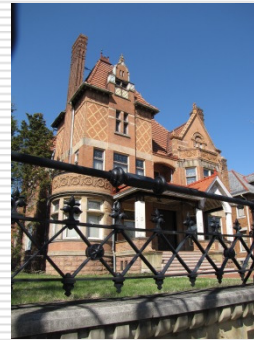
- Theaters and Arts
- Art Walks
- Artists studios and galleries
- Creative businesses



# Heritage Tourism

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- ❑ Museums, Arts Venues, Theaters
- ❑ Neighborhoods
- ❑ Hotels and B&Bs
- ❑ Parks
- ❑ Local Foods/Spirits





# Historic Preservation is Progress

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- Quality of Life
  - Contributes to Tax Base and Economic Health and Vitality
  - Jobs
  - Character and Identity of Community
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# Photo & Data Credits

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- Circulating Visuals Collection Columbus Metropolitan Library
  - CAPA
  - northmarket.com
  - YWCAcolumbus.com
  - SCA
  - Hardlines.com
  - jbdusa.com
  - wsastudios.com
  - orbitz.com
  - columbusite.com
  - mycolumbuscondo.com
  - Columbus Department of Health
  - stockimageonpaper.com
  - SkyscraperPage.com
  - CSRAB.gov
  - Franklinparkconservatory.org
  - 50 East Lincoln B&B
  - Jeffrey Darbee
  - Ohio Development Services Agency
  - Ohio Historic Preservation Office
  - National Park Service
  - City of Columbus Historic Preservation Office
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