



*Parkville*  
Missouri

## APPENDIX E: Historic District Report



# Appendix E

## Historic District Report

### E.1 Historic District Report

The Parkville Downtown Core has sufficient historic integrity to satisfy a preliminary Determination of Eligibility (DOE) which is the first step toward the creation of a downtown historic district. A downtown historic district would assist the community of Parkville to by attracting new businesses, as well as providing incentives for the rehabilitation of these historic properties.

The downtown could be listed on the National Register as a historic district or could be locally recognized as a historic district through city ordinance. A conservation district or planned zoning ordinance are other ways to protect the historic character of the area and promote the rehabilitation of existing properties. These mechanisms are accomplished through increased awareness and approval of the property owners and community and by approval by the City of Parkville through the ratification of a city ordinance.

A variety of funding strategies for rehabilitating existing properties are available depending on the route chosen. These include state and federal historic tax credit programs if listed on the National Register (either individual properties or as a historic district) and low interest loans or grants from a variety of public and non-profit sources. The City of Parkville may also consider adopting tax abatement incentives for approved property improvements within the downtown. Regardless of funding strategy, rehabilitation of existing properties would need to follow the Secretary of the Interior's Standards for Rehabilitation, especially if funding is from a governmental entity. These standards will be defined in the next section.

A previous study (Parkville Master Plan) which looked at Parkville as a whole, specifically discussed the importance of historic preservation within the downtown core. The historic preservation priorities listed within this study were confirmed in this study through community involvement and outreach activities



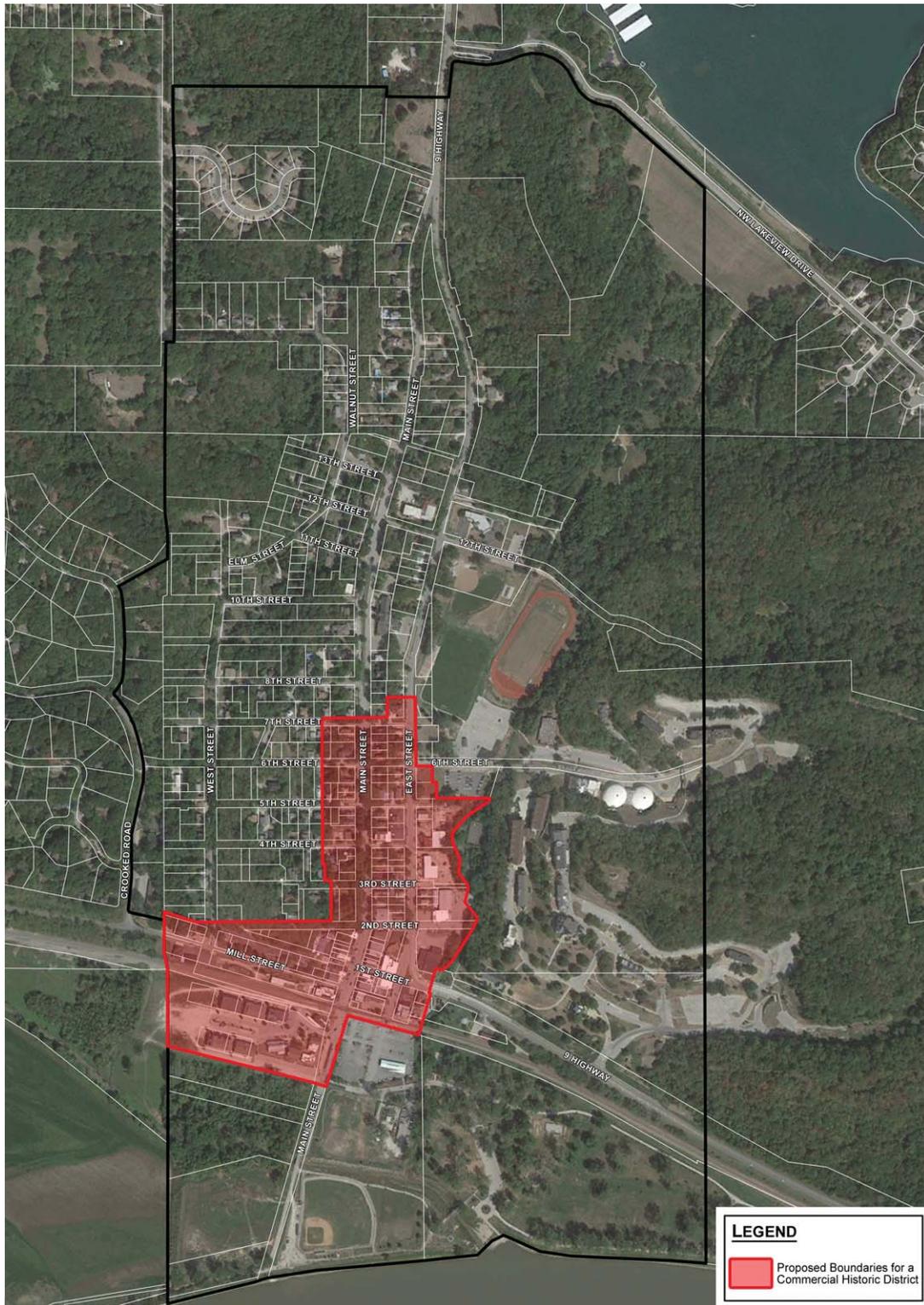
**Fig. E.1** - View of Main Street looking South (SRJA, 2012).

**These priorities include:**

- Maintaining an active historic preservation committee to assist with documenting Parkville’s history and preserving its historic character
- Preserving structures on the National Register of Historic Places, including the Benjamin Banneker School, MacKay Hall, Waddell “A” Truss Bridge, and Washington Chapel C.M.E. Church
- Creating and implementing standards that require new development and major redevelopment in and around the historic downtown core to blend with and enhance the area’s historic character

- Preparing building rehabilitation strategies for existing historic properties
- Adopting a planned zoning district or overlay district to preserve the character of the residential area in and around downtown to coincide with similar planned zoning/overlay district for the commercial Old Town District.

Another study performed within the downtown core is the Livable Communities Study which was completed in 2012. The character of downtown Parkville was discussed in the report and a preliminary proposed commercial district was outlined on the Historic Downtown Core Map.



**Fig. E.2** – Proposed commercial district outlined in blue dashed line on the Historic Downtown Core Map (TranSystems, Inc. and SRJA, 2012).

## National Register vs. Local Historic District

### National Register Listing

A National Register historic district includes individual buildings, structures, sites, and objects as well as historic districts that are considered to be significant in American history, architecture, engineering, archaeology, and culture and recognizes the significance of these historic resources in a community.

Frequently Asked Questions	National Register of Historic Places
What is the National Register of Historic Places?	The National Park Service, through the Missouri Department of Natural Resources, oversees the National Register, which is a Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. <u>Typically, buildings are evaluated for their age, integrity and significance. Meaning, buildings which are 50 years of age or older which retain the architectural character of the way it looked in the past; and those buildings not 50 years of age which are associated with a culturally significant person or event can be listed on the National Register.</u> <a href="http://www.nps.gov/nr/">http://www.nps.gov/nr/</a>
Is there a benefit to being on the register?	<b>Yes</b> , owners may be eligible for a <u>20% Federal Historic Rehabilitation Tax Credit</u> for income-producing properties that can be combined with a <u>25% Missouri Historic Rehabilitation tax credit</u> . The Missouri tax credit applies to owner-occupied property as well. <u>There is also a 10% tax credit available for the rehabilitation of non-historic buildings placed in service before 1936.</u> The building must be rehabilitated for non-residential use. There is no formal review process for rehabilitations of non-historic buildings. <a href="http://www.nps.gov/tps/tax-incentives.htm">http://www.nps.gov/tps/tax-incentives.htm</a>
Do all buildings in historic districts have to be historic (50 years of age or older, or culturally significant)?	<b>No</b> , historic districts often include non-historic ( <i>non-contributing</i> ) properties. Owners of these properties are however <u>not</u> eligible for State or Federal Historic Tax Credit incentives.
Do I have any say as to whether my property is included in a historic district?	<b>Yes</b> , before designation all owners have the opportunity to concur with or object to listing at public hearings at the City of Parkville and the Missouri Advisory Council on Historic Preservation. <u>Designation is not permitted if the majority of property owners submit objections.</u>
Do I have to restore my property to its "original" appearance?	<b>No</b> , owners of private property listed in the National Register have no obligation to restore their property.
Do I have to maintain my property?	<b>No</b> , owners of private property listed on the National Register have no obligation to maintain their property.
What might happen to the value of my property?	Because National Register properties have some protection and tax incentives available, owners may be more inclined to make improvements to their properties, and this may <u>increase the value of all property in a given district.</u>
Where can I go for assistance?	<b>State Historic Preservation Office</b> P.O. Box 176 Jefferson City, Missouri 65102 Phone: (573) 751-7858 Website: <a href="http://www.dnr.mo.gov/shpo">http://www.dnr.mo.gov/shpo</a>

Fig. E.3 – National Register of Historic Places Frequently Asked Question (SRJA, 2013).

### **National Register Listing Does:**

- Identifies significant properties and districts for general planning.
- Analyzes and assesses the historic character and quality of the district.
- Designates historic areas based on uniform national criteria and procedures.
- Provides a limited degree of protection from the effects of federally assisted undertakings.
- Makes available specific federal and state tax incentives for preservation purposes.
- Qualifies property owners for federal and state grants for preservation purposes, when funds are available.

### **National Register Listing Does Not:**

- Restrict the use or disposition of property or obligate private property owners to make revisions in any way.
- Require conformance to design guidelines or preservation standards when a property is rehabilitated unless specific preservation incentives (tax credits, grants) are involved.
- Affect state and local government activities.
- Does not prevent the demolition of historic buildings and structures within designated areas.

### **Local Historic Designation**

A local historic district is a geographically definable area which contains structures, sites, or works of art which have special historical or aesthetic value; represent one or more styles of architecture typical of one or more eras in the history of the municipality, county, state, or region; and cause that area to constitute a visibly perceptible section of the community.

The creation of design guidelines protects the significant properties and the historic character of the district. It provides a community with the means to make sure that growth, development, and change take place in ways that respect the important architectural, historical, and

environmental characteristics within and encourages sensitive development.

### **Local Historic Districts Do:**

- Protects a community's historic properties through a design review process.
- Protects the historic character and quality of the defined area with specific design controls.
- Provides no tax incentives for preservation purposes unless such are provided by local tax law.

### **Local Historic Districts Do Not:**

- Qualify property owners for federal or state grants for preservation purposes.
- Restrict the use of the property or require property owners to make improvements to their property.
- Require review of proposed demolitions within designated areas.

The Parkville downtown core, as defined in Figure E.2, retains a significant amount of historic character and integrity and is our opinion that it meets the criteria for a preliminary Determination of Eligibility (DOE) which is the first step toward being listed on the National Register of Historic Places. If the city and citizens do not wish to be listed on the NR, it is recommended that the downtown core be recognized at the local level as a historic district or a special zoning area which in turn requires some additional design consideration and conformance with design guidelines. This process is not unlike residential neighborhoods/developments which have Home Owners' Associations which have guidelines for exterior renovations.

Frequently Asked Questions	National Register	Local Historic Designation
What are the National and the Parkville Historic Registers?	The National Park Service, through the Missouri Department of Natural Resources, oversees the National Register, which is a Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture.	A Historic Preservation Commission established by Parkville, Missouri oversees the Local Historic Designation process and register of properties, which includes a list of districts, sites, buildings, structures, and objects significant in Parkville history.
Is there a benefit to being on a historic register?	<b>Yes</b> , owners may be eligible for a 20% Federal Historic Rehabilitation Tax Credit for income-producing properties that can be combined with a 25% Missouri Historic Rehabilitation Tax Credit. The Missouri tax credit applies to owner-occupied property as well.	<b>Yes</b> , the design review process encourages quality design for proposed alterations to listed properties and gives any person or neighborhood a forum to comment on changes to their neighborhood.
Can my property be on both registers?	<b>Yes</b> , an owner of a property that is both locally designated and listed in the National Register may take advantage of Federal and state tax incentives and are expected to conform to national and local historic preservation standards.	
Do I have to be on the Local Historic Register before I can be on the National Register?	<b>No</b> , a property may be listed on <u>either register or both</u> . The local register and the National Register use the same criteria to evaluate historic properties. The two historic registers are designed to compliment each other by providing unique benefits and tools to protect historic properties.	
Do all buildings in historic district have to be historic?	<b>No</b> , historic districts often include non-historic ( <i>non-contributing</i> ) properties. Owners of these properties are currently not eligible for state or Federal tax credit incentives.	<b>No</b> , historic districts often include non-historic ( <i>non-contributing</i> ) properties. However, changes to these properties are still subject to design review and approval by the Historic Preservation Commission so that proposed changes are compatible with the character of the historic district/neighborhood.

Frequently Asked Questions	National Register	Local Historic Designation
Do I have any say as to whether my property is included in a historic district?	<b>Yes</b> , before designation all owners have the opportunity to concur with or object to listing at public hearings with the Historic Preservation Commission and the Missouri Advisory Council on Historic Preservation. <u>Designation is not permitted if the majority of property owners submit objections.</u>	<b>Yes</b> , before designation all owners have the opportunity to concur with or object to listing at public hearings with the Historic Preservation Commission and the City Planning Commission and the City Council. <u>Designation is not permitted if the majority of property owners submit objections.</u>
Do I have to restore my property to its "original" appearance?	<b>No</b> , owners of private property listed in the National Register have no obligation to restore their property. Features that were not existing do not have to be replicated and new 'historic looking' features should not be added as the alterations should not create a sense of 'false historicism'.	<b>No</b> , any changes present at the time the property is designated may remain. Any future exterior alterations will have to follow the <u>Secretary of Interior's Standards for Rehabilitation</u> . <a href="http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm">http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm</a>
Do I have to maintain my property?	<b>No</b> , owners of private property listed on the National Register have no obligation to maintain their property.	<b>Yes</b> , the Ordinance requires that designated properties be kept in good repair.
What might happen to the value of my property?	Because National Register properties have some protection and tax incentives available, owners may be more inclined to make improvements to their properties, and this may <u>increase the value of all property in a given district.</u>	Because the local register properties have some protection through design review, owners may be more inclined to make appropriate improvements to their properties, and this may <u>increase the value of all property in a given district.</u>
Where can I go for assistance?	<b>State Historic Preservation Office</b> P.O. Box 176 Jefferson City, Missouri 65102 Phone: (573) 751-7858 Website: <a href="http://www.dnr.mo.gov/shpo/index.html">www.dnr.mo.gov/shpo/index.html</a>	City of Parkville 8880 Clark Avenue Parkville, Missouri 64152 Website: <a href="http://parkvillemo.gov/">http://parkvillemo.gov/</a>

Fig. E.4 – National Register vs. Local Historic Designation (SRJA, 2013).