



# Department of Planning + Urban Design

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## Downtown KCK Historic Commercial District Fact Sheet

### Proposed District

- 93 properties (68 contributing, 25 non-contributing, and 14 surface lots) are within the proposed boundaries of the historic district.
  - Today, 30% require historic reviews and only 9% are eligible for benefits
  - If approved, 100% would require historic reviews and 73% would be eligible for benefits
- All the non-contributing structures in the proposed district could be rehabilitated to contributing status
- Kansas State Historic Preservation Office (SHPO) review takes an average of 30 days, and can be aligned with historic tax credit requests
- Benefits of a state and federally designated districts include 25% state (up to 30% for non-profits) tax rebates and 20% for federal tax rebates
- Grants for Historic Districts include:
  - Heritage Trust Fund Grant Program- \$5,000-\$90,000 with 20% match for properties on the State or National Registers
  - The Historic Preservation Fund has spent \$2 Billion since the early 1970's through a myriad of grant programs  
<https://www.nps.gov/subjects/historicpreservation/historic-preservation-fund.htm>

### Some of the Economic benefits of Historic Districts include

- “Numerous studies conducted by Rutgers University have shown that in many parts of the country, a \$1 million investment in historic rehabilitation yields markedly better effects on employment, income, GSP, and state and local taxes than an equal investment in new construction or many other economic activities”
- Properties in Historic Districts typically perform better with property value growth than those in a non-historic area. 74% of properties in Historic Districts typically see an increase in property value of 5% to 20% over the average increase for all properties
- A major commercial rehabilitation will cost from 12 percent less to 9 percent more than the cost of comparable demolition/new construction

### Case Studies

- In Hays, Kansas reported 11 new commercial rehabs that resulted in an increase of 122.5% appraisal values of the properties, \$5 Million in new investments, 25 new businesses, 130 new full-time jobs and 186 new part-time jobs, and a 135% increase in sales tax after the creation of the Chestnut Street Historic District
- In Buffalo, New York nearly half of all new job growth was in Historic Districts