Historic preservation is important. There are proven benefits to property owners, neighborhoods and entire cities. It is
an essential tool for creating places with a high quality of life, stable property values and tourism appeal. Knox Heritage
and the East Tennessee Preservation Alliance would like every person in our 16 county region to understand the true,
measurable value of historic preservation and how to access resources available to assist them with planning and executing
the best approach. That’s why we are creating the “PLACES” Preservation Toolbox. PLACES is an acronym that represents
the six key components necessary to achieve success with historic preservation: Partnerships, Leadership, Advocacy,
Collaboration, Education and Strategies.

The PLACES Preservation Toolbox focuses on four types of “end users”:

- **GOVERNMENT** – for elected or appointed officials or those who work in government.
- **DEVELOPERS** – for developers and real estate professionals.
- **HOMEOWNERS** – for those who own or care for a historic home or farm.
- **ORGANIZERS** – for anyone part of (or interested in forming) a neighborhood or community group.

When the PLACES Preservation Toolbox idea was launched in late 2015, promoting the toolbox was paired with regional
presentations from two key leaders in the field to explain how preservation ultimately impacts our communities and their
citizens. During the 2015 East Tennessee Preservation Conference in downtown Knoxville, Donovan Rypkema highlighted
the measurable positive economic impact historic preservation-focused communities can experience. As the Principal of
Place Economics, Mr. Rypkema has been examining how preservation policies influence resident, job and tourism growth
across America.

As a follow-up, Tom Mayes spoke at the 2015 Knox Heritage Preservation Awards Celebration & Annual Meeting about
why preservation matters. Mr. Mayes is the Deputy General Counsel at the National Trust for Historic Preservation and
was selected as a winner of the 2013 Rome Prize which is awarded to about 30 emerging artists and scholars who represent
the highest standard of excellence. Mr. Mayes expanded on the importance of preservation to our communities beyond
economics to address its influence on civic identity, beauty, sustainability, creativity, architecture, history and other
elements that build and strengthen our quality of life.

The preservation movement no longer relies on faith alone to explain why saving our heritage is beneficial to the greater
good. There is now conclusive data proving it is a strategy that works. Community leaders and property owners need to be
aware of this before more of our historic places are lost forever.

*The PLACES preservation toolbox is made possible in part through support from the Richard and Julia Moe Family Fund.*
**How To Use The Toolbox**

In the box below is an excerpt from the government section of the preservation toolbox. It is designed for elected or appointed officials and those who work in government. The goal for this toolbox is to develop content essential for making leadership decisions, educating the public and finding programs that benefit communities.

Each "tool" will include a brief overview with embedded links to more detailed information from the most qualified online sources identified. Each tool includes strategies, examples of best practices and proven solutions from our region and beyond, as well as potential partners for additional help and collaboration. There may also be supplemental information provided, such as books and publications that are particularly informative. Similar content will be found in the sections designed for developers and real estate professionals, homeowners and community organizers.

<table>
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<th>Tool ♦ National Register Districts</th>
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<td><strong>Use this to identify and honor community heritage assets and to help commercial or mixed-use property owners become eligible for potential rehabilitation tax credits.</strong></td>
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Just like an individual property, an entire neighborhood (or “district”) can be listed in the National Register of Historic Places, a federal program administered by the National Park Service in partnership with state governments. The National Register was created by the National Historic Preservation Act of 1966 to recognize and protect properties of historic and cultural significance that warrant consideration in federal undertakings such as highway construction and urban renewal projects as well as to provide incentives for local and private preservation initiatives. In Tennessee, the program is administered by the Tennessee Historical Commission (THC), a division of the Department of Environment and Conservation. Nomination of a district to the National Register is prepared and reviewed at the local and state levels, but the final decision to list a district in the National Register is made by the National Park Service. A National Register district designation is primarily an honor and means that a majority of properties within a designated area have been researched and evaluated according to established procedures and determined to be worthy of preservation for their historical value.

A National Register designation does not obligate or restrict a private property owner in any way unless the owner seeks a federal benefit such as a grant or tax credit. For a private owner, the chief practical benefit of having a property recognized as contributing to a National Register district is eligibility for a 20% federal tax credit that can be claimed against the cost of a certified rehabilitation of an income-producing historic building. Properties formally recognized as not contributing to a National Register district may be eligible for a 10% federal tax credit. For communities, establishing a National Register District can provide an important financial incentive to developers who may be able to utilize the federal tax credits for projects. It is also an excellent way to document officially its historic assets. Answers to frequently asked questions regarding the National Register may be found [HERE](#). Download the Tennessee Historic Commission brochure on National Register districts [HERE](#). Read more about preservation law and the National Register of Historic Places [HERE](#).

| Strategies ♦ Visit and learn about National Register districts established in our area. See a complete list of National Register sites and districts in our region [HERE](#) (Excel file). There are different types of National Register districts in our region. You will find them in places like Cades Cove, Norris and Oak Ridge, along Indian Avenue in Maryville and in Constancl Heights in Harriman, in downtown Jellico and Sevierville, at Emory Place and Market Square in Knoxville, and on the Maryville College campus. See how the State of Tennessee markets historic districts, a key aspect of heritage-based tourism, [HERE](#). |

| Partners ♦ If you wish to explore designating a National Register district in your community, Knox Heritage and the East Tennessee Preservation Alliance can provide an overview of that process and explain the benefits of doing so. The Preservation Planner at the East Tennessee Development District is our regional link to the Tennessee Historical Commission (THC) which provides direct assistance to local communities who wish to establish such districts. Professional surveys to determine eligibility for new districts may have potential to be partially funded through a federal preservation grant administered by THC. |


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**FIND THE TOOLBOX**

**WWW.KNOXHERITAGE.ORG/ETPA/TOOLBOX**