

Why Purchase Property in a Historic District?

Aside from living in an area rich with history, property owners may be eligible for several other benefits. Property owners living in one of Huntsville's historic districts receive an annual rate of return between **13.45-20.05 %** compared to 6.02% for residential properties in the Huntsville area. Furthermore, some property owners may be eligible for state and federal tax incentives. The state of Alabama offers a preservation tax credit of **25 %** of qualified rehabilitation expenditures for certified historic buildings used for income-producing or residential purposes. To find out if you qualify visit

www.preserveala.org/taxcredits.aspx.

Commercial and Rental property owners may be eligible for a Federal income tax credit of **20%**. To find out if you qualify visit

www.nps.gov/tps/tax-incentives.htm.

For more information contact:

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Visit the Inspection Department website for more information:

www.hsvcity.com/inspection/index.php



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Purchasing Property in one of Huntsville's Historic Districts

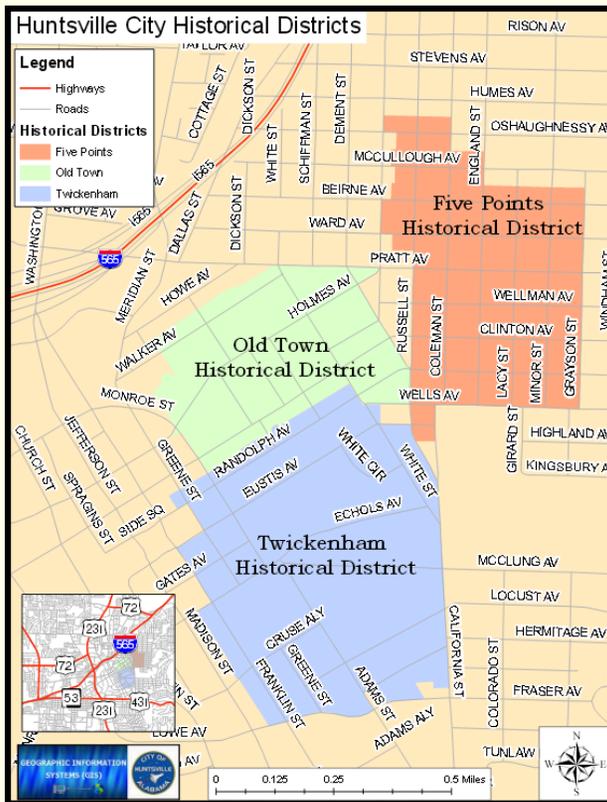
City of Huntsville

Huntsville Historic Preservation Commission



What is a Historic District?

Historic districts are a group of buildings, properties, or sites that have been designated by the state of Alabama and the city of Huntsville as historically or architecturally significant. These resources are characteristic of architectural styles, periods of development, or important events. Each of Huntsville's historic districts possesses unique character found nowhere else; for this key reason it is important to preserve the properties that make up the historic districts.



Map courtesy of the City of Huntsville's Geographic Information Systems (GIS)

What is The Huntsville Historic Preservation Commission?



The Huntsville Historic Preservation Commission (HHPC) is a group of appointed officials charged with the protection of historic district assets. The Commission was established to review proposed projects within historic districts for compliance with the guidelines and regulations established by the city of Huntsville. The Commission meets on the 2nd Monday of each month at 4:30 to review applications for certificates of appropriateness (1st floor conference room 320 Fountain Circle).

What are Design Review Guidelines?

The design guidelines for Huntsville's historic districts set forth best practices for the treatment of historic properties, aiding property owners, residents, contractors, and other design professionals in planning of projects that are more in line with the character of the districts. The guidelines are based on the Secretary of the Interior's Standards for Historic Rehabilitation developed by the National Park Service. The guidelines can be found at

www.hsvcity.com/inspection/DesignRevManualJan05_sm.pdf

What is a COA, and why apply for one?

COA stands for Certificate of Appropriateness. Within each historic district, all projects that result in exterior changes to buildings or their settings are required to obtain a COA from the HHPC before a building permit may be issued. A COA should be applied for when: demolishing a building; constructing a new building; adding to an existing building; moving a building; altering an existing building (changing paint colors, replacing windows or siding, etc.); or altering the landscape (changing fencing or grading, excavating, paving, or constructing new drives or walkways, etc.). Applications cost **\$15.00** and should be submitted to the Inspection Dept. at 320 Fountain Circle. Applications can be found at www.hsvcity.net/inspection/documents/HHPC_APPLICATION.pdf.

