

WOODFIRE PIZZA KITCHEN



Preserving Tennessee's Past, Building Our Future

The Importance of Historic Preservation Incentives

Tennessee's historic buildings are more than just relics of the past; they are cornerstones of our communities, drivers of economic growth, and guardians of our unique cultural identity. As architects, we see firsthand the transformative power of preserving and revitalizing these structures. However, these efforts often face significant financial hurdles, making incentives a crucial tool for their survival and reuse.

Why Incentives Matter for Historic Preservation in Tennessee

- **Economic Engine:** Historic preservation is not just about history; it's about economic development. The federal Historic Tax Credit has demonstrated this powerfully, generating significant private investment, creating jobs, and returning more to the Treasury than it costs. In Tennessee, preservation projects revitalize downtowns, attract tourism, and provide affordable spaces for small businesses, keeping money within local economies.
- **Addressing Financial Realities:** Restoring historic buildings is often more complex and costly than new construction due to unique structural challenges, code upgrades, and the need for specialized skills. Incentives help bridge the financial gap, making these projects viable for property owners who might otherwise be unable to undertake them.
- **Revitalizing Our Communities:** Historic buildings are often located in the heart of our towns and cities. Incentives encourage their adaptive reuse, transforming underutilized or vacant properties into vibrant commercial spaces, housing, and community anchors. This revitalization fosters a renewed sense of pride and strengthens the social fabric of our communities.
- **Attracting Private Investment and Reducing Public Burden:** Tax credits, both federal and potential state, are designed to spur private sector investment in historic rehabilitation. This reduces the need for direct government spending while achieving crucial preservation goals. The federal credit has leveraged billions in private investment nationwide.
- **Keeping Pace with Our Neighbors:** Currently, Tennessee is one of only a handful of states without a state historic tax credit. All of our bordering states have recognized the benefits of such incentives. Enacting a state credit will allow Tennessee to compete for investment and development opportunities that prioritize historic preservation.
- **Preserving Tennessee's Unique Heritage:** Our historic buildings tell the story of Tennessee, from its early settlements to its role in significant national events and its rich musical roots. Preservation efforts safeguard this irreplaceable heritage for future generations and maintain the unique character of our towns and cities.

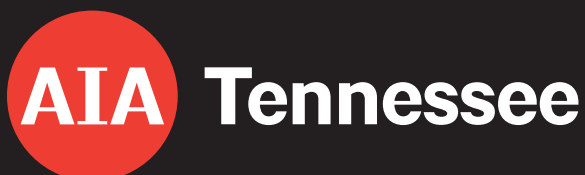
How State Legislators Can Make a Significant Impact

You, as a state legislator, have the power to significantly enhance historic preservation efforts across Tennessee by embracing the proven power of incentives:

- **Enact a State Historic Rehabilitation Tax Credit**
This is the single most impactful action you can take. A state credit, working in tandem with the federal credit, will make historic rehabilitation projects financially feasible for more property owners, particularly in our rural communities and smaller towns that may not fully benefit from the federal incentive alone.
- **Include Dedicated Funding in the State Budget**
While the issuance of state tax credits would occur after project completion, budgeting for a program is essential to signal the state's commitment and allow the program to launch effectively.
- **Consider Targeted Incentives for Rural Areas**
To ensure that the benefits of historic preservation reach all of Tennessee, explore mechanisms to target state tax credits towards rural communities. This could include higher credit percentages or set-aside funds.
- **Support Former/Existing State Grant Programs**
Work to bring back and potentially expand state Historic Development Grant Program, which provided crucial funding for a variety of preservation projects across the state – in both rural and urban areas.
- **Streamline Processes and Offer Resources**
Ensure that the application and review processes for both state and federal historic preservation incentives are clear, efficient, and user-friendly. Providing technical assistance and resources can encourage wider participation.
- **Highlight and Celebrate TN Success Stories**
Continue to showcase the positive economic and community impacts of successful historic preservation projects in Tennessee to build support and understanding for these efforts.

By championing these actions, you can ensure that Tennessee's historic buildings are not lost to neglect or demolition. Instead, they can become powerful catalysts for economic growth, vibrant community centers, and enduring symbols of our rich and diverse heritage.

We urge you to seize this opportunity to invest in Tennessee's future by preserving its past.



The American Institute of Architects
Tennessee Chapter | aiatn.org

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AIA Tennessee

The Essential Role of Architects in Tennessee Building a Safer, Stronger, and More Prosperous Future

The American Institute of Architects, Tennessee (AIA TN) champions the essential role of architects in designing better communities and a better world. Our 1,600 members are dedicated professionals who contribute significantly to the safety, well-being, and economic vitality of our state.

Protecting Public Health, Safety, and Welfare

- **Licensed Professionals Ensuring Safety:** Architects are licensed by the state to protect the health, safety, and welfare of the public in the design, construction, alteration, and maintenance of buildings and structures. This is their paramount responsibility.
- **Adherence to Building Codes:** Architects meticulously refer to local and state building codes to ensure that all projects adhere to the most up-to-date safety and functionality standards. They work with authorities having jurisdiction, such as the State Fire Marshal's Office, to ensure compliance.
- **Designing Safe and Resilient Buildings:** Architects design functional and safe spaces that consider factors like emergency evacuation, structural integrity, and user comfort. They also design buildings to anticipate future threats like storms and flooding, enhancing community resilience.
- **Promoting Health and Well-being:** Architects are invested in delivering buildings and environments that contribute to both the physical and mental well-being of communities. This includes considering safer materials, navigating building codes, and coordinating design teams to meet or exceed required standards.

Driving Economic Growth

- **Job Creation and Economic Impact:** The design and construction industry supports thousands of jobs and contributes billions to the Tennessee economy. Each project creates work for architects, engineers, contractors, sub-contractors, and many others.
- **Attracting Investment and Boosting Property Values:** Smart design by architects attracts businesses, boosts property values, and reduces long-term costs for taxpayers.
- **Streamlining Development and Saving Taxpayer Dollars:** Architects help streamline permitting and approval processes, ensuring responsible development without unnecessary bureaucracy and preventing costly infrastructure mistakes.
- **Investing in Infrastructure and Long-Term Productivity:** Investment in building projects designed by architects yields dividends in private sector investment and long-term productivity growth.
- **Preserving Local Identity and Strengthening Communities:** Architects protect historically significant structures and design livable communities that attract families and businesses.

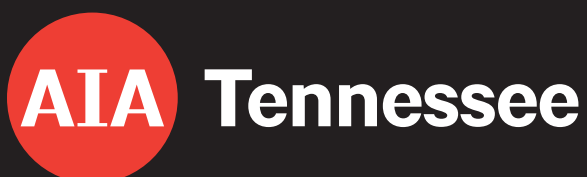


Expertise, Collaboration, and Development

- **Comprehensive Skills and Knowledge:** Architects possess a unique blend of artistic and scientific knowledge, enabling them to develop building concepts and turn them into functional and safe plans.
- **Collaborative Approach:** Architects work closely with a variety of specialists, including engineering and construction professionals, to ensure the successful and safe completion of projects.
- **Expert Advisors:** Architects provide expert advice to clients, owners, and governmental agencies on all aspects of building design and construction.
- **Thorough Education and Training:** Becoming a licensed architect in Tennessee requires a professional degree, completion of the Architectural Experience Program (AXP), and passing the Architect Registration Examination (ARE).
- **Commitment to Lifelong Learning:** Licensed architects in Tennessee are required to complete 24 Professional Development Hours (PDH) every two years, including 12 hours in Health, Safety, and Welfare (HSW), ensuring they remain current with the latest safety standards and practices.

AIA Tennessee: A Valuable Resource

- AIA TN is a professional membership organization advocating for the value of architecture and providing our 1,600 members with the community, advocacy, and knowledge they need to drive positive change.
- AIA serves as a liaison to key state agencies, including the TN General Assembly, State Building Commission, State Licensing Board, and Fire Marshal's Office.
- AIA Tennessee and local architects are valuable resources for information related to building design, codes, and community development. Contact AIA TN's government relations team at ashley@aiatn.org for assistance.
- By partnering with and supporting architects, Tennessee legislators can ensure the creation of safer, more sustainable, and economically vibrant communities for all Tennesseans. Architects are essential partners in building the future of our state.



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Connect with an architect in your district >

