

Five Benefits to the State of Missouri

- Historic preservation in Missouri contributes slightly more than \$1 billion to the gross state product annually.
- Historic preservation generates 28,000 jobs in the state annually.
- An estimated \$346 million is spent annually in Missouri on the rehabilitation of historic buildings.
- Historic building rehabilitation generates \$249 million in income for Missouri residents and produces a gain of \$292 million in in-state wealth.
- Missouri's heritage travelers spend \$660 million annually, which translates into 20,077 jobs, \$325 million in income, \$574 million in gross state product, \$79 million in state and local taxes and annual in-state wealth creation of \$506 million.

According to the National Trust for Historic Preservation, building rehabilitation has a far greater impact on the local economy than the same amount of new construction. More dollars will stay in the local economy with rehabilitation than with new construction. Based on \$1 million of rehabilitation improvements, five to nine more construction jobs will be created and almost five new jobs will be created else where in the community.



For more information

Contact the Planning and Development Department at (816)969-1600 or visit the historic preservation website at www.cityofls.net/development/historic-preservation.aspx.

BENEFITS OF LOCAL HISTORIC DISTRICTS

*What does it mean for me?
What does it mean for Lee's Summit?*

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Benefits of Local Historic Districts

Benefits to Property Owners

Historic district designation insures investment will be protected from:

- Misguided and inappropriate remodeling
- Inappropriate new construction
- Demolition

Over time, property values in historic districts either dramatically increase or at least stay the same. No study has found that historic districts caused a decline in property values.

Historic districts protect the overall economic value of a historic area. Every appropriate historic improvement made by a property owner to their building has a positive impact on the surrounding property values. Historic districts protect property owners' from the adverse economic impacts that could result from the inappropriate improvements made by nearby property owners.

Demographics suggest that historic buildings will increase in value as senior Americans seek to reside in walk-able and livable areas similar to those they once grew up in.



What benefits do local historic districts provide?

- Protect the historic character and quality of the district's unique buildings.
- Designate historic areas on the basis of local criteria and local procedures.
- Do not restrict the use of a property in the district or require property owners to make improvements to their property.
- Protect a community's significant historic properties through a design review process.
- Review of proposed improvements for consistency in retaining a building's historic character.
- Review of proposed demolitions and may prevent or delay proposed demolitions for three months while searching for possible preservation alternatives.

Historic buildings have value!

Many older buildings constructed over 50 years ago have a high quality of construction. They can last indefinitely if properly maintained.

Many historic buildings may well have more enduring value than many built in recent decades.

A total of 638 properties located within the city's boundaries have been reviewed to determine historic integrity. Over 60% (390 properties) were determined to be either individually eligible or contributing to a historic district. A total of 17 potential historic districts have been identified. Historic districts attract new buyers of property because they have confidence that their investment will be protected.

Even modest improvements to historic buildings have a positive economic impact.

Benefits to Lee's Summit

- Revitalizing the commercial and residential historic areas increases the city's tax base.
- Revitalization efforts contribute to the city's quality of life and ability to attract new business.
- Revitalization of historic areas is less costly than new development due to existing roads, sewers and public services.



- Local historic district designation is the only way to prevent demolition of significant historic buildings.
- Historic residential neighborhoods contain diversity of housing in size, quality, price range and configuration.
- Social infrastructure is in place including churches, schools and playgrounds, parks and neighborhood groups.
- The creation of a historic district effectively demonstrates public commitment to an area.
- Historic architecture attracts visitors. Heritage tourism is one of the rapidly growing segments of the state economy. Tourism is one of Missouri's top three revenue producers.