

Andersonville Commercial Historic District: Fact Sheet

What is a Commercial Historic District?

Historic District status is a federal program administered by the state designed to help preserve the character of areas with historically significant culture or architecture.

The designation gives commercial property owners *federal tax incentives for property restoration*, and it provides communities with an excellent promotional tool.

In Andersonville, the nomination was prepared by the Andersonville Development Corporation, based on the community's Swedish cultural history and historically significant architecture.

Why create a Commercial Historic District?

A myriad of studies have demonstrated that historic preservation and promotion are effective economic development tools. Historic Districts help to:

- Create and maintain jobs
- Attract and retain small business
- Preserving the area's unique culture and heritage
- Contributing to quality of life.



What are the boundaries of the Andersonville Commercial Historic District?

Clark Street and Ashland Avenue between Ainslie and Rosehill, plus the side streets that run between them, up to the first alley east of Clark. See the enclosed list of qualifying properties. Only commercial properties are included.

What are the benefits to property owners?

A 20% tax credit is available for the substantial rehabilitation of commercial, agricultural, industrial, or rental residential buildings that are certified as historic in the district and follow the federal Secretary of the Interior's standards for rehabilitation. The credit may be subtracted directly from federal income taxes owed by the owner. For more information visit the Illinois Historic Preservation Agency's website at www.illinoishistory.gov/PS/taxcredits.htm, and see the enclosed Historic Preservation Tax Incentive Fact Sheet.

Who qualifies for these benefits?

The Andersonville Commercial Historic District contains 116 contributing properties, meaning that these properties bestow cultural or architectural significance to the commercial district as a whole. There are 45 non-contributing buildings in the commercial district. Only contributing businesses can qualify for the tax credit. To find out if what businesses are contributing please see the enclosed list of qualifying properties.

Does Historic District status limit what I can do with my property?

NO. Unlike City of Chicago Landmark status, Historic District status places no limits on what property owners can do with their properties. This includes anything from painting to demolition. Owners have no obligation to open their properties to the public, to restore them, or even to maintain them, if they choose not to do so.

Will Historic District status raise my property taxes?

The Assessor's Office does not consider Historic District status when setting property values.

How will Andersonville promote its Historic District?

We are ordering Historic District plaques that property owners can purchase for their buildings, noting that the property is part of a historic district and listing its architect and building date. Andersonville's Historic District status will be an honor we can point to in promotional materials for years to come.