ABSTRACT

CREATIVE PROJECT: A Case Study Comparing the Federal Historic Preservation Tax Credit Programs for the Citizen’s Bank Building in Gettysburg, Ohio

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This case study examines and compares the Federal 20% Historic and the 10% Non-Historic Rehabilitation Tax Credit Programs by producing designs, cost estimates and feasibility projections under each program. Specifically, the rehabilitation of the Citizen’s Bank Building in Gettysburg, Ohio, a main street block building in a small rural community, is being examined. The building is not currently listed on the National Register of Historic Places, but is potentially eligible as a contributing structure in a potential National Register Historic District. This document includes an examination of the two tax incentive programs and their histories; the history of the specific building studied and the surrounding community; designs, cost estimates, and feasibility projections under each program; an explanation of how the requirements and suggestions of each tax credit program affect the designs and feasibility of rehabilitation; and a conclusion that explains the data and evidence collected. This document will be useful for future research, as there are few, if any, studies directly comparing the financial feasibility of these two programs.