REAL ESTATE AGENTS

JOPLIN HISTORIC PRESERVATION COMMISSION

Guide to HISTORIC PRESERVATION

SUPPLEMENT

For all inquiries related to Historic Preservation for the City of Joplin, please contact the Planning Department:

City Hall: (417) 624-0820
Zoning-planning@joplinmo.org

PRESERVATION AS A MARKETING TOOL

Historic properties have a resource that others do not that assist a realtor in marketing the property. Publicly available information, photos and a documented story are all advantages that historic properties have that other properties do not possess.

Reach out to your local historic preservation staff and get the information unique to the property. Historic Preservation falls under the responsibility of the Planning, Development and Neighborhood Services Department of the City of Joplin. Contact the department to get information about the property

Highlight the unique fixtures and elements of the property. The property will possess features that if are not unique, will be rare in other historic properties and completely absent in modern structures. Most properties will already have modernizations. Contrast the old and the new to market the best of both worlds.

List the property by the designated historic name, not just address. If the property does not already have a historic sign, the City of Joplin will provide one, for free!

Stage the property with newspaper articles of the property or original owner, for either open house or virtual walkthroughs.

TALKING POINTS ON THE ECONOMIC BENEFITS OF HISTORIC PROPERTIES

ECONOMIC BENEFITS

The following are economic benefits of implementing and enforcing the Design Review Standards:

1. Design standards can reinforce community identity, encourage economic growth and development, and extend the life of a building or structure.
2. Design standards can result in a positive change in the visual appearance of a community. They provide a means by which a community can preserve its historic integrity while encouraging compatible new construction.
3. Through adherence to design standards, historic neighborhoods and downtown property may qualify as a National Register Historic District, thus making select properties eligible for historic tax credits to assist in rehabilitation costs. Design standards assist property owners with the proper rehabilitation techniques and provides for compatible new construction. Development that may be detrimental to the overall appearance and marketing of historic neighborhoods or properties can thereby be avoided.
4. Design standards emphasize a community's commitment to its quality of life and to its heritage and identity. Design standards can work to ensure that growth and development occur in the most positive fashion possible. Design standards reflect a community's pride in itself and its emphasis on quality development. Benefits include increased property values, commercial revitalization, and stimulation of heritage tourism.

5. Through adherence to design standards, areas of downtown Joplin may qualify as National Register Historic Districts, thus making select properties eligible for historic tax credits to assist in rehabilitation costs. Historic tax credits have stimulated revitalization in communities across the United States. Design standards can assist property owners in understanding proper rehabilitation techniques to take advantage of economic incentives.

Further resources are available for real estate agents with respect to historic property. Examples include:

FROM THE NATIONAL ASSOCIATION OF REALTORS:

Best practices for Historic Homes

NATIONAL TRUST FOR HISTORIC PRESERVATION:

Toolkit Roundup – The Buyer's Guide to Historic Homes

MISSOURI STATE PARKS:

The National Register of Historic Places

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