



BEST PRACTICES in AFFORDABLE HOUSING



PRESERVATION OF EXISTING HOUSING STOCK

WHO

Derelict Building Incentives, 6-34
Winchester City Code

WHAT

The city of Winchester provides incentives for property owners and developers to remove and rebuild or renovate derelict buildings.

WHERE



Winchester City

HOW

Buildings that have been vacant, boarded up, and disconnected from either water sewer or electric for a period of at least six months may qualify for designation as a Derelict Building. Upon determination that a building is derelict the property owner has a period of 90 days to submit their plan to either remove or renovate the derelict structure. The City provides the following incentives for this process: a full or partial refund of permitting fees; expedited permitting process; and tax abatement for up to 10 years based on the value of improvement or cost of demolition. A property owner can voluntarily request that their building be determined to be derelict to take advantage of the program.

A notable development that took advantage of Winchester's derelict building incentives is Taylor Hotel redevelopment project. The hotel was built in 1848 and served as a base for mail and passenger stagecoaches, General "Stonewall" Jackson's first headquarters in 1861 while commanding the Valley district, and even a place to tend to the wounded in several Civil War battles. Throughout the twentieth century the building served as a theater, department store, and telecom center, however it has been vacant since 2004 and in 2010 the City Council condemned the property blighted and unsafe.

With the help of tax credits, federal and state grants and private investment, the City's Economic Development Authority began the restoration efforts in the fall of 2012 to turn the old Taylor hotel into a mixed use commercial and residential building while still preserving its history and revitalizing Winchester's downtown district.



1900



2012



2014