

A Preservation Toolkit for Saving Historic Places





Who is Restore Oregon?



STATEWIDE PARTNER
NATIONAL TRUST FOR
HISTORIC PRESERVATION®

Legislative





Mid-Century Modern House Tour





What is Preservation?



Not This...



Not This...





Preservation is THIS!





Preservation Defined

Preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them.

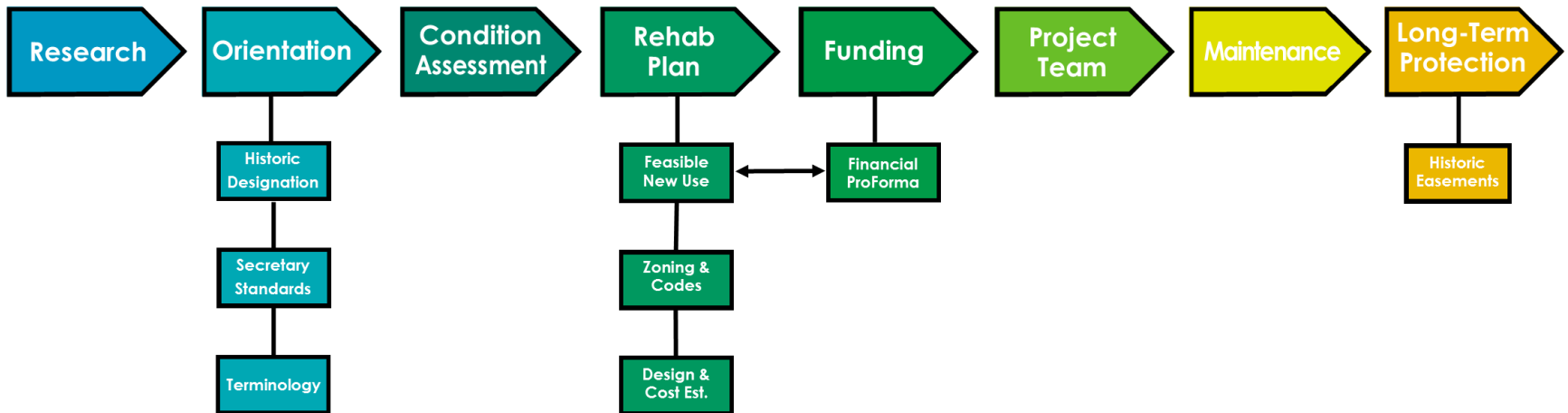


What Does It Take To Save a Historic Place?





Introducing the Preservation Toolkit



Work With A Preservation Professional

Organize & Build Community Support

Research

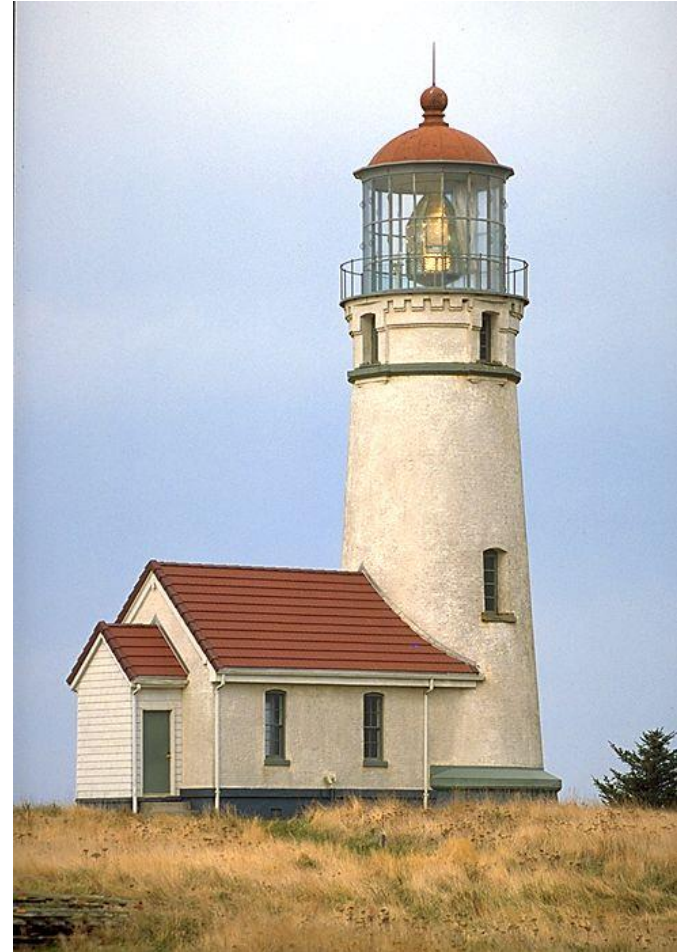
1. Research the Story of Your Property

- Title search
- Historic Society
- Historic sites database:
<http://heritagedata.prd.state.or.us/historic/>
- Genealogy services



2. Get Familiar with Preservation & Adaptive Reuse

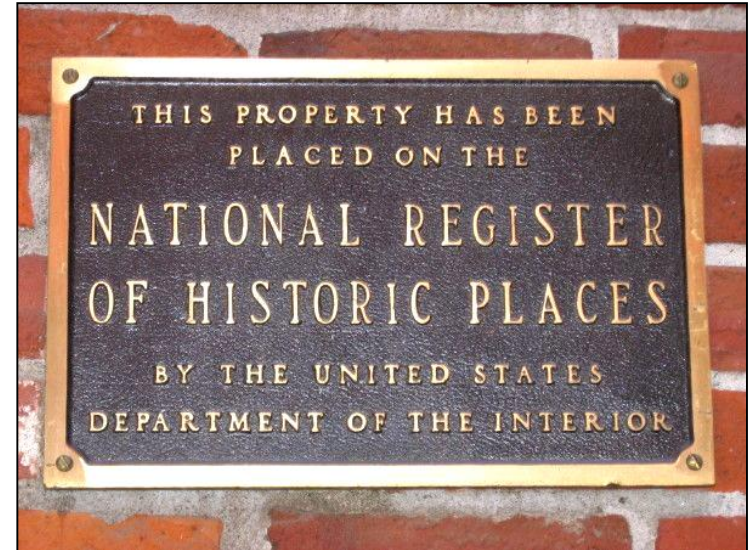
- Designation
 - National Register of Historic Places
 - Local landmark
- Secretary of Interior Standards
- Terminology
- Resources



Orientation

The National Register: True or False?

- The nation's official list of significant historic places
- It is voluntary
- You can remove your property
- Only for ornate, extraordinary architecture
- Benefits include eligibility for federal tax credits and grants
- Protects properties from demolition
- Brings federal oversight of your remodeling



Secretary of Interior Standards

1. Choose an appropriate use
2. Preserve character-defining features
3. Retain the sequence of development
4. Retain changes that have acquired their own historic significance
5. Preserve distinctive materials, features, finishes, & craftsmanship
6. Repair rather than replace
7. Avoid destructive physical or chemical treatments
8. Protect archeological resources
9. Make new additions or alterations compatible yet differentiated
10. Make new additions reversible



Orientation

Preservation Matrix

	<i>Public Sector</i>	<i>Private Sector</i>
<i>National</i>	 <p>National Park Service (Dept of the Interior)</p>	 <p>National Trust for Historic Preservation</p>
<i>State</i>	 <p>State Historic Preservation Office (SHPO) Oregon Main Street Program Heritage Commission</p>  <p>Tribal Historic Preservation Office (THPO)</p>	 <p>RESTORE OREGON SAVING HISTORIC PLACES</p>
<i>Local</i>	<p>Certified Local Governments (CLGs) City Landmarks Commissions & Historic Review Boards</p>	<p>Local Preservation Organizations Bosco-Milligan Foundation Lower Columbia Preservation Society PreservationWorks Historical Societies</p>

3. Size Up the Condition



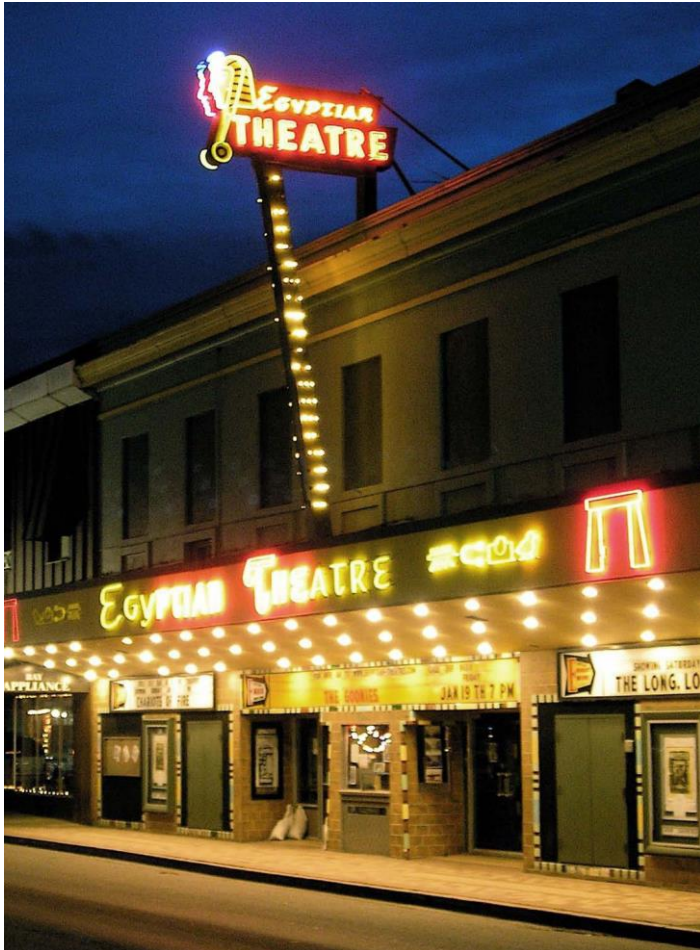
4. Identify a Feasible Use

- Something the building can accommodate
- Allowed by code and zoning (or conditional use)
- Fills a need in the marketplace and community
- Will justify investment in rehabilitation & ongoing maintenance



Rehab Plan

Run a Financial ProForma



- Cost of repair & rehab
- Cost of maintenance & operations
- Revenue stream
 - Rental income
 - Tickets
 - Donations
 - Corporate sponsors...

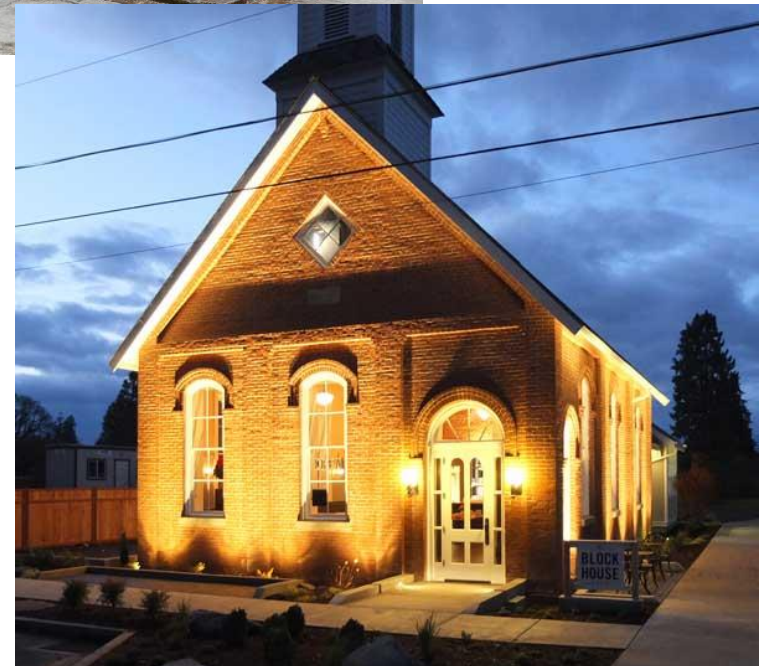
Rehab Plan

Simple ProForma

PROJECT ASSUMPTIONS - COSTS		
Acquisition Costs		250,000
Hard Costs		550,000
Soft Costs		137,500
Financing Costs		75,000
TOTAL DEVELOPMENT COSTS		\$ 1,012,500
PROJECT ASSUMPTIONS - VALUE		
Estimated Appraised Value at Project Completion		\$ 1,188,462
PROJECT ASSUMPTIONS - FINANCIAL SOURCES		
Construction/Permanent Loan		658,125
Owner/Investor Equity		253,125
Tax Credit Equity		-
Urban Renewal Loan		61,250
Urban Renewal Grants		30,000
Other Grants		10,000
Other Sources		-
TOTAL SOURCES		\$ 1,012,500
PROJECT ASSUMPTIONS - INCOME, EXPENSES & DEBT SERVICE (Annual Amounts)		
Gross Scheduled Income		115,000
Vacancy/Collection Loss		(5,750)
Operating Expenses		(30,000)
Replacement Reserve		(2,000)
Debt Service		(50,000)
Preferred Return & Asset Management Fees to Tax Credit Investor		-
CASH FLOW		\$ 27,250
CASH-ON-CASH RETURN		10.77%

Rehab Plan

Example: Dayton's First Baptist Church



5. Sources of Financing for Historic Rehab's

- Owner/developer cash
- Owner/developer loan
- Federal Historic Tax Credit (commercial buildings only)
 - Other federal tax credits
- Local Urban Renewal funds
- Special Assessment
- Grants (non-profit owners only)



6. Selecting the Right Professional Team

- Proven experience with historic properties
 - Architect
 - Engineer
 - Contractor
- Documented scope of work
 - Background information
 - Project description and goals
 - Requirements & standards
 - Schedule and timeline
 - Communication requirements
 - Level of client involvement



7. Create a Maintenance Plan

- Background info & architectural/rehab plans
- Character-defining features & materials
- Maintenance schedule
- Maintenance records
- **BUDGET**



8. Sell Your Story

- Government/political advocates
 - Community leaders
 - Granting organizations
 - Media
 - Volunteer “Friends of _____”
- Why does this property matter?
 - History
 - Architecture
 - Craftsmanship
 - How will the community benefit?
 - Jobs & new businesses
 - Removal of blight
 - Draw a picture (literally!)



Community
Support

Help 'em See Past the Ruins



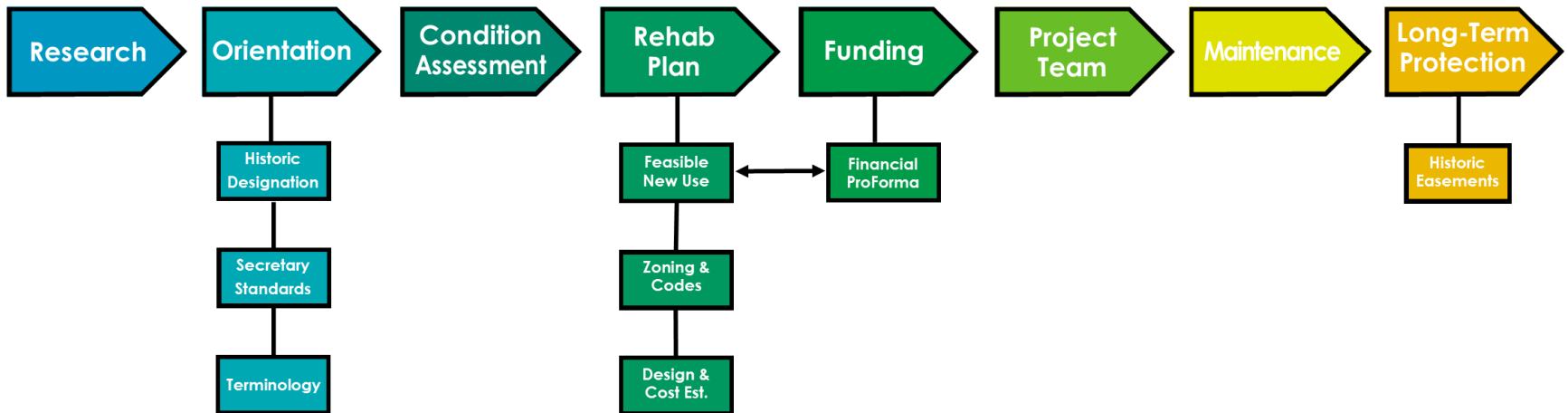
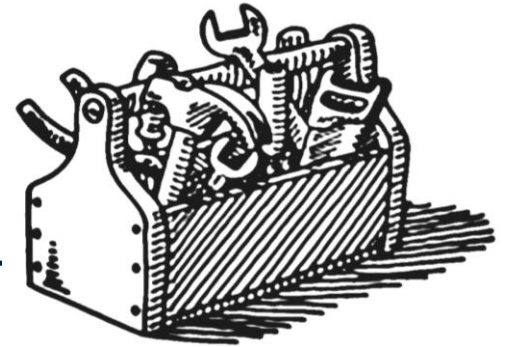
Community
Support

Share the Vision





Preservation Toolkit



Work With A Preservation Professional

Organize & Build Community Support



Three Things That Are NOT Going to Happen:

Not Happening...



- I. McMenamins is **NOT** going to turn it into a brewpub!

Not Happening...

2. The government is NOT going to pay for it.



Not Happening...



3. Don't turn it into a museum.



Info & Resources



- RestoreOregon.org
 - JOIN US!
 - Follow on Facebook
 - Sign up for e-News
 - Resource Directory
- SHPO
 - Oregon.gov/oprd/HCD/SHPO
- National Trust
 - PreservationNation.org



SAVING HISTORIC PLACES

Thank You!

