Protect and Preserve
the Historic Places
That Matter to You
Author’s Note

This publication was originally intended to be an update of Preservation Pennsylvania’s 1998 Crisis Handbook: A Guide to Community Action. But, after spending more than four years traveling around Pennsylvania providing technical assistance to those needing help with preservation projects, this seemed to me like an opportunity to not only tell people what to do in the event of a preservation crisis, but to talk about how to avoid them whenever possible. Having recently spent several days in workshops with Donovan Rypkema, I also wanted to fold in many of the valuable concepts and techniques provided in his Feasibility Assessment Manual for Reusing Historic Buildings. And while I was at it, I thought I’d do my best to address some common questions and use examples to illustrate some best practices and common pitfalls that I have seen here in Pennsylvania. I sincerely hope that the resulting document is useful to you as you work to protect and preserve the historic places that matter to you.

Sincerely,
Erin Hammerstedt

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UNDERSTAND THE VALUE OF THE PROPERTY

In order to make a compelling case that something should be done to preserve the historic property that you are concerned about, you need to understand its value and be able to communicate that value to others.

Value is generally defined as “the worth, importance or usefulness of something to somebody.” As that definition suggests, historic properties have different values to different people in different places at different times. While there may be other ways to think about value, you should address, at a minimum, the monetary, environmental and cultural values of historic properties.

By understanding all three, you will be able to make more informed decisions as to whether a project makes sense and is justifiable. For instance, a historic building may be in poor condition and thus, have a low monetary value that will not increase in direct correlation to the investment required to rehabilitate it. But if it has a very high level of cultural significance and is particularly important to the community, or has a significant environmental value, the project may be worth doing, despite its lack of economic return.

In order for a preservation project to move forward, the current and future owner of a property, tax assessment office and bank or lender, as well as the community need to understand the values of the historic property.

REALITY CHECK – HISTORIC PROPERTIES ARE COMMUNITY ASSETS

Because historic properties have economic, cultural and environmental value, they are tremendous assets to communities. They help to define or reflect the unique character of the place, which provides common ground for residents and is attractive to visitors. Historic properties have been proven to be good incubators of small business, which can serve communities by providing jobs, generating activity and tax revenues, and supporting other local businesses.

RESOURCES • ECONOMIC IMPACT STUDIES

For decades, economic impact studies conducted across the United States have shown that historic preservation benefits the economy by providing jobs, generating tax revenues, supporting heritage tourism and increasing property values. Economic impact studies provide useful information when making a case in support of a preservation project. Check to see if an economic impact study exists for your state.

Economic Benefits of Historic Preservation Activities in Pennsylvania

Monetary Value

Most often, when we think of value, we think of monetary value, which is typically measured and discussed in terms of assessed value, appraised value and market value.

Assessed Value. The assessed value is the dollar value assigned to the property by a public tax assessor for the purposes of taxation. The assessed value changes when improvements are made to the property or if the property is deteriorating. Assessment data is public information and can be obtained from your county tax assessment office via the Internet or in person.

Appraised Value. The appraised value is generally that value assigned to the property for financing purposes. Typically, you are able to borrow a percentage of the appraised value. Appraisals can be conducted using a market approach, which compares the building in question to other buildings in the area and assigns it a value based on what nearby properties of the same type and having similar features sold for recently. Or an appraisal can be done using the cost approach, which considers what it would cost to build the building from the ground up. For commercial properties, appraisers consider the cost of operating and maintaining a building and the revenues generated when assigning a value to a property. In order to know what an accurate appraised value is, a current appraisal report will be necessary. Appraisals typically cost between $200 and $500 for a single-family residence, and more for multi-unit or commercial properties. Unfortunately, not all appraisers are willing to take on the challenge of working with historic buildings so getting an appraisal can take time.

Market Value. In real estate, market value is determined by how much a buyer is willing to pay for a property in a given place at a given time. Market values are affected by rules of supply and demand: the more demand there is for a property or property type, the higher its price or market value will be. If there is more of a supply than a demand for a particular property type, the price will drop.

Because of its location among high-rise medical buildings and their associated parking, the buyer of this threatened tavern likely had to pay more than the building was worth due to the value assigned to the land it stands on. This once endangered building has now been rehabilitated.
Non-Monetary Value
When we think of value, we usually think of monetary value. But historic properties also have environmental and cultural value that provides value to the community.

Environmental Value
A significant amount of natural resources and energy are required to construct a building, as natural resources are extracted, building materials are produced, and those materials are transported to the building site and erected. When existing buildings or building features are demolished, those materials and that embodied energy are wasted, and more energy is needed to haul those materials to a landfill, where they will sit indefinitely. Still more energy and resources are required to replace the former building with a new one.

Historic buildings were often designed to be relatively energy efficient, relying on natural ventilation rather than extensive heating and cooling systems, utilizing natural light, and having features like massive masonry walls and awnings over windows to help moderate temperatures indoors.

Historic buildings also use existing infrastructure, and their continued use helps to prevent sprawl. Sprawl has a significant negative impact on the environment, diminishing natural and open space and requiring the expensive and impactful development of additional infrastructure. Despite modern innovations and improvements in technology, it is still true that “the greenest building is the one that is already built.”

Cultural Value
Historic properties can also have significant cultural value. As a part of our history, historic places contribute to our sense of place and to our identity as an individual, family, community, race or nation. Historic places reflect changes in style and technology, as well as our values and beliefs. While it is difficult to quantify, the value of a place’s history and what that means to the community should not be overlooked.

RECOGNIZING MULTIPLE VALUES
Sometimes we preserve things even when it doesn’t make sense financially.

In this example, it would likely have been less expensive to remove the outer walls of this very deteriorated building and build new—but that was not done. Instead, recognizing the cultural and environmental value of the building shell and its place in the larger rehabilitation of this historic Match Factory complex, the walls were retained. This building is now in use as part of the American Philatelic Society’s national headquarters. With a new roof and interior, this historic building continues to contribute to the larger historic industrial complex.

REALITY CHECK – KNOW WHEN IT IS TIME TO WALK AWAY
Sometimes it is OK to fight to preserve something even when you meet resistance or doing so doesn’t make financial sense. But other times, you have to let go.

There is no formula that can be used to determine when to call it quits, but if you are honest with yourself, clear on your objectives, and really understand the limitations of your resources, you will know when it is time to congratulate yourself for making the effort, learn from what didn’t work, and walk away.

Please don’t lose sight of why you wanted to preserve the historic property in the first place, and get so caught up in winning the fight that you forget what you’re fighting for. It is possible to do more harm than good, giving preservation a bad name and making it harder for future projects of merit to be successful.
ESTIMATE REHABILITATION COSTS

If you have made it this far and are still reading, you probably think that the problem you are facing is one that might be solvable based on your understanding of the issues, the condition of the property, local support and the possibilities identified. So now it is time to consider the effort and expense of doing what needs to be done, and decide if it makes sense and is possible to continue.

There are two phases of the project that should be considered: 1) Rehabilitation, which includes acquiring the property, if necessary, and doing the physical work to get it into the condition that you want it to be in; and 2) Operation, which includes the costs of operating and maintaining the property once the improvements have been completed. In many cases, groups focus only on the initial rehabilitation phase and do not fully understand what the challenges will be after that. It is very important that you not only have the resources to complete the project but also to sustain it after completion. This section provides information on how you might think the financial realities of your project all the way through.

CAPITAL COSTS

The capital costs of acquiring and rehabilitating a historic building are likely to be significant. It is important to have a realistic estimate of those costs so that you can plan appropriately.

Acquisition Costs

Consider what it will cost you to acquire the property. What is the purchase price? What other acquisition costs will there be? Don’t forget things like closing costs, fees, etc. Paying too much for acquisition can be a very expensive mistake over the life of the project, so make sure you negotiate a price that will allow the project to succeed. At the same time, don’t assume that the property will be given to you. If it has value to you, it almost certainly has value to others as well.

Rehabilitation Costs

Rehabilitation costs include those associated with planning, design and construction. Depending on the decisions you make, rehabilitation costs can vary widely. Have a realistic idea of what your expenses will be and where the necessary funds will come from before embarking on a project.

Hard Costs

Generally speaking, hard costs are those things that you can see or touch at the end of the project, including materials and labor. When preparing the hard costs portion of your capital budget, you should consider the following:

- site work or excavation;
- the building structure, including foundation, floors, wall and roof framing;
- the building envelope, including wall and roof sheathing, windows and doors;
- interior finishes, such as floors, walls, ceilings and insulation;
- mechanical systems like plumbing and sewer, heating and ventilation, electric service and lighting, fire suppression and security systems, conveying systems such as elevators and stairs, any specialty systems that may be needed; and
- clean up.

Hard costs typically comprise 65% to 80% of the rehabilitation costs.

Soft Costs

Soft costs include those things that do not physically exist in the building upon completion of the project. For the most part, soft costs include professional service fees, such as the fees of architects, engineers or other design professionals and consultants, construction period interest, other financing fees, and permits and licenses. General conditions, such as renting port-a-potties for the job site or providing scaffolding to make sure sidewalks are safe during construction are also included in soft costs, since they are not included in the asset once it is finished. Soft costs typically comprise between 20% and 35% of the rehabilitation budget.

Contingency

It is always wise to allow a contingency when preparing a budget for a rehabilitation project. Inevitably, there will be surprises and things that do not go as expected. You can determine the contingency to be allowed, but a number between 10% and 30% might be a good starting place. The greater the level of detail in your capital budget, the more useful and credible it will be. As the numbers are fine tuned and unknowns are eliminated, your contingency may be reduced to some extent.

RESOURCES

CAPITAL COSTS BUDGET

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition Costs</td>
<td>(Purchase price, closing costs, legal fees, etc.)</td>
</tr>
<tr>
<td>+ Hard Costs</td>
<td>(Construction costs including materials and labor)</td>
</tr>
<tr>
<td>+ Soft Costs</td>
<td>(Professional fees and costs associated with job site conditions)</td>
</tr>
<tr>
<td>+ Contingency</td>
<td>(Allowance for the unexpected)</td>
</tr>
<tr>
<td><strong>Total Capital Costs</strong></td>
<td>(Cost to rehabilitate the property)</td>
</tr>
</tbody>
</table>

Actual costs will vary greatly depending on the condition of the building and the intended use of the property, as well as other factors such as location and duration of the project.
The Value of Time

One very real and important factor to consider in any rehabilitation project is time. Time has a value and importance that should not be underestimated. Be sure to have a realistic project timetable, and include carrying costs in your budget analysis. The property will almost certainly not be generating revenue at its full potential through rehabilitation, so make sure that is accounted for in your budget and cash flow.

Be sure to allow sufficient time in your project schedule for review processes along the way, such as: 1) historic designation, including National Register nominations or eligibility determinations; 2) municipal review for things like historic district ordinances and zoning variances; and 3) plan review and building inspection as required under applicable building codes.

Understand Carrying Costs

Carrying cost is the amount of money expended by investors before the property is resold and profits are realized. Carrying costs include acquisition costs, capital improvements, mortgage payments, operating expenses and selling costs.

Too many groups planning preservation projects look at just the purchase price, capital investment and resale prices when trying to determine if a particular project will be profitable. They may think that if they purchase a building for $100,000 in 2012, spend $150,000 on rehabilitation and sell it for $300,000 in 2015, they have made a profit of $50,000.

But savvy investors know that capital costs (acquisition and rehabilitation) are only part of the total expenses required by a real estate investment. Understanding carrying costs is often the difference between success and failure in real estate investment.

Look at the same deal with carrying costs included. In 2012, a group purchases a historic building for $100,000, putting $20,000 down and taking out a mortgage on the remaining $80,000. At the time of purchase, they paid closing costs of 3% of the purchase price, or $3,000. In addition to the $150,000 spent on rehabilitation, they had to pay the mortgage of $450 per month for three years, for a total of $16,200. They also paid taxes, insurance and utilities during construction, which together cost $400 each month or $14,400 for three years. Let’s assume that they did not have to take out a construction loan and incur additional debt service to finance the rehabilitation work. When they sold the property for $300,000 in 2015, they paid an additional 1.5% in closing costs, plus 5.5% commission to the realtor, for a total transaction cost of $21,000. All together, the carrying costs for this project were $54,600. Thus, the $50,000 “profit” that was anticipated for this project did not even cover the costs incurred, let alone generate a return on investment. It is a rare investor who would be interested in participating in a real estate deal like this.

LAKEMONT PARK, Altoona, Pa.

The National Historic Landmark Leap-the-Dips roller coaster closed in 1985, after which time it was neglected and its condition deteriorated. To restore the roller coaster to use, local preservationists raised more than $100,000 in donations, $250,000 in grants, and borrowed the remaining $650,000 needed. Today, they continue to operate the historic coaster, with proceeds from ridership, ongoing fundraising and merchandise sales used first to pay the debt and then to support operation and maintenance of the historic roller coaster. Each year, they are able to focus more resources on preserving the historic roller coaster in this sustainable business model.
PREPARE AN OPERATING STATEMENT
Funding capital improvements is only one part of the financial reality of preserving historic properties. You also need to know what it will cost to operate and maintain the property after rehabilitation, and how operation will be funded. One of the problems we see most often in preservation projects is shortsightedness when it comes to considering the sustainability of a project. Ask yourself: How will your property operate once the rehabilitation project has been completed?

Effective Gross Income
The revenues that will be generated by the property are your gross scheduled income. This will generally be your rents or income from the use of the space. Gross income may be calculated as a monthly or annual rent per unit or square foot. Add to this the income produced by other sources, such as coins from the laundry room or rental of parking spaces. Then subtract a percentage to account for anticipated vacancy. Be realistic. Often, vacancy rates are higher in the first year or two after completion of a project, and get lower as the property becomes more established.

Net Operating Income
*Fixed Expenses*
Fixed expenses are those that do not vary with occupancy. They include items like property taxes and insurance.

*Variable Expenses*
Unlike fixed expenses, variable expenses depend on the level of occupancy. They include administrative and property management fees (often a percentage of rent), utilities such as water and sewer, gas or fuel oil, electricity, repairs and maintenance, and supplies and services.

*Reserves for Replacement*
It is also wise to budget for replacement of things that wear out, such as roofing, carpet and appliances, since these expenditures can be significant.

By subtracting fixed expenses, variable expenses and reserves for replacement from effective gross income, you arrive at net operating income.

Cash Flow
Cash flow is one of the most important metrics of any real estate investment project, including the rehabilitation of historic properties. If there is not money on hand to cover necessary expenses, it will be extremely difficult for a project to succeed. Cash flow can be determined by subtracting debt service from net operating income. If the cash flow is not positive, changes need to be made.
CONSIDER THE SOURCE AND USE OF FUNDS

In addition to knowing how much a rehabilitation project will cost, it is important that you identify where the money needed will come from. Most often, your project will be funded by some combination of equity and debt. But in many cases, intervention funds will also be required.

The source of funds will likely change during the course of the project, but it is a good idea to be able to answer these two questions at any point during the project:

- Where is the money coming from?
- Where is the money going?

**Equity**

In real estate projects, equity most commonly takes the form of ownership of the property, cash invested in the project, or donated services. For income producing buildings that are listed in the National Register of Historic Places, equity can also be generated through the use of rehabilitation investment tax credits (see page 35).

**Patient Capital**

Because historic preservation projects often have positive social impacts, patient capital may be a potential source of funds. With patient (or long-term) capital, the investor makes a financial investment with no expectation of turning a quick profit in anticipation of meaningful returns down the road. It is not a grant; it is an investment intended to return its principal plus (often below market-rate) interest. But rather than seeking to maximize financial returns, patient capital seeks to maximize social impact while making a reasonable financial return.

**Debt**

Borrowed money can sometimes provide the balance of the funds needed for a rehabilitation project. When considering debt service, keep in mind that:

- No bank or lender will want to finance the entire project; they will require a significant amount of equity – usually more than 20%.
- There are fees and interest charges associated with borrowed money, which increase overall project costs.

**Loans**

A variety of loan types may be available for use in historic preservation projects, including conventional mortgages and construction loans from banks, revolving loans through preservation nonprofits and local lenders, and special loan programs offered by state and federal agencies to facilitate economic development or promote small business and support job creation. Available loan programs will vary based on location and the nature of your project. So contact your local or state preservation nonprofit for help in identifying potential loans for your project.

LOAN PROGRAMS IN PENNSYLVANIA

Several organizations and agencies offer alternatives to financing for preservation projects in Pennsylvania. The availability and terms of these loan programs are constantly changing, but this overview provides an idea of the loan options available in 2013.

**Preservation Pennsylvania** operates a revolving loan fund that can provide acquisition or construction financing.

- [http://www.preservationpa.org/page.asp?id=7](http://www.preservationpa.org/page.asp?id=7)

**The Department of Community & Economic Development (DCED)** makes grants to municipalities, which they can operate as local revolving loan funds. DCED also has several loan programs to support small businesses.

- [http://newpa.com/find-and-apply-for-funding/program-funding-types](http://newpa.com/find-and-apply-for-funding/program-funding-types)

Through their **Community Development Block Grant (CDBG)** program, the Department of **Housing and Urban Development (HUD)** provides communities with a source of financing for economic development including property acquisition and rehabilitation, allowing them to use a portion of their CDBG funds to secure large federal loans for redevelopment.


When these and other programs are considered, a financing package can be developed for most well-planned, sustainable rehabilitation projects.

This list is by no means comprehensive. Please contact your local or statewide preservation organization for help identifying rehabilitation loan programs in your area.

**RESOURCES**

**SOURCE AND USE OF FUNDS**

<table>
<thead>
<tr>
<th>Equity</th>
<th>Acquisition Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>+ Debt</td>
<td>+ Hard Costs</td>
</tr>
<tr>
<td>+ Intervention Funds</td>
<td>+ Soft Costs</td>
</tr>
</tbody>
</table>

**SOURCE OF FUNDS**

**USE OF FUNDS**

MUST EQUAL USE OF FUNDS

- + Holding Costs
- + Contingency
- + Working Capital
DETERMINE WHAT TYPES OF INTERVENTION ARE AVAILABLE

Often, the cost of a rehabilitation project exceeds its value upon completion. In these cases, non-equity funds beyond what the project can support in debt service, or intervention funds, are needed.

Grants

Grants are one potential source of intervention funds. A variety of grants may be available, depending on the property’s location, its significance, ownership and use of the building upon completion of the project. Grants are often made by public agencies as well as private foundations. Each granting entity will have different eligibility requirements and funding priorities, so your application must be customized to each particular program to which you are applying.

Most grants are available only to municipalities and nonprofit organizations for projects that provide a public benefit. In some situations, however, grants may be available to owners of historic properties and private businesses. In order to ensure local buy-in to the project and to leverage their investment, most granting organizations require that their funds be matched, often on a 50/50 basis. While grants are often thought of as free money, their use should be given careful consideration.

If you plan to use grant funds for your rehabilitation project, it is important to realize that the process of applying, being awarded and receiving grant funds takes time. Many grants are reimbursable, with funds being provided only after the project expenses have been paid. This should be considered in your cash flow analysis. In some cases, the value of the time associated with obtaining and managing grants outweighs the financial benefit.

Using grant funds may require the use of prevailing wage, and may increase the total project cost. In Pennsylvania, any project over $25,000 that receives public money (of any amount) must pay all contractors at prevailing wage. Thus, a $5,000 grant may increase project costs by much more than $5,000.

Tax Credits

A tax credit is a dollar-for-dollar reduction in taxes payable. For certain types of real estate investment, such as historic buildings and low-income housing, tax credits may be available. Only a taxable entity can claim tax credits; so nonprofit organizations interested in utilizing tax credits must partner with a for-profit entity to use this valuable intervention tool.

Rehabilitation Investment Tax Credits

Income-producing properties that are listed in the National Register of Historic Places individually or as a contributing element of a historic district may be eligible for tax credits if certain conditions are met. In many states, the 20% federal credit can be paired with a state credit for additional tax benefits. This credit may serve as a financial return upon completion, or can be used to provide equity to help capitalize the project. (For more information on federal tax credits, see: http://www.nps.gov/tps/tax-incentives.htm. Contact your State Historic Preservation Office or statewide preservation nonprofit to discuss state rehabilitation tax credits.)

Other tax incentives such as property tax abatement or business income tax forgiveness may be available in addition to tax credits. Most often these exist at the local level, so talk to your community leaders to see what is available in your area.

Tax Consequences

Additionally, potential savings in federal income tax liability associated with the ownership of real estate may have a favorable impact on preservation projects. These tax savings come primarily from the ability to deduct the interest portion of debt service and an annual depreciation allowance for a percentage of the investment in improvements. These tax benefits may constitute a major portion of the overall return on a real estate project, affecting its financial feasibility.

MORGUEN TOOLE COMPANY, Meyersdale, Pa. is a rehabilitation project that recognized a ready market and developed a rehabilitation and reuse plan that worked.

This historic downtown building has been rehabilitated as a restaurant, bar and event space on the lower levels, and has hotel and hostel rooms above. This provides needed event space and dining and entertainment opportunities for local residents, as well as overnight accommodations and dining options for visitors traveling along the Great Allegheny Passage rail trail.

Due to difficulties obtaining conventional loans for the rehabilitation, the project was self-financed, using a significant amount of sweat equity. The project was successful despite the fact that intervention funds such as grants and tax credits were not utilized.
FUNDRAISING

Many preservation projects and organizations depend heavily on fundraising. Although raising money is essential, it is usually neither simple nor quick. Fundraising should be thought of as a process that begins with building (or aligning with) an organization that has the capacity, credibility and integrity to be successful. This organization must then build relationships with investors throughout the community who share the organization’s priorities and are committed to doing something about the problem at hand.

By working through this publication to develop an understanding of the problem and set goals and objectives to address that problem, understanding the building and what will be involved in rehabilitating it, considering a wide range of alternatives and considering the financial realities of the project, you will be in good shape to begin developing a fundraising plan.

When fundraising for your project, it is important that you:
1) know what your fundraising needs are;
2) have a strong case for support;
3) have a strategic fundraising plan that involves a combination of diverse strategies such as direct mail, telemarketing, grant applications, sponsorships, events, planned giving, and solicited donations, among others; and
4) recognize that while members may be important to the vitality of your organization and a foundation for future fundraising, membership dues rarely provide a significant source of project funding.

REALITY CHECK – IS IT FEASIBLE?

A real estate project is considered to be feasible when there is a reasonable likelihood that the explicit objectives of the project will be met. Achieving the highest financial profit is not always an objective of a preservation/rehabilitation project, but the project needs to be doable and sustainable.

Before embarking on a preservation project, refer back to the goals established in the first section of this publication. Now that you have gathered information, assessed the alternatives and addressed the financial realities, ask yourself, “Can all of the objectives reasonably be met?”

If the answer is yes, good luck with your project! As difficult as it may be, if the answer is no, you should probably step back and not engage in this particular project.

DEFINING SUCCESS

A successful project is one that satisfies the (financial and non-financial) objectives of the parties involved. This may be different than making everyone happy; but it is important that the needs of those with a real stake in the project are satisfied.
EVALUATE THE PROJECT
This four-part document was intended to provide you with information and tools that you may need to make informed decisions about your historic preservation project. Section 1 discussed the importance of understanding the problem and how to build support for your effort. Section 2 was intended to provide additional information about your building, and what your rehabilitation project will likely entail. Section 3 talked about the need to consider a wide range of alternatives for the historic property, and use appropriate tools to move the project forward. And, finally, Section 4 provided an overview of the financial considerations associated with historic preservation projects.

By now, you have defined the problem and understand how the community feels about it. You understand the building’s significance and condition, and recognize its cultural, environmental and economic value. You understand the requirements associated with making changes to its use, as well as the costs associated with doing so. You have assessed where the necessary funds will come from and have an idea of whether or not the new use will be sustainable.

So now you can make a responsible decision about whether to take on this preservation project. Is the building important to you? Is there a reasonable chance that you will be successful and able to sustain the project over time? If so, go for it!

Our goal is not to discourage you from embarking on a project, but rather to encourage you to think it all the way through before jumping in. In most cases, if there was an easy solution the project would already be done. The historic properties that need our help are those where there isn’t an easy answer. That doesn’t mean that you shouldn’t attempt the project. Just approach it in a logical manner, and think it through carefully. With some creativity and a lot of hard work, many preservation projects are accomplished every year.

Saving historic properties is often a slow process, and one that requires creativity and persistence. Don’t get discouraged if your project takes time. In fact, assume it will take at least twice (if not three times) as long as you think it should. While some properties are rehabilitated in just a year or two, it is not uncommon for projects led by individuals or volunteer-based organizations, among others, to take ten years or more. Realize that historic preservation is a marathon not a sprint, and pace yourself accordingly. For lengthy or phased projects, remember that cyclical maintenance and repairs may be required even before the project is complete.

Good luck with your historic preservation project. Don’t hesitate to reach out to your partners at your local and state preservation nonprofit, your State Historic Preservation Office and the National Park Service if you need help along the way.

Each year, Preservation Pennsylvania works with its partners to recognize preservation projects with awards. And each year we are stunned by how much good work is happening and the challenges that are being overcome along the way. Check with your state or local nonprofit or your State Historic Preservation Office to see if there are preservation awards in your area.

Pennsylvania Historic Preservation Awards

REALITY CHECK
Nothing is ever really “saved.” Ongoing maintenance is critical to sustaining historic properties. Vacancy and deferred maintenance commonly results in the endangerment of historic properties. Even some well-intentioned property owners are guilty of allowing demolition by neglect.