



CELEBRATING 38 YEARS OF
preservation leadership





Maine's Most Endangered
Historic Properties

Maine's Most Endangered Historic Properties

Masonic Temple, Portland



Most Endangered Green Agenda

Old Growth Wood



Most Endangered Green Agenda

Embodied Energy



Most Endangered Green Agenda

Historic Windows



Historic Preservation Tax Credits

Historic Rehabilitation Tax Credits

Lockwood-Hathaway Mill, Waterville



Historic Rehabilitation Tax Credits

North Berwick Woolen Mill



Historic Rehabilitation Tax Credits

Grace Restaurant/Chestnut Street Church, Portland



Historic Rehabilitation Tax Credits

RENY'S DEPARTMENT STORE, FARMINGTON



Maine Downtown Center

Communities

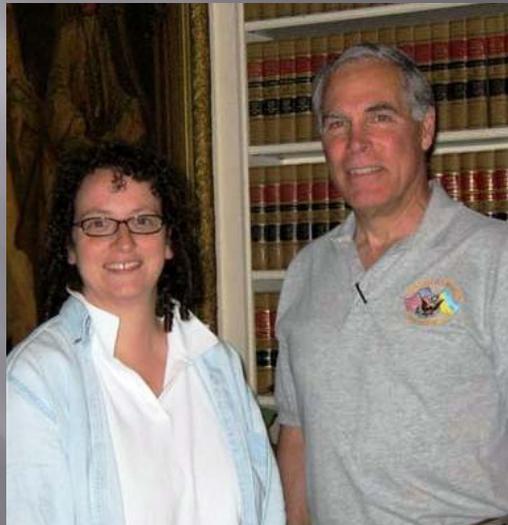
Maine Street

- Bath
- Biddeford
- Gardiner
- Rockland
- Saco
- Sanford
- Skowhegan
- Van Buren
- Waterville

Network

- Augusta
- Bucksport
- Farmington
- Lisbon
- Millinocket
- Norway
- Presque Isle

Field Service Preservation Advisors



Rochelle Bohm and Christopher Closs

Field Service Program



Pennell House, Pennellville, Brunswick

Field Service Program



Pennell Institute, Gray

Field Service Program



Norway Opera House, Norway

Field Service Program



Downtown of Eastport

Field Service Program



Liberty Hall, Machiasport

Field Service Program



Chocolate Church, Bath

Steeple Program



North New Portland Community Church



Preservation Easements

Preservation Easements
Sabbathday Lake Shaker Village



Preservation Easements

Cushing-Prince House, Yarmouth



Capt. Charles Wording House,
Belfast





Revolving Fund

Revolving Fund

Commercial Building, and 18th Century House, Richmond





The Communities for Maine's Future Act needs your support!

- ✓ The \$3.5 million bond for the Communities for Maine's Future Program will provide a competitive grants program available to all Maine municipalities for downtown revitalization projects.

Downtown revitalization creates jobs, makes downtowns more attractive places to live, promotes energy efficiency and helps to preserve our heritage.

- ✓ The \$1.25 million bond for the Endangered Buildings Revolving Fund will provide temporary loans so that municipalities can save endangered historic buildings from being demolished.

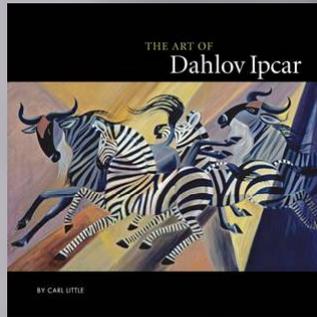
Saving endangered historic buildings helps to protect Maine's heritage, create new jobs and maintains conservation of 2nd and 3rd floor old buildings to become efficient and useful structures.

Vote YES on Question 4 on June 8th!

Revitalizing Maine's Communities



Preservation Conference
 June 3rd & 4th Downtown Augusta
 Day 1: Profitable Preservation
 Day 2: Maine Street Works



2010 Annual Meeting

Friday, October 1

Georgetown

Event starts at the Chapel at the
Robinhood Free Meetinghouse (1855)

www.maine Preservation.org



History of Historic Preservation

1 minute

Zoning – 1920s – regulating private property

Historic Preservation Commissions –

1931 Old and Historic District, Charleston, SC

1938 Vieux Carre, New Orleans

National Historic Preservation Act of 1966

1978 - US Supreme Court Penn Central Case

“found that the city’s restrictions on land use for
Grand Central Terminal was not a taking and
therefore did not require just compensation.”

The times they are a changin'

- ▣ Regulatory vs. property rights
- ▣ Tea Party - Boston 1773
- ▣ Maine culture of independence
- ▣ Perception that preservation is a luxury, effete, aesthetic, irrelevant, expensive and an economic drain
- ▣ Isolation of historic preservation from other economic development agendas
- ▣ Lack of data supporting h.p. impact

The new wave of Preservation

- ▣ Incentives
 - Historic Rehabilitation Tax Credits
 - ▣ Federal - 1977 - 20% Investment tax credit
 - ▣ Maine - 2008 - 25% ITC; 30% with affordable housing
 - ▣ Maine Preservation Field Service Preservation Advisors
 - Free consult
 - Working in partnership
 - ▣ Since Nov. 2008: \$100 million in new projects underway
 - \$200,000 in projects, 2008
 - CDBG Block Grants
 - Etc. (see Roxanne)

New

■ Communities for Maine's Future

- \$3.5 Million for Downtown Revitalization
- Communities of all sizes incl. villages
- Must have a downtown revitalization plan
- Part of comprehensive plan
- Includes historic preservation projects
 - Town/City Halls
 - Theatres/opera houses
 - Community Centers
 - Parks, downtown landscaping
- 50%/50% Matching

Also New:

Endangered Properties Revolving Fund

- Private side:
 - Begun in Charleston 1955; North Carolina 1977
 - Maine Preservation has raised \$150,000 to initiate a Revolving Fund
 - Acquire options-to-purchase historic property
 - Market the property to a new private owner who will agree to rehabilitate
 - Place a preservation covenant or easement on the property - in perpetuity
 - Upon resale, the proceeds revolve back into the fund
 - Private money maintains the property
 - vs. nonprofit/museum

Endangered Properties Revolving Fund

- Public side:
 - Question 4 passed by Maine voters June 2010
 - \$1.25 million for a state Endangered Properties Revolving Fund
 - Administered by Maine Historic Preservation Commission
 - Rulemaking underway
 - Maine Preservation working in partnership
 - Work through a qualified h.p. org
 - Downtown Commercial buildings
 - Residential Buildings
 - MARKETABLE!





Historic Preservation Leadership Development

- Be a Community Collaborator
- Determine other leaders' priorities
- Work on other projects with leaders
- Talk offline about controversial properties
- Be an "inside player"
- Listen to perspectives of others

Historic Preservation Leadership Development

- ▣ Compile historic preservation impact
 - ▣ Increased tax base in historic districts
 - ▣ Number of buildings rehabilitated
 - ▣ Importance of rehabilitated buildings to the local economy
 - ▣ Importance to the community of authentically preserved buildings
 - ▣ Quote Brookings/Grow Smart Report

Historic Preservation Leadership Development

- Personality traits
 - Educator
 - Facilitator
 - Ambassador
 - Collaborator
 - Avoid siege mentality
 - Be a community leader
 - Take the long view
 - Preservation leaders are revered (sometimes while alive)

Keep your Eye on the Prize



Be your community's visionary leader for the future

