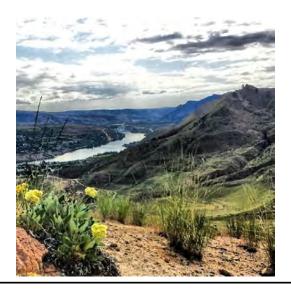


# How Main Street can be an Economic Driver - Linda Overview of Historic Preservation Programs - Nick Upper Floor Housing — Nick + Linda Tour



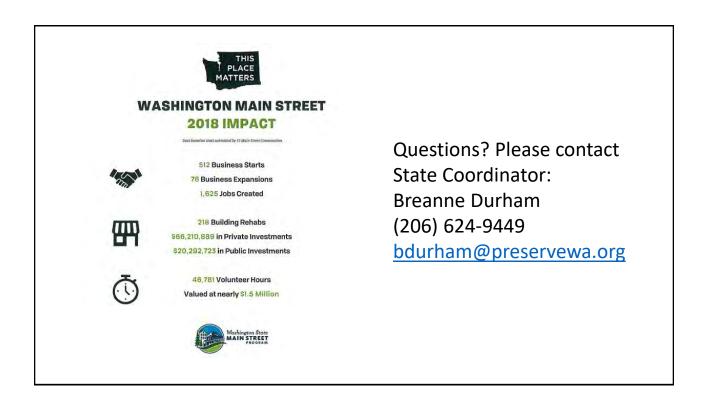


# Our Valley

















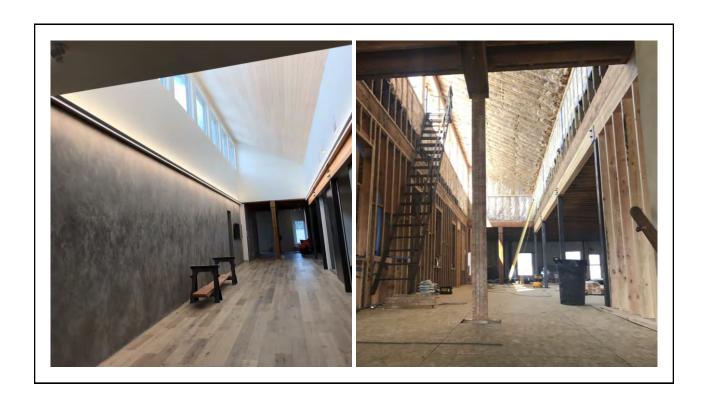
# Community Raisers































- · Retains a sense of place
- Economic development job creation
- · Makes use of existing resources
- · Reflects a community's unique heritage
- Tourism

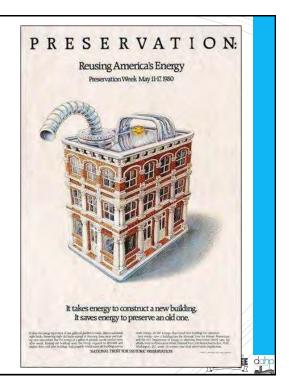


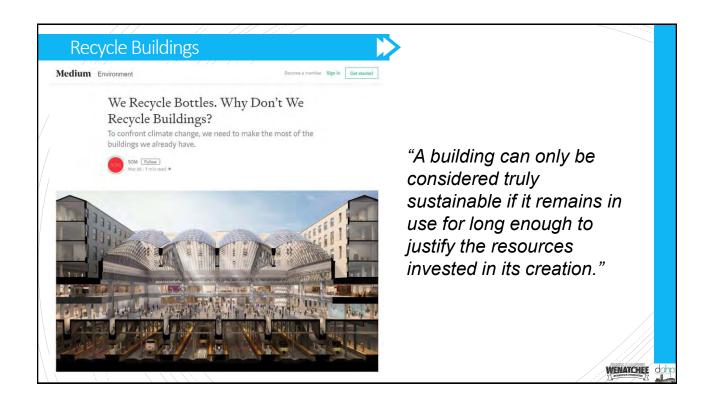


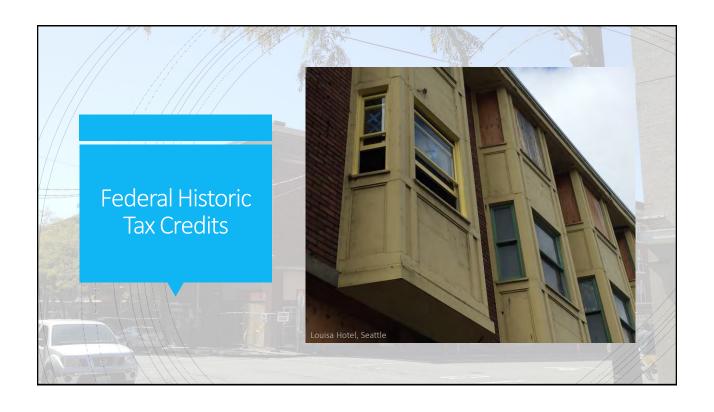
### The Greenest Building

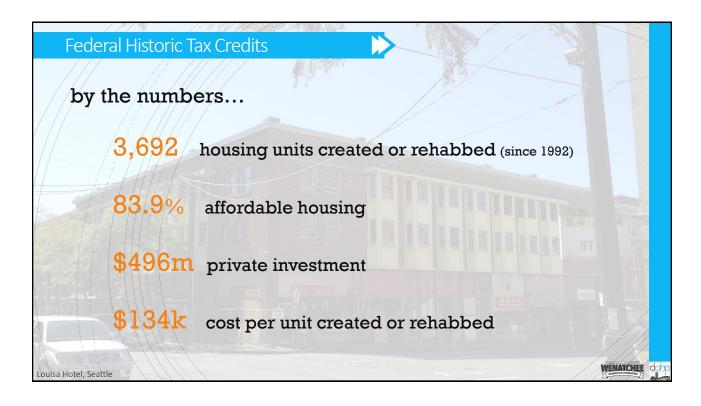


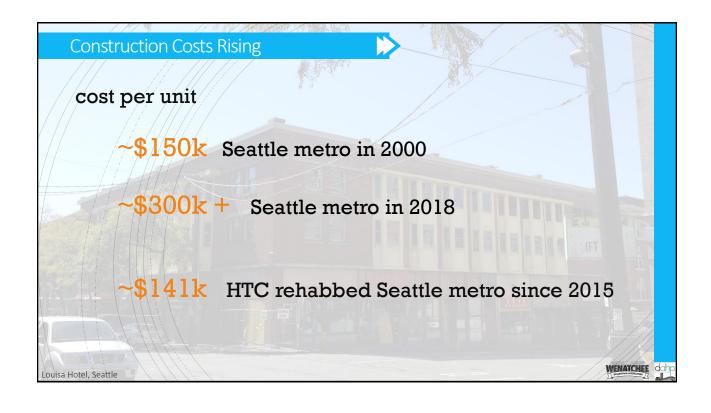
"the greenest building is one that is already built"

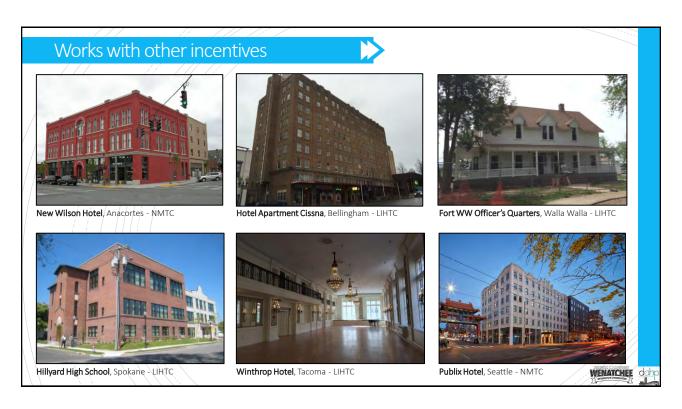
















Frye Hotel, Seattle - LIHTC, HUD



Genessee Apartments, Spokane - SV



Jefferson Terrace, Seattle



Perkins Building, Tacoma - Condos



201 E Chestnut, Bellingham - SV



### **Local Preservation**



# Certified Local Government

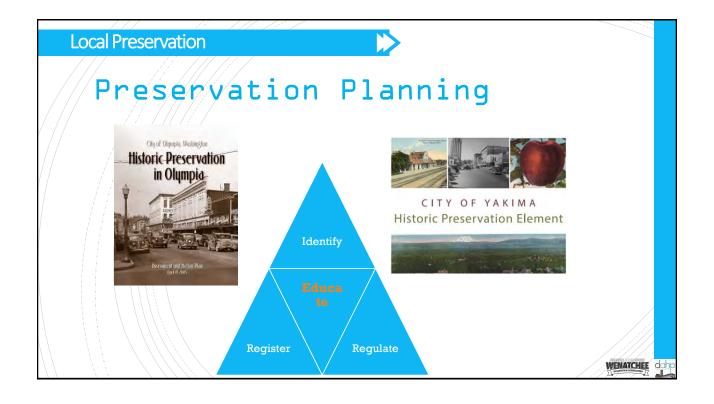
Program which enables local governments to enter into partnership with NPS and DAHP for historic preservation grant funding and technical assistance



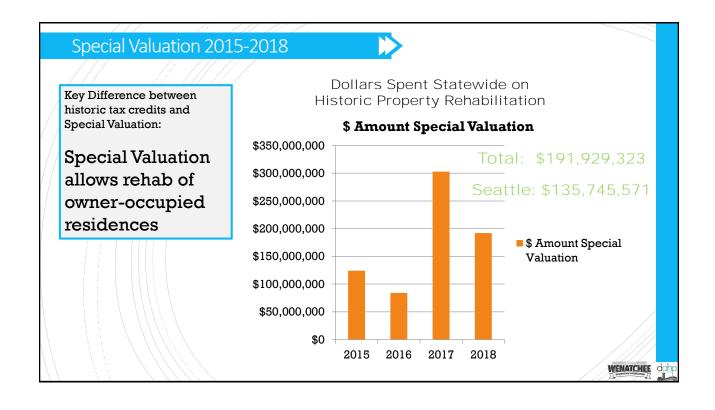


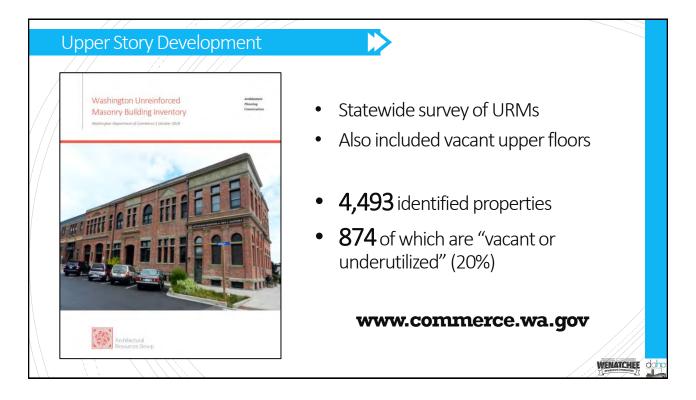


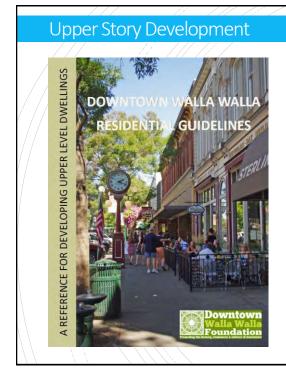
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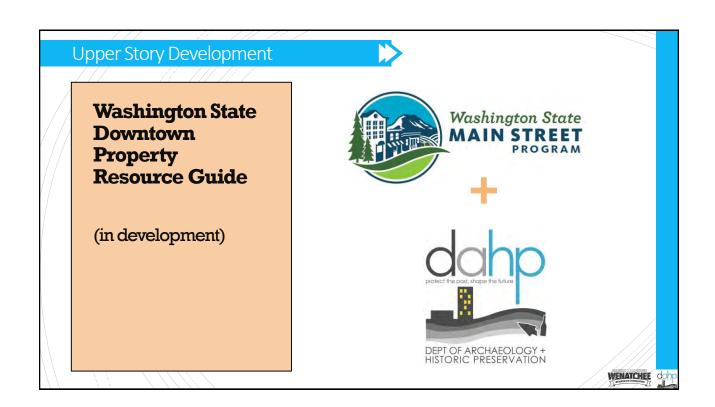


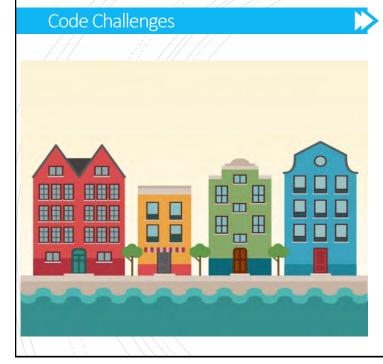


- Development Process
- Code Compliance
- Design Standards
- Zoning Considerations
- Financial Incentives
- Community Benefits

### www.downtownwallawalla.com







- Substantial Alterations
- Elevators / Accessibility
- Seismic Retrofit
- Fire Safety / Separation
- Emergency Egress
- Energy Efficiency



### Case Study – Kleinberg Building (2017)

- Upper floor vacant since 1920s
- 4 new housing units created
- Higher end: \$175k / unit
- Ground floor: restaurant



Kleinberg Building, Ellensburg (2012)



Kleinberg Building, Ellensburg (2017)



### Case Study – Kress Department Store





- Half of upper floor owneroccupied in c2010
- Other half under rehab
- Projected cost: \$150k (1 unit)

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### Case Study – Hallett House (2014)



- Historically single-family residence subdivided in 1950s
- Extensive exterior repairs master masons and fine carpenters
- \$200k for 12 units: \$16,667/unit



Hallett House, Medical Lake (2014)

### Case Study – Cheney H.S. (2017)



- New student housing: apartment-style dorms (private)
- Reuse of large common spaces: auditorium, gymnasium, wide corridors
- \$6.86M for 34 new 3-4br and studio units: **\$202k/unit** (~70k/bed)



Cheney High School, Cheney (2017)



### Case Study – Fort Walla Walla (2016)





Fort Walla Walla Officer's Quarters, Walla Walla (2016)

- c1860s Officer's Quarters now used for transitional housing at VAMC Walla Walla
- LIHTC Catholic Charities Housing
- 4 duplexes (\$4.8 M) + 2 new buildings
- Added 16 units for total of 24 units = \$202k/unit



