



1265 W. 6th Street
Cleveland Ohio 44113

Renewing Our Vacant & Underutilized Historic Buildings

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**Heritage Ohio Annual Conference
Toledo - May 10, 2012**

Renewing Our Vacant & Underutilized Historic Buildings

1. Best Practices

2. Successful Project Examples

3. Emerging Development Efforts for Two Vacant Toledo Buildings:

Water Street Station & Berdan Building

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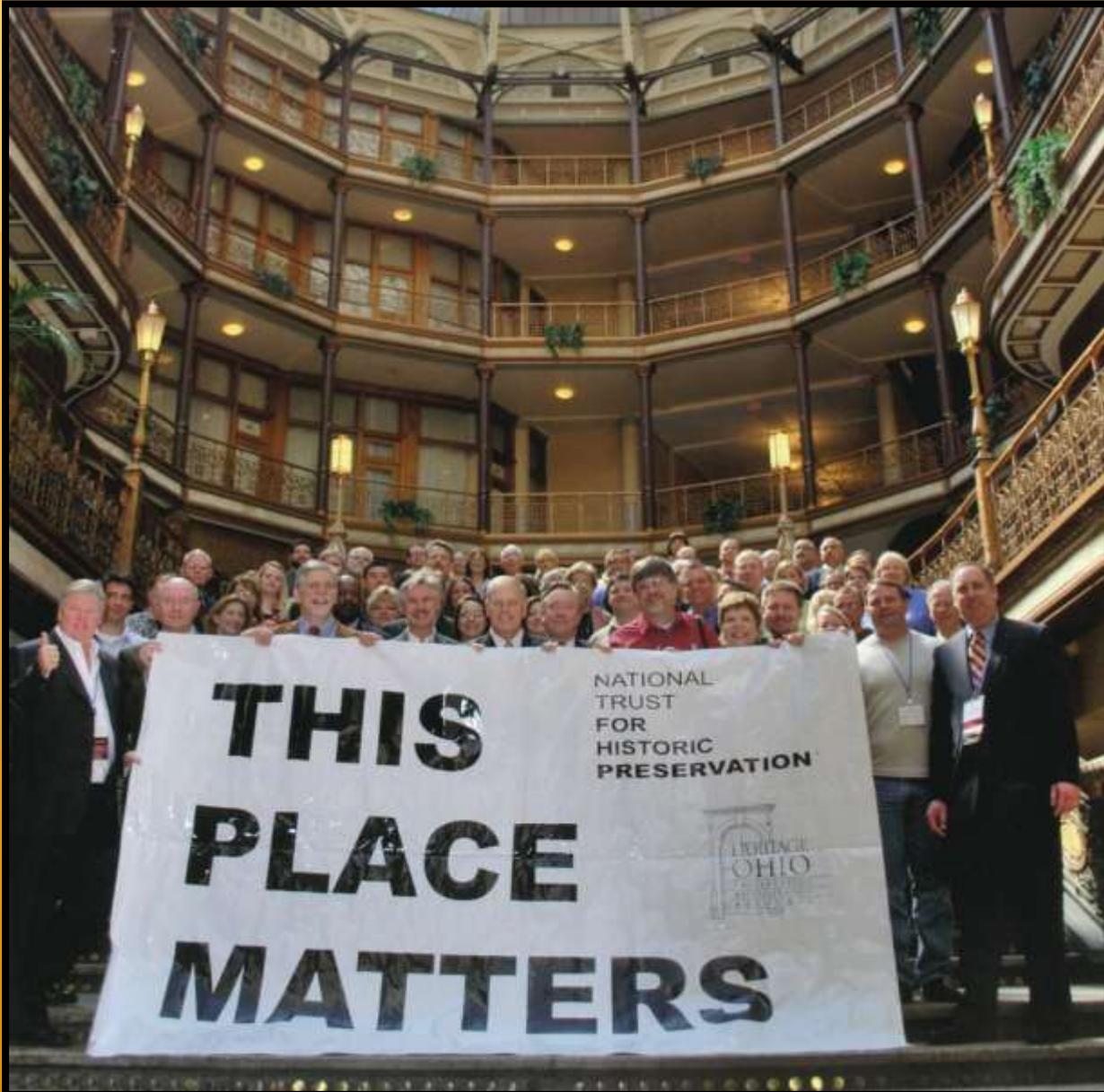
Mission:

The primary mission of this presentation is helping community advocates successfully tackle redevelopment of vacant and underutilized buildings so that they can help repair and revitalize the fabric of their communities.

It is hoped that participants will gain a greater sense of empowerment and sense of opportunity for their communities as a result of gaining greater knowledge about what tools can help, what solutions have worked, and examples of projects brought to fruition.

Multiple projects will be used as examples. In addition, two specific examples of emerging development of vacant buildings in Toledo are used to help illuminate the multitude of challenges in bringing a project to fruition.

This learning session will start with a 1-hour presentation and end with a field tour and discussion Water Street Station and Berdan Building.



Renewing Our Vacant & Underutilized Historic Buildings

Key Issues

- 1. Conditions: Buildings on the Edge of Ruin**
- 2. Adaptive Re-use Code: Chapter 34**
- 3. Use: Conventional Uses in Unconventional Spaces**
- 4. Design: Shifting the Paradigm**
- 5. Multiple Building Advantages**
- 6. Funding Incentives**
- 7. Transparency**
- 8. Additions**
- 9. The Historic Market Advantage**
- 10. Project Examples – Berdan Building & Water Street Station**

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Conditions: Buildings on the Edge of Ruin

Notre Dame Academy



Notre Dame Academy



Notre Dame Academy



Notre Dame Academy



Walker & Weeks



Walker & Weeks



Walker & Weeks



Walker & Weeks

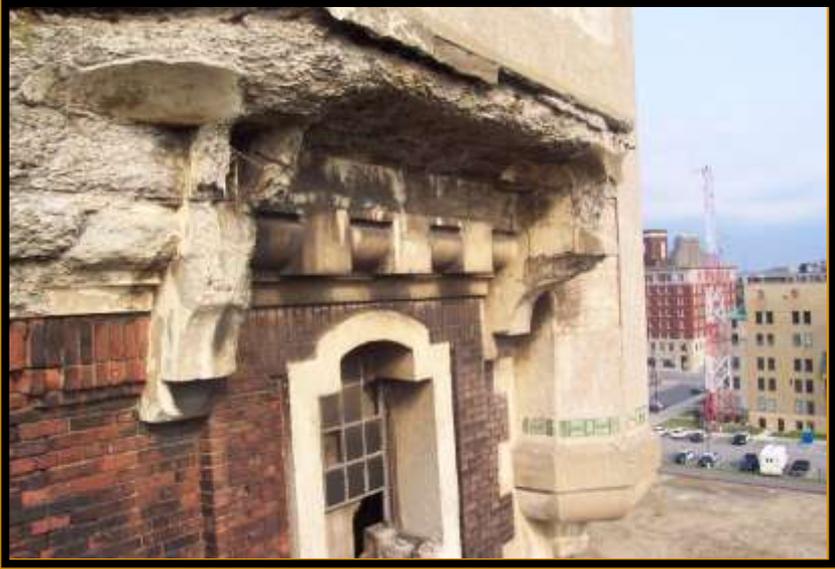


Tower Press

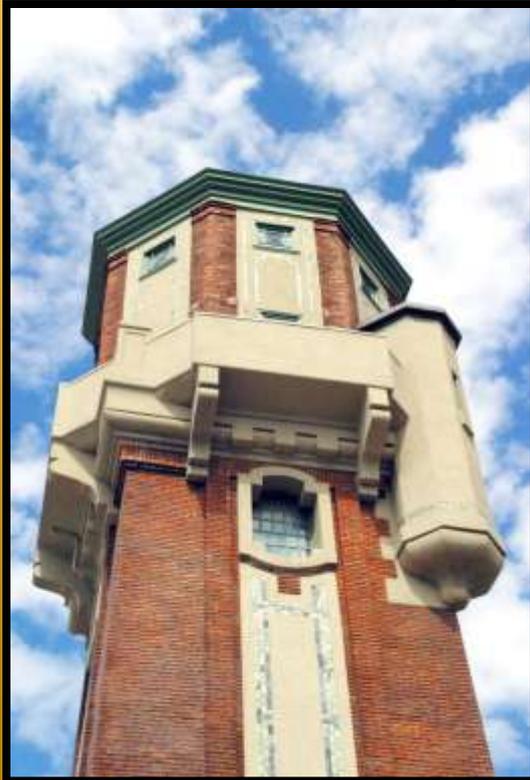


Historic Photo - c.1930

Tower Press



Tower Press



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Adaptive Re-use Code: Chapter 34

Code Compliance Alternatives: IBC Section 3410

Definition:

“The Compliance Alternatives” is a section added to the Building Code in 1984 that deals with Repairs, Alterations, Additions, and Change of Occupancy of Existing Buildings. Generally, building code requirements are formulated for new construction. However, to update an existing or historic building to the current code becomes cost prohibitive. To make the rehabilitation process easier, the compliance alternatives section allows for a controlled departure from full code compliance in existing buildings without compromising the safety of the building. It is also a straightforward method used to evaluate existing buildings. The compliance alternatives are often used with the rehabilitation

Code Compliance

Alternatives: IBC Section 3410

Jurisdiction:

In Ohio, the intent of this section is to set forth criteria for rehabilitating existing buildings constructed prior to July 1, 1979. Other jurisdictions will have different criteria for which buildings the compliance alternatives can be applied to. The codes currently used in most jurisdictions are based upon the International Building Code (IBC) that was released in 2009.

Provisions:

A complete structural analysis of the building must be made by a registered Architect or Engineer to determine the adequacy of all structural systems for the proposed alteration, addition or change of occupancy. A separate safety evaluation must also be completed based on the three categories of Fire Safety, General Safety, and Means of Egress. The evaluation is a point system that specifically rates items listed below.

Code Compliance

Alternatives: IBC Section 3410

Ratings Categories:

- **Building height and area**
- **Compartmentation**
- **Tenant unit separation**
- **Dwelling unit separation**
- **Corridor walls**
- **Vertical openings**
- **HVAC systems**
- **Automatic fire detection**
- **Fire alarm system**
- **Smoke control**
- **Means of egress**
- **Dead ends**
- **Maximum travel distance**
- **Elevator control**
- **Means of egress**
- **Emergency lighting**
- **Mixed use groups**
- **Sprinklers**
- **Specific occupancy areas**

Code Compliance Alternatives: IBC Section 3410

Scoring:

Mandatory point values are set by the Compliance Alternatives code for each safety category for the proposed new use. The building is given a score for each of the items. If the building meets or exceeds the mandatory safety values it is considered compliant. If the building fails to meet the safety criteria, the design for the renovation is adjusted until compliance is achieved.

Code Compliance Alternatives: IBC Section 3410

“Why should I know about compliance alternatives?”

1. The compliance alternatives are a creative, flexible method to achieve fire safety, emergency egress and life safety for existing buildings without strict adherence to building codes applicable to new construction.

2. Gives credit to existing buildings’ inherent life safety, emergency egress and fire safety benefits.

3. Provides a method to accomplish compliance with the Code for existing buildings that exceed allowable height and area requirements.

4. Provides the opportunity to utilize and save elements of a building that would otherwise be lost or severely altered under conventional code requirements such as stairs, exposed structural elements, atriums, and other decorative details.

Code Compliance

Alternatives: IBC Section 3410

“Why should I know about compliance alternatives?”

5. Was designed to provide greater levels of safety for life and property than is provided for new buildings by the “regular” code.

6. Is especially advantageous for many Historic Preservation Projects. Substantial rehabilitation cost is saved because existing elements are utilized.

7. Is best utilized as an interactive process with design. Careful code analysis and design in combination by professionals who are experienced in this methodology are critical to functional, cost effective solutions to meet both safety needs and owners program objectives.

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**Use: Conventional Uses in
Unconventional Spaces**

The Bingham



Colonial & Euclid Arcades

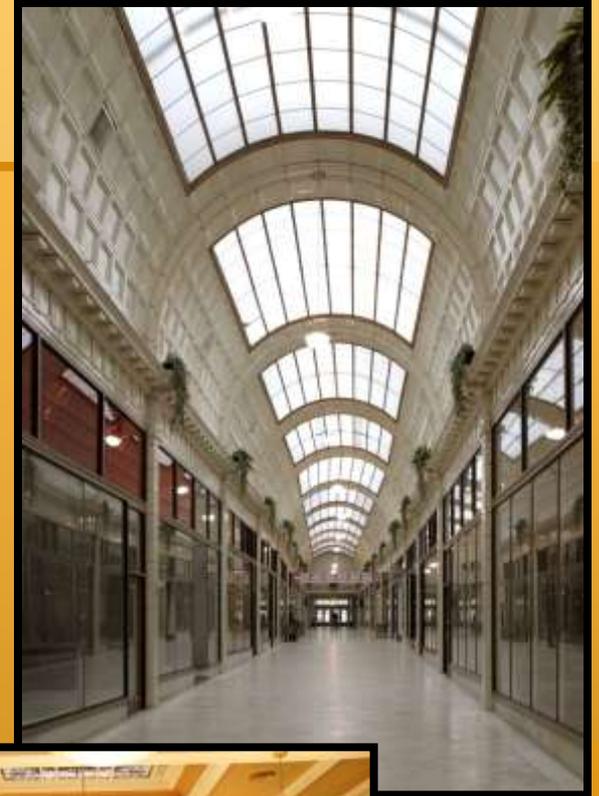
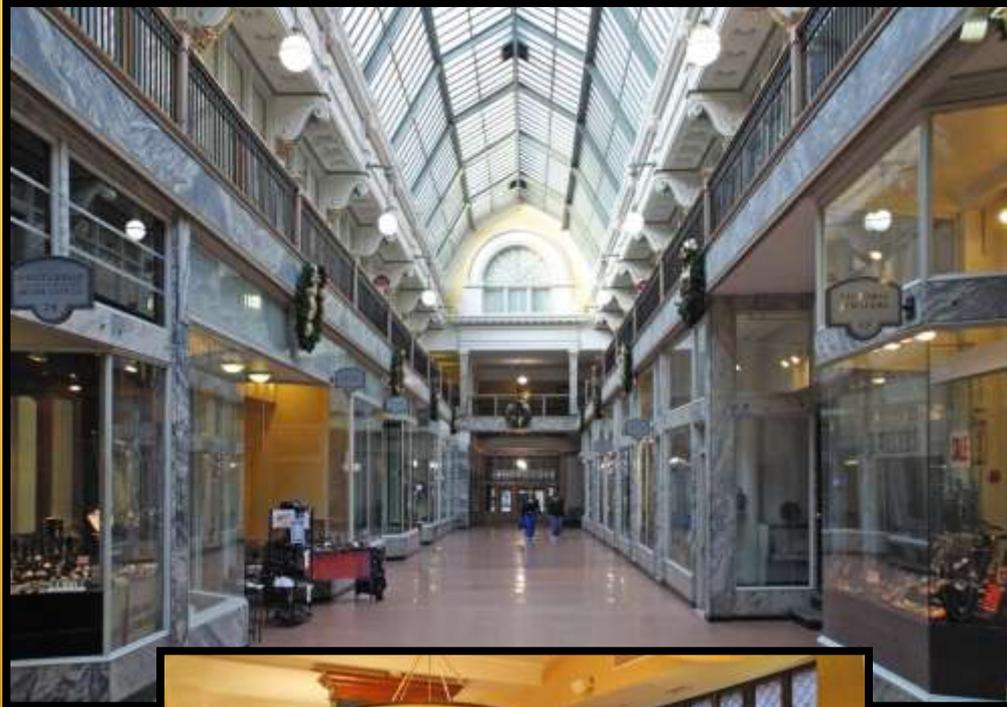


Historic Photo



After Rehab

Colonial & Euclid Arcades



Fenn Tower



Fenn Tower



Heinz Lofts



Historic Photo



Before Rehab

Heinz Lofts



The Arcade



Historic Photo

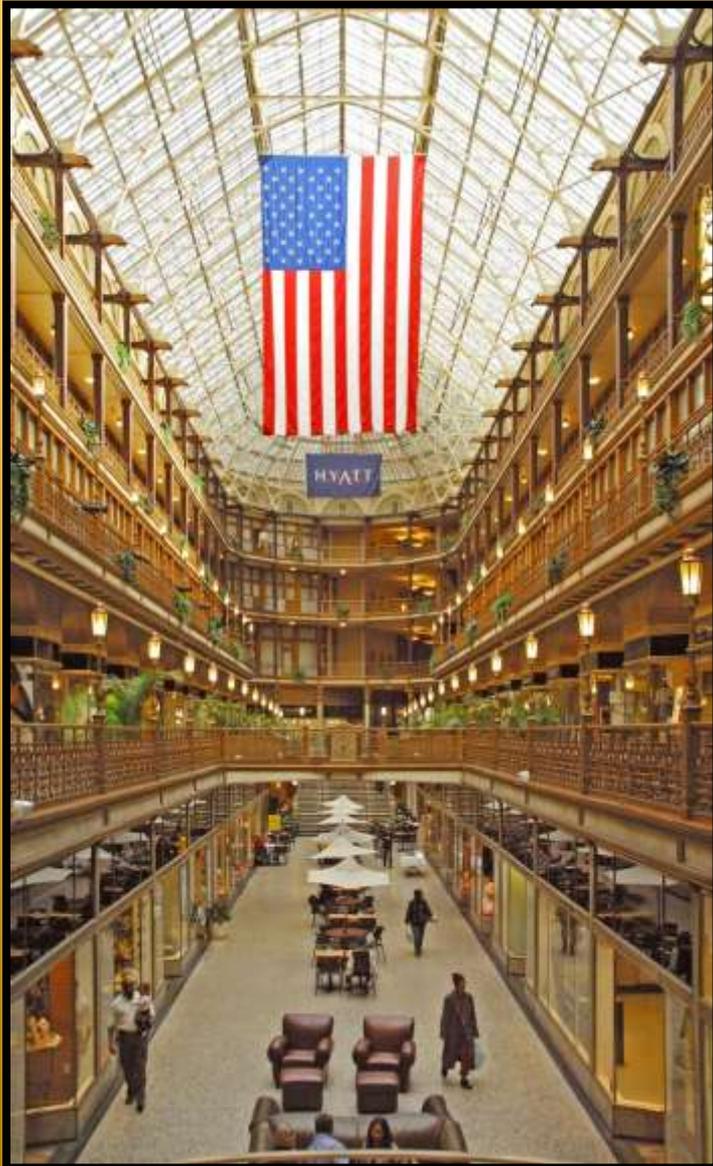


Before Rehab



After Rehab

The Arcade



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Design: Shifting the Paradigm

Design: Shifting the Paradigm

Key Design Issues

- 1. Historic Care and Expression**
- 2. The Priority of Experience**
- 3. Multiple Building Efficiencies**
- 4. Transparency Through Multiple Spaces**
- 5. New Atriums**
- 6. New Windows in Blank Walls**
- 7. New Additions**

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Multiple Building Advantages

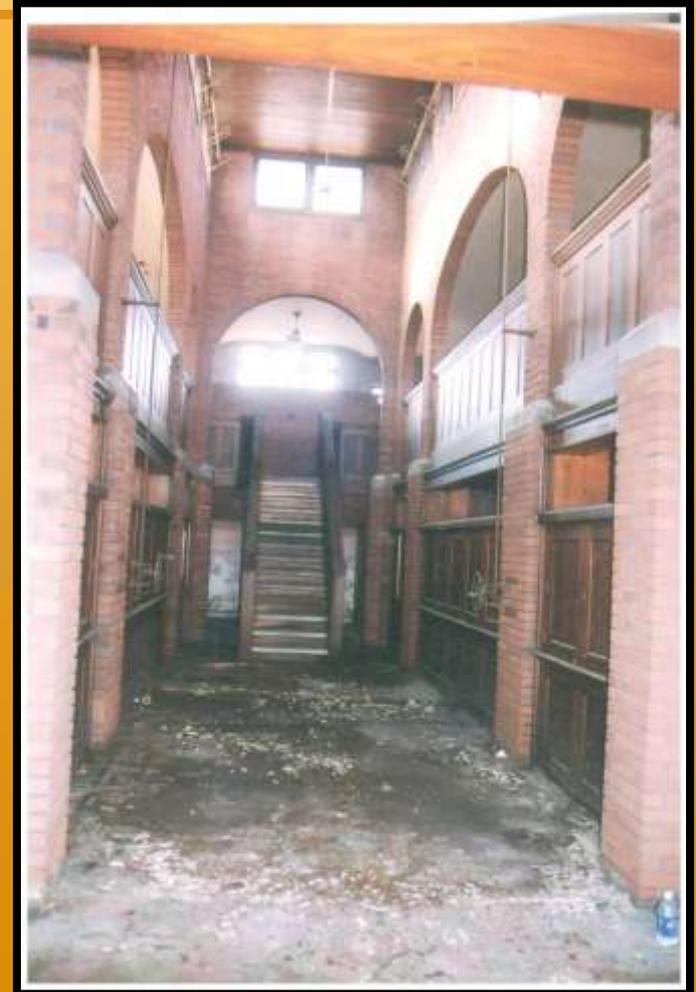
Union Gospel Press



Union Gospel Press



Union Gospel Press



Union Gospel Press



John Hartness Brown Bldg



Akron Civic Block



Mercantile Block



Mercantile Block



Mercantile Block



Mercantile Block



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Funding Incentives

Funding Incentives

Federal Historic Rehabilitation Tax Credit - 20% of Qualified Rehabilitation Expenditures (QRE's)

Basic Requirements:

- Building must be historic (National Register designation)
- Proposed use must be income-producing
- Rehabilitation must be substantial
- Project must conform with Secretary of the Interior's Standards for Rehabilitation – subject to review and approval of Ohio Historic Preservation Office (OHPO) and National Park Service (NPS)
- Must retain ownership for 5 years following completion of rehabilitation (no condos)
- Awarded to all qualifying projects – no limitations

Funding Incentives

Ohio Historic Preservation Tax Credit (OHPTC) - 25% of Qualified Rehabilitation Expenditures (QRE's)

Basic Requirements:

- \$60 million in tax credits available each year, awarded by Ohio Department of Development in two competitive application rounds – \$5 million maximum credit per project.
- Building must be historic (National Register or local designation) and owned by non-public entity (non-profits OK)
- Project must conform with Secretary of the Interior's Standards for Rehabilitation – subject to review and approval of OHPO
- Must demonstrate that OHPTC is a 'Major Factor' in decision to rehabilitate property or increase the level of rehabilitation
- Competitive application scoring based on project's physical and economic characteristics

Funding Incentives

Historic Conservation Easements

Basic Requirements:

- Property must be historic (National Register designation).
- Easements can be granted to eligible non-profits like Heritage Ohio to prevent incompatible changes or additions to the historic property as well as requiring ongoing maintenance.
- Value of the easement, including lost development potential, is considered a charitable donation and is eligible for a tax deduction.
- Strict, closely-monitored IRS rules regarding valuation of easements, the easement-holding entity, etc. – it is critical to seek guidance of experienced professionals and trusted organizations.

Funding Incentives

Potential Additional Funding Incentives for Historic Rehabilitation Projects:

- Federal New Markets Tax Credits
- Ohio New Markets Tax Credits
- Low-Income Housing Tax Credits (LIHTC) – 9% & 4%
- Tax Increment Financing
- Tax Abatement
- Brownfield Funding (Clean Ohio)
- Energy Saving Incentives
- Community Development Block Grant Funds
- HUD Section 108 Loans
- NSP2 Funds
- Bond Financing (i.e. Port Authority)
- Vacant Property Initiatives

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Transparency

425 Lakeside



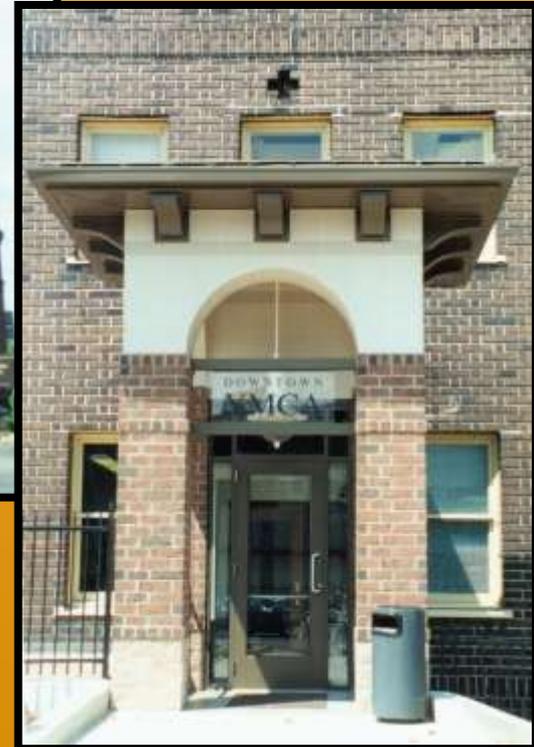
Marshall Building



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New Additions

Downtown Cleveland YMCA



Cort Shoe Building



Book-Cadillac Hotel



Book-Cadillac Hotel



Book-Cadillac Hotel



Book-Cadillac Hotel



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Historic Market Advantage

Rockwell Building



Rockwell Building



Rockwell Building



Bedford Springs



Bedford Springs



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**Potential Projects in Toledo:
Berdan Building**

Berdan Building

Comparable Projects

Bridgeview



Block Building



Berdan Building

Building History & Conditions

Berdan Building



- Historic Grocery Warehouse
- Built in 1902
- Designed by George S. Mills

Berdan Building



Berdan Building



Berdan Building

Proposed Rehabilitation Design

Berdan Building



SITE PLAN

Berdan Building



Berdan Building



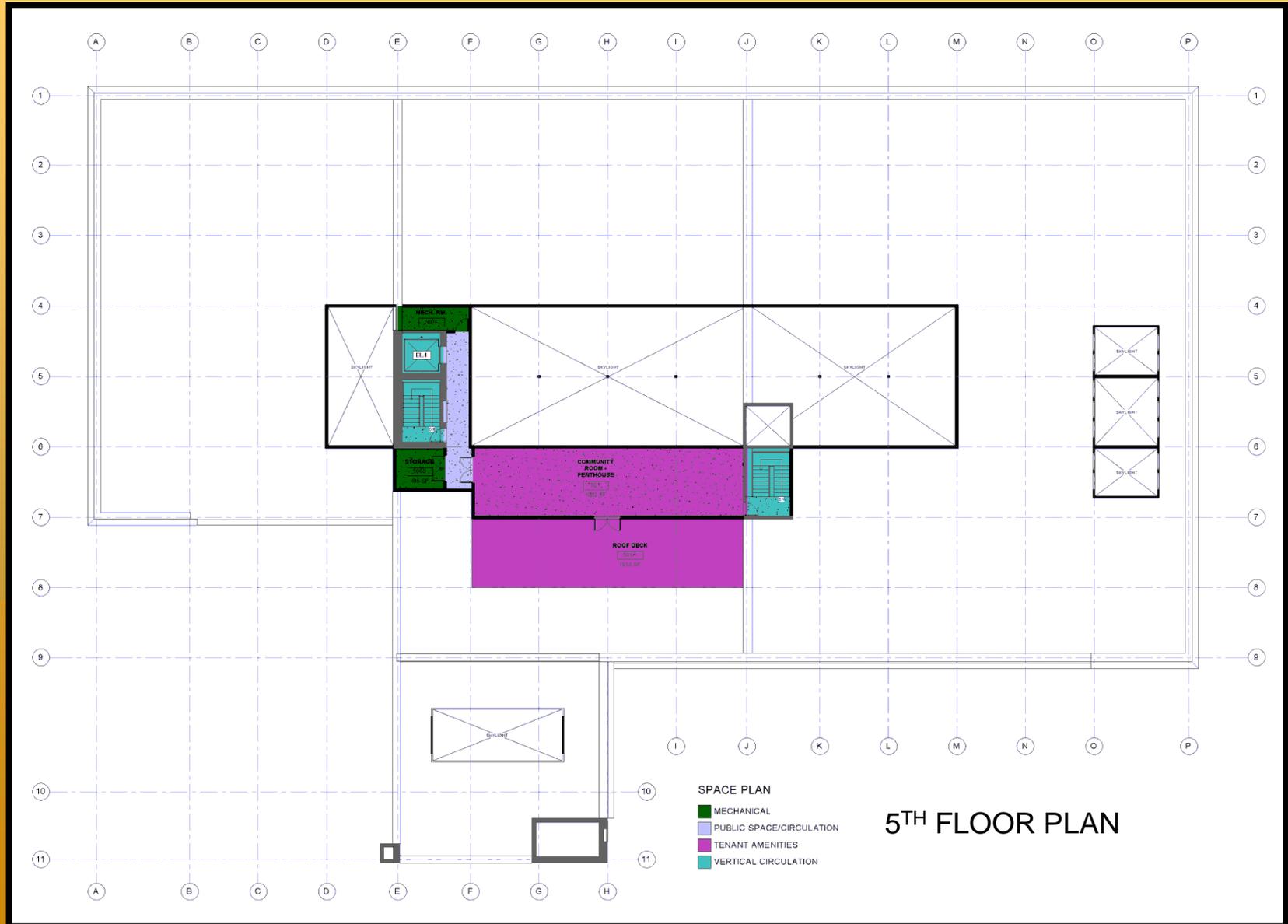
Berdan Building



Berdan Building



Berdan Building



Berdan Building



WEST ELEVATION

Berdan Building



NORTH ELEVATION

Berdan Building



EAST ELEVATION

Berdan Building



SOUTH ELEVATION

Berdan Building

3D VIEW OF NEW PATIOS

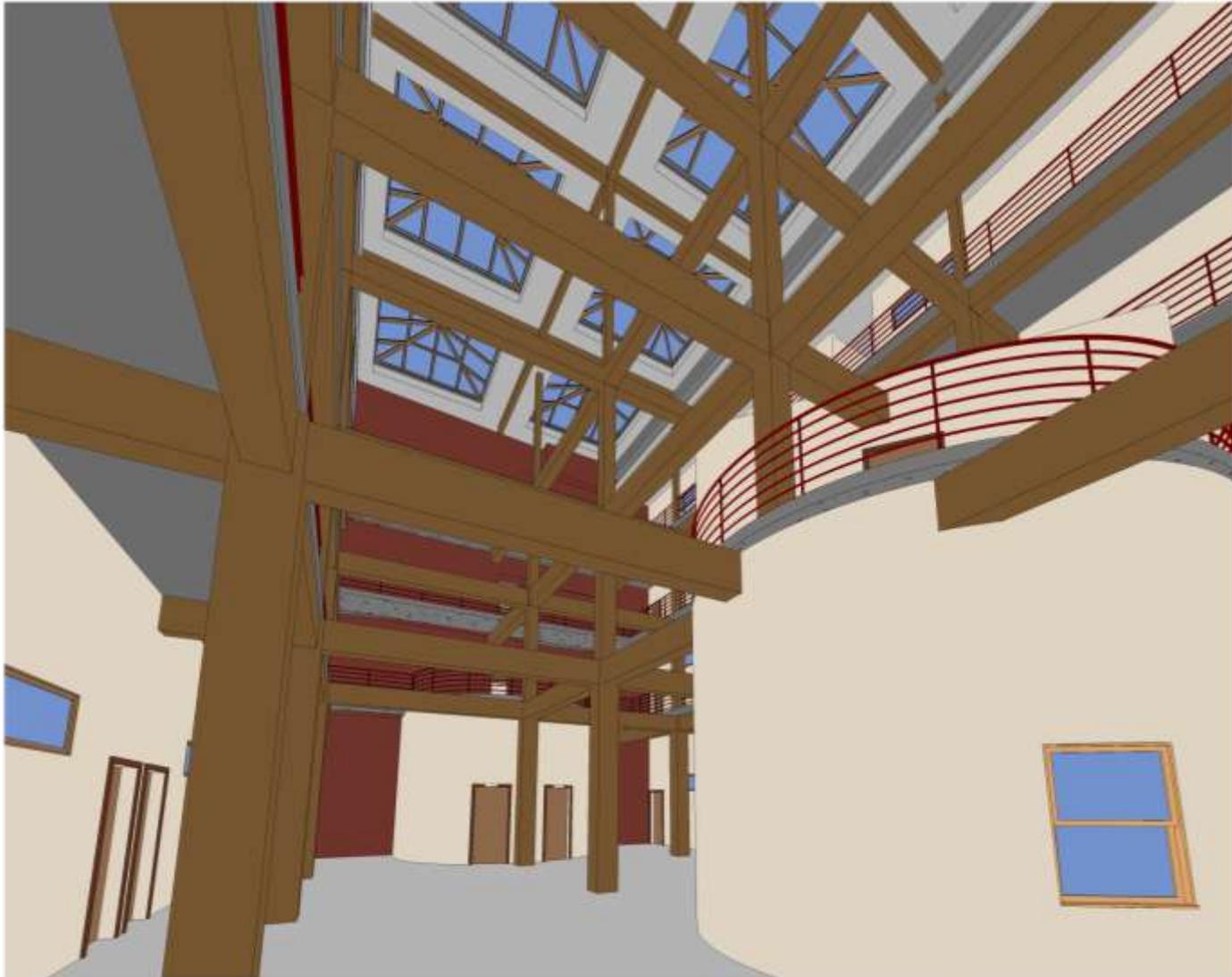


Berdan Building

3D VIEW OF NEW
ENTRANCE



Berdan Building



3D VIEW OF NEW ATRIUM

Berdan Building



3D VIEW OF NEW ATRIUM

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**Potential Projects in Toledo:
Water Street Station**

Water Street Station

Comparable Projects

Fries and Schuele



- Before Rehab

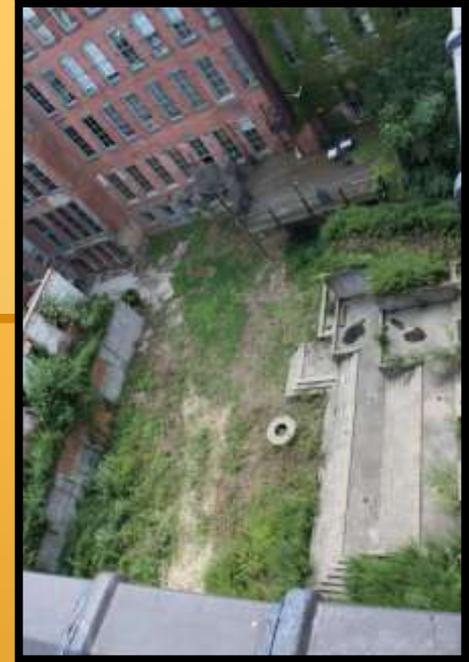
Fries and Schuele



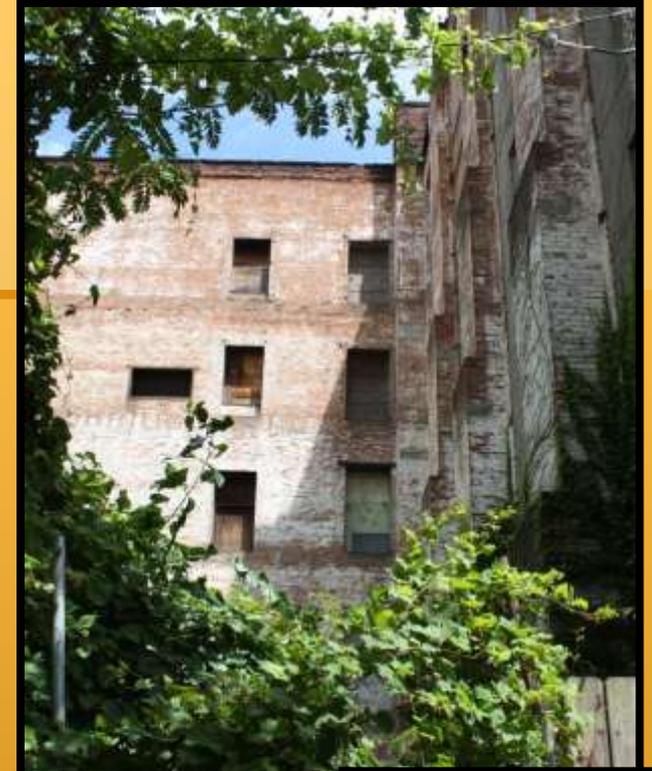
- After Rehab & New Addition



Johnson Court



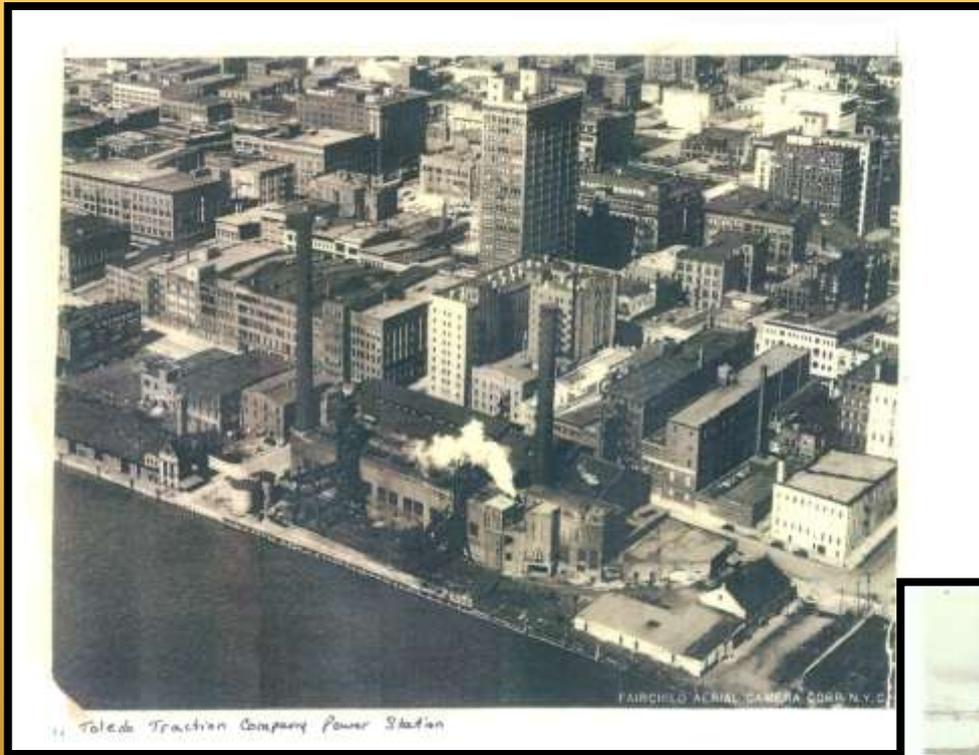
Johnson Court



Water Street Station

Building History & Conditions

Water Street Station



- Historic Toledo Traction Company Power Station
- Built in 1895
- Designed by Daniel Burnham – first Burnham & Co. Commission after 1893 World's Columbian Exposition

Water Street Station



Water Street Station



Water Street Station



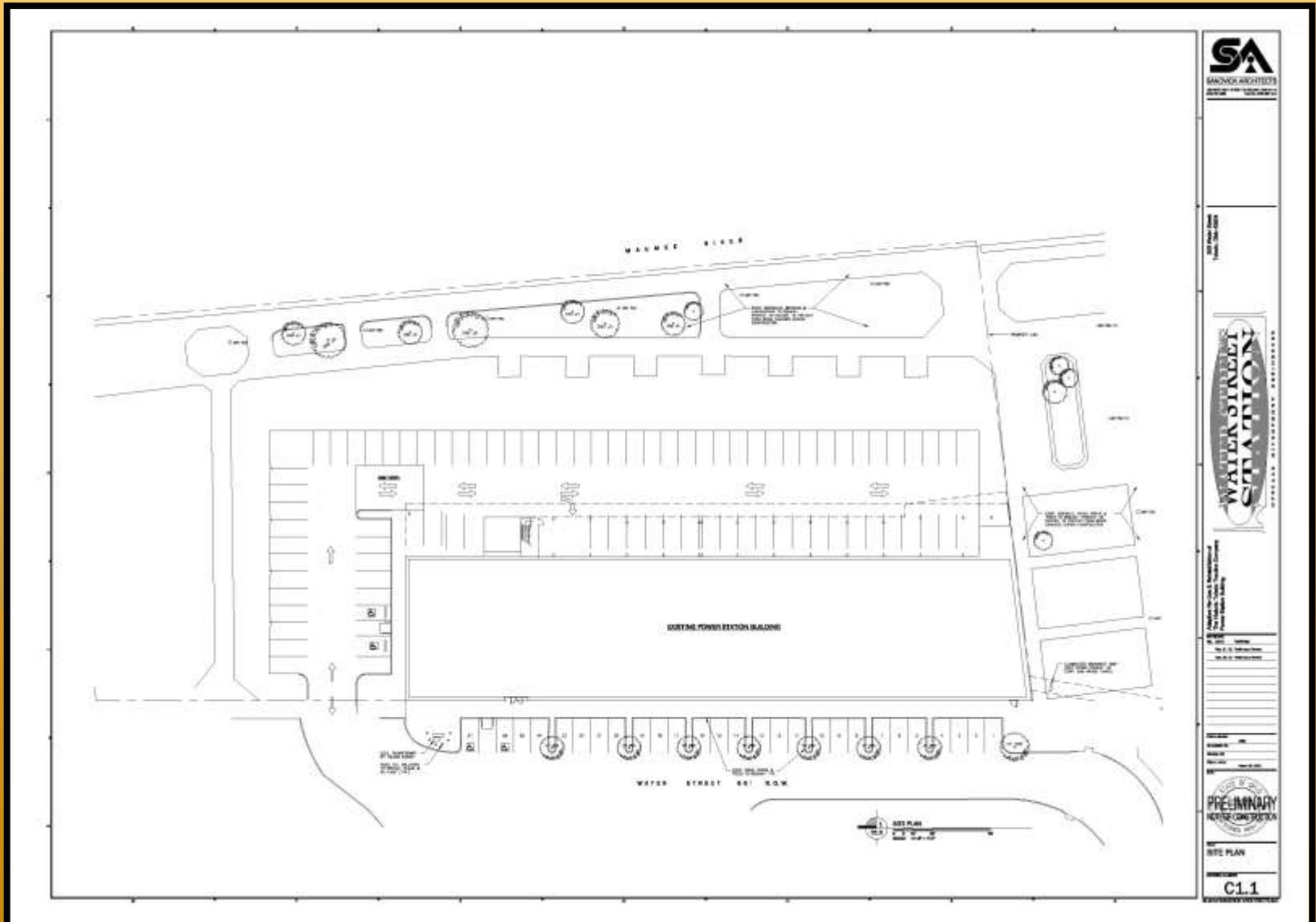
Water Street Station



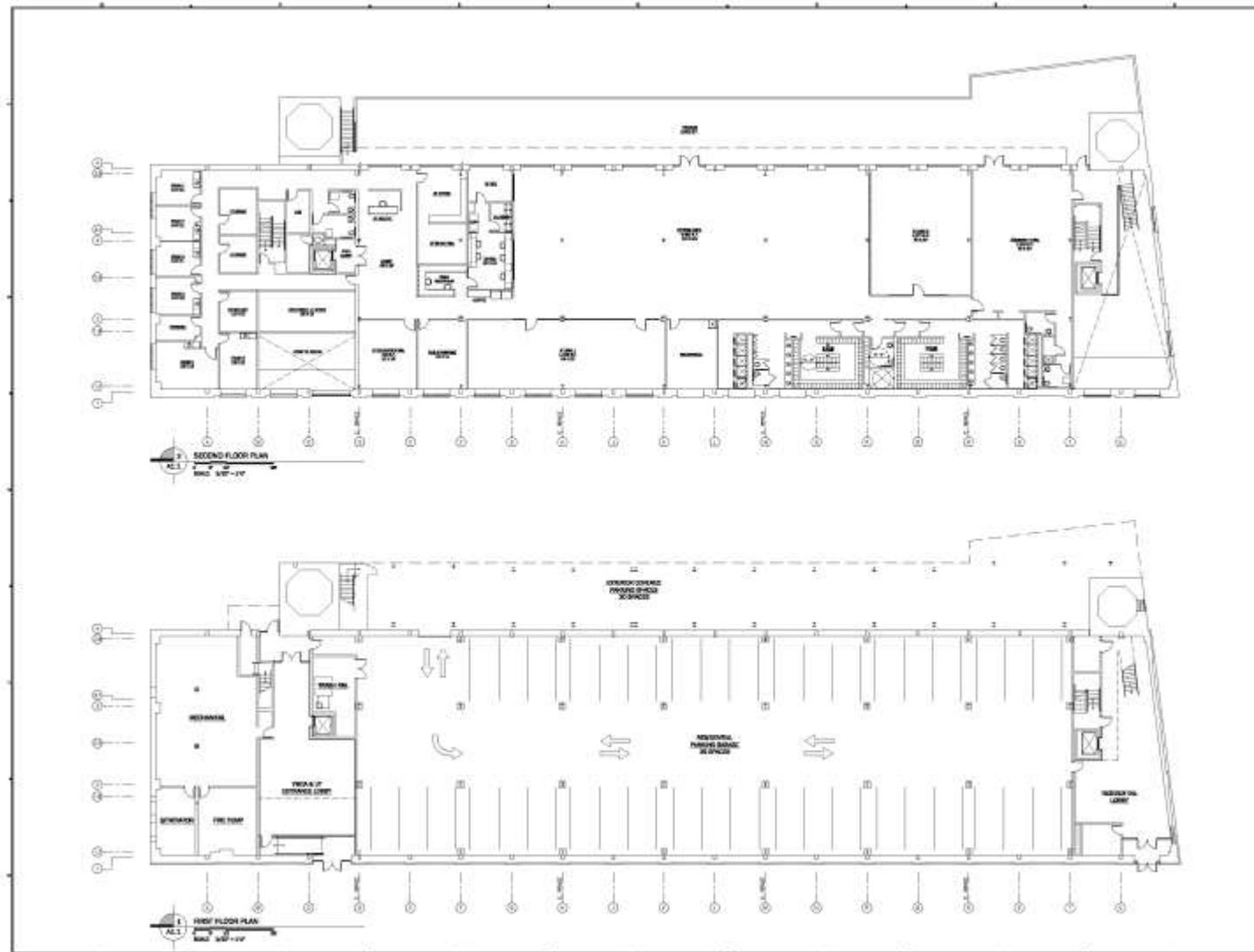
Water Street Station

Proposed Rehabilitation Design

Water Street Station



Water Street Station



DATE: 10/10/08



DATE: 10/10/08

NO.	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

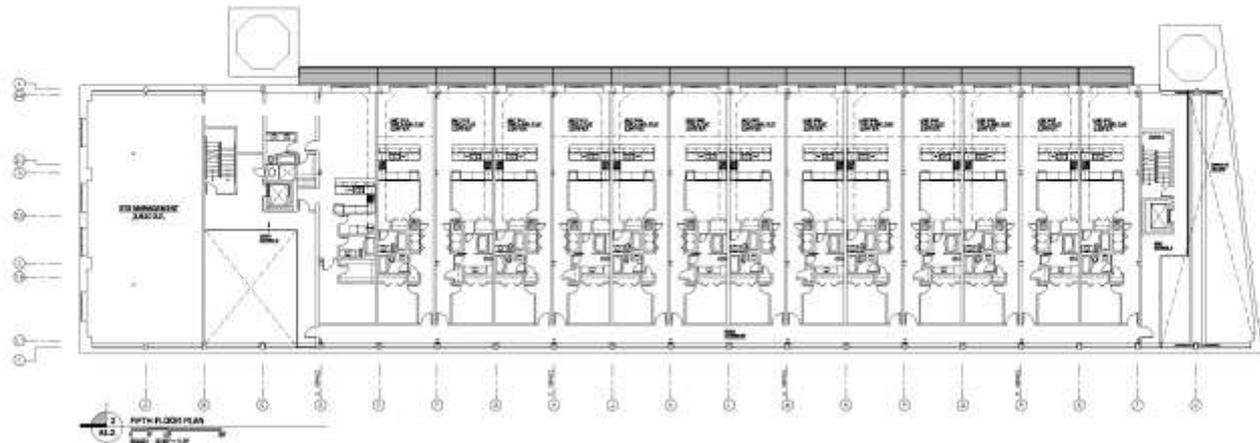
PROJECT: WATER STREET STATION



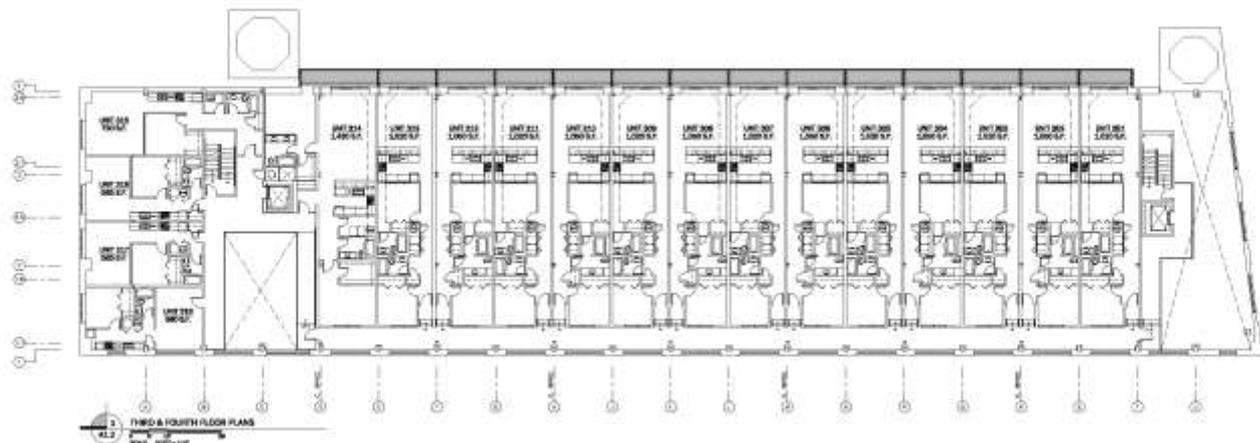
1ST & 2ND FLOOR PLANS

A1.1

Water Street Station



5 FIFTH FLOOR PLAN
DATE: 02-14-14



3 THIRD & 4 FOURTH FLOOR PLANS
DATE: 02-14-14



DATE: 02-14-14



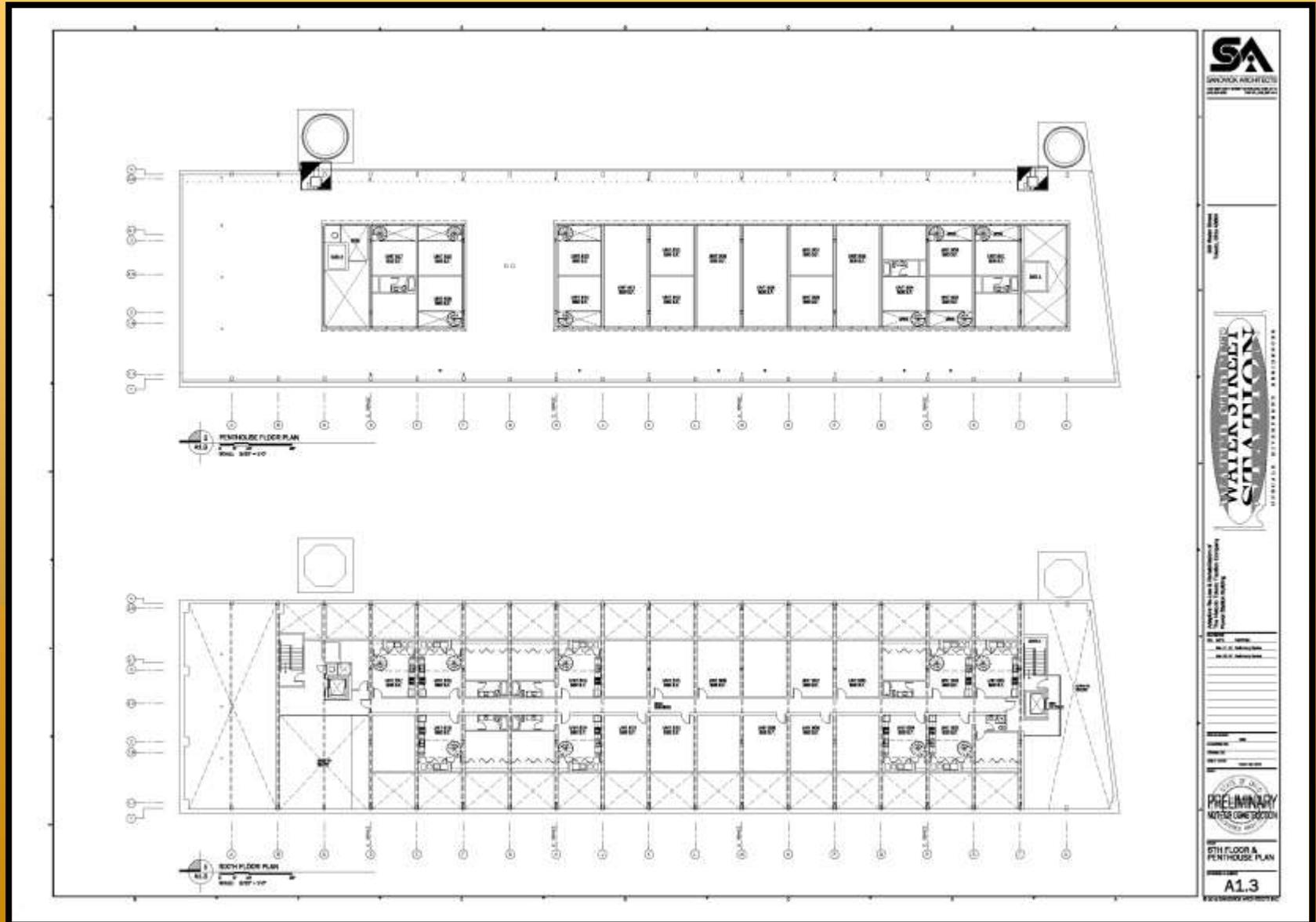
DATE: 02-14-14

PROJECT:	
CLIENT:	
ARCHITECT:	
DATE:	
SCALE:	



PROJ. 5TH & 6TH FLOOR PLANS
A1.2

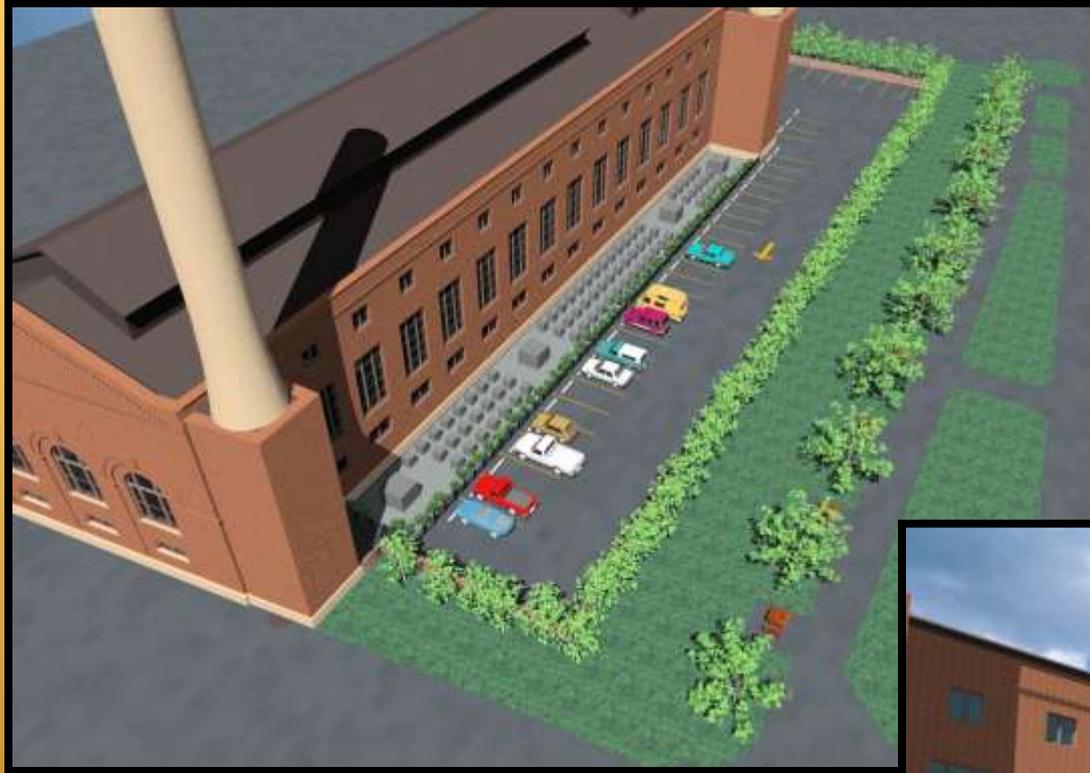
Water Street Station



Water Street Station



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