Preserving the Past: Creating Homes for the Future

Stuart Anderson
Partner
Alba Architects

Preston Hunter
VP of Business Development
PROCON

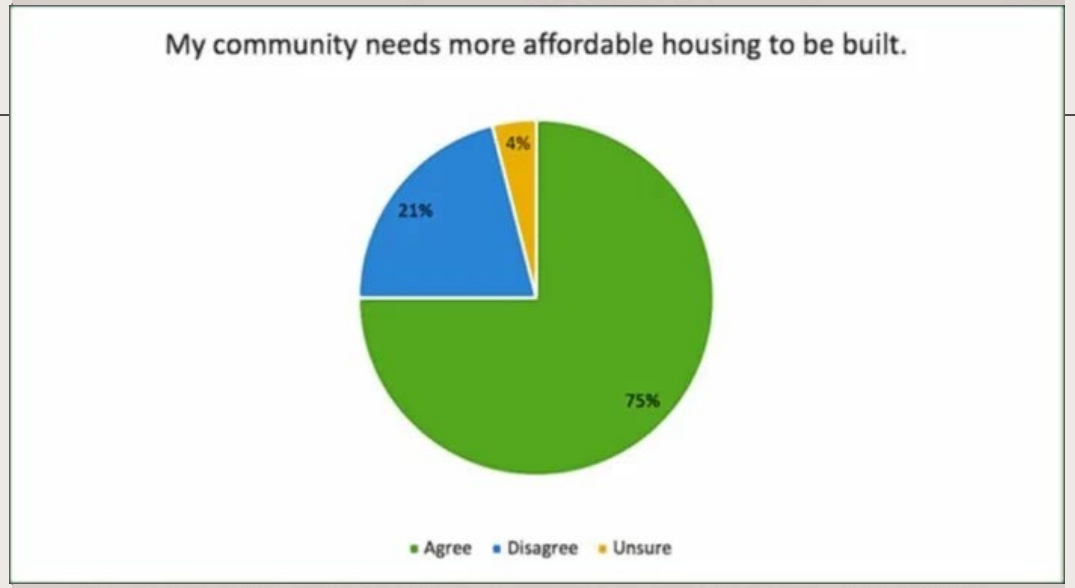
John Knight
Executive Director
Historic Harrisville, Inc.

Moderator: Nadine Miller
NH Division of Historical Resources



THE CURRENT HOUSING CRISIS HAS THE POTENTIAL TO IMPACT HISTORIC RESOURCES AND THREATEN NEW HAMPSHIRE'S CHARACTER.

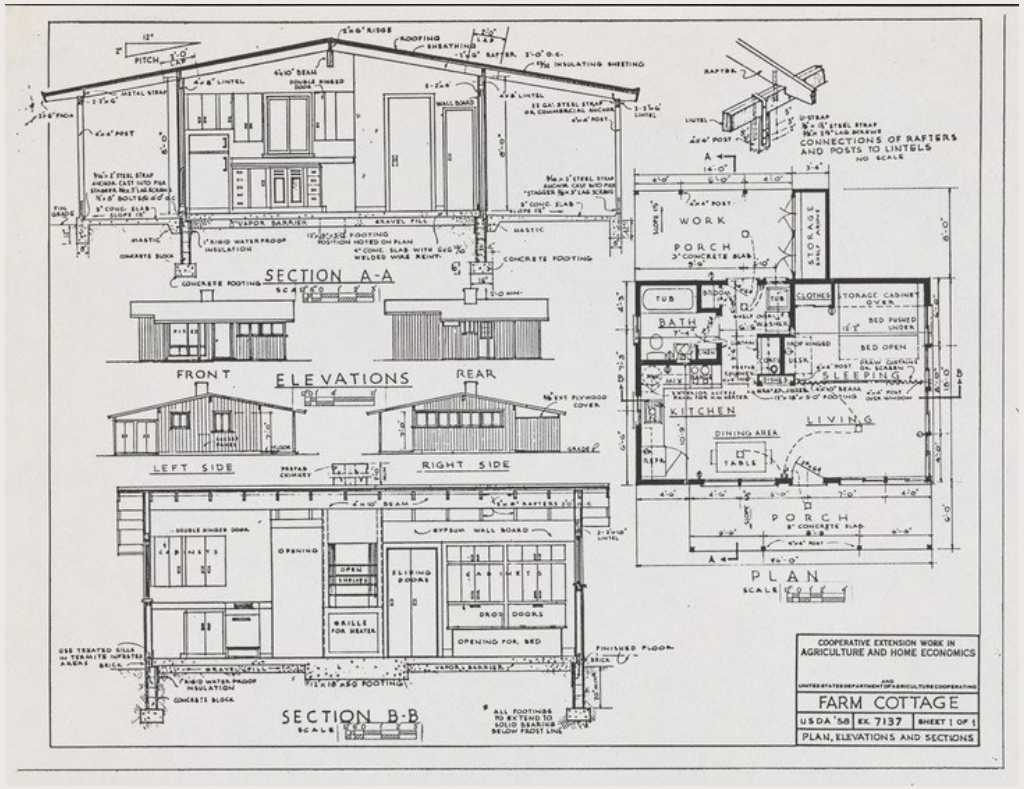




It is also an opportunity for creatively rebuilding our communities in a more sustainable way.

Local and state policies have been demonstrated to increase the amount of housing stock in New Hampshire.









Funding Opportunities for Historic Properties

FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM (TAX CREDITS)

LAND AND COMMUNITY HERITAGE INVESTMENT PROGRAM (LCHIP)

COMMUNITY REVITALIZATION TAX CREDITS
(RSA 79-E)

LOW INCOME HOUSING TAX CREDITS (LIHTC)

NEW HAMPSHIRE COMMUNITY DEVELOPMENT FINANCE AUTHORITY (CDFA) TAX CREDIT PROGRAM



Hilltop School, Rochester, NH

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Preservation
Rehabilitation
Restoration
Reconstruction









Stuart Anderson
Partner, Alba Architects

Notre Dame School, Berlin, NH



Parker Noyes Building, Lancaster, NH







St. Regis School, Berlin, NH





Preston Hunter

VP of Business Development, PROCON



Former Hallsville Elementary School – Manchester, NH

1891 Original Construction



1908 Expansion


THE UNION, MANCHESTER, N. H., THURSDAY, JULY 23 1908

CUTTING A SCHOOLHOUSE IN TWO.


HALLSVILLE SCHOOL


Manchester (N.H.) Historic Association

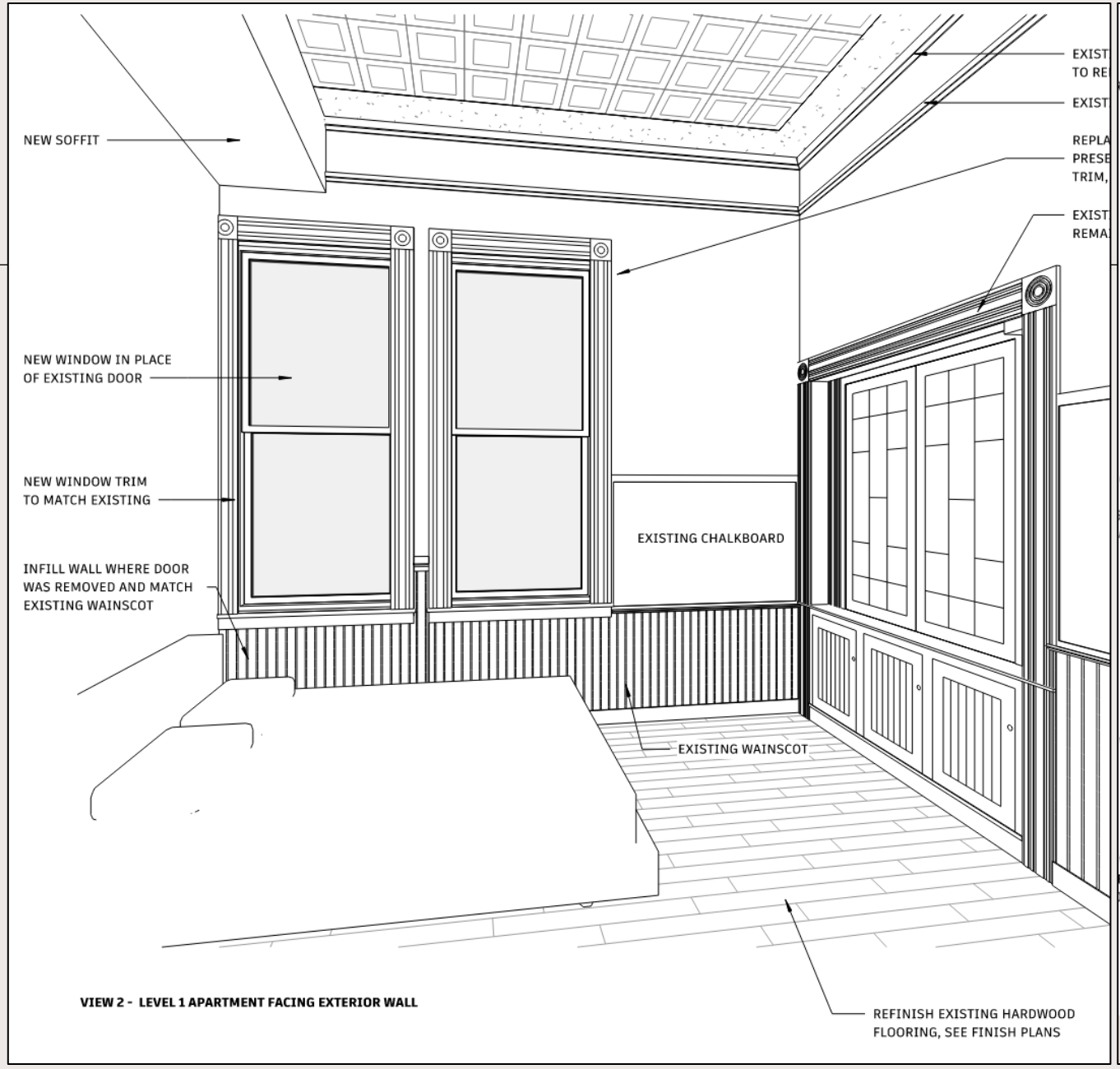




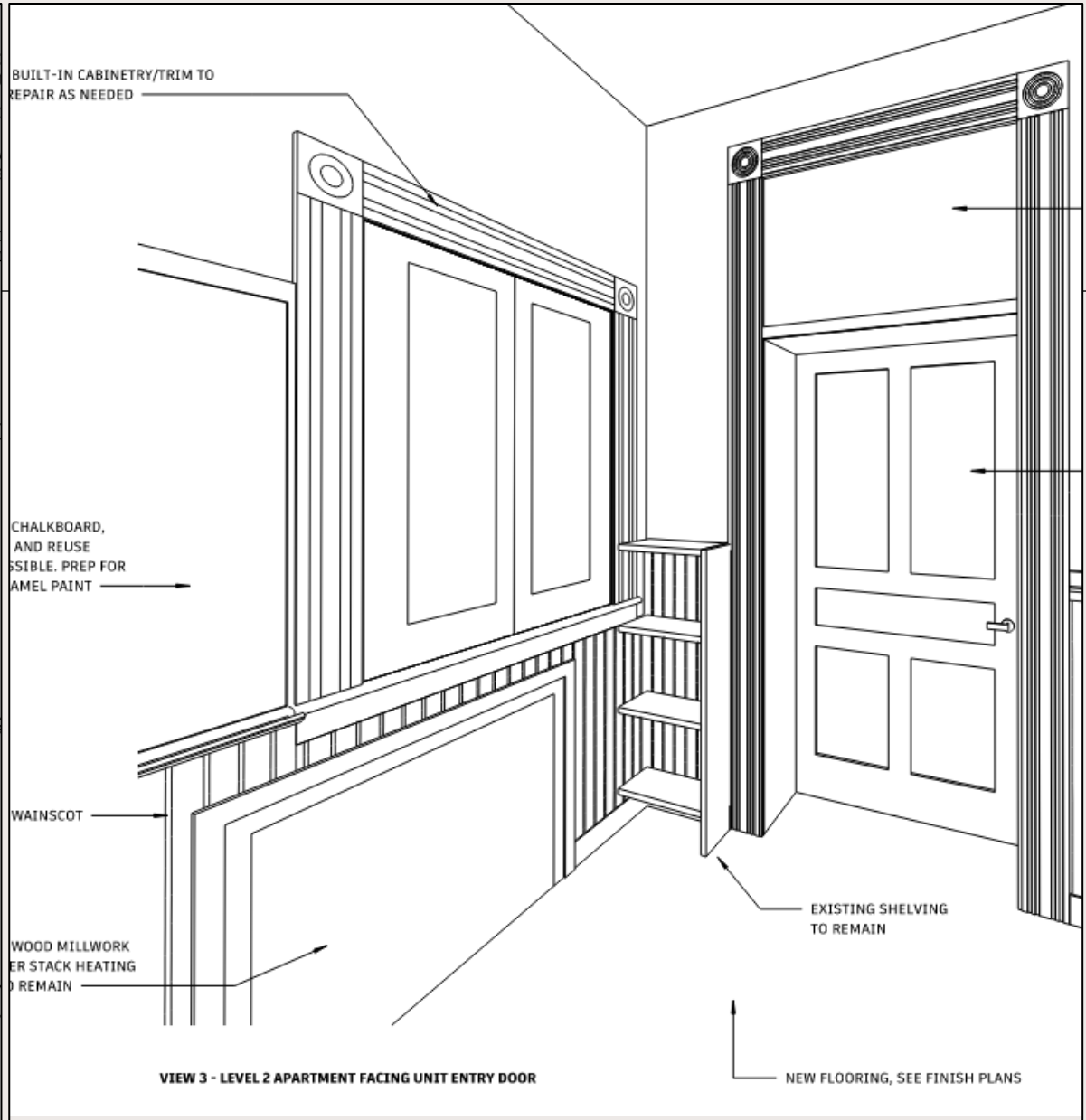








VIEW 2 - LEVEL 1 APARTMENT FACING EXTERIOR WALL



VIEW 3 - LEVEL 2 APARTMENT FACING UNIT ENTRY DOOR

Project Development Timeline



Complete Upcoming

Project Team

Development & Financing

- **Preston Hunter**
  Sponsor & GP Partner
- **Kyle York**
  Sponsor & GP Partner
- **Bear Hill Development**
  LIHTC Consultant & GP Partner
- **RBC**
  LIHTC Syndicator
- **Rockland Trust**
  Tax Credit Investor & Construction Lender
- **NH Housing**
  Permanent Debt Lender
- **NH Business and Economic Affairs**
  Grant Funder
- **Evernorth**
  Predevelopment Lender

Design & Construction

- **Novo Studio Architects**
  Project Architect
- **PROCON**
  Construction Manager
- **Fuss & O'Neill**
  Civil Engineer

Project Consultants

- **Sheehan Phinney**
  Attorney
- **106 Associates**
  Historic Preservation Consultant
- **Atlas Lead Inspection**
  Lead Paint Consultant
- **Credere Associates**
  Environmental Consultant



Twitchell House, Harrisville, NH



John Knight

Executive Director, Historic Harrisville, Inc.







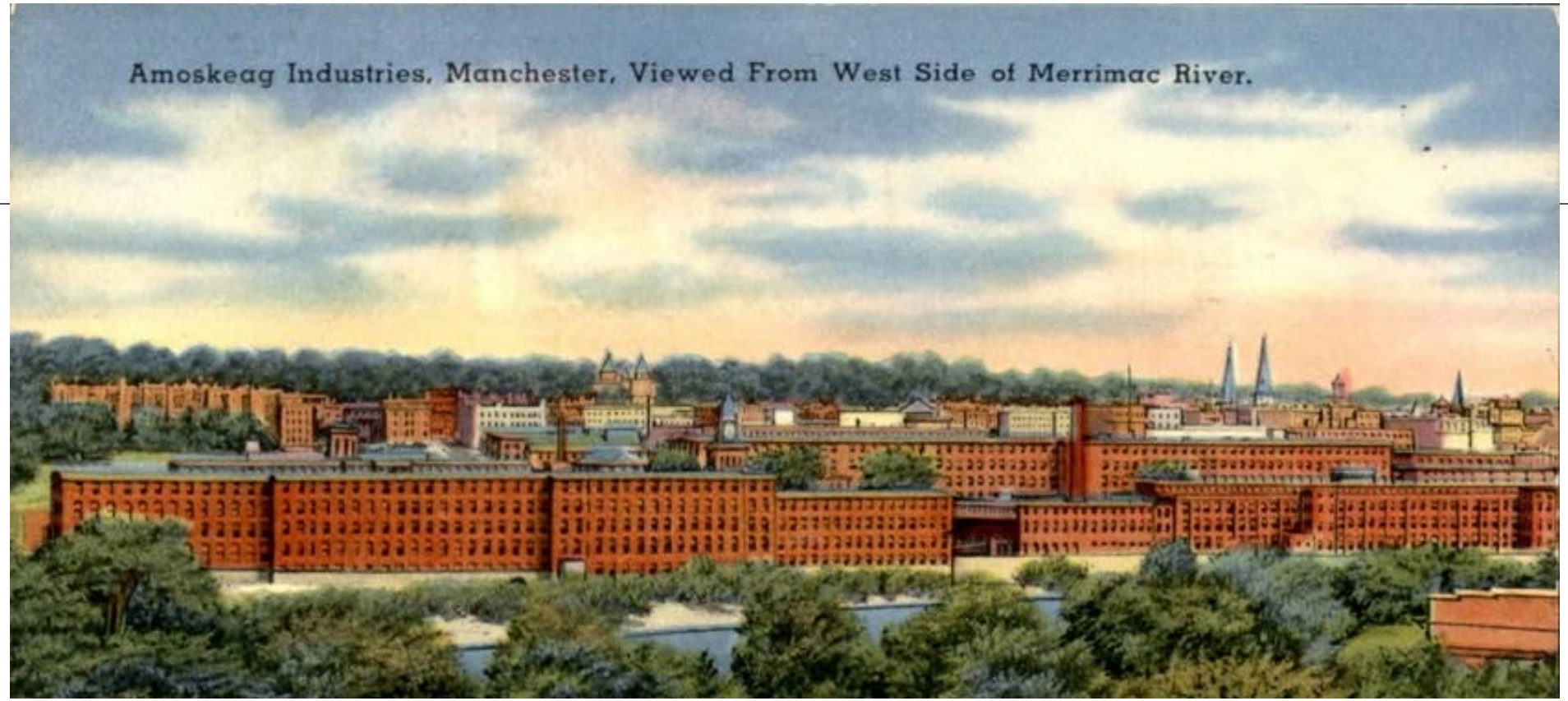








HOW DO WE EVALUATE THE HOUSING NEED FOR A COMMUNITY TO ENSURE THAT THE SOLUTION FITS?



WHY IS ADAPTIVE REUSE IMPORTANT FOR HOUSING?
IS THIS APPROACH AFFORDABLE?



HOW CAN WE BUILD IN A WAY THAT PROTECTS OPEN SPACE AND REVIVES HISTORIC PROPERTIES WHILE ALLOWING NEW CONSTRUCTION AND ADDED DENSITY?



QUESTIONS?