

# New Life through Adaptive Use: Saving Our Historic Schools



Vincennes, Indiana, April 6, 2010

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**NATIONAL TRUST FOR HISTORIC PRESERVATION®**

# ■ Schools, Our Historic Patrimony

1135 Natrona County High School, Casper, Wyoming



BA42

# ■ Schools, Our Historic Patrimony

- Points of Civic Pride
- Centers of Community / Identity
- Continuity in the age of change
- Historical perspective for our children
- Respect investment of previous generations



Poster Child for "historic neighborhood Schools" listing

America's 11 Most Endangered Historic Places, 2000

# ■ Reasons Schools are Abandoned

- Diminishing student populations
- Consolidation of attendance areas
- Consolidation of Districts
- Deferred Maintenance
- Desire for shiny and new



# ■ School Board Options when Schools Must be Abandoned

- Restudy renovation to meet educational needs
- Use as special/alternative educational facility
- Temporarily lease for later re-occupancy
- Mothball for later renovation (long term)
- Mothball for sale (short term)
- Sell the school for permanent adaptive reuse
- Demolish and sell –or- Sell to be demolished.
- Mix and match



# ■ Process of Reuse

## 1. Create Repurposing Study Committee



School Use  
Advisory  
Committee

Pine Bluff, WY

# ■ Process of Reuse

## 2. Engage Community Stakeholders:

School District

City/County Elected Leaders

Planning and Community Development

Community Institutions

Arts Advocates

Social Service Advocates

Business/Industry Leaders

Neighborhood Advocates

Real Estate specialists



# ■ Process of Reuse

## 3. Secure Consultants

Market analyst

Appraiser

Architect (as an analyst)





## ■ Process of Reuse

### 4. Explore a wide array of community needs, ideas and suggestions

Brainstorm (then test)  
Survey Potential Users  
Community Charrette



Community Design Charrette  
Pine Bluff, Wyoming

## ■ Process of Reuse

### 5. Consider Neighborhood Vitality as well as the building itself

Positive, not negative uses

Zoning changes (?)

Think long term value vs. quick cash



# ■ Schools Represent Great Assets

Built Resource

Quality Construction

Array of Flexible/Adaptable Spaces

Neighborhood or Centralized Setting

Architectural Character

Familiarity

Open Space

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# ■ Schools Represent Great Assets

Built Resource

Quality Construction

Array of Flexible/Adaptable Spaces

Neighborhood or Centralized Setting

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Familiarity

Open Space

- Schools are valuable community assets, too valuable to waste



Normal, Illinois

# Adaptive Reuse

The process of adapting old structures  
for purposes  
other than those initially intended while  
retaining historic features.

# ■ Common Adaptive Reuse Options

## ○ Specialty Education Use

Administrative Office  
Alternative School  
PreSchool  
Adult Education  
Others

Emerson School, now the  
Frank B. McGlone Administrative Center  
Denver, Colorado



# ■ Common Adaptive Reuse Options

## ○ Other community institutions

Charter School

Library

City Hall

Law Enforcement

Church

Day Care

Social Services

Developmental

Cultural

Health

Youth

Museum

Huerfano County High School, now the  
Spanish Peaks Library  
Walsenburg, Colorado



# ■ Common Adaptive Reuse Options

## ○ Other community institutions

Charter School

Library

City Hall

Law Enforcement

Church

Day Care

Social Services

Developmental

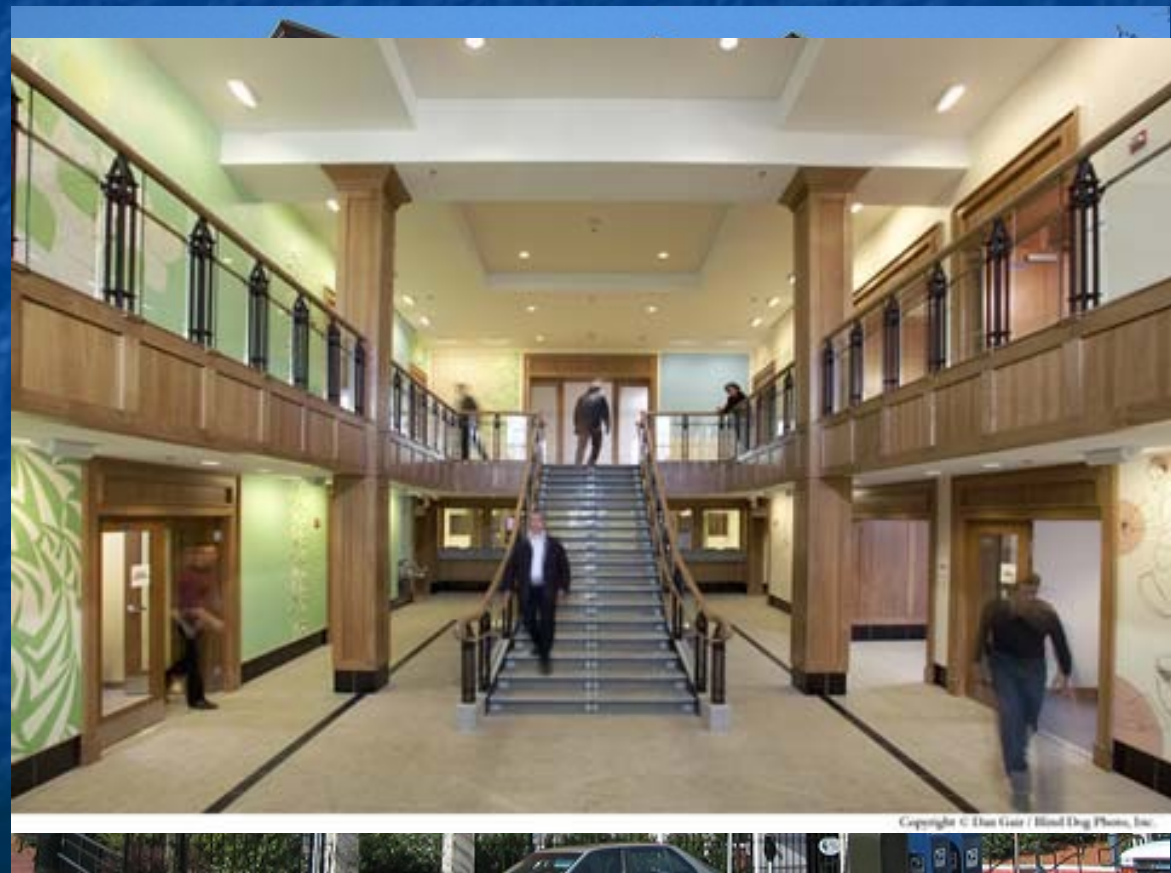
Cultural

Health

Youth

Museum

Harvard Grammar School, now the  
Cambridge City Hall Annex  
Cambridge, Massachusetts



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# ■ Common Adaptive Reuse Options

## ○ Other community institutions

- Charter School
- Library
- City Hall
- Law Enforcement
- Church
- Day Care
- Social Services
- Developmental
- Cultural
- Health
- Youth
- Museum

Alexandria Central HS, now the  
Douglas County Law Enforcement Center  
Alexandria, Minnesota



# ■ Common Adaptive Reuse Options

## ○ Other community institutions

Charter School

Library

City Hall

Law Enforcement

Church

Day Care

Social Services

Developmental

Cultural

Health

Youth

Museum

Johnson Jr. High School, now a  
Community Church and School  
Cheyenne, Wyoming





# ■ Common Adaptive Reuse Options

## ○ Other community institutions

Charter School

Library

City Hall

Law Enforcement

Church

Day Care

Social Services

Developmental

Cultural Center

Health

Youth

Museum

Frank B. Cooper School, now the  
Youngstown Cultural Arts Center  
Seattle, Washington



# ■ Common Adaptive Reuse Options

## ○ Other community institutions

Charter School

Library

City Hall

Law Enforcement

Church

Day Care

Social Services

Developmental

Cultural Center

Health

Youth

Museum

Churchill Elementary Schools, now the  
Peak Wellness Center Family / Youth Center  
Cheyenne, Wyoming



# ■ Common Adaptive Reuse Options

## ○ Other community institutions

Charter School

Library

City Hall

Law Enforcement

Church

Day Care

Social Services

Developmental

Cultural Center

Health

Youth

Museum

East Side Elementary School, now the  
Evanston Youth Center  
Evanston, Wyoming



# ■ Common Adaptive Reuse Options

## ○ Other community institutions

Charter School

Library

City Hall

Law Enforcement

Church

Day Care

Social Services

Developmental

Cultural Center

Health

Youth

Museum (!)

"Old Stoney" future home of  
Crook County Museum  
Sundance, Wyoming



# ■ Common Adaptive Reuse Options

## ○ Community Centers and Civic Centers

Food Service Facilities

Assembly Capacity

Recreation functions

East Side School HS, now the  
Laramie Plains Civic Center  
Laramie, Wyoming



# ■ Common Adaptive Reuse Options

## ○ Community Centers and Civic Centers



Wiley Rock Schoolhouse, now the  
Wiley Community Center  
Wiley, Colorado

# ■ Common Adaptive Reuse Options

## ○ Community Centers and Civic Centers

Lincoln School, soon the  
West Side Neighborhood Center  
Laramie, Wyoming



# ■ Common Adaptive Reuse Options

## ○ Community Centers and Civic Centers



Pine Bluff High School, now the  
Pine Bluff Community Center  
Pine Bluff, Wyoming



# ■ Common Adaptive Reuse Options

## ○ Offices

Agency clusters like seniors, agriculture, health, etc.

Other Units of government

Market range

Private single user

Incubators

McCormick Junior High School, now the  
Emerson State Office Building and  
Information Technology Center  
Cheyenne, Wyoming



# ■ Common Adaptive Reuse Options

## ○ Offices

Agency clusters like seniors, agriculture, health,  
Other Units of government  
Market range  
Private single user  
Incubators

Franklin Elementary School, now  
CSI Cable and Computers  
Jamestown, North Dakota



# ■ Common Adaptive Reuse Options

## ○ Retail



Interlake Public School,  
now the  
Wallingford Center  
Seattle, Washington

# ■ Common Adaptive Reuse Options

## ○ Hotel / Inn



Kennedy Elementary School,  
now  
McMenamins Hotel & Pub  
Portland, Oregon

# ■ Common Adaptive Reuse Options

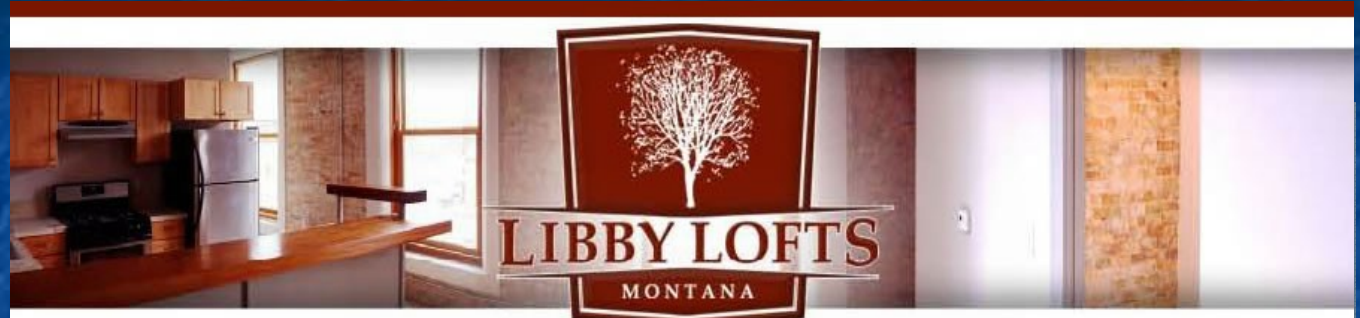
- Housing
  - Affordable
  - Market Rate (Rent and Sale)
  - Senior
  - Special Needs

Bowler-Mason School, now the  
Bowler Retirement Community  
Richmond, Virginia



# ■ Common Adaptive Reuse Options

## ○ Housing



Libby High School,  
now the Libby Lofts  
Libby Montana

# ■ Common Adaptive Reuse Options

## ○ Housing



Lovejoy Elementary,  
now the Lovejoy Lofts  
Washington, DC

# ■ Common Adaptive Reuse Options

## ○ Housing

Beulah High School, now the  
Schoolhouse Apartments  
Beulah, North Dakota





# ■ Common Adaptive Reuse Options

## ○ Housing

Lincoln Elementary School,  
now the  
Lincoln Park Apartments  
Newton, Kansas



# ■ Common Adaptive Reuse Options

## ○ Housing



Holy Angles Academy,  
now  
Riverwood Pines  
Little Falls, Minnesota

# ■ Common Adaptive Reuse Options

## ○ Housing



Belvedere High School, now the  
Pearl Place Senior Apartments  
Belvedere, Illinois

# ■ Common Adaptive Reuse Options

## ○ Housing

Winona High School , now  
Washington Crossing  
Winona, Minnesota



# ■ Common Adaptive Reuse Options

## ○ Housing



Lincoln Elementary, soon to be  
Lincoln School Apartments  
Park Falls, WI

# ■ Common Adaptive Reuse Options

## ○ Housing



Cannon Falls, High School,  
now the  
Stonehouse Apartments  
Cannon Falls, Minnesota

# ■ Common Adaptive Reuse Options

## ○ Mix and Match



Brookings High School, now  
**1921 Offices and Apartments**  
Brookings, South Dakota

# Summary:

## Most Common Adaptive Reuses of Historic Schools

1. Housing
2. Community Functions
3. Offices
4. Mixed-Use Commercial

*Be Creative!*



# ■ Development Process

- Compile terms and conditions
- Assemble promotional package
- Call for proposals (RFQ/RFP)
- Set due date
- Evaluate proposals
- Select Developer
- Negotiate

Development Rights  
Sale Documents



Norfolk, Nebraska

# ■ Common Incentives

- Affordable Purchase Price
- Demolition \$\$
- Tax Increment Financing
- HUD HOME Funds
- Community Development Block Grants
- Low Income Housing Tax Credits
- Historic Rehabilitation Tax Credits (federal / state)
- New Market Tax Credits





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IN MEMORIAM



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