



J. Timothy Anderson Awards for Excellence in Historic Rehabilitation

2010 Application Webinar

June 15, 2010

National Housing
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Association



**2010 J. Timothy
Anderson Awards
For
Excellence In Historic
Rehabilitation**



Agenda

- What are the “Timmy Awards?”
- History: Who is J. Timothy Anderson?
- 2010 Application Process
- Red Flags: What to Watch Out For
- Helpful Hints & Tips
- 2009 Winners
- Question & Answers

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What are the “Timmy Awards?”

The J. Timothy Anderson Awards for Excellence in Historic Rehabilitation (commonly known as “The Timmy’s”) were created by NH&RA in 2005 in memory of the late Boston architect and preservation advocate J. Timothy Anderson.

The “Timmy” awards honor outstanding rehabilitation and preservation projects in eight categories based on:

- overall design and quality;
- interpretation and respect of historic elements;
- innovative approach to construction & use of building materials;
- impact on the community;
- financial and market success; and
- sustainability.

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J. Timothy Anderson

- Pioneered adaptive reuse of historic buildings
- Died in 2001; left behind legacy of projects.
- Highlights of his career include:
 - Redeveloped Boston's waterfront by transforming Prince Spaghetti Building into apartments
 - Adaptation of Old City Hall for mixed use, the nation's first privately-funded restoration project
 - Conversion of the old Central Grammar School in Gloucester into housing for the elderly
 - Turned the Methuen Mills into the Mills Falls Apartments
- 3 National American Institute of Architects awards for historical renovation.
- 25th Anniversary Preservation Award from the Massachusetts Historical Commission in 1988
- Fellow of the American Institute of Architects (bestowed to less than 1% of the Institute's members)

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- Applications Due: July 16, 2010
- Application available at:

<http://www.housingonline.com/ApplicationProcess.aspx>

- Application fee: \$145
- Submit applications via CD-ROM to:

NH&RA
c/o Greg Sidorov
1400 16th Street, NW
Suite 420
Washington, DC 20036

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2010 Timmy Awards Categories

1. Best Commercial/Retail/Non-Residential Project
2. Best Historic Rehab Utilizing LIHTCs (Small)
3. Best Historic Rehab Utilizing LIHTCs (Large)
4. Best Historic Rehab Utilizing New Markets Tax Credits
5. Best Market-Rate / Mixed-Income Residential
6. Best Historic Rehabilitation Project Involving New Construction
7. Most Innovative Adaptive Reuse
8. Most Innovative Financial Structure *(New Category in 2010)*

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2010 Point Category	Points
Overall design & quality of the property	up to 25
Interpretation & respect of historic design elements	up to 25
Innovative approach to construction & use of building materials	up to 15
Impact on surrounding community	up to 10
Financial & market success of project	up to 10
Sustainability of project	up to 10
Judges' discretionary points	up to 15
TOTAL POINTS AVAILABLE	110

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2010 Application Checklist

- ☑ Completed project application form
- ☑ At least one major “impact” photo of the project
- ☑ Narrative statement (up to 750 words)
- ☑ Roster of all parties involved in the transaction
- ☑ Up to 5 pages of press clippings and/or marketing materials
- ☑ Up to 12 additional supporting photos
- ☑ Financing: sources and uses, operating pro-forma, etc.
- ☑ Programs and resources utilized

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The 2010 Timmy Awards will be presented during a luncheon ceremony in conjunction with the 2010 Fall Developers Forum (dates TBD).



2009 Timmy Award Plaque



Peter Bell, CEO of NH&RA and John Leith-Tetrault, President of NTCIC present Tom Capp, Gorman & Co. with a 2009 Timmy Award for Fairbanks Flats Rowhomes at the Taj Hotel in Boston, Mass.

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Red Flags: Things to watch out for...



Narrative Statement



New 2010 Award Categories

- Most Innovative Financial Structure
- Combined Mixed-Income / Market Rate



New Point Category

- Sustainability



Best Historic Rehabilitation Involving New Construction Category

- Definition of 'New Construction'

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Attachment 5: Narrative Statement

The narrative statement should provide a clear & detailed synopsis of the project, including:

- History of the building/structure;
- Financing sources & uses (construction, bridge, permanent, mezzanine, etc.)
- Programs and/or other resources utilized (easement, Section 8, Hope VI, etc.)
- Financial and/or market success;
- Innovative approaches to construction, financing and/or technology;
- Challenges overcome;

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Attachment 5: Narrative Statement con't...

- Address how compliance with the Secretary's Standards for Historic Preservation was achieved;
- Identify & discuss particularly innovative elements of the project;
- Clearly state what made the project particularly appealing;
- Demonstrate the project's positive community impact and quantify (i.e. spurred additional development, created jobs, secured infrastructure investment, etc.)
- At least 750 words in length but no more than 1,000.

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NH&RA added two new categories in 2010:

1. Best Market-Rate / Mixed-Income Residential Category

- Combined last year's Best Market-Rate & Best Mixed-Income categories.
- Entries must include substantial non-affordable residential portion.

2. Most Innovative Financial Structure

- Award for significant achievement in successful, innovative financing.
- Ideal applicants in this category will successfully leverage multiple funding sources and/or programs, or structure the transactions in a particularly creative or innovative way.

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NH&RA added one new point category:

Sustainability (15 points)

NHR&A has incorporated a new point category in 2010 for achievement in sustainability.

Judges will award up to 15 points in this category to applicants who demonstrate successful energy efficiency outcomes and/or utility cost savings as a result of “green” building/construction or operating practices.

Applicants should identify all “green” building certifications and/or energy funding programs utilized by the project.

Make sure this is addressed in the narrative statement.

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Best Historic Rehab Involving New Construction

Question: What qualifies as “new construction?”

Answer: The “new construction” component must be new exterior construction—interior renovations alone will not qualify a project under this category. Please note projects submitted under this category must be primarily a historic rehabilitation (vs. primarily new construction).

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Helpful Tips & Hints

Submit applications and required attachments as a single, electronic file (impact photos may be submitted separately).

Projects may be submitted under only one category. Judges may use their discretion to re-nominate projects under a different category than originally submitted.

Include a complete and quality narrative statement. Be sure to address historic preservation issues and community impact of the project.

Leave yourself plenty of time to submit a complete application. Judges use ALL of the requested information in formulating their scores of the project. Omitted items may result in lost points in the competitive process.

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Helpful Tips & Hints con't

Highlight use of tax credits. Generally speaking, most applicants utilize federal and/or state historic tax credits. Projects must be developed in compliance with the Secretary of the Interior's Standards for Historic Preservation or similar guidelines.

Describe any significant or unusual construction challenges & solutions, and illustrate with photographs.

Emphasize sustainability. New this year, judges will look for successful achievements in energy efficiency and sustainability. Include a summary in your narrative statement.

Include sufficient photographic, graphical, or other visual material to fully demonstrate the scope of your project.

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2009 Winners

Best Mixed-Income Residential
Baker Square II, Dorchester, MA

Best Market-Rate Residential
Market at Fifth, Pittsburgh, PA

**Best Historic Rehabilitation Project Utilizing
New Markets Tax Credits**
Court Square Center, Memphis, TN

**Best Commercial / Retail / Non-Residential
Project**
The Old Cotton Factory, Rock Hill, SC

**Best Historic Rehabilitation Project
Involving New Construction**
Globe Mills, Sacramento, CA

Most Innovative Adaptive Reuse
Charles H. Shaw Technology & Learning
Center, Chicago, IL

**Best Historic Rehabilitation Project
Utilizing LIHTCs - Large**
Toward Independent Living & Learning (TILL),
Chelsea, MA

**Best Historic Rehabilitation Project
Utilizing LIHTCs - Small**
Fairbanks Flats Rowhomes, Beloit, WI

Judges' Awards
Park Lane at Sea View, Staten Island, NY
The Westin Book Cadillac Hotel &
Condominiums, Detroit, MI

Impact Photos:

Bottom Left: Baker Lofts – 2009 Winner:
Best Mixed-Income Residential

Top Right: Toward Independent Living &
Learning (TILL) Center – 2009 Winner for
Best Historic Rehab Using LIHTCs (Large)

Bottom Right: Market at Fifth – 2009
Winner: *Best Market Rate Residential*





Exterior Impact Photos:

Top Left: Charles H. Shaw Technology & Learning Center – 2009 Winner: *Most Innovative Adaptive Reuse*

Bottom Right: Park Lane at Sea View – 2009 Winner: *Judges Award*

Bottom Left: Globe Mills – 2009 Winner: *Best Historic Rehab Involving New Construction*



Interior Impact Photos

Right (Before & After): Westin Book Cadillac Hotel & Condos – 2009 Winner: Judges Award

Below: Court Square Center – 2009 Winner: Best Historic Rehab Utilizing NMTC





Impact Photos

Top (Before & After):
The Old Cotton Factory –
2009 Winner: Best
Commercial / Retail / Non-
Residential Project

Right: Fairbanks Flats
Rowhomes – 2009
*Winner: Best Historic
Rehab Utilizing LIHTCs
(Small)*



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NH&RA Thanks its 2010
Timmy Awards Co-Sponsor:

**National Trust
COMMUNITY
INVESTMENT
Corporation**

a subsidiary of

**NATIONAL TRUST FOR
HISTORIC PRESERVATION***

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Questions?

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