



Staunton, Virginia

Bird's-eye view of downtown ·
c. 1910

Wikimedia Commons; original postcard
by Beverley Cigar Store



New Orleans, Louisiana

Canal Street, Rex parade · c.
1900

Wikimedia Commons; historic
postcard scan



Vicksburg, Mississippi

Washington Street looking
south · 1910

University of Mississippi eGrove / Rayburn
Collection



Seattle, Washington

Pioneer Square · c. 1911

Wikimedia Commons / Rob Ketcherside
postcard collection

America in Bloom

2026 Symposium & Awards Celebration

WHY OLD PLACES MATTER

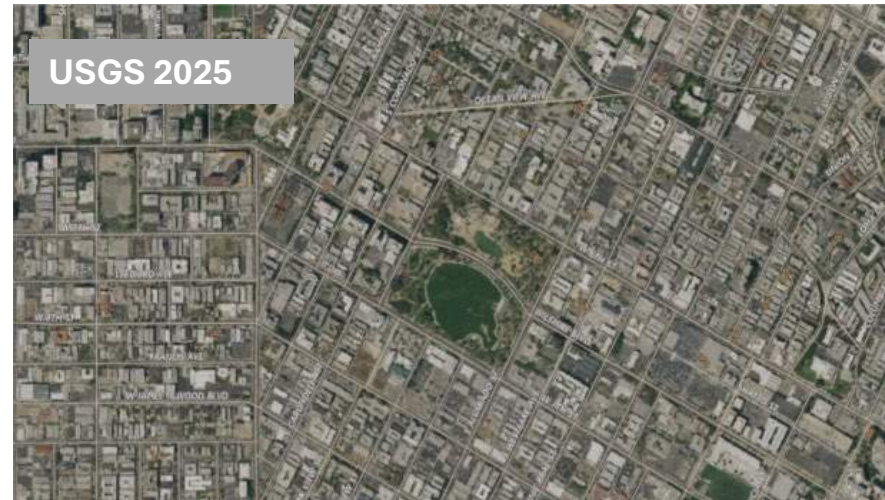
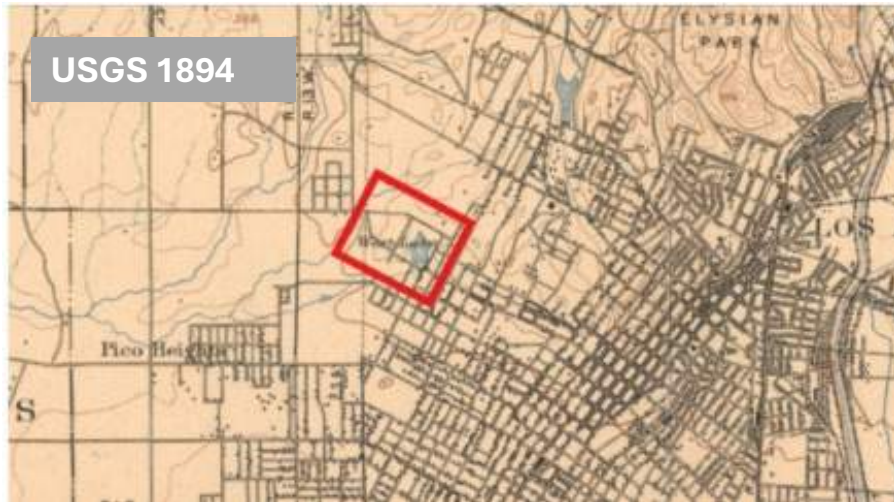
Leila Hamroun-Yazid, AIA, NCARB, GPGP

Senior Preservation Architect/Project Manager - Tetra Tech

Friday, September 25, 2026



An evolving sense of place ... Westlake Park to McArthur Park



An evolving sense of place ... Historical community

1892



1890s



1900s



1908



An evolving sense of place ... Changing community

1939



1955



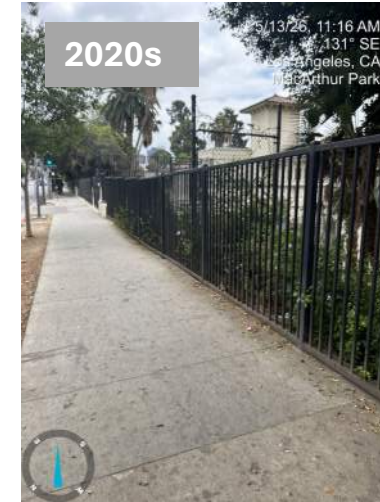
1950s



1960s

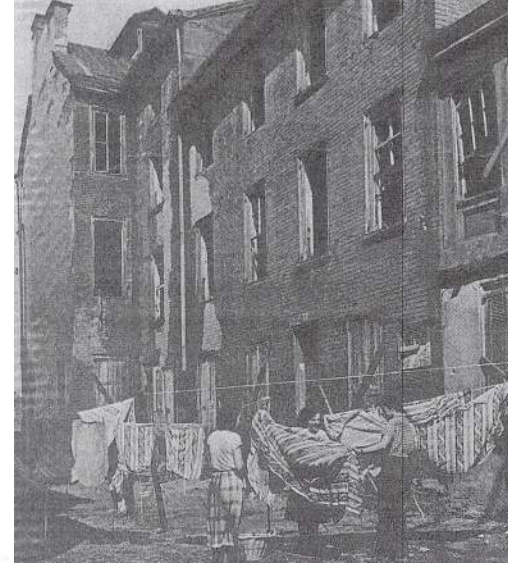


An evolving sense of place ... Today's community



What is an “Old Place”

It’s about the stories, those who build them, those who live them, those who transform them...



3068

PANORAMA OF CAPE MAY, N. J.

ILL. POST CARD CO., N. Y.



What is an “Old Place”

RSLUP Training Structure

	Content Review
1)	Hazard, Exposure, Vulnerability and Risk Analysis and Mapping ↓
2)	Risk Assessment in Development and Land Use Plans ↓
3)	Risk Assessment and the EMI Mainstreaming Approach towards Improved Resilience
	Session 1: Introduce participants to the linkages between <i>Disaster and Development</i> - Discuss the different <i>Elements of Exposure and Vulnerability</i> (Physical, Social, Political, Economic, and Environmental) - Review also how the SNAT (SRAT), PDAU and other planning documents have considered risk and how such approach is insufficient for building resilience Session 2: Participants will be guided through the <i>Process and Framework for Risk-Sensitive Land Use and Development Planning (RSLUP)</i> - Explain and illustrate the process for integrating risk assessment parameters and outputs into land Use and development planning Session 3: Discussions will relate to Land Use Areas and Planning Framework which will include: - Land Use Management (LUM) System - Risk Management through LUM - Code of Practice in Land Use Planning

What is an “Old Place”

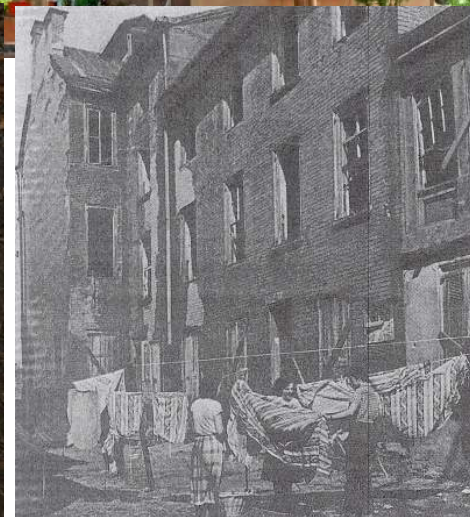


preservation
PENNSYLVANIA

2016 PA Historic Preservation Awards
Initiative Award
Community Involvement

Award sponsored by Janet S. Klein

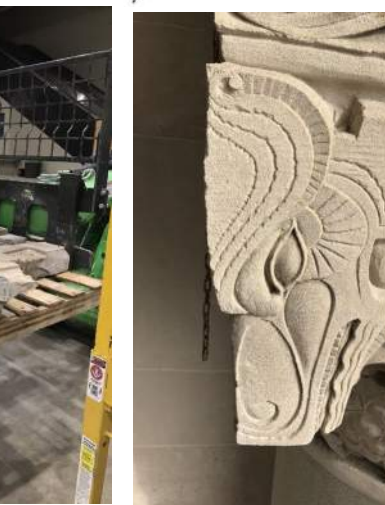
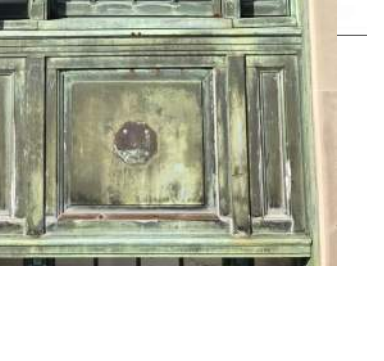
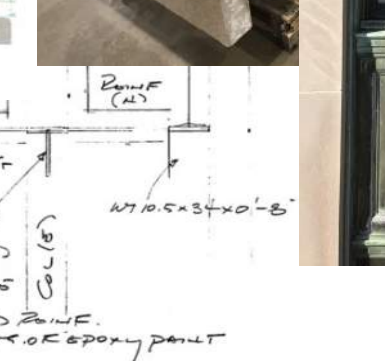
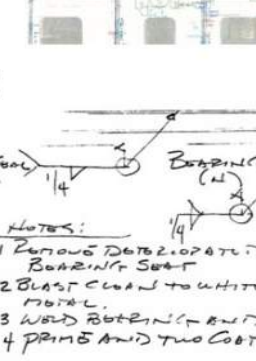
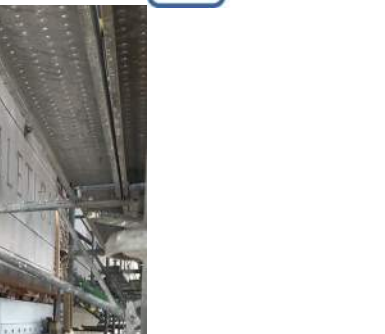
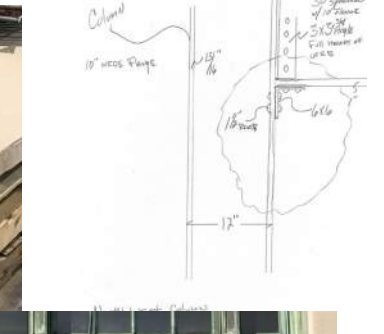
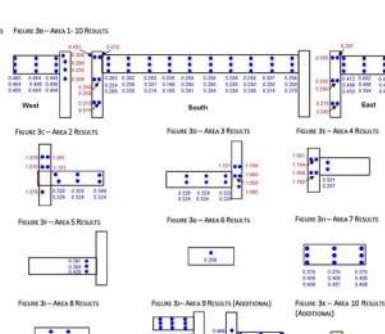
Honoring
Friends Housing Cooperative and
Past Forward Architecture
Philadelphia County



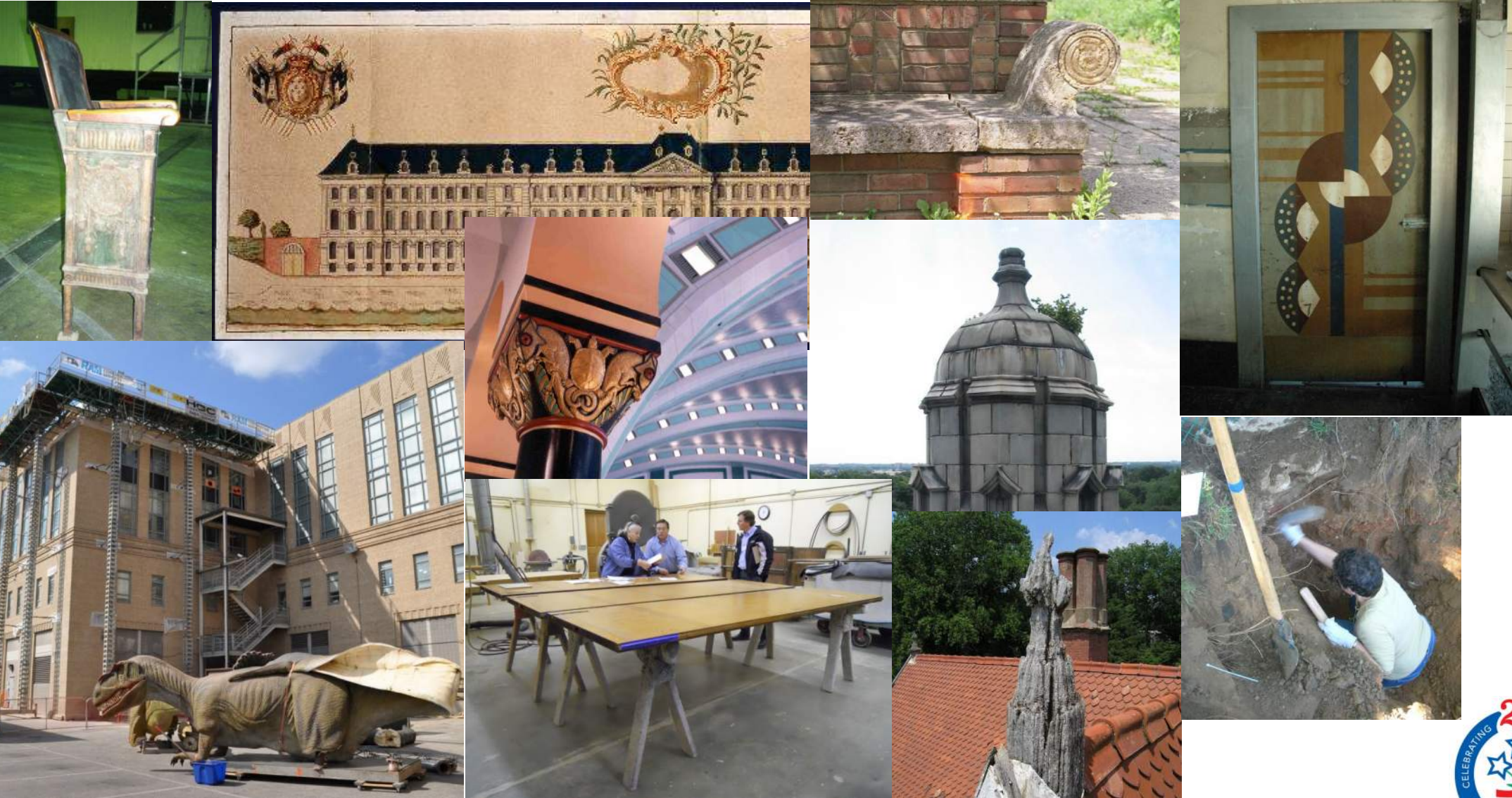
What is an “Old Place”



What is an “Old Place”



What is an “Old Place”



What is an “Old Place”



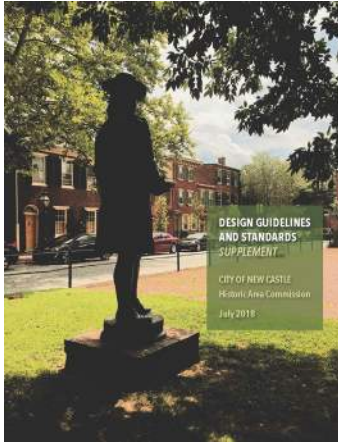
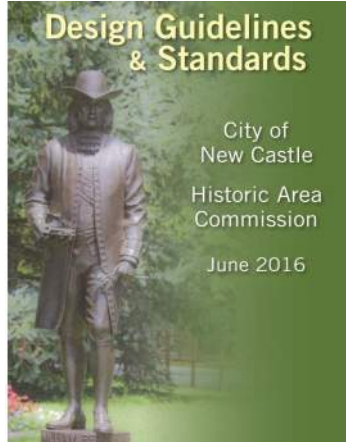
3068

PANORAMA OF CAPE MAY, N. J.

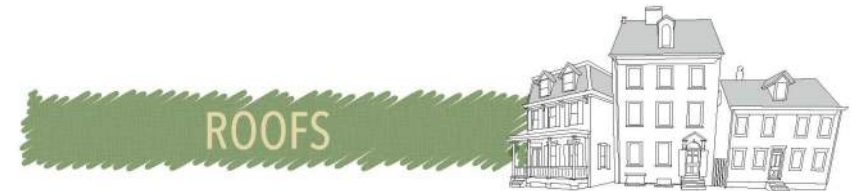
ILL. POST CARD CO., N. Y.



How do you bring it alive or keep it flourishing? Tools...



TIER 1 – ADMINISTRATIVE REVIEW BY
BUILDING OFFICIAL OR DESIGNATED REPRESENTATIVE



How do you bring it alive or keep it flourishing? Funding ...

Federal Program	Status in 2026	Important clarification
Historic Preservation Fund / SHPO formula grants	● Funded & active	NPS shows \$62.15 million in FY2026 SHPO formula grants. This is the backbone of the federal-state preservation system. (National Park Service)
Certified Local Government (CLG) Grants	● Funded & active	Continues through SHPO allocations. States pass HPF funds through to CLGs; individual state application periods vary. Ohio, for example, had an FY2026 application deadline of Aug. 28, 2026. (Ohio History Connection)
Paul Bruhn Historic Revitalization Grants	● Funded & active	Congress appropriated \$17 million for the most recent round; applications closed June 23, 2026. The program remains listed by NPS among currently funded HPF programs. (National Park Service)
Save America's Treasures	● Funded & active	Congress appropriated \$25.5 million for the latest preservation/collections round; applications closed June 16, 2026. (National Park Service)
African American Civil Rights Grants	● Active program	NPS continues to list AACR among its currently funded competitive HPF programs. (National Park Service)
History of Equal Rights Grants	● Active program	NPS currently identifies it as an HPF competitive grant program. It funds physical preservation and pre-preservation planning and requires no non-federal match. (National Park Service)
Underrepresented Communities Grants	● Active program	Current NPS program page was updated June 30, 2026. It remains a competitive HPF program focused on surveys and National Register nominations. (National Park Service)
Semiquincentennial Grants	● Active program	Still listed by NPS among currently funded HPF competitive programs. (National Park Service)
HPF Disaster Recovery / Emergency Supplemental HPF	● Active when Congress appropriates disaster funds	Not an ordinary annual open grant. It depends upon supplemental disaster appropriations and affected areas. NPS maintains the Emergency Supplemental HPF assistance listing. (National Park Service)



How do you bring it alive or keep it flourishing? Funding ...

State/program	Current status	2026 finding
Delaware CLG Grants	● Active	Delaware SHPO currently advertises 60/40 CLG grants for surveys, nominations, outreach, training, design guidelines, etc. These are non-construction grants. (Delaware History)
Maryland Historic Preservation Capital Grants	● Funded	Maryland reports 11 FY2026 awards totaling \$1 million. (Maryland Historical Trust)
Maryland Non-Capital Grants	● Funded	FY2027 competition ran in 2026; grants can reach \$75,000. (Maryland Historical Trust)
Pennsylvania Keystone Planning Grants	● Active	Next application deadline is March 1, 2027; \$5,000–\$25,000 with 50/50 match. (Pennsylvania Government)
Pennsylvania Keystone Construction Grants	● Active	Next application deadline is March 1, 2027; \$5,000–\$100,000 with 50/50 match. (Pennsylvania Government)
New Jersey Preserve New Jersey	● Funded	2026 round anticipated approximately \$10 million, covering capital, planning and heritage tourism projects. (NJ.gov)
New Jersey CLG	● Active, 2026 round closed	FFY2026 application round closed March 31. This means closed for the current competition, not defunct. (NJDEP)
Virginia CLG Grants	● Active	DHR continues to list CLG grants among its current grant programs. (DHR)
Virginia Paul Bruhn—Appalachian SW Virginia	● Active program listed	DHR currently lists the regional Bruhn program among its preservation grant opportunities. (DHR)

How do you bring it alive or keep it flourishing? Funding ...

State/program	Current status	2026 finding
Massachusetts Survey & Planning	● Active	Mass.gov currently lists the federally funded 50/50 program. (Massachusetts Government)
Massachusetts Preservation Projects Fund	● Active	Mass.gov continues to list MPPF as a state-funded 50% reimbursable matching program. (Massachusetts Government)
Massachusetts Community Preservation Act	● Active & funded	FY2026 state-match information is published; historic preservation remains one of the statutory purposes. (Massachusetts Government)
Ohio CLG Grants	● Active & funded	FY2026 applications were due Aug. 28, 2026; standard grants are 60/40, while priority projects can receive 100% funding. (Ohio History Connection)

What it really means ... Staggered approach

1. **Designation** is not only regulatory. It can unlock a network of technical assistance, planning grants, capital grants, community-development funds, and private investment tools.
2. **Federal funding:** active, but with different levels of dependability.
3. **Separate** recurring infrastructure from competitive opportunities and conditional disaster funding.
4. **States:** Most useful programs combine planning grants, capital grants, tourism, and local matching systems.

Preservation works best when it is framed as downtown revitalization, housing, tourism, accessibility, public realm, and local identity.



1. Build eligibility

CLG status
preservation ordinance
commission training

4. Fund visible work

State Capital Grants
Paul Bruhn Subgrants
CDBG / USDA / Tax Credits

Preservation funding extends well beyond “preservation grants.”

2. Document value

Survey
National Register nominations
design guidelines

5. Sustain impact

Heritage Tourism
Maintenance Plans
Local Reinvestment

3. Prepare projects

Condition studies
Feasibility / HSR
Architectural services

Historic preservation: more fundable when it is framed as community revitalization.

1. Housing

Rehabilitation, Upper Floors, Affordability

4. Economic Development

Business Assistance, Job Creation, Adaptive Reuse

The opportunity: connect historic buildings to the broader civic outcomes federal programs already fund.

2. Infrastructure

Streets, Sidewalks, Utilities, Accessibility

3. Public Facilities

Libraries, Town Halls, Community Centers

Do not ask only “Which preservation grant fits?” Ask: Which housing, infrastructure, public-facility, and economic-development outcomes does this old place already serve?

HUD Community Development Block Grants (CDBG)

Flexible annual grants for viable communities, primarily benefiting low- and moderate-income residents.

- **Strong fit for historic downtowns**

Can support acquisition, residential and nonresidential rehabilitation, streets, public facilities, and economic-development activity.

- **Preservation-compatible uses**

Façades, code upgrades, reuse of older public buildings, accessibility improvements, streetscape work, and district infrastructure.

- **Local strategy matters**

Projects are strongest when tied to revitalization, housing, small business support, or slum/blight elimination.

- **Can help complete the stack**

CDBG may support costs that a narrow preservation grant cannot cover, including public realm and accessibility work.

Historic work must satisfy a CDBG national objective.



HUD Section 108 Loan Guarantee

A financing tool that lets communities leverage CDBG for larger redevelopment projects.

- **Not a small grant — a capital tool**

Uses federally backed financing to scale up community and economic-development investments

- **Good match for adaptive reuse**

Can support mixed-use redevelopment, housing, infrastructure, and conversion of underused commercial or civic buildings.

- **Pairs well with tax credits**

HUD guidance explicitly illustrates combination with Historic Tax Credits and other federal tools.

- **Local role is central**

A community must select a project, define underwriting, and connect repayment to project revenues or other eligible sources.



USDA Community Facilities Direct Loan & Grant

Affordable funding for essential community facilities in rural places.

- **Best for civic reuse**
Can purchase, construct, or improve essential facilities such as libraries, museums, town halls, clinics, and community centers.
- **Historic building angle**
A historic school, municipal building, theater, or commercial building can be reused if the project delivers an eligible public service.
- **Loan + grant structure**
Funding may combine low-interest loans and grants, depending on project and community eligibility.
- **Rural relevance**
Especially useful for smaller towns where preservation and public-service needs are often the same project.



USDA Rural Community Development Initiative (RCDI)

Capacity-building support for rural community development — not a construction grant.

- **Builds capacity before capital**
Supports technical assistance so rural communities and organizations can carry out housing, facilities, and economic-development projects.
- **Useful preservation preparation**
Can support strategic planning, board training, alternative funding research, and project-development capacity.
- **Intermediary model**
Awards go to qualified organizations that train or assist local recipients rather than directly funding a building project.
- **Match required**
USDA describes a match equal to the grant amount; in-kind contributions cannot be used as the match.



Historic preservation: more fundable when it is framed as community revitalization.

CDBG

Rehabilitation +
Streetscape

USDA RCDI

Planning Capacity

Historic buildings are not treated as isolated restoration projects. They become the organizing framework for downtown vitality, property-owner investment, public process, and local stewardship.

Section 108

Large Scale Financing

USDA Facilities

Rural Civic Reuse

Old places: Anchor, driver, opportunity, community...



Family
Vacations

VACATIONS BY STATE

USA

18 Old Downtown
Districts Restored So Well
They Feel Brand New



WHY OLD PLACES MATTER... Questions?

WHAT IF....

WE NEEDED TO THINK WHY AND HOW THOSE
BUILDINGS CAME TO BE BUILT....



TO SEE PEOPLE NOT BUILDINGS,
TO THINK ABOUT HUMANS AND
THEIR INSTITUTIONS AND
WHO WAS POWERFUL IN
SHAPING THE CITY

.... TO THINK ABOUT
THE BEFORE

... TO THINK ABOUT THE
CONTEXT THE PRESSING RISKS
THAT WERE NOTHING TO DO
WITH THE EARTH QUAKES,

THE WAY CONSTRUCTION TECHNOLOGIES WERE
LEARNED, SHARED AND COPIED AND HOW IDEAS OF DREAM
HOMES WERE MADE.

