

# **Opportunities for Historic Schools**

Tennessee Preservation Trust  
Dan Brown Executive Director

# Cairo Rosenwald School before work began



# Cairo Rosenwald School- during



# Cairo Rosenwald School near completion



# Cairo School complete



# Central Grammar School Union City, TN c. 1936



# Central Grammar School Fundraiser



# Central School Gym before



# Westover School, Union City, TN c. 1879



# Westover Interior



# York Institute Prior to Mothballing 2008



# York Institute- Mothball Phase 2009



# York Institute- Mothball Phase 2009



# Modern York Institute c. 1985



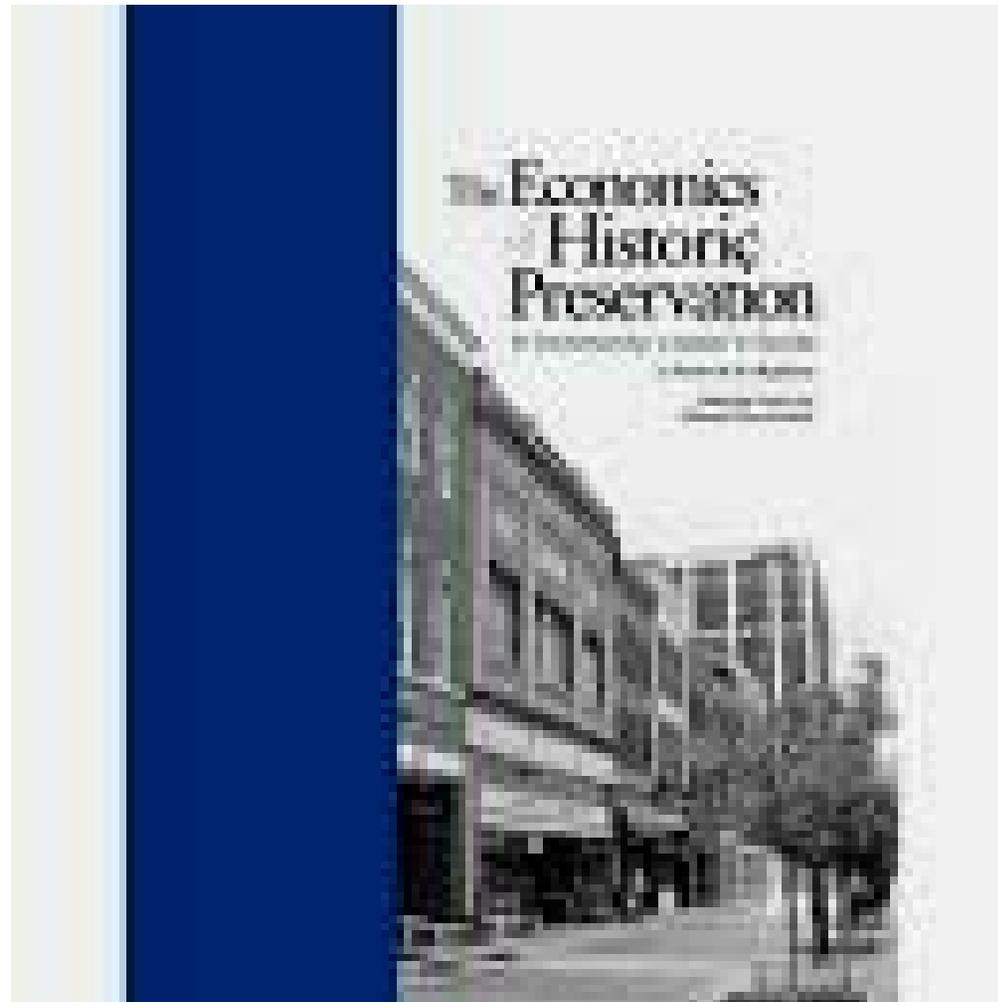
# Hume Fogg Magnet School Nashville, TN c.1912



# Robert E. Lee School Paris, TN c. 1885



# Myths of Unaffordable Construction erased- ***The Economics of Historic Preservation***



The greenest building is the one  
already built!



# Save Historic Windows

**WINDOW REPLACEMENT IS  
THE BIG LIE!**

**Can destroy National Register Eligibility  
and Historic Preservation Tax Credit  
eligibility**

# Avoid the “Skull” effect



# Uses for Historic Schools

- Schools
- Community centers
- Art Institutes
- Condominiums
- Assisted Living
- Combination retail/Residential
- Commercial/Professional

# Historic Tax Credit Projects

- 20% tax credit
- Can auction the tax credit for earnest \$
- National Register
- Income producing
- There are ways to do it with a non-profit

# Resources

- Tennessee Preservation Trust
- Tennessee Historical Commission
- Metro Historical Commission
- MTSU Center for Historic Preservation
- National Trust Publications  
[www.preservationbooks.org](http://www.preservationbooks.org)
- Preservation Planners, Economic Development Districts
- Department of Agriculture