

Historic Restoration & Stabilization

Exploring Best Practices to Safely Stabilize Historic Properties and Land Bank Assets

Brian Potasiewicz, SVP & GM Laudan Properties



Vacant Properties are everywhere ~ and they can often be saved!

Vacant properties negatively impact neighborhoods and communities

Property Preservation Companies can help you manage the repairs to often prevent demolitions

Vacant Properties CAN often be rehabbed and returned to a new owner/occupant



Scofield Mansion Day 1 Clean Up Before and After



A New Way of Thinking

Mothball ~ Stabilize ~ Preserve ~ Maintain

- Secure the property
- Cap Plumbing & Electric
- TrashOut
- Regular Inspections
- Remediation of hazards

Maintaining Historic Fabric is Critical

- Be mindful of drilling into window frames (or NOT)
- Take caution to NOT remove historic features of property – bricks, window frames, glass from windows, etc.
- Work with historic groups for guidance if unsure – maintain historic tax credit eligibility

Banks are rehabbing properties on a macro scale across the country

Efforts can be complimentary to marketing ~ through **PRE-hab** ~ and delivered to investors, CDC's or owners/occupants.

A little bit goes a long way!

- Trim shrubs & trees
- ClearBoard – instead of broken glass/plywood
- Clean up trash around the exterior
- Involve & Communicate with the Neighbors





Questions?

Contact Brian Potasiewicz

Brian@LaudanProperties.com

330-204-0262