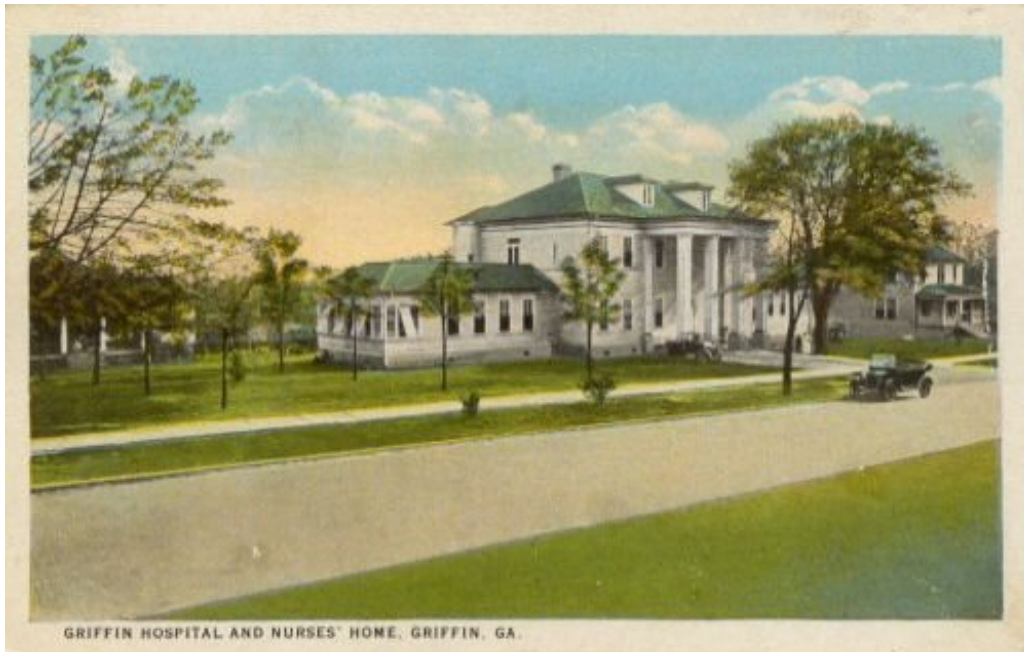


Griffin's Second Oldest Hospital "Haisten's Building"



Option 1: Demolish Building

Demolition Cost- \$30,000- \$50,000

EPA Costs- ??????

Left with Vacant Lot- Value ~\$7,000- \$10,000

Annual Potential Tax Income

Option 2: Save the Building

No Demolition Costs/ Restoration provided by private investors and grants

Increase Surrounding Property Values

Annual Potential Income- ~\$10,000 in taxes

What makes Griffin different? What helps us compete with other cities in the Southern Crescent Region?

Architecture:

Intact Downtown- ex. Jackson

Variety:

- Antebellum (pre 1865)- North and South Hill Street, 13th Street
- Italianate (1850 plus)- 1855 Courthouse, Sam Bailey Building,
- Victorian (1880- 1910)- Odd Fellows Hall/ Opera House, Crouch and Scoville House on S. Hill, Poplar, Solomon, and in between
- Beaux Arts (1900- 1915)- Old Griffin City, Old Post Office
- Golden Age of Architecture (1920- 1950)- Hawkes Library, Spalding Hotel (professional building), various homes by Ivey & Crook, Frazier and Bodin, plus others

Haisten's Building- 1910

- Built as Griffin's Second Hospital, replacing an antebellum wooden house used as Griffin's first hospital on the site of old city hall at 6th and Solomon.
- Plans were donated by Haralson Bleckley and materials were reused from the original structure mentioned above.
- At the time of construction, the building's estimated value was \$25,000, but was built for \$15,000 thanks to the reuse of materials and generosity of local banks.
- Served as Griffin's Hospital and Nurse's Dormitory until the 1930's, when Strickland Memorial was purchased by the city from Dr. Hunt (located at 8th and West College). At that time, the Haisten's family purchased the building and operated Haisten's Brothers Funeral Home until the mid 1990's.
- Named in 2015 to the Georgia Trust for Historic Preservations' Places in Peril List- one of the top 10 buildings to save this year in Georgia.



Haisten's Building Significance:

Meriwether Poplar Corridor is still intact. This building anchors the neighborhood. If we loose it, what will become of the lot?

Great opportunity for redevelopment and revitalization.

Historical Property Tax Incentives for Potential Buyers

State and federal government tax incentives are available for owners of a historic property who carry out a substantial rehabilitation. All properties must be listed in, or eligible for, the National/Georgia Register of Historic Places, either individually or as part of a National /Georgia Register Historic District. Project work must meet the Secretary of the Interior's/Department of Natural Resources Standards for Rehabilitation.

[Tax Incentives for Historic Rehabilitation programs](#) 1. **Federal Rehabilitation Investment Tax Credit (RITC)** – A federal income tax credit equal to 20% of rehabilitation expenses. Available ONLY for income-producing properties. The application is first reviewed by the Historic Preservation Division (HPD), then forwarded to the National Park Service for final decision. Program is available nationwide.

2. **State Preferential Property Tax Assessment for Rehabilitated Historic Property** – Freezes the county property tax assessment for over 8 years. Available for personal residences as well as income-producing properties. Owner must increase the fair market value of the building by 50 – 100%, depending on its new use.

3. **State Income Tax Credit for Rehabilitated Historic Property** – A state income tax credit of 25% of rehabilitation expenses. The credit is capped at \$100,000 for personal residences and \$300,000 for income-producing properties. This program's percentages and caps are effective for projects completed after January 1, 2009. The [National Trust Community Investment Corporation](#), a subsidiary of the non-profit National Trust for Historic Preservation, has information on various project financing options. There are also many for-profit limited liability companies (LLCs) that provide consulting services for developers, allowing them to monetize federal and state tax credits, thus creating project equity.

Important Facts:

- The applications are a two or three part process, describing before and after rehabilitation. Ideally, project work should be submitted before work begins and be completed within two years.
- Applications for all three programs are sent to this office, and must be reviewed and approved by HPD, then afterward by the NPS for the RITC.
- There are substantial cost tests that must be met to qualify for each program.
- See individual fact sheets for details for the federal or state tax incentives.

Case studies:

[The Federal Historic Tax Credit: Transforming Communities](#) is a report commissioned by the National Trust for Historic Preservation that examines the catalytic impact that the rehabilitation of historic buildings has on the community. The report highlights a number of projects that made use of the historic tax credit, including Atlanta's Ponce City Market and Macon's Macon Lofts. - June 2014 [Waynesborough Academy Senior Residences](#) - February 2012

Information taken from Georgia Department of Natural Resources: Historic Preservation Division
<http://www.georgiashpo.org/incentives/tax>

GSHS Involvement with Haisten's Building Timeline

GA Trust tours Griffin's historic buildings.....	September 2013
Old City Hall Placed on 2014 Places in Peril List.....	October 2013
Griffin hosts GA Historic Trust Expedition..... <i>(over 300 preservation minded people toured historic private and public buildings)</i>	September 2014
Historic Macon Foundation Presentation to GSHS.....	July 2014
Haisten's Building Placed on 2015 GA Trust Places in Peril List.....	October 2014
LBA proposes Haisten's Building demolition.....	January 2015
City Manager Kenny Smith Speaks at GSHS Annual Meeting.....	January 2015
Preserve Griffin Campaign Started by GSHS..... <i>(Funding mechanism to stabilize historic buildings, bring preservation awareness)</i>	January 2015
Preservationist Christopher Jones advises GSHS	January 2015
Chris Byrd, Oracle Development tours investment opportunities..... <i>Investor found through GA Trust</i>	February 2015
Josh Rogers, Preserve Macon/ Newtown Macon Advises GSHS..... <i>Winner of The National Trust for Historic Preservation and American Express Aspire Award (due to spearheading tax credits, development, and industry using historic preservation in Macon)</i>	February 2015

Progress Towards Stabilizing the Haisten's Building

Securement of Funds/ Donations

- \$12,000+ raised for Preserve Griffin Fund in two months
- Georgia Trust GSHS reimbursement (\$3,000)
- Oak Trees for landscaping
- Team Depot Day by Home Depot, repairs advised by GA Trust
- Volunteer Workdays- GSHS, Home Depot, GA Trust, Downtown Development Association (Kenwin Hayes)
- Application for national register of historic places (opens tax credits for building)

Increased Community Awareness

- Over 900 hits in 24 hours to YouTube presentation of Haisten's Building- https://www.youtube.com/watch?v=aDKl0QF_tMA#t=47
- Over 2,700 visits to the GoFundMe site- <http://www.gofundme.com/kqpslc>
- Over 660 shares on Facebook promoting saving the building
- Community Fundraiser at Monkey's Uncle Grill- attended by over 100 individuals, raising almost \$1,000 in one evening.
- Stakeholder Meetings to Discuss Viable Options for the Building: Griffin Housing Authority, Downtown Development Association (Kenwin Hayes), and City Manager (Kenny Smith)

Our Proposal:

The Griffin-Spalding Historical Society is committed to stabilizing and landscaping the exterior of the Haisten's Building. We will work closely with the City of Griffin and Land Bank Authority to agree upon a list of items that the GSHS will complete to ensure that the building is secure. With a GSHS board vote, the GSHS will disburse funds and oversee the agreed improvements, as determined by the City of Griffin and LBA. We will also work with the GA Trust, to verify that any improvements on the building will assist in its application for placement on the national/ state register of historic places, which the GSHS will file in partnership with the Georgia Trust.

The GSHS will also commit to the upkeep of the grounds of the Haisten's Building, and for a weekly walkthrough to ensure the building's security, as long as this agreement remains in place. During this time, the Land Bank Authority will continue to hold title of the property, and the Griffin-Spalding Historical Society will not be held liable for the property.

In return, we ask that the Land Bank Authority halt demolition of the property. We also ask that the Georgia Trust for Historic Preservation be given an option to market the property to potential investors, as previously requested by the organization. In addition, we ask for the support of the Land Bank Authority and the City of Griffin in any development days for potential investors, work days for the upkeep of the building, grant opportunities for the physical improvement of the building, and application of building to be placed on national/ state register of historic places.