

## Todd A. Zeiger

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### EDUCATION

#### **University of Notre Dame, Notre Dame, Indiana**

Certificate in Executive Management, Mendoza College of Business, November 2006

#### **National Trust for Historic Preservation**

Preservation Leadership Training Advanced: Real Estate, 2003

Preservation Leadership Training Advanced: Organizational Development, 2004

#### **Local Initiative Support Corporation**

Real Estate Project Development Training, June 1994-July 1995

#### **Roger Williams University, Bristol, Rhode Island**

Bachelor of Science, Historic Preservation, June 1988, cum laude  
Minor in Business Administration

### EXPERIENCE

#### **University of Notre Dame, School Of Architecture, Historic Preservation Concentration**

**Visiting Adjunct Professor**, Fall 2008, Fall 2010, 2014, *History, Theory and Practice of Historic Preservation*

**Adjunct Assistant Professional Specialist**, Fall 2015 – *Research and Documentation of Historic Buildings*

Built syllabus, created and presented lecture material, planned field trips and arranged for guest lecturers. Classes balanced the theoretical and real world practice of historic preservation and the research and documentation of historic buildings.

#### **Indiana Landmarks**

**Director, Northern Regional Office**, South Bend, April 1998 to present

**Director, Southern Regional Office**, Jeffersonville, July 1992–July 1994

**Field Coordinator, Northern Regional Office**, South Bend, October 1990-July 1992

Represent Indiana Landmarks across 21 county region to carry out mission of saving meaningful places. Bring to projects a practical, market based approach to repurposing historic and vintage properties. Persistent but patient, utilize an array of preservation consultation on real estate, non-profit organization development and growth, grants and financial incentives along with Indiana Landmarks programs including loan fund, easements and grant funds. Assist owners of historic properties with technical restoration assistance on restoration projects. Employ sophisticated real estate strategies and nearly 30 years' experience to save and repurpose properties Utilize high level communication, critical and strategic thinking skills to guide grass roots advocacy initiatives.. Possess a keen eye for reading architectural changes to a historic property. Prepare and present concise project reports and explain complicated situations for committee and board approval of projects, loans and grants. Plan house tours, moveable feasts and open houses for members and the public. Engage the public via public speaking and workshops. Interact with print, radio, and television media. Buy, develop, market, and sell properties of various sizes and complexity. Creatively devise real estate strategies to save threatened historic buildings. Manage two full time staff, satellite field office operation and multi-tenant office building for the Regional Office with combined administrative budgets of approximately \$250,000.

Selected initiatives or programs:

- *Certified Realtor Program*: Developed and teach two continuing education classes to Realtors. Classes cover historic styles and historic preservation theory and practice.

- *Community Assistance Program*: Provides Indiana Landmarks staff to local preservation commissions on a fee for service basis. Serves five communities earning \$17,000 annually.

Selected initiatives or programs continued:

- *Historic Leasing Program*: Created lease partnership with National Park Service securing restoration of ten historic properties at the Indiana Dunes National Lakeshore (see below). Work with Park Service to develop restoration plans for each property and lessees to develop appropriate strategies.
- *Restore Michiana*: A “hands on” series of workshops for historic home owners to learn rehabilitation skills attracting 125 attendees a year.
- *Studebaker-Bendix Heritage Trail* – initiated and participated in multi organization partnership to create multi-platform multi-site tour of heritage sites related to the Studebaker and Bendix Corporations in South Bend. Secured grants to fund the project and wrote text and route.
- *Vintage Green*: Multi session series focusing on preservation friendly green renovation techniques.

### **Near Northwest Neighborhood, Inc.**

**Executive Director**, South Bend, Indiana, July 1994 – April 1998

First Executive Director taking an all-volunteer neighborhood association to professionally staffed community development corporation. Worked with board and committee members, residents and real estate project development teams. Oversaw social service outreach program staff. Projects included \$750,000 multilevel financial package to rehabilitate 16 historic houses for home ownership and \$320,000 restoration of a historic commercial building for administrative offices, three housing units and retail rental. Grew organization from net assets of \$135,000 in 1994 to \$880,000 in 1997. Managed annual administrative budget of \$150,000 and staff of four. Secured \$250,000 five year grant commitment to underwrite outreach activities. Negotiated partnership with local hospital to donate seven houses and create employee incentive program.

### **Northern Indiana Historical Society**

**Curator, Buildings and Grounds**, South Bend, Indiana, September 1988-October 1990

Co-curator to transform Copshaholm - the historic home and grounds of James Oliver - from private family estate to public museum. Created condition reports and rehabilitation plan for main house, carriage house, outbuildings and grounds. Staffed building committee during design of addition to the historic carriage house. Hired and supervised grounds crew. Prepared specifications, collected bids, and supervised maintenance of buildings and grounds. Gave presentations to the general public about the site and the project. Researched, created materials, co-wrote manual and taught volunteers and docents.

## **LECTURING AND PUBLIC PRESENTATIONS (selected for illustration)**

Average 24 presentations per year on a variety of historic preservation-related topics to groups of all ages, sizes and interests.

### **National Trust for Historic Preservation Conferences**

2014 Leasing as a Tool for Preservation in National Parks

2006 Lustron Preservation and the Lustronpreservation.org web page

2001 Statewide Revolving Loan Funds in Neighborhood Revitalization

### **Traditional Buildings Conferences**

2006 Chicago: Historic Leasing Program/Century of Progress Project And Lustron Home Restoration

### **State Historic Preservation Conferences**

2014 Indiana: Fixing the State Historic Rehabilitation Tax Credit

2013 Louisiana: Design Review in a You Can't Tell me what to do world

2012 Ohio: Downtown Design Review

2008 Montana: Real Estate is the Name of the Game: Tools for Securing Historic Properties

2007 Indiana: HP 101 – The McCulloch Weatherhogg House; Roles and responsibilities of private and government sectors in saving a building.

## Higher Education

- Ivy Tech: Introduction to Historic Preservation semester long class
- Saint Mary's College: Material Studies and Historic Preservation class
- Indiana University at South Bend: Urban Studies class

## Other

- Chicago Museum of Science and Industry – Century of Progress Project
- Historic Preservation Month - South Bend: Vintage Green - Why historic buildings were “Green” before “Green” was invented
- Miami Art Deco Festival: Deco on the Lake, Century of Progress Project in Indiana
- University Technology Conference: Rehabilitating Drexel Hall for New Campus Use
- Arlington, Virginia: A Historic Preservation Week – Lustron Homes: Their History and Restoration

## OTHER PROFESSIONAL EXPERIENCE

### National Trust for Historic Preservation: Technical Consultant and Author, Lustron Web Site

Researched/authored technical bulletins on how to repair Lustron Houses for new web site:  
[www.lustronpreservation.org](http://www.lustronpreservation.org)

### President, Southlawn Cemetery Association, South Bend, Indiana. 1995-2002

Managed corporate affairs, staff and grounds crew. Negotiated sale of cooperation to new entity and managed post-closing corporation. Stared working at Cemetery in high school as service and grounds crew.

## SELECTED PROJECTS OF NOTE

- › **Queen Anne Parsonage relocation: \$125,000** Parsonage for church, threatened with demolition, moved and restored for personal residence.
- › **Old Republic: \$2,000,000** Mentored local volunteer organization to save their community landmark c.1860 Italianate villa from demolition. Five years effort involving legal action, grant writing and volunteer involvement lead to restored property and staffed organization.
- › **1925 Arts & Crafts home for Designer Showhouse: \$325,000** Architect designed house threatened with demolition by local hospital. Relocated and restored utilizing designer show house partnership with featuring thirteen designers.
- › **Drexel Hall: \$1,000,000** Multi-year advocacy with local liberal arts college. Successfully rehabilitated abandoned former Indian Normal School. Involved lobbying for Federal earmark from HUD Budget.
- › **Historic Leasing Program: \$10,000,000** Developed partnership with the National Park Service whereby threatened historic properties in the Indiana Dunes National Lakeshore are leased to Indiana Landmarks. In turn, marketed and located private parties to undertake substantial rehabilitations of the properties in exchange for a long term lease. Upon success of initial five houses, program was expanded to include an additional five properties which are also now all leased. The properties include:
  - ❖ **Five Homes form the 1933/32 Century of Progress Project** – Rostone House, Florida Tropical House, Armco Ferro House, Cypress Log Cabin and House of Tomorrow. Total investment will exceed five million dollars upon completion (all private funds).
  - ❖ **Field Station Cooperative, Porter, Indiana** – Rehabilitation of historic barn and c. 1860 farmhouse for use as environmentally based pre-school.
  - ❖ **Jacob Lustron** – Disassembly and re-assembly of historic Lustron house.
  - ❖ **Windsor Lustron** – rehabilitation in place of three bedroom model.
  - ❖ **Nelson Farmstead**, c. 1860 log structure and five accompanying outbuildings.
- › **South Bend Remedy Building: \$900,000** Relocation and restoration 450 ton masonry building. Developed project strategy, budget, financing, fund raising and project management. Multi-tenant building providing office space for Indiana Landmarks Northern Regional Office and income from office and residential tenant spaces.
- › **McCullouch House, Fort Wayne, Indiana \$2,000,000** Demolition threatened and abandoned property, redeveloped for United Way offices. Creating and managed local grass roots ad-hoc group, secured grants and managed rehabilitation and sale of property.
- › **Zeiger Farmstead:** Reside in and sensitively renovating fifth generation farm house for accessibility.