

# Historic Preservation 101



**Parks, Recreation  
and Historic Preservation**

# Historic Preservation in America: Citizen Action

- Independence Hall  
(1815)



# Historic Preservation in America: Citizen Action

- Washington's HQ (1850)



# Historic Preservation in America: Citizen Action

- Mount Vernon (1860)



# Municipal Action

**Colonial Williamsburg,  
1920's**



**Local Historic  
District:  
Charleston, SC  
1930**



# Historic Preservation in America: National Government Action

- Pennsylvania Station Crisis





# Historic Preservation in America: National Government Action

- National Historic Preservation Act of 1966 created the National Historic Preservation Program, including:
  - State Historic Preservation Offices (SHPOs)
  - National Register of Historic Places
  - Federal Project Review (Section 106)

# State Historic Preservation Office (SHPO)

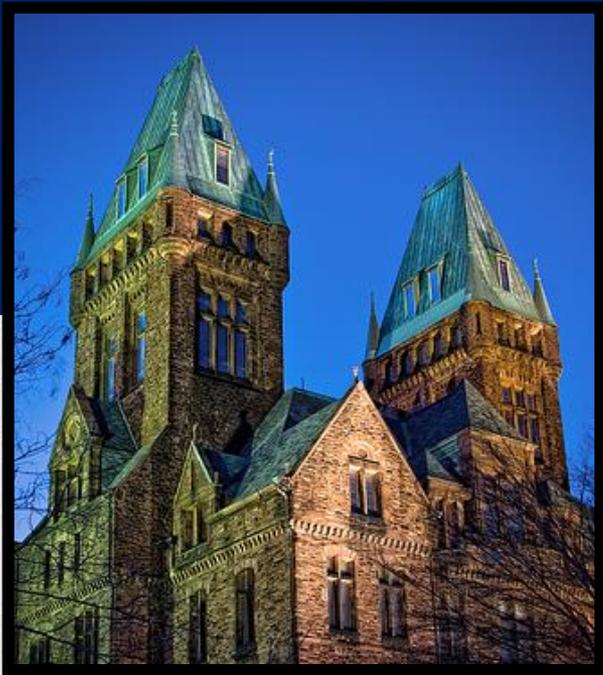
- Oversees all state and federal preservation programs
- Also known as the Division for Historic Preservation



# National and State Registers

- Includes buildings, sites, structures, landscapes, boats, etc.
- Generally must be over 50 years old
- Must meet criteria for historical associations, architecture, or events











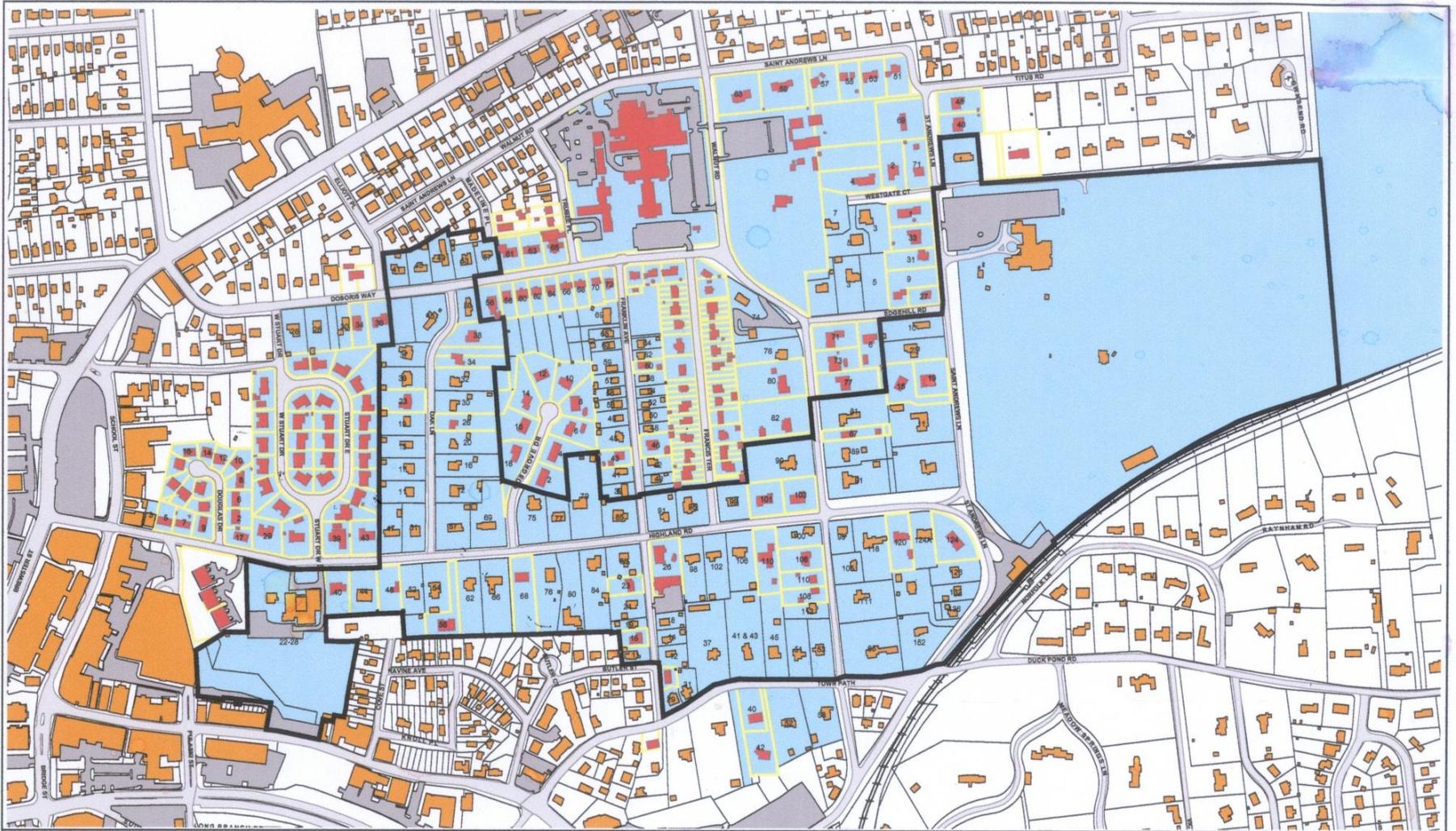






# Historic Resources Survey

- Assisting and guiding local communities to inventory and catalogue their historic resources
  - Necessary for planning
  - Direct local, state and national programs
  - Raise awareness of local history and resources



Note: This map is for general planning purposes only.  
 Source: New York State Department of Transportation,  
 Nassau County GIS, Stuart Turner & Associates

Prepared: July 2003 (DRAFT)  
 Last Modified: September 2003



- Buildings
- Preliminary Study Area
- Parking lots
- Proposed Historic District Boundary
- Roads
- Buildings not eligible for inclusion based on age or integrity
- Lots



## STUDY AREA

### GLEN COVE HISTORIC STUDY

City of Glen Cove  
 NASSAU COUNTY, NEW YORK

STUART TURNER & ASSOCIATES  
 Planning and Development Consultants

# Section 106/Section 14.09

- Triggered by involvement of agency through funding, permits, licenses
- Resource is listed on National/State Register, or determined “eligible for listing” by SHPO/Agency
- Agency “Must take into account the effects/impacts” of their actions on historic resources, and work to avoid, minimize or mitigate any “Adverse Effects”











# PRESERVATION TAX CREDITS FOR INCOME-PRODUCING PROPERTIES

20% Federal Commercial  
Rehabilitation Tax Credit

+

20% NYS Commercial  
Rehabilitation Tax Credit

=

40% Investment Tax Credit for  
Historic Commercial Properties



# WHAT BUILDINGS QUALIFY?

- Listed Individually on the State or National Register of Historic Places
- Listed in a State or National Register Historic District
- Located in a Local Historic District which has been certified by the National Park Service
- Individual Buildings & Historic Districts that are eligible for the registers or in the Process of Listing



# SUBSTANTIAL REHABILITATION

Value of the Property

*minus*

Value of the Land

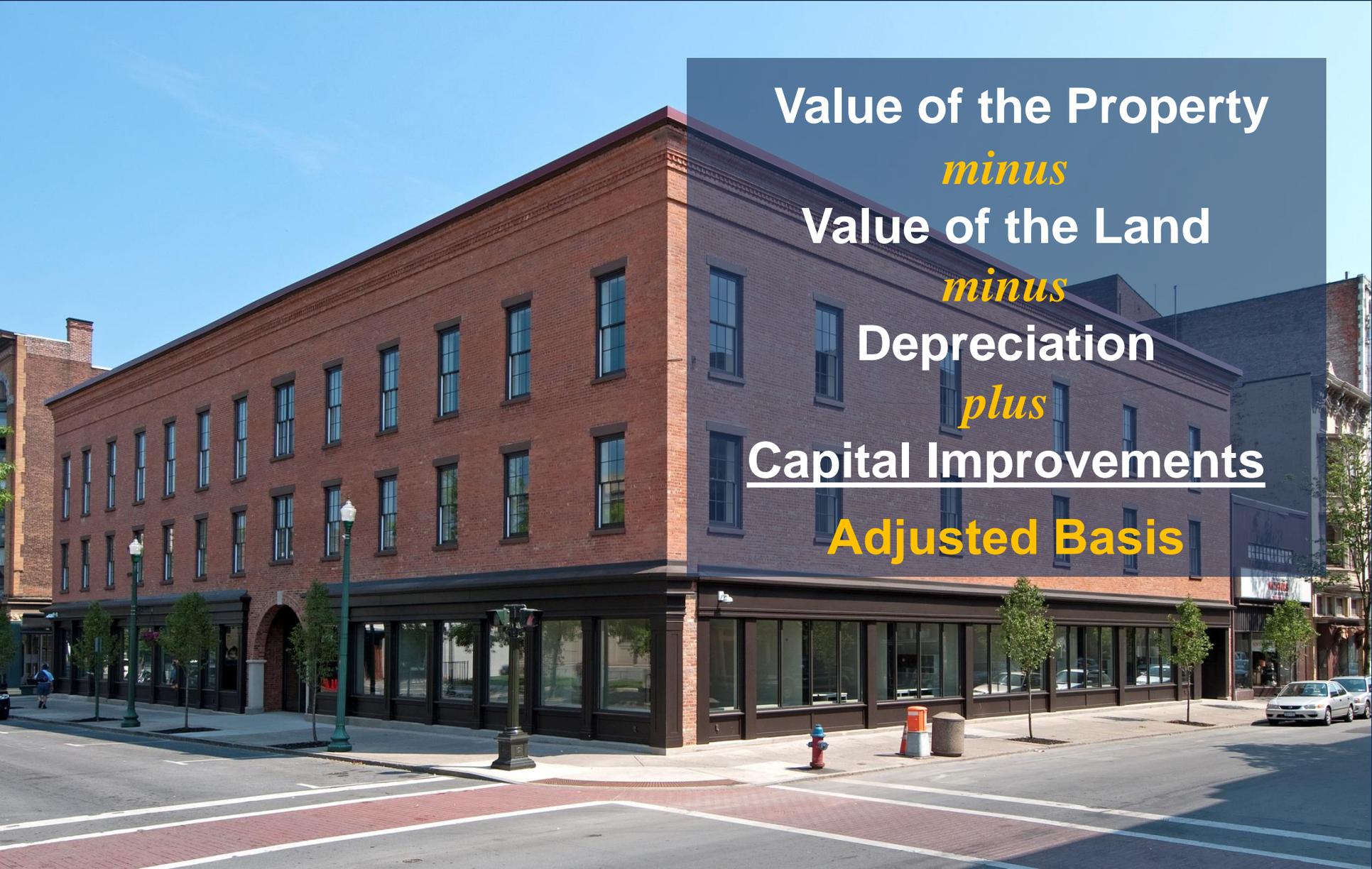
*minus*

Depreciation

*plus*

Capital Improvements

**Adjusted Basis**



# COMMERCIAL HISTORIC REHABILITATION TAX PROJECT CHECKLIST

- Are you working with a building that is listed individually or located in a listed historic district? Or, is the building eligible for listing or in the process of listing?
- Does the project pass the substantial rehabilitation test?
- Is your project located in an eligible census tract?

## QUICK TIPS

- CONTACT THE SHPO EARLY - BEFORE WORK BEGINS
- If your project is complex, consult experts to assist with documentation, design, and financial planning

# APPLICATION - PART 1: SIGNIFICANCE

- **Buildings in historic districts**: Provide photos, maps, a brief description of the building, and a brief summary of the building's history
- **Individually listed buildings**: skip to Part 2
- **Buildings to be listed by project's completion**: Supply SHPO with a draft registers nomination, including photos & maps



# APPLICATION - PART 2: PROPOSED WORK

## NARRATIVE:

- Describe existing conditions, including major building features

## SUPPORTING DOCUMENTATION:

- Photographs to document ALL areas of the property
- Floor plans and elevation drawings should reflect current conditions and proposed work
- Include historic photographs if available



The Secretary of the Interior's  
Standards for the Treatment of Historic Properties

with Guidelines for  
Preserving, Rehabilitating  
Restoring, & Reconstructing  
Historic Buildings



U.S. Department of the Interior • National Park Service • Heritage Preservation Services

The Secretary of the Interior's  
**Standards for  
Rehabilitation**

Revised 1990



U.S. Department of the Interior  
National Park Service  
National Center for Cultural Resources  
Technical Preservation Services  
Washington, DC

# PRESERVE HISTORIC MATERIAL



**Repair rather than replace deteriorated historic features**

**If deterioration is so severe that replacement is necessary, the new feature should match the old in design, color, texture, overall visual quality, and materials**

# PRESERVE DISTINCTIVE FEATURES

Preserve a property's historic character by focusing on specific elements, such as distinctive details, methods of construction, and examples of craftsmanship



# PRESERVE HISTORIC FLOOR PLANS

The interior organization of a building, its sequences of spaces, and circulation patterns, is important in conveying its historic context and development

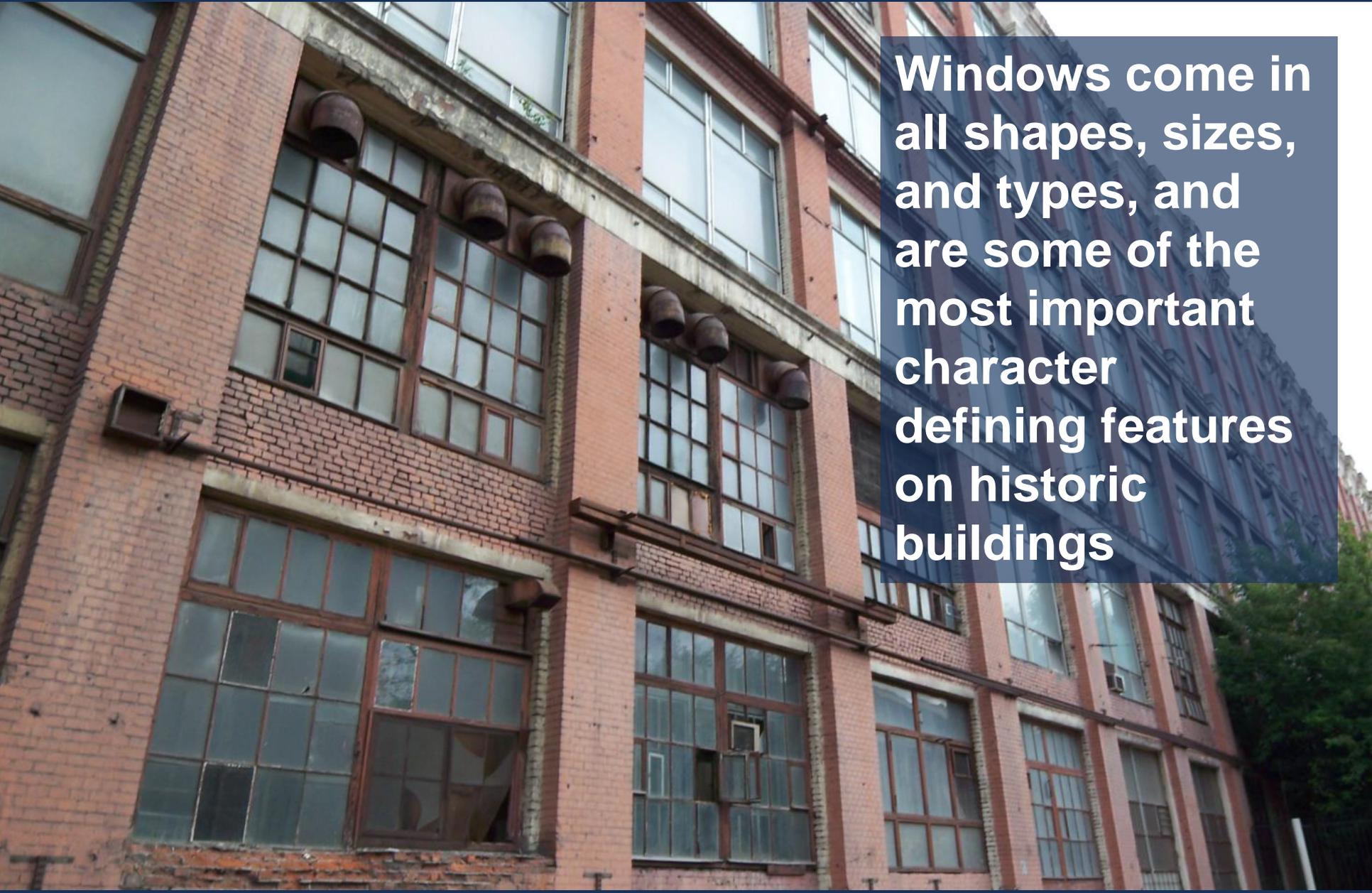


# PRESERVE IMPORTANT INTERIOR SPACES



**Public assembly spaces can be the most significant interior spaces of certain building types**

# WINDOWS – REPAIR OR REPLACE

A photograph of a multi-story brick building with large, multi-paned windows. The building is made of red brick and features decorative elements like flower boxes under the windows. The windows are arranged in a grid pattern across the facade. The building appears to be an older, historic structure.

Windows come in all shapes, sizes, and types, and are some of the most important character defining features on historic buildings

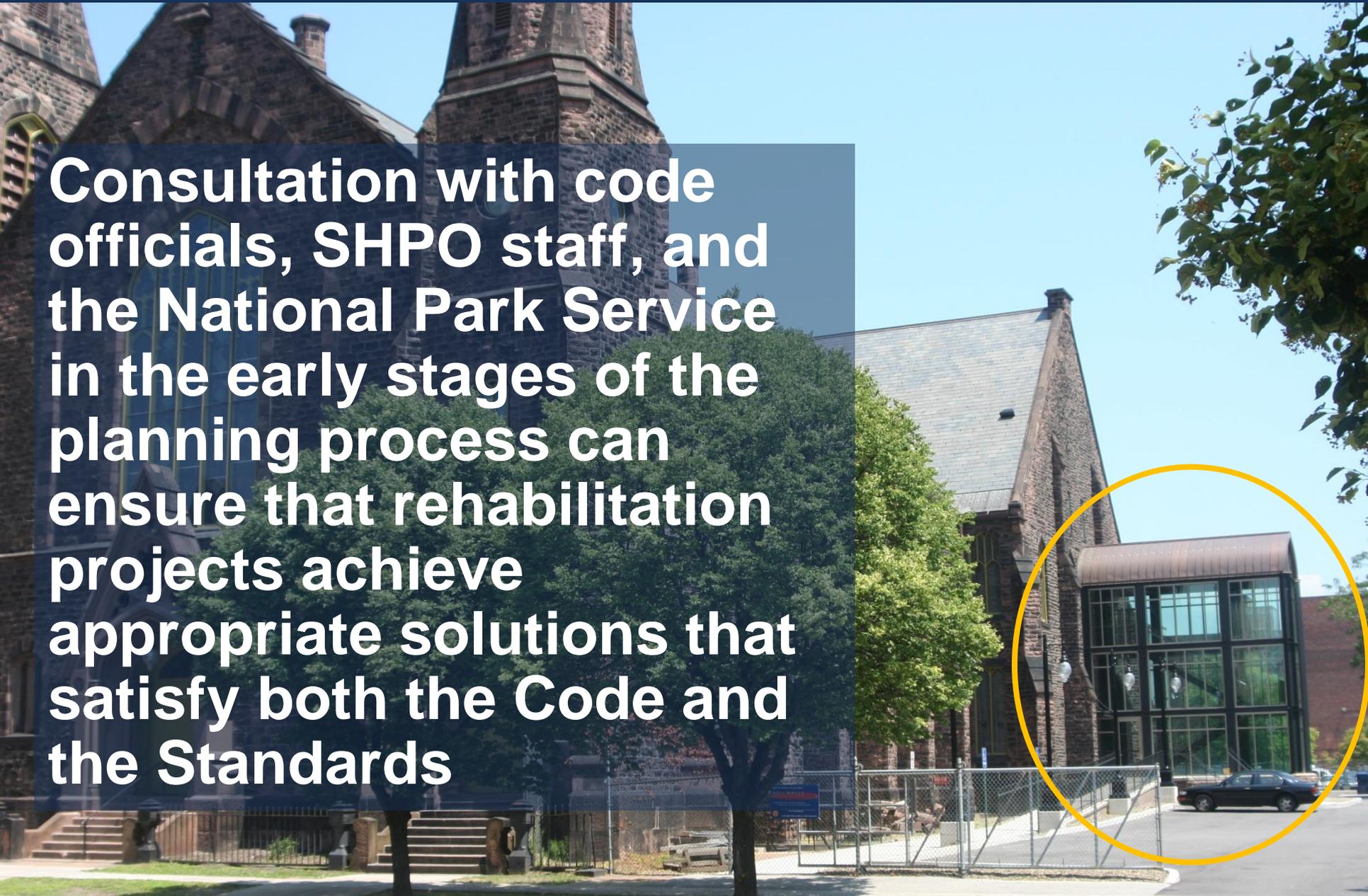
# PRESERVATION & ENERGY EFFICIENCY

As long as a proposed measure does not diminish the historic character of a building or endanger historic materials, then it will meet the Standards

**Historic buildings were designed and built “green”**  
**PASSIVE SOLAR • DAYLIGHTING • NATURAL VENTILATION**

# CODES & REGULATORY REQUIREMENTS

Consultation with code officials, SHPO staff, and the National Park Service in the early stages of the planning process can ensure that rehabilitation projects achieve appropriate solutions that satisfy both the Code and the Standards

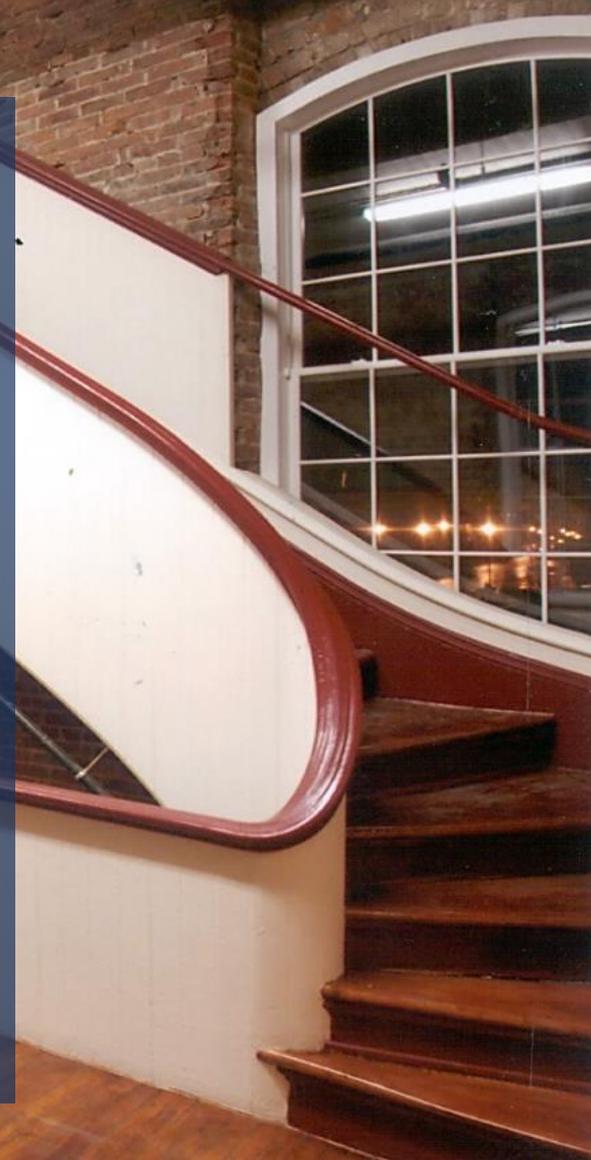


# MORE KEYS TO A SUCCESSFUL PROJECT

- Identify the character-defining elements of the building to your architect and/or contractor
- Complete work as approved or submit project amendments for any changes
- Keep the Standards in mind whenever changes are made after Part 2 approval and refer to the Illustrated Guidelines or Interpreting the Standards Bulletins for guidance
- For large or complicated projects, hire an experienced team – architect, preservation consultant, accountant, attorney, banker – and ensure good team communication

# **PART 3 -REQUEST FOR CERTIFICATION OF COMPLETED WORK**

- **Owner submits completed Part 3 form along with photographs of completed work**
- **The project must be completed at this point; for example, interior spaces must be ready for use**
- **Final approval issued by the National Park Service for certified historic properties where completed work meets the Standards for Rehabilitation**



# NEW YORK STATE COMMERCIAL REHABILITATION TAX CREDIT PROGRAM ELIGIBILITY



- Project qualifies for the federal credit
- Property is located in eligible census tract
- Applicant is required to pay state fees
- State credit applies to rehabilitation costs up to \$5 million (no cap on federal credit)

*“Does listing in the National Register mean that your house and neighborhood or city's main street will be protected from time and change—forever preserved? Many people think so, and this is a common misunderstanding...” Under federal law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose, provided that there is no Federal involvement.”*

(NATIONAL REGISTER OF HISTORIC PLACES)

- *..Historic districts are preserved and enhanced through small steps, carefully taken. They know that the collective integrity of individual buildings imparts a distinct local identity... To achieve this goal, however, they must do more than rely on state and federal preservation laws...Historic district preservation usually occurs locally, beyond the scope of state and federal legislation.*

Erik Nelson, Senior Preservation Planner, City of Fredericksburg, VA

# A Local Commission....

- Designates historic properties on the basis of local criteria and local procedures

Former Welsh Church, Holland Patent, NY



# A Local Commission....

- Sets district boundaries based on the distribution pattern of historic properties, and other community considerations



Owego, NY

# A Local Commission....

- Provides recognition of a community's significant properties

Delaware Avenue Fire station, Albany



# A Local Commission....

- Provides protection of character-defining exterior features of a property



563 North Broadway, Saratoga Springs

# A Local Commission....

- May enable financial assistance, such as a local tax abatement program for historic preservation, if the local government has passed an abatement provision



# A Local Commission....

- Can review proposed demolitions within the district, and provide delays to allow for preservation alternatives to be considered



# A Local Commission....

- Can review and approve/deny all changes to the exterior of designated historic properties



Rebuilding oriel windows, Troy

# A Local Commission....

- Can approve or deny new construction, in designated areas



# NYS Model Law

A Model Law was developed from the experiences of local commissions. Its adoption ensures a stable, defensible, and successful local preservation program

# Outcome?



## Saving shared spaces

Kirkland Arts Center, Clinton

# Outcome?

## Preserving Community Character

House, Norwich, NY



# Outcome?

## Economic Development, Your Way



American Hotel, Sharon Springs



# Outcome?

## Enhancing your community's image



563 North Broadway, Saratoga Springs



# Outcome? Your community!

Main Street, Cooperstown



# *City of Syracuse's Historic Preservation Program*

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Syracuse City Hall, looking across the Erie Canal, ca. 1900

Aerial of Downtown  
Syracuse, 1959



INQUIRY #: 3357070.5

YEAR: 1959

— = 500'



Aerial of Downtown  
Syracuse, 1978



INQUIRY #: 3357070.5

YEAR: 1978

| = 750'





Syracuse Savings Bank  
Joseph Lyman Silsbee, 1875

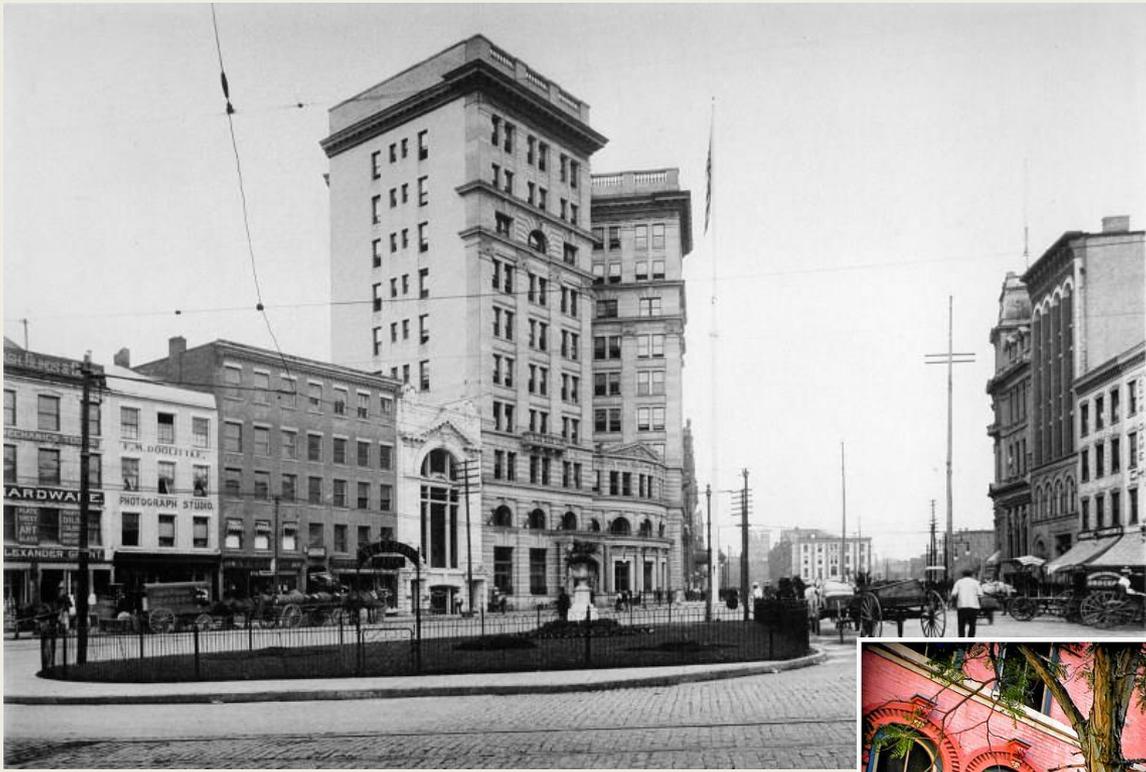
First building in Syracuse  
nominated for the National  
Register of Historic Places





Weighlock Building, 1850





Hanover Square

Syracuse's first historic district nominated for the National Register of Historic Places



# Syracuse Landmark Preservation Ordinance 1975

(City of Syracuse Zoning  
Ordinance, Part C, Section 7)



SYRACUSE, NEW YORK

ZONING RULES  
AND REGULATIONS

# City of Syracuse Preservation Ordinance (1975)

## Legislative Purpose:

- Protection of valuable historic and architectural resources
- Recognition of unique architectural, artistic and cultural achievements
- Designation of Preservation Districts and Protected Structures
- Stabilization of property values
- Encourage Heritage Tourism
- Foster civic pride



# Landmark Preservation Board

## Powers and Duties:

- Recommends designation of local protected sites and preservation districts.
- Regulates the appearance of new construction, additions to or alterations of Protected sites and properties within Preservation Districts
- Conducts historic resources surveys
- Advises City departments, commissions and boards in matters involving historic properties



# Local Protected Sites and Preservation Districts



**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

Submit to:  
Syracuse Landmark Preservation Board  
City Hall, Room 318  
233 E. Washington Street  
Syracuse, NY 13202

**APPLICANT**

**I.** Applicant's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**II.** Work is proposed for property at: \_\_\_\_\_

Which has been designated as a Protected Site:

- Exterior only
- Interior only
- Exterior and interior
- Or is located within a Preservation District

**III.** This application is for the indicated with each work i

**APPLICANTS MUST C STUDY SHORT FORM LISTED ON THE NATI**

- Partial or complete
- Alteration to textu
- Alteration to textu designated a Protec
- A change in color t
- Cleaning (Comple
- Addition to existin
- New building cons
- Alteration to site ir for parking lots, dr
- Deposit of refuse o
- Change in signage

Applicant's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

\*Submission of this application or approval obtaining other permits and/or approvals as

City Hall, 233 E. Washington St.,

Certificate of Appropriateness Application

Case Number: \_\_\_\_\_



## Guidelines & Standards



### Sedgwick-Highland-James Preservation District Syracuse, New York

City of Syracuse  
Landmark Preservation Board  
2004



## Certified Local Government (1986)

In partnership with SHPO and NPS



Access to technical assistance and grants



**Landmark Preservation**



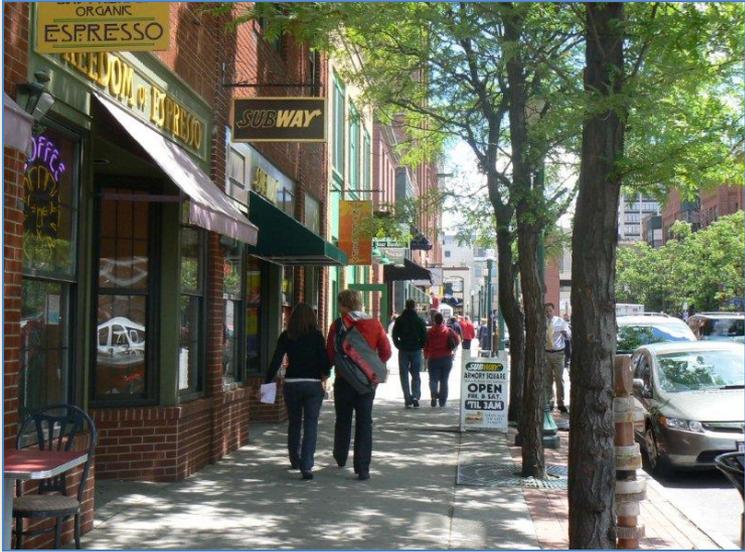


Babcock Shattuck House restoration

# Community Revitalization



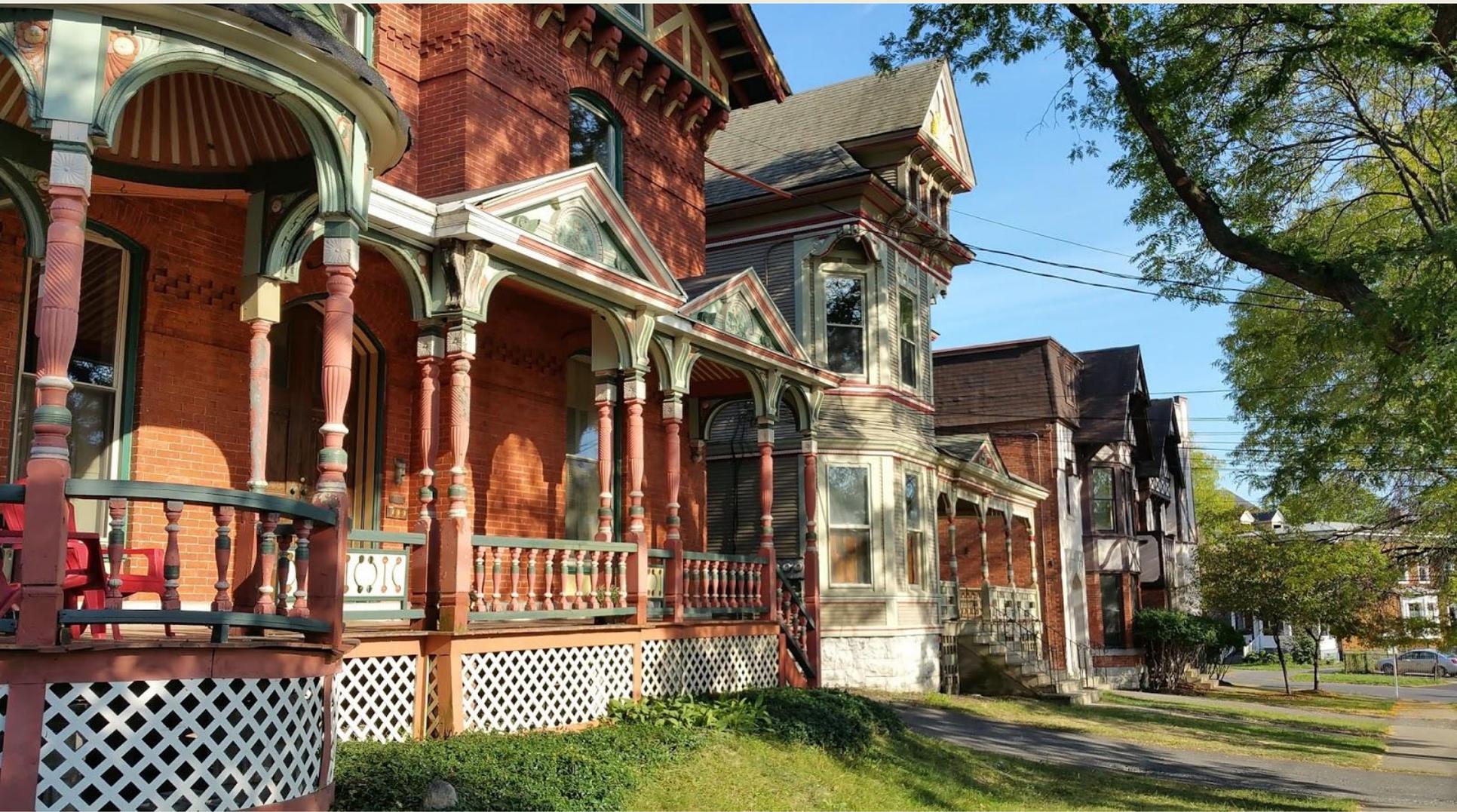
*South Salina Street*



*Armory Square*



*Lofts At Willow*



Hawley Green Neighborhood

# Managing Change Over Time



North Salina Street Historic District



**HURCHILL**

Asbestos Mold & Lead Services

**EKS**

PARKING FOR THE CITY

STOP



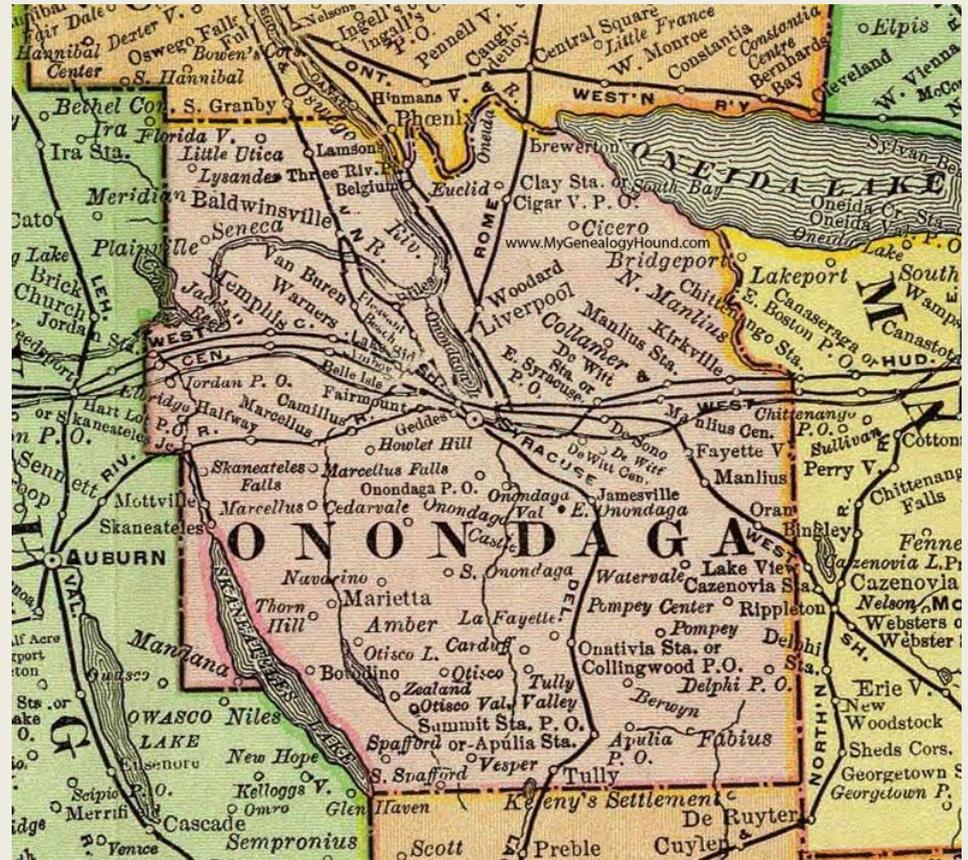




North Salina Street Historic District - Dunkin Donut store design, 2012

# Onondaga County

- Only 41 individual National Register listed properties outside of Syracuse
- Seven historic districts; only Fayetteville is a CLG community



## *What your community can do...*

- Conduct a historic resource survey
- Nominate resources to the National Register
- Pass a local preservation law and become a CLG community
- Join the Preservation Association of CNY ([www.pacny.net](http://www.pacny.net))
- Go to the 2019 Annual Preservation Conference