

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



*Mechanicville Hydroelectric Station
August 6, 2003*









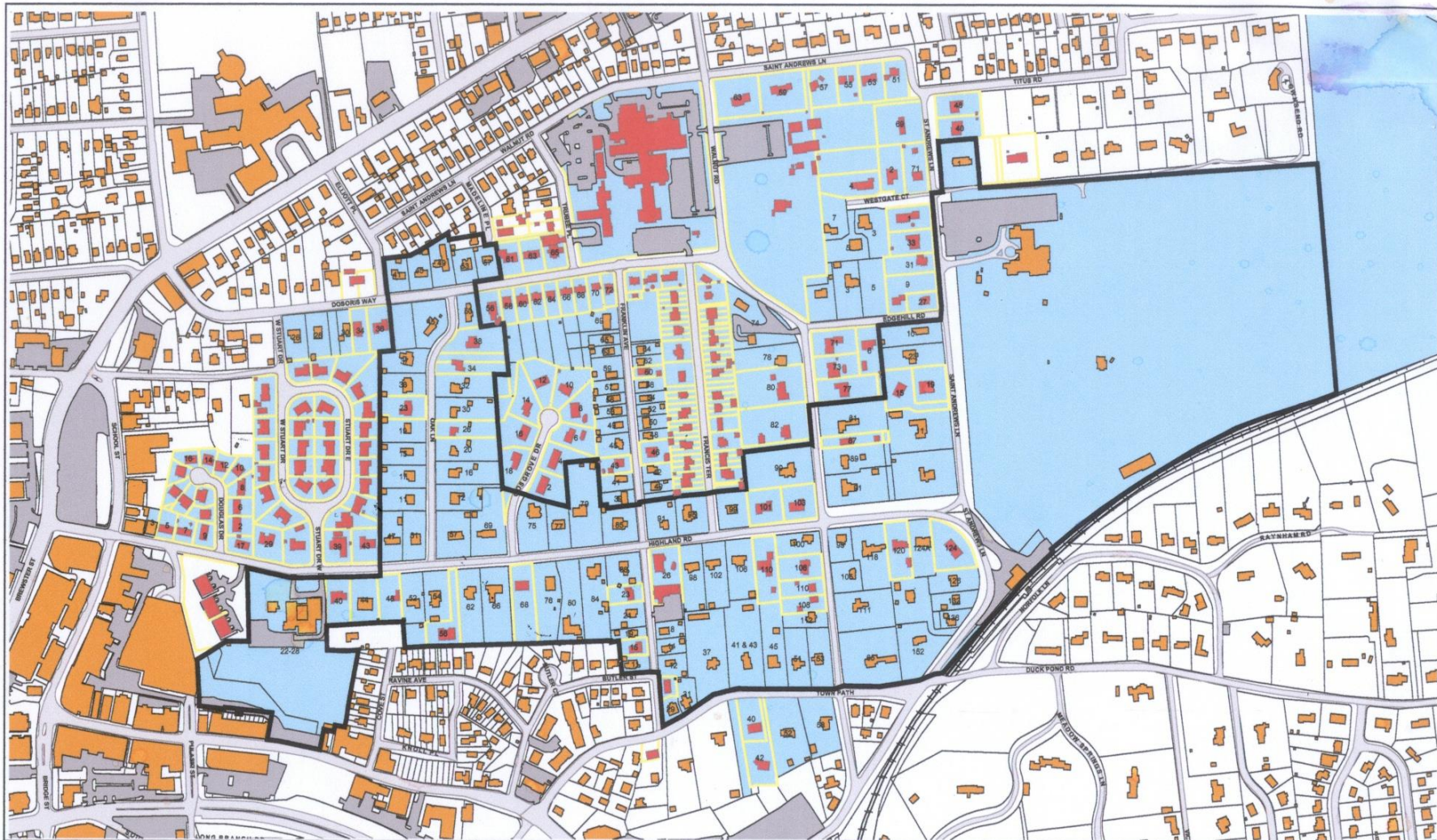






Historic Resources Survey

- 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

400 200 0 400 Feet
1 inch = 400 feet



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



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

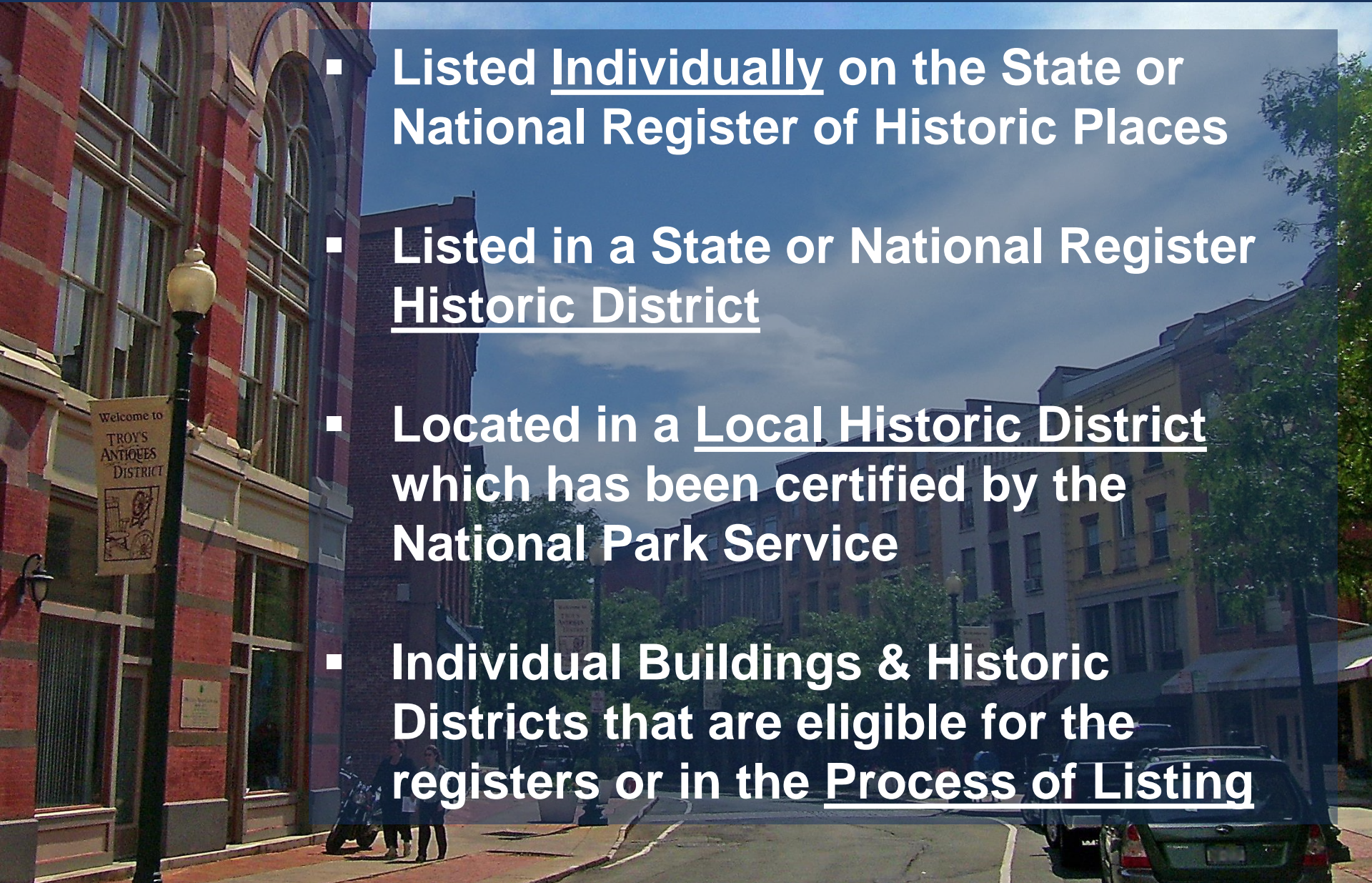
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40% Investment Tax Credit for
Historic Commercial Properties




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



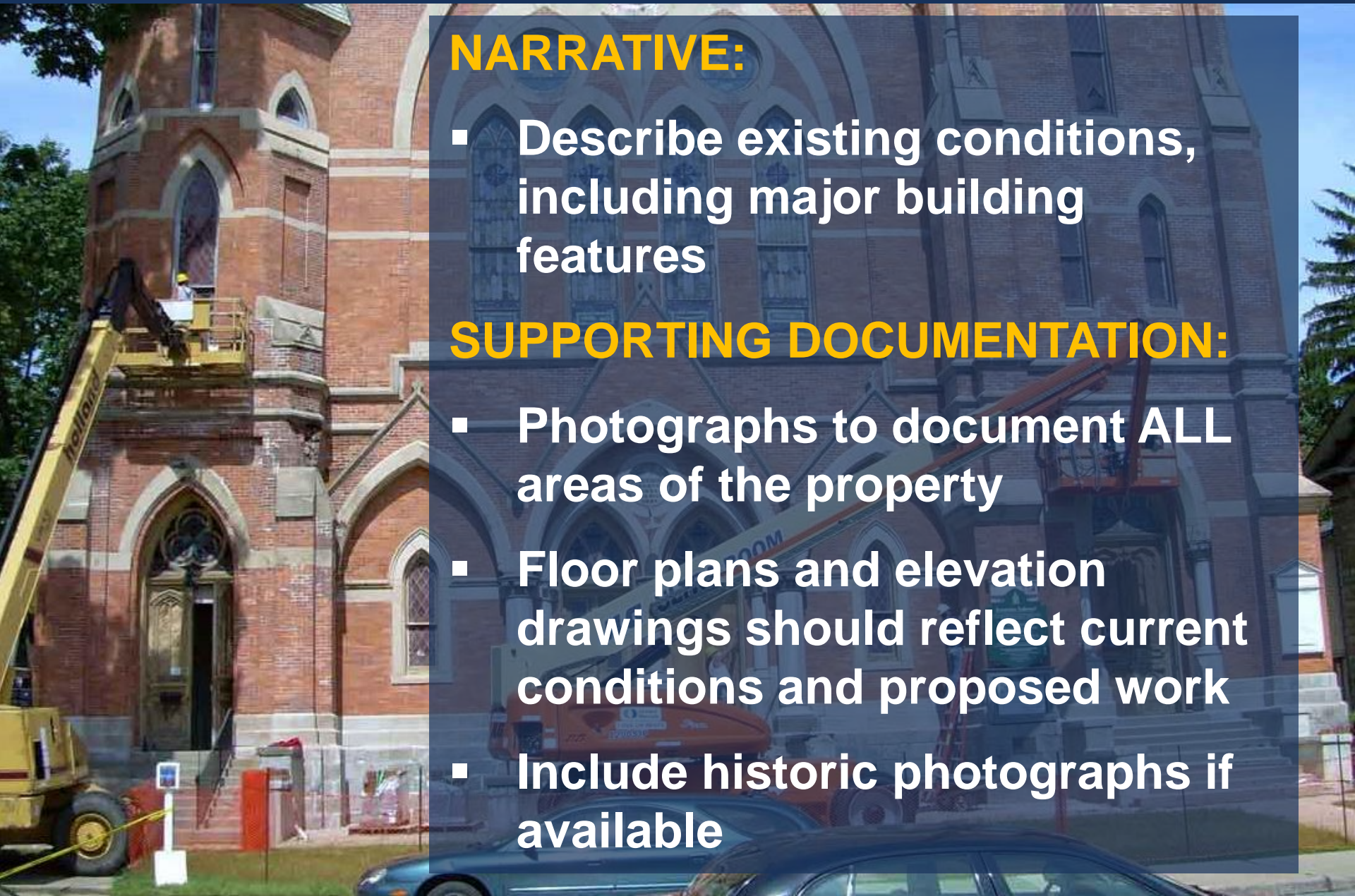
APPLICATION - PART 2: PROPOSED WORK

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

The image shows the interior of a grand, historic building, likely a cathedral or a large hall. The space is characterized by its high, vaulted ceiling with exposed wooden trusses and beams. The walls are painted in a warm, yellowish-gold color. There are multiple levels of galleries or balconies with dark wood railings. The floor is made of polished wooden planks. In the background, there is a large, arched window with a decorative frame. The overall atmosphere is one of grandeur and historical significance.

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

WINDOWS – REPAIR OR REPLACE

A photograph of a historic brick building with multiple stories. The building features large, multi-paned windows with dark frames. Above the windows, there are decorative cast-iron elements that look like small, rounded, protruding structures. The brickwork is a mix of red and brown tones, with some areas showing signs of wear and peeling paint. The building is set against a clear sky.

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



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

Aerial of Downtown
Syracuse, 1959



Aerial of Downtown
Syracuse, 1978



INQUIRY #: 3357070.5
YEAR: 1978
| = 750'

↑ N
City of Syracuse



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

Certificate of Appropriateness Application

Case Number: _____

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 (
- ☐ Cleaning (Comple
- ☐ Addition to existin
- ☐ New building cons
- ☐ Alteration to site ir
- ☐ for parking lots, dr
- ☐ Deposit of refuse o
- ☐ Change in signage

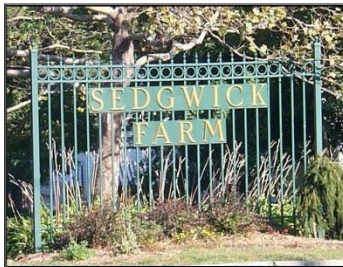
Applicant's Signature: _____

Owner's Signature: _____

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

City Hall, 233 E. Washington St.,

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



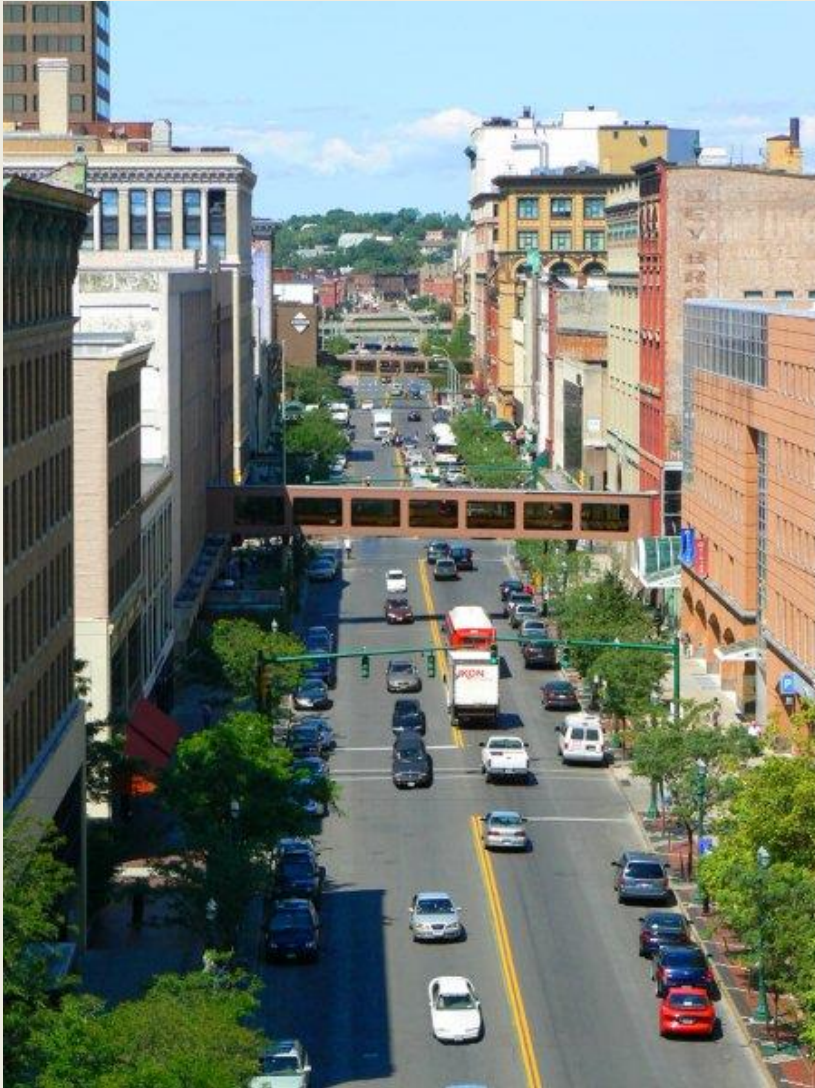
Landmark Preservation





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



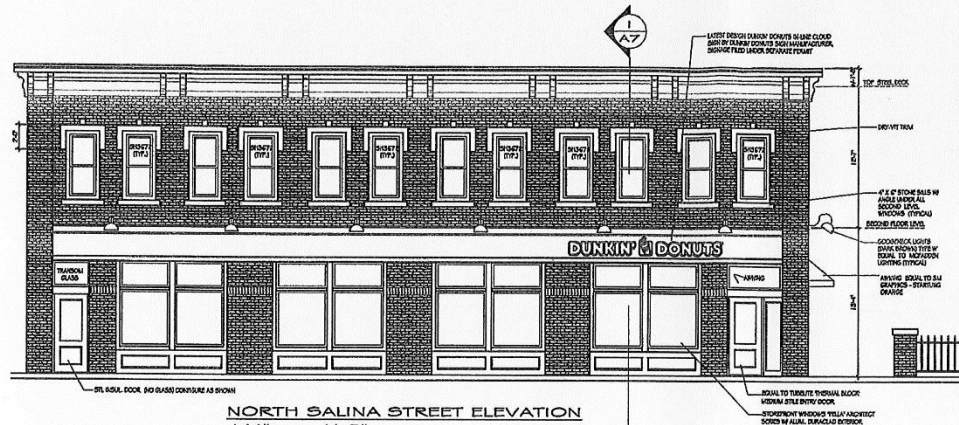
CHURCHILL

Asbestos Mold & Lead Services

EKS

PARKING
PERMITTED
FOR
BUS





NORTH SALINA STREET ELEVATION
1/4" = 1'-0"

DUNKIN' DONUTS

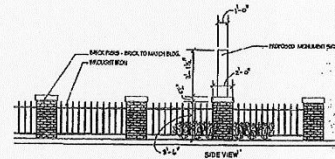
DUNKIN' = 7.85 SQ. FT.
DONUTS = 7.85 SQ. FT.
CUP = 2.00 SQ. FT.
TOTAL = 18.00 SQ. FT.

LETTER	SIZE	TYPE	FINISH	LOCATION
1/4" X 1/4"	1/4"	1/4"	1/4"	1/4"
1/4" X 1/4"	1/4"	1/4"	1/4"	1/4"
1/4" X 1/4"	1/4"	1/4"	1/4"	1/4"
1/4" X 1/4"	1/4"	1/4"	1/4"	1/4"

COLOR & MATERIAL NOTES
 DARK CLOUD LETTERS
 CLEAN LETTER FACED TO REVERSE GLASS POLYCARBONATE, EXPOSED BEHIND SURFACE WITH LETTERS TO BE PAINT BACK REVERSE
 VINYL LETTERS TO BE 1/4" X 1/4" (SEE 1/4" X 1/4" SIGN) - SEE 1/4" X 1/4" SIGN, CHARTER TO BE 1/4" X 1/4" SIGN, BROWN MOORE 1116-10 1/4" X 1/4" SIGN
 SIGNAGE TYPE: 1/4"

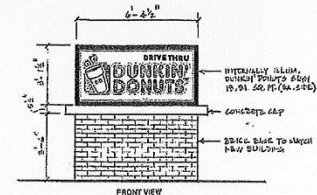
LOAD SIGN FOR BROWN MOORE
 FINISH AND FINISH: 1/4" X 1/4" SIGN, BROWN MOORE 1116-10 1/4" X 1/4" SIGN, CHARTER TO BE 1/4" X 1/4" SIGN, BROWN MOORE 1116-10 1/4" X 1/4" SIGN
 VINYL LETTERS TO BE 1/4" X 1/4" (SEE 1/4" X 1/4" SIGN) - SEE 1/4" X 1/4" SIGN, CHARTER TO BE 1/4" X 1/4" SIGN, BROWN MOORE 1116-10 1/4" X 1/4" SIGN
 FINISH AND FINISH: 1/4" X 1/4" SIGN, BROWN MOORE 1116-10 1/4" X 1/4" SIGN, CHARTER TO BE 1/4" X 1/4" SIGN, BROWN MOORE 1116-10 1/4" X 1/4" SIGN
 SIGNAGE TYPE: 1/4"

SIGNAGE DETAILS
1/4" = 1'-0"



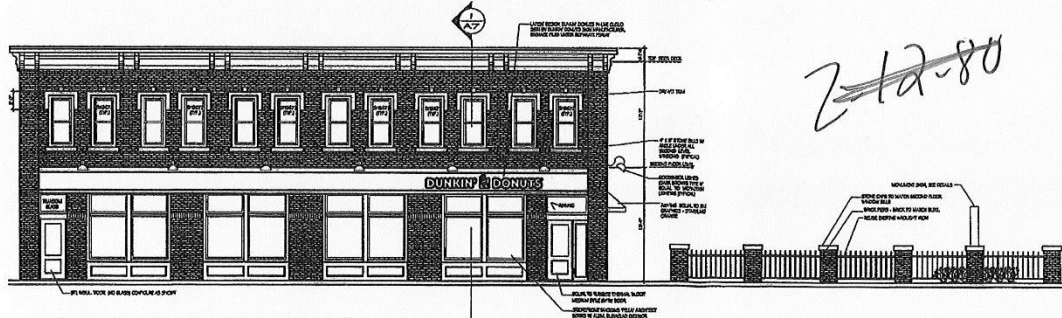
MONUMENT SIGN

CORNER N. SALINA ST. & E. DIVISION ST.



MONUMENT SIGN

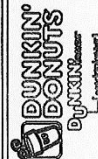
CORNER N. SALINA ST. & E. DIVISION ST.



NORTH SALINA STREET ELEVATION
3/16" = 1'-0"

2-12-80

BUILDING ARCHITECT
 ROBERT C. ABBOTT, JR.
 ARCHITECT
 100 WEST 10TH STREET, SUITE 100
 SYRACUSE, N.Y. 13204
 (315) 437-1300



JAMES D. SMITH,
 ARCHITECT, AIA
 33 LUTHER ST., SUITE 100
 SYRACUSE, N.Y. 13204
 (315) 437-1300



REVISIONS	DATE	BY	DESCRIPTION
1	12/12/80	JDS	INITIAL ISSUE

FOR LOCATIONS
 SYRACUSE, NEW YORK
 444 NORTH SALINA STREET
 EXTERIOR ELEVATIONS

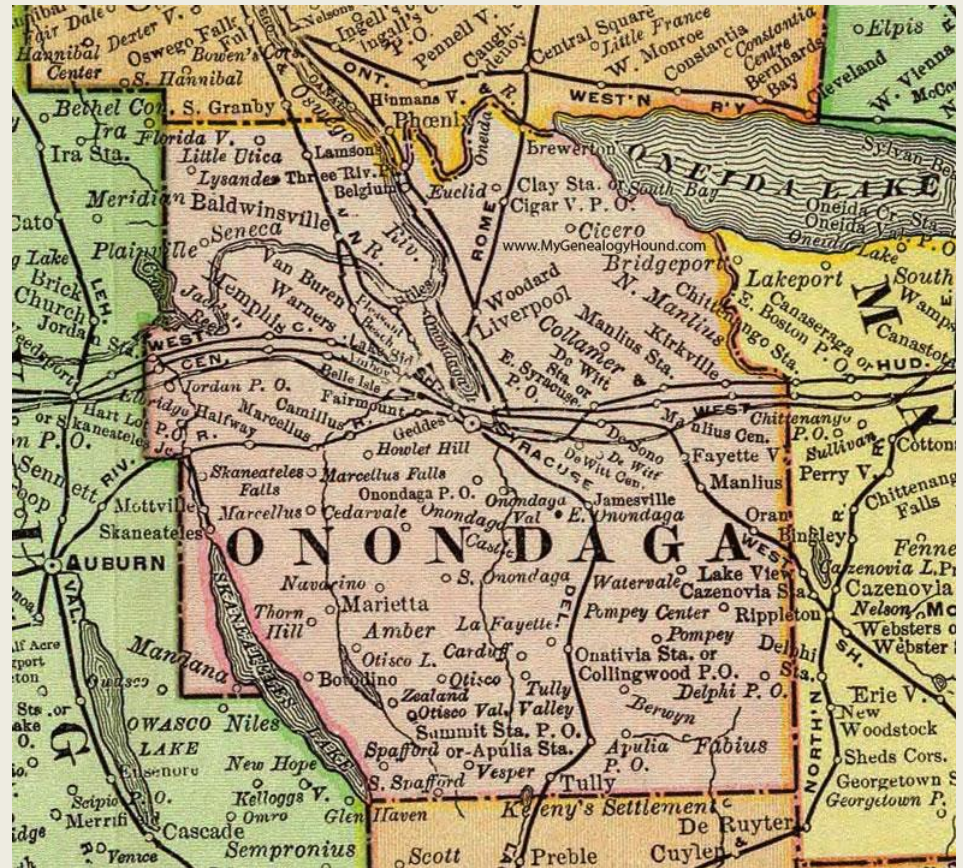
SHEET
A5
 DATE: 12/12/80
 JOB: 100-100
 PLOT: 349331
 C.M. M. DONAHUE



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)
- Go to the 2019 Annual Preservation Conference