

# Historic Preservation 101

Landmark Affiliate Meeting  
Sodus, NY  
June 16, 2023



LANDMARK  
SOCIETY  

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of WESTERN NEW YORK

# The Landmark Society of Western New York

- Non-profit 501(c)(3), membership-based organization
- Founded in 1937
- Serve Monroe, Wayne, Seneca, Ontario, Yates, Livingston, Wyoming, Genesee & Orleans Counties (and more).



# The Landmark Society of Western New York

- Historic Sites
- Public events
- Public outreach & education
- Advocacy
- Preservation Conference
- Advice
- Partnerships
- Support local communities
- Assist property owners, developers, local governments, neighborhood & community leaders
- Consulting services



# **FIVE** *to* **REVIVE**



# Old House Help

- NYS Homeowner Tax Credit Application Services
- Preservation Board / Commission Assistance
- Webinars
- Contractor Referrals
- Research Services

[www.landmarksociety.org/OldHouseHelp](http://www.landmarksociety.org/OldHouseHelp)



# Preservation Consulting Services

- Historic Commercial Tax Credit applications
- National Register nominations
- Historic Resource Surveys
- Historic research
- Grants
- Preservation advisory services



# LGBTQ Landmarks Initiative

- Walking Tours
- Inventorying sites associated with LGBTQ history
- Partnerships
- Inspired, in part, by NYC LGBT Historic Sites Project



# Landmark Affiliate Program

- Engage with communities, organizations, and building owners
- Connections / networking
- Foster a collaborative & supportive environment
- Priority status for consultation with LSWNY

# What is Historic Preservation?

The What

**HISTORIC RESOURCES**

# Buildings, sites, structures, objects



The Who

**PEOPLE, AGENCIES, ORGANIZATIONS**

GOVERNMENT

PRIVATE / NON-PROFIT  
SECTOR

LOCAL

Municipality



STATE

NY State Historic Preservation Office  
(NY SHPO)



NATIONAL

National Park Service



National Trust for Historic Preservation



# Who else?

- Preservation consultants
- Architects & Landscape Architects
- Planners
- Grassroots advocates
- Developers
- Homeowners
- Museum professionals
- Historians
- YOU!

The How

**TOOLS & PROGRAMS**

# National Register of Historic Places

- The official list of the nation's historic places (buildings, sites, structures, landscapes, objects) worthy of preservation – generally 50+ years old and must meet criteria for historical associations, architecture, or events
- Honorary designation
- Administered by the State Historic Preservation Office and National Park Service
- Gateway to TAX CREDITS



# Benefits of National Register listing

- Hard data not as clear-cut
- Catalytic effect
- Increase in community pride
- Prestige? Premium?
- Increase in citizen advocacy
- Tax Credits



# Local Landmark Designation

- Not to be confused with the National Register of Historic Places
- Authorized by municipality's (city, town, village) Zoning Code
- Does prevent demolition
- Does have restrictions & design review

# Benefits of local districts

- Economic
- Less vulnerable to market volatility
- Property values tend to increase at a greater rate
- Design review protects your investment
- Maintains neighborhood's character & quality of life
- Social & psychological benefits



# Historic Tax Credits

- Incentive to make substantial investments in historic properties
- For income-producing properties
  - Federal: tax credits worth 20% of total project rehab costs
  - NY State: tax credits worth 20% or 25% of total project rehab costs
  - Must be NR-listed



# Historic Tax Credits - Homeowners

- Owner-occupied homes
- Minimum of \$5,000 expenditures
- NY State: tax credits worth 20% of total project rehab costs
- Must be NR-listed



# Historic Barn Tax Credits

- 25% NYS tax credit
- Barns built prior to 1946
- Barn had been used for agricultural or related purposes
- NR-listing NOT required
- Min. \$5,000 expenditures
- No residential use



# Historic Resource Surveys

*the process of identifying and gathering data on historic resources*

- Location
- Basic physical information
- Basic research
- Photographs
- Potential NR eligibility
- Potential NR historic districts

# Historic Resource Surveys – Why?

- Systematic identification and designation
- Identify resources that may not be obvious
- Impartial expert evaluation
- Establish preservation priorities
- Help municipality incorporate preservation priorities into planning
- Tourism aid
- First step in determining eligibility for historic districts



# Key Concepts

# Key Concepts

- PRESERVATION



- REHABILITATION & ADAPTIVE REUSE



- RESTORATION



# The Why

# Why care about preservation?

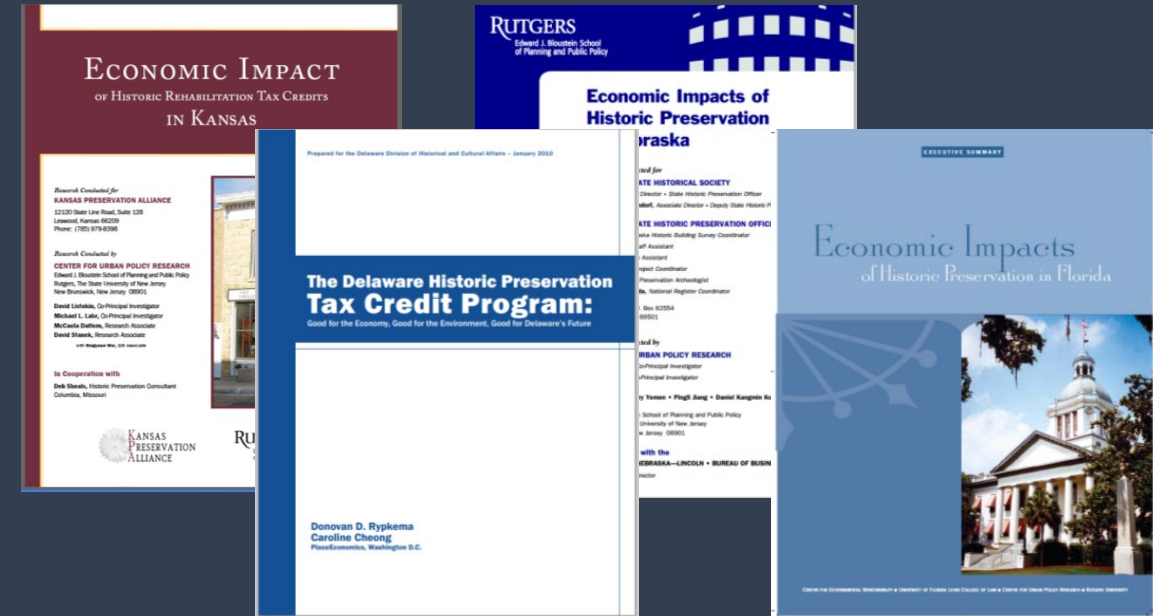
- Economics
- Sustainability
- Community
- History & heritage
- Aesthetic value
- People
  - quality of life
  - equity



# Preservation Facts:

- Donovan Rypkema – Place Economics
- Preservation creates jobs
  - \$1 million spent on the rehabilitation of an historic building in New York State will add \$86,000 more to local household income than will the same amount spent on new construction.

*Source: New York, Profiting Through Preservation,  
Preservation League of New York State*



# Preservation Facts:

- Preservation is fiscally responsible
  - Existing downtowns & neighborhoods represent a huge investment
  - Rehabilitation puts money back into tax rolls
  - Investment in the future

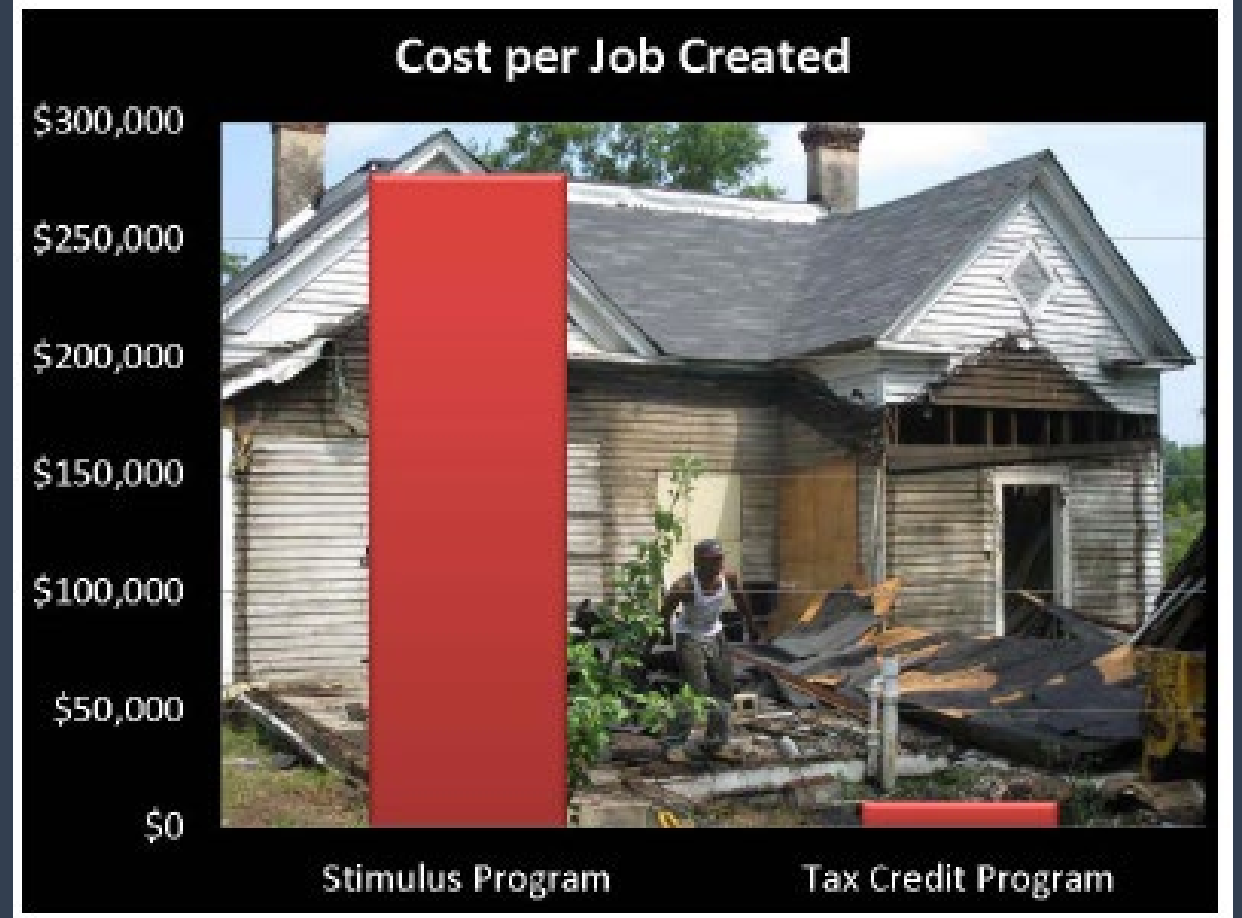


Image: Donovan Rypkema

# Preservation Facts:

- Historic places are desirable
  - Walkable
  - Arts, culture, recreation
  - Local businesses
  - Community
  - Aesthetically pleasing
    - Architecture, mature trees, street trees, sidewalks, lighting
  - Authenticity and character



# Preservation Facts:

- Heritage Tourism
  - Traveling to experience the places and activities that authentically represent the stories and people of the past and present.
  - Big business: Nearly 118.1 million American adults (56%)
  - More time & more money
  - \$994 per trip vs. \$611 for all U.S. travelers
  - \$118 billion in tax revenues for federal, state, and local governments



# Preservation Facts:

## Top Ten States Visited by Cultural/Historic Travelers in 2002:

- California
- Texas
- NEW YORK!
- Florida
- Pennsylvania
- Virginia
- Illinois
- Tennessee
- North Carolina
- Georgia



# Preservation Facts:

- Quality of Life
  - Walkability & alternative transit
  - Access to cultural amenities
  - Access to nearby businesses
  - Commute times
  - Street trees, sidewalks, porches, street lights
  - Community engagement



# QUESTIONS?

