

# HISTORIC PRESERVATION

New York Department of State

## Historic Preservation

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1. Why preserve?
2. What's historic?
3. National Register Designation
4. Local Regulation



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## Only about the past?

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- Museums
- History
- Things no longer in use



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## Or about the present and future

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- Continued use
- Adaptive reuse



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## Preservation not always quantifiable

"The buildings, streets, parks, and monuments that we have inherited- and not merely the best of them, mind you, but rather the most characteristic- nourish us from one ordinary day to the next and so become indispensable to our well-being."

- Brendan Gill



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## Preservation and Sustainability

Donovan Rypkema:

- Sustainable development is crucial to economic competitiveness
- Sustainable development is more than just environmental responsibility
- "Green buildings" and sustainable development are not synonyms
- Historic preservation is sustainable development
- Development without a historic preservation component is not sustainable

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## Preservation and Sustainability

- Small building demo = 1,344,000 cans
- Construction debris = 1/3 of all waste in US
- Embodied energy
- Green building construction
- Natural vs. synthetic materials



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## Preservation and Local Economies

\$1 million dollars and job creation

Manufacturing: 9.2 jobs

New construction: 11.2

Historic preservation: 14.6



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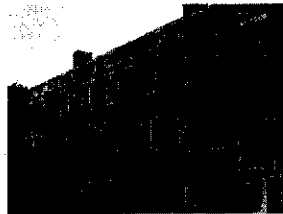
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## Preservation and Property Values

□ Values within historic districts appreciate at rates greater than the local market overall

□ Faster than similar, non-designated neighborhoods



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## Preservation and Tourism

□ Heritage tourists spend 30% more than others and stay nearly twice as long



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## History of Preservation Movement

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- Washington's Headquarters, Newburgh, 1850
- Mount Vernon Ladies Association, 1853, 1860
- Charleston, SC: Historic District Zoning, 1931, 1959
- Stockade, Schenectady, 1962



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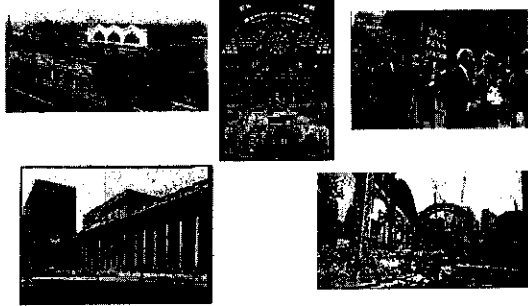
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## Pennsylvania Station, 1910-1963

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## National Historic Preservation Act, 1966

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- National historic preservation program
- Policies to protect historic and cultural resources
- Federal-state-tribal-local partnerships
- Section 106 Review
- Stewardship of properties



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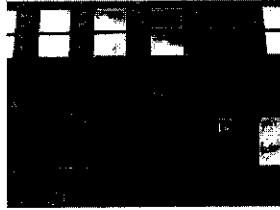
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## National Register of Historic Places

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- Honor, NOT restriction
- Associated with important events or persons
- Places embodying characteristics of period, method, or "master"
- Likely to reveal history about a place



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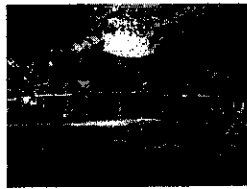
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## Eligibility, State, National Register

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- Determined eligible, exempt from the State Energy Code
- If not eligible, local designation allows greater Uniform Code flexibility under Existing Building Code



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## Appropriateness of Alteration

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- Probably not: Window lintels remain; but
- Enclosed porch
- Dormer addition
- Replacement windows, doors, siding?



- Almost definitely: Roofline, gingerbread detailing preserved
- Porch and railing original
- Doors and windows, surround molding remains
- Clapboarding, detail intact

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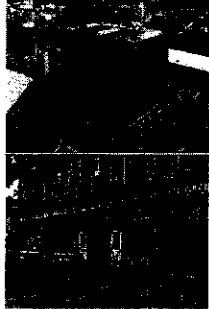
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## Federal Investment Tax Credit

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- 20% of rehab of NR-listed income-producing buildings
- Subtracted from owners' income taxes
- 5-year restriction for sale, alteration
- <http://www.nysparks.com/shpo/tax-credit-programs/>



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## NYS Credit, Commercial Buildings

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- 20% credit on State taxes
- Eligible census tract (at or below state median income)
- Qualifying work
- Approved Federal Tax Credit Application



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## Less historically appropriate

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More historically appropriate



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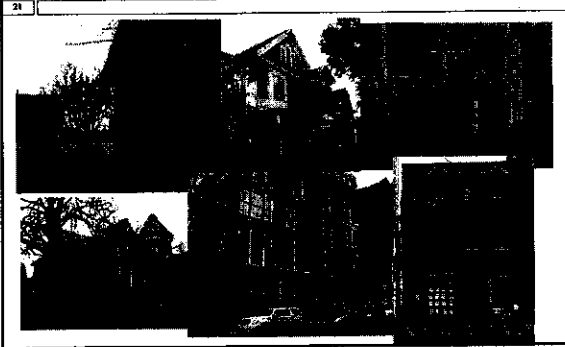
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More historically appropriate



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Homeownership Tax Credit in NYS

Owner-occupied

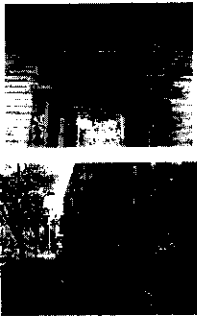
Eligible census tract (at or below state median)

20%, \$5,000 – \$5 million investment

At least 5% exterior

Preliminary approval from SHPO staff

Credit, not deduction



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## NYS Historic Barn Tax Credit

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- Barns built or in agricultural service before 1936
- Income-producing
- Rehab can't alter historic appearance
- Not for former barns converted to residences



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## Local Historic Preservation Regulations

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- Individual buildings or districts
- Often also listed on National Register
- Protection of structure and historic detail



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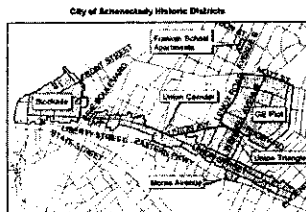
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## Methods of Regulation

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- Zoning
- Overlay
- Landmark controls: GML §96-a and Article 5-K



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## Methods of Review

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- Planning Board
  - Site Plan Review
  - Special Use Permit
- Historic District Board (or Design Review, Architectural Review)
  - Referral
  - Binding



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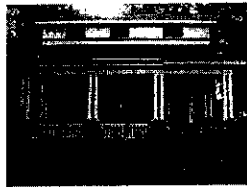
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## Reasonableness of Regulation

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- Historic preservation a legitimate government objective
- May not render property unsuitable for reasonable use and "take" value
- Reasonable conditions will be upheld



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## Certified Local Government Program

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- Local legislation, separate historic district review commission with qualified members
- Muni/SHPO partnership, muni reports its activities to SHPO
- Technical services
- Reimbursement grants
  - Training for commission members, public education
  - Public education
  - Surveys, NR nomination, historic structure reports, guidelines



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## Real Property Tax Law §444-a

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- Muni can delay increased tax assessment on rehabbed historic properties
- Exempt increased value 100% first five years; decreasing 20% over second five
- For work approved by local historic district review boards



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## Easements, Transfer of Development

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- Article 5-K, General Municipal Law: munis may purchase or receive façade easements
- Transfer of development rights for historic properties



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## Resources

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New York State Office for  
Historic Preservation  
<http://nysparks.com/shpo/>  
518-237-8643

Advisory Council on Historic  
Preservation  
[www.achp.gov/](http://www.achp.gov/)

Preservation League of New  
York State  
[www.plnys.org](http://www.plnys.org)

National Alliance of Preservation  
Commissions  
<http://napc.vga.edu/index.htm>

National Trust for Historic  
Preservation  
[www.preservationnation.org](http://www.preservationnation.org)

Association for Preservation  
Technology  
<http://www.apne.org/>

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## New York Department of State

(518) 473-3355 Training Unit

(518) 474-6740 Counsel's Office

(800) 367-8488 Toll Free

Email: [localgov@dos.ny.gov](mailto:localgov@dos.ny.gov)

Website: [www.dos.ny.gov](http://www.dos.ny.gov)

[www.dos.ny.gov/lg/lut/index.html](http://www.dos.ny.gov/lg/lut/index.html)



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## General Municipal Law Article 5-K, Historic Preservation

### § 96-a. Protection of historical places, buildings and works of art.

In addition to any power or authority of a municipal corporation to regulate by planning or zoning laws and regulations or by local laws and regulations, the governing board or local legislative body of any county, city, town or village is empowered to provide by regulations, special conditions and restrictions for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within public view, or both. In any such instance such measures, if adopted in the exercise of the police power, shall be reasonable and appropriate to the purpose, or if constituting a taking of private property shall provide for due compensation, which may include the limitation or remission of taxes.

### § 119-aa. Purpose.

It is hereby declared to be the purpose of this article to encourage local governmental programs for the preservation, restoration and maintenance of the historical, architectural, archeological and cultural environment by clarifying and amplifying existing authority and providing necessary tools for such purpose. The framework provided by this article is intended to maintain and encourage the opportunity and flexibility for the counties, cities, towns and villages of the state to manage the historic and cultural properties under their jurisdiction in a spirit of stewardship and trusteeship for future generations and to authorize local governments to conduct their activities, plans and programs in a manner consistent with the preservation and enhancement of historic and cultural properties.

### § 119-bb. Definitions.

When used in this article, unless a different meaning clearly appears from the context, the terms listed below shall have the following meanings:

1. "Development rights" means the rights granted to a lot or parcel of land under a zoning ordinance or local law respecting permissible use, area, bulk or height of improvements executed thereon. Development rights may be calculated and allocated in accordance with such factors as area, floor area, floor area ratios, height limitations or any other criteria including assessed valuation that will effectively quantify a value for the development right in a manner that will carry out the objectives of this article.

2. "Historic and/or cultural place or property" means any building, structure, district, area, site or object, including the underground and underwater sites, with significance in the history, architecture, archeology or culture of the state, its communities, or the nation.

3. "Historic district" means any area which: (a) has a special character or special historic, architectural, archeological or cultural value; or (b) represents one or more periods or styles of architecture typical of one or more eras; and (c) causes such area, by reason of such factors, to constitute a distinct section.

4. "Historic preservation" means, for the purposes of this article and notwithstanding any other provision of law, the study, designation, protection, restoration, rehabilitation and use of buildings, structures, districts, areas, sites or objects significant in the history, architecture, archeology or culture of this state, its communities, or the nation.

5. "Registered property" means any historic place or property within the boundaries of the state nominated by the commissioner of parks and recreation for listing on the national register of historic places or listed on the New York state register of historic places established pursuant to section 14.07 of the parks and recreation law.

6. "Transfer of development rights" means the process by which development rights are passed from one lot or parcel to another.

§ 119-cc. Local historic preservation report.

1. In order to facilitate the coordination between state and local preservation policies and activities and to provide necessary information for the effective financial and technical assistance to local government and for a state clearinghouse of public preservation programs, the chief executive officer of every county, city, town and village or designee of such officer may within twenty-four months after the effective date of this section, prepare or cause to be prepared a local historic preservation report. This report may include, but need not be limited to:

(a) A statement of the present status of historic preservation activities and land use or other regulations relating thereto as they are being administered within the reporting jurisdiction by the local governing body and its appointed agents including a landmarks commission, planning board, environmental management council or other agency;

(b) Proposals, if any, for the preservation and use of registered property and other historic and cultural properties within the reporting jurisdiction;

(c) An identification and analysis of any problems or issues relating to the effectiveness of local development or administration of historic preservation plans and programs, including problems of funding and personnel requirements, procedural problems, enforcement problems, or any other issue. After a public hearing has been held on a draft report such report in final form shall be submitted to the commissioner of parks and recreation and a copy shall be available for public inspection in the municipal office of the reporting jurisdiction. It may be reviewed and updated as necessary.

2. The commissioner of the office of parks and recreation shall prepare and distribute a format which may be used or completed by reporting jurisdictions to satisfy the provisions of this

section. The purposes of such report are informational and compliance by a reporting jurisdiction shall not be used by the commissioner or any other state official as a condition for the performance of any state service, assistance or other action.

§ 119-dd. Local historic preservation programs.

In addition to existing powers and authorities for local historic preservation programs including existing powers and authorities to regulate by planning or zoning laws and regulations or by local laws and regulations for preservation of historic landmarks and districts and use of techniques including transfer of development rights, the legislative body of any county, city, town or village is hereby empowered to:

1. Provide by regulations, special conditions and restrictions for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, works of art and other objects having a special character or special historical, cultural or aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within the public view, or both.
2. Establish a landmark or historical preservation board or commission with such powers as are necessary to carry out all or any of the authority possessed by the municipality for a historic preservation program, as the local legislative body deems appropriate.
3. After due notice and public hearing, by purchase, gift, grant, bequest, devise, lease or otherwise, acquire the fee or any lesser interest, development right, easement, covenant or other contractual right necessary to achieve the purposes of this article, to historical or cultural property within its jurisdiction. After acquisition of any such interest pursuant to this subdivision, the effect of the acquisition on the valuation placed on any remaining private interest in such property for purposes of real estate taxation shall be taken into account.
4. Designate, purchase, restore, operate, lease and sell historic buildings or structures. Sales of such buildings and structures shall be upon such terms and conditions as the local legislative body deems appropriate to insure the maintenance of the historic quality of the buildings and structures, after public notice is appropriately given at least thirty days prior to the anticipated date of availability and shall be for fair and adequate consideration of such buildings and structures which in no event shall be less than the expenses incurred by the municipality with respect to such buildings and structures for acquisition, restoration, improvement and interest charges.
5. Provide for transfer of development rights for purposes consistent with the purposes of this article.







**CITY OF KINGSTON HISTORIC LANDMARKS PRESERVATION  
APPLICATION**

Meetings are on the first Thursday of the month at 7:30 pm in City Hall, 420 Broadway.

*All applications must have a representative at the meeting in order to be reviewed.*

*Questions? Call Building Safety Division (845)331-1217.*

Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Owners Name: \_\_\_\_\_

Sections of local laws authorizing review by the Landmarks Commission of proposed work on designated and historic district properties are in Article IX of the Kingston Zoning Ordinance.

- |                                    |                          |            |                          |                       |
|------------------------------------|--------------------------|------------|--------------------------|-----------------------|
| <b>Categories of Proposed Work</b> | <input type="checkbox"/> | Repair     | <input type="checkbox"/> | Storm Windows & Doors |
|                                    | <input type="checkbox"/> | Alteration | <input type="checkbox"/> | Additions & other     |
|                                    | <input type="checkbox"/> | Painting   |                          | new construction      |
|                                    | <input type="checkbox"/> | Roofing    |                          |                       |
|                                    | <input type="checkbox"/> | Signs      |                          |                       |

Please attach a detailed description of the proposed work to the application. At the earliest stage of planning of the proposed work, the applicant should contact the Chairman or Secretary of the Commission in order to establish the proposed work.

I understand and agree that no work on this request shall commence until written approval has been given by the Building Inspector.

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

**Note: Applicants should review Commission Standards before planning work to insure that the application conforms to these requirements.**

**1. APPLICANT**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone/email/fax: \_\_\_\_\_

**2. PROPERTY**

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone/e-mail/fax: \_\_\_\_\_

Tax Map Number: (sbl) \_\_\_\_\_

Date Acquired by Current Owner: \_\_\_\_\_

**Status:** Local Landmark ( ) In Local Landmark District ( ) On National Historic Register or in NHR Dist. ( )

Use: Current: \_\_\_\_\_

Proposed: \_\_\_\_\_

**3. PROPOSED WORK**

Scope of Work: \_\_\_\_\_

Reason for Work: \_\_\_\_\_

Architect/Engineer: \_\_\_\_\_ Contractor: \_\_\_\_\_

Construction Schedule: \_\_\_\_\_

4. **PROPERTY HISTORY**

Date of Original Construction: \_\_\_\_\_

Original Architect/Builders: \_\_\_\_\_

History of Use: \_\_\_\_\_

History of Alterations: \_\_\_\_\_

5. **SUBMISSIONS check all that apply:**

Survey: \_\_\_\_\_

Drawings: \_\_\_\_\_

SHPO Form: \_\_\_\_\_

Specifications: \_\_\_\_\_

EAF/Short: \_\_\_\_\_

Photographs: \_\_\_\_\_

EAF/Full: \_\_\_\_\_

Samples: \_\_\_\_\_

Others: \_\_\_\_\_

6. **RELATED INFORMATION AND COMMENT:**

\_\_\_\_\_

\_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

<b>SEOR DECISION:</b>	MOTION BY: _____	SECONDED BY: _____
Type I Action: _____	Negative Declaration of Environmental Significance: _____	
Type II Action: _____	Conditioned Negative Declaration: _____	
Unlisted Action: _____	Seek/Designate Lead Agency: _____	
Positive Declaration of Env. Significance: _____ Scoping: _____ EIS: _____		

<b>COMMISSION DECISION:</b>	
MOTION BY: _____	SECONDED BY: _____
Approved/Disapproved/Approved with Conditions (Please Specify):	
_____	
_____	
_____	

\_\_\_\_\_  
 Chairman, *Historic Landmarks Preservation Commission*

Date: \_\_\_\_\_

**FOR INFORMATION ON CREATING HISTORICALLY APPROPRIATE SIGNAGE  
 CONTACT THE COMMISSION FOR RESOURCE MATERIALS PRIOR TO APPLICATION.**

**CITY OF KINGSTON HISTORIC LANDMARKS PRESERVATION  
 GUIDELINES**

*These guidelines are provided to help you secure your Preservation Permit in an expedient manner as well as provide you with information which may be useful in your attempt to properly care for your historic property.*

**General Procedure:**

When you plan any exterior change to your building, structure or site which is an historic property or is a property in an historic district, you must first come before the Historic Landmarks Preservation Commission (HLPC) for review of the proposed change to your property. Before any building permit can be issued you must first have an approved Preservation Notice Of Action. An application must be

submitted each time you wish to have a project or any portion of a project reviewed. Application deadlines and a schedule of meetings are available in the Safety Division Department 5 Garraghan Drive, telephone number (845) 331-1217.

The HLPC wants to help you to preserve those characteristics that make your property an important contribution to the overall character of the community, thus protecting your property value along with the values of neighboring properties.

*To save yourself time and money, we recommend you consider these suggestions:*

1. Start communication with the HLPC before you finalize your plans.
2. Do not purchase materials before they are approved by HLPC.
3. Repair rather than replace.
4. If your consultant (architect/contractor) says: "Nobody makes those anymore", or "Nobody knows how to do that anymore", get a second opinion.
5. Always remember that salesmen push their products without necessarily having your best interest in mind.
6. New is not always better.
7. "Anything would be an improvement," is NOT a universal truth.

**Standards:**

The HLPC has adopted certain standards by which it makes its decisions. The Secretary of the Interior's Standards for Rehabilitation provides a strong basis for making judgements. Preservation is not merely an arbitrary application of aesthetics, but is based on solid criteria. Commission Members have received training through the NY State Historic Preservation Office to help them in the decision making process.

**No Surprises:**

The HLPC is a commission made up of citizen volunteers whose schedules are, no doubt, as busy as your own. Because of this they have no inclination to take more work upon themselves than is necessitated by their position. The HLPC will not tell you to mow your lawn, or what color to paint your house. They will, however, want to know what color you plan to paint your house, as well as have several general restrictions as follow:

**PAINT**

1. Choose colors from a chart of historic colors. These are available at almost all reputable paint dealers.
2. Be sensitive to the nature of your structure. Some buildings beg for contrasting trim colors and bold contrasts, others need low-key treatments.
3. Brick structures which are not painted generally should remain unpainted. Painted structures may or may not be made of brick which should be painted. Glazed brick will hold paint only poorly, other types of brick need to be painted for optimum wear.

**SIDING**

With few exceptions, the covering of wood siding and trim materials with synthetic (aluminum, vinyl, asbestos, etc.) materials will not be permitted. These materials are inappropriate for a variety of reasons including, but not limited to the following:

1. Excessive change in the appearance of the wall surface
2. Incidence of rot or insect damage to underlying materials go undetected beneath (behind) the siding until an advanced state of decay.
3. Increased difficulty fighting fires in buildings with such siding.

**TRIM**

Decorative trim materials in deteriorated condition may be restored or they can be duplicated. The latest technologies in the repair of deteriorated woodwork can be found in technical guides available through HLPC.

## **WINDOWS**

The use of wood or interior storm windows is encouraged wherever possible. Rebuild windows wherever possible. Replacement windows should fill the original openings of the building, and should also reflect sensitivity to the style and period of the building.

## **SHUTTERS**

Synthetic shutters are discouraged. Shutters should be placed only on those buildings for which they are appropriate and should be of dimensions equaling the window height, and one-half the width of the window. The design of shutters should reflect the period of the building:

1. Paneled, board & batten or stationary louvered shutters for building circa 1830 or earlier.
2. Movable louver designs are suitable for later 19<sup>th</sup> century buildings.

## **DOORS**

Wooden doors should be restored rather than replaced. When a door is irreparable, care should be taken to replace it in a sensitive manner. Take into consideration the motifs and lay-out of the original entry way. Was it a double or single door? Were there sidelights? Was the door centered in its opening or were there offsetting decorative panels or windows? Rather than purchasing a stock door which does not fit the character of your home, check with salvage yards, contractors or junk dealers to find a door which is more appropriate to your structure. The HLPC has a listing of businesses dealing in doors which are sympathetic to older buildings. Shop around.

## **STORM DOORS**

Wooden storm doors are preferred. If a metal door must be used, be certain it has little or no impact on surrounding trim and does not obscure the character of the wooden door behind it. Remember, storm doors are to protect the original door, not obscure it. No one ever said energy efficiency had to be obtrusive.

## **ROOFING**

Repair rather than replace your standing seam metal or slate roof. Both of these materials have considerable life span. If your roof has long been asphalt shingle, the commission will not expect you to return to a more appropriate material; however, if you can afford to do so, give it some consideration. If you have a built-up roof, there are new technologies available such as EPDM roofing which provide longer life and are considerably lighter than bituminous materials.

## **PORCHES & FRONT STEPS**

If these are original to the construction of the house, they should not be removed or changed. If they have been altered over the years, and are in need of repair, consider returning them to a more appropriate design for the period of your building. In all cases, avoid the substitution of modern materials, such as concrete blocks and pressure treated 4x4s. Look at other houses like your own which appear to have original porches for ideas.





## **HISTORIC LANDMARKS PRESERVATION APPLICATION INSTRUCTIONS**

*The following instructions are intended to provide assistance to applicants requesting Design Review by the City of Kingston's HLPC for properties designated as Landmarks or within Landmark Districts as required under Article VII of Kingston's Zoning Ordinance.*

*Refer to Application forms attached and address each point as indicated.*

**1. Applicant:** Provide name, address (legal and mailing), and telephone number (business and residence) of applicant. If applicant is not the owner of the property to be reviewed, a separate statement from the owner must be attached designating the applicant as the owner's representative and authorizing the application.

**2. Property:** Provide address and historic building name (if available) for property to be reviewed, and include location as described by tax map number. Note month and year property was acquired by the current owner.

Note also the current and proposed usage of the property even if no change is proposed. Indicate changes in numbers of dwelling units within the building if proposed work includes such changes.

**3. Proposed Work:** Describe the scope of work proposed in detail. Use continuation sheets and additional submission materials including, but not limited to drawings, specifications, catalog cuts, brochures, color charts, samples, etc., to explain work completely. All exterior and material changes must be described and may include but are not limited to the following: exterior surfaces (shingles, clapboard, brick) walls, roofs, foundations; windows, doors, ornamental elements, landscape, site work (paving, parking, fencing, etc.) and signage. Quantify information when appropriate. Note specifically the following requirements:

- a. Incomplete applications and applications failing to describe proposed work in detail sufficient for adequate review may be subject to postponement or denial.
- b. Current photographs of the property are required for review. These may be black and white or color prints with minimum image size of 3" x 3", and must detail clearly all portions of the property to be affected by the work proposed as well as overall views of the entire property and particularly views from public spaces such as streets and sidewalks.
- c. Demolition: If demolition is proposed, please note complete scope, procedures for repairing/refinishing/clearing remaining portions of building or site. Also note whether an order for demolition has been issued by any regulatory agency and include details.
- d. Addition or Alternation: Provide detailed description of work scope noting forms, materials, finishes, colors, plantings, and details original to the building existing currently and proposed. Address the historic or architectural significance of forms, elements, and finishes to be altered and whether proposed work enhances, diminishes, or has no effect on these. Refer specifically to the HLPC design review guidelines and the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation (1983 edition) for acceptable standards of design.

**4. Property History:** The applicant is strongly encouraged to contact local resource facilities and historical or preservation groups to locate available information about the building and its history, including its variations of use or occupancy since its construction. Include a description of physical alterations to the building, particularly those of the last 50 years, and indicate the year (or approximate) in which they occurred.

**5. Submissions:** Indicate the suggested or required submissions presented to HLPC. Use continuation sheets as necessary.

**Survey** - a current legal survey prepared by a licensed Land Surveyor, Architect, or Engineer. This requirement may be waived or substituted with a plot plan or other site map depending on the nature of the work.

**SHPO Form** (also known as the "blue form") - A copy of the N.Y. State Office of Parks, Recreation and Historic Preservation Building - Structure Inventory form. This form may be obtained from the HLPC staff at Building Safety Division, 5 Garraghan Drive.

**EAF/Short** - Short Environmental Assessment Form, if required

**EAF/Full** - Full Environmental Assessment Form, if required

**Samples** - indicate those submitted. Others, note any additional materials.

**6. Related Information and Comment:** Note any additional information, or include a continuation sheet, describing or affecting the work proposed including economic constraints, governmental requirements, and public opinion or concern.

The applicant is advised that the work scope and documentation submitted for design review shall, if approved, constitute a binding agreement between the applicant and HLPC. Consequently, a complete, well-defined submission is required, and it is the applicant's benefit to provide all materials and documentation necessary for a prompt and adequate review by HLPC.

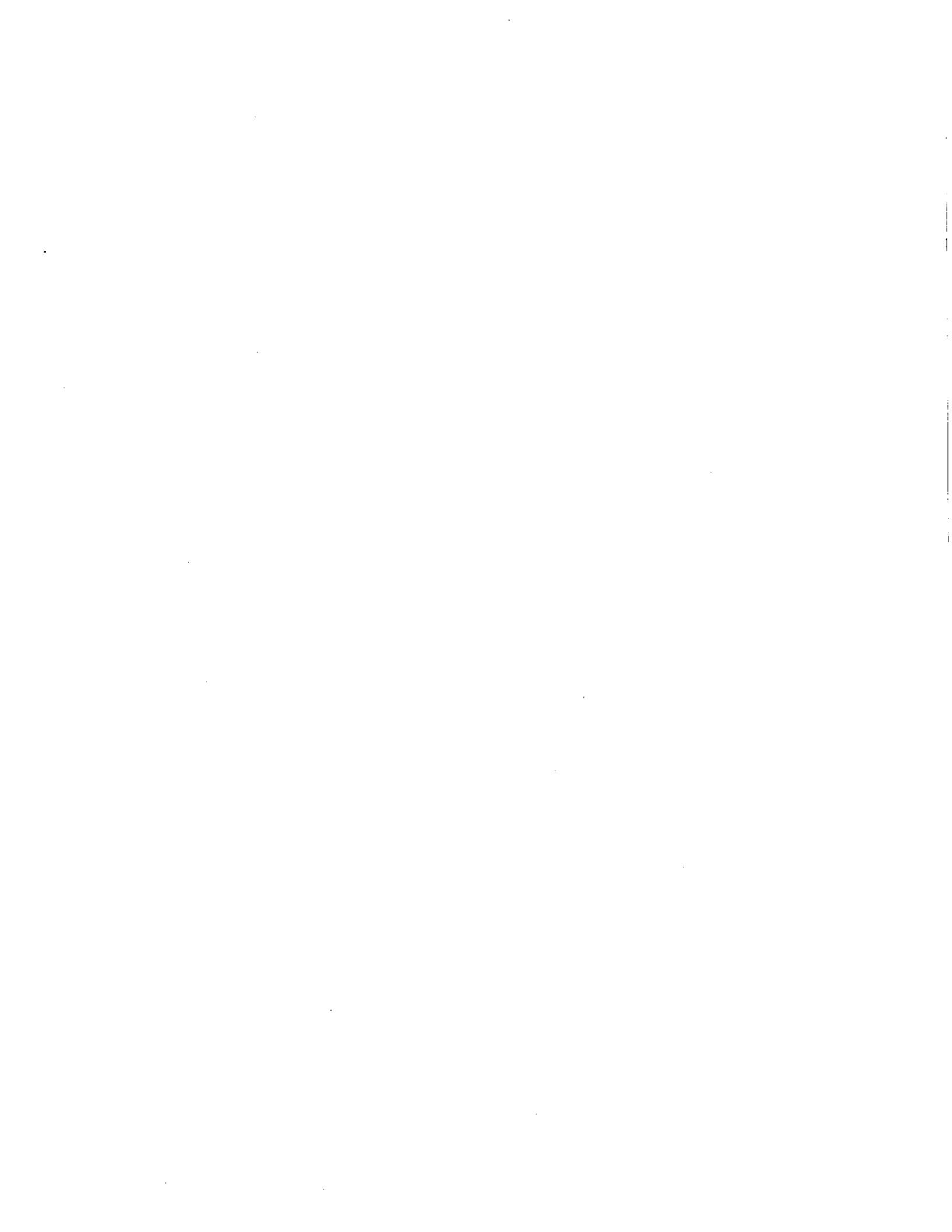
Any deviation from or changes to the scope, procedure, or materials approved by HLPC to prevent invalidation of the permit issued.

Upon completion of the Design Review Application, it must be signed and dated by both the Owner and the applicant, and submitted to HLPC with all supporting documentation indicated. The application will then be reviewed by HLPC staff for completeness and the applicant notified if additional submissions are required or recommended prior to HLPC review.

The Kingston Historic Landmarks Preservation Commission bases their review of all applications on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The 10 Rehabilitation Standards are appended to this application and the Guidelines for applying these standards to rehabilitation projects are available upon request.

## **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

- 1.** Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.
- 2.** The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3.** All buildings, structure, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4.** Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 5.** Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- 6.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7.** The surface cleaning of structures shall be undertaken with gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 8.** Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
- 9.** Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- 10.** Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.



# What do high-paying jobs, billions in private investment, and historic buildings have in common?

Together, they are revitalizing communities all across America.

**Historic rehabilitation creates thousands of local, high-paying, high-skilled jobs every year.** According to research conducted by Rutgers University's Center for Urban Policy Research, in 2009 and 2010 historic rehabilitation created over 145,000 new jobs. Over the 30-year life of the program 2 million jobs have been created.

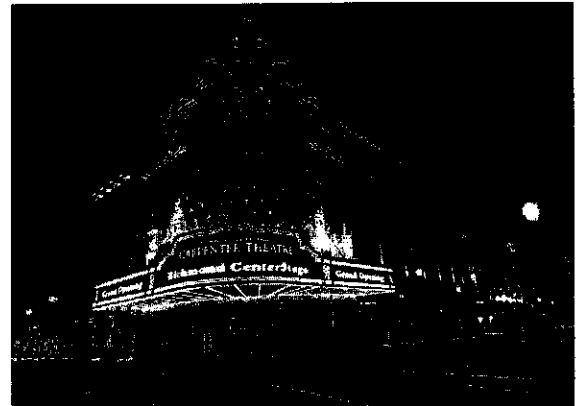
**The Historic Tax Credit leverages private investment five times the cost of the program.** For every \$1.00 in Historic Tax Credits, \$5.00 in private investment is leveraged. Taken over the life of the program the Historic Tax Credit is responsible for \$90.4 billion in new investment in our urban and rural communities.

**Historic preservation stimulates the local economy.** Over three-quarters of the economic benefits generated by rehabilitation remains in the local communities and states where the projects are located. This reflects the fact the labor and materials for historic rehabilitations tend to be hired or purchased locally.

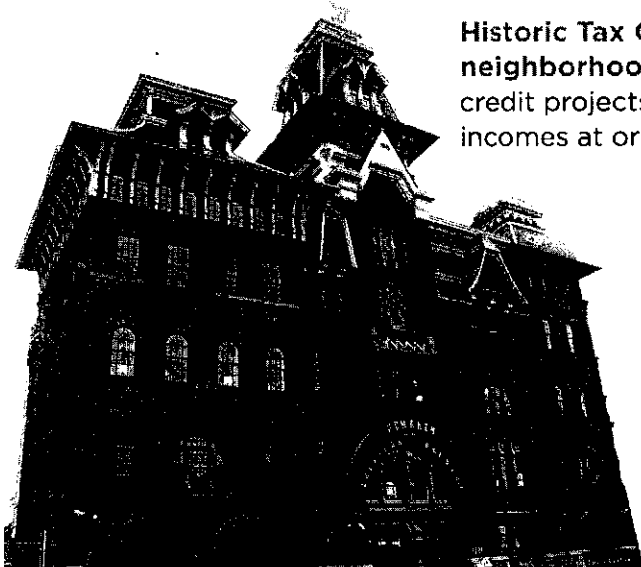
**Rehabilitation of historic buildings "primes the economic pump."** \$1 million invested in historic rehabilitation produces markedly better economic impact in terms of jobs, wages, and federal-state-and-local taxes than a similar investment in new construction, highways, manufacturing, agriculture, and telecommunication.<sup>1</sup>

**Historic Tax Credits drive investment to low-income neighborhoods.** Since 2002, about two-thirds of all historic tax credit projects have been located in neighborhoods with family incomes at or below 80% of the area median.<sup>2</sup> This new investment

*continued >*



The Carpenter Theater (c. 1928) in Richmond, VA reopened in 2009 as the Carpenter Center for the Performing Arts, providing a home for the Richmond Symphony, Richmond Ballet and the Virginia Opera.



In 2009, The American Brewery Building (c. 1877) in east Baltimore, MD became the headquarters of Humanim, a nonprofit human services group that provides employment training and other support to physically and mentally challenged individuals living in poverty.

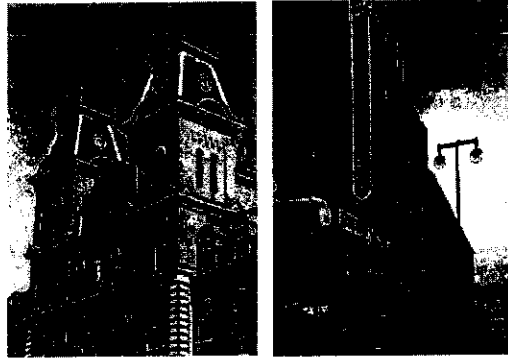
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**NATIONAL TRUST FOR  
HISTORIC PRESERVATION**

(LEFT) The Harmony Mills National Historic Landmark in Cohoes, New York (c. 1866-1872) rehabilitation of Mill no. 3 into 96 loft apartments in 2006 was made feasible by \$2,619,621 in federal historic tax credit equity.

(RIGHT) Los Angeles' famous Chop Suey Café (formerly Far East Café) has been a community institution for decades. It has been restored and brought back to life as a new restaurant, which has created jobs and helped stimulate the local neighborhood economy.



can start a cycle of economic revitalization, encourage additional investments, raises property values and creates a safer and more secure environment.

**This is a government program that more than pays for itself.** The cumulative, 32-year, \$17.5 billion cost of the program is more than offset by the \$22.3 billion in federal taxes these projects have generated.

**Historic rehabilitation is green.** The rehabilitation of historic and older buildings reduces waste and saves energy while it preserves our cultural heritage. A historic rehabilitation recycles existing materials and utilizes existing road, utility and transit infrastructure. Reusing a 5,000 square foot building saves the carbon consumed by 85 homes in one year. Reusing a 100,000 square foot building saves the equivalent of the carbon emitted by nearly 1,600 homes annually.<sup>3</sup>

**THE HISTORIC TAX CREDIT CAN DO MORE: The Creating American Prosperity through Preservation (CAPP) Act will soon be reintroduced in the 112th Congress that will make the Historic Tax Credit an even more powerful economic engine. The legislative changes will modernize the Historic Tax Credit generate more new jobs and investment on Main Street, and incentivize energy efficiency in older commercial buildings.**

1 Kansas case study, Center for Urban Policy Research, Rutgers University, 2010

2 Compilation of National Park Service HTC Quarterly Reports from 2002-2008

3 Athena Institute

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1785 Massachusetts Avenue, NW  
Washington, DC 20036

**FOR MORE INFORMATION PLEASE CONTACT:**

**Anna Klosterman  
202-588-6022**

**[Anna\\_klosterman@ntcicfunds.com](mailto:Anna_klosterman@ntcicfunds.com)**

## **New York State Preservation Colleagues**

**Adirondack Architectural Heritage**  
KEESEVILLE, NEW YORK  
[WWW.AARCH.ORG](http://WWW.AARCH.ORG)

**Buffalo Olmsted Parks  
Conservancy**  
BUFFALO, NEW YORK  
[WWW.BUFFALOOLMSTEDPARKS.ORG](http://WWW.BUFFALOOLMSTEDPARKS.ORG)

**Campaign For Greater Buffalo**  
BUFFALO, NEW YORK  
[WWW.CFB.BFN.ORG](http://WWW.CFB.BFN.ORG)

**Friends of Historic Kingston**  
KINGSTON, NEW YORK  
[WWW.FOHK.ORG](http://WWW.FOHK.ORG)

**FRIENDS of the Upper East Side  
Historic Districts**  
NEW YORK, NEW YORK  
[WWW.FRIENDS-UES.ORG](http://WWW.FRIENDS-UES.ORG)

**Greenwich Village Society for  
Historic Preservation**  
NEW YORK, NEW YORK  
[WWW.GVSHP.ORG](http://WWW.GVSHP.ORG)

**Heritage Foundation of Oswego,  
Inc.**  
OSWEGO, NEW YORK  
[HERITAGE@SONICNET.NET](mailto:HERITAGE@SONICNET.NET)

**Historic Albany Foundation**  
ALBANY, NEW YORK  
[WWW.HISTORIC-ALBANY.ORG](http://WWW.HISTORIC-ALBANY.ORG)

**Historic Districts Council**  
NEW YORK, NEW YORK  
[WWW.HDC.ORG](http://WWW.HDC.ORG)

**Historic Essex (ECHO)**  
ESSEX, NEW YORK  
[WWW.ESSEXNY.ORG](http://WWW.ESSEXNY.ORG)

**Historic Ithaca, Inc.**  
ITHACA, NEW YORK  
[WWW.HISTORICITHACA.ORG](http://WWW.HISTORICITHACA.ORG)

**Historic Saranac Lake**  
SARANAC LAKE, NEW YORK  
[WWW.HISTORICSARANACLAKE.ORG](http://WWW.HISTORICSARANACLAKE.ORG)

**Hudson River Heritage**  
RHINEBECK, NEW YORK  
[WWW.HUDSONRIVERHERITAGE.ORG](http://WWW.HUDSONRIVERHERITAGE.ORG)

**Landmark Society of Western New  
York**  
ROCHESTER, NEW YORK  
[WWW.LANDMARKSOCIETY.ORG](http://WWW.LANDMARKSOCIETY.ORG)

**Landmark West!**  
NEW YORK, NEW YORK  
[WWW.LANDMARKWEST.ORG](http://WWW.LANDMARKWEST.ORG)

**Market Street Restoration Agency**  
CORNING, NEW YORK  
[WWW.GAFFERDISTRICT.COM/](http://WWW.GAFFERDISTRICT.COM/)  
[MARKETSTREETRESTORATION.SHTML](http://MARKETSTREETRESTORATION.SHTML)

**The Municipal Art Society of  
New York**  
NEW YORK, NEW YORK  
[WWW.MAS.ORG](http://WWW.MAS.ORG)

**New York Landmarks Conservancy**  
NEW YORK, NEW YORK  
[WWW.NYLANDMARKS.ORG](http://WWW.NYLANDMARKS.ORG)

**Otsego 2000**  
COOPERSTOWN, NEW YORK  
[WWW.OTSEGO2000.ORG](http://WWW.OTSEGO2000.ORG)

**Preservation Association of Central  
New York**  
SYRACUSE, NEW YORK  
[WWW.PACNY.NET](http://WWW.PACNY.NET)

**Preservation Association of the  
Southern Tier**  
BINGHAMTON, NEW YORK  
[WWW.PASTNY.ORG](http://WWW.PASTNY.ORG)

**Preservation Buffalo Niagara**  
BUFFALO, NEW YORK  
[WWW.PRESERVATIONBUFFALONIAGARA.ORG](http://WWW.PRESERVATIONBUFFALONIAGARA.ORG)

**Preservation League of Staten Island**  
STATEN ISLAND, NEW YORK  
[WWW.PRESERVESI.ORG](http://WWW.PRESERVESI.ORG)

**Saratoga Springs Preservation  
Foundation**  
SARATOGA SPRINGS, NEW YORK  
[WWW.SARATOGAPRESERVATION.ORG](http://WWW.SARATOGAPRESERVATION.ORG)

**Society for the Preservation of  
Long Island Antiquities**  
COLD SPRING HARBOR, NEW YORK  
[WWW.SPLIA.ORG](http://WWW.SPLIA.ORG)

**Troy Architectural Program, Inc.**  
TROY, NEW YORK  
[WWW.TAPINC.ORG](http://WWW.TAPINC.ORG)

## **All-Volunteer Organizations**

**Friends of Historic Herkimer Co.**  
HERKIMER, NEW YORK  
[WWW.GEOCITIES.COM/  
FRIENDSOFHISTORCHERKIMERCOUNTY/](http://WWW.GEOCITIES.COM/FRIENDSOFHISTORCHERKIMERCOUNTY/)

**Historic Elmira**  
ELMIRA, NEW YORK  
[WWW.HISTORICELMIRA.ORG](http://WWW.HISTORICELMIRA.ORG)

**Historic Hudson, Inc.**  
HUDSON, NEW YORK  
[WWW.HISTORICHUDSON.ORG](http://WWW.HISTORICHUDSON.ORG)

**Landmark Society of Greater Utica**  
UTICA, NEW YORK  
[WWW.UTICALANDMARKS.ORG](http://WWW.UTICALANDMARKS.ORG)

**Newburgh Preservation Association**  
NEWBURGH, NEW YORK  
[WWW.PRESERVENEWBURGH.ORG](http://WWW.PRESERVENEWBURGH.ORG)

## **State and National Partners**

**New York State Council on the Arts**

[WWW.NYSCA.ORG](http://WWW.NYSCA.ORG)

**New York State Office of Parks,  
Recreation and Historic  
Preservation, Field Services Bureau**  
[WWW.NYSPARKS.STATE.NY.US/SHPO](http://WWW.NYSPARKS.STATE.NY.US/SHPO)

**National Trust for Historic  
Preservation**  
[WWW.NATIONALTRUST.ORG](http://WWW.NATIONALTRUST.ORG)