

HISTORIC DISTRICTS 101



Preservation
BUFFALO NIAGARA



Preservation

BUFFALO NIAGARA

Identify, protect, and promote our unique architecture and historic legacy, and connect people to the places they love in Western New York.





Preservation

BUFFALO NIAGARA

Made Possible with the support of



& PBN Membership



What We Do



EDUCATION



TECHNICAL
SERVICE



ADVOCACY



COMMUNITY
DEVELOPMENT





PRESERVATION 101

August 21, 2019 | 6PM

The Iron Island Museum
998 Lovejoy Street, Buffalo



Historic Homeowner Tax Credit Workshop

Aug 14, 2019 | 6PM

Kolbe Center
176 Clark Street | Buffalo



Agenda

Basic Preservation

Groundwork & Types

Benefits

What is Historic Preservation?

The practice of protecting and preserving sites, structures, or districts which reflect elements of local or national cultural, social, economic, political, archaeological or architectural history.

Public

National Park Service

State Historic Preservation Office

Historic Preservation
Commission or Board

Private

National Trust for Historic
Preservation

Preservation League of NYS

PBN

Savings Buildings Isn't New

1816	Philadelphia buys & saves Independence Hall
1850	NYS buys & saves Washington's Headquarters
1856	Mount Vernon Ladies Association organizes
1888	Association for the Preservation of Virginia Antiquities
1889	Casa Grande, 1 st National Monument
1906	Antiquities Act
1916	National Park Service established
1926	Colonial Williamsburg
1931	"Old and Historic Charleston District"
1935	Historic Sites Act
1966	National Historic Preservation Act Establishes the federal policy and framework for completing preservation



Four Approaches to the Treatment of Historic Properties

Preservation

Sustaining the existing form, integrity, and materials

Rehabilitation

Allowing for continued use while preserving character defining features

Restoration

Accurately depicting a particular period of time

Reconstruction

Accurately depicting a particular period of time through new construction

Historic Resources



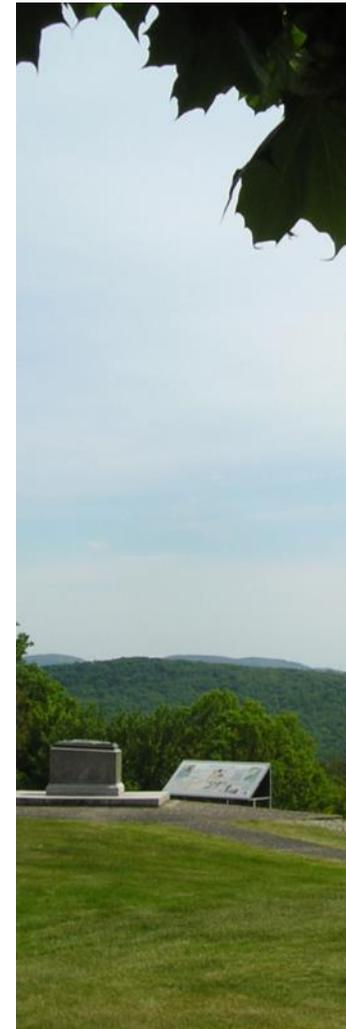
Buildings



Structures



Objects



Sites



Historic Districts

Designation Terminology



Designations & Regulations

Criteria

Principals or standards to evaluate properties

Significance

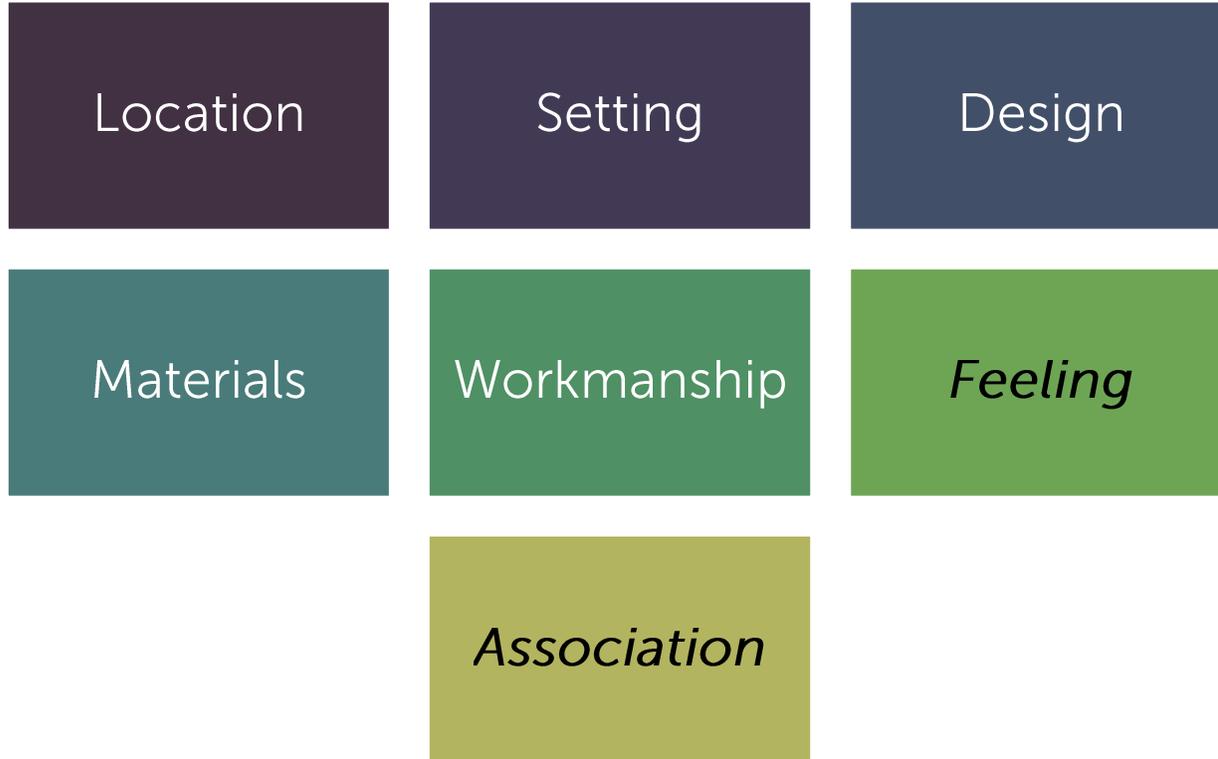
The who, what, why, where, and when a resource is important. Relates to its connection to history, architecture, engineering, and/or culture. Key to determining significance is to consider the property within its historical context.

Integrity

The authenticity of a property's historic identity. The retention of character-defining features, and sufficient aspects of location, design, setting, workmanship, materials, feeling, or association

Designations & Regulations

Areas of Integrity



Per NPS, a property must retain sufficient integrity in at least 4 of the 7 areas; evaluation of integrity often depends upon the local context and the relative rarity of the resource type

Agenda

Groundwork & Types

Benefits

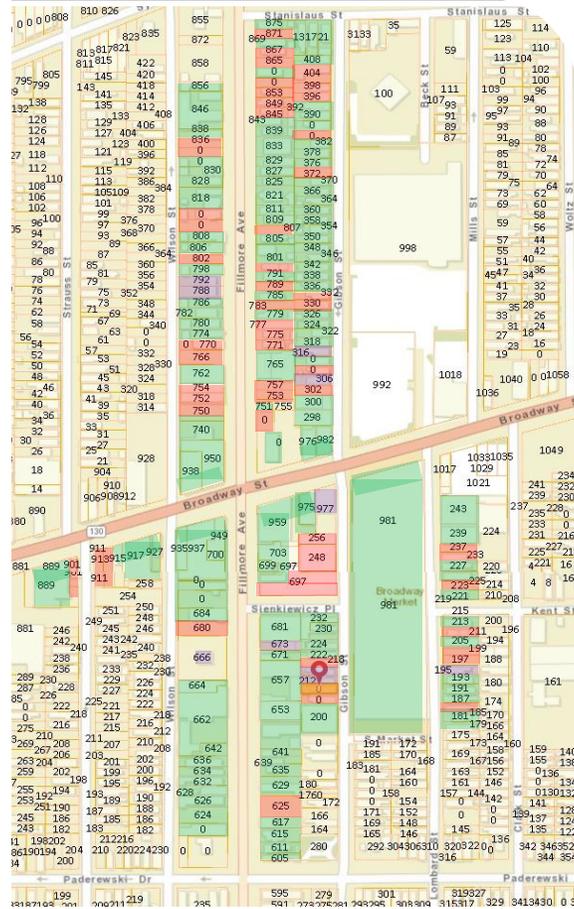
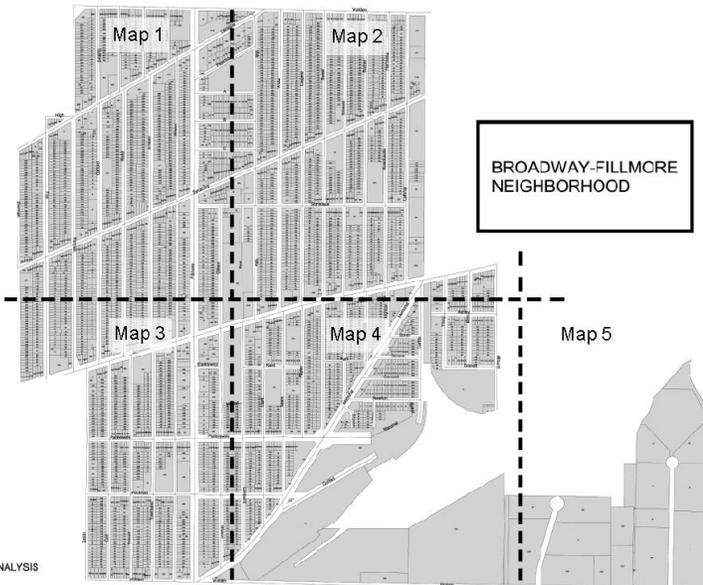


Planning & Background
Fieldwork
Inventory
Recommendations

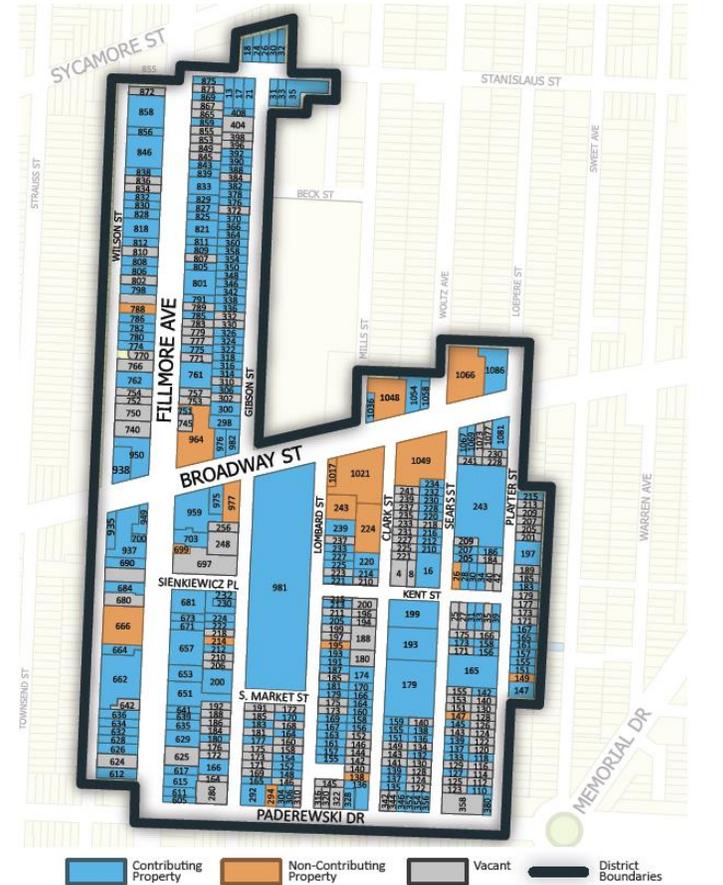
Type of Surveys:
Reconnaissance
Intensive



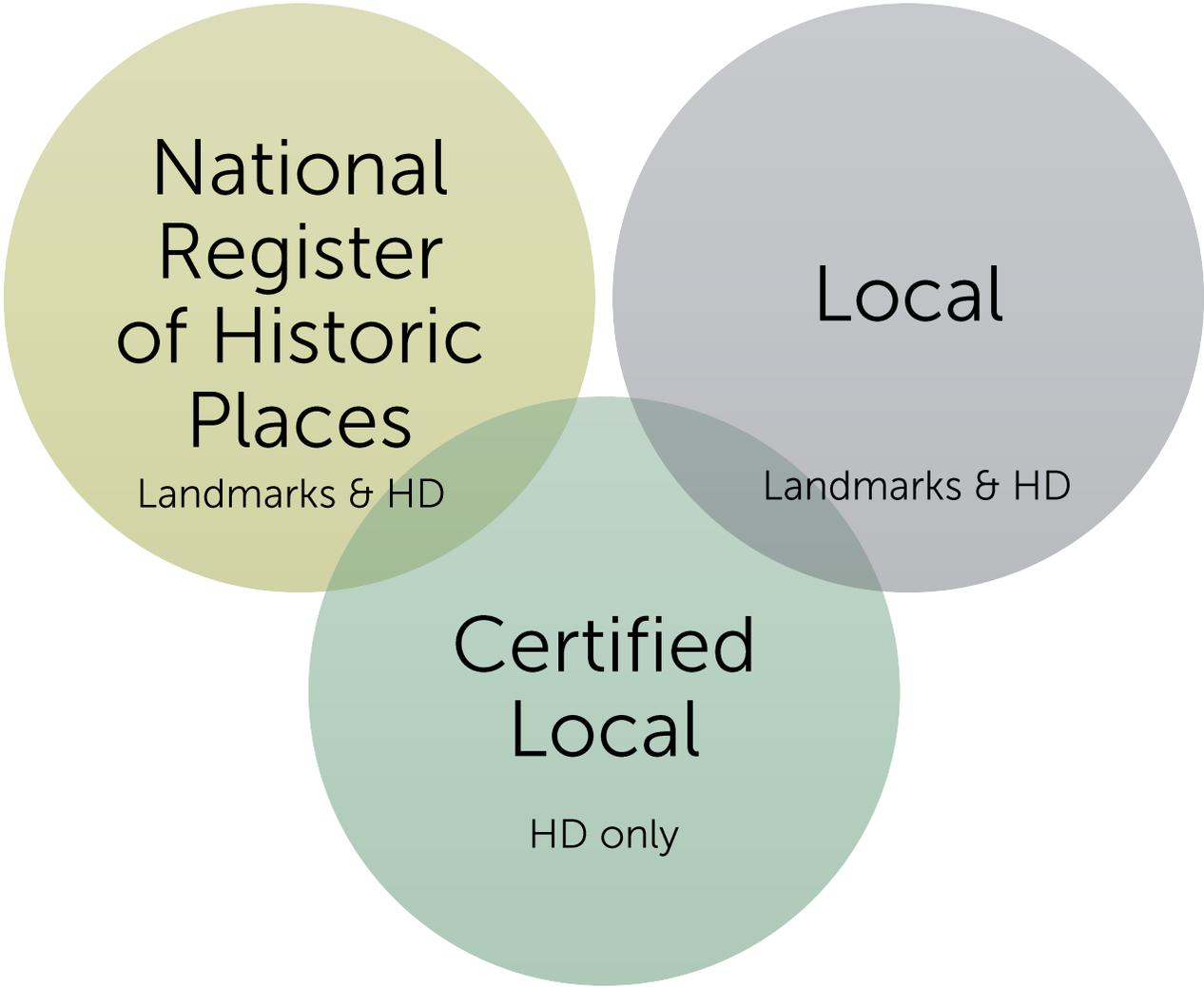
PLANNING ANALYSIS
1024



BROADWAY-FILLMORE HISTORIC DISTRICT | BUFFALO, NY



Types of Historic Districts



National Register of Historic Places

Enabled by the National Preservation Act of 1966

NR is the federal government's official list of individual sites, districts, structures, and objects deemed **worthy of preservation for their historical significance.**



Honorary designation only

Gateway to financial incentives

Important land-use tool

Owner approval required

National Register of Historic Places

To be listed on the National Register, the building, district, or other type of resource must possess integrity of location, design, setting, materials, workmanship, feeling, and association under at least one of four Criteria for Evaluation:

Criteria A

Events

Criteria B

People

Criteria C

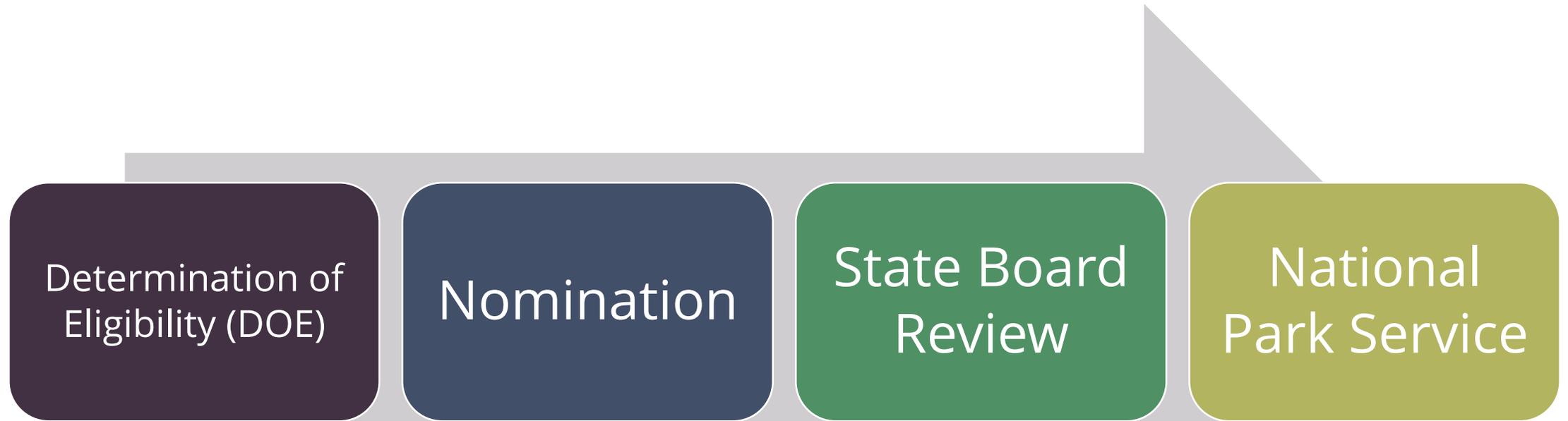
Construction/Craftsmanship/Artists

Criteria D

Prehistory/Archeology

National Register of Historic Places

Nomination Process:



**Parks, Recreation
and Historic Preservation**



Am I going to be told what I can do to my house?

Will NR listing designation make my property taxes go up?

Is it going to cost me more now to make alterations to my property?

Are there any incentives available for properties in historic districts?



National Register FAQ

Local Landmarks & Historic Districts

Preservation Ordinance

The primary law that acts to protect and preserve a community's historic resources. They offer the strongest form of legal protection for historic properties. Each ordinance is tailored to fit the needs that best suit the individual community.

Honorary Designation **AND** Regulatory

NOT Gateway to Financial Incentives

Important land use tool

Owner approval **NOT** required





Local Landmarks & Historic Districts

Chapter 47. Historic Preservation

§ 47-4. Designation of historical landmarks, historic sites and historic districts.

- A. The Commission may recommend designation of an individual property as a landmark, subject to Village Board approval, if it:
- (1) Is associated with the lives of individuals or of people or of events significant in the national, state or local history.
 - (2) Embodies the distinctive characteristics of a type, a period or a method of construction.
 - (3) Represents the work of a master architect or designer or possesses high artistic values.
 - (4) Represents a significant or distinguished entity whose components may lack individual or special distinction.
 - (5) Because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.
- B. The Commission may recommend designation of a property or a group of properties as a historic site, subject to Village Board approval, if it contains significant historical or cultural sites where buildings or structures no longer exist, such as a battlefield, cemetery or former transportation facility; or sites which may yield information important to area history or prehistory.
- C. The Commission may recommend designation of a group of properties as a historic district, subject to Village Board approval, if it:
- (1) Contains properties which meet one (1) or more of the criteria for designation as a landmark;
 - (2) Is an area that represents several periods or styles of architecture typical of different areas of history;
 - (3) Is an area that has several buildings of the same architectural period or style and thus constitutes unified architectural streetscape consistency or a significant community uniformity of style;
or
 - (4) Is an area connected with significant events or cultural happenings or developments involving ethnic, religious groups or other groups of special historical interest; and
 - (5) By reason of possessing such qualities, it constitutes a distinct section of the Village of Williamsville.

Local Landmarks & Historic Districts



Designation Process:



Am I going to be told what I can do to my house?

Will local designation make my property taxes go up?

Is it going to cost me more now to make alterations to my property?

Are there any incentives available for properties in historic districts?



Local Landmarking FAQ

Designations & Regulations

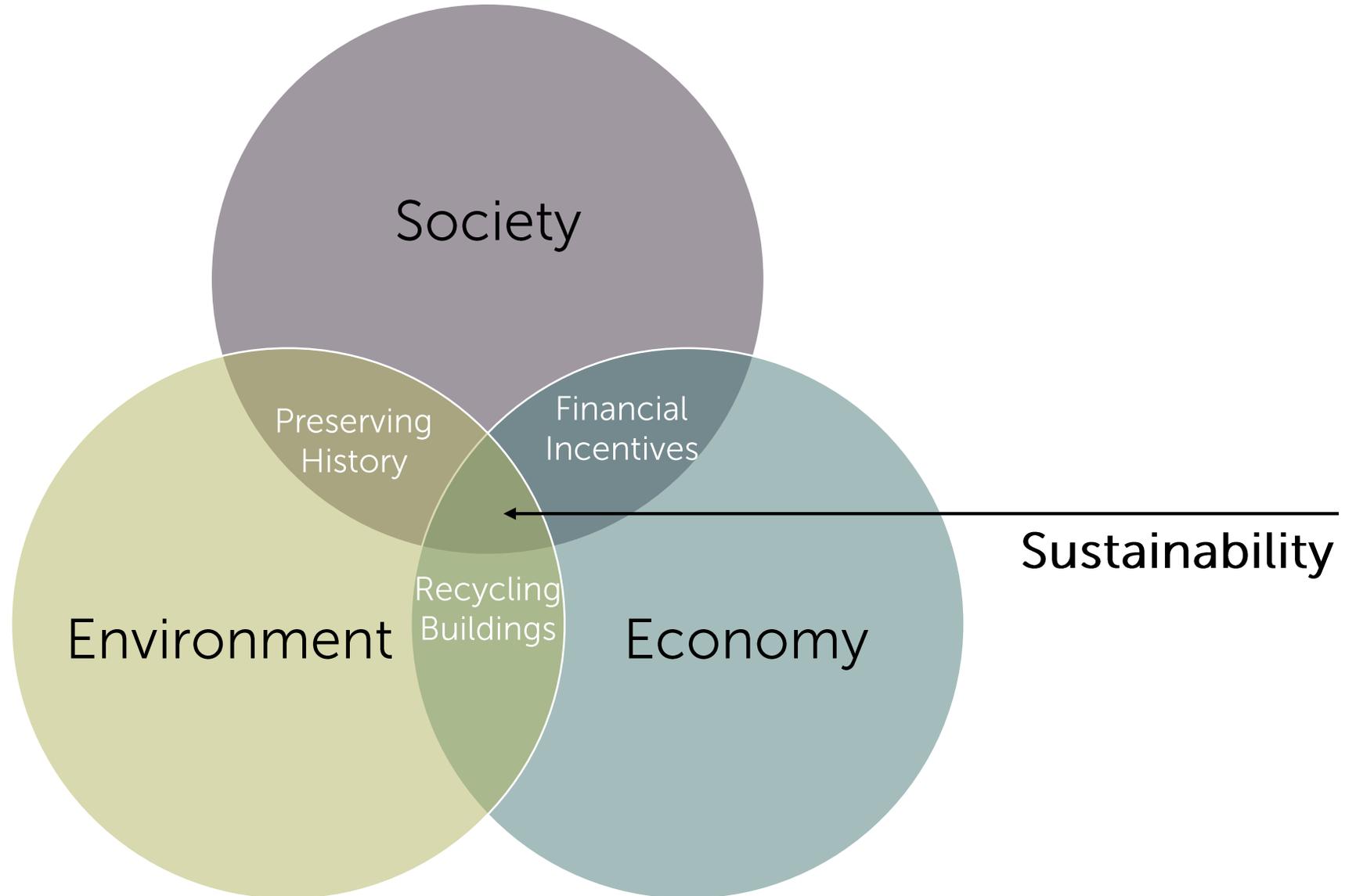
Types of Landmarks & Historic Districts

	National Register	Local	Certified Local
Honorary designation	✓	✓	✓
Regulatory function	X	✓	✓
Financial Incentives	✓	X	✓
Input Into Government Decision Making	✓	✓	✓
Requires permit review	X	✓	✓

Agenda

Benefits

Benefits of Historic Preservation



HP is Environmentally Sustainable

FUN FACTS ABOUT THE PROJECT AT ELMWOOD & FOREST

IT WILL TAKE **201,709,622 BTUs**
OF ENERGY TO DEMOLISH ALL 11 BUILDINGS

That's about the same amount of energy it would take to drive an electric car around the earth

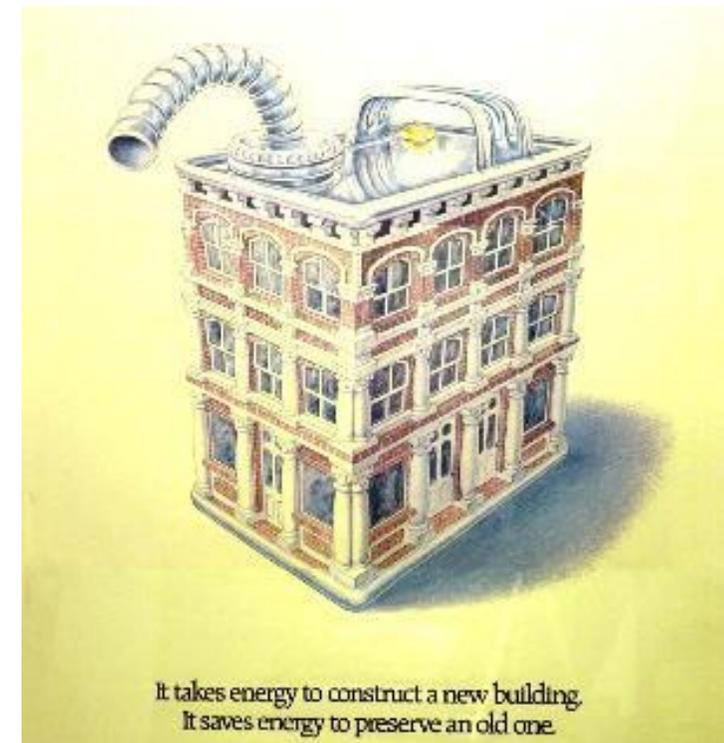
237.4 times!



THE GREENEST BUILDING IS THE ONE ALREADY BUILT



PRESERVATION
Buffalo Niagara



It takes energy to construct a new building.
It saves energy to preserve an old one.

HP is Economically Sustainable

Historic preservation is about jobs and resources

Creating more Jobs

- \$1M spent on building rehabilitation creates more jobs than \$1M investment in the energy industry, infrastructure, and new construction
- 60/40 rule

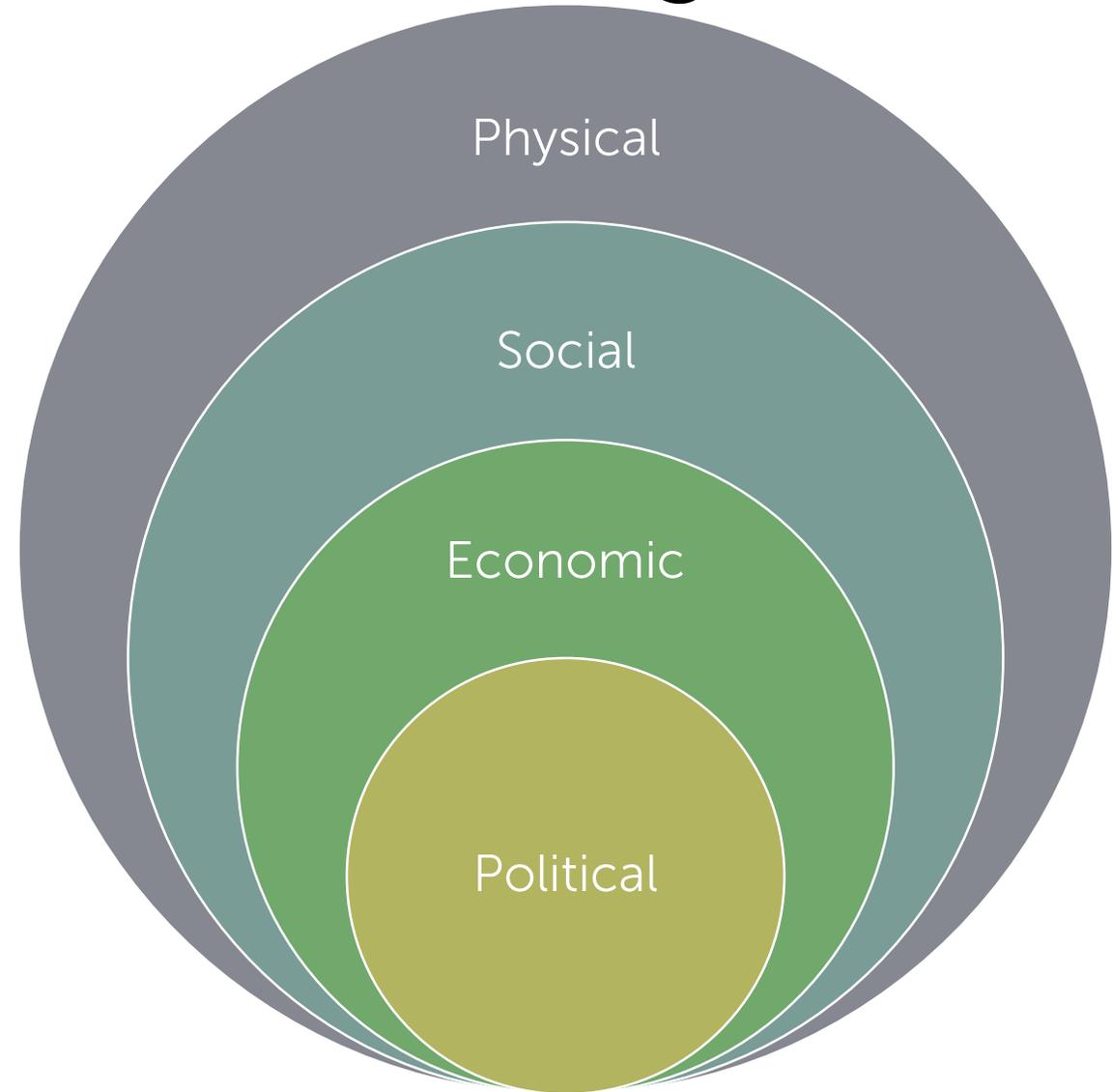
Increasing Property Values

- Study of National Register districts in Philadelphia, listed homes sold at 131% price premium over non listed homes
- Several studies of locally listed districts show steady growth in property values



Economic Effect of National Register Listing

Four Forces of Value





Preservation
BUFFALO NIAGARA

THANK YOU!

Christiana Limniatis

716-852-3300

climniatis@pbnsaves.org