



Historic Preservation at a Crossroads

**(PRE-PUBLICATION FINAL PLAN APPROVED BY
NATIONAL PARK SERVICE ON 3/27/09)**

PLEASE NOTE: This plan will be formally published and released later this year. While much or all of the plan will be included in the final publication, it is possible that some sections will be posted only on the NYS OPRHP web site. It is anticipated that the final publication will contain photographs, case studies, etc.

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Credits

[To be included in final publication]

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Introduction

[INSERT PHOTOS SHOWING “ASSETS” – SEE SHPP POWERPOINT]

New York is a state of incredible beauty, abundance, history, and culture.

Historic preservation helps communities make the most of these assets and is a positive but underutilized contributing force at the intersection of the state’s declining population and economic trends and its considerable assets and opportunities.

Historic preservation is a community catalyst and a powerful engine for economic growth. It stimulates pride and inspires residents to help themselves, brings neighborhoods and communities together, enhances community assets, attracts reinvestment, creates more jobs than new construction, and keeps labor earnings cycling through local economies. Its incremental, locally oriented, and sustainable revitalization activities have been successful in good and bad economic climates in diverse communities across America for many years.

Historic preservation often begins with improvements to a single vacant storefront or neglected house. Simple changes such as the removal of non-historic materials, repairs, or a new paint job that calls attention to the building’s original architectural details signal positive change and often stimulate similar improvements in neighboring buildings. On a more complex level, projects such as a residential or commercial façade improvement program, rehabilitation of a long vacant but important downtown building, or redevelopment of an abandoned industrial building can stimulate new investment in a community. As can be observed in recently rehabilitated downtowns and residential neighborhoods in communities across New York State, these motivational actions continue to expand, combining and multiplying to reverse patterns of longstanding neglect, disinvestment, and abandonment. At the same time, community residents, merchant organizations, and municipal staff continue to intensify efforts to creatively market their older and historic downtowns to target audiences, and are successfully attracting new residents, businesses, and visitors back to their communities.

Small Town Renaissance

“...Cortland is uniquely positioned to be part of that renaissance. It’s a place that attracts people and companies who make location decisions on quality of life factors like safe neighborhoods to raise a family, health and human services, the arts and culture, and quality education. Increasingly, people want to return to a place and life as we remember it from earlier in this century when we were a country that had a culture rooted in deeper values, and when the common good meant your neighbor next door.

We feel lucky to live on Main Street in a place where people still sit on the front porch on summer evenings. A place where people know each other’s names. A place where people stop to chat when they walk their dogs, or drop by for a bowl of ice cream. Places like Cortland County are becoming increasingly rare in this world.

There’s a lot that’s been said and written about the decline of older Upstate communities, particularly their downtowns. Cortland County’s downtowns are alive and well, with active downtown business associations and a summer season of festivals, concerts and special events. *But like old houses, caring for them is clearly a labor of love. In economic and community development, the one constant is change, particularly when it comes to older downtowns. The downtown today is very different than the downtown of 50 or 100 years ago. But thankfully, there are plenty of people who are invested in not just preserving history for history’s sake, but navigating change, to make for thriving downtowns. That is what real community investment is all about.*”

-- From “On the Move Cortland” special edition on Downtown Revitalization and Historic Preservation. Spring/Summer 2003.

Although there is clearly much more work to be done, residents, planners, housing, community and economic development professionals, realtors, and municipal and state officials are increasingly aware that most New York State communities feature many of the highly sought after quality of life assets and positive characteristics that make or have the potential to make places attractive to new residents, businesses, and investors. These include extensive educational, recreational, and related amenities as well as affordable housing and a wealth of housing choices relative to other real estate markets. New York State's abundant waterways, mountain ranges, state parks, natural and scenic areas, and beaches offer extensive, affordable, and easily accessible opportunities for recreation, relaxation, and exploration. More than 300 public and private college and university campuses are well distributed across the state providing unrivaled educational, research, lifelong learning, entrepreneurship, and business partnership opportunities. New York State also encompasses a rich history, extensive historic and cultural resources, and several thousand museums, historic sites, and arts, culture, sports, and entertainment destinations.

New York State's extremely generous concentration of quality of life assets, particularly the historic and cultural resources that give our communities their distinctive character and appeal, are extremely important to the state's future growth and economic health. As quality of life becomes the critical ingredient in economic development, historic preservation is a significant but largely underutilized part of this equation. More than any other human-made element, historic buildings and cultural resources differentiate one community from all others. Many quality of life assets such as museums, theaters, and libraries, are located in historic buildings. The quality of historic buildings and main streets, and the quality of their preservation (or lack of preservation) says a lot about a community's or state's self image and capacity for improvement. Although any community can duplicate another community's water lines, industrial park, tax rate, or development incentives, no community can duplicate another community's historic and cultural resources or heritage.

Historic Preservation at a Crossroads, the 2009-2013 New York State Historic Preservation Plan, has been prepared to help New York State better protect and enhance its extensive historic and cultural resources and to realize the economic, social, and environmental benefits associated with their protection and enhancement. The New York State Historic Preservation Office prepares a comprehensive statewide historic preservation plan approximately every five years as part of its responsibilities under the National Historic Preservation Act. The plan preparation process provides a basis for information sharing, discussion and thought regarding needs, issues, and opportunities. The plan that results from this process establishes a blueprint for action and provides informed guidance for all historic preservation activity within the state. Required elements of the plan include public input, an overview of historic and cultural resources, an analysis of preservation activities within the state, and an action plan.

Preparation of the 2009-2013 New York State Historic Preservation Plan has provided an important and timely opportunity to review historic preservation successes and challenges, and to explore emerging opportunities and threats. It has been shaped and influenced by several dominant trends including:

- Continuing population loss and economic decline in most of New York State's older cities, villages, and rural hamlets;
- Disproportionate growth, investment, and land consumption in previously undeveloped or agricultural areas in towns outside of cities and villages as statewide population growth remains flat or decreases;

- Increasing demands at the national and state level for urban policies that will reverse the longstanding effects of anemic reinvestment in older cities, villages and rural hamlets;
- An increasing national focus on renewable energy, energy conservation, sustainability and the need to build (or rebuild) healthy, self-reliant communities;
- Increasing interest in community design and the protection of community character; and,
- A growing interest in local self-sufficiency and support for local businesses and economies, as evidenced by increasing interest in farmers' markets, community supported agriculture, purchasing cooperatives, and buy local first campaigns.

The plan's title, *Historic Preservation at a Crossroads*, emphasizes that it was prepared and will be implemented at a critical moment in New York State's history. The planning process was conducted within a rapidly changing state and national climate of political change, wildly fluctuating but generally increasing gas and oil prices, and a sustained economic recession whose depth is approaching levels not experienced since the Great Depression. In historic preservation, as in most business sectors, these trends will likely continue to present challenges such as budget cuts, hiring freezes and layoffs, reductions in hours and services, program modifications, and other changes. At the same time, however, there will also be new opportunities. For example, new job training programs offering much needed preservation skills training and energy conservation techniques that can be incorporated into building rehabilitation projects would fit in well with emerging green employment programs, producing not only jobs but significant economic benefits in participating communities and regions.

The planning process benefited from and took place at approximately the same time as a number of other important events and planning initiatives, including (to cite a few of the more important examples): an aggressive statewide program to revitalize New York's state-owned parks and historic sites; publication of the seminal *Preserving New York: Winning the Right to Protect a City's Landmarks* and two related conferences convened by the New York Preservation Archives Project; "Preservation Vision NYC," a year-long collaborative analysis and report on historic preservation in New York City that will conclude in early 2009; the New York State Council on the Arts' statewide Cultural Blueprints meetings (modeled and building upon statewide meetings conducted earlier in the year by the Empire State Development Corporation); and completion of the Erie Canalway National Heritage Corridor's management plan and heritage tourism economic impact survey.

The planning process has made it clear that 42 years after the enactment of the National Historic Preservation Act and almost 30 years after the adoption of the New York State Historic Preservation Act, there are many successes and accomplishments to celebrate. New York has a robust state historic preservation office complemented by a strong, not-for-profit statewide historic preservation organization. A network of active, professionally staffed regional and local not-for-profit historic preservation organizations has grown from approximately ten in the 1960s to more than 30 in 2008 and is complemented by numerous partners from national, state, and local government agencies, as well as additional partners from a wide range of related professional and volunteer membership organizations. Thousands of buildings, districts, structures, objects, and sites have been formally documented, evaluated, listed in the National and State Registers of Historic Places, and determined eligible for listing in these registers. Innumerable vacant, abandoned, and dilapidated buildings have been rehabilitated. Intensifying interest in the protection of community character has led to the adoption of local historic district ordinances and related land use strategies.

At the same time, however, many challenges remain. Historic preservation efforts are often fragmented between numerous involved groups and individuals. Economic incentives continue to favor new construction and development over building, neighborhood, and community revitalization. Few people, from elected officials on down, recognize or understand the economic, social, and environmental benefits of historic preservation. Many historic sites, museums, and cultural organizations, such as Fort Ticonderoga and the Richardson-Bates House in Oswego, are threatened with closure because of lack of funding, decreasing visitation, increasing operational challenges, and an ever-expanding range of educational and entertainment choices. The number of new not-for-profit preservation (and related) organizations continues to grow in spite of ongoing capacity building issues among existing not-for-profits and the consolidation or merging of other organizations such as the recent consolidation of the Landmark Society of the Niagara Frontier and Preservation Coalition of Erie County to form the new Preservation Buffalo Niagara. The popularity of Home Depot and Lowe's combined with the predominance of new construction means that fewer people in the construction trades have preservation skills, knowledge, or experience. Many of New York's most accomplished and knowledgeable preservation practitioners have been lost through retirement or death. Efforts to protect historic and cultural resources of the recent past and similar emerging issues are taking preservation in new directions.

It is also worth noting that several significant anniversaries and events will occur within the next five years, providing excellent opportunities for continued reflection and celebration. These include the Hudson-Fulton-Champlain Quadricentennial in 2009; the 30th anniversary of the New York State Historic Preservation Act of 1980, which will occur in 2010; and the 30th anniversary of the formal addition of "historic preservation" into the agency's name (New York State Office of Parks, Recreation and *Historic Preservation*), which will occur in 2011. In addition, 2011 will offer many opportunities to showcase New York State's historic preservation successes since the National Trust for Historic Preservation will be holding its annual conference in Buffalo and the League of Historic American Theaters will hold its annual conference in Schenectady, where participants will focus on successful theater rehabilitation projects in the larger Capital District.

Who Should Use This Plan

The 2009-2013 New York State Historic Preservation Plan has been prepared to assist all New Yorkers interested in identifying, protecting, enhancing, and promoting the state's historic and cultural resources. It is based on the premise that historic preservation is in New York State's best interest: it is a powerful but as yet underutilized community and economic development strategy that should be an integral part of New York State's revitalization, smart growth, and sustainability efforts.

Although the plan has been prepared mainly by the New York State Historic Preservation Office and will guide much of that agency's work over the next five years, it was developed with extensive public input and diverse expertise, including guidance from the New York State Board for Historic Preservation, a historic preservation plan advisory committee with broad representation, and numerous preservation and related organizations.

Responding directly to the key themes and threats heard throughout the planning process, the plan's vision, goals, and implementing actions establish a dynamic framework that has been purposefully designed to broaden engagement in and support for historic preservation. It provides context and direction as well as substantial background information and supporting resources for anyone involved in, interested in becoming involved in, or wanting to learn more about historic preservation. Because of this intentionally broad focus, it will likely be impossible to achieve the vision, goals, and implementing actions without considerable collaboration and initiative from many

preservation partners, including diverse individuals, historic preservation professionals, state and local governments, developers, municipal historians, not-for-profit organizations, and others.

It is hoped that the 2009-2013 New York State Historic Preservation Plan will be a focal point for extensive collaboration and action. Existing historic preservation partners may find it useful to consult the vision, goals, and implementing actions to determine how they can best help achieve the goals set forth in the plan. Others may prefer to peruse and learn from the background information and supporting materials, with an emphasis on the Call to Action – Getting Involved section and the appendices.

How the Plan is Organized

The 2009-2013 New York State Historic Preservation Plan is both a five-year action plan and an educational resource. It consists of an introduction, two major sections, and a series of appendices that contain helpful supporting information.

Part I is the heart of the plan. It describes how the plan was developed and sets forth the Vision, Goals, and Implementing Actions that will guide historic preservation efforts across New York State over the next five years. It also includes information about how various preservation partners can become involved in historic preservation and help advance historic preservation goals.

Part II provides an introduction for those who may be less familiar with historic preservation. Sections briefly describe what historic preservation is, why it's important to New York State's economy, and who's involved in historic preservation. It also provides an overview of New York State's wide range of historic and cultural resources and highlights recent preservation accomplishments.

The **Appendices** include: a bibliography; information about important agencies and organizations involved in historic preservation; information on where to learn more about historic preservation; a set of maps; summaries of key historic and cultural resource laws; a list of statewide surveys and context studies; and the three background memoranda summarizing key themes, threats, and findings from the plan preparation process. The **maps** show the number of places listed in the National Register of Historic Places by county, National Historic Landmarks by county, archeological sites by county, Certified Local Governments by county, and number of places documented by the Historic American Building Survey, Historic American Engineering Record, and Historic American Landscape Survey.

Part I – Historic Preservation at a Crossroads

Part I is the heart of the plan. It describes how the plan was developed and sets forth the vision, goals, and implementing actions that will guide historic preservation efforts across New York State over the next five years.

It also provides information about how individuals and organizations can become more involved in historic preservation efforts.

Development of the State Historic Preservation Plan

Past Planning Efforts

The New York State Office of Parks, Recreation and Historic Preservation (the State Historic Preservation Office/SHPO) has prepared four state historic preservation plans in past years (1970, 1975, 1995, 2001). Like state historic preservation plans in other states, they have moved from being somewhat inwardly focused operational and organizational plans to become plans that provide guidance and direction for preservation efforts throughout the state.

How the Plan Was Developed

The 2009-2013 New York State Historic Preservation Plan reflects several significant differences from previous plans. In the years following completion of the last plan in 2001, State Historic Preservation Office staff became increasingly aware that state level preservation planning had changed. They recognized that improvements were needed to make New York's statewide preservation planning process the opportunity for evaluation, strategizing, and collaboration that it has become in other states. Based on this realization, the office hired its first historic preservation planner to focus mainly on the preparation and implementation of the state historic preservation plan; past plans were prepared by existing staff as time allowed. The preservation planning process was also strengthened through the formation of an advisory committee with broad representation as well as an extensive program of public involvement.

More than 1,000 people have participated in the outreach and planning process, including mayors, town supervisors, state legislators, other municipal elected officials and staff, preservation professionals, state agency staff, news media, preservation students, realtors, K-12 teachers and college professors, representatives of historic houses and other museums, heritage areas and scenic byways, state historic sites, archeologists, municipal historians, arts organization staff, developers and realtors, architects, planners, community and economic development professionals, lawyers, interested individuals, and many others.

PUBLIC OUTREACH PROCESS

Public Meeting Sites

- Buffalo (Niagara Region)
- Jamestown (Allegany Region)
- Utica (Central Region)
- Watertown (Thousand Islands Region)
- Rochester (Genesee Region)
- Saranac Lake (Adirondack Region)
- Kingston (Palisades/Taconic Regions)
- New York City (New York City Region)
- Cold Spring Harbor (Long Island Region)
- Ithaca (Finger Lakes Region)
- Waterford (Capital/Saratoga Region)
- Yonkers (Taconic/Palisades Region)

Organizations Assisting with Meeting Organization & Promotion

- Preservation League of New York State
- 30+ Preservation Colleague organizations
- American Institute of Architects (NYS Chapters)
- New York Planning Federation
- American Planning Association (NYS Chapters)
- New York State Conference of Mayors
- Museum Association of New York
- Association of Public Historians of New York
- New York Archaeological Council
- New York State Archaeological Association
- Lower Hudson Conference
- Hudson River Valley Greenway
- Hudson River Valley National Heritage Area
- Erie Canalway National Heritage Corridor
- New York Heritage Areas System
- Heritage New York
- Bureau of Historic Sites
- Scenic Hudson
- Certified Local Governments
- State government agencies
- Community development corporations
- Regional planning commissions
- Local governments

A brief overview of the planning and plan development process is presented here; much more detailed information is provided in three comprehensive technical memoranda that were widely circulated, posted on the internet and commented upon before development of this plan. The memoranda are provided in Appendix G and include: Memorandum #1 – Overview of the Public Outreach Process; Memorandum #2 – Key Themes and Threats Identified During the Planning Process; and Memorandum #3 – Background and Reference Information. Much of the information in the three memoranda has been summarized and incorporated into this document.

The plan development process included a broad strategy for public participation; conducting a workshop with, and regularly reporting to, New York State’s Board for Historic Preservation; convening and making strategic use of a 19-member interagency, multidisciplinary State Historic Preservation Plan Advisory Committee; regularly consulting with, and reporting to, our preservation partners across the state; synthesizing extensive information; making draft plan documents available for agency and public review and written comment; and, of course, writing the plan. All of these activities were designed and carried out to collect information, to inform and direct development of the plan, and to engage the public, agency staff and numerous others in the planning process.

The goals of the public outreach process were to: seek public input while making people more aware of the state historic preservation plan and planning process; increase awareness of the state historic preservation office’s programs and services; strengthen relationships with existing agency and organizational partners; and, develop new relationships for future collaboration on the implementing actions of this plan.

The extensive public outreach and involvement process included: approximately 75 individual interviews with state historic preservation office staff and key preservation partners; 12

public meetings; written comments; participation in six conferences and professional association meetings; surveys at the New York State Fair; and development and distribution of preservation planning-related Internet content to keep the public informed about planning activities and progress.

The Advisory Committee participated strategically in the planning process, mainly through two one-day workshops to discuss draft documents and provide input and guidance regarding the

- | Historic Preservation Plan Advisory Committee |
|--|
| <ul style="list-style-type: none"> ▪ Joanne Arany, Landmark Society of Western New York ▪ Paul Beyer, NYS Department of State ▪ Peg Breen (Andrea Goldwyn), New York City Landmarks Conservancy ▪ Robert Corby, Mayor, Village of Pittsford ▪ Jay DiLorenzo (Daniel Mackay), Preservation League of New York State ▪ Steven Engelhart, Adirondack Architectural Heritage ▪ Martha Frey, Otsego 2000 ▪ Murray Gould, Port City Preservation ▪ Mary Ivey, NYS Department of Transportation ▪ Roberta Lane, National Trust for Historic Preservation ▪ Lael Locke, New York Planning Federation ▪ George Stafford (Steve Ridler), NYS Department of State ▪ Robert Mackay, Chair, NYS Board for Historic Preservation & Society for the Preservation of Long Island Antiquities ▪ Cordell Reaves, Heritage New York ▪ Jennifer Schwartz, Ulster County Planning Board ▪ Anne Van Ingen, NYS Council on the Arts & NYS Board for Historic Preservation ▪ Nina Versaggi, Public Archaeology Facility at Binghamton University/New York Archaeological Council ▪ John G. Waite, Architect, NYS Board for Historic Preservation |

draft Vision, Goals and Implementing Actions. They reviewed draft documents and provide comments via email, and provided introductions and suggestions regarding involvement and collaboration of other individuals, organizations and agencies. This group, or a very similar group, will continue to provide guidance and support during implementation of the plan.

Key Themes & Threats Identified During the Planning Process

The public outreach process produced more than 200 pages of handwritten notes from personal interviews, approximately 60 pages of electronic notes from comments at public meetings, and numerous email messages and telephone conversations. This tremendous amount of information, most of which was widely distributed to others involved in the preservation planning process, was reviewed, analyzed, and ultimately prioritized into the following 11 key themes and 17 key threats. The themes and threats then provided a strong foundation from which the plan's vision, goals, and implementing actions were developed. The 11 key themes included:

- | 11 Key Themes |
|---|
| ▪ Leadership and Advocacy |
| ▪ Coordination and Collaboration |
| ▪ Education and Training |
| ▪ Historic Resource Identification and Protection |
| ▪ Historic Preservation Planning |
| ▪ Funding and Incentives |
| ▪ Outreach and Awareness |
| ▪ Statewide Main Street Program |
| ▪ Proactive Development of Guidelines and Standards |
| ▪ Green Building and Sustainability |
| ▪ Capacity Building and Support |

- **Leadership and Advocacy:** Comments generally reflected four things: a need for a “clear, unified voice” for historic preservation and revitalization; stronger execution of federal and state preservation (and related) laws by NYSHPO and appropriate others; increased collaboration with the Preservation League and others to promote historic preservation’s critical role in economic development through numerous actions; and increased advocacy by NYSHPO staff at the state and local level. Although New York State preservation efforts are led by the New York State Office of Parks, Recreation and Historic Preservation (State Historic Preservation Office) and the statewide, not-for-profit Preservation League of New York State, with support from numerous others, the comments revealed a surprising lack of awareness about existing preservation organizations. They also revealed a desire for a creative, dynamic, positive, proactive, focused “umbrella” group that brings together diverse organizations, constituencies and individuals for common cause as well as frustration with the fragmentation of state government and the related implications of home rule.
- **Coordination and Collaboration:** Comments related to this theme overlapped somewhat with comments about leadership and advocacy. They addressed four main areas: existence or development of a formal state organization to bring together preservationists and related organizations for common cause and advocacy; better integration, coordination and collaboration of existing NYS OPRHP and related programs; better alignment, coordination, and collaboration among state agencies; better alignment, coordination, and collaboration with other key state, regional and local not-for-profit and private agencies, organizations, and individuals who can help accomplish preservation goals; more frequent events and training that would bring people together; and more effective use of the internet and related emerging technologies (email blasts, listservs, web logs, social networking sites, etc.) to bring people together and share information. Reference was made to model groups such as the New York State

Legislative Commission on Rural Affairs, 10,000 Friends of Pennsylvania, the Michigan Land Use Initiative, and Washington State's Preservation Collaborative who seem to be successfully joining historic preservation with other smart growth components such as downtown revitalization, affordable housing, green building, etc.

- **Education and Training:** Comments again focused on four major areas: the need to expand incorporation of history, culture and preservation into education at all levels; the need to educate and provide more training opportunities for specific audiences (particularly municipal officials/staff, local preservation commissions, trades people and property owners); increasing the number of trades people with preservation skills; and increasing awareness of success stories and the range of educational opportunities and resources that are available. Many people emphasized the need for NYS OPRHP and other preservation organizations to substantially improve their use of the Internet to provide information, training, and resource material.
- **Historic Resource Identification and Protection:** These comments generally related to the need for continuing commitment to the completion of a statewide survey of historic and cultural resources. The statewide survey, along with historic preservation planning at the local and regional level, was recognized as the foundation of New York's preservation efforts. At the root of these comments was that completed surveys provide critical baseline information about historic resources in a specific area. Meeting participants felt that surveys help raise awareness about historic and cultural resources, provide useful information for planners, developers and property owners, and help protect these resources. Other comments related to the need to secure steady funding for the completion of historic resource, cultural landscape, and working landscape district surveys, provide training, technical assistance and supporting resource materials for preparation of historic resource surveys, continue making survey data and National Register listings available through NYSHPO's SPHINX, document imaging and GIS systems (making improvements as possible); encourage expanded participation in the Certified Local Government program; encourage historic preservation planning at the local and regional levels of government, expand use of historic preservation ordinances, comprehensive plans (and other planning documents) and land use and building code regulations, and encourage broader use of historic preservation easements. An underlying issue seemed to be the need to make it easier for people to find out what is already known about historic and cultural resources and where additional work is needed. Meeting participants also spoke about the need to encourage surveys of buildings, sites, structures, objects, and districts from the recent past (such as Cold War military facilities, examples of modern architecture, etc.).
- **Historic Preservation Planning:** Comments related to the need to increase awareness of historic and cultural resources and to encourage implementation of historic preservation tools and strategies at the local level. Many recognized the need to encourage or require preparation of municipal historic preservation plans or historic preservation components of comprehensive plans or other planning documents such as local waterfront revitalization plans, downtown revitalization plans, etc. It was suggested that such plans be prepared as a condition for funding. The New York State Division of Coastal Resources' Local Waterfront Revitalization Program was cited as a model; this program provides funding for the preparation of local waterfront revitalization plans as well as the implementation of policies and projects identified in these plans. It was generally felt that preparation of preservation plans would enable NYSHPO and others

such as local governments to be more proactive and less reactive in protecting historic and cultural resources and implementing community improvement projects. Similarly, preparation of some sort of overview of historic and cultural resources on a regional or county-wide basis could provide much useful information and guidance since it is likely that inventories of historic and cultural resources will continue to be an ongoing, long-term process. A local historic preservation plan that has been officially adopted as community policy (as part of the local comprehensive plan or a separate plan) provides a stronger legal foundation for local preservation ordinances and regulations.

- **Funding and Incentives:** Comments regarding funding and incentives reflected: a general lack of awareness about the existing range of funding and incentive programs; the need to “level the playing field” between new construction and greenfield development and building rehabilitation, revitalization and adaptive use; the need for more technical assistance programs and resource materials to increase awareness and use of existing (and new) programs; and new policies and programs to address gaps and deficiencies in funding and incentive programs, particularly policies and programs that will encourage and hasten the revitalization of upstate New York’s cities, villages and rural areas. Most comments indicated that an “uneven playing field” had contributed directly and indirectly to population loss and disinvestment in cities and villages as people and investment moved to suburbs in surrounding town areas. Comments also focused on government policies that directly and indirectly promote and encourage development outside of older urban and village areas as well as related loss of prime agricultural lands (and farming livelihood), open space, natural habitats and recreational resources associated with rapid, unplanned suburban development. It was thought that state agencies and programs need to be brought into better alignment around larger goals, such as downtown revitalization, the revitalization of older and historic residential areas and the economic development of rural areas. A number of comments also focused on the difficulty or lack of “user friendliness” of existing grant programs and obstacles to their use, especially by smaller organizations.
- **Outreach and Awareness:** Comments related to outreach and awareness underscored the need to facilitate communication and information sharing and to simplify the very complex subject of historic preservation to make it more popular and accessible to a variety of audiences. Specific ideas included: launching marketing and public relations campaigns; enhanced and increased use of various media to educate the public and promote preservation; enhanced, increased and more strategic use of the Internet, computer technology and related media; more frequent events, including annual conferences, regional meetings and training workshops; and, in general, better networking and communication.
- **Statewide Main Street Program:** Many people expressed the hope that New York State would develop a formal, comprehensive Main Street program based on the National Trust for Historic Preservation’s four-point approach of organization, economic restructuring, design and promotion. Despite being a pioneer in the main street revitalization concept, New York is one of a very few states that have not established a statewide Main Street program, although such a program has been considered and partly implemented by state agencies and organizations such as New York State Division of Housing and Community Renewal, New York State Department of State and the New York Main Street Alliance. The Western Erie Canal Alliance has initiated a formal four-point Main Street program encompassing three member

communities and the Main Street model is being followed on a less formal basis in Sullivan County as well as a number of individual communities.

- **Proactive Development of Guidelines and Standards:** Many people indicated that preservation organizations should become more proactive by developing formal policies, guidelines, standards and supporting resource materials on critical issues or problems. The most frequently mentioned issues requiring additional policies, guidance and technical assistance were: window restoration versus replacement; preservation and adaptive use of religious buildings; historic preservation planning and practices at the local level; green building, energy conservation, LEED (Leadership in Energy and Environmental Design) accreditation/certification and sustainability; preservation planning, zoning and regulatory tools; siting of wind turbines and wind energy facilities; management of vacant buildings; and combating the loss of traditional community anchors such as post offices, libraries, banks, schools, religious buildings, municipal buildings and specialty retail shops.
- **Green Building and Sustainability:** Comments expressed the fact that because green building and sustainability initiatives are fairly new, they represent potential dangers as well as opportunities. Older and historic buildings represent potential opportunities because of embodied energy, conservation/recycling of materials rather than increased landfill disposal, proximity to public transportation and services, etc.; and building rehabilitation and making older and historic buildings more energy efficient could provide many opportunities for job creation. However, in terms of potential dangers, many comments reflected on the destruction of character-defining features of older and historic buildings during the energy shortages of the 1970s, when many property owners replaced or modified siding, windows and doors in the name of energy efficiency and conservation.
- **Capacity Building and Support:** Comments generally addressed: the continuing proliferation of not-for-profit organizations such as local preservation groups, “Friends” groups, and small house or building museums; the increasing inability of existing and new not-for-profit organizations to support themselves; and the resulting need for additional financial resources and technical assistance. Representatives and observers of these organizations spoke about: the challenges of an all-volunteer or limited paid staff; limited availability of funding; inability to raise matching funds for grant programs requiring a match (such as Environmental Protection Fund grants); lack of experience with grants or fundraising; the inability to restore or maintain buildings and collections houses within these buildings; and other challenges.

Key Threats Identified During the Planning Process

The following key threats were identified during the planning process. While this is a relatively long list and many items correspond with key themes, each of these threats was mentioned repeatedly in all aspects of the public outreach process.

- **Lack of awareness and/or the political will to protect historic and cultural resources:** Many meeting participants expressed concern that historic and cultural resources are frequently lost or threatened through a basic lack of awareness about their social and economic value as well as a lack of awareness about historic preservation

tools, strategies, and incentives. Fear of controversy and lack of understanding prevents many communities from protecting historic and cultural resources.

- **Lack of incentives for historic and cultural resource surveys and preservation planning:** Many recognized resource surveys and preservation planning as the foundation of local preservation efforts, but indicated that most communities are unable to dedicate already scarce funds to such efforts, particularly when they are unaware of the potential benefits of historic preservation. Participants also spoke of the need to survey resources from the recent past.
- **Lack of awareness about the economic benefits of historic preservation and the economic return on investments made in building rehabilitation and community revitalization.** It was widely noted that historic preservation tools and strategies are underutilized and should be better incorporated into statewide community revitalization and economic development strategies. Many people advocated for better collection of data related to the economic impacts of historic preservation as well as development of a comprehensive economic impact study.
- **Vacant properties/absentee landlords/lack of code enforcement:** It was noted that these inter-related problems exist in many of New York’s older communities. In addition to detracting from the curbside appeal of otherwise intact neighborhoods, vacant buildings, and often, properties owned by absentee landlords, impose an undue burden on their communities. Long-term neglect often results in building demolition at public expense. Vacant and poorly maintained buildings and properties attract vagrants and vandals and generate more calls to police, fire, health, and building code officials, increasing a municipality’s public safety costs. Similarly, lack of code enforcement results in building deterioration and loss of historic building materials.
- **Urban disinvestment, lack of investment in older buildings and neighborhoods, and subsequent deterioration and loss of historic and cultural resources:** Many people noted these trends have continued for decades and suggested that New York State needs urban policies and incentives that can help reverse these trends.
- **Insufficient funding and incentives for building rehabilitation and repair:** It was generally agreed that most existing incentives are designed to encourage and support new construction and development, rather than building rehabilitation and revitalization and enhancement of existing neighborhoods, particularly older neighborhoods.
- **Sprawl/suburbanization and the erosion of rural, open space, and agricultural lands:** New York State’s limited growth continues to occur largely in towns outside of older cities, villages and rural hamlets. Existing economic incentives continue to favor and encourage this type of growth.
- **Relocation of historic community anchors to suburban areas (schools, libraries, post offices, groceries, banks, medical offices, government/municipal buildings):** Many noted that the continuing relocation of programs and services that attract foot traffic to downtown commercial districts
- **Teardowns/“McMansions”:** Older suburban areas, particularly in the Long Island region, face demolition and replacement of smaller, often historic or potentially historic

buildings with larger new houses that are out of character with the surrounding neighborhood.

- **Lack of affordable housing:** The unavailability of affordable housing in many communities was mentioned as an obstacle to retaining existing residents and attracting new residents, businesses, and investment.
- **Lack of statewide Main Street program:** Many participants observed that New York State is one of the few states without a statewide downtown revitalization program based on the National Trust for Historic Preservation's four point approach emphasizing design, community organizing, economic restructuring and promotion.
- **Threats to religious buildings such as deterioration, closings, and congregation consolidation, mainly in urban and older suburban areas:** Continuing loss of population and relocation of urban residents to newer suburban areas has led to declining enrollment in older and historic urban churches. At the same time, existing congregations often find it difficult to properly maintain their buildings or attract funding for building maintenance, rehabilitation, or restoration. Adaptive use of religious buildings also presents unique challenges.
- **Inappropriate treatment of historic buildings including, for example, replacement of historic building elements such as windows and doors and installation of synthetic siding materials:** As energy costs continue to increase and interest in green building and rehabilitation grows, property owners are replacing original building elements such as windows, doors, and wood siding with new units that are thought to be more energy efficient.
- **Increasing number of challenges facing historic preservation's not-for-profit infrastructure (historic sites and museums), including erosion of financial support and contributions, decreases in visitation and operational and capacity building issues:** The current economic climate has made an already challenging environment even more difficult, as evidenced by the recent merging of two historic preservation organizations in Buffalo and numerous struggling historic sites, museums, and other not-for-profit organizations.
- **Siting of wind energy facilities:** While most participants seemed to think sustainable energy generation is good, there was considerable concern about the location of wind (and other) energy facilities and their impacts on historic and cultural resources.
- **Failure of communities and agencies to comply fully with SEQRA and ineffectiveness of SEQRA as a tool to protect historic and cultural resources:** The SEQRA process and its application as a tool to protect historic and cultural resources continue to be misunderstood, underutilized, and improperly used.
- **The housing foreclosure crisis and increased difficulty obtaining mortgage funding or project financing:** The national housing foreclosure crisis had resulted in innumerable vacant buildings in urban and suburban communities and, in spite of bank bailout efforts by the government, has also contributed to a severe constriction of mortgage lending and other project financing.

The Future of Historic Preservation

Responding directly to the key themes and threats heard throughout the planning process, the plan's vision, goals, and implementing actions establish a dynamic framework that has been purposefully designed to broaden engagement in and support for historic preservation. The plan provides context and direction as well as substantial background information and supporting resources for anyone involved in, interested in becoming involved in, or wanting to learn more about historic preservation.

Because of this intentionally broad focus, it will likely be impossible to achieve the vision, goals, and implementing actions without considerable collaboration and initiative from many preservation partners, including diverse individuals, historic preservation professionals, state and local governments, developers, municipal historians, not-for-profit organizations, and others.

Some suggestions about how individuals and specific partner groups can have a meaningful role in achieving the plan's vision, goals, and implementing actions are provided in the Call to Action – How You Can Help section of this plan.

Vision

Historic preservation will be understood as a rational approach for protecting irreplaceable historic and cultural resources and **managing change**, offering proven, fiscally conservative, cost-effective community improvement strategies that:

- Revitalize, strengthen, and enhance New York's cities, villages, and rural hamlets while making use of existing infrastructure and transportation systems and conserving farmland, open space, and natural areas;
- Produce a wide range of distinctive, centrally located, affordable and market-rate housing alternatives as well as cost-effective retail and office space options for the entrepreneurs and small businesses that are becoming the economic generators of the 21st century;
- Generate substantial, well-paying jobs, income, tourism, and tax revenues;
- Support New York State's efforts to competitively position, enhance, and promote local communities within the maturing global economic environment;
- Enhance and complement numerous programs that promote and strengthen local communities;
- Represent the most intensive form of recycling, reusing existing building materials and conserving embodied energy, history, and infrastructure.

Historic preservation will be a significant catalyst for, and contributor to, New York State's economic recovery, environmental sustainability, and smart growth efforts.

Historic and cultural resources, including National Historic Landmarks, historic sites, historic districts, archeological resources and heritage areas, will be protected and recognized as foundations of community pride, authenticity, and local character – as important economic and educational **assets**, tourism **destinations**, and community **anchors** that **strongly complement and support** New York State's extensive arts, culture, education, recreation, entertainment, and natural resources.

New York State will strengthen policies, laws, and incentive programs that protect and revitalize cities, villages, and rural hamlets as centers of investment, infrastructure, education, culture, creativity, and entrepreneurial and social interaction.

Goals

- Goal 1. Catalyze New York’s state and local economies using historic preservation, heritage development, and tourism.**

- Goal 2. Expand incentives, technical assistance programs and policies to stimulate rehabilitation and reuse in older and historic residential and commercial areas and to encourage the preservation and interpretation of archeological sites.**

- Goal 3. Integrate historic preservation into smart growth policies, local and regional planning, and decision-making to enhance economic competitiveness, community sustainability, and quality of life.**

- Goal 4. Strengthen collaboration and partnerships among preservation and related organizations.**

- Goal 5. Expand and strengthen education, outreach, and capacity building efforts.**

- Goal 6. Integrate historic and cultural resource preservation into New York’s sustainability and green building efforts.**

- Goal 7. Increase awareness, identification, interpretation, preservation, protection, and stewardship of both prehistoric and historic sites and artifacts located on private and state-owned lands.**

Goals and Implementing Actions

Seven goals and approximately 37 implementing actions will help New York State achieve this vision. The goals are listed here and described in greater detail below with their implementing actions.

Goal 1. Catalyze New York’s state and local economies using historic preservation, heritage development, and tourism.

Participants in the plan development process emphasized that historic preservation strategies, including heritage development and tourism, offer proven solutions for many of the problems that affect New York State’s cities, villages, and rural areas. However, although historic preservation strategies and benefits are well known to preservation professionals and have been successfully implemented in many communities across New York State, they are not widely understood or utilized. In addition, New York State lacks critical information, programs, and incentives that would enable it to achieve a greater share of the economic, social, and environmental benefits associated with historic and cultural resources.

Historic preservation strategies make history, culture, and heritage strong building blocks for revitalization, improvement and growth. As has been widely noted, although many of New York State’s communities have suffered economic decline, population losses, and disinvestment for decades, their rich history, heritage, and highly desirable quality of life assets are largely intact. This is critically important because individuals, small businesses, and corporations are increasingly making decisions about where to live, go to college, raise a family, retire, travel, invest, or establish headquarters based on community character and quality of life. They evaluate communities on their authentic character, unique sense of place, safe and friendly neighborhoods, schools, health and human services, history, arts, culture, entertainment, recreation, and overall vibrancy. They seek community engagement and places where their contributions and involvement will make a difference.

The New York State Historic Preservation Office will work with diverse partners to increase understanding and awareness of historic preservation strategies and to more strongly integrate these strategies with New York State’s economic development, housing, community revitalization, and tourism promotion efforts. It will also work with diverse partners to document and promote preservation success stories and the benefits of historic preservation, strengthen and improve partnerships with key state agencies and organizations, and seek development of important historic preservation strategies currently unavailable in New York State.

Key Historic Preservation Strategies:

- Formal identification and documentation of historic and cultural resources;
- Creation of historic districts protected by local historic preservation ordinances;
- Residential and commercial façade improvement;
- Building rehabilitation and adaptive use;
- Main street revitalization;
- Heritage development and tourism programs; and
- Easements.

Implementing Actions:

A. Strengthen and expand partnerships with key state agencies and others involved in economic development, housing, community revitalization, and tourism promotion.

The economic, social, and environmental benefits of historic preservation strategies cannot be achieved without the active engagement and support of key state agencies and other organizations involved in economic development, housing, planning, community revitalization, tourism promotion, and other closely related fields. These agencies and organizations have funding, long range plans, incentive programs, and services that can be used to stimulate investment and enhance community character. At the same time, some of their programs and services directly or indirectly result in the erosion, destruction, or loss of the historic and cultural resources and other amenities that are so often a community's defining features. The New York State Historic Preservation Office will work with diverse preservation partners to strategically identify, strengthen, or expand relationships with key state agencies and organizations whose programs have, or could potentially have, the greatest impacts on historic and cultural resources and community character. Potential partners will likely include the Division of Housing & Community Renewal, Empire State Development Corporation (including I Love New York), and the Departments of State, Labor, Education, Environmental Conservation, and Transportation as well as New York State's network of state and national heritage areas, historic sites and historic parks. Efforts will also be made to work more strategically and collaboratively with organizations such as the New York Conference of Mayors, New York Planning Federation, Association of Towns, Association of Counties, Regional Planning Commissions, and environmental groups to increased awareness and utilization of historic preservation strategies.

B. Engage diverse partners in documenting and communicating historic preservation successes.

A wide range of historic preservation projects have been successfully completed and many lessons have been learned from those successes since adoption of the National Historic Preservation Act in 1966 and the New York State Historic Preservation Act in 1980. However, while many preservationists are aware of these successes, many other people, including elected municipal and state officials and people new to preservation, remain unaware of their scope and breadth. Comments heard throughout the planning process indicated a strong interest in and need for more case studies, "how to" guides, and success stories designed to teach, promote, and inspire. While preservation milestones and successes are reported and celebrated to some extent in the publications, web sites, and award programs of the New York State Historic Preservation Office, Preservation League of New York State, and the 30+ Preservation Colleagues, more communication and information sharing is needed. This action is one of several actions throughout the plan that reflect a strong desire for more information about historic preservation. Planning process participants repeatedly requested that preservationists expand their efforts to document and widely share data and stories about successful preservation projects, programs, and services from historic preservation and related organizations as well as the diversity of preservation partners. The New York State Historic Preservation Office and preservation partners will intensify efforts to identify and widely report on successful historic preservation (and related) projects through their web sites, social media, and printed materials.

C. Develop and disseminate information about the economic impacts of historic preservation.

Participants in both the state preservation plan preparation process and Preservation Vision NYC (New York City's recent year-long planning effort) emphasized that it is very difficult to make a strong case for historic preservation without hard economic (and other types of performance) data. At least 14 states have prepared detailed economic analyses of the impacts of historic preservation and have successfully used these studies to educate elected officials, investors, and the larger population. These studies have also been used to refine incentives and encourage historic preservation at the local level, where it is often most effective. While the Preservation League of New York State commissioned such a study, *Profiting through Preservation*, in 2000, it was largely anecdotal and is now out of date. The NYSHPO will work with the Preservation League of New York State as well as a wide range of other partners to facilitate completion of a detailed study regarding the economic, social, and environmental benefits of historic preservation. This work will begin with formation of a small task force of qualified individuals who can help identify and overcome obstacles that have stood in the way of past efforts, develop a scope of work, and coordinate completion of the study. Once the study is complete, it will be widely promoted and circulated. In addition, as part of the wider effort to document the benefits of preservation NYSHPO will encourage others (such as, for example, faculty and students in the historic preservation degree programs at Columbia, Cornell, and Pratt) to research, document, and report on the economic, social, and environmental impacts of historic preservation.

D. Develop a statewide Main Street type program.

New York State is among fewer than ten states that have not established a statewide Main Street program based on the National Trust for Historic Preservation's four-point, grass roots revitalization model. Main Street programs emphasize the preservation and economic redevelopment of historic downtowns and commercial areas through community organization, economic restructuring, design, and promotion. As noted in the "Why Historic Preservation is Important" section of this plan, the National Trust's Main Street program has a proven record of success and is widely recognized as one of the most effective downtown revitalization programs in existence. Many participants in the plan preparation process advocated for development of a statewide Main Street program, indicating that it could provide much needed support, training, and funding for the revitalization of New York's older and historic downtown and neighborhood commercial areas. Development of a Main Street program would also enable the routine collection of a wide range of economic data that could be used to document the impacts of historic preservation.

The National Trust's Main Street program is well known among the state's preservationists, planners, community and economic development professionals, and others. In recent years, several state agencies, including the New York State Department of State (DOS) and New York State Division of Housing and Community Renewal (DHCR) have inconclusively evaluated the feasibility of establishing statewide Main Street programs. As a result of these efforts, DHCR has established a Main Street grant program to encourage downtown revitalization and, although it offers some staff support and guidance, it does not offer the range of services and support that a true statewide Main Street program would. At the same time, in the absence of a statewide program, many municipalities have begun to work directly with the National Trust for Historic Preservation to establish programs within their regions or communities. The New York State Historic Preservation Office will evaluate the success

of these existing smaller scale Main Street efforts and work to strongly encourage development of a statewide Main Street program based on the National Trust model. Since NYSHPO staff lacks the full range of expertise offered through Main Street programs, it will actively encourage leadership from and collaborate closely with partners such as the National Trust, New York State Department of State, Division of Housing and Community Renewal and others who can provide expertise in other areas. Program development efforts will emphasize strategic use of existing agencies, organizations, programs, staff, and resources.

E. Promote cultural tourism and development.

Among New York State's greatest assets are its strong network of state historic sites and parks, state and national heritage areas, national historic landmarks, and literally thousands of museums, historical societies, historic places, art and cultural destinations, festivals, open space, and agricultural and recreational assets. New York State developed the Heritage Areas System (formerly known as Urban Cultural Parks) nearly 30 years ago, recognizing that the state is in a unique position to benefit from heritage tourism and development. The Urban Cultural Parks/Heritage Areas were purposely developed as an alternative to urban renewal and focused on the four key principles of preservation, education, recreation, and economic revitalization. Heritage tourism includes cultural, historic, and natural resources and is consistently among the most popular and lucrative forms of tourism. Heritage tourists – people who travel to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present typically stay in places longer and spend several times more money than other tourists. Heritage development focuses on the infrastructure, services, and amenities that support, encourage, and enable heritage tourism.

Various preservation partners will continue to work together, including NYSHPO, the Bureau of Historic Sites, New York State Department of Education, New York State Council on the Arts, Museum Association of New York, Upstate History Alliance, and Greater Hudson Heritage Network, to more effectively incorporate history, culture and heritage destinations, themes, and attractions into New York State's comprehensive tourism promotion efforts through Empire State Development Corporation's I Love New York program, as well as enhancing the Internet presence of state heritage areas and state historic sites, and other initiatives. It will also encourage and support continued investment in, and development and enhancement of, heritage tourism infrastructure and amenities. Heritage tourism, development, and promotion success stories should also be included in larger efforts to collect, share, and educate people about the benefits of historic preservation.

Goal 2. Expand incentives, technical assistance programs, and policies to stimulate rehabilitation and reuse in older and historic residential and commercial areas and to encourage the preservation and interpretation of archeological sites.

A key theme emerging from the planning process is the need to “level the playing field” between building rehabilitation and new construction, ensuring that funding and other programs for community revitalization, building rehabilitation, and adaptive use are, at a minimum, on an equal footing with funding and programs for new development. Many participants in the planning process noted that state and local regulations – for example, those relating to parking, upper floor development, and building setbacks – as well as development incentives, private financing, state and

local transportation policies, affordable housing programs, etc. all tend to favor new residential and commercial development, often at the expense of New York State's cities and villages.

This situation has generally led to: sprawl development of town lands (open space and agricultural lands) outside of cities, villages, and hamlets; costly extension and maintenance of utility and transportation infrastructure to undeveloped areas; relocation of public schools and other traditional municipal anchors such as municipal offices, post offices, public libraries, courthouses, and related businesses to newly developed areas at the expense of older city, village, and rural hamlet areas. Additionally, sprawl can result in adverse impacts to previously undisturbed archeological sites.

This is, of course, a very complex issue, and one for which the solution is not based in historic preservation alone. The most critical needs are to increase awareness and understanding of what policies, funding, and programs exist to protect community character and stimulate revitalization and to determine and address how existing state and local policies and funding programs either advance or prevent preservation of community character and quality of life in areas that have already been developed. The New York State Historic Preservation Office will work with diverse partners to compile information on the full range of existing funding programs and incentives to inspire usage and to develop new programs, policies, and incentives to address identified needs.

Implementing Actions:

A. Develop a comprehensive guide to existing incentives, creative financing and fundraising strategies, and technical assistance programs.

Participants at every public meeting mentioned several issues related to funding and incentives for historic preservation projects. The most frequently mentioned problems were finding out about existing funding and incentive programs and understanding how to access and apply those programs. People who were more aware of the range of existing funding and incentive programs expressed a frustration with and lack of understanding about how to combine incentives such as grants, loans, tax credits, etc. In addition, many people, particularly those from smaller, all-volunteer organizations, did not know where to turn for help and often indicated that they had little experience writing grants. To address these needs, the NYSHPO will work with a wide range of other state agencies and organizations to develop a comprehensive guide, building on its existing list of funding programs as well as similar materials developed by various preservation partners. The guide will provide extensive information about existing funding and incentives, how to combine various funding sources, and where to find help. It will also incorporate "case studies" or other instructive information that explains the successful application of various incentives.

B. Improve and expand on existing incentives and technical assistance programs.

Planning process participants suggested that many existing incentives and technical assistance programs could become more effective with improvements. Although additional improvements will become evident as the comprehensive guide described above is developed, specific improvements that have already been identified include expanding and improving federal and state residential and commercial preservation tax credits. As the Preservation League of New York State and others have noted, significant enhancements are required to ensure that these programs match the economic and community redevelopment successes seen in other states. More robust tax credits in other states generate state and local sales tax revenues in advance of state fiscal impacts, and those states report economic gains

that will offset revenue costs. The New York State Historic Preservation Office and preservation partners will work to identify other ways to improve and expand on existing incentives and technical assistance programs.

C. Create new legislation, policies, and incentives related to key opportunities and threats.

As mentioned above, planning process participants also emphasized the need to develop new policies, incentives, and programs to put building rehabilitation and community revitalization on an equal footing with new development. New legislation, policy, and incentives that spark urban revitalization and growth can be expected to have a positive effect on the economy. In addition to establishing a statewide Main Street program, this implementing action might include seeking additional sources of funding to encourage historic and cultural resource surveys, development of a statewide historic preservation easement program; historic and cultural resource-oriented tourism promotion funding, funding for historic preservation planning at the regional and local levels, and new job training programs that teach historic preservation skills as well as green, energy efficient building rehabilitation methods. The New York State Historic Preservation Office will work with diverse state agencies and organizations to identify, develop, and implement needed legislation, policies, and incentives.

D. Develop training programs and materials to educate and assist property owners, developers, planners, and others.

Many participants in the preservation planning process commented on the need for additional training and resource materials that will help property owners, developers, planners, and others to identify sources of funding, secure funding, and combine funding sources and incentives. The New York State Historic Preservation Office will work with diverse state agencies and preservation partners to improve existing training and technical assistance programs and design new training programs and materials.

Goal 3. Integrate historic preservation into smart growth policies, local and regional planning, and decision-making to enhance economic competitiveness, community sustainability, and quality of life.

As noted throughout the planning process and reflected in this plan, historic and cultural resources are among New York State's principal assets. They give communities their unique character, contribute to the quality of life, and help attract residents, businesses, tourists, and investment. Although these facts are increasingly recognized, historic and cultural resources continue to be threatened and lost. This can often be attributed to a lack of understanding, awareness, planning, and investment on the part of local residents, elected officials, developers, and municipal staff. Historic preservation efforts are often reactive, beginning in response to the destruction of a beloved but neglected building by a fire or demolition of a historic property or cultural site to accommodate new development. In fact, the New York State Historic Preservation Office and many of the not-for-profit historic preservation organizations across New York State were largely formed as citizens' responses to the destruction of community character and loss of historic and cultural resources inflicted on many communities by postwar urban renewal and highway construction.

With these things in mind, many participants in the planning process recommended that preservation efforts become more proactive through stronger incorporation with New York State's smart growth policies as well as local, regional, and statewide planning. To facilitate a more proactive approach to the protection of historic and cultural resources, the NYSHPO will work with key partners to increase knowledge, understanding, and use of historic preservation tools and strategies at all levels of government. Diverse partners will also intensify efforts to educate municipal officials, planners, and others about historic preservation planning and encourage the preparation of historic preservation plans, preservation components of other types of planning documents, and use of other zoning and land use tools to protect historic and cultural resources. As part of this effort, the NYSHPO and diverse partners will also intensify efforts to collect and make a wide range of data and information about historic and cultural resources and their protection more widely available for use in planning and decision-making.

Implementing Actions:

A. Develop baseline data on the status of historic preservation and “best practices” in historic preservation.

It is difficult to advocate for historic preservation or encourage its incorporation into other state and local policies and planning efforts without basic information about the status and benefits of historic preservation. While this action is related to the need for a new study documenting the economic impacts of historic preservation, it is also about consistently collecting and making available data such as communities that have adopted local historic preservation ordinances, communities that have developed preservation incentive programs, etc. While this data is already collected to some degree by the NYSHPO and the Preservation League of New York State, it will be helpful to formalize the process, with regular updates included in the publications of preservation partners and posted on web sites. The same is true for collecting and making available information about best practices regarding a wide range of historic preservation strategies and tools. NYSHPO and diverse preservation partners will work together to expand the range of available data, including improved accessibility to paper-based records that are currently available only at the NYSHPO (see Goal 5, Action A for additional information).

B. Increase local preservation planning, including development of historic preservation plans, related zoning and land use regulations, and funding programs that will protect historic and cultural resources.

Many public outreach meeting participants commented on the need for New York State municipalities to engage in historic preservation planning and expressed the hope that technical and financial assistance could encourage more preservation planning throughout the state. Preservation plans offer a means for communities to take a proactive approach to the protection of their historic and cultural resources, rather than dealing with these resources in an ad hoc manner or in response to a crisis or challenge. Historic preservation planning, historic preservation plans, and zoning and land use regulations that are sensitive to historic and cultural resources are important and underutilized tools for protecting and enhancing community character. However, only about 225 (11%) of New York State's approximately 1,600 municipalities have adopted local historic preservation ordinances or other regulations to protect historic and cultural resources and, of those, approximately four percent have become Certified Local Governments. Fewer than five municipalities have

developed stand-alone historic preservation plans and most existing comprehensive plans barely mention historic and cultural resources or preservation strategies.

Preservation planning helps communities establish public policies and strategies that can prevent the loss of historic and cultural resources. It provides a forum for discussion and education about issues related to historic resources and development. This includes important questions such as when and where it may be appropriate to demolish historic buildings, and what resources must be protected to maintain the community's historic and architectural character. Preservation planning usually results in the preparation of a formal planning document by professional planners, historians, or architects specializing in historic preservation. This can be a stand-alone planning document such as a preservation plan, or a component of a long-range planning document such as a master plan, downtown revitalization plan, or neighborhood improvement strategy. Information about a community's historic resources and historic preservation efforts can also be incorporated into various sections of community planning documents, such as sections related to housing, community character, downtown revitalization, and economic development.

To encourage and facilitate increased preservation planning, the NYSHPO will work directly with partners such as the New York State Department of State, 14 regional planning commissions, New York State Conference of Mayors (and similar associations), municipal historians, certified local governments, municipal planning offices, and other preservation organizations to increase understanding and use of historic preservation planning tools.

C. Provide training and resource materials for regional and local preservation planning.

Throughout the plan development process, it was noted that cooperation and participation by elected officials and municipal staff is absolutely critical to historic preservation efforts. Elected officials, municipal staff, their consultants, property owners, developers, and others have substantial power to directly and indirectly affect the physical, aesthetic, and economic character of their communities. Direct actions may include: preparation of a comprehensive or master plan (or other planning documents such as historic preservation plans, downtown revitalization strategies, local waterfront revitalization plans, housing rehabilitation plans, economic development plans, etc.); adoption of zoning and land use regulations (including historic preservation ordinances and similar tools); building demolition; new development; inappropriate management of vacant buildings and land; issuing of permits; code enforcement; development of incentive programs to stimulate investment; and actual planning and development.

As a result, elected officials, municipal planning and development staff, planning consultants, and related professionals represent an important audience that might most effectively be assisted through the existing network of regional planning commissions or counties. However, there are four main challenges to reaching, educating, and providing assistance to this audience: municipal officials (and sometimes staff) change frequently because of elections; relatively few preservation education or training options currently exist; few local governments have a preservation planner or preservation expertise on staff; and the economic, social, and environmental benefits of historic preservation are not yet well understood or documented at the local level.

The first and perhaps most important step in increasing local historic preservation planning will be the development and implementation of educational materials and training programs targeted to municipal officials, planning staff, and others to raise awareness and increase preservation planning capacity. New York State law and preservation practice offer many tools for advancing smart growth goals and protecting community character. The NYSHPO will work with the New York State Department of State, the 14 regional planning commissions, preservation organizations and groups such as the New York Conference of Mayors to develop formal training programs and resource materials to educate municipal officials and consultants about historic preservation planning tools and strategies. It will also seek to add this and other historic preservation courses (such as a Preservation 101 course and a course designed specifically for elected officials and building code enforcement officers) to existing courses that help municipal planning and zoning officials comply with annual training requirements set forth in Chapter 662 of the Laws of 2006.

D. Reinvigorate National Register survey/inventory efforts.

Participants in the planning process advocated strongly for renewed commitment to the completion of a statewide survey of historic and cultural resources, with an emphasis on making it easier for people to find out what is already known about these resources and where additional work is needed. The statewide survey, along with historic preservation planning at the local and regional levels, was recognized as the foundation of New York State's historic preservation efforts. Historic resource surveys help raise awareness about historic and cultural resources, provide useful information for planners, developers and property owners, and help protect these resources, providing critical baseline information about historic resources in a specific area. Although a substantial amount of survey work has been completed throughout the state, much of the existing information is out-of-date or affected by conversion to the 911 emergency system. Additionally, while a huge amount of information and innumerable reports have been completed, much of this information is archived but not readily accessible through the existing, outdated information technologies or on site at the NYSHPO office.

To jumpstart National Register survey/inventory efforts, the NYSHPO applied for and received Transportation Enhancement Program funding in 2009 that will enable it to substantially upgrade its existing information systems. It is anticipated that this will include digitization of existing "legacy" (paper-based data such as reports and survey forms), development of a more robust geographic information system platform, user interface and functionality, and establishment of the NYSHPO web site as a preservation internet "portal" (see Goal 5, Action A below for more information). Development of more robust databases and geographic information system tools will enable the NYSHPO, local communities, and others to more easily identify areas for additional survey work.

As part of enhanced survey/inventory efforts, the NYSHPO will work closely with key partners, such as the Preservation League of New York State, New York State Council on the Arts, the national and state heritage areas, and others to secure steady funding for completion of additional historic and cultural resource surveys. It will also work more closely with municipal historians and regional and local planning officials to encourage increased efforts to identify and address survey needs and protect historic and cultural resources.

E. Increase and strengthen participation in the Certified Local Government program.

The New York State Certified Local Government (CLG) Program was authorized under the National Historic Preservation Act to encourage local governments to help communities protect, preserve, and celebrate their historic and cultural resources. The program offers training, support, legal assistance, networking opportunities, and grant funding to participating municipalities. To become Certified Local Governments, municipalities must adopt a local historic preservation ordinance and appoint a historic preservation review commission that meets federal and state standards. New York's CLG program is administered by the New York State Historic Preservation Office. Although the program has recently experienced rapid growth, increasing from 40 communities in 2001 to 65 in 2008, it remains underutilized and many of New York State's municipalities could benefit by joining the program. The New York State Historic Preservation Office staff will continue to assist municipalities in becoming CLGs and will work strategically with key partners such as other historic preservation (and related) organizations, federal and state heritage areas, the New York Planning Federation, New York Association of Mayors (and related municipal associations), regional planning commissions, and appropriate state agencies to expand participation in the CLG program to 90 or more communities by 2014. To reduce redundant grant applications that request funding for municipal design guidelines, statewide design guidelines featuring several "model" communities will be developed. NYSHPO staff will also develop new "Preservation 101" and other training courses to meet education and training requests from participating communities. Regional training workshops, such as the National Alliance for Preservation Commission's Commission Assistance and Mentoring Program (CAMP), and regional networking opportunities will also be encouraged and provided.

Goal 4. Strengthen collaboration and partnerships among preservation and related organizations.

For many reasons, historic preservation efforts in New York State are often quite fragmented. Participants in the planning process (as well as the Preservation Vision NYC planning process) frequently spoke of the need for better integration, alignment, coordination, and collaboration of public, private, and not-for-profit organizations to advance statewide historic preservation, community revitalization, economic development, and environmental stewardship goals. While it is clear that there is no shortage of existing agencies and organizations, it is also clear that there is a lack of strategic communication and information sharing among many of them. Similarly, many existing policies and programs actually conflict with one another.

At the same time, it is evident that preservationists, like environmentalists and others, have been galvanized and highly effective when they have organized to accomplish specific goals, such as passage of the New York State Historic Preservation Act in 1980 and the Environmental Quality Bond Act, saving Camp Sagamore, and similar efforts. Development of the 2009-2013 New York State Historic Preservation Plan has provided an important opportunity to develop a clear vision, achievable goals, and implementing actions. The goals and actions set forth here provide clear opportunities to develop, strengthen, and build strategic partnerships among state agencies, not-for-profit organizations, municipal governments, and others. To strengthen collaboration and partnerships, the NYSHPO will work with various partners to: more effectively engage elected officials at all levels in historic preservation and related issues; reevaluate the role of the State Board

for Historic Preservation; work closely with a committee charged with overseeing plan implementation; establish new networks of federal and state agency preservation officers and municipal preservation officers; expand training and networking opportunities through conferences and workshops offered by diverse partners; and enhance the capacity of historic preservation and heritage tourism organizations.

Implementing Actions:

A. Increase awareness and encourage the involvement of elected officials in historic preservation.

Many planning process participants advocated for developing more formal ways of engaging legislators in historic preservation issues. The two actions that were mentioned most often were establishing a bipartisan legislative caucus on historic preservation that would be similar to New York State's Legislative Commission on Rural Affairs and establishing a voter scorecard similar to the League of Conservation Voters' scorecard. Establishment of a preservation caucus would further implementation of this plan, with caucus business focused on an annual preservation agenda determined by the New York State Historic Preservation Office, Preservation League of New York State, the 30+ preservation colleague organizations, and other preservation partners. Recently developed candidate questions and historic preservation voter guides have been developed by the Historic Districts Council in New York City and the Landmark Society of Western New York in Rochester. The New York State Historic Preservation Office will work with the Preservation League of New York State and other partners to evaluate the feasibility of these and other related ideas, determine the best ways to formalize interaction with the New York State Legislature, and carry out the strategies with the highest probability of effectiveness.

B. Reevaluate and strengthen the role of the New York State Board for Historic Preservation as a preservation partner.

Many of the comments heard throughout the planning process related to the theme of leadership and advocacy, including the evolving role and the responsibilities of the New York State Board for Historic Preservation, whose duties are outlined in federal and state historic preservation laws. The New York State Board for Historic Preservation currently includes 13 members, the majority of whom are professionals in fields related to historic preservation. The board includes New York State's Commissioner of Environmental Conservation; Secretary of State; Chairperson of the State Council on the Arts; Chairperson of the State Council on Parks, Recreation and Historic Preservation; and eight members appointed by the Governor, with the advice and consent of the New York State Senate. Duties include: reviewing nominations to the National and State Registers of Historic Preservation; participating in the related appeals process as required; providing advice to the NYSHPO on development of the state historic preservation plan, statewide survey, and other significant preservation issues and developments; advising the commissioner on policy matters affecting historic preservation and the historic site system; reviewing and making recommendations to the commissioner about matters relating to grant applications and the use of federal and state grants-in-aid; and reviewing and commenting on selected projects being reviewed under Section 106 of the National Historic Preservation Act and Section 14.09 of the New York State Historic Preservation Act.

Although public meeting participants mentioned that the State Board has played a broader role in the past, the current board focuses almost exclusively on reviewing National Register nominations and making recommendations to the commissioner about nominations to the National Register. They meet quarterly for day-long meetings and review an average of 35-50 nominations. New York State's National Register nominations generally account for over ten percent of all nominations annually, a factor that clearly contributes to the board's primary focus on national register nominations. As part of the state historic preservation plan implementation process, the NYSHPO will reevaluate the board's activities and seek to strengthen its role.

C. Establish a public-private historic preservation collaborative to oversee implementation of the state historic preservation plan.

This plan was developed with the active involvement and oversight of the New York State Historic Preservation Plan Advisory Committee, with broad representation from key state agencies, preservation organizations, the New York State Board for Historic Preservation, tribal governments, and others. The committee met twice during plan preparation and its members contributed invaluable ideas, information, and insights. Committee members have agreed to continue serving, with their focus shifting to the successful implementation of the 2009-2013 State Historic Preservation Plan. The committee will meet at least twice annually and its members will otherwise serve as advisors and facilitators to assist the New York State Historic Preservation Office and its partners as the work to achieve the plan's goals. As its focus shifts from plan preparation to implementation, the New York State Historic Preservation Office will review committee membership and make adjustments as needed. It will also work with committee members (and others) to develop and reach agreement on an annual preservation plan work program. The work program will be presented in a chart format, indicating annual actions, next steps, lead implementers, time frame, and other potentially relevant information.

D. Establish a council of historic preservation officers ("agency preservation officers").

Provisions in the state and national historic preservation acts require all federal and state agencies to designate a historic preservation officer to facilitate project review and compliance and act as a liaison to the commissioner of the New York State Office of Parks, Recreation and Historic Preservation (and New York State Historic Preservation Office). These "agency preservation officers" do not always have historic preservation knowledge or experience and often work in isolation as the only ones within their agencies who deal with historic preservation projects and issues. The New York State Historic Preservation Office will work with various partners to identify existing federal and state agency preservation officers and establish a formal network to facilitate information sharing, education, and training.

E. Establish and implement a program for designating and regularly communicating with "municipal" or "regional" preservation officers.

The New York State Historic Preservation Act of 1980 encourages active participation in historic preservation by local governments. It directs the chief executive officers (e.g. mayors, supervisors, etc.) of each municipality to serve -- or designate someone else within the municipality to serve -- as a liaison to the commissioner of the Office of Parks, Recreation and Historic Preservation and New York State Historic Preservation Office. A

network of such liaisons who would serve as volunteer municipal or regional preservation officers would help raise awareness about historic preservation and would facilitate communication, information sharing, and more intensive engagement in the identification, protection, and enhancement of historic and cultural resources. The New York State Historic Preservation Office will work with regional planning councils, county governments, the Association of Public Historians of New York State, municipal historians, historical societies, preservation partners, and related organizations such as the New York Conference of Mayors and the Association of Towns, to develop a network of informal regional and municipal preservation officers.

F. Expand participation in the conferences, workshops, trainings, and technical assistance programs of key partners (including internet distribution).

For many years, the Preservation League of New York State held an annual conference in varying locations around the state. The conferences were designed to bring together preservationists and interested others, present educational information on emerging issues and strategies, provide opportunities for networking and mentorship, and showcase preservation activities and successes. In recent years, the organization terminated the annual conferences in favor of smaller, more focused events. At the same time, it organized preservation organizations across the state into the preservation colleagues network, which meets twice annually. Participation in the annual conference had diminished, the number of annual conferences and events hosted by other preservation (and related) organizations had grown, and the expense and staff time needed to organize large-scale events had increased. In spite of these realities, many participants in the planning process emphasized the need for regular conferences and events and expressed appreciation for the 12 regional public outreach meetings held as part of the state historic preservation plan preparation process. The New York State Historic Preservation Office will work with the Preservation League, 30+ preservation colleagues, and other partners to find new ways to bring preservationists together, raise awareness about historic preservation, and provide training about specific historic preservation issues and strategies. As part of this action, preservation partners will work to establish an annual calendar of preservation and related conferences and other training (including internet-based training and communication). As funding and staff time allow, the New York State Historic Preservation Office will also continue to participate more actively in the conferences and training of key partners, including preservation colleagues, state agencies, planning organizations, and others.

G. Enhance capacity and sustainability of historic preservation and heritage development organizations.

Many historic sites, museums, and cultural organizations such as Fort Ticonderoga and the Richardson-Bates House in Oswego, are threatened with closure because of lack of funding, decreasing visitation, increasing operational challenges, and an ever-expanding range of educational and entertainment choices. At the same time, the number of new not-for-profit preservation (and related) organizations continues to grow in spite of ongoing capacity building issues among existing not-for-profits and the consolidation or merging of other organizations such as the recent consolidation of the Landmark Society of the Niagara Frontier and Preservation Coalition of Erie County to form the new Preservation Buffalo Niagara. These organizations are critical to New York State's quality of life and are important but often overlooked contributors to the state and local economy. The

NYSHPO and numerous partners, particularly organizations such as the Museum Association of New York, Upstate History Alliance, Greater Hudson Heritage Network, and New York State Council on the Arts, will continue to work together to strengthen and enhance these organizations. Additional research is needed to regarding potential new partnerships, strategies, and funding mechanisms.

Goal 5. Expand and strengthen education, outreach, and capacity building efforts.

Public meeting comments related to education, outreach, and capacity building permeated every discussion and focused on four major areas: the need to better incorporate history, culture, and preservation into education at all levels; the need to educate and provide training to specific audiences (particularly municipal officials/staff, trades people, and property owners); increasing the number of trades people with preservation skills; and increasing awareness of success stories and the range of educational opportunities and resources that are available. Many people also recognized the effectiveness of the Internet and related tools and emphasized the need for the New York State Historic Preservation Office and other preservation organizations to substantially improve their use of the internet to provide information, training, and resource material. The NYSHPO will work with diverse partners to intensify and improve education, outreach, and capacity building efforts, developing training materials and programs for specific target audiences as well as making much more information available on the Internet.

Implementing Actions:

- A. Establish dynamic web site and databases as the “New York State Preservation Internet Portal,” dramatically expanding accessibility to historic and cultural resource databases, GIS, and educational and training materials.**

Some of the most frequently occurring discussions about expanding education and training efforts addressed more effective use of the Internet and information technology by NYSHPO and all preservation partners. Participants commented on the limitations of the NYSHPO web site and State Preservation Historical Information Network Exchange (SPHINX) and other databases. While it was widely recognized that these systems had vastly improved access to NYSHPO programs, services, and extensive information about New York State’s historic and cultural resources, it was also recognized that these systems have already become obsolete and that NYSHPO (and preservation organizations in general) is not using the internet and related tools as effectively as it might. In response to these comments, NYSHPO staff applied for and has received a significant grant to develop a new historic preservation internet “portal” based on enhanced geographic information systems and databases. The grant funds will enable the NYSHPO to substantially address many of the critical issues identified during the planning process including much-needed improvements to the existing historic and cultural properties databases and internet presence, reinvigorating our National Register survey/inventory program by making it easier to access and update historic and cultural property data both on-site and remotely, facilitating additional preservation planning at the local and regional government levels, and increasing education, training and general availability of historic preservation resources via the internet. It will also enable the NYSHPO to simplify, expand and dramatically improve public accessibility and use of the NYSHPO’s extensive information regarding New York

State's historic properties and cultural resources. Currently the majority of the information consists of tens of thousands of paper records, photographs, documents and cultural resource reports. The new system will be developed and implemented by consultants with NYSHPO staff support and assistance from a wide range of preservation partners between 2009 and 2011.

B. Develop specialized training, technical assistance, and incentives for targeted audiences (contractors, developers, planners, municipal officials, educators, etc.).

Throughout the planning process, participants identified a wide range of target audiences and constituencies and made suggestions about how additional educational materials and training programs designed specifically for these groups could advance the protection of historic and cultural resources. The NYSHPO and diverse preservation partners will work strategically to develop additional educational materials and training programs for specific groups.

C. Expand education and training efforts by collaborating strategically with relevant target groups and facilitating mentorships among preservation organizations and individuals.

Many small not-for-profit organizations, municipalities, and existing and prospective developers and property owners lack knowledge about the benefits, incentives, tools, and strategies of historic preservation. They may also lack knowledge about existing state agencies and organizations that can provide technical assistance and support. Additional efforts are needed to provide, or link these individuals and organizations to sources of assistance, including existing organizations, helpful web sites, and other reference source. Many national and state preservation partners offer technical assistance, training and educational materials. They also offer annual conferences and workshops and have published many "how to" publications. The NYSHPO will work with diverse preservation partners to make more existing materials available on agency and organization web sites as well as in various publications. It will be particularly helpful to work strategically and collaboratively with groups such as preservation organizations, 14 regional planning commissions, national and state heritage areas, professional organizations, and certified local governments to systematically strengthen local understanding of and capacity to use preservation as a community development, revitalization, and environmental stewardship tool. In strengthening relationships with other state agencies and organizations, preservation partners will also seek to facilitate mentorships between mature organizations or organizations with a specific expertise and organizations just getting started or working to develop new programs or skills. Finally, preservation partners will work to establish funding for formal capacity building programs.

D. Develop "how to" materials, case studies, and success stories.

There is a need to simplify historic preservation, make it more relevant and comprehensible, and make information about historic preservation more accessible to the average person. Participants in the planning process recommended that preservation partners tell people exactly what they can do to help and develop simplified "how to" materials, case studies about a wide range of successful preservation projects, and success stories. While all of these things are already done to some extent by the NYSHPO and diverse preservation

partners, these efforts will be reevaluated and intensified. In addition, preservation partners will work to raise awareness about existing resource materials and to include more “how to”, success stories, and case studies in their print publications, on their web sites, and in trainings and workshops.

E. Identify, evaluate, and develop guidelines and standards to address critical issues and preservation threats.

As part of the general recommendations to simplify historic preservation and move toward a more proactive approach, there is a need for guidelines and standards to address critical issues and preservation threats as they emerge. Issues requiring additional policies, guidance, and technical assistance include: window restoration vs. replacement; preservation and adaptive reuse of religious buildings; historic preservation and best practices at the local level; green building, energy conservation, LEED certification, and sustainability; preservation planning, zoning, and regulatory tools; siting of wind turbines and farms; management of vacant buildings; and combating the loss of traditional community anchors such as post offices, libraries, banks, schools, religious buildings, municipal buildings, and specialty retail outlets. As with development of “how to” guides, case studies, and success stories, this is already done by the NYSHPO and others. However, these groups will work to raise awareness of existing resource materials and to include these materials or links to these materials in their publications and on their web sites.

Goal 6: Integrate historic and cultural resource preservation into New York State’s sustainability and green building efforts.

A statement heard throughout the planning process was “the greenest building is the one that is already built.” However, as interest in green building and sustainability continues to increase, it has already become clear that they provide both great opportunities and potential risks for historic and cultural resources. On the one hand, building rehabilitation and historic preservation represent the ultimate form of recycling, conserving existing materials and embodied energy, facilitating use of existing infrastructure and public transportation, and reducing reliance on personal automobiles. On the other hand, green building and related energy conservation efforts can result in replacement, destruction, or alteration of historic wood windows and other historically or architecturally significant building elements and demolition of older and historic buildings and cultural resources in favor of new, green construction.

Green vs. Sustainability

Green is the word that most people use to sum up all the trends in materials, energy conservation, recycling, reducing carbon footprints, etc. All these efforts seek to introduce “sustainability” into everything we make, build, use, or do. Simply put, sustainability has been defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

National efforts are currently focused on the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which establishes widely accepted benchmarks for the design, construction, and operation of high-performance green buildings. At the state level, a Smart Growth initiative has been established, with representatives from many state agencies. The New York State Office of Parks, Recreation and Historic Preservation Office (of which the State Historic Preservation Office is a part) has a Sustainability

Coordinator, and a Green Building Collaborative Working Group has been established to harness the financial and technical resources of all participating organizations in an effort to increase green components and energy efficiency measures in buildings throughout the state. The four core working group agencies include the Dormitory Authority of the State of New York (DASNY), the New York Power Authority (NYPA), the Long Island Power Authority (LIPA), and the New York State Energy Research Development Authority (NYSERDA).

While these efforts are helpful and very much needed, much of the interest and efforts to date at both the national and state levels, have focused on new construction and energy conservation initiatives rather than on building rehabilitation and enhancement of existing neighborhoods. The National Trust for Historic Preservation and other organizations are working to develop LEED standards that specifically address building rehabilitation and retrofitting of existing buildings and neighborhoods. The NYSHPO and preservation partners will continue to seek assistance from experts in the field and several staff will achieve LEED accreditation. The NYSHPO will also work with diverse partners to establish New York State as a leader in incorporating green and sustainable practices into historic preservation. It will encourage and promote model projects, develop and distribute educational materials and guidelines to diverse audiences, promote incorporation of preservation friendly energy conservation improvements in historic preservation projects, and identify and disseminate information about the potential impacts of climate change on historic and cultural resources and disaster preparedness.

Implementing Actions:

A. Become a national leader in combining historic preservation, sustainability, and green building at state-owned buildings, state historic sites, and state-funded projects.

In addition to the core working group mentioned above (DASNY, NYPA, LIPA, NYSERDA), several other agencies are playing important roles in the collaborative efforts by sharing best practice and knowledge, and providing pilot projects that allow the collaborative to work together in a truly integrated manner for the first time. These agencies include: the State University Construction Fund, Office of General Services, Department of Environmental Conservation, Empire State Development Corporation, Division of Housing and Community Renewal, nyhomes.org, New York State Office of Parks, Recreation and Historic Preservation, New York City Office of Energy Conservation, New York City Office of Long-Term Planning and Sustainability, and Clinton Climate Initiative. Initial pilot projects of the collaborative working group include efforts at SUNY Stony Brook, Delhi, Oswego, North Country Community College, CUNY Borough of Manhattan Community College, Adam Clayton Powell New York State Office Building; Cornell University, and Old Westbury Community College. As part of these and similar efforts, NYSHPO and diverse preservation partners will work to identify appropriate adaptive use and building rehabilitation projects for implementation of building-sensitive energy conservation improvements. It will also work with the National Trust for Historic Preservation and other partners to develop and distribute additional resource materials and training.

B. Encourage completion of energy audits and use of historic preservation friendly energy conservation improvements.

In the face of rising utility costs, many people seek to make older and historic buildings more energy efficient by making radical changes such as the installation of synthetic siding, solar collectors, replacement windows, new heating, ventilating, and air conditioning systems, and similar changes. These changes can destroy or obscure a building's historic and architectural character. They are also expensive and it can take many years to recover installation costs. At the same time, it is important to note that buildings constructed before 1920 were designed to take the best advantage of natural light, air circulation, solar heat gain, and other such things. In other words, in the absence of modern mechanical systems, they were designed to keep building occupants as warm as possible in colder months, and as cool as possible in summer months. Simple, relatively inexpensive repairs (such as window caulking and repair) and improvements that maintain an older building's original character can often be as effective as more costly upgrades. The NYSHPO and preservation partners will encourage completion of energy audits and the use of historic preservation friendly energy conservation improvements such as window repair. They will encourage development of new incentives to encourage the use of preservation friendly energy conservation methods, educate energy auditors and building contractors, and develop and distribute information about such methods via print publications, web sites, and training programs.

C. Educate the public and provide guidance regarding appropriate and beneficial integration of green building, community sustainability, and energy conservation practices into building rehabilitation and new construction.

Energy and utility costs continue to escalate and interest in alternative technologies continues to grow. In response, organizations such as the National Trust for Historic Preservation, U.S. Green Building Council, and others have escalated efforts to develop educational materials and programs regarding the strong link between historic preservation and sustainability, incorporation of green building practices into historic preservation projects, and preservation-friendly energy conservation practices. Although these organizations have made considerable progress, much work remains to be done. The NYSHPO and its partners will continue to work with the National Trust for Historic Preservation and others to better integrate historic preservation, sustainability, and green building. As part of these efforts, they will also continue to educate and provide guidance to the public about emerging developments, strategies, and techniques.

D. Incorporate hands-on historic preservation skills training and building-sensitive conservation techniques into green jobs education, training, and workforce development programs.

The popularity of Home Depot and Lowe's combined with the predominance of new construction means that fewer people in the construction trades have preservation skills, knowledge, or experience. It was recognized throughout the planning process that there is a growing demand for trades people who understand and have experience working on older and historic buildings. At the same time, it is anticipated that the economic recovery plans initiated by the incoming Obama administration will include job training and creation programs. The NYSHPO and diverse preservation partners will encourage the incorporation of preservation skills training and building-sensitive conservation techniques

into these and other emerging job training and creation programs. It will also seek collaboration with other partners to increase opportunities and funding for preservation skills training.

E. Develop preservation-oriented green pilot projects and success stories for use at the National Trust for Historic Preservation’s 2011 conference in Buffalo.

The National Trust for Historic Preservation’s annual conference will meet in Buffalo in 2011, presenting an important opportunity to showcase successful and innovative historic preservation success stories. Successful projects could be presented in “case study” or topical presentations, become featured field trip sites, or serve as locations for more intensive study and training by professionals attending the conference. While the range of highlighted projects will certainly include traditional preservation projects, the NYSHPO and preservation partners will work to identify, complete, and present case studies about preservation-oriented green pilot projects. In keeping with other actions in this plan, preservation partners will also work to promote these case studies in print publications and on web sites.

F. Research, assemble, and distribute information about disaster preparedness and the potential effects of climate change.

Recent occurrences such as an increase in natural disasters, harsh weather conditions, global warming trends, and terrorism have made everyone more aware of the need to be prepared for emergencies. New York State’s historic sites and museums have begun working to prepare their staff members to protect their buildings and collections in the event of a disaster but additional efforts are needed. The NYSHPO will continue to work with diverse partners to gather information about disaster preparedness. It will also work to develop educational materials and training opportunities for property owners, municipal officials, and others.

Goal 7: Increase awareness, identification, interpretation, preservation, protection, and stewardship of both prehistoric and historic archeological sites and artifacts located on private and state-owned lands.

New York State has more than 17,000 known terrestrial and underwater prehistoric and historic archeological sites that record a heritage of human occupation going back more than 10,000 years. Encouraging the protection and preservation of these sites, especially those that are on federal or state lands, is in the public interest. Increased awareness of, and connection to, archeological resources at the local level is a critical step toward their preservation and appropriate stewardship. However, the goals, requirements, and standards for the protection, interpretation, and enhancement of prehistoric and historic archeological resources are not well understood, and information about important findings from recent archeological research and site surveys is not widely available. The NYSHPO will continue to work with numerous preservation partners to increase awareness about prehistoric and historic archeological resources, improve understanding about tools and strategies for the protection of these resources (including the environmental review process), and expand promotion and dissemination of recent findings and success stories.

Implementing Actions:

- A. Strengthen awareness and application of tools and strategies for protecting archeological resources, such as stewardship programs, state and local legislation, and collaboration among agencies, tribes, and local governments.**

Many New Yorkers have an interest in and appreciation for archeology and understand that archeological sites, artifacts, and research often yield information about the past that cannot be obtained in other ways. In spite of this, few people know about or understand the tools and strategies available for the protection of archeological resources. While this is often true of historic preservation tools and strategies in general, it is a more acute problem for New York's archeological resources. While environmental review conducted as part of compliance with federal and state laws provides limited protection for archeological resources from federal and state actions, local laws, strategic partnerships, and volunteer efforts are often most effective. The NYSHPO will work with diverse preservation partners to increase awareness about and strategies for the protection of archeological resources through comprehensive plans, local land use regulations, conservation easements, purchase of archeological sites by organizations such as the Archaeological Conservancy, and other means as part of overall efforts to promote a more thoughtful and strategic approach to the protection of historic and cultural resources. Efforts will also be made to identify and promote successful archeological resource protection activities and programs such as the volunteer site stewardship program at Bear Mountain State Park and recently adopted archeological protection laws. These efforts may also include such things as: development of a model archeological protection law; incorporation of archeological protection clauses in New York State's model historic preservation ordinance; development of new incentives, policies, and legislation to encourage better protection of archeological resources; development of additional archeological contexts; and increased listing of additional archeological sites in the National and State Registers of Historic Places, particularly on federal and state owned lands. Additional training programs and publications will also be developed.

- B. Continue to streamline the environmental review and compliance process as a key element in the protection of historic and cultural resources.**

NYSHPO estimates that approximately 50 percent of its work load is related to environmental review and compliance. While the office works continually to streamline and make the process more efficient, it still dominates the office's preservation work. Recently obtained funding will enable NYSHPO to make improvements to existing information systems and databases, ultimately enabling project sponsors to access material and information independently and at remote locations. Technology improvements will enable the NYSHPO to simplify, expand, and dramatically improve public accessibility and use of the NYSHPO's extensive information regarding New York State's historic properties and cultural resources. The new system will be developed and implemented by consultants with NYSHPO staff support and assistance from a wide range of preservation partners between 2009 and 2011. Other efforts at streamlining will include an increased emphasis on the development of programmatic agreements with agencies/communities for compliance review.

C. Expand dissemination of information about important archeological sites excavated as a result of the environmental review process through web sites, brochures, and other publications.

The environmental review process carried out as part of compliance with various sections of the National and New York State Historic Preservation Acts and other cultural resource management laws produces numerous archeological reports each year. Although many of these reports produce valuable information, the data they contain is largely inaccessible since it is filed away or placed on office shelves at the NYSHPO and similar agencies. Additional work is needed to expand the dissemination of information about these important archeological sites while continuing to protect their precise location. The NYSHPO and diverse partners will continue to encourage public dissemination of findings from archeological reports and excavations through presentations, web sites, booklets and pamphlets, and magazine and journal articles. In addition, the underlying goal of a technology grant NYSHPO received in late 2008 is to place more than 30 years worth of agency data on the Internet. As anticipated technology improvements are made, NYSHPO will seek ways to facilitate incorporation of archeological information from other repositories (such as the New York State Museum, the Rochester Museum and Science Center, and SUNY Buffalo) into the statewide archeological inventory. The NYSHPO will also continue to work with preservation partners such as the New York State Museum, cultural resource management consultants, and professional and avocational organizations, groups, and individuals to develop new ways to make the results of archeological research and excavation more widely accessible.

D. Encourage stewardship of materials generated from archeological projects in accordance with accepted professional standards.

All archeological collections should be curated at a facility that meets professional standards and that can make such collections available for future research. Although the NYSHPO does not have facilities to curate collections, it will continue to work with project sponsors, communities, and preservation partners to identify appropriate facilities. The NYSHPO and preservation partners will also continue their efforts to ensure that facilities that accept archeological artifacts and collections maintain them in accordance with accepted professional standards. In addition, preservation partners will continue to make information from archeological reports and excavations more publically accessible.

E. Develop additional training materials and conduct regular workshops for state agencies, municipalities, and consultants on the archeology review process and preparation of environmental review documents.

While numerous laws require federal and state agencies to consider the effects their actions may have on archeological sites and other historic places, these laws and related project review processes are not always well understood. Lack of knowledge on the part of elected officials, municipal staff, developers, consultants and others can lead to destruction or damage to cultural resources, project delays, and increased project costs. The NYSHPO will work with preservation partners to develop additional training programs and educational materials as part of overall efforts to expand education about all aspects of historic preservation and resource protection. Additional programs would be developed for targeted

audiences such as municipal officials, planners and other municipal staff, consultants, developers, and others. It is anticipated that such programs would encompass information about federal and state cultural resource management laws as well as the environmental review process and benefits of resource identification and protection. Specific programs and materials will also be developed to assist consultants.

Plan Implementation

The 2009-2013 New York State Historic Preservation Plan has been prepared to assist and provide guidance to all New Yorkers interested in identifying, protecting, enhancing, and promoting the state's historic and cultural resources. It is based on the premise that historic preservation is in New York State's best interest: it is a powerful but as yet underutilized community and economic development strategy that should be an integral part of New York State's revitalization, smart growth, and sustainability efforts.

Although the plan has been prepared mainly by the New York State Historic Preservation Office and will guide much of that agency's work over the next five years, it was developed with extensive public input and diverse expertise, including guidance from the New York State Board for Historic Preservation, a historic preservation plan advisory committee with broad representation, and numerous preservation and related organizations.

Responding directly to the key themes and threats heard throughout the planning process, the plan's vision, goals, and implementing actions establish a dynamic framework that has been purposefully designed to broaden engagement in and support for historic preservation. It provides context and direction as well as substantial background information and supporting resources for anyone involved in, interested in becoming involved in, or wanting to learn more about historic preservation. Because of this intentionally broad focus, achievement of the vision, goals, and implementing actions will require considerable collaboration and initiative from many preservation partners, including diverse individuals, historic preservation professionals, state and local governments, developers, municipal historians, not-for-profit organizations, and others.

It is hoped that the 2009-2013 New York State Historic Preservation Plan will be a focal point for extensive collaboration and action. Existing historic preservation partners may find it useful to consult the vision, goals, and implementing actions to determine how they can best help achieve the goals set forth in the plan. Those less familiar with historic preservation may prefer to peruse and learn from the background information and supporting materials, with an emphasis on the Call to Action – Getting Involved section and Appendices.

The NYSHPO will prepare an annual implementation work plan to direct its work and help prioritize and select programs and projects supported by preservation partners. Progress in plan implementation will be monitored and reported on annually with assistance from the New York State Board for Historic Preservation, Historic Preservation Plan Advisory Committee and other key partners such as the Preservation Colleagues.

The Planning Cycle

This plan will guide historic preservation efforts in New York State until a new plan is completed in 2014. Throughout this period, NYSHPO staff will continue to monitor

preservation issues, opportunities and threats, and will endeavor to make corrections and modifications as needed. Such changes will be described in the brief annual progress reports.

Everyone involved in historic preservation in New York State is invited and encouraged to assist in the implementation of this plan.

A Call to Action – How You Can Help

Everyone

Learn about history • Educate yourself about historic preservation • Be a community advocate for historic preservation • Volunteer for a preservation cause or project • Join the neighborhood association • Patronize locally owned stores and restaurants • Support preservation/historical society fundraisers • Attend and participate in Preservation Month and Archeology Month activities • Recycle buildings through historic preservation, which is the reuse and recycle part of “reduce, reuse, and recycle” • Worship in or visit a historic religious building • Buy a historic house, research its history, and restore it.

Individuals

- Patronize and do everything you can to support and expand locally-owned businesses in historic downtowns and neighborhood commercial districts.
- Educate yourself and your neighbors about the economic, social and environmental benefits of historic preservation as well as key elements of a local preservation program (and advocate for preservation planning and local preservation programs in your community).
- Encourage and get involved in historic and cultural resource surveys and nominations of individual properties and neighborhoods to National and State Registers of Historic Places.
- Educate candidates for elected office about historic preservation and vote for candidates at all levels of government who support historic preservation and smart growth.
- Educate municipal officials and staff about historic preservation strategies and the numerous associated social, economic and environmental benefits.
- Familiarize yourself with local planning documents, land use regulations and revitalization programs and advocate for better protection and enhancement of historic and cultural resources through historic preservation planning and adoption of local historic preservation laws.
- Advocate for additional funding and incentives for historic preservation at the local and state levels.
- Teach your children and other young people about the value of history, culture, heritage and historic preservation.
- Visit, support and spread the word about research, educational and learning opportunities at historic sites.
- Notify the NYS OPRHP/State Historic Preservation Office or a tribal authority if you discover an archeological site or artifact, or if you observe destruction, disturbance or theft of archeological sites or artifacts.

- Rehabilitate and/or live in an older or historic house.

Businesses

- Buy, lease and/or otherwise locate their business or office in a historic downtown or neighborhood commercial district.
- Take advantage of grants, low-interest loans, tax credit opportunities and other preservation incentives for building restoration and improvement.
- Rehabilitate or adaptively use historic properties for business or investment purposes.
- Complete a façade improvement project or encouraging façade improvement and commercial district revitalization.
- Start, participate in or contribute resources to a “Main Street” program or similar downtown revitalization or improvement organization, business improvement district, or other community revitalization effort.
- Support, promote and advocate for historic preservation and downtown revitalization projects.
- Collaborate with local government, other local businesses, community organizations and residents to create and actively support “buy local” programs and other programs to attract new investment and residents. Examples of existing “buy local” organizations in New York State include “Buffalo First,” “Capital District Local First,” “Sustainable Hudson Valley,” and “Sustainable Business Network of New York City.”
- Market only authentic reproductions; don’t sell artifacts recovered illegally from archeological sites.

Neighborhood, Community, and Not-for-Profit Organizations

- Purchase and restore historic buildings for office and program uses.
- Locate offices, programs and services in historic buildings.
- Research and educate others about the neighborhood’s and community’s history.
- Hold regular potluck dinners and similar events to help neighbors get to know one another, welcome newcomers, address common problems and promote the neighborhood to others.
- Establish and actively support buy local programs and campaigns such as, for example, “Buffalo First,” “Capital District Local First,” “Sustainable Hudson Valley,” and “Sustainable Business Network of New York City. The Business Alliance for Local Living Economies can provide assistance.

- Support local preservation organizations and activities through membership, philanthropy, and volunteerism.
- Actively promote and market your neighborhood to prospective buyers and encourage responsible property management.

Regional Planning Organizations and Local and County Governments

- Work more closely with the NYSHPO by becoming a Certified Local Government.
- Pursue designation as a Preserve America community or Dozen Distinctive Destination community.
- Maintain offices and public facilities in historic buildings and historic downtowns.
- Rehabilitate and/or adaptively use older and historic buildings and ensuring that newly constructed buildings enhance and blend in with existing buildings.
- Become familiar with, educate others about, and promote the economic, social, environmental and energy conservation benefits of historic preservation.
- Become familiar with, educate others about, promote, and obtain historic preservation grant funding and tax incentives for your municipality.
- Develop web pages or sites designed to educate the public about historic preservation, downtown revitalization and the community's historic and cultural resources.
- Ensure that local government actions preserve cultural and historic resources, or at least do not adversely affect such resources by:
 - Encouraging and supporting policies that reduce sprawl and encourage adaptive use strategies.
 - Developing, implementing and providing stable funding and leadership for façade improvement and downtown revitalization programs and similar historic preservation activities.
 - Conducting historic or archaeological resource surveys and updating them regularly.
 - Conducting vacant space surveys and developing vacant property management, stabilization and reuse strategies.
 - Incorporating historic preservation elements into county and municipal open space, farmland protection, waterfront and downtown revitalization, and tourism plans.
 - Supporting mixed uses, reductions in minimum parking requirements and other zoning changes that encourage or support historic preservation goals.

- Preparing and adopting local historic preservation plans, or encouraging the preparation and adoption of, countywide or regional historic preservation plans, ordinances, zoning, and subdivision policies and incentives that benefit preservation and revitalization activities and incorporate them into local comprehensive or other plan documents.
- Adopting, or encouraging the adoption of, zoning, land use, and building code regulations that protect and enhance historic and cultural resources, including historic preservation ordinances and archeology protection districts.
- Designating a municipal preservation officer – an elected official, municipal staff person, municipal historian, representative of the historic district commission or historical society, or a resident or business volunteer with knowledge of and interest in historic preservation.
- Developing programmatic agreements and information sharing arrangements with the NYS OPRHP/NYSHPO (programmatic agreements allow large scale projects to move smoothly and quickly, enabling project sponsors to involve NYSHPO only when necessary. This streamlines local projects, moves funding, and reduces workload on all parties).
- Developing and promoting heritage tourism attractions.
- Establishing salvage programs to recycle, redistribute, or re-sell historic building parts.

Planners

- Educate yourselves, other municipal staff, elected officials and residents about historic preservation tools and strategies as well as the economic, social and environmental benefits of historic preservation.
- Develop, or cause to be developed, within your municipality:
 - A comprehensive survey of historic and cultural resources.
 - A historic preservation plan or historic preservation component of comprehensive plans and other municipal planning documents.
 - Ordinances sensitive to historic and cultural resources.
 - Historic preservation-related layers in your municipality’s GIS.
 - A local preservation program incorporating a local historic preservation ordinance; preservation-friendly zoning and land use regulations; design review process; and incentives to encourage historic preservation.
 - A local “Main Street” type program.
 - Protections for archeological sites and artifacts.

- Secure grant funding to further historic preservation activities.
- Collaborate with local preservation organizations, historical societies, municipal historians, land trusts and similar groups to identify, protect, enhance, interpret and promote your community's historic and cultural resources.

Local Preservation Organizations/Historic District Commissions

- Encourage completion of historic preservation plans and historic and cultural resource surveys as well as the listing of properties in the National and State Registers of Historic Places.
- Encourage adoption of local historic preservation ordinances, design review, and use of other land use and zoning tools to protect historic and cultural resources.
- Expand local and regional public information and education programs that address historic preservation issues.
- Encourage local libraries and historical societies to obtain videos, books and other materials about historic preservation.
- Make historic preservation information available to professionals, educators, legislators and other elected officials.
- Make technical information more accessible to property owners and others.
- Ask local groups, such as historic preservation organizations, historical societies, city planning departments, and local Main Street programs to help distribute historic preservation information.
- Utilize media of all forms to increase awareness of historic preservation, advocate for the protection of historic and cultural resources, and generate publicity about threatened historic resources.
- Sponsor and participate in historic preservation workshops, conferences, seminars and meetings that address historic preservation issues and provide technical preservation information.

Municipal Historians, Historical Societies and Local Libraries

- Become a resource and advocate for the identification, protection, enhancement, interpretation and promotion of historic and cultural resources.
- Encourage appointment of a “municipal preservation officer” in accordance with the NYSHPA.
- Encourage local governments to prepare and adopt a historic preservation plan or include a historic preservation component in municipal planning documents (comprehensive plans,

downtown revitalization plans, waterfront revitalization plans, HUD Consolidated Plans, etc.) – and participating in the development of these plans and related implementation programs.

- Conduct or encourage completion of surveys of local historic and cultural resources and nominations of historic and cultural resources to the National Register of Historic Places.
- Encourage local governments to adopt a historic preservation ordinance, become a Certified Local Government and establish incentive programs to encourage historic preservation.
- Ensure that local zoning and other land use regulations are consistent with historic preservation goals and that they help protect rather than detract from community character.
- Promote your community’s history, culture and historic preservation programs or opportunities to the wider public through development of brochures, resource materials, exhibits, web content, conferences, lectures, etc..
- Facilitate or participate in the preparation and maintenance of history, historic and cultural resources, and historic preservation content for your municipality’s web site.
- Establish repositories of books, periodicals, and videos about historic preservation at municipal offices, the local library, the historical society or local schools.
- Digitize primary resource materials and making them accessible on the internet, including historic maps, municipal records, city directories, historic photographs and similar information and make them available on the Internet.
- Exhibit only archeological objects that have been recovered legally.

Teachers

- Use “Teaching with Historic Places,” “Teach the Hudson Valley” and similar resources and lesson plans in your classrooms and develop additional history, preservation, design, architecture, planning and archeology related lesson plans and activities to be used in your classroom and shared with other teachers.
- Teach students how to research local history using primary resource materials such as historic maps, diaries, census data, letters, and other materials.
- Teach students about the historic and cultural resources and historic preservation within your community.
- Develop learning and enrichment activities in collaboration with your community’s municipal historian, local historical society, local or regional historic preservation organization, or a similar group.
- Help students learn about local properties that are listed in the National Register of Historic Places.

- Teach students about land use, zoning, and the protection of historic resources.

Realtors (and others interested in promoting historic buildings and downtown/neighborhood historic district living)

- Educate yourself about historic architectural styles, period details, and historic preservation funding, incentives, and regulations.
- Act as community ambassadors, promoting historic and cultural resources and other things you love about your community to others.
- Develop creative ways to market vacant historic buildings and organize special events such as open houses, exhibits, pot lucks, and picnics to attract new owners and investors.
- Establish an “information hub” in a centralized, easily accessible location such as local government offices, the public library, or the historical society where people can learn more about the history of the community, its neighborhoods, available properties, programs and services, etc.
- Organize educational and social events to engage prospective property owners, businesses, and investors.

Churches/Religious Groups

- Stay on top of building maintenance and seek out expert advice for building maintenance and repairs.
- Work with architects and engineers to conduct a building conservation assessment or historic structure report.
- Be creative with fundraising for building maintenance and restoration – seek out grants, incentives, and favorable loan rates.

Youth and Parents

- Volunteer at local historic preservation organizations, historical societies, historic sites and museums.
- Learn more about historic preservation and become a community advocate.
- Participate in local historic preservation projects such as historic resource surveys.

Colleges, Universities, School Districts and Administrators

- Develop historic preservation plans and cultural resource surveys to protect older and historic campus buildings and landscape features.
- Develop comprehensive historic structure reports and preservation maintenance plans for older and historic campus buildings.

- Become a strong partner to local historic preservation and community revitalization efforts.
- Incorporate historic preservation curricula into appropriate degree programs such as architecture, planning, engineering, landscape architecture, museum studies, public administration, etc.
- Complete historic resource surveys and nominate campus buildings to National and State Registers of Historic Places.
- Develop partnerships with local historic sites and museums for programming and use of buildings and facilities.
- Encourage faculty and staff to live in nearby older and historic neighborhoods and to take leadership roles in the community.
- Invest in older and historic buildings and neighborhoods by establishing incentive programs to attract new residents, businesses, and other investment.
- As far as possible, purchase goods and services from businesses within the community.
- Redevelop older and historic buildings that are located near campus for institutional use.
- Encourage academic and service learning projects that focus on older and historic neighborhoods surrounding campus.

State and Federal Agencies

- Rehabilitate or adaptively use historic buildings for your agency's use.
- Work closely with NYSHPO to carry out Section 106, Section 14.09 and other regulations, including formally designating an agency historic preservation officer (agency preservation officer).
- Incorporate historic preservation principles and actions into agency policies and strategic plans.
- Include funding priorities in agency grant and incentive programs for projects that will advance the rehabilitation and adaptive use of older and historic buildings.
- Develop, implement, and maintain historic preservation and maintenance plans for your agency's cultural and historic resources.
- Complete historic resource surveys for buildings and sites within your jurisdiction and have them listed in National and State Registers of Historic Places.

Part II – Background Information

Part II provides an introduction and overview for those who may be less familiar with historic preservation.

Sections briefly describe what historic preservation is, why it's important to New York State's economy, and who's involved in historic preservation. It also provides a description of New York State's wide range of historic and cultural resources and highlights recent preservation accomplishments.

What is Historic Preservation?

The essence of historic preservation is that each community's history and culture is physically expressed in its buildings, monuments and special places. These include: houses; neighborhoods; commercial, agricultural, religious, financial, cultural, industrial, educational and governmental buildings; and objects, archeological sites, districts, and structures that are irreplaceable and unique. Historic and cultural resources tell the story of the community's development, stimulate community pride and reflection, and provide visual cues about the community's previous investments of capital, human resources and raw materials.

Historic preservation is a rational approach for managing change, providing tools and strategies for individuals and communities to capitalize on the economic, environmental, and social value of their historic and cultural resources.

Historic preservation is not the work of an elite few or a select group of people; it is the work of anyone interested in and concerned about quality of life in their community. It involves actions that safeguard and renew a community's irreplaceable assets and is a powerful yet underutilized economic development and environmental stewardship strategy. Through activities like building rehabilitation, neighborhood reinvestment, and sensitive new construction, historic preservation reinvigorates local landmarks, increases property values, stabilizes business and residential districts, creates more jobs than new construction, returns vacant or underutilized buildings to productive use and improves the quality of community life.

Historic Preservation is...

[NOTE: This section will have photographs with captions that briefly illustrate the project or action mentioned. The projects identified below to illustrate each statement may change, in which case a similarly illustrative project would replace it. Broad geographic representation is preferred. Two or three examples will be chosen for each project, depending on final layout].

...Individuals buying and rehabilitating abandoned or neglected old houses.

- Italianate example from Open House powerpoint (before and after)
- Pottery District (Troy)

...A business owner stimulating reinvestment in a struggling downtown by rehabilitating a commercial building complete with traditional storefront design.

- American Hotel (Sharon Springs)
- Harmony Market Place (Cohoes)

...A group of civic-minded individuals pooling their money as investors, purchasing and rehabilitating a neglected building and putting it back into productive use as a restaurant, hotel, specialty retail, office/residential use or other uses.

- Cambridge Hotel (Cambridge)
- Brown's Brewing Company & Revolution Hall (Troy)
- American Hotel (Sharon Springs)
- Shirt Factory Café (Medina)

- Stone Mill (Little Falls)
- Roycroft Inn (East Aurora)

...Municipal officials saving a threatened building by purchasing, stabilizing, and/or rehabilitating it for municipal use or maintaining a building's original historic use.

- Former church converted into public library (Cohoes)
- Railroad freight depot converted into public library (Waterford)
- Old Watts de Peyster Firehouse converted into village hall (Tivoli)
- Gothic cottage converted for use as Town Offices (Cazenovia)
- Firehouse converted for use as Village Offices (Cazenovia)
- Restoration of City Hall (Kingston)
- Restoration and now increasingly unusual continuing use of historic firehouses (Albany)

...An social services organization or municipal community development program purchasing a deteriorated older or historic building and bringing it back to productive use as a residential, commercial or mixed use building.

- Kirkland Hotel (Kingston)
- Emerson Place affordable housing – Friends of Watertown (Watertown)

...A partnership of public, private and not-for-profit groups organizing to rehabilitate a building or overseeing implementation of diverse community revitalization projects.

- WECA Main Street (3-4 communities)
- Partnership for Community Development: Partnership involving the Village of Hamilton, Town of Hamilton and Colgate University. Responsible for numerous façade improvement projects in the Village of Hamilton, restoration of the Village's green, development of an arts incubator, completion of numerous façade improvement programs in the Village of Earlville, and development of new businesses such as a coffee house in vacant storefronts.

...A college or university investing in downtown revitalization or rehabilitating downtown or campus historic buildings and landscapes.

- Colgate University: Rehabilitation and operation of Colgate Hotel, development of a coffee shop in a vacant downtown storefront, downtown façade improvement and arts incubator program (Hamilton).
- SUNY Upstate Medical University: Adaptive reuse of former New York State Inebriate Asylum for medical school, clinic, offices and conference facility (Binghamton).

...A school district (and community) repairing, maintaining and rehabilitating its historic school buildings as important community anchors.

- Hackett Middle School (Albany)

SIDEBAR(S):

[NOTE: This section will be shortened and/or modified depending on available space during layout].

Most of Us Experience Historic Preservation Every Day

Although relatively few people think of themselves as historic preservationists, the average person actually experiences historic preservation quite frequently. For example, a person might:

- Live in, or in close proximity to, a historic house, urban brownstone, apartment building, or mixed use building.
- Rehabilitate or follow the progress of the rehabilitation of a historic building.
- Work, shop or visit a business or office in a historic downtown or traditional main street in cities, villages and rural hamlets.
- Visit, become a member of, or attend one of the many events of, any of New York State's historic preservation organizations, state historic sites, museums and arts organizations.
- Attend a public hearing, or consult with planners or officials at a historic municipal building.
- Worship or attend a recital in a historic religious building.
- Observe an archeological site uncovered during new construction or visit an exhibit or web site interpreting the artifacts found there.
- Learn or work in a historic elementary, middle, or high school, or college or university building.
- Cruise along New York's historic Erie, Champlain, Oswego and Seneca canals.
- Dine in a historic restaurant; or enjoy a beverage in a historic pub or brewery.
- Stay overnight at a historic hotel such as the Colgate Inn (Hamilton), the Lincklaen Inn (Cazenovia), the Cambridge Hotel (Cambridge), or the Hotel Utica, Hawthorne Inn (the former Jefferson Clinton Hotel) on Armory Square in Syracuse, the Roycroft Inn (East Aurora), or The Grande Royale Clarion (Binghamton).
- Drive through or take part in a walking tour of a historic residential or commercial district.
- Enjoy a day at a New York State historic site, park or heritage area, or a historic destination such as the Saratoga Racetrack.
- Walk or jog through a historic park or cemetery such as Mount Hope Cemetery in Rochester, Oakwood Cemetery in Troy, Green-wood Cemetery in Brooklyn, or Washington Park in Albany, Central Park in New York City or the Olmsted Parks in Buffalo.
- Check out a bestseller or movie from a historic library;

- Work out in a historic YWCA, YMCA or Boys & Girls Club;
- Open an account, make a deposit, or cash a check in a historic bank;
- Buy stamps, mail or pick up a letter or package at a historic post office;
- Watch a film at a historic theater or drive-in, or enjoy a performance at a historic music hall or opera house;
- Read and subscribe to one of the many magazines devoted to historic preservation or related topics (National Trust for Historic Preservation's *Preservation* magazine, Old House Journal, This Old House, etc.).
- Pass by a handsome but deteriorated old building, and wish someone would do something with it...**It could be YOU!**

Why is Historic Preservation Important?

Across New York State, people are increasingly reinvesting in older and historic buildings and working together to support local businesses, develop new businesses, market available properties, attract new residents and build a sense of community. Although their work is generally not reflected in current census statistics, observation and a growing body of newspaper articles and anecdotal evidence from numerous states and municipalities indicates that this trend is growing. People are being attracted by community character, relatively affordable housing prices and New York State's numerous quality of life amenities.

Historic and cultural resources are critical components of community pride, authenticity and local character. They are important economic and educational assets, tourism destinations and community anchors that strongly complement and support New York State's extensive arts, culture, education, recreation and entertainment resources. They are places of shared community experiences, they express the stories of each community's pattern of growth and development, and they help differentiate one community from another. They also inspire, educate, and connect people with their personal history as well as the history of the surrounding community and culture.

Historic preservation is a positive force that exists at the intersection of New York's economic trends and its considerable assets and opportunities. Historic preservation is important to New York State's communities and economy because it is a proven, place-based strategy that protects, enhances and promotes a community's individual character and quality of life assets rather than pitting one community against another.

Historic preservation is increasingly recognized as a powerful but underutilized building rehabilitation, community revitalization, economic development, smart growth and environmental stewardship strategy. The economic benefits of historic preservation are numerous and are being increasingly studied and documented. Some of the most accessible findings can be found in Donovan D. Rypkema's *The Economics of Historic Preservation*¹ as well as economic impact studies that have been completed by New York State² and at least fourteen other states.³

These resources have provided a growing body of evidence that historic preservation is important because:

- **Historic preservation is an essential component of economic development, smart growth, sustainability and environmental stewardship.** It revitalizes residential and

¹ Rypkema, Donovan D., *The Economics of Historic Preservation: A Community Leader's Guide*. Washington, DC: The National Trust for Historic Preservation, 2005. The book documents at least 100 economic benefits of historic preservation. In addition, texts for many of Rypkema's numerous keynote presentations can be found on his website at www.placeeconomics.com; his PlaceEconomics web log can be found at <http://www.placeeconomics.com/blog.html>.

² Rypkema, Donovan D. *Profiting Through Preservation*. Preservation League of New York State, 2000.

³ Links to these (and many other) studies are available on the web site of the Advisory Council on Historic Preservation at www.achp.gov/economicstudies.html. Many of the findings from these studies have also been presented in the National Trust for Historic Preservation's 19-title *Dollars & Sense* series, which can be ordered online at www.preservationbooks.org. In addition to New York, states that have completed economic impact studies include Colorado, Florida, Georgia, Kentucky, Maryland, Michigan, Missouri, New Jersey, North Carolina, Rhode Island, South Carolina, Texas, Virginia and West Virginia. Real estate economist Donovan D. Rypkema and Rutgers University's David Listokin are the primary researchers for many of these statewide studies.

commercial neighborhoods in existing hamlets, villages and urban areas; returns vacant or underutilized properties to productive use as affordable housing, retail, or office space; rehabilitates abandoned buildings and returns them to use; conserves existing building materials and reduces transfers to overburdened landfills; creates jobs; increases tourism; increases property values; conserves existing infrastructure; and encourages the knowledge-based economy of new businesses, ideas, and employees that has become the driving force of job creation.

- **Historic preservation is a proven, incremental, asset-based approach to downtown revitalization in urban commercial districts, villages, and rural hamlets.** Main Street revitalization programs have earned a reputation as one of the most powerful economic development tools in the nation. Since 1980, more than 2,200 communities have pursued downtown revitalization using the National Trust for Historic Preservation's Main Street program principles, which emphasize design, promotion, economic restructuring and organization. Collectively, these efforts in communities of all sizes and locations have resulted in 199,519 rehabilitation projects, 370,514 new jobs, 82,909 new businesses, and nearly \$45 *billion* in reinvestment. And, between 2002 and 2006, for every \$1 invested in local Main Street programs, from \$25.76 (2006) to \$40.35 has been leveraged from other sources.⁴ Main Street communities include small rural locations and villages, cities (some with multiple Main Street programs to revitalize specific neighborhood commercial areas) and regions.
- **Dollar for dollar, historic preservation is one of the highest job-generating economic development options available.** Statewide economic impact studies have compared economic impacts associated with building rehabilitation and leading economic sectors in each state have confirmed that \$1 million in building rehabilitation produces 12 more jobs in Michigan than manufacturing \$1 million of cars; 20 more jobs in West Virginia than mining \$1 million of coal; 29 more jobs in Oklahoma than pumping \$1 million of oil; 22 more jobs in Oregon than cutting \$1 million in timber; 12 more jobs in Pennsylvania than processing \$1 million of steel; 5 more jobs in California than manufacturing \$1 million of electronic equipment; 17 more jobs in Colorado than growing \$1 million of agricultural products; and 8 more jobs in South Carolina than manufacturing \$1 million of textiles.⁵ In New York State, \$1 million spent rehabilitating an historic building ultimately adds \$1.9 million to the state's economy.⁶
- **Job creation by historic preservation (building rehabilitation and similar activities) exceeds job creation by new construction, with more local economic benefits.** With new construction projects, half of all project costs go to labor and half for materials. With the typical building rehabilitation project, however, between 60-70 percent of total project costs go to labor. This is a significant difference because labor is generally hired locally and the wages the laborers earn are usually spent locally. Also, materials used in historic building rehabilitation are much more likely to be purchased locally than those used in new construction, resulting in greater positive impacts to local businesses and economies.⁷

⁴See 2007 Reinvestment Statistics (and reports for years 2002-2006) at www.mainstreet.org. Dates reflect the latest report in which a particular statistic is available (the later reports do not include the reinvestment ratio or average cost per new job or business as of 7/18/08).

⁵ Rypkema, Donovan D., *New York: Profiting Through Preservation*, Preservation League of New York State, 2000.

⁶ Rypkema, *Economics of Historic Preservation*, pp. 11-12.

⁷ Rypkema, *Economics of Historic Preservation*, p. 12.

- **Historic preservation promotes and enhances quality of life.** Quality of life is becoming the critical ingredient in economic development, and historic preservation is an important part of this equation. More than any other human-made element, historic buildings differentiate one community from all others. Many quality of life activities such as museums, theaters, and libraries, are located in historic buildings. The quality of historic buildings and the quality of their preservation (or lack of preservation) says a lot about a community's self-image and capacity. Any community can duplicate another community's water lines, industrial park, or tax rate, but no community can duplicate another community's historic resources.⁸
- **Historic preservation increases retail sales and the amount of revenue returned to communities.** A recent study included in the National Trust for Historic Preservation's Dollars & Sense Series found that commercial building improvements resulted in an increase in sales the year after improvements, that sales improvements were sustained for several years, and that sales increases exceeded increases in local tax revenues. In all cases, commercial building improvements included three key elements: storefront improvements, business sign(s) or awnings, and interior improvements such as better fixtures and/or finishes.⁹
- **Property values almost always increase in areas with architectural protection or access to tax incentives, and appreciation rates for historic buildings often outperform the real estate market as a whole.** The market often undervalues unrestored historic properties, sometimes to the extent of razing buildings and using the land for parking. However, when these same buildings are restored, they often gain favor with buyers who are willing to pay a premium to own them. The more the public sector recognizes this incremental value – manifested through historic district protections accompanied by development incentives for preservation – the greater the private-sector recognition will be.¹⁰
- **Historic preservation strengthens and enhances a community's existing tax base by encouraging and investing in building maintenance and improvement.** Building improvements that are consistent with a building's historic and architectural character increase the economic value of property and therefore increase the tax base. In addition, investment by one property owner, or improvements made to one property, often stimulate additional investment as other property owners seek to improve their buildings.¹¹
- **Heritage tourism generally ranks in the top three economic sectors of most states and nations worldwide (it ranks second in New York State).** On average, travelers to historic destinations such as historic houses, museums and downtowns take longer

⁸ Rypkema, Donovan D. "Sustainability, Smart Growth and Historic Preservation," keynote presentation given at the Historic Districts Council Annual Conference, New York City, March 10, 2007. Available at www.hdc.org under Annual Preservation Conferences.

⁹ Spencer, Brenda R. "An Analysis of the Economic Impact of Physical Improvements on Retail Sales," *Dollars & Sense of Historic Preservation* (No. 12), National Trust for Historic Preservation.

¹⁰ National Trust for Historic Preservation, *Dollars & Sense of Historic Preservation* (Nos. 02, 04, 05, 07, 10, 14, 15, and 16) and Rypkema, *The Economics of Historic Preservation*, pp. 38-43.

¹¹ Rypkema, *The Economics of Historic Preservation*, pp. 38-43.

trips, participate in more activities while traveling and spend more money than other travelers.¹²

- **Downtowns and historic buildings, particularly smaller buildings with two to four units, are becoming increasingly attractive to “empty nesters,” “creative class” knowledge workers and entrepreneurs that are relocating to downtown areas.** Many of these new arrivals are choosing to live in downtowns because they offer more quality of life amenities, diversity, greater concentration of other people, public transportation and the ability or potential to walk or bike to work or shop. They wish to avoid or minimize the impacts of rising fuel costs and make better use of time they previously spent commuting to work. Recognizing that distinctive older and historic buildings are good long-term investments, some are also investing in the rehabilitation of one or more historic buildings. Once rehabilitated, these buildings can provide living space for the investor as well as rental income that can supplement retirement income or provide much-needed cash flow for entrepreneurs. Rehabilitated downtown or neighborhood commercial buildings also generally provide attractive, affordable retail or office space to entrepreneurs and small businesses.
- **Older and historic neighborhoods, unlike any other areas, are providing homes for families from every financial stratum, but particularly for those in need of affordable housing.** According to the U.S. Department of Housing & Urban Development, the National Association of Home Builders, the National Low Income Housing Coalition, the National Association of Realtors, and the U.S. Conference of Mayors, America is facing a major affordable housing crisis. Older and historic neighborhoods offer many ideal buildings and convenient locations; for example, over 40 percent of residents in older and historic neighborhoods are within five miles of work. Fewer than one resident in four in new housing is that close to their place of employment. Over two-thirds of older and historic neighborhoods have an elementary school within one mile, but less than 40 percent of new housing does. Over 60 percent of houses in older and historic neighborhoods have shopping within one mile but barely 40 percent of new houses do. Public transportation is available to residents in nearly 60 percent of older and historic neighborhoods while three quarters of new housing lacks public transportation of any kind. And, in terms of affordability, over 70 percent of housing in older and historic districts costs less than \$150,000, but barely half of all new housing costs less than \$150,000. Additionally, the median price of new housing was \$185,000 in 2002. Since this price is well out of range for most people that need affordable housing, new buildings will require heavy subsidies or will have to be constructed of extremely inexpensive materials. At the same time, the most affordable manufactured housing generally consists of mobile homes.¹³
- **Historic preservation is environmentally friendly.** It is essentially a large-scale form of recycling, waste avoidance and thoughtful management of limited physical resources.

¹² Rypkema, *The Economics of Historic Preservation*, pp. 77-87; Historic/Cultural Traveler, 2003. Prepared by the Research Department of the Travel Industry Association of America, Washington, D.C.; “The Empire State Experience: Cultural & Heritage Tourism = Diversity & Dollars,” A White Paper Prepared by the Statewide Cultural Tourism Coalition coordinated by the Museum Association of New York, n.d. [ca. 2004]. Another good resources is Americans for the Arts’ *Arts & Economic Prosperity III*, and economic impact study of arts and culture at www.americansforthearts.org/information_services/research/services/economic_impact/default.asp.

¹³ Rypkema, Donovan D. “Historic Preservation and Affordable Housing: The Missed Connection,” a paper presented at the 2002 annual conference of the National Trust for Historic Preservation. Available at www.placeeconomics.com.

More than 40 years after the enactment of the National Historic Preservation Act, people routinely (and increasingly) recycle newspapers, bottles, cans and other household wastes, but rarely think twice about the huge environmental implications of building demolition. It has been estimated that demolishing a typical downtown building (25 feet wide and 100 – 140 feet deep) wipes out the entire economic benefit from the last 1,344,000 aluminum cans that were recycled. This wastes the historic building as well as months of diligent recycling efforts, and this calculation does not even include the impact on the landfill or embodied energy that is lost.¹⁴

- **Historic preservation inspires, educates, and connects people with their history.** Joan Maynard, founding director of Weeksville Heritage Center, once stated “The Weeksville houses were a source of hope to the people who once lived here and they can be hope for the people who live in this community now.” The houses on Hunterfly Road in Brooklyn are the only intact concentration of the early buildings of Weeksville, one of the nation’s earliest communities of freed slaves, an intentional community that was founded by African Americans for African Americans. Since the late 1960s, Maynard and innumerable community residents of all ages have worked to make Weeksville a “link to a bygone era and bridge of opportunity for a neighborhood dominated by the Kingsborough Houses, a public housing project.”¹⁵

¹⁴ Donovan D. Rypkema, “Sustainability, Smart Growth and Historic Preservation” text of paper presented at the Historic Districts Council Annual Conference, New York City, March 10, 2007, p. 4 available at www.placeeconomics.com, and “Preservation’s Essential Role in Fighting Climate Change,” an address by Richard Moe, President, National Trust for Historic Preservation, presented on the occasion of receiving the Vincent Scully Prize, December 13, 2007, at the National Building Museum in Washington, D.C. Posted at: <http://www.preservationnation.org/about-us/press-room/speeches/sustainable-stewardship-scully.html>. Posted on [March 11](#), 2008.

¹⁵ Christian, Nicole M. “Hidden in Brooklyn, A Bit of Black History; Freedmen’s Homes Seen as Attraction,” *The New York Times*, October 29, 2001 viewed online at www.nytimes.com on 7/18/08 and www.weeksvillesociety.org.

Who is Involved in Historic Preservation?

The work of historic preservation encompasses the identification, protection, enhancement, interpretation and promotion of historical, architectural and cultural resources. Not surprisingly, it therefore occurs in a somewhat complex, multiple-layer parallel process involving federal, state and local governments, numerous related public, private and not-for-profit public agencies and organizations, professionals in specialized fields such as history, architecture, planning, archeology, engineering, and landscape architecture as well as interested individuals. Although the various agencies and organizations at the federal, state, and local levels generally have distinct roles, responsibilities, or interests, it is important to note that there is often considerable overlap.

An overview of key preservation partners in New York State is provided in this section; much more detailed information is provided in the Memoranda #3 in Appendix G as well as Appendices B and C. In addition, the “Call to Action – How You Can Help” section in Part I describes ways for various groups to become more actively involved in historic preservation.

Historic Preservation at the National Level

Historic preservation activities at the National/Federal level are guided by several cultural resource management laws, including the Antiquities Act (1906), National Historic Sites Act (1935), National Historic Preservation Act (1966), Department of Transportation Act (1966), National Environmental Protection Act (1969), Executive Order 11593, Protection and Enhancement of the Cultural Environment Act (1971), Archeological and Historic Preservation Act (1974), and others. These laws are summarized in Appendix E.

The National Historic Preservation Act (NHPA), which reached its 40th anniversary in 2006, was enacted largely in response to federal programs that resulted in widespread destruction of older buildings and neighborhoods in the years following World War II. The act established a framework that focused local, state and national efforts on a common goal: preserving the historic fabric of the nation. To achieve this goal, the NHPA established state historic preservation offices in each of the 50 states (and, later, in tribal areas and territories) to direct and carry out a wide range of federally-mandated preservation programs. The NHPA also provides a regulatory framework and process for evaluating and mitigating potentially harmful actions affecting historic and cultural resources through federal funding, licenses, permits or other federal action.

In accordance with and guided by these laws, preservation activities at the national level are led by the National Park Service of the U.S. Department of Interior in collaboration with the Advisory Council on Historic Preservation, National Conference of State Historic Preservation Officers, National Center for Preservation Technology & Training, National Trust for Historic Preservation (which maintains a regional office in Boston), Preservation Action, and the National Preservation Institute. In addition, the NHPA calls upon all federal agencies, such as the U. S. Department of Housing and Urban Development, to designate “agency preservation officers” to coordinate the review of agency actions that may have an affect on historic and cultural resources.

A number of national professional organizations, including the American Institute of Architects, Society of Architectural Historians, American Planning Association, American Society of Landscape Architects, the American Society of Civil Engineers, the Archaeological Conservancy,

the American Association for State and Local History, and others have chapters or professional interest groups focused on historic and cultural resources and their preservation. Many of these groups also have state and regional divisions, through which their members often become involved in historic preservation projects, advocacy, and service to the profession. Along somewhat similar lines, several national organizations focus their historic preservation efforts on specific building types or materials, such as the League of Historic American Theaters or the Friends of Terra Cotta.

Historic Preservation at the State Level

Historic preservation efforts in New York State are led by: the **New York State Historic Preservation Office** (NYSHPO), housed within the Field Services Bureau of the New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP); the **Bureau of Historic Sites** (BHS) also part of NYS OPRHP; the **Preservation League of New York State** (PLNYS), a not-for-profit membership organization; and the **New York State Council on the Arts** (NYSCA).

The work of the **New York State Historic Preservation Office** is set forth in federal and state law, most importantly the National Historic Preservation Act of 1966 (briefly described above) and the New York State Historic Preservation Act (NYSHPA) of 1980. NYSHPA established historic preservation as a policy of state government and set forth a series of programs and mechanisms through which that policy is to be carried out. Modeled after the NHPA, the NYSHPA was intended to complement existing federal and municipal legislation, build upon successful precedents of protective and enhancement devices of federal preservation legislation, extend these protections to the state level, and address gaps in preservation legislation. Another state law, the New York State Environmental Quality Review Act (SEQRA) includes review of project impacts on historic and cultural uses.

To carry out its federal and state duties, the NYSHPO includes approximately 40 professional and support staff people with expertise in history, architecture, archeology, planning and landscape architecture who are organized into four units: National Register & Survey; Technical Assistance; Archeology; and Outreach (Certified Local Government program, Grants, and Planning).

The **National Register & Survey unit** assists property owners and communities with historic and cultural resource surveys, eligibility determinations, and preparing nominations to the National and State Registers of Historic Places. The **Technical Assistance & Compliance unit** conducts environmental review (with National Register and Archeology staff), assists property owners with federal and state historic preservation tax credit projects, and provides guidance to the public on building rehabilitation. The **Archeology unit** conducts environmental review and provides guidance to the public regarding the preservation of cultural resources. The **Outreach unit** administers the Certified Local Government program and provides training and support to approximately 68 New York State communities that have been formally designated as Certified Local Governments by the National Park Service. This unit also prepares the state historic preservation plan approximately every five years, administers or provides technical assistance related to several grant programs, develops training programs and materials, and conducts outreach and training activities.

Within most units, each staff person is assigned a specific territory, which generally encompasses numerous counties and the municipalities within them. Although regional boundaries vary

somewhat from unit to unit, staff members from the various units communicate and work with their peers in the other units on a regular basis regarding National and State Register nominations, tax credit projects, environmental reviews and preservation issues within their region. The staff also works closely with a wide range of other federal and state agencies, preservation partners, consultants, municipal officials, local historians, and others. Largely defined by federal and state law, the NYSHPO's core programs and services include: conducting historic resource surveys and maintaining an inventory of historic properties; evaluating and designating properties to the State and National Registers of Historic Places; providing technical assistance to individuals and communities; administering the federal historic preservation tax credit program and more recently the New York State tax credit program; assisting with the administration of historic preservation grants; conducting environmental review in compliance with NHPA Section 106, NYSHPA Section 14.09, and other federal and state environmental laws; administering the Certified Local Government program; and undertaking outreach, education and planning.

Historic and cultural resource surveys and State and National Registers nominations are among the most effective tools for protecting community character and initiating cooperative preservation projects, especially on the local level. Through various inventory tools, the **Historic Resources Survey** program encourages communities to identify and record information about local historic and archeological resources with the NYSHPO's assistance. Surveys and registers nomination provide a formal means of identifying and evaluating historic and cultural resources and typically include historical overviews, and supplemental information that can be essential for local planning and community revitalization efforts. Many resources identified in surveys are added to the NYSHPO's computerized statewide historic resources inventory, which now contains more than 250,000 resources.

Surveys also provide a foundation for other preservation activities, such as nominations to the **State and National Registers of Historic Places**. Registers listing provides honor and recognition, raises awareness about a resource, offers it a certain degree of protection, and documents its importance in local, state, or national history. In order to list a property, individuals and groups work with NYSHPO staff to document its place within historic and cultural contexts and evaluate its significance against the criteria established by the National Park Service. The NYSHPO guides the preparation of a draft nomination, which is presented to the New York State Board for Historic Preservation for consideration. If the resource is judged by the board to meet the criteria, the board recommends its nomination to the State Historic Preservation Officer, who enters it on the State Register and forwards it to the Keeper of the National Register at the National Park Service in Washington, D.C., for final consideration. Since nominating its first site in 1969, the NYSHPO has processed more than 5,000 nominations (many of them districts or other multiple resource listings) involving more than 90,000 buildings, structures, sites, objects, and districts. Approximately 30,000 additional properties have been determined National Register-eligible.

Income producing properties listed on the registers may become eligible for the **Federal Historic Rehabilitation Tax Credit** and **State Tax Credit** programs, which have become important vehicles for community revitalization efforts. The federal tax credit program was initiated in 1977 to create parity between the reuse of historic buildings and new construction by offering owners of historic properties an income tax credit on qualified rehabilitation work. The program plays a significant role in encouraging reinvestment in historic buildings and neighborhoods. Between 2001 and 2008, tax credit projects reviewed and approved by the NYSHPO and approved by the National Park Service generated nearly \$2

billion worth of historic rehabilitation projects. State tax credit programs include the New York State Historic Homeownership Rehabilitation Tax Credit, New York State Historic Tax Credit Program for Income Producing Properties, and the Barn Tax Credit.

Another important community development incentive is the **historic preservation grants** component of the state's Environmental Protection Fund (EPF). Municipalities and not-for-profit organizations are eligible to apply for grants for the acquisition, improvement, restoration and preservation of parks, historic properties and resources. Since 2001, the New York State Office of Parks, Recreation and Historic Preservation has awarded nearly 300 historic preservation and heritage area grants under this program, totaling over \$54 million. The matching grant program has generated nearly \$200 million of state, local, and private investment in local preservation projects and EPF grant funding often serves as seed funding, helping applicants attract additional investors and resources. Nearly 300 additional projects received more than \$34 million in Environmental Quality Bond Act funding in earlier years.

State and National Registers listed and eligible resources receive a basic level of protection through NYSHPO's **environmental review** program whenever state and federal agencies fund, license, or approve projects in New York State. Under Section 106 of the National Historic Preservation Act and Section 14.09 of the New York State Historic Preservation Act, the NYSHPO's role in the review process is to consult with state and federal agencies to ensure that effects or impacts on eligible or listed properties are considered and avoided or mitigated during the project planning process. In addition, the NYSHPO advises communities on local preservation environmental reviews upon request under the provisions of the State Environmental Quality Review Act (SEQRA). The NYSHPO assists in reviews of thousands of projects each year. State and National Registers listing *does not* protect buildings from demolition or alteration; this can best be accomplished locally through the preparation of a historic preservation plan or inclusion of historic preservation within municipal comprehensive plans, adoption of a local historic preservation ordinance, creation of a historic district commission, and a design review process.

Archeology is an important component of the environmental review process. Archeology is the study of the past through material remains that people have left behind. While New York State's historic built environment documents almost 400 years of non-native settlement, its archeological resources represent 12,000 years of human activity. Archeological sites yield important information about the state's prehistoric and historic populations, documenting ancient cultures and early human interaction with the environment. In some cases, archeological data is the only information available about a historic place. While much archeological research is conducted by the New York State Department of Education (New York State Museum, Archives, Library, and State Archeologist) and academic institutions such as the Public Archeology Facility at SUNY Binghamton, New York State is also home to a number of archeological organizations, including the New York State Archeological Association, New York Archaeological Council, Professional Archeologists of New York City as well as many private archeological companies and serious avocational archeologists.

The NYSHPO works with state and federal agencies to provide archeological expertise and ensure compliance with preservation regulations. The NYSHPO also provides guidance on archeology to local communities and agencies upon request and maintains a statewide archeological resources inventory and library of cultural resources reports for research.

The New York State **Certified Local Government (CLG)** program was established through amendments to the National Historic Preservation Act to encourage local governments to help communities protect, preserve, and celebrate their historic and cultural resources. The program offers training, support, legal assistance, networking opportunities, and grant funding to participating municipalities. To become Certified Local Governments, municipalities must adopt a local historic preservation ordinance and appoint a historic preservation review commission that meets federal and state standards. Although the program has recently experienced rapid growth, increasing from 40 communities in 2001 to 68 in 2008, it remains underutilized and many of New York State's municipalities could benefit by joining the program. Between 2002 and 2007, the SHPO awarded approximately 90 grants totaling more than \$600,000 to eligible CLGs. Grant funds have been used to: produce historic resource surveys of cities, villages and towns; develop educational and informational materials for owners of historic buildings; train local historic preservation commissions, staff and other municipal officials; and promote the appreciation and reuse of historic homes, commercial buildings, and public buildings.

Since 1966, the NYSHPO has promoted **outreach and education** to keep its preservation partners and the general public informed about its activities and current issues in the field. The NYSHPO offers public educational presentations about state and federal programs and regularly provides preservation information, support, and training. The NYSHPO also publishes a newsletter, *The New York State Preservationist*, to inform the public about New York State history, statewide preservation activities, and the state historic sites system.

In recent years, the office workload has been dominated and driven largely by the huge increase in environmental reviews triggered by increased compliance with NHPA Section 106, Section 4(f) of the federal Department of Transportation Act, NYSHPA Section 14.09, and to some extent the New York State Environmental Quality Review Act (SEQRA).

The NYSHPO recently received a grant to substantially expand and improve functionality of its State Preservation Historical Information Network (SPHINX). Grant funding will enable the NYSHPO to address many of the critical issues identified during preparation of this plan, including much-needed improvements to existing historic and cultural properties databases and Internet presence, reinvigorating our National Register survey/inventory program by making it easier to access and update historic and cultural property data both on-site and remotely, facilitating additional preservation planning at the local and regional government levels, and increasing education, training, and general availability of historic preservation resources via the Internet.

The New York State Office of Parks, Recreation and Historic Preservation also includes the **Bureau of Historic Sites (BHS)**. This bureau provides preservation assistance, materials conservation, and interpretive support to 37 state historic sites and 178 state parks. Nearly all of the state historic sites have been listed in the National Register of Historic Sites and more than half are National Historic Landmarks.

In addition to the NYSHPO and BHS, the **New York State Council on the Arts (NYSCA)** and the **Preservation League of New York State** lead historic preservation efforts at the state level. Established in 1960, NYSCA is "dedicated to preserving and expanding the rich and diverse cultural resources that are and will become the heritage of New York's citizens." From the beginning, NYSCA has provided seminal leadership and direction, consistently making strategic investments in catalytic projects to encourage and support historic preservation across New York State. Some of NYSCA's earliest projects were published architectural surveys and

traveling exhibitions designed to raise awareness of the state's architecture. The Architecture, Planning and Design program, which was created in 1973, also provides regular, unrestricted operating funds for not-for-profit, staffed historic preservation organizations across the State (known as the "Preservation Colleagues") as well as funding for public programs such as exhibits, publications and other projects. In conjunction with the Preservation League of New York State, NYSCA also provides funding for twice-yearly networking events for 30+ staffed historic preservation organizations and a re-granting program called Preserve New York, which provides modest "seed" funding for preservation projects such as cultural resource surveys, historic structure reports, historic landscape reports.

The **Preservation League of New York State** (PLNYS) was incorporated in 1974 as the private, state-wide, grass-roots preservation organization to complement and supplement the programs and services provided by the NYSHPO. In addition to the Preservation Colleagues network and Preserve New York funding, the Preservation League provides legal and technical services, advocacy and public policy, preservation awards, education and training programs, research, publications, and an endangered properties awareness program. Working in conjunction with many partners, the PLNYS has spearheaded a number of major successes, including passage of the NYSHPA of 1980, a constitutional amendment for the Adirondack Great Camp, Sagamore; defeating efforts to exempt religious properties from landmark designation; numerous publications; ensuring the preservation of numerous Ellis Island buildings; passage of the Environmental Quality Bond Act of 1986; rescuing Santanoni, another Adirondacks Great Camp; passage of the Clean Water/Clean Air Bond Act; and passage of preservation tax incentives. Between 1975 and 1999, the PLNYS held annual conferences focusing on specific preservation issues in historic locations around the state, but has more recently focused on smaller events held in conjunction with other preservation organizations, state agencies, and local governments.

The work of the NYSHPO, NYSCA and PLNYS is augmented, enhanced, and complemented by the programs and services of other federal, state, professional, and not-for-profit agencies and organizations that are directly involved in or whose work encompasses historic preservation such as the **New York State and National Heritage Areas; New York State Department of State Office of Coastal, Local Government and Community Sustainability, New York State Department of Transportation, New York State Division of Housing & Community Renewal; Empire State Development Corporation** (including the *I Love New York* tourism promotion program), the **New York State Department of Agriculture and Markets**, the **Museum Association of New York, Association of Public Historians of New York** (12 regions), **Greater Hudson Heritage Network**, the **Upstate History Alliance**, **SUNY Albany's Center for Applied Historical Research**, county arts councils, and others.

Historic Preservation at the Regional and Local Level

Historic preservation efforts vary considerably from community to community across New York State. In general, they are led by an extensive network of more than 30 regional and local not-for-profit historic preservation organizations, nearly 70 Certified Local Governments with local historic preservation ordinances and historic district commissions formally approved by the NYSHPO and National Park Service, and more than 200 communities with some form of protection for historic, architectural, and cultural resources. With funding from the New York State Council on the Arts, the Preservation League of New York State has organized many of the regional and local not-for-profit preservation organizations into a group known as the Preservation Colleagues. The Preservation Colleagues meet at least twice annually for

workshops, educational site visits, and information exchange. Among the regionally focused groups are the Landmark Society of Western New York, Adirondack Architectural Heritage, Preservation Buffalo Niagara, Society for the Preservation of Long Island Antiquities, Preservation Association of the Southern Tier, and Preservation Association of Central New York.

Their efforts are complemented by the work of many other organizations and individuals such as local, county, and regional government agencies, historical societies and municipal historians, arts and cultural organizations and local banks and community foundations. In some communities, historic preservation activities are led by local development corporations, industrial development agencies, housing authorities and affordable housing organizations, chambers of commerce, business improvement districts, and “Main Street” organizations. In addition, approximately 32 New York State communities (including four counties) have been designated Preserve America communities (a White House initiative during the Bush administration) and five New York State communities have been identified as “Distinctive Destinations” as part of the National Trust for Historic Preservation’s annual “Dozen Distinctive Destinations” program.

Both the National and New York State Historic Preservation Acts recognize that cooperation and participation by elected officials and municipal staff is absolutely critical to local historic preservation efforts and the protection of historic and cultural resources. The New York State Historic Preservation Act authorizes executive officers of local governments to serve as municipal preservation officers or to voluntarily designate a “municipal preservation officer” to formally represent and advocate for historic and cultural resources within their community.

There is growing recognition among New York State’s communities that local tools such as comprehensive plans, land use and zoning regulations (including historic preservation ordinances and similar tools), historic preservation plans or components of other municipal planning documents, and historical and cultural resource surveys provide the strongest protections for the historic and cultural resources that help define community character.

New York State's Historic & Cultural Resources¹⁶

Beginning with diverse Native American peoples, Henry Hudson's voyage of discovery 400 years ago, and colonization by the Dutch and English, New York's story of settlement, territorial struggle, invention and expansion is physically and visually expressed in its artifacts, buildings, communities, waterways, and open spaces.

New York's identity as a state is deeply rooted in the past and in the ways those who came before us adapted to and took advantage of the state's natural resources and geographic advantages. These physical characteristics and relationships shaped human occupation from the very beginning and led to distinctive patterns of land use and development through history which remains evident in the state's land uses, culture, and built environment. Recognizing that change is inevitable and that current and future generations must also make contributions in time, it is important to strive to preserve those places of meaning to our heritage and to ensure a sense of community with our past.

New York State is remarkable in its natural and geological diversity, shaped by mountain formations, erosion, sedimentation, glaciation, and forestation. Bounded by Lake Erie, the Niagara River, Lake Ontario, the St. Lawrence River and the Canadian provinces of Ontario and Quebec to the west and north; Lake Champlain and the states of Vermont, Massachusetts and Connecticut to the east; and the state of Pennsylvania to the south, New York State occupies a land area of 53,989 square miles (including 6,765 square miles of inland water). It encompasses portions of the Appalachian mountain chain, the Atlantic Ocean, the Hudson River estuary, the Great Lakes, and a long list of smaller but no less distinctive natural elements including rivers, lakes, valleys, mountains, wetlands, beaches, and bays which define places throughout the state. These geological forces and geographic relationships established the natural resources necessary for human habitation; the mineral and water resources which would one day support industry and the natural corridors necessary for efficient transportation and communication within and outside the state.

In each generation, New Yorkers have adapted to these resources and conditions in remarkably similar ways, creating places that in our time vividly recall the past. River valleys supported agriculture and communication for Native Americans and Europeans alike and continue to do so today, while the state's uplands remain rich in the forest products and mineral resources that contributed to the Industrial Revolution in America and now sustain recreation and tourism. New York City's deep harbor and linkage to navigable waterways and corridors west and north promoted regional and international trade. They supported the development of the state's largest urban centers. In addition to an extensive canal system, valley floors supported railroads early in our nation's history and were used a century later in the development of modern highways. The natural beauty of the state's mountains, lakes, rivers, and seascapes inspired pioneering endeavors in art, architecture, and literature and continue to offer artistic insights and recreation for residents, travelers, and artists of all origins today.

New York State's human resources and origins are equally diverse. Prehistoric archeological resources indicate that areas now encompassed by New York State first experienced human occupation 12,000 years ago. In the last millennia, diverse Native American cultures inhabited the state. Settlers from many European nations arrived in the seventeenth century along with African slaves. Immigration from nations experiencing famine and oppression swelled the state's population

¹⁶ For a still helpful, if outdated, list of books regarding New York State's history and architecture please see "New York State Architectural Guides and Surveys: A Catalogue of Printed Materials," by Frederick D. Cawley, Preservation League of New York State's Resource Series/No. 2.

in the nineteenth century. In more recent decades, immigrants have come to New York from all continents, seeking freedom and opportunity. These peoples and their descendants made remarkable contributions to New York's progressive traditions in governance, civil rights, religion, cultural expression, and the building arts and these influences remain highly distinctive in our archeological and built environment.

The conditions and experiences which have distinguished New York as a state have led to a remarkably rich and diverse tapestry of built and archeological resources calling out for preservation. Some of these historic places have meaning at the local or regional level such as a nineteenth century "main street" business district or the site of a mill which served local farms. Others recall events of international importance such as the sites of some of the earliest human occupation in North America, battlefields deciding the fates of nations, and the places associated with individuals world-renowned in industry, engineering, the arts and humanities, science, letters, religion, and human rights.

The sheer number and complexity of these interrelated and often overlapping resources defy simple enumeration or categorization. Our understanding of these resources is imperfect and continually changing as we reassess our knowledge of the past and as the built environment accommodates physical change. Our efforts to preserve must likewise be diverse using the tools and resources at hand with considerable imagination and flexibility in response to different challenges and opportunities. The listing of historic and cultural resources in National and State Registers of Historic Places and established incentives crucial to the adaptive use of a historic church building in Buffalo may be less helpful in assisting the preservation of a historic family-owned farm; the preservation of a submerged eighteenth century warship may benefit from National Register recognition as well as an imaginative partnership with the recreational diving community. A Native American village site may be protected through the establishment of a preservation easement, while a historic woolen mill can only survive through a willingness to accommodate a non-historic use.

New York State's rich heritage can be found in its variety of people, cultures, and places. Historic and cultural resources are the physical embodiment of that diversity and they play a critical role in defining the state's identity. These resources are our link to the past and provide a sense of place and meaning to present and future generations.

The foundation of historic preservation is the formal identification and documentation of historic and cultural resources. It is important to keep in mind that although everything has a history and a past, it is impossible to save it all and, in many cases, the characteristics that make something historic may have eroded over time. The identification and documentation process is a thorough, evaluative, rational process that collects factual information and essentially acts as a filter to differentiate the historic from the old.

National and State Registers of Historic Places

The National and New York State Registers are the official lists of properties significant in the history, architecture, archeology, and culture of the United States. The **National Register of Historic Places** was established by the National Historic Preservation Act (NHPA) of 1966 and is maintained by the National Park Service, which is part of the U.S. Department of the Interior. The **New York State Register of Historic Places** was established by the New York State Historic Preservation Act (NYSHPA) of 1980 and is administered by the New York State Office of Parks, Recreation and Historic Preservation, which also serves as the State Historic

Preservation Office (SHPO).¹⁷ The nomination of properties to the State and National Registers is a cooperative effort between a sponsor such as the owner of the property and the staff of the State Historic Preservation Office.

The State and National Register nomination process is designed to assist in the development of complete and accurate documentation of each eligible property according to the professional and archival standards of the National Park Service and the State Historic Preservation Office (SHPO). The research and technical requirements of the nomination process encourage the active and ongoing participation of owners, sponsors, SHPO staff, and preservation consultants.

Listing a property in the national and state registers has several benefits. It provides official recognition that a property is of significance to the nation, state, or the local community and helps raise a community's awareness of and pride in its past. Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings. Under Section 106 of the NHPA and Section 14.09 of the NYSHPA, state and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties. Owners of historic properties may qualify for federal and state tax credits and not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. In addition, national and state register designation can be an effective tool in establishing a local historic preservation program.

Historic properties include buildings, prehistoric and historic archeological sites, structures, objects, historic districts, and landscapes. Some examples of New York State's historic properties include: prehistoric and historic archeological sites and objects such as a hunting site, rock shelter, or building ruin; lighthouses;

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Buildings are created mainly to shelter any form of human activity and include such things as houses, schools, barns, churches, hotels and similar constructions.

A **site** is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. Sites encompass such things as habitation or funerary sites, rock shelters, hunting and fishing sites, ceremonial grounds, battlefields, ruins of historic buildings and structures, shipwrecks, cemeteries, designed landscapes and natural features.

The term **structure** is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. Structures include things such as bridges, tunnels, fire towers, dams, power plants, earthworks, railroad grades, systems of roadways and paths, boats and ships, railroad locomotives and similar things.

The term **object** is similarly used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed such as sculptures, monuments, boundary markers, statuary, and fountains. A **district** possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Districts include things such as college campuses, downtown business districts, residential areas, industrial complexes, large farms or estates, transportation networks, and large landscaped parks.¹

¹⁷ The NHPA and the NYSHPA are the most important of a much wider range of federal and state laws relating to historic and cultural resources including: the Antiquities Act of 1906; the National Historic Sites Act of 1935; Department of Transportation Act of 1966; Executive Order 11593; Protection and Enhancement of the Cultural Environment (1971); Archeological and Historic Preservation Act of 1974; the State Environmental Quality Review Act; and others (see Appendix E for more information).

railroad stations; canals; roadways, tunnels and bridges; mills and factory complexes; cemeteries; urban and village neighborhoods; rural farmsteads; houses of worship; agricultural and industrial landscapes; and maritime resources such as floating and sunken vessels and the remains of early waterfronts and shipwrecks.

To be eligible for listing in the registers, a property must typically be at least 50 years old and have a high level of historic significance, historic integrity, and historic context.

Historic significance is the importance of a property to the history, architecture, archeology, engineering, or culture of a community, state, or the nation. Properties can be significant within the context of prehistory or history and must meet at least one of the following criteria:

- Association with events or activities;
- Association with important persons;
- Distinctive design or physical characteristics;
- Potential to provide important information about prehistory or history.

Historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period. Historic integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association.

Historic context is an organizing structure for interpreting history that groups information about historic and cultural properties which share a common theme, common geographical location, and common time period. Historic contexts provide a framework for decision-making. They enable an understanding of historic properties as products of their time and as illustrations of aspects of heritage that may be unique, representative, or pivotal.

New York State's historic and cultural resources include more than 5,000 national and state register listings encompassing 90,000 contributing properties. Approximately 30,000 additional properties have been determined National Register Eligible (NRE), including individual and district determinations. Information about these properties can be accessed via NYSHPO's online resources at www.nysparks.state.ny.us/shpo/resources/index.htm. In addition, more than 100 surveys of historic and architectural resources are on file at the NYSHPO. A number of these surveys have resulted in nomination and listing of individual historic properties and historic districts for listing in the registers. The surveys include: statewide surveys and context studies; county-wide surveys and studies; regional surveys and studies; and surveys prepared for cities, towns, villages, and neighborhoods.

Archeological Resources

Archeological resources are a particular type of historic resource. Archeology is the study of the past through the material remains that people have left behind. While New York State's historic built environment records almost 400 years of non-native development, its archeological resources represent 12,000 years of human activity. Archeological sites yield important information about the state's pre-European contact and historic populations, documenting

various cultures, traditions, and human interactions with the environment. In many cases, archeological data is the only information available about the state's early peoples and places. More than 9,000 archeology surveys have been completed since 2000 and more than 18,000 surveys have been deposited in the NYSHPO's library. In addition, nearly 18,000 individual sites have been identified by NYSHPO and more than 12,000 sites have been identified by the New York State Museum through cultural resource survey programs.

New York possesses a diverse collection of archeological resources including approximately 561 sites that have been listed in the National and State Registers of Historic Places; more than 1,100 sites that have been determined National and State Register-eligible; and numerous National Historic Landmark sites such as the Fort Corchaug Archeological Site, Fort Massapeag, Fort Orange, the *Land Tortoise* (Radeau), Mohawk Upper Castle Archeological District, Plattsburgh Bay, Schuyler Flatts Archeological District, and Valcour Bay. Some significant examples of Native American sites include: the Dutchess Quarry Caves in Orange County, which have produced some of the earliest evidence of human occupation in the western hemisphere; Lamoka Lake in Schuyler County and the Oberlander and Robinson Sites along Onondaga Lake, important Archaic period sites (4500-2000 BC); and Ganondagon State Historic Site, a well-known Late Woodland and historic period Seneca village site in Victor. Some important historic archeological properties include the site of Fort Orange in Albany, which is associated with early European exploration and settlement in the New World; the site of the first Women's Rights Convention in Seneca Falls; Crown Point State Historic Site, a strategic military fortification near Ticonderoga; and Browns Race Historic District, the remains of an early industrial complex in Rochester. Material from many archeological sites are displayed and interpreted at various locations across the state.

Archeological sites within the state are located in a wide variety of settings, from forests and flood plains to waterways and mountain tops. Pre-European contact archeological sites range from temporary fishing encampments to large permanent villages. There are also many resource procurement sites including areas where the activity appears to have consisted of a single action lasting for perhaps just a few hours, such as hunting sites that typically identify where animals were killed and butchered, and well-established locales of repeated use, such as waterfront locations where groups of people gathered for a limited amount of time on a regular basis to catch and prepare fish.

Most archeological sites are found in relatively shallow deposits, within one to two feet of the surface. However, in some cases, natural and human related factors have caused sites to be buried beneath multiple layers of sediment, such as the deeply stratified floodplain deposits often found along streams and rivers. These deposits can be anywhere from one foot to more than ten feet below the current surface. These sites often have multiple layers, with older sites lying in the deepest sediments and more recent deposits being closer to the surface. Recent work in a number of urban settings (for example, New York City, Albany, Kingston, Elmira, and Buffalo) has revealed significant early archeological deposits that remained intact within areas that are now densely developed. Archeological sites discovered in urban areas have strong potential to yield important information about a community's settlement and growth.

Post-European contact sites can be found throughout New York and document practically every aspect of the historic period, from sixteenth- and seventeenth-century Native American and early European settlements to twentieth-century Cold War military installations. Many of the most prominent historic period sites are associated with colonial America and the Revolutionary War. New York also contains thousands of cultural landscapes, village sites, and industrial

complexes that help to increase our understanding of New York's development and expansion during the nineteenth century as the Empire State. Examination of these sites has led to a greater understanding of technological advances as well as providing new insights into the lifestyles and working conditions of our ancestors.

New York's impressive collection of historic maritime resources also includes a large number of archeological sites, such as the remains of early waterfronts, docks, and shipwrecks. The identification, recognition, and interpretation of these significant yet often-overlooked resources is helping to ensure their long-term protection.

Historic Designation and Resource Protection at the Local Level

In addition to the national and state registers, New York State municipalities can pass ordinances that specify standards and procedures for designating historic properties within their jurisdictions. Criteria and designations may vary from community to community, reflecting local conditions, needs, and goals. At present, more than 200 local governments in New York State have established local historic preservation commissions or have designated local historic landmarks or districts. At least 68 of these communities have adopted local historic preservation ordinances that have been formally approved by the National Park Service and New York State Historic Preservation Office as part of the Certified Local Government program. In addition to certification, this program provides technical assistance and competitive grants to participating municipalities.

Local governments can also identify and establish protections for historic and cultural resources through preparation of local comprehensive plans, historic preservation plans, or historic and cultural resources elements of other municipal planning documents.

National Historic Landmarks

The most prestigious recognition of historic properties is the federally-managed National Historic Landmark (NHL) designation. NHLs, which are automatically listed in the National Register of Historic Places, are nationally-significant historic buildings, structures, sites, objects, or districts that have been designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Although some NHLs are designated based on an individual nomination and evaluation, most are identified through thematic studies because they provide a comparative analysis of properties associated with a specific aspect of American history. Thematic studies provide a national historic context for specific topics in American history or prehistory.

New York State leads the nation in the number of NHLs, with its 263 designated properties representing more than 10 percent of nearly 2,500 NHLs nationwide, nearly a quarter of the 1,086 NHLs in the northeast, and more than a third of all NHL-designated historic districts. The states with the next highest numbers of NHLs are Massachusetts (183), Pennsylvania (158), California (135), and Virginia (118). Slightly more than a third (88) of New York's NHLs are located in New York City, with lesser concentrations in Westchester (17), Erie (11), and Kings (10) counties. Although most other New York counties have small concentrations of NHLs, eleven counties do not have any.

New York State's NHLs include: more than half of the state-owned historic sites; eight National Register listed historic districts; natural and scenic areas such as the Adirondack Forest Preserve, Central Park, and Governors Island; numerous historic vessels; the Erie Canal; several Adirondack camps; prehistoric and historic archeological sites; forts and battlefields associated with the French & Indian War, War of 1812, and Revolutionary War; mansions of New York State's landed gentry; numerous buildings designed by internationally- and nationally-significant architects; and places associated with African American history, women's rights, and gay and lesbian civil rights.

Additional information about the National Historic Landmarks program and a complete list of New York State's National Historic Landmarks can be found on the National Park Service web site at www.nps.gov/history/nhl/.

Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), Historic American Landscape Survey (HALS) and Cultural Resources Geographic Information System Documentation (CRGIS)¹⁸

In addition to the NHL designations, nearly 2,000 of New York State's buildings, sites, objects and structures have been formally documented in measured drawings, large format black-and-white photographs and written histories through the National Park Service's Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS). New York counties with the greatest number of documented properties include New York (252), Albany (152), Columbia (115), Cortland (112) and Orange (107); Hamilton and Yates counties are the only counties that have not had any properties documented by HABS, HAER or HALS.¹⁹ Significantly, one of HAER's first documentation projects took place in New York State. Conducted between June and September of 1969, the survey resulted in *A Report of the Mohawk-Hudson Area Survey, A Selective Recording Survey of the Industrial Archeology of the Mohawk and Hudson River Valleys in the Vicinity of Troy, New York*²⁰, and its findings catalyzed formation of RiverSpark, New York State's first Heritage Area (originally known as Urban Cultural Parks).

HABS/HAER/HALS documentation provides a permanent record of some of the nation's most important historic sites and large-scale objects, at least some of which have been demolished or altered since documentation. Documentation also contributes to wider recognition and understanding of historic resources such as National Historic Landmarks, provides baseline documentation for building rehabilitation and restoration, and makes available well-researched materials for interpretation and illustration. Records assembled during property surveys are maintained in a special collection at the Library of Congress in Washington, D.C., and are largely available in electronic formats online.

The early HABS documentation projects were at least partly inspired by, and continue to use a format similar to, that established in the early twentieth century by the *Monograph Series: Recording*

¹⁸ HABS/HAER/HALS/CRGIS – www.nps.gov/history/hdp/.

¹⁹ Information on many of these buildings is included in David G. DeLong's eight volume series, *Historic American Building Survey of New York State* (Garland Publishers, 1979).

²⁰ Vogel, Robert M., editor. *A Report of the Mohawk-Hudson Area Survey* (Washington, DC: Smithsonian Institution Press, 1973).

the Architecture of the American Colonies and the Early Republic,²¹ which was sponsored by Weyerhaeuser Mills and other lumber companies to promote the use of white pine products in new buildings. More popularly known as the “White Pine Series of Architectural Monographs,” it included 98 monographs issued in 17 volumes between 1915 and 1931, shortly before establishment of the Historic American Building Survey.²² Each monograph consisted of essays, photographs, and measured drawings that have become important research materials.

Several of the White Pine monographs focused on the architecture of New York State, including: *An Architectural Monograph on Farm Houses of New Netherlands* (1915), *An Architectural Monograph on Early Wood Built Houses of Central New York* (1918); *An Architectural Monograph on the Greek Revival in Oswego and Nearby New York Towns* (1921); *An Architectural Monograph on Cooperstown in the Days of Our Forefathers* (1923); *An Architectural Monograph on Rensselaerville*, and *An Old Village of the Helderbergs* (1924). New York buildings or building details are often also included in other volumes that focus on broader geographic regions or architectural details such as windows, doorways or porches. Like HABS, HAER, and HALS documentation, the material included in the White Pine Series can be tremendously useful to historians and preservationists.

State Historical Markers

New York State has promoted its history and educated the highway traveling public with several roadside marker programs. The initial New York State Historic Marker Program began in 1926 as a program of the State Education Department to commemorate the Sesquicentennial of the American Revolution. Between 1926 and 1939, more than 2,800 small, navy blue and yellow, cast iron roadside markers were erected statewide and they remain familiar to anyone traveling the state’s highways. The number of markers varies considerably from county to county.

The second State Historic Marker Program was established in the 1960s and reflected changes in the nature of automobile travel. Because higher traffic volume and faster travel speeds made it unsafe to stop and read the small markers, the new program placed larger, more detailed signs in various types of rest areas, including those along the New York State Thruway and the Taconic State Parkway. The full text of the large format rest area signs provides a summary of New York State’s history and was published in 1970 as *Historical Area Markers of New York State*. The booklet is still available from the State Museum’s Publications Unit.

Without ongoing state appropriations, the State Historical Marker program has more recently become an advisory and database management program. Program archives, as well as the records of over 2,800 historic markers across the State, are maintained by the New York State Museum and serve as a database for research, marker replacement, and tourism development. Organizations wishing to erect new markers are provided with information and procedures and this Division acts as a clearinghouse for proposals to identify local historic sites.²³

²¹ See Lisa Pfueller and Martin J. Perschler, “The Historic American Building Survey During the New Deal Era: Documenting a Complete Resume of the Builders’ Art,” *CRM Journal*, Fall, 2003.

²² Brief background information and a list of titles included in the White Pine Series can be found on the Connecticut State Library’s web site - www.cslib.org/whitepine.htm.

²³ See New York State Museum – Outreach - State Historical Marker program - <http://www.nysm.nysed.gov/services/marker/srvmarker.html>. A database of all markers is at: <http://www.nysm.nysed.gov/historicmarkers/>.

*Historical Areas of the National Park System in New York State*²⁴

Approximately 26 units of the National Park System are also located within New York State. These national monuments, national scenic trails, national heritage areas and corridors, and national historic sites depict the diverse history and culture of America through stories of immigrants arriving in America, the nation's only site dedicated to a first lady, life in the 18th and 19th centuries, memorials to those who led and fought in battles, historical figures, and the women's rights movement.

- African Burial Ground National Monument (Manhattan)
- Appalachian National Scenic Trail (multiple states)
- Castle Clinton National Monument (New York City)
- Chesapeake Bay Gateways Network (multiple states)
- Eleanor Roosevelt National Historic Site (Hyde Park)
- Ellis Island National Monument (New York City)
- Erie Canalway National Heritage Corridor (Upstate New York)
- Federal Hall National Memorial (New York City)
- Fort Stanwix National Monument (Rome)
- Gateway National Recreation Area (Brooklyn, Queens, & Staten Island)
- General Grant National Memorial (New York City)
- Governors Island National Monument (New York City)
- Hamilton Grange National Memorial (New York City)
- Home of Franklin D. Roosevelt National Historic Site (Hyde Park)
- Hudson River Valley National Heritage Area
- Lower East Side Tenement Museum National Historic Site (Manhattan)
- Manhattan Sites (New York)
- Martin Van Buren National Historic Site (Kinderhook)
- Sagamore Hill National Historic Site (Oyster Bay)
- Saint Paul's Church National Historic Site (Mount Vernon)
- Saratoga National Historical Park (Stillwater)
- Statue of Liberty National Monument (New York City)
- Theodore Roosevelt Birthplace National Historic Site (New York)
- Theodore Roosevelt Inaugural National Historic Site (Buffalo)
- Vanderbilt Mansion National Historic Site (Hyde Park)
- Women's Rights National Historical Park (Seneca Falls)

Preserve America and Dozen Distinctive Destination Communities

On a less formally evaluated or documented basis, 32 New York State communities have been federally-designated as Preserve America communities (a White House/Advisory Council on Historic Preservation program) and five communities have been identified as Distinctive Destinations by the National Trust for Historic Preservation. Only two communities, Saratoga Springs and Buffalo, participate in both programs. In addition, as shown in the table below, two of the Dozen Distinctive Destination Communities also participate in the Certified Local

²⁴ Several other predominantly recreational and natural sites are located in New York State, including Fire Island Seashore, National Parks of New York Harbor, North Country National Scenic Trail and the Upper Delaware Scenic & Recreational River. See <http://home.nps.gov/applications/parksearch/state.cfm?st=ny> and <http://www.nps.gov/state/ny/>.

Government program while 14 of the Preserve America communities participate in that program. Fifteen hotels in New York State participate in the National Trust’s Historic Hotels program.

<i>“Dozen Distinctive Destination” Communities</i> (National Trust for Historic Preservation)		
Cooperstown	New Paltz	Saranac Lake
Saratoga Springs (CLG)	Buffalo (CLG)	
<i>“Preserve America” Communities</i> (White House Program)		
Beacon	Liberty	Rockland County (CLG)
Beekman	Newburgh (CLG)	Roxbury
Brockport (CLG)	North Castle	Saratoga Springs (CLG)
Buffalo (CLG)	Ossining	Shelter Island
Cortland	Owego (CLG)	Schenectady (CLG)
Dutchess County	Peekskill (CLG)	Schenectady County
Great Neck Plaza (CLG)	Pittsford (CLG)	Southampton (CLG)
Halfmoon	Putnam County	Syracuse (CLG)
Hamlet of Oyster Bay	Ramapo	Troy
Highland Falls	Rensselaer County	Waterford
Ithaca (CLG)	Rochester (CLG)	

Key Accomplishments – A Progress Report

The New York State Office of Parks, Recreation and Historic Preservation/State Historic Preservation Office and its preservation partners have continued to capitalize on opportunities and develop new programs to address and mitigate threats to historic resources. This has been accomplished through collaboration with other state agencies, local governments, not-for-profits, organizations, and individual citizens. Historic preservation cannot and should not be done all at the NYSHPO level. One of the most important things the NYSHPO has been doing is getting the appropriate preservation tools into the hands of the appropriate people who can make the greatest impact at the appropriate level. This section focuses on the accomplishments of the NYSHPO and NYSOPRHP in working with all the groups noted above. It is not complete in its listing of partners or accomplishments, but is simply an overview of outstanding examples, projects, and programs.

NYOPRHP/SHPO Programs and Services

- **Increasing National Register Nominations and Historic Resource Survey Work** - New York State continues to lead the nation in the number of National Register nominations and contributing resources. Over the last five years, NYSHPO submitted 712 nominations to the Keeper of the Register, representing 7,000 individual properties. In addition to providing information about New York State's past, these listings also allow listed resources access to grants and tax credit programs, as well as providing visibility and publicity. Major National Register and Survey unit accomplishments included: an extensive survey of Lower Manhattan; a statewide Multiple Property Documentation Form nominating post World War II all-metal Lustron houses to the National Register; National Register listing for the New York City Subway System; National Register listing of the Wall Street Historic District; and National Register listing of 18 properties within the Central New York Freedom Trail.

Although the project review workload has prevented the NYSHPO staff from focusing as much on historic property surveys as it once did, the amount of survey work continues to increase.

- **Streamlining the State Environmental Quality Review Act (SEQRA) Process** - In 2005, the NYSHPO implemented a program to assist local agencies in their efforts to incorporate historic and cultural resources into their local SEQRA processes. The goal was to allow local agencies to determine as early as possible if any National Register listed or archeologically sensitive resources existed in the path of projects undergoing local review. The new program made the NYSHPO's data on these resources available to the general public via the Internet. These new web tools allowed local agencies, developers, planners and the general public access to the same data the NYSHPO staff uses to answer basic questions regarding the presence or absence of historic or cultural resources. As the program took effect, constituent groups requesting SEQRA comments from the NYSHPO received a letter directing them to the new web tools and contact information. The success of this program can be seen in the dramatic reduction of overall SEQRA submissions, which fell from 14% of the total projects reviewed by the NYSHPO staff in 2004 to 5% in 2007. This change provided necessary information to local review bodies and allowed staff to focus on substantive SEQRA questions. This program has also helped the general public become aware of the historic/cultural resources in their communities and plan for their preservation.

- Since 2001, nearly \$2 billion of investment in New York State’s historic buildings has been leveraged using **Federal Historic Preservation Tax Credits**. Not only does this investment revitalize New York State’s historic downtowns and commercial areas, it also represents substantial spin-off benefits in salaries, local taxes, building supply purchases, and stabilized historic community landmarks.
- **Expanding Certified Local Government, Outreach, and Preservation Planning** - Some of NYSHPO’s biggest accomplishments have included expansion of the Certified Local Government, outreach and preservation planning programs. The **Certified Local Government** program gives local governments the tools they need to preserve their sense of place; the growing desire for doing so is reflected in the growth of the program. Communities participating in the CLG program increased from 40 in 2001 to 68 in 2008, an increase of 58%. A full-time senior staff person now manages the program, and has been traveling throughout the state to reinvigorate the program, strengthen existing CLGs, and encourage development of new CLGs. New training materials and presentations have been developed, web content has been updated, a quarterly newsletter on matter of interest to local commissions is distributed by mail and posted online, and a CLG listserv has been created to advance outreach efforts, improve communication, and encourage networking. In 2007, the program sponsored a two-day local commission conference in association with the Saratoga Springs Preservation Foundation. Since 2001, the program has awarded approximately 90 grants ranging from \$5,000 to \$20,000. Funded projects have included historic resource surveys, design guidelines, training, and preparation of National Register nominations.

NYSHPO also hired two new staff members to expand its **outreach** and **preservation** planning programs. One planner’s time has been predominantly focused on preparation of this plan, including development and management of an extensive public outreach process. This arrangement will continue as the office shifts to plan implementation. The other planner’s responsibilities have included internal outreach to NYSHPO staff to increase and improve internal communication, coordination of annual preservation awards, developing public and legislative outreach materials, and assisting with the growing CLG program.

- **Enhancements to the Internet, Data Management & Information Systems** - Since completion of the last plan, people have come to rely and depend on the Internet as a principle source of information. This includes information about historic and cultural resources as well as NYSHPO programs and services. In keeping with these expectations, the NYSHPO has a regularly updated web site with an extensive information system based on three publicly-accessible databases. The databases include the State Preservation Historic Preservation Network (or SPHINX), the Document Imaging System, and a Geographic Information System. The SHPINX database contains all NYSHPO records, including State and National Registers listings, survey information, tax credit statistics and environmental review projects. The Document Imaging System makes scanned images of all National Register nominations available on the Internet where they can be searched by subject, style and location (original forms and photographs remain archived for safekeeping). The Geographic Information System (GIS) shows the locations of all National Register properties. While the creation and public availability of all three databases was a huge step forward, NYSHPO received substantial grant funding in 2008 that will enable the agency to make much needed improvements to the existing databases, establish a historic preservation web “portal,” and digitize and incorporate into the new system all paper survey forms, reports, and related records.

Partnerships and Collaboration

NYSHPO has continued to strengthen and expand its partnerships with other state agencies and preservation partners. Key accomplishments have included:

- Providing technical assistance, training and consultation related to development and implementation of the **New York State Division of Housing and Community Renewal’s “Main Street” grant program** and **Empire State Development Corporation’s RESTORE grant program**. Although the RESTORE program originated in the legislation as a building demolition program, the expanded final version included building rehabilitation. Both programs have accordingly provided rich sources of funding and technical assistance for commercial projects than was initially predicted.
- Working with the **New York State Department of State** to develop new state rehabilitation building codes, assisting with the “Quality Communities” and “Smart Growth” planning efforts, and providing information and technical assistance related to the development of the Division of Coastal Resources’ waterfront revitalization guidebooks and videos, including *Opportunities Waiting to Happen: Redeveloping Abandoned Buildings and Sites to Revitalize Communities* and *Making the Most of Your Waterfront: Enhancing Waterfronts to Revitalize Communities*.

Funding, Incentives and Technical Assistance

- In August, 2006, after many years of effort by the Preservation League of New York State and many others, Governor George E. Pataki signed legislation creating two New York State tax credit programs for rehabilitating historic properties: the **NYS Historic Residential Properties Tax Credit Program** and the **NYS Historic Commercial Properties Tax Credit Program**. The two programs provide financial incentives to help property owners rehabilitate and maintain their own historic residences (a first for the state) or income producing commercial properties. These credits were established to encourage investment in historic neighborhoods throughout the state. The legislation went into effect on January 1, 2007. The commercial tax credit is directly linked to the federal tax credit program and has provided enhanced opportunities for the financing of smaller projects. With passage of this legislation, New York State joined 21 other states that provide rehabilitation tax credits for commercial and/or residential historic properties. Although the legislation was not as broad in scope as had been hoped for, it was an excellent start and demonstrated an awareness of the importance of historic structures and the positive effects that historic preservation could have on community revitalization. Advocates for amended legislation to substantially expand and strengthen the tax credits continue to work with the State Legislature and administration.

It is hoped that **amended legislation, which would substantially expand and strengthen the tax credits and was recently approved by both houses of the New York State Legislature**, will soon be signed into law by Governor David Paterson. The enhanced rehabilitation tax credit would better serve New York’s municipal development and economic stimulus goals by bringing the New York State rehabilitation tax credit in line with best practices and program features of highly successful rehabilitation incentives in other states.

- **Conservation Easements Program** – New York State enacted a new conservation easement tax credit (CETC) in 2006. The CETC offers taxpayers whose land is restricted by a conservation easement an annual New York State income tax credit of up to 25% of the school district, county, and town real estate taxes paid on the restricted land, up to an annual maximum of \$5,000 per taxpayer. The easement must serve to protect an open space, biodiversity, or scenic, natural, agricultural, watershed, or historic preservation resources by limiting or restricting development, management, and/or use of the property.²⁵ In 2008, a NYSHPO intern from the Albany Law School conducted additional research regarding historic preservation easements to help NYSHPO staff evaluate its potential to hold and monitor preservation easements.
- **Preserve New York** - A collaborative funding program of the New York State Council on the Arts and the Preservation League of New York State, Preserve New York is a vital source of seed capital for grassroots preservation projects across New York State. For many communities, it is their first source of funding directly associated with historic preservation, and can lead to their participation in NYSHPO programs such as the National Register and Certified Local Government. The program provides funding for preparation of cultural resource surveys, historic structure reports, cultural landscape surveys and historic landscape reports. The grants are very competitive and involve fairly small but critical amounts of money, generally ranging between \$3,000 and \$15,000. Between 1993 and 2007, the program has invested \$1.2 million in documentation projects, leveraging nearly \$22 million in financial resources for historic preservation projects and nearly \$600,000 in in-kind donations – a return on investment of more than \$18 for every \$1 spent. Preserve New York has also supported the landmark designation of over 12,700 properties. The \$1.2 million was distributed to 201 projects in 53 counties across the state.²⁶
- **Upper Floors Program** – With funding from the Margaret L. Wendt Foundation, the Preservation League of New York State designed this program in 2004 to help communities address and resolve problems associated with long-vacant downtown upper floor spaces. Since then, the “Enhancing Main Street: Making Upper Floors Work Again” workshops have been held in numerous locations across the state. Concurrently, completion of Preservation League-funded design studies have shown that building codes and design issues are rarely the major obstacles of upper floor redevelopment, especially with the state’s revised building codes that are more friendly to historic buildings and materials. Creativity, multiple funding sources (utilizing state and federal tax credits) and access to proper project management are necessary to make upper floors work. The workshops, associated studies, and seed grants have shown that the more architectural integrity a historic building retains, the more funding options are available to it. To take full advantage of income tax credits, local designation as well as State and National Registers listing are necessary; and despite a commonly held perception, upper floor use does not always require an elevator.²⁷

²⁵ Henrietta Jordan, “Frequently Asked Questions About New York’s Conservation Easement Tax Credit: A Guide for Landowners and Land Trusts.” Land Trust Alliance, November 2006.

²⁶ Preservation League of New York State, “Giving Voice to New York State’s Heritage,” Annual Report 2007, Message from the President, p. 3. See also

²⁷ Preservation League of New York State, “Giving Voice to New York State’s Heritage,” Annual Report 2007, Enhancing Main Street – Making Upper Floors Work Again, pp. 4-7.

Appendices

Appendix A: Bibliography

Appendix B: Important Agencies & Organizations

Appendix C: Where to Learn More About Historic Preservation

Appendix D: Maps [**REVISE AND UPDATE FOR FINAL PUBLICATION**]

Appendix E: Key Historic & Cultural Resource Laws

Appendix F: Statewide Surveys & Context Studies

Appendix G: Background Memoranda from Planning Process

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Appendix B – Important Agencies & Organizations

National/Federal

- ❖ U. S. Department of Interior – National Park Service
 - Heritage Preservation Services - www.nps.gov/history/hps
 - American Battlefield Protection Program - www.nps.gov/history/hps/abpp/index.htm
 - Federal Agency Assistance Program - www.nps.gov/history/hps/fapa_p.htm
 - Federal Historic Preservation Tax Credits - www.nps.gov/history/hps/tps/tax/index.htm
 - Historic Landscape Initiative - www.nps.gov/history/hps/hli/index.htm
 - Historic Preservation Planning - www.nps.gov/history/hps/pad/index.htm
 - Technical Preservation Services for Historic Buildings - www.nps.gov/history/hps/tps/index.htm
 - Tribal Preservation Program - www.nps.gov/history/hps/tribal/index.htm
 - Publications - www.nps.gov/history/hps/bookstore.htm
 - Heritage Documentation Programs - www.nps.gov/history/hdp/
 - Historic American Buildings Survey (HABS) - www.nps.gov/history/hdp/habs/index.htm
 - Historic American Engineering Record (HAER) - www.nps.gov/history/hdp/haer/index.htm
 - Historic American Landscape Survey (HALS) - www.nps.gov/history/hdp/hals/index.htm
 - Cultural Resources Geographic Information System (CRGIS) - www.nps.gov/history/hdp/crgis/index.htm
 - National Center for Preservation Technology & Training - www.ncptt.nps.gov/
- ❖ Advisory Council on Historic Preservation - www.achp.gov/
 - Preserve America Program - www.preserveamerica.gov/
- ❖ National Conference of State Historic Preservation Officers - www.ncshpo.org/
- ❖ National Trust for Historic Preservation - www.preservationnation.org/
 - Dozen Distinctive Destinations - www.preservationnation.org/travel-and-sites/travel/dozen-distinctive-destinations/
- ❖ National Trust Main Street Center - www.preservationnation.org/
- ❖ National Preservation Institute - www.npi.org/
- ❖ Preservation Action - www.preservationaction.org/
- ❖ Hudson River Valley National Heritage Area - www.hudsonrivervalley.com/, www.nps.gov/hurv/
- ❖ Erie Canalway Corridor National Heritage Area - www.eriecanalway.org/, www.nps.gov/erie/

New York State

- ❖ New York State Office of Parks, Recreation and Historic Preservation - www.nyspark.state.ny.us/
 - Field Services Bureau (State Historic Preservation Office) - www.nyspark.state.ny.us/shpo/
 - Bureau of Historic Sites -
- ❖ Preservation League of New York State - www.preservenys.org/
- ❖ New York State Council on the Arts - www.nysca.org/
- ❖ New York State Department of Education
 - New York State Museum - www.nysm.nysed.gov/
 - New York State Historian - www.nysm.nysed.gov/services/srvstate.html
 - New York State Archeologist - www.nysm.nysed.gov/research/anthropology/crsp/
- ❖ New York State Department of State
 - Coastal Resources & Waterfront Revitalization – <http://nywaterfronts.com/index.asp>
 - Division of Local Government Services - www.dos.state.ny.us/lgss/index.htm
- ❖ Hudson River Valley Greenway - www.hudsongreenway.state.ny.us/

- ❖ Mohawk Valley Heritage Corridor - <http://mvhcc.org/>

Regional/Local Historic Preservation Organizations

- ❖ Adirondack Architectural Heritage – www.aarch.org/
- ❖ Buffalo Olsted Parks Conservancy – www.buffaloolmstedparks.org/
- ❖ Campaign for Greater Buffalo – No web site.
- ❖ Essex Community Heritage Organization - www.essexny.org
- ❖ Friends of Historic Herkimer County - www.geocities.com/friendsofhistoricherkimercounty/
- ❖ Friends of Historic Kingston – www.fohk.org/
- ❖ Friends of the Upper East Side Historic Districts – www.friends-ues.org/
- ❖ Greenwich Village Society for Historic Preservation – www.gvshp.org
- ❖ Heritage Foundation of Oswego, Inc. – No web site.
- ❖ Historic Albany Foundation – www.historic-albany.org
- ❖ Historic Districts Council – www.hdc.org
- ❖ Historic Elmira – No web site.
- ❖ Historic Hudson, Inc. – www.historichudson.org
- ❖ Historic Ithaca, Inc. – www.historicithaca.org
- ❖ Historic Saranac Lake – www.historicsaranaclake.org
- ❖ Hudson River Heritage – www.hudsonriverheritage.org
- ❖ Landmarks Society of Greater Utica – www.uticalandmarks.org
- ❖ Landmark Society of Western New York – www.landmarksociety.org
- ❖ Landmark West – www.landmarkwest.org
- ❖ Landmarks Harlem – No web site.
- ❖ Market Street Restoration Agency – www.corningrestoration.com
- ❖ The Municipal Art Society of New York – www.mas.org
- ❖ Newburgh Preservation Association – www.preservenewburgh.org
- ❖ New York Landmarks Conservancy – www.nylandmarks.org
- ❖ Otsego 2000 – www.otsego2000.org
- ❖ Preservation Association of Central New York – www.pacny.net
- ❖ Preservation Association of the Southern Tier – www.pastny.org
- ❖ Preservation Buffalo Niagara - www.landmark-niagara.org/
- ❖ Preservation League of Staten Island – www.preservesi.org
- ❖ Roslyn Landmark Society – www.roslynlandmarks.org/
- ❖ Saratoga Springs Preservation Foundation – www.saratogapreservation.org
- ❖ Society for the Preservation of Long Island Antiquities – www.splia.org
- ❖ Troy Architectural Program, Inc. – www.tapinc.org

Archeology

- ❖ The Archaeological Conservancy – www.americanarchaeology.com/aawelcome.html
- ❖ Council for Northeast Historical Archaeology – www.smcm.edu/soan/cneha/
- ❖ New York State Archeological Association – <http://nysaaweb.bfn.org/>
- ❖ New York Archaeological Council – <http://nyarchaeology.org/>
 - Archaeological Site Preservation Initiative - <http://nyarchaeology.org/mainpages/ASPI/ASPI.htm>
- ❖ NYC Heritage - <http://nycheritage.com/Home.html>
- ❖ Professional Archaeologists of New York City - <http://nyarchaeology.org/mainpages/PANyc/index.htm>
- ❖ Public Archeology Facility, Binghamton University - <http://paf.binghamton.edu/>
- ❖ Society for American Archaeology – www.saa.org
 - Archaeology for the Public - <http://saa.org/public/home/home.html>

- ❖ Society for Historical Archaeology – www.sha.org

Architecture, Building Conservation, and Landscape Architecture

- ❖ American Society of Landscape Architects – www.asla.org/
 - Historic Preservation Professional Practice Network - www.asla.org/PPNIndividualHome.aspx?id=4246
- ❖ American Institute of Architects - www.aia.org/
 - Historic Resources Committee - www.aia.org/hrc_default
- ❖ Association for Preservation Technology International – www.apti.org
 - Northeast Chapter - www.apti.org/chapters/northeast/index.cfm
- ❖ Society of Architectural Historians - www.sah.org/
 - New York Metropolitan Chapter – No web site.
 - Turpin Bannister Chapter (Upstate New York) – No web site.
- ❖ Association for Preservation Technology - www.apti.org/
 - Northeast Chapter - www.aptnet.org/
- ❖ Society for Industrial Archeology - www.sia-web.org/
- ❖ League of Historic American Theaters - www.lhat.org/
- ❖ Society for the Preservation of Old Mills - www.spoom.org/
- ❖ Friends of Terra Cotta - www.preserve.org/fotc/

History, Historical Societies, and Museums

- ❖ American Association for State and Local History - www.aaslh.org/
- ❖ Association of Public Historians of New York State - www.aphnys.org/
- ❖ Museum Association of New York - <http://www.manyonline.org/>
- ❖ Upstate History Alliance - www.upstatehistory.org/
- ❖ Greater Hudson Heritage Network - www.greaterhudson.org/
- ❖ Center for Applied Historical Research (SUNY Albany) – www.albany.edu/cahr/
- ❖ New York State Historical Association - www.nysha.org/
- ❖ Historic House Trust (NYC) - www.historichousetrust.org/

Planning

- ❖ American Planning Association - www.planning.org/
 - Urban Design & Preservation Division - www.planning.org/divisions/urbandesign/index.htm
 - New York Metro Chapter - www.nyplanning.org/
 - New York Upstate Chapter - www.nyupstateplanning.org/
- ❖ New York Planning Federation – www.nypf.org/
- ❖ Regional Planning Agencies in New York State - www.dos.state.ny.us/lists/rgcoplan.html
- ❖ New York Conference of Mayors – www.nycom.org/

Appendix C: Where to Learn More About Historic Preservation

College, University, Community College, Continuing Education, and High School Programs

- **National Council for Preservation Education**
 - *Guide to Academic Programs in Historic Preservation and Allied Fields*
www.uvm.edu/histpres/ncpe/chart.html
- **American Planning Association**
 - Planning Schools and Degrees - www.planning.org/education/universities/index.htm
 - Education resources - www.planning.org/education/resources/index.htm
- **Architectural Record**
 - Guide to Architectural Education -
http://archrecord.construction.com/features/EducationChart/EducationChart_AL.asp
- **Planetizen**
 - Urban Planning Graduate Program Directory - www.planetizen.com/schools/directory
- **Society for Historical Archaeology**
 - *Guide to Graduate Programs in Historical and Underwater Archaeology*
www.sha.org/students_jobs/higher/default.htm
- **National Preservation Institute** – www.npi.org
- **National Center for Preservation Technology & Training** - www.ncptt.nps.gov/
- **New York State Programs**
 - **Columbia University** – www.arch.columbia.edu/hp/
 - Master of Science in Historic Preservation
 - Certificate in Conservation of Historic Buildings and Archeological Sites
 - **Cornell University** - www.aap.cornell.edu/crp/programs/grad/ma.cfm
 - Master of Arts in Historic Preservation Planning
 - Doctor of Philosophy in Historic Preservation Planning
 - **Pratt Institute** - www.pratt.edu/historic_preservation#
 - Master of Science in Historic Preservation
 - **Pace University School of Law** – www.law.pace.edu/
 - Historic Preservation Seminar
 - Conservation Law
 - Protection of Cultural Resources
 - Legal Management of Urban Environments
 - **Alfred State (SUNY Alfred) College of Technology**
 - Building Construction Program
www.alfredstate.edu/academics/programs/building-trades-building-construction
 - **New York University School of Continuing and Professional Education**
 - See American Institute of Architects Historic Resources Committee newsletter March 1, 2005, www.aia.org/nwsltr_hrc.cfm?pagename=hrc_a_20050214_nyu
 - **Mechanics' Institute (NYC)**
 - Historic Preservation Certificate Program –
www.mechanicsinstitute.org/programs/professional.asp
 - **Brooklyn High School of the Arts**
 - See www.njit.edu/v2/Directory/Centers/CABSR/preservation_hs/brooklyn-high-school-of-the-arts.htm
 - **Binghamton University**
 - Public Archaeology Facility – <http://paf.binghamton.edu/>
 - **Schenectady County Community College** - Certificate of Proficiency in Archaeology - www.sunysccc.edu/academic/conted/noncredit/noncredit.html
 - **SUNY Albany Center for Applied Historical Research** - www.albany.edu/cahr/

Preservation Skills/Crafts Training and Hands-On Learning Opportunities

- **Association for Preservation Technology** – www.apti.org/
- **Heritage Conservation Network** – www.heritageconservation.net/about.htm
- **National Park Service**
 - Heritage Documentation Programs – www.nps.gov/history/hdp/
 - Historic American Building Survey (HABS)
 - Historic American Engineering Record (HAER)
 - Historic American Landscape Survey (HALS)
- **Preservation Trades Network** – www.iptw.org/home.htm
- **RESTORE** – www.restoretraining.org
- **World Monuments Fund, Traditional Building Arts Training Initiative** – www.wmf.org/preservation.html

Educational Resources for Elected Officials and Staff

- **American Planning Association** – www.planning.org
- **National Trust for Historic Preservation** – www.preservationnation.org
 - Main Street Center - <http://mainstreet.org/content.aspx>
- **New York State Office of Parks, Recreation and Historic Preservation** - www.nysparks.state.ny.us/shpo/
- **Preservation League of New York State** – www.preservenys.org
- **30+ Preservation Colleagues** (Not-for-profit regional and local preservation organizations) - http://www.preservenys.org/01_what_preserv_coll.html
- **New York State Department of State - Office of Coastal, Local Government and Community Sustainability**
 - Local Government Services – www.dos.state.ny.us/lgss/training.htm
 - Coastal Resources and Waterfront Revitalization – www.nyswaterfronts.com/index.asp
 - Guidebook: Making the Most of Your Waterfront – Enhancing Waterfronts to Revitalize Communities - www.nyswaterfronts.com/index.asp
 - Guidebook: Opportunities Waiting to Happen – Redeveloping Abandoned Buildings and Sites to Revitalize Communities - www.nyswaterfronts.com/communities_guidebook_ab.asp
- **Pace University Land Use Law Center** – www.pace.edu/page.cfm?doc_id=2329
- **New York Planning Federation** – www.nypf.org
- **National Park Service Publications and Internet Resources**
 - Working on the Past in Local Historic Districts – www.nps.gov/history/hps/workingonthepast/
 - Incentives! A Guide to the Historic Preservation Tax Incentive Program – www.nps.gov/history/hps/tps/tax/incentives/index.htm
 - Cultural Resource Partnership Notes – www.nps.gov/history/hps/pad/partnership/index.htm
 - Issue Papers:
 - Conservation Areas: A New Approach to an Old Problem
 - A Consideration of Conservation Districts and Preservation Planning: Notes from St. Paul, Minnesota
 - Law and the Historic Preservation Commission: What Every Commission Needs to Know
 - Local Preservation Reference Shelf
 - Subdivision Regulations and Historic Preservation

- Zoning and Historic Preservation
 - Guidelines for Local Surveys – www.nps.gov/history/nr/publications/bulletins/nrb24/
 - History on the Line: Testimony in the Cause of Preservation – www.nps.gov/history/hps/pad/planpubs.htm
 - Local Historic Preservation Plans: A Selected Annotated Bibliography – www.nps.gov/history/hps/pad/planpubs.htm
 - Preservation Planning: Ensuring a Future for Our Past – <http://crm.cr.nps.gov/issue.cfm?volume+23&number=07>
 - *Protecting Archeological Sites on Private Lands* – www.nps.gov/history/hps/pad/strategies/
 - The Secretary of Interior's Standards and Guidelines for Preservation Planning – www.nps.gov/history/local-law/arch_stnds_1.htm
 - CRM: *The Journal of Heritage Stewardship* – <http://crmjournal.cr.nps.gov/>
 - *Common Ground: Preserving Our Nation's Heritage* – <http://commonground.cr.nps.gov/>
 - *Heritage News* – <http://heritagenews.cr.nps.gov/index/Index.cfm/>
 - *Cultural Resource Standards Handbook – Guidance for Understanding the New York State Standards for Cultural Resource Investigations* – <http://nyarchaeology.org/mainpages/about/documents/nyachandbook.pdf>
 - *Reading the Land, Massachusetts Heritage Landscapes Guide to Identification and Protection* (and other publications) – www.mass.gov/dcr/stewardship/histland/publications.htm
- **Planning Commissioners Journal/Plannersweb** – www.plannersweb.com
 - Historic Preservation Special Issue, Fall, 2003.
- **Planetizen** – www.planetizen.com

Archeological Education, Training, and Field Experience

- **Council for Northeast Historical Archaeology** – www.smcm.edu/soan/cneha/
- **Institute of History Archaeology and Education** – <http://www.ihare.org>
- **National Park Service**
 - *Protecting Archeological Sites on Private Lands* - www.nps.gov/history/hps/pad/strategies/
- **New York Archaeological Council** - <http://nyarchaeology.org/mainpages/season/events.htm>
 - *Cultural Resource Standards Handbook – Guidance for Understanding the New York State Standards for Cultural Resource Investigations* - <http://nyarchaeology.org/mainpages/about/documents/nyachandbook.pdf>
- **New York State Museum**
 - Using Archeology to Teach Native American History - <https://www.mylearningplan.com/WebReg/ActivityProfile.asp?D=13206&I=458688&H=1>
 - Cultural Encounters in 17th Century New Netherland - <https://www.mylearningplan.com/WebReg/ActivityProfile.asp?D=13206&I=458648&H=1>
- **Public Archaeology Facility, Binghamton University (SUNY)** – <http://paf.binghamton.edu/>
- **Schenectady County Community College** –
 - Certificate of Proficiency in Archaeology www.sunysccc.edu/academic/conted/noncredit/noncredit.html
- **Society for American Archaeology** – www.saa.org
- **Society for Historical Archaeology** – www.sha.org/
- **SUNY Buffalo Archaeology Survey** – <http://archaeologicalsurvey.buffalo.edu>
 - Volunteer digs and outreach – <http://archaeologicalsurvey.buffalo.edu/volunteerDigs/>

Educational Resources for Educators

- **American Architectural Foundation** – www.archfoundation.org/aaf/aaf/index.htm
- **Archaeological Institute of America** – www.archaeological.org/webinfo.php?page+10260

- K-12 Lesson Plans
- Bibliographies for adults and children
- Information about field schools, events, and educational programs
- **Architecture + Design Network** – www.adenweb.org
- **Binghamton University (SUNY Binghamton)**
 - Public Archaeology Facility - <http://paf.binghamton.edu/>
- **Bureau of Land Management (BLM)**
 - Project Archaeology - www.projectarchaeology.org/
- **Center for Understanding the Built Environment** – www.cubekc.org/index.html
 - Box City
 - Walk Around the Block
 - Community Connections: 10 Things You Can Do
- **Chicago Architectural Foundation** – www.architecture.org
 - Schoolyards to Skylines – K-8 Resource Book
 - The Architectural Handbook
- **Erie Canal Time Machine** – www.archives.nysed.gov/projects/eriecanal/index.shtml
- **Friends of the Upper East Side Historic Districts** - www.friends-ues.org/young-friends-education/
 - Building Fun: Exploring Architecture on the Upper East Side
 - Yorkville Immigration
- **Institute of History, Archaeology, and Education** – www.ihare.org
- **The National Building Museum** – www.nbm.org/Education/Educator/guides.html
 - Resource Packet: Patterns Here, There, and Everywhere
 - Resource Packet: City by Design
 - Resource Packet: Fuller’s Fantastic Geodesic Dome
 - Resource Packet: Green by Design
 - Resource Packet: Bridge Basics
- **National Council for Social Studies** – www.ncss.org/
- **National Park Service – Teaching with Historic Places (TwHP)** - www.nps.gov/history/nr/twhp/
 - *Teaching with Historic Places: A Curriculum Framework*
 - CRM: Teaching with Historic Places issue
 - CRM: Creative Teaching with Historic Places issue
 - Lesson Plans/Curricula:
 - First Lady of the World: Eleanor Roosevelt at Val-Kill
 - Springwood: Birthplace and Home to Franklin D. Roosevelt
 - Vanderbilt Mansion National Historic Site: Monument to the Gilded Age
 - The Battle of Bennington: An American Victory
 - Saratoga: The Tide Turns on the Frontier
 - Commemorating the National Historic Preservation Act
- **National Park Service - Archeology for Kids**
www.nps.gov/history/archeology/public/kids/index.htm
- **New York State Museum** – www.nysm.nysed.gov/education/teacher/workshops.html
- **Teach the Hudson Valley** (National Park Service, Hudson River Valley Heritage Area/Greenway)
– www.teachingthehudsonvalley.org/
- **Upstate History Alliance** – www.upstatehistory.org/services/DHP/DBQ.html
 - Document Based Questions resources

Educational Resources for Property Owners

- **Landmark Society of Western New York**
 - Rehab Rochester - www.landmarksociety.org/section.html?id=1&uid=1
- **National Park Service**

- **Preservation Briefs** (44) – www.nps.gov/history/hps/tps/briefs/presbhom.htm
- **Tech Notes** (45) – www.nps.gov/history/hps/tps/technotes/tnhome.htm
- **Walk Through** - www.nps.gov/history/hps/tps/walkthrough/
- **Illustrated Treatment Guidelines** www.nps.gov/history/hps/TPS/standguide/index.htm
- **Illustrated Rehabilitation Guidelines**
www.nps.gov/history/hps/TPS/tax/rhb/index.htm
- **Rehab Yes/Nos** - www.nps.gov/history/hps/rehabyes-no/index.htm
- **Electronic Rehab** - www.nps.gov/history/hps/TPS/e-rehab/index.htm
- **Managing Moisture in Your Historic House**
www.nps.gov/history/hps/TPS/allwet/index.htm
- **From the Roof Down and Skin Deep** -
www.nps.gov/history/hps/TPS/roofdown/index.htm
- **A Checklist for Rehabilitation** - www.nps.gov/history/hps/TPS/checklist.htm
- **Telling Historic Preservation Time** - www.nps.gov/history/hps/TPS/clocks/index.htm
- **Working on the Past in Local Historic Districts**
www.nps.gov/history/hps/workingonthepast/
- **Old House Journal** - www.oldhousejournal.com/
- **Traditional Building** - www.traditional-building.com/

Organizational Capacity Building Resources

- **American Association for State and Local History** - www.aaslh.org/
- **American Planning Association** – www.planning.org
- **Association of Public Historians of New York** – www.aphnys.org/
- **Greater Hudson Heritage Network** - www.greaterhudson.org/
- **Museum Association of New York** – www.many.org
- **National Trust for Historic Preservation** – www.preservationnation.org
 - **Main Street Center** – www.mainst.org
- **New York Planning Federation** – www.nypf.org
- **New York Conference of Mayors** – www.nycom.org/
- **New York State Association of Counties** – www.nysac.org/
- **New York State Association of Towns** – www.nytowns.org/
- **Planetizen** – www.planetizen.com
- **Planning Commissioners Journal/Plannersweb** – www.plannersweb.com
- **Preservation League of New York State** – www.preservenys.org
 - 30+ Nonprofit Regional and Local Preservation organizations -
- **Upstate History Alliance** – www.upstatehistory.org/

Appendix D: Maps

[TO BE INCLUDED IN FINAL PUBLICATION]

Map 1 – National Register Listings by County

Map 2 – National Historic Landmarks by County

Map 3 – HABS/HAER/HALS Documentation by County

Map 4 – Archeological Sites by County

Map 5 – Certified Local Governments by County

Appendix E – Key Historic & Cultural Resource Laws

Federal Laws²⁸

*The Antiquities Act (1906)*²⁹

The intent of this early act was to protect cultural sites on United States federal lands from excavation or destruction and to bring them into active management by the federal government. It authorized the President to set aside valuable natural areas as park and conservation lands by designating “historic landmarks, historic and prehistoric structures, and other objects of historic or scientific interest” as national monuments, established regulations to protect archeological sites on public lands, enabled the President to reserve or accept private lands for the protection of antiquities and provided for criminal penalties for vandalism at protected sites.

The Act resulted from concerns about protecting mostly prehistoric Native American ruins and artifacts, collectively termed “antiquities,” on federal lands in the West. Many of the earliest monuments designated were natural and cultural features such as Devils Tower in Wyoming, Petrified Forest (Arizona), El Morro (New Mexico) and Montezuma Castle (Arizona).

The majority of sites protected under this act are located in the western United States; however, several New York State properties have been designated as national monuments, including: the Statue of Liberty (1924); Father Millet Cross (1925); Fort Stanwix (1935); Castle Clinton (1946); and Governors Island – Castle Williams and Fort Jay (2001).

The Antiquities Act provided a method of protection that can be implemented much more quickly than the Congressional process of creating a National Park. Some areas designated as National Monuments were later converted into National Parks or incorporated into existing National Parks.

*The National Historic Sites Act (1935)*³⁰

This act established a national policy to preserve for public use historic sites, buildings and objects of national significance for the inspiration and benefit of the people. It led to the eventual establishment of the Historic Sites Survey, the Historic American Building Survey (HABS), the Historic American Engineering Record (HAER), and the National Historic Landmarks Program within the National Park Service.

*Reservoir Salvage Act (1960)*³¹

This act provides for the recovery and preservation of "historical and archaeological data (including relics and specimens)" that might be lost or destroyed in the construction of dams and reservoirs.

National Historic Preservation Act of 1966 (as amended)

²⁸ Some federal law summaries are adapted from the West Virginia Division of Cultural and History’s “Historic Preservation Laws – At a Glance” - <http://www.wvculture.org/shpo/preslaws.html>.

²⁹ American Antiquities Act of 1906 (16 USC 431-433), <http://www.nps.gov/history/local-law/anti1906.htm>, and National Park Service History, American Antiquities Act of 1906, <http://www.nps.gov/history/history/hisnps/nps/history/antiq.htm>, (includes excellent list of additional reference sources).

³⁰ National Historic Sites Act of 1935, www.blm.gov/heritage/docum/histsite.pdf and http://www.nps.gov/history/local-law/FHPL_HistSites.pdf

³¹ Reservoir Salvage Act - http://www.cr.nps.gov/local-law/fhpl_archhistpres.pdf.

The National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) is the nation's primary historic preservation law. The act created the National Register of Historic Places and established the nation's State Historic Preservation Offices (SHPOs). Section 106 of the act provides a measure of protection for historic properties by directing federal agencies (including those state and local governments that have been legally delegated the responsibility for carrying out federal environmental review requirements) to take into account the effects of their undertakings on historic properties and to afford the SHPO and the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. Undertakings include activities carried out by federal agencies or activities assisted, licensed, or permitted by federal agencies. The federal government has a major presence in New York State through the activities of many agencies, including for example, the General Services Agency (GSA), the Department of Defense (DOD), the Coast Guard (USCG), the Federal Highway Administration (FHWA) and numerous Community Development Block Grant (CDBG) programs. Section 106 is the principal mechanism by which the state can have input into planning for federal projects and it provides a measure of protection to historic properties from federal undertakings.

The National Historic Preservation Act also created the Certified Local Government (CLG) program, which provides for the certification of local government whose historic preservation programs meet prescribed standards. CLG communities are eligible for special grants-in-aid and assistance from the New York State Office of Parks, Recreation and Historic Preservation (State Historic Preservation Office) to help them in carrying out preservation activities at the local level. Local legislation, passed in accordance with CLG standards, provides stronger protection for historic properties than any existing state or federal historic preservation laws.

More than 60 municipalities in New York State participate in the Certified Local Government Program (a complete list is provided in the Historic & Cultural Resources section of this Plan) and the program is increasingly popular as communities seek to protect and enhance their unique community character.

Department of Transportation Act (1966)³²

This act extended federal protection to historic sites affected by federal transportation projects. Section 4(f) directs the Secretary of Transportation to cooperate and consult with the Secretaries of the Interior, Housing and Urban Development, and Agriculture, and with the States to develop transportation plans and programs that include measures to maintain or enhance the natural beauty of the lands traversed. As directed by this act, the Secretary of Transportation may not approve any program or project that requires the use of land from a public park, recreation area, wildlife and waterfowl refuge, or historic site unless there is no feasible and prudent alternative.

National Environmental Policy Act (1969)³³

This act declares that it is a federal policy to "preserve important historic, cultural, and natural aspects of our national heritage" and requires federal agencies to use a systematic and interdisciplinary approach that incorporates the natural and social sciences in any planning and decision-making that may impact our environment. It included historic preservation among considerations requiring environmental impact statements.

Historic and Archaeological Data Preservation Act (1974)³⁴

This law amends the 1960 Reservoir Salvage Act by providing for the preservation of significant scientific, prehistoric, historic and archaeological materials and data that might be lost or destroyed as

³² Department of Transportation Act - http://www.cr.nps.gov/local-law/fhpl_dotact.pdf.

³³ National Environmental Policy Act - http://www.cr.nps.gov/local-law/fhpl_ntlenvironpolicy.pdf

³⁴ http://www.cr.nps.gov/local-law/FHPL_ArchHistPres.pdf

a result of flooding, the construction of access roads, relocation of railroads and highways, or any other federally funded activity that is associated with the construction of a dam or reservoir. It is often said to complement the National Historic Preservation Act. Under this law, a federal agency must notify the Secretary of the Interior if it discovers or is notified by appropriate authorities of the existence of significant historical data that may be irrevocably lost or destroyed as a result of the project. It also establishes a procedure for data recovery when appropriate.

American Indian Religious Freedom Act (1978)³⁵

This act declares that it is a policy of the United States to protect and preserve for American Indians their inherent right of freedom to believe, express, and exercise the traditional religions of the American Indian, Eskimo, Aleut, and Native Hawaiians, including but not limited to access to sites, use and possession of sacred objects, and the freedom to worship through ceremonial and traditional rites.

Archaeological Resources Protection Act (1979)³⁶

This act defines archaeological resources as any material remains of past human life or activities that are of archaeological interest and at least 100 years old, requires federal permits for their excavation or removal and sets penalties for violators.

Abandoned Shipwreck Act (1987)³⁷

This act asserts United States Government ownership of three categories of abandoned shipwrecks: those embedded in a state's submerged lands; those embedded in coral formations that are protected by a state; and those located on a state's lands that are included or are eligible for inclusion in the National Register of Historic Places. The law then transfers title for most of the shipwrecks to the respective states and stipulates that states develop policies to protect the shipwrecks.

Native American Graves Protection and Repatriation Act (1990)³⁸

This act gives ownership and control of Native American human remains, funerary objects, sacred objects and objects of cultural patrimony that are excavated or discovered on federal land to federally recognized American Indian tribes or Native Hawaiian organizations. The law also establishes criminal penalties for trafficking in human remains or cultural objects, and requires agencies and museums that receive federal funding to inventory those items in their possession, identify the descendants of and repatriate those items.

***Executive Order 11593
Protection and Enhancement of the Cultural Environment (1971)***

Required the federal government to survey properties for nomination to the National Register and avoid inadvertent destruction; it was later incorporated into amendments to NHPA.

***Executive Order 13006
Locating Federal Facilities on Historic Properties in Our Nation's Central Cities (1996)***

This order encouraged and sought to facilitate the adaptive reuse of historic buildings and seeks the assistance of the Advisory Council on Historic Preservation to locate properties.

³⁵ http://www.nps.gov/history/local-law/FHPL_IndianRelFreAct.pdf

³⁶ http://www.nps.gov/history/local-law/FHPL_ArchRsrcsProt.pdf

³⁷ http://www.nps.gov/history/local-law/FHPL_AbndShipwreck.pdf

³⁸ <http://www.cr.nps.gov/nagpra/MANDATES/25USC3001etseq.htm>

***Executive Order 13287
Preserve America (2003)***

Encourages partnerships between the government and private entities to invest, reuse, and rehabilitate historic properties.

New York State Laws

New York State Education Law – Section 233 (1958)

The intent of this law was to protect cultural resources on state land for scientific, historical, and educational purposes. Section 233 has three principal components: 1) it protects archeological sites by preventing artifact removal from state lands without written permission; 2) it allows for the scientific excavation and study of sites on state land through a program of state-approved permits, and 3) it requires that anyone who unexpectedly discovers archeological objects on state lands report it to the appropriate person. As most underwater land is considered the property of the state, Section 233 also provides strong protection for shipwrecks and other underwater cultural resources.

New York State Environmental Quality Review Act (1977)

The State Environmental Quality Review Act (SEQRA), 6 NYCRR Part 617 of New York State Environmental Conservation Law, establishes a set of uniform regulations by which all agencies shall incorporate consideration of environmental impacts into their planning, project review and decision-making processes. Environmental impacts include impacts to historic and cultural resources, including buildings listed in the National and State Registers of Historic Places and archeological sites. To accomplish the goal of the act, SEQRA requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant impact on the environment and, if it is determined that the action may have a significant impact, prepare or request an environmental impact statement. SEQRA applies to projects undertaken or permitted by county agencies and local municipalities and, therefore, provides a review over many thousands of projects statewide that fall outside the purview of the State and National Historic Preservation Acts. New implementing regulations for SEQRA went into effect in 1996.

New York State Historic Preservation Act (1980)

The New York State Historic Preservation Act (Chapter 354 of State Parks and Recreation Law) was promulgated in 1980 and modeled directly after the National Historic Preservation Act of 1966. Its centerpiece is the creation of the New York State Register of Historic Places. Section 14.09 of the act requires New York State agencies to take into account potential project impacts on historic resources by consulting with the commissioner of the Office of Parks, Recreation and Historic Preservation. Like Section 106 of the national act, this process includes not only state-funded projects, but any projects receiving state assistance, licenses, or permits. State agencies, including the Department of Transportation (DOT), the Department of Environmental Conservation (DEC), the Dormitory Authority (DASNY), the Public Service Commission (PSC), and the Division of Housing and Community Renewal (DHCR) are involved in hundreds of projects each year that have the potential to affect historic properties. The State Historic Preservation Act ensures that state agencies consider these potential effects in project planning.

The Indian Cemetery or Burial Grounds Law

Usually referred to as Section 12a, the Indian Cemetery or Burial Grounds Law was promulgated as an amendment to the Parks and Recreation Law in 1971. Section 12a gives the Office of Parks, Recreation and Historic Preservation the power to designate any Indian cemetery or burial ground as

a place of historic interest. The law further stipulates that no actions to such a designated site shall be undertaken without the written permission of OPRHP and authorizes the attorney general to enjoin violations or threatened violations of this provision. Section 12a has provided OPRHP with the recognized authority to facilitate consultation when threats to Native American burials arise. In this role, OPRHP has successfully resolved most Native American burial issues over the years since the act was passed. In close cooperation with the Governor's Office and other state agencies, efforts OPRHP is currently undertaking a legislative initiative to develop a more comprehensive burial bill to complement Section 12a.

Appendix F – Statewide Surveys & Context Studies

State-Wide Survey & Context Studies

Army National Guard Armories, New York (1994; Intensive)
Auditorium & Akron Plan Churches (1984; Context Study)
Canals Context Study, New York (1988)
Carnegie Libraries (NR Nominations & Survey Materials)
Cast & Wrought Iron Bridges, New York (1994, Intensive)
Cobblestone Architecture of New York State (late 1970s; Reconnaissance)
Cobblestone Properties (NR-listed)
History of Hydropower in New York State (1991)
Hydroelectric Plants, New York (1987; Intensive)
Hydroelectric Development in the United States, 1880-1940 (1987; Context Study)
Lighthouses and Light-stations of New York; 2 volumes (Updated 2007)
Maritime Resources Context Study (1990)
Mental Health Care Facilities (1986; Intensive)
Naval Reserve Centers, 2 volumes (1997; Intensive)
OCA Court-Related Facilities
Nineteenth Century Earthen Architecture (1990; Reconnaissance)
Schools Context Study (1990)
Shipwrecks (begun 1993; Database)
State University of New York (1992; Intensive)
State Parks (inventory completed 1987)
U.S. Post Offices, New York (1985-87; Federally-constructed only)

County-Wide

Cayuga County (1978)
Columbia County, Industrial & Engineering Resources (1990; Intensive)
Jefferson County (1982)
Niagara County (1981-82; Reconnaissance, cities not included)
Oswego County (Reconnaissance; in progress)
Putnam County Stone Chambers (2002)
Schenectady County (1993; Reconnaissance)
Ulster County (1969)
Yates County (1990; Reconnaissance)

Regional

Ausable Valley (1992; Reconnaissance)
Ausable Valley Bridges (1991; Intensive)
Boquet Valley Rural Cultural Resources (1991; Reconnaissance)
Central Schoharie Valley Historic Overview (1988)
Champlain Barge Canal (1989; Reconnaissance)
D & H Railroad Real Property List (1990)
Development of Nineteenth Century Agricultural Practices & Their Manifestations in
Farmsteads in the Genesee River Valley (1990, Context Study)
Dutch Barns of the Central Schoharie Valley (1988; Intensive)
Finger Lakes-Southern Tier (1967-68)
Great Camps of the Adirondacks (1978; Intensive)
New York City Firehouses (1979; Intensive)
New York City Subway System (1990-95; Reconnaissance & Intensive)

New York City Waterfront
New York State Barge Canal (1982; preliminary assessment)
Papermaking in the North Country (1986; Intensive)
St. Lawrence River Shoreline Towns (Reconnaissance)
Susquehanna Watershed Mills (Intensive)
Upper Delaware Valley (1991; Reconnaissance & Intensive)
Upper Hudson Valley Archeological Context Study
Wind & Tide Mills of Long Island; Historic Context & Thematic Resources
Nomination (1977)

Town, Village, City & Neighborhood

Albany County

Albany, City of, Downtown areas (1976, Reconnaissance)
Colonie, Town & Guilderland, Town: Historic contexts (1979, 1981, NR MRA contexts)
Guilderland, Town: Dutch Barns (1987, includes measurements)

Allegany County

Cuba, Village (1994; Intensive)

Broome County

Binghamton, City (1991; Reconnaissance)
Binghamton, City (1987)
Binghamton, Ross Park (1977)
Lisle, Village (1981; Intensive)
Johnson City, Village, Main Street (1979; Intensive)

Bronx County

Riverdale (Reconnaissance)

Cayuga County

Auburn, City (19??)
Village of Cayuga (1980)
Village of Moravia (1990; Reconnaissance & Intensive)
Village of Union Springs (1979)

Chautauqua County

City of Jamestown (1993; Intensive)

Chemung County

Village of Elmira Heights (1980; Intensive)

Chenango County (1982; Historic Preservation Prospectus)

Clinton County

Crown Point Underwater Archeology (1990)

Columbia County

Town of Kinderhook (1989; Reconnaissance)

Cortland County

Town of Taylor (1990; Intensive)

Dutchess County

East Fishkill, Town (1984)
East Fishkill, Town (2004, Reconnaissance, 3 volumes)

Erie County

City of Buffalo (Reconnaissance)

Essex County

Town of Moriah (1989; Reconnaissance & Intensive)
Village of Lake Placid/Town of North Elba (1990; partial Intensive)
Hamlet of Wadhams (Reconnaissance)
Towns of Ausable, Black Brook, Chesterfield, Jay, and Village of Keeseville (Recon)
Town of North Elba (1991; Reconnaissance & Intensive)

Jefferson County

City of Watertown, Waterfront area (1994; Intensive)
City of Watertown (1989; Reconnaissance)

Livingston County

Village of Mt. Morris (Intensive)

Madison County

Village of Morrisville (1994; Reconnaissance)

Monroe County

Village of Honeoye Falls (1991, 1992; Reconnaissance & Intensive)
Town of Penfield (Intensive)
Town of Pittsford (1991; Intensive)
City of Rochester (Intensive)

Nassau County

City of Glen Cove (1992, Reconnaissance)
Village of Sands Point (1990; Intensive)
Town of North Hempstead (1989; Intensive)

Oneida County

Town of Trenton (1992; Reconnaissance)
City of Utica (1984; color-coded map)

Onondaga County

City of Syracuse (1989; Strathmore Neighborhood) (Reconnaissance)
City of Syracuse (1988; Near West Side & Valley Neighborhoods) (Reconnaissance)
City of Syracuse (1979; Sedgewick, Highland & James Sts.) (Reconnaissance)
City of Syracuse (1992; Reconnaissance)
City of Syracuse, City Parks (1988; Intensive)
City of Syracuse, Architecture of Archimedes Russell (Intensive)
City of Syracuse, Architecture of Ward Wellington Ward (Intensive)
City of Syracuse, Central Business District (1993; Intensive)

Ontario County

Town of East Bloomfield (1988; Reconnaissance & Intensive)
City of Geneva, Downtown (1981; Intensive)

Orange County

Montgomery, Town, including Villages of Walden, Maybrook & Montgomery

(Reconnaissance, 2006)
West Point (Intensive)
West Point Archeological (Reconnaissance)

Oswego County

Towns of Phoenix & Shroepfel

Otsego County

Town of Cherry Valley, Lindsay Patent (Intensive)
Unadilla (1992; Reconnaissance & Intensive)
Village of Richfield Springs (1992; Reconnaissance & Intensive)

Rensselaer County

Town of Hoosick, Religious Structures (1986)

St. Lawrence County

Hamlet of Wadhams (1991; Reconnaissance)

Saratoga County

City of Saratoga Springs (1989; Reconnaissance)
City of Saratoga Springs, West Side (1992; Intensive)

Schenectady County

City of Schenectady (Reconnaissance)
Town of Princetown (1981; Reconnaissance)

Seneca County

Village of Seneca Falls (1989; Intensive)
Village of Lodi (1979)
Village of Interlaken (1979)
Village of Waterloo (1982; Intensive)

Steuben County

City of Corning, South Side (Reconnaissance)
Village of Hammondsport (1980; Intensive)

Suffolk County

Town of Brookhaven (1982)
Town of East Hampton (1989, 1990; Reconnaissance & Intensive)
Town of Huntington (1979)
Town of Islip (1990, 1991; Reconnaissance & Intensive)
Town of Riverhead (1974)
Town of Smithtown (1980)
Town of Southold (1985-88)
Village of Babylon (1980)
Village of Sag Harbor (1992; Reconnaissance & Intensive)

Tioga County

Village of Waverly (1982; Intensive)
Village of Owego (1990; Reconnaissance)
Village of Newark Valley (Intensive)
Village of Spencer (1978)

Tompkins County

City of Ithaca (1990; Reconnaissance & Intensive)
City of Ithaca, South Hill area (1990; Reconnaissance & Intensive)
Village of Dryden (1983; Intensive)

Ulster County

Town of Marbletown (1990-91; Reconnaissance)
Village of New Paltz, Main Street (1980)
Town of Rochester (Reconnaissance)
Town of Saugerties, Coastal Zone (1987, 1988; Reconnaissance & Intensive)
City of Kingston (1988; Reconnaissance)
City of Kingston Archeological (Reconnaissance)

Warren County

City of Glens Falls (1980-81; Intensive)
Hamlet of Warrensburg (1996; Intensive)

Westchester County

City of Yonkers (color coded map)

Yates County

Village of Dundee, Downtown (1978)

Appendix G – Background Memoranda from Planning Process

MEMORANDUM #1 – Overview of Public Outreach Process

FROM: Ruth Pierpont
Amy Facca

RE: 2007-2011 State Historic Preservation Plan - Public Outreach Process

DATE: March 19, 2008 [As revised through April 20, 2008]

In accordance with National Park Service preservation planning requirements, Field Services Bureau staff recently completed a range of activities designed to inform and direct development of the 2007-2011 state historic preservation plan and to engage the public, agency staff and numerous others in the planning process.

This memorandum presents an overview of the public outreach process as well as a brief list of key themes that were identified through the planning process. More detailed description and analysis of these themes and threats to historic and cultural resources is provided in **Memorandum #2 – Key Themes and Threats Identified During the Planning Process** and **Memorandum #3 – Background Information**.

In 2007, the Field Services Bureau made a major investment in planning and outreach, hiring two preservation planners dedicated to preparation of the state preservation plan, outreach, education and planning. With one planner's time almost totally devoted to development of the plan, the Bureau was able to conduct an extensive outreach effort as well as much more research than was previously possible. Past plans were prepared by existing staff as time allowed under constraints imposed by their other day-to-day responsibilities.

PUBLIC OUTREACH

Outreach activities have included:

- **Individual interviews** with more than 50 people, including staff from the Field Services Bureau, Bureau of Historic Sites, Grants Bureau, Heritage Areas System, Heritage New York, Erie Canalway National Heritage Area and others involved in preservation and related fields. Additional interviews and small group meetings will continue throughout the planning process.
- Twelve **public outreach meetings**. While developing the public outreach process, staff consulted and sought input from the Northeast Regional Office of the National Trust for Historic Preservation, Preservation League of New York State, 30+ Preservation Colleague organizations and others. The outreach meetings were also planned collaboratively with local preservation groups and other non-preservation partners and held in locations across the state. The underlying intent was to strengthen existing relationships, develop new relationships and hold the meetings in convenient locations that would attract the greatest number of participants and highlight important preservation successes whenever possible.

The public meeting schedule and supporting information were posted on the New York State Office of Parks, Recreation and Historic Preservation web site and publicized in press releases (also posted

on the agency's web site) and media advisories. In addition, email invitations with attached promotional flyers, background information, and/or the full meeting schedule were distributed via numerous statewide listservs and sent to many statewide organizations for posting on web sites and inclusion in membership newsletters. These organizations included, for example, the Preservation League of New York State and the 30+ Preservation Colleague organizations around the state; American Institute of Architects – New York State; New York Planning Federation; Upstate New York, Metro, and Capital District Chapters of the American Planning Association; New York State Conference of Mayors; Museum Association of New York; the Association of Public Historians of New York; the New York Archaeological Council; the New York State Archaeological Association; the Lower Hudson Conference; Hudson River Valley Greenway; Hudson River Valley and Erie Canalway National Heritage Areas; the New York Heritage Areas System; Heritage New York; Bureau of Historic Sites; Historic Hudson Valley; Hudson River Heritage; Scenic Hudson; Certified Local Governments; community development corporations; and regional planning commissions. Organizations that assisted with meeting planning and organization also emailed the invitations to their membership and contacts. Many others received personalized email invitations from NYSHPO staff.

To further encourage participation by as many people as possible, staff distributed background information and the meeting discussion questions to anyone who expressed interest but was unable to attend the public meetings, encouraging them to provide input in written comments or by telephone.

NYSHPO staff participating in the meetings included Wint Aldrich, Deputy Commissioner for Historic Preservation; Ruth Pierpont, Deputy State Historic Preservation Officer and Director of the Field Services Bureau (State Historic Preservation Office); Julian Adams, Community Liaison Coordinator/Certified Local Government; and Amy Facca and Lorraine Weiss, Preservation Planners. Outreach/Grants staff members Chris Capella-Peters and Stacey Matson-Zuvik attended many of the meetings held within their territories as did several staff members from the National Register & Survey Unit, Technical Assistance Unit, Archeology Unit, Bureau of Historic Sites, Heritage Areas System and Heritage New York.

Each meeting featured welcome and introductory comments, including discussion of the need for state parks to reinvest an estimated \$650 million in the state parks and historic sites system for repair, maintenance, and rehabilitation. These remarks were followed by a brief PowerPoint presentation and a facilitated discussion based on five very broad questions (see below). The presentation provided a brief overview of Field Services Bureau (NYSHPO) programs and services; planning requirements and goals for the preparation of the 2007-2011 state historic preservation plan; and the social, economic and environmental benefits of historic preservation. Meeting notes are available by request and efforts are being made to post them on the NYSHPO web site; comments are summarized in Memorandum #2 – Key Themes and Threats Identified During the Planning Process.

A number of handouts, including the existing 2002-2006 State Historic Preservation Plan, a two page overview of the plan, planning process and NYSHPO accomplishments, the new Field Services brochure highlighting NYSHPO programs and services, and the five discussion questions, were distributed to enable and encourage people to respond in writing.

The public outreach meetings were held from October through December. Locations included:

- **Buffalo (Niagara Region)** – Coordinated with the Campaign for Buffalo and numerous local preservationists and held at Ani DiFranco's "Babeville"/"The Church" (the former Asbury-Delaware Methodist Church). Individually listed in the National Register of Historic Places and located at the crossroads of three of Buffalo's National Register historic districts, the church and adjoining parish house were adaptively used as a concert hall, community meeting space and offices through a complex public-private partnership involving

reinvestment of approximately \$10 million in a formerly vacant city building. Project financing included Federal Investment Tax Credits, New Market Tax Credits, and a historic preservation grant from New York State's Environmental Protection Fund.

- **Jamestown (Allegany Region)** – Coordinated with the City of Jamestown's planning department and held in the Common Council Chamber at City Hall in downtown Jamestown. Efforts were made to reach out and coordinate with other local and regional organizations such as Southern Tier West, Central and East (regional planning commissions).
- **Utica (Central Region)** – Coordinated with the Landmark Society of Greater Utica and Field Services Bureau's regional grant staff. The meeting was held in downtown Utica's Renaissance Revival-style Hotel Utica that was constructed in 1912 and rehabilitated through a public-private partnership, including a \$1.5 million in New York State grant funding. It is recognized as a "Historic Hotel of America" by the National Trust for Historic Preservation.
- **Watertown (Thousand Islands Region)** – Coordinated with Neighbors of Watertown (an affordable housing/community development corporation) and regional park staff and held at a local hotel.
- **Rochester (Genesee Region)** – Coordinated with the Landmark Society of Western New York and Genesee/Finger Lakes Regional Planning Commission and held at the Ebenezer Watts Conference Center, a Monroe County-owned ca.1825 house in downtown Rochester.
- **Saranac Lake (Adirondack Region)** – Coordinated with Adirondack Architectural Heritage and Historic Saranac Lake and held at the John Black Room of the National Register-listed Saranac Laboratory, an ongoing restoration project of Historic Saranac Lake which has received a New York State Environmental Protection Fund grant.
- **Kingston (Palisades/Taconic Region)** – Coordinated with the Ulster County Department of Planning & Development and held in the Common Council Chamber at the recently rehabilitated Kingston City Hall. Project funding included a historic preservation grant from New York State's Environmental Quality Bond Act.
- **New York City (New York City Region)** – Coordinated with the NYS OPRHP's New York City Region grant officer and held at the Ukrainian Institute, a historic French Renaissance mansion located at the southeast corner of 79th Street and Fifth Avenue. The Ukrainian Institute is a recent recipient of a historic preservation grant from New York State's Environmental Protection Fund for restoration work.
- **Cold Spring Harbor (Long Island Region)** – Coordinated with the Society for the Preservation of Long Island Antiquities and held in the sanctuary of a historic Methodist Church that has been adaptively used as the organization's headquarters.
- **Ithaca (Finger Lakes Region)** – Coordinated with Historic Ithaca and the City of Ithaca Department of Planning and Development and held in the Common Council Chambers at City Hall (the adaptively used historic Ithaca Electric Building).
- **Waterford (Saratoga-Capital Region)** – Conducted at the New York State Office of Parks, Recreation and Historic Preservation's Peebles Island Resource Center located at Peebles Island State Park. This facility is a partial rehabilitation and adaptive use of the former Cluett, Peabody & Co. Bleachery and currently accommodates the Field Services Bureau, Bureau of Historic Sites and Erie Canal National Heritage Area personnel. The complex exhibits successful rehabilitation as well as ongoing preservation challenges.

- **Yonkers (Taconic/Palisades Region)** – Coordinated with, and held at, Philipse Manor Hall State Historic Site, a National Historic Landmark. Preservation of the historic house resulted from its acquisition and use as offices by the village and city of Yonkers between 1868 and 1908, as well as later acquisition and restoration by the American Scenic and Historic Preservation Society and New York State.

Participants at every meeting expressed appreciation for being invited to participate in the planning process and for having an opportunity to meet, network, and discuss common problems, needs and issues. In response to this positive reaction, several of the local host organizations are talking about holding similar meetings in their regions on a more frequent basis.

- **Receipt of written comments from 28 organizations and individuals**, including Friends of Historic Kingston, Scenic Hudson, Historic Districts Council, Cobblestone Museum, Spindle City Historical Society, Municipal Art Society, Mohawk Towpath Scenic Byway, Society for Industrial Archeology, Hartgen Archeological Associates, NYS Commission on the Restoration of the Capitol, Albany International Airport/Capital District Planners Association, Hudson & Pacific Designs/Hudson River Valley National Heritage Area, and the Institute of History, Archaeology, and Education and others.
- Participation in five **conferences and professional association meetings** including the Upstate New York Chapter of the American Planning Association in Binghamton; New York Planning Federation and Saratoga Springs Preservation Foundation/Certified Local Governments Annual Conference in Saratoga Springs, Heritage Development Forum in Troy, and Association of Regional Planning Commissions in Syracuse. Participation in similar conferences and meetings will continue throughout the planning process.
- Creation and strategic use of an **advisory committee** with representation from diverse state agencies, organizations and areas of expertise.
- Planning workshops with the **State Review Board for Historic Preservation**.
- Approximately 200 brief “**intercept survey**” responses from visitors to the New York State Fair in Syracuse (August 2007). The intercept survey included six questions, including “do you live in a historic house or building,” “how old is your house,” and “what makes a building historic?” Tellingly, although most participants did not think they lived in a historic house or building, although many cited building dates such as 1845, 1913, 1898, etc., and indicated that age was one criterion that could make a building historic.
- **Historic preservation planning web content** was also added to the NYSHPO web site at the beginning of the planning process and will continue to be updated.

Nearly 1,000 people have participated in the planning and outreach process thus far, including mayors, town supervisors, other municipal elected officials and staff, preservation professionals, state agency staff, news media, preservation students, realtors, representatives of historic houses and other museums, heritage areas and scenic byways, state historic sites, archeologists, municipal historians, arts organization staff, developers and realtors, architects, planners, community and economic development professionals, lawyers, interested individuals, and many others.

PUBLIC OUTREACH MEETING DISCUSSION QUESTIONS

Discussion questions at the public outreach (and many other) meetings were very broad and were designed to stimulate creative, positive thinking, brainstorming and information sharing. The discussion questions included:

- If our collective preservation efforts were successful beyond our wildest dreams, what would be different about New York State’s communities, government agencies, and preservation organizations in five years?
- What changes need to be made for us to get to success beyond our wildest dreams?
- What is the greatest threat to historic properties and/or archeological sites in your community?
- How can the state historic preservation plan help us work better together and achieve our goals?
- Who (organizations, agencies, individuals) should be involved that is not involved? What is the most effective way to engage them?

Meeting participants were encouraged to think beyond the programs and services of the NYSHPO because the state historic preservation plan is not a plan for the agency alone, but is intended to provide direction and focus for all preservation efforts in New York State. As a result, comments were generally balanced between ideas related to NYSHPO responsibilities, programs and services and other aspects of preservation in New York.

KEY THEMES AND ISSUES

The majority of comments from individual interviews, public outreach meetings and other meetings addressed the following key themes and issues which are set forth in random order:

- Improved leadership/advocacy
- Better coordination and collaboration
- Expansion of education and training materials
- Historic resource identification and protection – survey, inventory, preservation easements
- Historic preservation planning
- Funding and incentives to level the playing field between new construction and development, adaptive use and building rehabilitation
- Increased outreach and awareness through public relations, marketing and more effective and substantive use of the internet and related emerging technologies
- Development of a statewide Main Street program based on the well-established and proven National Trust for Historic Preservation model
- Development of guidelines and standards related to key issues such as green building/energy efficiency/sustainability/smart growth/LEED, wind turbine and wind farm siting, window replacement, synthetic siding, etc.
- Capacity building and support for smaller preservation, historic and cultural organizations
- More presence in the field and representation at trainings and conferences
- Consistency in application of Secretary of Interior’s Standards (SOIS) and project review

As noted above, key themes, issues and threats to historic and cultural resources are discussed in greater detail in Memorandum #2 and Memorandum #3.

MEMORANDUM #2 – Key Themes & Threats Identified During the Planning Process

FROM: Ruth Pierpont
Amy Facca

RE: 2007-2011 State Historic Preservation Plan

DATE: March 19, 2008 [As revised]

This memorandum summarizes information and comments from the personal interviews and public outreach meetings. Although there is some overlap, the comments are grouped into eleven broad themes. Interviewees and meeting participants generally recognized the financial and human resource limitations of NYSHPO and its partners and emphasized the importance of working together toward common goals. In addition to these comments, interviewees and meeting participants emphasized the importance of reinvesting in historic resources at state parks and historic sites and expressed pleasure that the state administration is working to do this.

The themes section is followed by a simple list of threats identified in interviews and public meetings.

Background and contextual information about the themes is provided in **Memorandum #3: Background.**

THEMES

Leadership and Advocacy

Comments relating to leadership and advocacy generally reflected four things, including the need for:

- **A “clear, unified voice” for historic preservation and revitalization.** These comments indicated: a surprising lack of awareness about existing preservation organizations; a desire for a creative, dynamic, positive, proactive, focused “umbrella” group that brings together diverse organizations, constituencies and individuals for common cause; and frustration with the fragmentation of state government and the related implications of home rule.
- **Stronger execution of federal and state preservation (and related) laws by NYSHPO and appropriate others.** Recommended actions include:
 - **Renewing the engagement of historic preservation officers** appointed in each state agency pursuant to the 1980 State Historic Preservation Act (known as “agency preservation officers” or APOs), including establishment of an Agency Preservation Officer council and periodic trainings or events to bring them together and ensure that they are not isolated within their agencies and are properly supported.

***Public Meeting Quote:** “Agency preservation officers need to be more involved in the planning process. Increasing their level of involvement will make SHPO more proactive. Additional training should be available to them and they should understand that they are not isolated as the sole preservation contact within an agency, but part of a larger preservation community.”*
 - **Engaging executive officers (county executives, town supervisors, mayors) of local governments to serve as municipal preservation officers (MPOs)** in a role similar to that of the Agency Preservation Officers (or encouraging appointment of a municipal preservation officer to represent the municipality).

- **Better monitoring/enforcement of preservation efforts by state agencies and better maintenance of properties within their control** through continuing and enhanced collaboration by state agencies.
- **Collaborating with the Preservation League of New York State and other partners to promote historic preservation's critical role in economic development policy in New York State** by encouraging:³⁹
 - Revision of the New York State Rehabilitation Tax Incentive Programs to expand impacts.
 - Reforming the RESTORE New York Program to encourage better development practices.
 - Supporting the administration and implementation of the New York State Building Code to encourage rehabilitation.
 - Promoting legislative passage of the Community Preservation Act to provide new planning tools and local government incentives for resource protection.
 - Supporting efforts to broaden “standing” qualifications of the State Environmental Quality Review Act to aid environmental enforcement. With the State Department of Environmental Conservation, enforcement of SEQRA at the local level generally, and cultural resources particularly.
 - Funding State Department of Transportation implementation of management plan commitments to historic bridges.
 - Restoring funding for the Barns Restoration and Preservation Program.
 - Securing funding to initiate or otherwise enable a comprehensive statewide cultural resource survey program.
 - Developing and codifying statewide siting guidelines for commercial scale wind energy facilities to assure protection of historic resources.
 - Improving the federal rehabilitation tax credit for commercial properties.
- **Increased advocacy by NYSHPO staff at the state and local level:**
 - Weighing in on controversial local issues such as demolition of an important historic building and/or clarifying and more widely distributing policies and guidelines about when and how this can and cannot occur in the absence of state or federal involvement triggers.
 - More presence in the field and participation at trainings and conferences (like NYS DOS and other agencies).
 - Creation or strengthening of a historic preservation caucus in the NYS Legislature and something like a New York version of Preservation Action (in collaboration with the

³⁹ Most of these items are taken from the Preservation League of New York State’s “Historic Preservation’s Critical Role in Economic & Sustainable Development Policy in New York State” (Spitzer-Paterson Transition Paper), Daniel Mackay, 1/11/2007. Several slight modifications have been made.

Preservation League of New York State and other partners) – something like the Legislative Commission on Rural Affairs.⁴⁰

- **More proactive development of standards and guidelines to address emerging issues.** Meeting participants were clearly looking for more leadership and guidance on key issues such as, for example, wind energy siting; window restoration and replacement; green rehabilitation/sustainability; preservation planning and similar issues, many of which are addressed elsewhere in this memorandum. *NOTE: This is addressed in greater detail below.*

Coordination and Collaboration

Comments regarding coordination and collaboration issues addressed four main areas:

- **Existence or development of a formal state organization to bring together preservationists and related organizations for common cause and advocacy.** These comments reflected a general lack of awareness of NYSHPO programs and services or the Preservation League of New York State as well as an apparent desire for a more comprehensive “umbrella” organization that could more effectively unite not only preservationists and preservation organizations, but the wide range of other groups and individuals whose missions and interests overlap or intersect with preservation goals (such as environmentalists; proponents of open space, smart growth, sustainable development and energy conservation; planners; architects; etc.). Participants mentioned organizations such as 10,000 Friends of Pennsylvania, the Michigan Land Use Institute, and the New York State Legislative Commission on Rural Affairs. Comments related to the need for a “clear, unifying voice” as well as the need for clear evidence of cooperation and collaboration and enhanced ways for people and organizations to participate. Examples of things this type of organization could do include e-blasts, listservs, web sites, promotion of common goals and fundraising and advocacy around common issues and goals.

Public Meeting Quote: *“The presence of Field Services Bureau (SHPO) staff here today is very important. We appreciate it. We need all of you to be a powerful presence here, vigorously advocating for our historic resources. A statewide group of volunteer “friends” of historic preservation - preservationists and others - should be developed and used as a greater resource. Think beyond the preservation network to individuals and groups in communities.”*

- **Better alignment, coordination and collaboration of existing NYS OPRHP and related programs** including (for example) Field Services Bureau units; New York State historic sites and heritage areas; the Erie Canalway and Hudson River Valley National Heritage Areas; and the Hudson River Valley Greenway. Staff and meeting participants recognized that while each of these entities has limited staff and resources, they shared common goals regarding the revitalization of communities based on community assets, history, heritage, authenticity, character and a sense of place.
- **Better alignment, coordination and collaboration among state agencies**, particularly NYS OPRHP, DOS, DHCR, and ESDC (as well as DEC, DOD, OGS, DASNY, PSC etc.). Participants commented that agency staff are often unaware of what other agencies are doing; actions of one agency often conflict with those of another (such as using CDBG money to demolish older or historic buildings rather than rehabilitating or stabilizing them); and there are numerous opportunities for state agencies to leverage staff and resources by working together toward common goals.

⁴⁰A Joint Legislative Committee on Preservation and Restoration of Historic Sites of the State of New York was chaired by Mildred M. Taylor (as referenced in Steve Jacobs’ *Wayne County: the Aesthetic Heritage of a Rural Area: a Catalog for the Environment*, part of the NYS Council on the Arts’ Architecture Worth Saving Series, 1979).

- **Better alignment, coordination and collaboration with other key state, regional and local not-for-profit and private agencies, organizations and individuals who can help accomplish preservation goals.**
- **More frequent events and trainings that would bring people together.** Participants at every meeting mentioned how nice it was to have an opportunity to meet together to discuss issues and concerns, meet other people with similar interests, and have an opportunity to be heard. They expressed an interest in annual (or more frequent) events such as a preservation conference or quarterly training events. Participants wanted opportunities to meet more frequently with their peers as well as opportunities to expand knowledge of strategies and opportunities. Meeting participants also recommended that preservationists work more closely with groups such as the Regional Planning Commissions, New York State Conference of Mayors, Association of Towns, Association of County Planning Directors, regional planning associations, museums and historical societies, and national and regional heritage areas to offer preservation training and networking opportunities at events hosted by these organizations.
- **More effective use of the internet and related emerging technologies (email blasts, listservs, web logs, social networking sites, etc.) to bring people together and share information.** While participants recognized that substantial progress has been made by NYS OPRHP and NYSHPO in putting information on the internet and making information and data increasingly accessible, the technologies are rapidly improving and NYS OPRHP is not taking advantage of these tools as well as it could. Participants felt that the agency’s web site and related tools represent one of the best, most cost-effective ways to facilitate collaboration, coordination, outreach, awareness, education and training. This is also discussed in the outreach and awareness section below.

Education and Training

Comments relating to preservation education focused on **four major themes: the need to better incorporate history, culture and preservation into education at all levels; the need to educate and provide training to specific audiences (particularly municipal officials/staff, trades people and property owners); increasing the number of trades people with preservation skills; and increasing awareness of success stories and the range of educational opportunities and resources that are available.**

Discussions about expanding education and training offerings addressed more effective use of the NYS OPRHP web site; development of “how to” kits for distribution to local governments, schools and municipal consultants; development of history and preservation oriented lesson plans; distribution of information and programs through newer technologies such as listservs, blogs, podcasts, videos, online courses, etc., and development and wide distribution of case studies and success stories so people could learn about and build on the successes of others.

Education and training needs and opportunities included:

- **Instilling a preservation ethic in all New York students and increasing their understanding of the value of historic and cultural resources, with particular emphasis on students in grades K-12.** A number of participants also suggested working with the State Education Department, the State Historian, the Board of Regents, and educators to develop history and preservation oriented lesson plans, projects and programs.
- **Making the protection of historic and cultural resources as important, successful and “institutionalized” as environmental conservation and stewardship** by learning from and

emulating successful environmental groups such as the League of Conservation Voters (with its advocacy programs and candidate scorecard), The Nature Conservancy and Trust for Public Land.

- **Continuing to study and increasing awareness of the economic, social and environmental benefits of historic preservation** as well as related tools and strategies, particularly among state and local elected officials and staff.
- **Providing education and training programs for specific target audiences** such as local and state elected officials and staff and professionals whose work has a substantial impact on New York State communities such as architects, planners, economic and community development specialists, affordable housing organizations, realtors, bankers, developers, contractors and trade unions, etc. Participants mentioned building rehabilitation, sustainability/green rehabilitation practices, management/reuse of vacant buildings, and lead paint and asbestos abatement as potential training topics.
- **Adding training sessions on various preservation topics to the Department of State Division of Local Government’s annual training for planning boards and zoning board of appeals members mandated by Chapter 662 of the Laws of 2006.** The law promotes a minimum training standard of four hours of training per year for each planning board and zoning board member throughout the state, while allowing local municipalities considerable latitude in defining what training is acceptable. County “training days” may provide similar opportunities in some parts of the state and other opportunities to incorporate historic preservation education and training programs may also exist.
- **Creating more opportunities to learn, work together, problem solve, network and celebrate successes such as annual conferences and regional meetings or workshops.** Participants at every meeting stated that they enjoyed being part of the planning process, appreciated being brought together to discuss preservation, and wished there were more opportunities to work together on a regular basis. In fact, several local preservation partners are planning more regular meetings to bring people together more frequently for similar types of events. Use of emerging social media such as web logs and podcasts was also mentioned.
- **Working more closely with, and expanding the capacity of, local preservation organizations, advocates and related organizations such as historical societies, municipal historians, and arts organizations** that often engage in historic preservation or preservation-related activities (educational programs, advocacy, exhibits, technical assistance). It was noted that many of these organizations operate with minimal staff or volunteers who are dedicated but sometimes feel isolated and lack the financial and technical resources of larger organizations. They also operate in an environment of increasing competitiveness amidst decreasing resources.
- **Working with trade unions, educational institutions, BOCES and others to increase crafts training and “hands on” educational opportunities for tradespeople and interested others.** Participants indicated that it is difficult to find trades people who have appropriate skills for working on historic buildings. It was also noted that working on historic building rehabilitation can be more lucrative and satisfying because of the higher level of skill and time that is often involved and this information should be widely shared with trade unions, contractors and appropriate professional organizations.
- **Making additional and more strategic use of faculty and students at universities, colleges, and community colleges** as well as working with and making existing assistance programs better known, such as Cornell’s Community and Rural Development Institute (CaRDI).

- **Developing user-friendly case studies, success stories, step-by-step “how to” guides and kits and making them widely available** in various forms such as hard copy, CDs/DVDs, improved web pages, online courses and other electronic media and technologies (video, podcasts, Facebook, etc.), particularly to local governments, schools and municipal consultants. Participants were especially interested in hearing about, celebrating and learning from the successes and challenges of other organizations and individuals.
- **Collaborating with and using state historic sites, public/private preservation project sites, heritage areas, historical societies and museums** as meeting, training and “hands on” workshop and exhibit locations to call attention to the sites and study specific topics.

Recognizing regulatory constraints and the inherent limitations of financial and human resources, meeting participants also suggested that education and training efforts be developed, coordinated and implemented through partnerships involving preservation organizations and other key partners or potential partners such as local and regional preservation organizations, regional planning commissions, other state agencies, professional organizations, public historians, and museums.

Historic Resource Identification and Protection

Many meeting participants advocated for renewed commitment to the completion of a statewide survey of historic resources. **The statewide survey, along with historic preservation planning at the local and regional level, was recognized as the foundation of New York’s preservation efforts.** At the root of these comments was that completed surveys provide critical baseline information about historic resources in a specific area. Meeting participants felt that historic resource surveys help raise awareness about historic and cultural resources, provide useful information for planners, developers and property owners, and help protect these resources.

Other comments included the need to:

- **Secure steady funding for completion of historic resource, cultural landscape, and working landscape district surveys** by qualified professionals and trained volunteers as well as to encourage and assist municipalities in conducting surveys.
- **Provide training, technical assistance and supporting resource materials** for preparation of historic resource surveys.
- **Continue making survey data and National Register listings available** through NYSHPO’s SPHINX and GIS systems and make system improvements as possible.
- Encourage **expanded participation in the Certified Local Government** program.
- **Encourage historic preservation planning at the local and regional levels of government** as well as expanded use of historic preservation ordinances, comprehensive plans (and other planning documents), and land use and building code regulations.
- **Encourage broader use of historic preservation easements** and explore the feasibility of NYSHPO becoming a holder of such easements.

The need for reinvigorating the survey/inventory program also came up in personal interviews with staff and others. NYSHPO staff also commented that a substantial amount of survey work has been completed throughout the state, but that much of the information is out-of-date or affected by conversion to the 911 emergency system. Additionally, while a huge amount of information and innumerable reports have been

completed, much of this information is archived but not readily accessible through the existing, outdated information technologies or on site at the NYSHPO office.

In general, the underlying issue seems to be the need to make it easier for people to find out what is already known about historic and cultural resources and where additional work is needed.

Historic Preservation Planning

Participants spoke about and emphasized the need to increase awareness of historic and cultural resources and to encourage implementation of historic preservation tools and strategies at the local level. Many also recognized that federal and state laws and programs do not protect historic and cultural resources at the local level or in private ownership. Many participants commented that “all preservation is local” and that stronger efforts are needed to provide local protection for historic and cultural resources.

Many comments related to encouraging or requiring preparation of municipal historic preservation plans or historic preservation components of comprehensive plans and other planning documents such as local waterfront revitalization plans, downtown revitalization plans, etc. Some participants suggested that such plans be prepared as a condition for funding. The New York State Division of Coastal Resources’ Local Waterfront Revitalization Program was cited as a model; this program provides funding for the preparation of local waterfront revitalization plans as well as the implementation of policies and projects identified in these plans.

During both the personal interviews and public meetings, it was felt that preparation of preservation plans would enable NYSHPO and others (such as local governments) to be more proactive and less reactive in protecting historic and cultural resources and implementing community improvement projects (façade improvement projects, downtown revitalization projects, waterfront revitalization projects, etc.). Similarly, preparation of some sort of overview of historic resources on a regional or county-wide basis could provide much useful information and guidance since it is likely that historic resource inventorying will continue to be an ongoing process.

Funding and Incentives

Comments regarding funding and incentives generally reflected four main issues:

- A general **lack of awareness about the existing range of funding and incentive programs** by existing and potential property owners, developers of older historic properties, and local government officials and staff.
- The need to “**level the playing field**” between new construction/“greenfield” development and building rehabilitation, revitalization and adaptive use.
- The need for **more technical assistance programs and resource materials** to increase awareness and use of existing (and new) programs. This includes programs that will facilitate an understanding of how to access, use and combine various incentives.
- **New policies and programs to address gaps and deficiencies in funding and incentive programs**, particularly policies and programs that will encourage and hasten the revitalization of upstate New York’s cities, villages, and rural areas.

Some of the most frequently heard comments related to the lack of an “even playing field” between new construction and redevelopment or rehabilitation of existing historic and cultural resources and sites. While it was generally recognized that New York State has made some progress in this area (with, for example, Quality Communities programs/efforts and adoption of the historic homeowner tax credits), it was widely thought that much more needs to be done to establish rehabilitation and redevelopment on an equal footing

with new construction and new development, and to further encourage or establish preferences for reconstruction and rehabilitation in light of smart growth, sustainability, and green building trends and needs. **Most respondents felt that the “uneven playing field” had contributed directly and indirectly to population loss and disinvestment in cities and villages as people and investment moved to suburbs in surrounding town areas. Census trends confirm this.**

Leveling the playing field comments didn’t just relate to funding and incentives though. **Comments also focused on government policies that directly and indirectly promote development outside of older urban and village areas as well as related loss of prime agricultural lands (and farming livelihood), open space, natural habitats and recreational resources associated with rapid, unplanned suburban development.** It was also thought that issues such as higher taxes, poor urban schools, higher crime rates, ineffective management of vacant properties and absentee landlords – negative conditions whose costs are disproportionately borne by urban residents – also contributed to an uneven playing field in terms of investment and reinvestment.

Meeting participants also identified the need to bring state agencies and programs into better alignment around larger goals, such as downtown revitalization, the revitalization of older and historic residential areas and the economic development of rural areas. They stated that some state programs are directly opposed to and work against these goals. The most frequently cited examples included programs that resulted in wholesale building demolition (rather than selective demolition combined with building stabilization and repair, with careful marketing and promotion), destruction or replacement of historic building elements and use of public funding (subsidies) to extend highways, sewer, water and other infrastructure into undeveloped areas to encourage development and growth.

A number of comments also focused on the **difficulty or lack of “user friendliness” of existing grant programs and obstacles to their use, especially by smaller organizations.** The most significant obstacles were lack of experience with grant writing and the inability/difficulty for smaller organizations to meet grant match requirements. *NOTE: The NYS OPRHP grants bureau held several work sessions in the past year to address these issues and make improvements.*

A lack of awareness and knowledge about existing grants, low-interest loans, and other public and private incentives was also referenced as well as the need to make various audiences more cognizant of the economic benefits of historic preservation/building rehab (developers, local officials, property owners, business owners, realtors, etc.). An easily accessible comprehensive statewide database, list or clearinghouse of grants, incentives and technical assistance programs would be helpful.

Outreach and Awareness

Comments related to outreach and awareness underscored the need to facilitate communication and information sharing and to simplify the very complex subject of historic preservation to make it more popular and accessible to a variety of audiences.

- **Marketing and public relations campaigns.** As noted above, many people seemed unaware of NYSHPO programs and services, the Preservation League of New York State and other preservation organizations and resources. Many meeting participants commented that it would be tremendously helpful for this and other reasons to develop a formal marketing plan and launch a public relations campaign designed to educate the public and increase appreciation for preservation. Specific recommendations included using a “famous” spokesperson (such as Brad Pitt in New Orleans), celebrating and sharing “success stories” and talking about the advantages and economic benefits of preservation. Marketing and public relations efforts need to address historic preservation and other things such as local, regional and state history. Joint marketing and promotion of thematic resources was also discussed, such as the state historic sites and heritage areas, cultural resources, “Historic Cherry Valley,” Route 20 Antiques, etc.

- **Enhanced and increased use of various media to educate the public and promote preservation.** In addition to web sites, web logs, listservs, e-blasts, newsletter, newspapers, podcasts, etc. suggestions included use of television broadcasts (specific news stories and broadcasts as well as programs about specific history, architecture and preservation subjects) and newspaper articles. Meeting participants were especially interested in positive press for preservation actions, projects and success stories, often noting that the only time anyone hears about preservation is when there's a crisis such as a fire or building demolition, or when an owner is made to do something he/she didn't want to do to comply with historic district regulations.
- **Enhanced, increased and more strategic use of the internet, computer technology and related media.** Meeting participants expressed recognition of and appreciation for existing web pages and electronic resources. However, many people felt strongly that more effective and intensive use of internet, computer and related media and technologies could make much more information readily available and could substantially increase the efficiency of NYSHPO staff and other preservation organizations.
- **More frequent events, including annual conferences, regional networking meetings and training workshops.** Meeting participants liked having the opportunity to meet and discuss common concerns and felt that these events would provide much-needed opportunities to share success stories, network, address issues and problems, and learn.
- **Networking and communication.** Many participants mentioned their desire for an easy way to tap into the preservation network, share information, and keep up with preservation issues. In addition to the ideas mentioned above, many people expressed interest in a statewide preservation listserv (such as the one developed by Massachusetts Historical Commission, with over 700 subscribers) and similar tools that would facilitate regular information sharing and communication. Several participants also mentioned an interest in development of a "hotline" or "one-stop clearinghouse" that people could use to get clear, immediate answers to preservation questions.

Statewide Main Street Program Based On National Trust for Historic Preservation's Model

Many people expressed the hope that New York State would develop a formal, comprehensive Main Street program based on the National Trust for Historic Preservation's four-point approach of **organization, economic restructuring, design and promotion**. This program, which is based on a pilot program developed in Corning, New York, is nearly 30 years old and has a proven and compelling track record of success. New York is among the very few states that have not established a statewide Main Street program. However, both the New York Department of State (with assistance from the Preservation League of New York State) and New York State Division of Housing and Community Renewal have explored the possibility of creating a statewide Main Street program and various Main Street initiatives have been implemented. Additionally, the NTHP's four-point model has been followed on an informal basis in Sullivan County, the Western Erie Canal Heritage Area and individual communities.

The Main Street program has been especially effective in stimulating grass-roots community revitalization in depressed downtowns, neighborhood commercial areas, and small rural villages, and offers tremendous potential for revitalizing New York's older and historic areas. Although the program is implemented differently from state to state, statewide Main Street programs have been very successful at bringing together various state agencies, regions, local governments and other partners to bring about revitalization and leverage public and private human and financial resources.

Proactive Development of Guidelines and Standards

Many people indicated that preservation organizations should become more proactive by developing formal policies, guidelines, standards and supporting resource materials on critical issues or problems. The most frequently mentioned issues requiring additional policies, guidance and technical assistance were:

- Window restoration vs. replacement.
- Preservation and adaptive use of religious buildings.
- Historic preservation planning and best practices at the local level.
- Green building, energy conservation, LEED certification and sustainability (see below also).
- Preservation planning, zoning, and related regulatory tools (as noted above).
- Siting of wind turbines and wind farms.
- Management of vacant buildings.
- Combating the loss of traditional community anchors such as post offices, libraries, banks, schools, religious buildings, municipal buildings (city/village/town halls, courthouses) and specialty retail outlets

Many resource materials already exist and could easily be made available on an enhanced NYSHPO web site and distributed in hard copy as part of NYSHPO's enhanced outreach efforts.

Green Building and Sustainability

Comments from meeting participants expressed the fact that because “green building” and “sustainability” initiatives are fairly new, they represent potential dangers and opportunities.

In terms of potential dangers, many meeting participants pointed to the destruction of character defining features of older and historic buildings during the energy shortages of the 1970s, when many property owners replaced or modified siding, windows, and doors in the name of energy efficiency and conservation. Meeting participants also indicated that preservationists should ensure the adoption of siting guidelines and standards for wind turbines and farms, as well as development of LEED (Leadership in Energy and Environmental Design) certification standards for existing buildings and neighborhoods. It was thought that these actions could do much to minimize the replacement of historic building elements or the historic buildings themselves by building elements or new buildings that are perceived to be more “green” and sustainable. It was also thought that increased education and awareness would help prevent dangers or pitfalls of green and sustainability initiatives.

The preservation of older and historic buildings represents potential opportunities because of embodied energy, conservation/recycling of materials rather than increased landfill disposal, proximity to public transportation and services, etc.

Comments by public meeting participants emphasized the need for NYSHPO and all preservationists to seek LEED certification, provide training, and increase awareness that historic preservation is inherently green and is the foundation of sustainability.

NOTE: NYSHPO expects to have 1-2 technical staff members LEED certified in 2008. Certified staff will then be able to provide technical assistance and support to others within and outside the agency.

Capacity Building and Support

Comments related to capacity building and support generally addressed the continuing proliferation of not-for-profit organizations such as local preservation groups, “Friends” groups, and small house or building museums, the increasing inability of existing and new not-for-profit organizations to support themselves and the resulting need for additional financial resources and technical assistance. Representatives and observers of these organizations spoke about the challenges of an all-volunteer or limited paid staff, limited availability of funding; inability to raise matching funds for grants; lack of experience with grants or fundraising; the inability to restore or maintain buildings and collections housed within these buildings; and other challenges.

NOTE: The Preservation League of New York State was named to administer a \$500,000 allocation in the 2008 Executive Budget Proposal to provide capacity-building grants to local groups working to advance historic preservation projects. The funding falls under a new category in the State’s Environmental Protection Fund. The allocation was included in the Assembly’s budget resolution, but is not included in the Senate’s budget resolution version. Proponents remain hopeful that it will be included in the 2008 budget. Although this action failed in the Senate in April, it should continue as a preservation priority.

THREATS

- Vacant properties/absentee landlords/lack of code enforcement
- Lack of awareness about cultural resources or political will to protect them
- Insufficient funding and incentives for building rehabilitation and repair
- Sprawl/suburbanization
- Urban disinvestment and subsequent deterioration and loss of historic and cultural resources
- Erosion of and lack of investment in older buildings and neighborhoods
- Relocation of historic community anchors to suburban areas (schools, libraries, post offices, groceries, banks, medical offices, government/municipal buildings)
- Teardowns/“McMansions”
- Lack of affordable housing
- Lack of statewide Main Street program
- Religious buildings – deterioration, closings, and congregation consolidation
- Erosion of rural, open space and agricultural lands
- Replacement of historic building elements such as windows and doors
- Installation of synthetic sidings
- Wind farm location
- Failure of communities to comply fully with SEQRA.
- Difficulty in obtaining insurance for historic buildings.

MEMORANDUM #3 – Background and Reference Information

FROM: Ruth Pierpont
Amy Facca

RE: 2007-2011 State Historic Preservation Plan

DATE: March 19, 2008 [As revised]

While long, this document is by no means exhaustive and is designed to be easily skimmed. It is a working document intended to provide background information about the key issues identified in staff interviews, public outreach meetings and many other sources, and to provide a basis for thought, information sharing and additional discussion about needs, issues and opportunities for preservationists in New York. The document is divided into 11 sections that parallel the themes identified in the planning process and detailed in Memorandum 2 – Key Themes and Threats:

- Leadership and Advocacy
- Coordination and Collaboration
- Education and Training
- Historic Resource Identification and Protection
- Preservation Planning
- Funding and Incentives
- Outreach and Awareness
- Statewide Main Street Program
- Proactive Development of Guidelines and Standards
- Green Building and Sustainability
- Capacity Building and Support

Underlying purposes of the plan and planning process are, or should be, creative problem solving, bringing people and organizations together around common goals and actions, and connecting people and organizations with information and resources that will enable them to work smarter, more collaboratively and with greater efficiency. The range of information presented is also intended to illustrate at least some of the wide range of organizations, resources and information that currently exists, but is often relatively unknown outside specific preservation or other specialized audiences – as well as underscore the critical need to somehow connect this information and make it more widely and easily accessible.

It is important to keep in mind that the statewide historic preservation plan is intended to guide preservation efforts in the entire state, not just the efforts of the New York State Office of Parks, Recreation and Historic Preservation Field Services Bureau/NYSHPO. Addressing the themes and issues articulated in Memoranda 1-3 will undoubtedly call for continuing improvement and strengthening of NYSHPO's core programs, but will also rely to a large extent on the involvement of many other state, local and federal agencies, organizations and individuals.

It is also worth noting that several important anniversaries and events will occur within the next five years, providing excellent opportunities for evaluation and celebration. These include the Hudson-Fulton-Champlain Quadracentennial in 2009; the 30th anniversary of the New York State Historic Preservation Act of 1980, which will occur on June 23, 2010; the 30th anniversary of the formal addition of “historic preservation” into the agency's name (NYS OPRHP), which will occur on June 21, 2011; and the National Trust for Historic Preservation's annual conference in Buffalo in 2011.

The successes of past years in New York State and across America have undoubtedly proven that historic preservation offers important strategies for community and economic revitalization, environmental stewardship and energy conservation that should be the foundation of New York State’s revitalization efforts.

Preparation of the statewide historic preservation plan represents a tremendous opportunity for everyone interested and engaged in preservation and related activities. As noted in the public outreach meetings, it gives us all a chance to step back, take stock of our efforts, and think about what we would like to accomplish in the next five years. Like grass roots preservationists and organizations who worked together to establish the Preservation League of New York State in 1973 and 1974, ensure passage of the New York State Historic Preservation Act in 1980, and accomplish so many other things together, we can use this plan to encourage increased, strategic collaboration and to set a strong course of accomplishment for the next five years.

Leadership and Advocacy

Historic preservation efforts in New York State are led by the New York State Historic Preservation Office (NYSHPO), housed within the Field Services Bureau of the New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP) and the Preservation League of New York State. Their efforts are augmented, enhanced and complemented by the work of other federal, state, local and private agencies and organizations such as the National Park Service of the U.S. Department of Interior, the Advisory Council on Historic Preservation, the National Trust for Historic Preservation, the National Preservation Institute, NYS OPRHP’s Bureau of Historic Sites, regional park managers, 37 State Historic Sites and four Parks, 19 New York State Heritage Areas, the State Review Board for Historic Preservation, New York State Museum, Library and Archives, Hudson River Valley Greenway, Hudson River Valley and Erie Canalway National Heritage Areas, 30+ local and regional “preservation colleague” organizations with at least one paid staff person, 58 certified local governments (and approximately 180+ communities with historic preservation ordinances), numerous museums and historical societies and others that play an important contributing role but are too numerous to include.⁴¹

NYSHPO and State Historic Preservation Act

The work of the **New York State Office of Parks, Recreation and Historic Preservation (NYSHPO)** is set forth in federal and state law, most importantly the National Historic Preservation Act (NHPA) of 1966 (as amended) and the New York State Historic Preservation Act of 1980.⁴² The NHPA, which reached its 40th anniversary in 2006, was enacted largely in response to federal programs that resulted in the widespread destruction of older buildings and neighborhoods in the years following World War II. The act established a framework that focused local, state and national efforts on a common goal: preserving the historic fabric of the nation. To achieve this goal, the NHPA established state historic preservation offices in each of the 50 states to direct and carry out a wide range of federally-mandated preservation programs (and, later, in tribal areas and local governments). Financed partly through a Historic Preservation Fund that was also created by the NHPA, these programs included:

- Conducting a comprehensive survey and maintaining an inventory of historic properties;
- Identifying and nominating historic properties to the National Register of Historic Places;
- Preparing and implementing a comprehensive state historic preservation plan;

⁴¹ This also includes numerous Agency Preservation Officers (APOs) in other state agencies and to a somewhat lesser extent, self-selected municipal officials, who may choose to act as de facto “municipal preservation officers” (MPOs).

⁴² Other important laws include the Antiquities Act of 1906; the National Historic Sites Act of 1935; Department of Transportation Act of 1966; Executive Order 11593: Protection and Enhancement of the Cultural Environment (1971); Archeological and Historic Preservation Act of 1974; and others.

- Administering the State program of Federal assistance for historic preservation within the State;
- Advising and assisting Federal and State agencies and local governments in carrying out their historic preservation responsibilities;
- Cooperating with the Secretary of the Interior, the Advisory Council on Historic Preservation, and other Federal and State agencies, local governments, and organizations and individuals to ensure that historic properties are taken into consideration at all levels of planning and development;
- Providing public information, education and training, and technical assistance in historic preservation;
- Cooperating with local governments in the development of local historic preservation programs and assist local governments in becoming certified (Certified Local Government program); and
- Consulting with the appropriate Federal agencies in accordance with the NHPA on Federal undertakings that may affect historic properties.

The **New York State Historic Preservation Act of 1980** established historic preservation as a policy of state government and set forth a series of programs and mechanisms through which that policy is to be carried out. Modeled after the NHPA, the NYSHPA was intended to complement existing federal and municipal preservation legislation, build upon the successful precedents of protective and enhancement devices of federal preservation legislation, extend these protections to the state level, and address gaps in preservation legislation. As is the case with most laws, the NYSHPA is the product of compromise, but it was intended to parallel the preservation framework and processes established by the NHPA.

State preservation legislation drafted between 1977 and 1980 was forward thinking, had broad, bipartisan, statewide support and reflected the shift in preservation from a museum and historic site-related activity to an effective economic revitalization technique for cities, towns, and villages. With minimal variation from year to year and support and advocacy from the Preservation League of New York State and many others,⁴³ draft laws proposed amendments to the Parks and Recreation Law, Public Buildings Law, General Municipal Law, Tax Law, and Real Property Tax Law.

Early versions of proposed preservation legislation included sections providing tax incentives for private property owners, designating municipal preservation officers with responsibilities somewhat similar to those of the current Agency Preservation Officers to serve as a liaison to the SHPO, and establishing a “notice procedure” requiring owners of State Registered properties of state or national significance to notify the Commissioner of Parks and Municipal Preservation Officer 30 days in advance of demolition or substantial alteration.

Although the NYSHPA was approved by both houses of the New York State Legislature in June, 1979, with nearly unanimous bipartisan support, it was vetoed by the governor. To overcome his objections the final law removed the “notice procedure” for private property owners, omitted the tax incentives,⁴⁴ and downgraded the role of municipal preservation officers.

⁴³ Advocacy efforts in 1980 were supported by 1,300 individual members of the Preservation League of New York State, as well as 190 member organizations with 25,000 individual members.

⁴⁴ PLNYS Legislative Report, March 1978, Vol. 2, No. 1, pp. 1-2. The tax incentives included amending the state Tax Law by providing a credit to be applied to state income tax. The limit of the credit would be \$1,000 or 20% of the cost of improvements to properties listed on the State Register. The exemption would not be automatic; appropriate laws would have to be adopted by the local municipality. The state Real Property Tax Law would also be amended to enable any county, city, town or village to adopt local laws providing for exemption from taxation of certain improvements to properties listed on the State Register. Municipalities would have to adopt appropriate enabling legislation.

However, the final law represented an important step forward and provided a strong base and additional tools for preservation.

Governor Carey signed the NYSHPA into law on June 23, 1980. Nearly a year later, the governor signed legislation which renamed the New York State Office of Parks and Recreation to the New York State Office of Parks, Recreation and **Historic Preservation**.⁴⁵ The Office of Parks, Recreation and Historic Preservation (OPRHP/NYSHPO) is designated in the act as the coordinating agency for implementing the provisions of the NYSHPA; additional preservation responsibilities lie with all state agencies, offices, departments, commissions, boards, public benefit corporations, public authorities and municipalities.⁴⁶

The major provisions of the NYSHPA include:

- Creation of a statewide inventory of historic properties;
- Creation of a State Register of Historic Places (a significant difference between the NHPA and NYSHPA is that the latter has no owner objection clause);
- A survey by the Office of General Services (OGS), the state's landlord, of all historical and cultural properties under state control;
- A review process to assess the impact of state-assisted projects on historic properties and to avoid or mitigate adverse impact;
- First priority use by state agencies of buildings with historic, architectural or cultural significance;
- Additional responsibilities for the State Board of Historic Preservation.

Largely defined by federal and state law, the NYSHPO's core programs and services include conducting historic resource surveys and maintaining an inventory of historic properties; evaluating and designating properties to the state and national registers of historic places; administering the federal historic preservation tax credit program and more recently the New York State tax credit program; assisting with the administration of historic preservation grants; conducting environmental review; administering the certified local government program; and undertaking outreach, education and planning.

To carry out its Federal and State duties, the NYSHPO includes 33 staff people with expertise in history, architecture, archeology, planning and landscape architecture who are organized into four units: National Register & Survey, Technical Assistance, Outreach (Certified Local Government, Grants, and Planning), and Archeology. Within these units, each staff person is assigned a specific territory, which generally encompasses numerous counties and the municipalities within them. Although regional boundaries vary somewhat from unit to unit, staff members from the various units communicate and work with their peers in the other units on a regular basis regarding projects within their region.⁴⁷

⁴⁵ Preservation League of New York State Newsletter, September-October, 1981 (Vol. 7, No. 5), p. 1.

⁴⁶ Feuer, Wendy E. "A Guide to the New York State Historic Preservation Act of 1980," Preservation League of New York State, Technical Series/No. 9. Feuer notes in conclusion, "It is clear that the State Historic Preservation Act of 1980 broke ground in the area of state preservation policy and provided new mechanisms to protect the architectural landscape. A comprehensive and complex law, it is, nevertheless, only a foundation. The strength of the statute rests on the tenacity of its implementors. OPRHP is the lead agency, but the SHPA gave preservation abilities and responsibilities to all state agencies, municipalities, and individuals. The importance of the SHPA will take a number of years to be realized. When the provisions of the law are conceived of as tools, rather than mandates, to be used for preservation of the state's irreplaceable historic and cultural resources and are accepted as an integral part of each agency's and community's planning policies, the goals of the act will be met."

⁴⁷ The offices of the NYS OPRHP Field Services Bureau, Bureau of Historic Sites, Heritage Areas, and Heritage New York are located at the Peebles Island Resource Center at Peebles Island State Park in Waterford, New York.

In recent years, the office workload has been dominated and driven largely by the huge increase in environmental reviews triggered by increased compliance with NHPA Section 106, 4(f), NYSHPA 14.09 and to some extent SEQRA.

The work of the NYSHPO has been significantly advanced by active participation on the Executive Board of the National Conference of State Historic Preservation Officers (NCSHPO).

New York State Board for Historic Preservation

The State Board for Historic Preservation is comprised of New York State's Commissioner of Education; Commissioner of Environmental Conservation; Secretary of State; Chairperson of the State Council on the Arts; Chairperson of the State Council of Parks, Recreation and Historic Preservation; and eight members appointed by the Governor, with the advice and consent of the New York State Senate.

State law stipulates that a majority of members be qualified, by education and experience, in the fields of history, architecture, archeology and other related professional disciplines. The Governor designates a chairman from among the members of the board appointed by him, to hold such office at his pleasure. Each member serves a four-year term without compensation but members are reimbursed for actual and necessary expenses incurred in performing official duties.

The New York State Board for Historic Preservation meets on a quarterly basis in locations around New York State. Meetings are open to the public and typically include a formal presentation and review of all properties nominated to the National and State Registers of Historic Places, other Board business, and a tour of the key preservation projects in the host community.

The duties of the State Board for Historic Preservation's⁴⁸ include:

- Advising the commissioner and the council on policy matters affecting historic preservation and the historic sites system and on priorities among historic preservation opportunities;
- Providing expert consultation on historic site management, development and interpretation;
- Reviewing and making recommendations on the nomination of properties of national, state, or local significance for inclusion in the national register or state register;
- Reviewing and consulting with the commissioner upon projects being reviewed pursuant to the National Historic Preservation Act of 1966 (amended 1980) and the New York State Historic Preservation Act of 1980; and
- Reviewing and advising the commissioner on the statewide comprehensive survey and plan for historic preservation.

Bureau of Historic Sites

The **Bureau of Historic Sites** provides preservation assistance, materials conservation and interpretive support to 37 state historic sites and 178 state parks. The bureau provides technical assistance and

Offices, laboratory, meeting and storage space are located within the adaptively used former Cluett Peabody Company Bleachery; additional rehabilitation is needed at some of the former bleachery buildings.

⁴⁸ See Section 14.09 of the New York State Historic Preservation Act.

support in five primary areas: preservation, collections management and care, archeology, research and interpretation. State historic sites, include:

- **Bennington Battlefield**
- **Clermont** (draft HSR)
- Clinton House
- **Crailo** (draft HSR)
- **Crown Point**
- **Darwin Martin House** (HSR)
- **Fort Montgomery**
- Fort Ontario (HSR, CLR)
- Ganondagan
- Grant Cottage
- Herkimer Home (HSR, CLR)
- **Hyde Hall** (HSR)
- **John Brown Farm**
- **John Burroughs Memorial**
- **John Jay Homestead** (HSR)
- **Johnson Hall** (HSR, CLR)
- **Knox's Headquarters** (HSR)
- Lorenzo (HSR, CLR)
- New Windsor Cantonment (HSR, CLR)
- **Olana** (HSR, CLR)
- **Old Fort Niagara** (CLR)
- **Oriskany Battlefield**
- Parrott Hall
- **Philipse Manor Hall** (HSR)
- Rexford Aqueduct
- Sackets Harbor Battlefield (HSR, CLR)
- Schoharie Crossing
- **Schuyler Mansion** (HSR)
- **Senate House** (HSR)
- Sonnenberg Mansion
- Staatsburgh
- Steuben Memorial
- **Stony Point Battlefield**
- Walt Whitman Birthplace
- **Washington's Headquarters** (HSR, CLR)

Note: Bold text indicates that a site has been designated as a National Historic Landmark. Enclosed in parenthesis above and below, the abbreviation HSR indicates that a historic structure report has been completed for the main house, building or other structure on the site, as indicated in Bureau of Historic Sites records. CLR indicates that a cultural landscape report has been completed as indicated in BHS records..

State historic parks include Caumsett, Old Croton Aqueduct, **Old Erie Canal**, Planting Fields Arboretum/Coe Hall (HSR) and Sonnenberg Gardens and Mansion.

All state historic sites have been listed in the National Register of Historic Places except the Steuben Memorial; a nomination is presently being prepared for presentation to the State Review Board for Historic Preservation at its quarterly meeting in June, 2008.

Since the acquisition of Washington's Headquarters in Newburgh in 1850 -- the first property in the United States purchased with public funds for historic preservation purposes -- these historic sites have collectively been the flagship of New York State's historic preservation efforts and many of the state historic sites are National Historic Landmarks.⁴⁹ In its commitment of resources and management of historic sites and parks, New York State (and partners such as the American Scenic and Historic Preservation Society) was an early leader in historic preservation, adhering to the highest standards of the emerging historic preservation profession. As the Bureau's budget and staff resources have allowed, detailed historic structure and cultural landscape reports have been prepared in advance of restoration

⁴⁹ At least 18 state historic sites have been designated National Historic Landmarks, including Bennington Battlefield, Clermont, Crailo, Crown Point, Darwin Martin House, Fort Montgomery, Hyde Hall, John Brown Farm, John Burroughs Memorial, Johnson Hall, Knox's Headquarters, Olana, Old Erie Canal, Old Fort Niagara, Oriskany Battlefield, Philipse Manor Hall, Schuyler Mansion, and Washington's Headquarters. Incidentally, New York State substantially leads all other states in the number of National Historic Landmarks with a total of 256; it is followed by Massachusetts with 183; Pennsylvania with 158; California with 135; and Virginia with 118. See the National Historic Landmarks Survey, Listing of National Historic Landmarks by State at <http://www.nps.gov/history/nhl/>.

efforts at numerous historic sites.⁵⁰ Additionally, Conservation Assessment Program (CAP) surveys have been completed for all state historic sites with significant artifact collections.

To facilitate and ensure the quality of restoration work, the Bureau for many years also maintained four regional restoration crews whose members were preservation craftspeople focused specifically on the restoration and maintenance of the state's historic sites.⁵¹ In the 1990s, however, restoration crew members were subsumed into capital construction crews focused increasingly on general maintenance and repair (rather than restoration).⁵²

Relocation of the Bureau of Historic Sites' offices and conservation laboratories from Albany to Peebles Island State Park in 1974 resulted in the adaptive use of the former Cluett-Peabody Bleachery complex. Although this movement effectively saved much of the complex (100,000 square feet out of 200,000 square feet) from likely demolition and redevelopment (arterial highway and luxury housing development proposals had been proposed at the time of New York State's purchase of the Peebles Island property) and additional parts of the complex have since been rehabilitated, three buildings remain in poor condition, perhaps proving that the state is no different than any other property owner in facing rehabilitation challenges.⁵³ The adaptive use of the former bleachery was one of the earliest preservation projects in the Hudson-Mohawk Region, and was the early precursor of more recent large scale projects at Cohoes' Music Hall and Harmony Mills complex, Lansingburgh's Powers Park Lofts and other projects including downtown and neighborhood revitalization in surrounding communities.⁵⁴

Heritage Areas System and Heritage New York⁵⁵

The Heritage Area System and Heritage New York are administered by the NYS OPRHP's Bureau of Historic Sites; the Heritage Area System is also guided by the New York State Heritage Areas Advisory Council. Established by state legislation in 1982, the system celebrated its 25th anniversary in 2007.

The origins of the New York State **Heritage Area** program date back to 1977 when the New York State Legislature directed the New York State Office of Parks, Recreation and Historic Preservation to explore

⁵⁰ Historic structure reports have also been prepared by consultants with oversight from Bureau of Historic Sites staff.

⁵¹ Staff interviews in August, 2007 and F. L. Rath, Jr. "Organizational Plan for The Division for Historic Preservation, Office of Parks and Recreation", 1973 (typescript report in Bureau of Historic Sites Library, Peebles Island Resource Center). The report contains detailed information about staffing, qualifications, duties, and operations of all historic preservation staff, including the restoration crews.

⁵² The 1975 State Historic Preservation Plan states "One of the major advances in the [state historic] sites during the year has been the creation of permanent positions for professional craftsmen technicians. In addition to architects, draftsmen and historians in the Albany office, the restoration and preservation staff has three working crews, one covering the southern counties operating out of Philipse Manor, one for the middle counties operating out of Olana, and one for the central and western counties operating out of Hyde Hall. These crews have the capacity to turn out not only the most intricate work and architectural details; they also have the capacity to undertake heavy structural repair and sheet metal work. At project sites apprentice workers are learning restoration and preservation skills from older master craftsmen, and the state has developed excellent capacity for dealing with future preservation needs on a statewide basis" (p. 46).

⁵³ As part of the current administration's \$100 million initiative to revitalize New York's state parks and historic sites, the 2008-09 Spending Plan allocates \$2,000,000 of an estimated total \$3.6 to \$7.05 million project cost for the partial or complete demolition of the now irreversibly deteriorated bleachery. For more information, see "Revitalizing New York's Parks and Historic Sites – FY2008-09 Capital Projects Expenditures, January 18, 2008" - <http://www.nysparks.state.ny.us/>.

⁵⁴ Adaptive use of the former Cluett-Peabody Bleachery and other projects is described in the Hudson Mohawk Industrial Gateway's "City Edges Final Report – The Preservation and Utilization of 19th Century Industrial Architecture in the Hudson-Mohawk Region, c. 1976.

⁵⁵ Information for this section is from Marcia Kees, "New York State Heritage Areas Program Celebrates Milestone Year," *Heritage Development Partnership Magazine*, Summer, 2007, pp. 11-14, the *New York Urban Cultural Park System Technical Plan* and *Summary Plan*, related authorizing legislation and program brochures.

the concept of “**Urban Cultural Parks.**” The state was experiencing major disinvestment in urban centers and needed an alternative to the unsuccessful urban renewal programs of the 1960s and 1970s. After intensive research and study of the concept, including five years of planning, a statewide survey of more than 200 potential locations, and the development of historical themes and selection criteria, the State Legislature and Governor Hugh Carey signed the NYS Urban Cultural Park program into law, creating a new public/private partnership program between the State and local communities.

Thirteen Urban Cultural Parks encompassing 21 communities were designated in 1982 and completed their required management plans over the next several years. These included Buffalo, Hudson-Mohawk/RiverSpark (cities of Troy, Cohoes and Watervliet; villages of Green Island and Waterford; and the towns of Waterford and Colonie), Kingston, New York City, Ossining, Rochester, Sackets Harbor, Saratoga Springs, Schenectady, Seneca Falls, Susquehanna (cities of Binghamton, Johnson City and Endicott), Syracuse, and Whitehall; Albany completed its management plan during this same time period and was added to the original group shortly thereafter.

Nine interpretive themes encompassed the natural environment; defense; maritime trade; business and capital; transportation: roads, railroads and canals; labor and industry; immigration and migration; reform movements; and flowering of culture. Designated communities had to:

- Be an urban or settled place that possesses special physical integrity;
- Have as its focal point historical and cultural resources that played a vital role in the development of the community and that are also of greater than local significance;
- Have potential to provide public benefits through interpretive programming and educational and recreational uses; and
- Be feasible to implement as demonstrated by local public and private commitments to the project.

The UCP program was “based on the premise that certain historic areas have inherent but unrecognized values that can be tapped in a structured way to achieve community revitalization.”

In 1994, the State Legislature and Governor recognized the merit of the program when they amended the legislation to incorporate large regional areas and designated the Mohawk Valley Heritage Corridor. The shift from an urban focus to more expansive stance was reflected in the renaming of Urban Cultural Parks to Heritage Areas. Today there are 19 Heritage Areas, comprising over 400 communities in 27 counties. Regardless of the name, the four primary goals for UCPs and Heritage Areas have remained the same:

- Preservation of natural, cultural and historic resources;
- Recreational use of these resources;
- Education about local and regional heritage; and
- Economic revitalization through public and private investment.

Six additional heritage areas have been designated in the ensuing years, including Lake Erie Concord Grape Belt, Long Island North Shore, Western Erie Canal, New York City – Heights (northern Manhattan), and the Michigan Street African American Heritage Corridor in Buffalo.

Between 1986 and 2006, nearly \$37 million has been invested in the Heritage Area system through Environmental Fund Grants, Clean Water Clean Air Bond Grants, Environmental Quality Bond Acts,

and Urban Cultural Park Grants. Detailed management plans are required and have been completed by nearly all of the heritage areas and sixteen heritage area visitor centers have been developed across the state. Notably, many of these visitor centers adaptively used vacant historic buildings within their communities, and they were often among the earliest preservation projects in their communities, serving as catalysts for additional public and private investment. The visitor centers also established strong interpretive, marketing and educational programs and stimulated local pride.

Heritage New York

Administered by the NYS OPRHP Bureau of Historic Sites, the Heritage New York program was established to create a series of thematic Heritage Trails to preserve and celebrate New York's rich heritage; improve preservation, interpretation and quality of visitor experience at designated historic sites; promote economic development through heritage tourism; link and add value to designated Heritage Trail sites; and educate teachers, students and the public.

As of 2008, four Heritage Trails have been developed: the Revolutionary War, Underground Railroad, Women's and Theodore Roosevelt trail. The Lincoln Commemorative Marker Program has also been developed to celebrate Abraham Lincoln's visits to New York. The Underwater and French & Indian War Heritage Trails are under development.

Hudson River Valley Greenway⁵⁶ and Hudson River Valley National Heritage Area⁵⁷

The **Hudson River Valley Greenway** is an innovative state-sponsored program created to facilitate the development of a voluntary regional strategy for preserving scenic, natural, historic, cultural and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for land use decision-making.

Through voluntary participation in the Greenway community planning program, communities in thirteen counties in the Hudson River Valley can receive technical assistance and funding for local land use planning projects that incorporate the goals of the Greenway program. The Greenway supports local and regional planning efforts that address natural and cultural resource protection; economic development, including tourism, agriculture and the redevelopment of our urban areas and commercial waterfronts; public access; regional planning; and heritage and environmental education.

The Greenway's planning program provides assistance for planning projects and encourages communities to work with their neighbors to address issues that reach beyond their borders. The Greenway community planning program is a "bottom-up" approach to community planning and regional cooperation that actively engages citizens in the planning process. Through this participatory planning approach, the Greenway helps communities plan for future growth while preserving those qualities that make the Hudson River Valley a special place to live.

The **Hudson River Valley Greenway Act of 1991** created a process for voluntary regional cooperation among the 242 communities in the Hudson River Valley from Waterford in Saratoga County to Battery Park in Manhattan. The Greenway area includes communities in the following thirteen counties: Albany, Columbia, Dutchess, Orange, Putnam, Rensselaer, Rockland, and Westchester Counties, as well as the portions of Greene and Ulster Counties outside of the Catskill Park, the portion of Bronx and Manhattan Boroughs adjacent to the Hudson River and included within the boundaries of the Local Waterfront Revitalization Plans, and the Town and Village of Waterford in Saratoga County. Greenway programs apply to both "riverside" communities that border the Hudson River and "countryside" communities, with no physical connection to the Hudson River but within the geographic boundary of the Greenway area described above.

⁵⁶ From Hudson River Valley Greenway Overview - <http://www.hudsongreenway.state.ny.us/overview.htm>.

⁵⁷ From Hudson River Valley National Heritage Area web site - <http://www.hudsonrivervalley.com/>.

The **Greenway Act** created two organizations to facilitate the Greenway process: the **Hudson River Valley Greenway Communities Council** and the **Greenway Conservancy for the Hudson River Valley**. The Greenway Communities Council, a state agency, works with local and county governments to enhance local land use planning and create a voluntary regional planning compact for the Hudson River Valley. The Greenway Conservancy, a public benefit corporation, works with local governments, organizations and individuals to establish a Hudson River Valley Trail system, promote the Hudson River Valley as a single tourism destination area, assist in the preservation of agriculture and, with the Council, works with communities to strengthen state agency cooperation with local governments.

Current programs of the Hudson River Valley Greenway include:

- Technical and financial assistance for local planning efforts and regional planning with groups of communities, counties and organizations.
- Technical and financial assistance for development of the Hudson River Valley Greenway Trail system for hiking, biking and paddling. The Greenway Trail is designed through local volunteer and municipal planning with the goal of promoting the region's natural and cultural resources while providing local opportunities for recreation and public access to the Hudson River.
- An incentives package for communities participating in regional planning compacts including an advantage in state funding programs; indemnification for communities in law suits brought pursuant to zoning and other planning changes; the ability to regulate waterfronts through local rather than state regulations, and incentives to create plans using generic environmental impact statements to provide a measure of planning predictability through a broader public process.
- Participation in the programs of the Hudson Valley Tourism Development Council to foster the potential of tourism as a regional economic development engine.
- Grant programs for nonprofit and municipal partners focused on strengthening the industries of agriculture and tourism, on the conservation of natural and cultural resources and on best management practices and sound municipal planning.

The **Hudson River Valley National Heritage Area** was established by Congress in 1996 and is one of 37 federally designated Heritage Areas, funded through the National Park Service and Department of the Interior by annual appropriations. The mission of the HRVNHA is to recognize, preserve, protect and interpret the nationally significant cultural and natural resources of the Hudson River Valley for the benefit of the Nation.

The National Heritage Area includes the counties of Albany, Rensselaer, Columbia, Greene, Ulster, Dutchess, Orange, Putnam, Westchester, and Rockland and the Village of Waterford in Saratoga County except for those portions of Columbia, Greene, Dutchess and Rensselaer counties lying within the 22nd Congressional District. Any city, town, or village located within the 22nd Congressional District may join the National Heritage Area by passing a resolution opting to be included. The Greenway Council and Conservancy provide technical assistance and funding for local planning and project implementation related to the Greenway criteria and National Heritage Area purposes.

The goals of the Hudson River Valley National Heritage Area Management Plan are to:

- Organize the diverse array of the nationally significant sites and resources in New York State's Hudson River Valley into a cohesive system of Heritage Sites and communities.
- Safeguard and enhance the Hudson River Valley's natural and cultural heritage through conservation of its nationally significant resources.

- Promote and coordinate partnerships among private organizations and public agencies whose interests and commitments are consistent with those of the Heritage Area.
- Foster public access to and understanding of the Valley’s heritage through interpretation of its resources and development of collateral material and guidebooks for this purpose.
- Encourage local and regional economic activity in the context of Heritage Area planning and development.

Erie Canalway National Heritage Area⁵⁸

The Erie Canalway National Heritage Area (ECNHA) was established by federal legislation in December, 2000. One of more than two dozen national heritage areas across the United States, the ECNHA’s mission is “to plan for, encourage, and assist historic preservation, conservation, recreation, interpretation, tourism, and community development in ways that promote partnerships among the Corridor’s many stakeholders, and reflects, celebrates, and enhances the Corridor’s national significance for all to enjoy.”

The ECNHA corridor encompasses 2.7 million people; 234 municipalities (in part of 23 counties, eight regional planning board areas, and six New York State tourism regions); 4,834 square miles; eight New York State Heritage Areas, parts of the Mohawk Valley and Western Erie Canal State Heritage Corridors; 34 National Historic Landmarks; over 800 listings on the National Register of Historic Places (including over 14,000 individual properties); and 524 contiguous miles of navigable waterway.

In accordance with its authorizing legislation, the ECNHA completed a detailed management plan in 2006. The award-winning plan emphasizes the importance of strong partnerships and collaboration, and identified **six major goals, including:**

- The Corridor’s historic and distinctive sense of place will be widely expressed and consistently protected;
- The Corridor’s natural resources will reflect the highest standards of environmental quality;
- The Corridor’s recreation opportunities will achieve maximum scope and diversity, in harmony with the protection of heritage resources;
- The Corridor’s current and future generations of residents and visitors will value and support preservation of its heritage;
- The Corridor’s economic growth and heritage development will be balanced and self-sustaining;
- The Corridor will be a “must-do” travel experience for regional, national and international visitors.

To achieve these goals, the ECNHA also identified a series of “**five interlocking strategies**...that do not necessarily correspond exactly to the six goals, as they seek to encourage actions that cut across topical as well as jurisdictional boundaries...” and build upon one another. The five strategies include reinforcing the Corridor’s distinctive sense of place; building awareness and understanding of the

⁵⁸ All information is from “Manifest for a 21st Century Canalway: Highlights of the Preservation & Management Plan,” Erie Canalway National Heritage Corridor, National Park Service, U.S. Department of the Interior, October 2006 (pp. 4 – 9) and “Draft Preservation and Management Plan for Environmental Assessment,” Erie Canalway National Heritage Corridor, National Park Service, U.S. Department of the Interior, June 2005 (Chapter 9 – Implementation).

corridor; expanding the circle of friends engaged in heritage development; increasing community capacity to achieve stewardship goals; and stimulating economic revitalization.

Several of the plans goals obviously relate to historic preservation and plan documents therefore recognize that the ECNHA's work overlaps or correlates with the work of NYSHPO to a large degree within the canal communities. Specific **preservation-related objectives** include:

- Build a public support for preservation;
- Protect and enhance the canals and related resources;
- Encourage investment in sustainable development;
- Help Corridor communities plan for heritage development;
- Encourage quality stewardship policies and practices;
- Develop a Corridor-wide thematic framework;
- Integrate communities and sites into the larger Corridor story;
- Improve educational and interpretive programs and media;
- Harness tourism and development to reinforce sense of place;
- Increase local capacity to undertake heritage development;
- Integrate a heritage-based perspective into every message; and
- Communicate to stakeholders the benefits of heritage tourism.

Specific actions related to the goal of **reinforcing the Corridor's distinctive sense of place** include:

- Promoting preservation and conservation policies, practices and projects that direct new development toward existing population centers;
- Encouraging wider use of historic tax credits in the Canalway Corridor to accelerate adaptive reuse of heritage resources and justify additional tax credit allocation;
- Assembling and distributing guidelines, tools, and best practices for preservation, conservation, interpretation, and heritage development;
- Advancing historical research of Canalway Corridor resources and National Register listings for key sites.

Specific actions related to the goal of **increasing community capacity to achieve stewardship goals** include:

- Initiating a certification program for preservation and interpretation [*NOTE: This could be similar to, or augment, the NYSHPO's Certified Local Government (CLG) program.*];
- Dispatching "circuit riders" to help Canalway Corridor communities;
- Helping grantseekers and pursuing creative funding strategies;

- Working with colleges and universities to provide research, analysis, and technical assistance.

Specific actions related to the goal of **stimulating economic revitalization** include:

- Promoting investment strategies and opportunities in the Canalway Corridor;
- Coordinating programs to transform communities into a network of destination towns;
- Identifying, supporting, and promoting key Canalway Corridor projects; and
- Leveraging enhanced recreation facilities to build economic opportunities.

New York State Council on the Arts⁵⁹

Established in 1960, the New York State Council on the Arts (NYSCA) is “dedicated to preserving and expanding the rich and diverse cultural resources that are and will become the heritage of New York’s citizens.” From the beginning, NYSCA has provided seminal leadership and direction, consistently making strategic investments in catalytic projects to encourage and support historic preservation across New York State.

Some of NYSCA’s earliest projects were designed to raise awareness of the state’s architecture including publication of the *Architecture Worth Saving* series and a traveling exhibition of large format black and white photographs focusing on the Erie Canal. The *Architecture Worth Saving* publications included:

- *Architecture Worth Saving in Onondaga County* (Harley McKee, 1964);
- *Architecture Worth Saving in Rensselaer County* (Bernd Foerster, 1965);
- *Architecture Worth Saving in Saratoga County* (John G. Waite, 1965);
- *Architecture Worth Saving in Albany County* (Bernd Foerster and John G. Waite, 1966);
- *Landmarks of Dutchess County, 1683-1867* (Dutchess County Planning Board, 1969);
- *Architecture Worth Saving in Pittsford* (Andrew D. Wolfe, 1969);
- *The Nineteenth Century Architecture of Saratoga Springs* (Stephen S. Prokopoff, 1970);
- *Our North Country Heritage: Architecture Worth Saving in Clinton and Essex Counties* (Allan Seymour Everest, 1972);
- *Industrial Archeology in Troy, Waterford, Coboes, Green Island, and Watervliet* (John G. Waite and Diana S. Waite, 1973);
- *Landmarks of Rochester and Monroe County* (Paul Malo, 1974);
- *The Architecture of Lansingburgh, New York* (John G. Waite, 1974);
- *Early Architecture in Ulster County* (Barry Benepe, ed., 1974);
- *Wayne County: The Aesthetic Heritage of a Rural Area, a Catalog for the Environment* (Stephen Jacobs, 1979);
- *Landmarks of Otsego County* (Diantha Dow Schull, 1980);
- *Buffalo Architecture: A Guide* (Francis R. Kowsky, et. al., 1981); and,
- *Landmarks of Oswego County* (Judith Wellman, 1988).

With creation of the Architecture, Planning and Design (APD) program in 1973, NYSCA became the first state arts council in the country to offer money for these purposes. While more than 22 states developed similar funding programs in the ensuing years, NYSCA’s is the only one remaining. In the 35 years since its founding, the program has granted approximately \$20 million for historic preservation activities.

⁵⁹ Telephone interview with Anne Van Ingen, Director of NYSCA’s Architecture, Planning and Design Program; June 26, 2008. See www.nysca.org.

The APD program funded the 1973 preservation conference in Rochester that resulted in creation of the Preservation League of New York State as well as early support in the form of strategic grants and technical assistance to the first “Main Street” program in Corning, the Lower East Side Tenement Museum and the Weeksville Society. In all cases, NYSCA supported (and continues to support) early design work that set the stage for later grant funding, such as Environmental Protection Fund grants.

The APD program has also provided regular, unrestricted operating funds for not-for-profit, staffed historic preservation organizations across the State; public programs such as exhibits and publications; and project funding, which generally consists of funding for professional design fees for cultural facilities. Most recently, in conjunction with the Preservation League of New York State, it has provided funding for capacity building and twice-yearly networking events for 30+ staffed, not-for-profit preservation colleague organizations and a re-granting program called Preserve New York which provides modest “seed” funding through the Preservation League for documentation studies – historic structures reports, historic landscape reports and cultural resource surveys. The regular operating funds and capacity building events have become particularly important as other sources of funding for these activities have disappeared.

New York State Department of State

The Coastal Management and Inland Waterways programs, administered by the Department of State (DOS), are carried out in partnership with local governments and state and federal agencies. These programs are designed to improve management of coastal resources and to advance revitalization of waterfront communities.

New York State developed a Coastal Management Program (CMP) and enacted implementing legislation (Waterfront Revitalization and Coastal Resources Act) in 1981. The CMP is based on a set of 44 coastal policies that guide coastal management actions at all levels of government in the state and ensure the appropriate use and protection of coasts and waterways. The coastal policies are grouped into the following categories (the full text of all coastal policies can be found at http://nyswaterfronts.com/consistency_coastalpolices.asp):

- Development Policies
- Fish and Wildlife Policies
- Flooding and Erosion Hazards Policies
- General Safeguards
- Public Access Policies
- Recreation Policies
- Historic and Scenic Resources Policies
- Agricultural Lands Policy
- Energy and Ice Management Policy
- Water and Air Resources Policies

Of particular note is Policy 23, “Protect, Enhance and Restore Structures, Districts, Areas or Sites that are of Significance in the History, Architecture, Archaeology or Culture of the State, its Communities, or the Nation.”

Cities, towns, and villages along major coastal and inland waterways are encouraged to prepare a Local Waterfront Revitalization Program (LWRP) in cooperation with DOS. A LWRP is a locally prepared, comprehensive land and water use plan for a community’s natural, public, working waterfront, and developed waterfront resources. It provides a comprehensive framework within which critical waterfront issues can be addressed.

LWRPs address a wide range of issues important to waterfront communities including: waterfront redevelopment; expansion of visual and physical access to the water; coastal resource protection, including habitats, water quality, and historic and scenic resources; and provision for water dependent uses, including recreational boating, fishing, and swimming. As part of the preparation of a LWRP, a community identifies long term uses for its waterfront and develops an implementation strategy, including enacting or amending appropriate local development controls. Once approved by the New York State Secretary of State and the federal Office of Coastal Resources Management, the LWRP serves to coordinate state and federal actions needed to achieve the community's goals for its waterfront.

NYS DOS also provides grants to waterfront municipalities for a variety of planning, design, and construction projects to protect and revitalize waterfront resources, including:

- Visioning and development of local or regional revitalization strategies
- Completing or implementing a local or regional waterfront revitalization program
- Preparing or implementing local or regional watershed management plans
- Downtown and hamlet revitalization
- Urban waterfront redevelopment
- Creating a blueway trail
- Adapting to climate change
- Interpreting waterfront resources – New York State Coastal Resources Interpretive Program

Funding from DOS may be used by communities to advance historic and cultural resource protection goals including projects related to: the reuse of abandoned buildings and sites; preparation of scenic byway corridor management plans; scenic enhancement plans and strategies; waterfront heritage area plans; local historic preservation law development; and development of historic preservation plans, design guidelines, and standards.

Preservation League of New York State⁶⁰

The origins of the not-for-profit **Preservation League of New York State** date to June 1973, when 25 concerned preservation leaders and theorists met in Rensselaerville, New York to evaluate the progress of historic preservation in the state. The momentous meeting was orchestrated by members of the State Board for Historic Preservation, the Office of Parks and Recreation Division for Historic Preservation, and staff of the New York State Council on the Arts, which provided early funding. Questionnaires had been sent to all known preservation organizations in advance of the meeting and confirmed the need for some method to share common problems and solutions.

Meeting participants agreed that the private sector needed a vehicle to help communication between organizations and individuals working in the field, as well as to gather and disseminate the rapidly increasing information about new preservation techniques. A steering committee was established to plan the organization's development and formal incorporation as the Preservation League of New York State occurred in March 1974. Introduced at a meeting in Rochester with more than 300 preservationists from across the state in attendance, the Preservation League was envisioned as "the private, state-wide, grass-roots preservation organization to complement and supplement the governmental programs in the State, and is the result of an effort dating back over half a decade."⁶¹

As noted in the organization's bylaws, the Preservation League was established to:

- Educate the citizens of New York State in appreciation of the educational, historical, architectural and aesthetic significance of their environmental heritage, including structures, neighborhoods and vistas;

⁶⁰ New York State Preservation Plan, Parks and Recreation Division for Historic Preservation, 1975, p. 19; The Preservation League of New York State, *Twenty-Five Years of Preserving New York, 1974-1999*, pp. 2-5.

⁶¹ New York State Preservation Plan, 1975, p. 18.

- To disseminate information and stimulate public interest in historic preservation through the preparation of educational programs and the promotion of training in preservation skills and techniques;
- To cooperate with and encourage other organizations having similar educational purposes by means of advice, publicity, financial assistance and other means;
- To coordinate privately conducted historic preservation activities throughout New York State; and,
- To acquire fee and lesser interests in historic properties, including adjacent and associated properties, by outright purchase or donation; and to preserve, restore, maintain and operate historic properties.

Its programs include financial assistance for cultural resource surveys, historic structure reports, and historic landscape reports with funding from the NYS Council on the Arts and other sources; legal and technical services; advocacy and public policy; preservation awards; education and training programs; research; publications; “Seven to Save” endangered properties awareness program; and coordination of the “Preservation Colleagues,” a group of more than 30 local and regional preservation organizations serving nearly 50% of the state.

Major successes have included passage of the NYSHPA of 1980, a constitutional amendment for the Adirondack Great Camp, Sagamore; defeating efforts to exempt religious properties from landmark designation; numerous publications; ensuring the preservation of numerous Ellis Island buildings; passage of the Environmental Quality Bond Act of 1986; rescuing Santanoni, another Adirondack Great Camp; passage of the Clean Water/Clean Air Bond Act; and passage of preservation tax incentives.

Between 1975 and 1999 the PLNYS held annual conferences focusing on specific subjects in historic locations around the state. Initially attracting over 300 people, the conferences were held from Friday to Sunday and offered various educational sessions and tours. With participants indicating a preference for one-day conferences or shorter events such as topical workshops in more recent years, these events have been held on a more sporadic basis.

Preservation Colleagues

The work of the NYSHPO and PLNYS is complemented and enhanced by the “**Preservation Colleagues**,” a group of more than 30 professionally-staffed, not-for-profit historic preservation organizations that serve approximately one-half of the state. Established with funding from the New York State Council on the Arts in 1997, the group meets at least twice a year for networking, topical discussions and training.

In addition to the Preservation League of New York State, New York State Council on the Arts, NYSHPO, and the National Trust for Historic Preservation, the Preservation Colleagues include:

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| • Adirondack Architectural Heritage | • Landmark West! |
| • Buffalo Olmsted Park Conservancy | • Landmarks Harlem |
| • Campaign for Buffalo | • Market Street Restoration Agency |
| • Essex Community Heritage Organization | • The Municipal Art Society of New York |
| • Friends of Historic Kingston | • New York Landmarks Conservancy |
| • Friends of the Upper East Side Historic Districts | • Otsego 2000 |
| • Greenwich Village Society for Historic | • Preservation Association of Central New |

- | | |
|---|---|
| <p>Preservation</p> <ul style="list-style-type: none"> • Heritage Foundation of Oswego • Historic Albany Foundation • Historic Districts Council • Historic Ithaca, Inc. • Historic Saranac Lake • Hudson River Heritage • Landmark Society of Greater Utica • Landmark Society of the Niagara Frontier • Landmark Society of Western New York | <p>York</p> <ul style="list-style-type: none"> • Preservation Association of the Southern Tier • Preservation Coalition of Erie County • Preservation League of New York State • Preservation League of Staten Island • Roslyn Landmark Society • Saratoga Springs Preservation Foundation • Society for the Preservation of Long Island Antiquities • Troy Architectural Program, Inc. |
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As of 2005, the Preservation Colleague organizations had a membership of approximately 17,000 with a total annual budget of nearly \$13 million.⁶² The Municipal Art Society of New York (established in 1893), the Landmark Society of Western New York (1937) and the Society for the Preservation of Long Island Antiquities (1948) are the most mature of the Preservation Colleague organizations; the newest organizations include Adirondack Architectural Heritage (1990) and Landmarks Harlem (1991).

The Preservation Colleagues have established an extraordinary record of leadership and accomplishment across New York State. Many offer quarterly newsletters to their members; maintain detailed web sites; offer technical assistance, support and publications; offer tours of historic properties and neighborhoods; and much more. A few of these organizations are also taking advantage of newer electronic media, maintaining listservs and internet groups; sending out news and issue-oriented e-blasts to their membership and interested others; and maintaining frequently updated web logs.

Others

All of these preservation (and closely related) organizations and agencies work with other state agencies, organizations and individuals. Some of the most important of these are the NYS Department of State Divisions of Local Government and Coastal Resources; regional planning commissions covering the majority of the state; municipal historians; New York Conference of Mayors; New York Main Street Alliance; federal- and state-designated Scenic Byways such as the “Lakes to Locks Passage” and “All American Roads;” associations for county, town and municipal officials; and numerous related professional organizations representing architects, planners, archeologists, landscape architects, realtors, engineers, etc.

New York State’s Preserve America Communities

Thirty-two communities in New York have been designated as “Preserve America Communities” including Beacon, Beekman, Brockport, Buffalo, Cortland, Dutchess County, Great Neck Plaza, Halfmoon, Hamlet of Oyster Bay, Highland Falls, Ithaca, Liberty, Newburgh, North Castle, Ossining, Owego, Peekskill, Pittsford, Putnam County, Ramapo, Rensselaer County, Rochester, Rockland County, Roxbury, Saratoga Springs, Shelter Island, Schenectady, Schenectady County, Southampton, Syracuse, Troy, and Waterford.

Preserve America is a White House initiative conducted in cooperation with the Advisory Council on Historic Preservation; the U.S. Departments of Defense, Interior, Agriculture, Commerce, Housing & Urban Development, Transportation, and Education; the National Endowment for the Humanities; the

⁶² Preservation Colleagues Directory, prepared by the Preservation League of New York State with funding from the New York State Council on the Arts; June 21, 2005 and later updates. It should be noted that this is a conservative estimate, as not all of the Colleagues reported on membership and budget numbers. However, this does reflect the majority of the Colleagues. It should also be noted that the Preservation Colleagues generally represent only organizations with paid staff.

President's Committee on the Arts and Humanities; and the President's Council on Environmental Quality.

The Preserve America program encourages and supports community efforts to preserve and enjoy the nation's priceless cultural and natural heritage. Its goals include a greater shared knowledge about the nation's past, strengthened regional identities and local pride, increased local participation in preserving the country's cultural and natural heritage assets, and support for the economic vitality of our communities. Key components of the Preserve America program include annual Presidential Awards, Preserve America Communities designations, grants, history teacher of the year awards, and educational outreach.

The Preserve America Communities program recognizes and designates communities, including neighborhoods in large cities, that protect and celebrate their heritage, use their historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and heritage tourism programs. More than 500 communities (including nine neighborhoods) have been designated in all 50 states and one U.S. territory.

Benefits of designation, which is a competitive process based on formal applications, include White House recognition; eligibility to apply for Preserve America grants; a certificate of recognition; a Preserve America Community road sign; authorization to use the Preserve America logo on signs, flags, banners, and promotional materials; listing in a Web-based Preserve America Community directory; inclusion in national and regional press releases; official notification of designation to state tourism offices and visitors bureaus; and enhanced community visibility and pride. There are four quarterly deadlines annually on March 1, June 1, September 1, and December 1.⁶³

New York State's Dozen Distinctive Destination Communities

Each year since 2000, the National Trust for Historic Preservation has selected 12 vacation destinations across the United States that offer an authentic visitor experience by combining dynamic downtowns, cultural diversity, attractive architecture, cultural landscapes and a strong commitment to historic preservation and revitalization. Five New York State communities have been designated, including Cooperstown (2000), New Paltz (2004), Saranac Lake (2006), Saratoga Springs (2002), and Buffalo (2009).

Residents in designated communities have taken forceful action to protect their town's character and sense of place. Whether by enacting a local preservation law to protect historic buildings against demolition, rewriting zoning codes to prevent commercial sprawl, removing regulatory barriers to downtown housing, making downtown areas more walkable, enacting design standards, or taking some other major step that demonstrates a strong commitment to their town, residents have worked hard to preserve the historic and scenic assets of their communities, with rewards that transcend town limits.⁶⁴

Coordination and Collaboration

The underlying issues here are better integration, alignment, coordination and collaboration of public, private and not-for-profit organizations to advance statewide historic preservation and environmental stewardship goals -- and, of course, community revitalization and economic development goals. While it is clear that there is no shortage of existing agencies and organizations, it is also clear that there is a lack of communication and information sharing among many of them. Similarly, many existing policies and programs actually conflict with one another.

⁶³ Preserve America program – <http://www.preserveamerica.gov/overview.html>.

⁶⁴ National Trust for Historic Preservation, Dozen Distinctive Destinations - http://www2.preservationnation.org/dozen_distinctive_destinations/2008/.

At the same time, it is evident that preservationists, like environmentalists and others, have been galvanized and highly effective when they have organized to accomplish specific goals, such as passage of the New York State Historic Preservation Act of 1980 and the Environmental Quality Bond Act, saving Camp Sagamore, and similar efforts. Development of the state historic preservation plan offers an important opportunity to develop a clear vision, achievable goals and implementing actions, and to then develop, strengthen and build strategic partnerships among state agencies, not-for-profit organizations, municipal governments and others around these goals and actions. As noted elsewhere in this document, key partners are likely to include agency preservation officers, preservation colleagues, national and state heritage areas, regional planning commissions, and others, with the overarching goal of minimizing duplication of effort and maximizing influence and accomplishment.

Important examples of successful statewide coordination and collaboration include (*NOTE: Although some of these examples go well beyond what a state historic preservation plan can do, they show what other states are doing to advance historic preservation, community revitalization, economic development, and environmental stewardship goals*).

- **NYS Legislative Commission on Rural Affairs⁶⁵** – Composed of ten members of the New York State Senate and Assembly, the commission is a joint, bipartisan agency seeking to increase the sensitivity of state government to the unique needs of citizens in rural areas. It assists the members of the Legislature in recognizing the importance of rural resources to the overall prosperity and well-being of the Empire State, as well as in identifying and developing legislation, programs and services to strengthen rural New York and to address the concerns and needs that stem from its sparsity of population and relatively scarce financial resources. Collaborating with Cornell University’s Rural New York Initiative, Community & Rural Development Institute and Cooperative Extension, the Commission recently completed “A Vision for Rural New York” to “chart a clear vision for rural community and economic development to help guide policy-makers in the decade ahead.” Government agency participants included the Association of Towns of New York State; the Governor’s Office of Small Cities; NYS Office of the Comptroller – Local Government Services & Economic Development; and the NYS Department of State Division of Local Government Services.

- **Washington State’s Preservation Collaborative⁶⁶** – Washington’s state historic preservation plan resulted in the development of a “Preservation Collaborative” (somewhat similar to the advisory committee that will help review New York’s state historic preservation plan) composed of organizational members from the American Institute of Architects; American Planning Association; Association for Washington Archaeology; Association of Washington Cities; Eastern Washington State Historical Society; Washington State Advisory Council on Historic Preservation; Washington State Growth Management Program; National Park Service; State Office of Archaeology and Historic Preservation; Business and Tourism Development Office; Washington State Association of Counties; Washington State Historical Society; and Washington Trust for Historic Preservation. At-large members include a certified local government member; industry or business member; legislative member; local, non-profit preservation organization member; and tribal members.

The purposes of the Preservation Collaborative include establishing performance measures; providing oversight of plan implementation; facilitating partnerships; providing needed support

⁶⁵ NYS Legislative Commission on Rural Resources [NYS Senator George H. Winner, Jr.] - http://www.senatorwinner.com/53/NYS_Rural_Resources.aspx. In the 1970s, a Joint Legislative Committee on Preservation and Restoration of Historic Sites of the State of New York existed and was chaired by Mildred M. Taylor (see Introduction in Steve Jacobs, *Wayne County: The Aesthetic Heritage of a Rural Area: A Catalog for the Environment*, 1979). In 1961, the final report and recommendations of the Joint Legislative Committee to Study Historic Sites led to formation of the New York State Historic Trust in 1966.

⁶⁶ “Strengthening Communities Through Historic Preservation,” *The Washington State Historic Preservation Plan – 2004*; available as .pdf file at <http://www.dahp.wa.gov/>.

to the lead implementors of selected action items in the state historic preservation plan; and maintaining visibility of the plan and of historic preservation in general.

- **10,000 Friends of Pennsylvania**⁶⁷ – Pennsylvania is experiencing many of the same economic and demographic trends as New York, such as slow population and job growth and rapid consumption of land for new development. Organized to save Pennsylvania’s cities, towns and countryside, 10,000 Friends of Pennsylvania is an alliance of 240 organizations and 310,000 individuals from across the state committed to land use policies and actions that will enable Pennsylvania to strengthen its diverse urban, suburban, and rural communities and reduce sprawl. 10,000 Friends focuses on promoting policies and actions that will revitalize cities, boroughs, older suburbs; preserve farmland and rural resource lands; conserve natural, heritage and fiscal resources; and improve the quality of life for all Pennsylvanians. Goals include:
 - Revitalizing existing communities and business districts;
 - Strengthening local, regional, and Commonwealth land use planning and consistency of implementation through legislation, education, and incentives;
 - Encouraging future development near existing infrastructure;
 - Reducing traffic congestion and air and water pollution;
 - Providing housing for people of all ages and incomes in our communities;
 - Protecting historic, natural, agricultural, and recreation areas;
 - Reducing land and resource consumption; and,
 - Conserving fiscal resources.

Since its incorporation in 1998, the organization has successfully secured adoption of legislation to further their goals; completed substantial research on key issues and policies and widely disseminated findings; and accomplished many other goals (see web site).

The organization’s web site keeps Pennsylvanians informed of efforts and successes and facilitates involvement by additional organizations and individuals.

- **Michigan Land Use Institute**⁶⁸ – MLUI was founded in 1995 to establish an approach to economic development that strengthens communities, enhances opportunity, and protects the state's unmatched natural resources. Their mission is to help Michigan avoid the patterns of suburban sprawl and over-development that cause traffic congestion, pollution, loss of community character, rising costs to individuals and governments, and a deteriorating quality of life. **The Institute is laying the foundation for new state and local policies that will redirect economic investments to improve Michigan's cities, and to encourage the construction of affordable neighborhoods near downtowns where homes, shops, businesses, schools, and civic institutions are in close proximity.** An independent, non-profit research, educational, and service organization operating in the public interest and funded by member contributions, grants, donations, and fees for services, MLUI values the integrity of local economic self-reliance, and endeavors to look well beyond the "jobs vs. environment" debate. Their goal is to help build a new kind of economy that celebrates the region's unique character, and recognizes the need to conserve open land and protect clean air and

⁶⁷ 10,000 Friends of Pennsylvania - <http://www.10000friends.org/>. Other state’s have also created 10,000 Friends groups.

⁶⁸ Michigan Land Use Institute - <http://www.mlui.org/>.

water. The Institute **focuses its work on land stewardship, energy development, resource protection, agriculture, transportation, and environmental and economic policy.**

Services available to members, local governments, businesses, state policy makers, and community groups who are seeking to apply innovative concepts for economic development include:

- Research, writing, editing, strategic planning, communications, and desktop publishing;
- A public library of books, periodicals, reports, maps, photographs, and videos;
- A web site, special reports, pamphlets, articles, and fact sheets;
- Seminars, dialogues, workshops, and public meetings.

The Institute manages a focused program of research, communications, grassroots organizing, and reasoned advocacy that includes the following projects:

- **Michigan Land Stewardship Program** to build a larger public constituency for new policies to halt sprawl.
- **Transportation and Land Use Initiative** to organize popular support for a sensible, region-wide program for northern Michigan that provides choices beyond building new highways.
- **New Entrepreneurial Agriculture** to promote a new statewide brand of farming that is revolutionizing agriculture in Michigan and other states as families capitalize on fresh marketing opportunities.
- **Michigan Energy Reform Coalition.** An alliance of 30 local governments and public interest organizations that is strengthening oversight of oil and gas drilling.
- **Public Trust Alliance.** A coalition of environmental organizations seeking to counter the "property rights" agenda and restore fairness and reason to protect community interests and enforce Michigan's environmental laws.
- **Grassroots Support Center** providing timely technical and financial support to help all-volunteer citizen organizations develop winning strategies when confronting complex environmental and economic challenges.
- **Great Lakes Bulletin.** A well-designed magazine featuring in-depth news and thoughtful commentary.
- **Special Reports.** Thoroughly researched publications that explore land use issues of importance to Michigan.
- **Public Forums.** Regularly scheduled meetings featuring prominent experts who explore workable solutions to sprawl, traffic congestion, and haphazard uses of land.
- **Outreach and Member Services.** A program to immediately respond to requests for information, publications, technical advice, and communications support.

Education and Training

This section provides an overview of existing educational opportunities in historic preservation (the numerous related programs in architecture, archaeology, planning, landscape architecture, engineering and other related subjects are not included).

Graduate Degree Programs

Graduate degree programs in historic preservation in New York State are located at Columbia University (New York City), Cornell University (Ithaca) and Pratt Institute (New York City). All three programs are two-year, full-time study programs.⁶⁹

- **Columbia's**⁷⁰ program emphasizes architectural conservation, design, history, preservation planning, building analysis, recent past, preservation law, theory, and site management and requires an internship. The school offers a master of science in historic preservation and a certificate in the conservation of historic buildings and archeological sites.
- **Cornell's**⁷¹ program emphasizes advocacy, building technology and materials, documentation, fieldwork, history, preservation law, preservation planning, research and theory. Degrees include a master of arts and a doctor of philosophy in historic preservation and a master of arts in historic preservation planning.
- **Pratt Institute**⁷² offers programs through its School of Architecture's Graduate Center for Planning and the Environment. The School of Architecture's program emphasizes public policy, heritage preservation planning and sustainable development and grants a master of science in historic preservation. The Graduate Center's program emphasizes architecture, community-based projects, economic development and adaptive reuse, preservation planning and urban studies/urban planning, and results in a master of science in historic preservation or a certificate in historic preservation planning.
- **Rensselaer Polytechnic Institute**⁷³ also offered a two-year, part-time, alternate weekend graduate degree program in building conservation between 1998 and 2007 but the program was terminated in 2008.

There are also numerous degree programs in preservation-related subjects such as architecture, planning, engineering, archaeology, landscape architecture and public history, and the integration of "historic

⁶⁹ The National Council for Preservation Education maintains a comprehensive Guide to Academic Programs in Historic Preservation and Allied Fields (<http://www.uvm.edu/histpres/ncpe/chart.html>) in the United States; however, not all of the community college programs referenced below are included. The chart is updated annually and published in the National Trust for Historic Preservation's *Preservation* magazine. In addition, Plymouth State University's College of Graduate Studies recently established a Master of Education in Heritage Studies, Historic Preservation Certificate - <http://www.plymouth.edu/graduate/heritage/index.html>; Certificate in Historic Preservation - http://www.plymouth.edu/graduate/heritage/historic_preservation.html. This program appears, rather unusually, to extend historic preservation education to students in education degree programs and may be a first.

⁷⁰ Columbia University Graduate School of Architecture, Planning and Preservation - <http://www.arch.columbia.edu/hp/>

⁷¹ Cornell University Department of City and Regional Planning, Master of Arts in Historic Preservation Planning - <http://www.aap.cornell.edu/crp/programs/grad/ma.cfm>

⁷² Pratt Institute, School of Architecture, Graduate Center for Planning and the Environment - http://www.pratt.edu/historic_preservation#

⁷³ Rensselaer Polytechnic Institute School of Architecture, Master of Science in Building Conservation - http://www.arch.rpi.edu/grad_ms_bld.htm; information on this site is outdated and is no longer accurate (many of the faculty members listed on the site are no longer involved with the program and many program components have been eliminated; the program web log is no longer maintained).

preservation values into the dialogue of professional degree programs in architecture schools” is an ongoing special project of the American Institute of Architects’ Historic Resource Committee.

Undergraduate, Community College, Continuing Education, and High School Programs

While there are no undergraduate degree programs in historic preservation in New York State, several community college and continuing education programs exist and other programs may be developed soon.

- **Alfred State (SUNY Alfred) College of Technology’s Building Construction**⁷⁴ program offers five historic preservation electives, including window and door restoration, mechanics of decay and deterioration of wood, historic roofing materials, comparison of framing techniques, and a directed study in historic preservation.
- **New York University’s School of Continuing and Professional Studies**⁷⁵ periodically offers a six-hour, one-day class in Historic Preservation Administration as part of its Real Estate Institute. The program was offered a few years ago and may be offered in the spring of 2008 or 2009. However, since demand for the program has been less than anticipated, it will probably not be offered every semester or year. Course topics include an introduction to historic preservation, the New York City landmarks law of 1965 and Landmarks Preservation Commission, the National Historic Preservation Act, the New York State Preservation Act, National Park Service programs and standards, federal historic preservation tax credits, the role of the federal Advisory Council on Historic Preservation, and the role of the National Trust for Historic Preservation.
- New York City’s **Mechanics’ Institute**⁷⁶ introduced a historic preservation certificate program in 2007 to offer business owners, general contractors, commercial property managers, and preservationists state-of-the-art training in areas relevant to growing and enhancing their enterprises. Courses include Introduction to Historic Preservation, Visual Literacy, Building Typology – Architecture, Building Typology – Construction, Restoration Techniques, Building Pathology, Construction Materials and Methods, and Case Studies in Historic Preservation.
- **Brooklyn High School of the Arts**⁷⁷ – BHSA is the first high school in the United States to include historic preservation as an academic theme. The preservation-based academic curriculum is shared by all the arts strands at BHSA while the Preservation Arts students go on to pursue artisan and applied preservation skills as well as participating in an internship program. The concept for a High School for the Preservation Arts was the result of a 1993 World Monuments Fund Symposium that highlighted the absence of nationwide standards for the craft skills that are needed to maintain our rich architectural legacy; the fact that historic preservation revitalizes communities; the increasing success of the preservation movement leading to greater numbers of historic districts; and the resulting need for skilled restoration artisans.

⁷⁴Alfred State University, Building Trades/Building Construction program -

<http://www.alfredstate.edu/academics/programs/building-trades-building-construction>, February 13, 2008.

⁷⁵Preservation Architect, the American Institute of Architects Historic Resources Committee newsletter, March 1, 2005 - http://www.aia.org/nwsltr_hrc.cfm?pagename=hrc_a_20050214_nyu. The course was taught by AIA member Ray Plumey and its current status was confirmed in emails from Plumey and NYU’s Robert Morgenstern, Academic Director of the Continuing Education Program.

⁷⁶The Mechanics’ Institute - <http://www.mechanicsinstitute.org/programs/professional.asp>.

⁷⁷ Brooklyn High School of the Arts, Preservation Arts and Technology Program -

http://www.njit.edu/v2/Directory/Centers/CABSR/preservation_hs/brooklyn-high-school-of-the-arts.htm is described here; .pdf files of the program brochure, the Preservation Arts Career Development and Occupational Standards, and additional information are also available.

In addition, the Fulton Montgomery Community College and Johnson Hall State Historic Site have expressed interest in establishing a preservation skills program.⁷⁸ A group in the city of Buffalo has explored the feasibility of establishing a high school preservation program and the village of Cattaraugus has explored the feasibility of developing a program similar to Belmont Technical College's Preservation Technology program, including a site visit and consultations with Belmont faculty and others.

Preservation Skills/Crafts Training and Hands-On Learning Opportunities

As noted in Memorandum #2: Key Themes and Threats, the need for additional preservation skills training and hands-on learning opportunities came up at every public outreach meeting. While few opportunities currently exist in New York State, the loss of traditional building skills has been an increasing concern since at least the 1970s and has resulted in the creation of the National Park Service's Historic Preservation Training Center in Frederick, Maryland; the National Center for Preservation Technology and Training in Natchitoches, Louisiana; the American College of Building Arts in Charleston, South Carolina; and many other programs, as described below.

In addition, hands-on training is or has been offered at locations such as Eastfield Village in East Nassau, New York and Howard Hall Farm in Athens, New York. And, increasingly, the private sector is developing and offering topical programs such as window repair workshops or training.⁷⁹

- **RESTORE**⁸⁰ was established in 1976 and provides "...workshops and courses on the technology of architectural preservation to building industry professionals who are directly responsible for the preservation and maintenance of our architectural heritage." Students include design professionals, craftworkers, contractors, cultural resource managers, architectural conservators, preservationists and others in the field of building preservation. Core components of RESTORE's educational programs are a two-semester course on masonry conservation and workshops on architectural conservation. RESTORE's workshops are sponsored by architectural groups, government agencies, industry groups, labor unions and preservation organizations; topics include the technology of cleaning masonry structures, the formulation of composite repair materials and mortar matching, the correct use of coatings and consolidants, the conservation of architectural terra cotta and the health and the environmental hazards inherent in restoration materials and processes. RESTORE also offers three videos on architectural conservation (Architectural Replacement Materials: Cast Stone and Terra Cotta; Cleaning Masonry Structures and Guidelines for the Use of Consolidants and Coatings; and Mortar Matching Techniques and Composite Repairs for Stone). It is currently developing a series of technical field guides.
- **Preservation Trades Network**⁸¹ (PTN) began at an informal ad-hoc roundtable discussion among interested contractors, educators and preservation specialists in 1995 and its progressive and rapid growth is indicative of the demand for training in the preservation trades. Initially organized as a Special Task Force of the Association for Preservation Technology, PTN was formally incorporated as a not-for-profit education, networking and outreach organization in 2001. In 1997, the organization began holding annual **International Preservation Trades**

⁷⁸ Internal email correspondence from Wanda Burch and Wint Aldrich, January 30-31, 2008.

⁷⁹ Topical programs have been developed by Walter Sedovic Architects, Landmark Consulting (Kim Konrad and Jack Alvarez), and others. John Leeke (Historic Homeworks) offers workshops, videos, and publications on many topics, some of which are on his web site. Several communities, including Utica and Troy, New York have developed historic preservation YouthBuild programs with U.S. Department of Housing and Urban Development Community Development Block Grant funding. See also: "Help Wanted: Masons Skilled in Historic Preservation," *Traditional Masonry*, (Fall 2006, Vol. 1, No. 1) - http://www.traditionalmasonry.com/Articles/101/Masonry_Workforce.cfm.

⁸⁰ RESTORE - <http://www.restoretraining.org/>. Additional information on the Technical Field Guides, including project funders and topics, is included on the web site.

⁸¹ All of the information in this section is from PTN's web site, <http://www.iptw.org/home.htm>.

Workshops working in collaboration with other preservation organizations and focusing on specific themes. Partners have included the National Park Service’s Historic Preservation Training Center (Frederick, Maryland, 1997); the Pennsylvania Historical and Museum Commission (Harrisburg, Pennsylvania, 2000); the National Park Service Gateway National Recreational Area (Brooklyn, New York, 2001); Vandalia Heritage Foundation (Fairmont, West Virginia, 2002); Howard County Department of Recreation and Parks (Columbia, Maryland, 2003); Alabama Historical Commission, Alabama Preservation Alliance, Black Heritage Council, Historic Mobile Preservation Society, and Mobile Historic Development Commission (Mobile, Alabama, 2004); Belmont Technical College and Ohio Eastern University (St. Clairsville, Ohio, 2005); and Holy Cross Neighborhood Association and Greater Little Zion Missionary Baptist Church (New Orleans, Louisiana, 2006). Presenters at the workshops have also included members of groups such as the Timber Framers Guild; International Log Builders Association; Stone Foundation; Brooklyn High School for the Arts; 2000 Smithsonian Festival of the Building Arts; the World Monuments Fund; the Preservation Trades School at Mount Lebanon Shaker Village and others. The workshops have attracted as many as 500 participants and have contributed to PTN’s growth. The theme of PTN’s 2000 conference in Harrisburg, Pennsylvania, “Convergence of Architecture and Craft,” resulted in a special issue of the *APT Bulletin*, with articles by many of the workshop’s presenters.⁸²

PTN’s workshops have led to additional partnerships and collaboration. For example, in Fairmont, West Virginia in 2002, “PTN used the abandoned and neglected Alexander House as a venue for ‘hands-on’ workshops for trades people and homeowners. Using the building as a classroom, PTN helped reinforce the message of revitalization by changing community perceptions of historic structures from ‘eyesores’ to assets. The relationship established between PTN and the Vandalia Heritage Foundation has been the catalyst for ongoing trades based preservation efforts including establishment of an annual West Virginia Preservation Trades Workshop held each spring, and creation of the Trades Preservation Council of West Virginia, Inc. In June 2002, the Preservation Trades Network began producing a quarterly newsletter called PTNews.” In Columbia, Maryland in 2003, PTN used the 300-acre Blandair Farm site, a rural enclave of extant 19th century structures in need of stabilization and repair. . . Many of the “...sessions featured actual repair and conservation of buildings including the timber frame Seed Barn, and plaster repair in the Main House.”

PTN is also developing international preservation trade connections. In 2003, members of PTN, the Timber Framers Guild and the International Log Builders Association attended a workshop hosted by the Association of Polish Conservators in Bialystock, Poland, with representatives from Poland, Israel, Romania, Belarus, Germany, Canada, Lithuania, and the Czech Republic. The meeting’s purpose was to discuss the potential for development of educational programs in the traditional trades. PTN is a registered provider of AIA/CES continuing education credits.

- **World Monuments Fund recently established the Traditional Building Arts Training Initiative**⁸³ in recognition of the growing need for craftspeople experienced in the preservation arts. This program has resulted in the creation of the Preservation Arts & Technology curriculum at the Brooklyn High School of the Arts in New York City as well as international exchange programs for craftspeople. WMF is working to develop a sustainable, replicable training model. As part of this effort, it has conducted two traditional building and historic preservation field schools at Mount Lebanon Shaker Village to serve as models for replication at other World

⁸² *APT Bulletin*, Vol. XXXIII, No. 1. PTN maintains close ties with APT, including an APT liaison on PTN’s Board of Directors.

⁸³ See “Museum Launches Traditional Building/Preservation Field School,” *Broadside, Shaker Museum and Library Newsletter*, Summer 2006; “World Monuments Fund Launches Second Season of Traditional Building and Historic Preservation Field School at Mount Lebanon Shaker Village, New York,” Press Release, June 2007; <http://www.wmf.org/preservation.html>; internal emails between Amy Facca and Lisa Ackerman, World Monuments Fund.

Monument Fund sites. The field schools are conducted in partnership with the Shaker Museum and Library, Preservation Trades Network, American College of the Building Arts, and the University of Florida College of Design, Construction and Planning.

- **Heritage Conservation Network**⁸⁴ offers international hands-on workshops for architectural and site conservation. Through a network of experts, volunteers and community members, HCN increases awareness of the significance of historic sites and stimulates each community's interest in and knowledge of heritage conservation skills. Although most of its workshops are usually conducted abroad, HCN will be conducting a masonry conservation workshop at the Bartow-Pell Mansion in The Bronx in August 2008.
- **Community colleges in numerous states have introduced preservation skills programs**, including Belmont Technical College's Building Preservation Technology program (Ohio), Bucks County Community College's Historic Preservation program (Pennsylvania), College of the Redwoods' Historic Preservation and Restoration Technology program (California), and Harford Community College's Building Preservation and Restoration program (Maryland); North Bennett Street School (Boston, Massachusetts) offers a Preservation Carpentry program. Additional degree and certificate programs exist or are in development at Edgecombe Community College (North Carolina), Anoka-Ramsey Community College's Midwest Preservation Institute (Minnesota), Randolph Community College - Historic Preservation and Conservation (North Carolina), Los Angeles Technical Trades College (California), Danville Area Community College – Preservation Construction Trades (Virginia), Shawnee Community College (Missouri), Northern Virginia Community College, and Colorado Mountain College.⁸⁵ Educators and preservation organizations in Georgia have also developed a pilot preservation high school program at the Savannah-Chatham County Public School System.⁸⁶
- **Preservation skills/crafts training has been the focus of at least one annual preservation conference and several states have developed – or are developing -- skills training workshops.** Preservation Alabama's 2004 annual conference was held in conjunction with the International Preservation Trades Network's annual International Preservation Trades Workshop. Organized around the theme "Building Craftsmanship: Educating a New Generation" the event included pre-conference workshops such as Issues in Masonry Conservation, Cemetery Restoration, Technology Trade Teachers, and Restoration Demonstrations. In addition to the regular conference program, IPTW demonstrations included plaster and decorative arts, timber framing and engineering, roofing, metal working, stone masonry, brick masonry, and window repair. The Kentucky Heritage Council (an agency of the Kentucky Commerce Cabinet) and State Historic Preservation Office have scheduled a series of hands-on preservation skills training workshops in 2008, including Brick Masonry for Historic

⁸⁴ Heritage Conservation Network - <http://www.heritageconservation.net/about.htm>.

⁸⁵ Belmont Technical College - http://www.btc.edu/current_students/programs_list_detail.cfm?ID=5; Bucks County Community College - <http://www.bucks.edu/catalog/3127.html>; College of the Redwoods - <http://www.hummm.net/CT/Restoration/index.htm>; Harford Community College - <http://www.harford.edu/bpr/index.html>; North Bennett Street School - <http://www.nbss.org/Programs/index.asp?pageaction=ViewSinglePublic&LinkID=79&ModuleID=17>; Edgecombe Community College - http://www.edgecombe.cc.nc.us/news/feb_4_08_hist_preserv.htm; Anoka-Ramsey Community College - http://www.anokaramsey.mnscu.edu/news/story_138.cfm; Los Angeles Technical Trades College - <http://www.lattc.edu/dept/tcot/architecture/hp.htm>; Danville Area Community College - <https://www.dacc.edu/news/index.php?id=297>; Shawnee Community College - <http://www2.semo.edu/registrar/transfer/shawnee/historicpreservation.htm>; Northern Virginia Community College - <http://www.nvcc.edu/loudoun/preserve/default.htm>; Colorado Mountain College - <http://www.coloradomtn.edu/historicpreservation/>;

⁸⁶ "Historic Preservation Program Update – New Preservation Program Gains Lead Teacher, and Momentum," HSF News (Historic Savannah Foundation), Fall, 2006, p. 4 – <http://www.historicsavannahfoundation.org/Fall%202006.pdf>.

Buildings, Window Sash Restoration, Diagnosing Historic Buildings: Best Treatment Options, Practical Preservation: Square Log Building, and From the Ground Up: The Art of Building Dry Stone Walls. A lecture about putting value back in craft education and training is also being offered.

- The National Park Service’s Heritage Documentation programs, including the **Historic American Building Survey (HABS)**, **Historic American Engineering Record (HAER)** and **Historic American Landscape Survey (HALS)** programs, also provide excellent opportunities for hands-on training. Each summer, working with university preservation programs and local preservation partners, they identify sites for recordation and form multidisciplinary teams of architectural historians, architects, landscape architects and others to research the history of selected sites and document these sites through measured drawings, maps and photographs.⁸⁷ Recent recordation projects in New York State have taken place in Cohoes, Lockport, and the West Point Foundry site in the Hudson Valley [ask Duncan Hay].

Educational Resources for Elected Officials and Staff

Elected officials, municipal staff, their consultants, property owners, developers and others have substantial power to directly and indirectly affect the physical, aesthetic and economic character of their communities. Direct actions may include, for example, preparation of a comprehensive or master plan (or other planning documents such as historic preservation plans, downtown revitalization strategies, local waterfront revitalization plans, housing rehabilitation plans, economic development plans, etc.); adoption of zoning and land use regulations (including historic district regulations and similar tools); building demolition; new development; inappropriate management of vacant buildings and land; issuing of permits; code enforcement; development of incentive programs to stimulate investment; and actual planning and development. Indirect actions may include, for example, such things as lax code enforcement; absence of comprehensive planning or land use regulation; and lack of awareness.

Cooperation and participation by elected officials and municipal staff is absolutely critical to historic preservation efforts. This group represents a great potential audience that might most effectively be assisted through the existing network of regional planning commissions or counties. However, there are four main challenges to reaching, educating and providing assistance to this audience: municipal officials (and sometimes staff) change frequently because of elections; relatively few preservation education or training options currently exist; few local governments have a preservation planner or preservation expertise on staff; and the economic, social, and environmental benefits of historic preservation are not yet well understood or documented at the local level.

Reflecting the important role municipal officials and staff play in historic preservation, key sections of New York’s General Municipal Code authorize local governments to “protect historic places, buildings and works of art” (Section 96-a); Article 5-K of the New York State Historic Preservation Act amended the General Municipal Code

“...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

⁸⁷ The National Park Service’s Heritage Documentation Program also includes Cultural Resources Geographic Information Systems. For information on all documentation programs see <http://www.nps.gov/history/hdp/>.

activities, plans and programs in a manner consistent with the preservation and enhancement of historic and cultural properties.”⁸⁸

Article 5-K authorizes counties, cities, towns and villages to create and manage local historic preservation programs. As noted in the discussion of the New York State Preservation Act of 1980, the law stops short of designating municipal preservation officers (like state agency preservation officers), but it does encourage local officials to serve as liaisons to the NYSHPO, act as stewards and trustees of historic and cultural resources.

In addition to authorizing legislation for historic preservation, Article 5-G of the General Municipal Code (as well as §20-g of General City Law, §272-a of Town Law, §7-722 of Village Law) authorizes any municipal corporation to “enter into agreements to undertake comprehensive planning and land use regulation” and to prepare or change comprehensive and/or master plans. A comprehensive plan is defined as “the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material as may be appropriate, that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the city and which among other things, serve as a basis for functional plans, land use regulation, infrastructure development, public and private investment.”⁸⁹

A relatively new opportunity to educate municipal planning and zoning officials presented itself with the passage of Chapter 662 of the Laws of 2006. The law promotes a minimum training standard of four hours of training per year for each planning board and zoning board of appeals member throughout the state, while allowing local municipalities’ considerable latitude in defining what training is acceptable. County “training days” may provide similar opportunities in some parts of the state and other opportunities to incorporate historic preservation education and training programs may also exist.

The main existing sources of training and educational resources for local governments include NYSHPO’s Certified Local Government Program, Preservation League of New York State (and Preservation Colleague) programs; NYS Department of State Division for Local Government and Pace University’s Land Use Law Center as described below.

- **NYS Office of Parks, Recreation and Historic Preservation/SHPO Certified Local Government (CLG) Program:** Technical assistance and training is available to local governments who apply and meet certification standards; 58 municipalities are currently certified, including one county, 18 cities, 10 towns and 28 villages. Trainings include, for example, a one-hour interactive presentation about the history and benefits of historic preservation at the local level and a three-hour interactive presentation about preservation at the local level, the federal, state and local framework for preservation, and what it means to be a certified local government. Training can also be tailored to specific needs. A publication series has addressed specific themes such as the administration of local historic districts; running a historic district

⁸⁸ Underlining by author of this memo. The purpose statement was weakened in 1980 to enable the passage of NYSHPA. The 1978-1979 versions of what eventually became the NYSHPA of 1980 remained essentially unchanged with strong (almost unanimous) bipartisan support until the Governor’s veto, which resulted in weakening of provisions related to duties of municipal officials (which were minimized) and tax incentives (which were eliminated). The purpose was to **support** (rather than encourage) local government programs for preservation...and to **provide** (rather than maintain and encourage) opportunity and flexibility for local governments to manage historical and cultural properties within their jurisdiction. It should also be noted that the earlier versions of the law envisioned the role of municipal preservation officer (MPO), in which the municipal executive would be similar to the existing state agency preservation officers (APOs), serving as a liaison to the NYSHPO regarding preservation activities within their jurisdictions.

⁸⁹ NYS General City Law, §20-g, 3(b) Definitions – Comprehensive Plan; *Guide to Planning and Zoning Laws of New York State*, 2000 and *Legal Aspects of Municipal Historic Preservation*, New York State Department of State, James A. Coon Local Government Technical Series, January 2002.

commission meeting; using your local historic district law; design criteria; applying for a CLG grant; abandoned churches; creating a commission workbook; economic hardship; and realtor training. Additional reference material, guidance and newsletters are also available in other sections of the web site.⁹⁰

- **Preservation League of New York State** offers educational programs on specific topics such as, for example, the economic benefits of historic preservation, redevelopment of upper floors in downtown commercial buildings, training for local Historic District Commissions, and wind energy siting issues. The League publishes newsletters and periodic news alerts and has produced numerous publications⁹¹ on a variety of preservation topics. For many years, it also organized an annual preservation conference.
- **Preservation Colleague** organizations present substantial information and educational resources on their web sites, in newsletters and other publications and in tours and educational programming.
- **NYS Department of State Office of Coastal, Local Government, and Community Sustainability** offers a wide range of classes about planning, zoning and land use regulations including some programs that address preservation-related topics. Among these courses are “Community Design Tools – Taking Control of Your Community’s Character,” “Smart Growth: Tools and Strategies for Municipalities,” “Living Above the Store and Revitalizing Downtown,” and others. These courses help planning board and zoning board of appeals members to satisfy training requirements stipulated by Chapter 662 of the Laws of 2006.⁹²
- **Pace University’s Land Use Law Center** provides land use training, including workshops, a web site with distance learning options, numerous publications, resource links and a growing database of local laws. Distance learning options include the Land Use Training Program for Local Government Officials. This series of nine web-based tutorials includes a segment on environmental review but does not specifically address historic preservation tools and strategies; a historic preservation law workshop is periodically offered by the Government Law Center at Albany Law School. Additional publications, online resources, and courses are available from the Lincoln Institute of Land Use Policy, although none focus on historic preservation.⁹³
- **Annual conferences and workshops** – additional training and technical assistance is provided on a periodic basis, by request, or at annual conferences of New York State organizations such as, for example, the Preservation League of New York State (and many of the 30+ Preservation Colleague organizations), New York Planning Federation, Upstate Chapter of the American Planning Association, New York Main Street Alliance, New York Conference of Mayors, and various Regional Planning Commissions (Genesee/Finger Lakes Preservation Roundtables). Similarly, national organizations and government agencies such as the National Trust for Historic Preservation, American Planning Association, National Preservation Institute, National Park Service, Advisory Council on Historic Preservation and others offer annual conferences, workshops, trainings, substantial web sites and resources, and publications.⁹⁴

⁹⁰ NYS Office of Parks, Recreation and Historic Preservation, Certified Local Government program - <http://www.nysparks.state.ny.us/shpo/certified/index.htm>.

⁹¹ For a complete list of publications, most of which are available at no cost to members, can be found on the Preservation League’s web site at <http://www.preservenys.org/publications.htm>.

⁹² NYS Department of State, Division of Local Government, Training Programs - <http://www.dos.state.ny.us/lgss/training.htm>

⁹³ Pace University Land Use Law Center - http://www.pace.edu/page.cfm?doc_id=23239.

⁹⁴ In particular, the National Trust for Historic Preservation, National Park Service and American Planning Association have numerous relevant publications available for purchase.

- The **National Park Service** has made numerous educational resources available online. Of particular note for local officials and staff are:
 - **Working on the Past in Local Historic Districts**⁹⁵
 - **Incentives! A Guide to the Historic Preservation Tax Incentives Program**⁹⁶
 - **Cultural Resource Partnership Notes**, including:
 - Issue Papers – Conservation Districts [Conservation Areas: A New Approach to an Old Problem and A Consideration of Conservation Districts and Preservation Planning: Notes from St. Paul, Minnesota]
 - Law and the Historic Preservation Commission: What Every Commission Needs to Know
 - Local Preservation Reference Shelf
 - Subdivision Regulations and Historic Preservation
 - Zoning and Historic Preservation.⁹⁷
 - **Guidelines for Local Surveys**⁹⁸
 - **History on the Line: Testimony in the Cause of Preservation**⁹⁹
 - **Local Historic Preservation Plans: A Selected Annotated Bibliography**¹⁰⁰
 - **Preservation Planning: Ensuring a Future For Our Past**¹⁰¹
 - **Protecting Archeological Sites on Private Lands**¹⁰²
 - **The Secretary of Interior’s Standards and Guidelines for Preservation Planning**¹⁰³
- **Planning Commissioners Journal/Plannersweb**¹⁰⁴ published a special issue (Spring 2003) on historic preservation, with articles including “An Introduction to Historic Preservation Planning,” “Historic Preservation is Smart Growth,” “Historic Preservation Ordinances: Frequently Asked Questions,” “Preservation Takes Center Stage” and “Preservation Boosts Local Economies.” Kennedy Smith, formerly director of the National Trust for Historic Preservation’s Main Street program writes a regular piece on downtown revitalization and Ed McMahon, expert on design and sustainable development are also regular contributors.
- **Planetizen**¹⁰⁵, a planning-oriented web portal and news service, offers an Introduction to Historic Preservation Planning course online. Taught by Hector Abreu Cintron, General Services Administration (GSA) Liaison for the Advisory Council on Historic Preservation, the course is

⁹⁵ National Park Service, <http://www.nps.gov/history/hps/workingonthepast/>.

⁹⁶ National Park Service, <http://www.nps.gov/history/hps/tps/tax/incentives/index.htm>.

⁹⁷ Links to .pdf files of everything on this list are available at

<http://www.nps.gov/history/hps/pad/partnership/index.htm>.

⁹⁸ Guidelines for Local Surveys - <http://www.nps.gov/history/nr/publications/bulletins/nrb24/>.

⁹⁹ Link to .pdf file is at <http://www.nps.gov/history/hps/pad/planpubs.htm>.

¹⁰⁰ Available only in hard copy; directions for ordering are at <http://www.nps.gov/history/hps/pad/planpubs.htm>.

¹⁰¹ National Park Service, *CRM*, Vol. 23, No. 7. Online at <http://crm.cr.nps.gov/issue.cfm?volume=23&number=07>.

¹⁰² National Park Service, <http://www.nps.gov/history/hps/pad/strategies/>.

¹⁰³ National Park Service, http://www.nps.gov/history/local-law/arch_stnds_1.htm.

¹⁰⁴ Planning Commissioners Journal/Plannersweb – <http://www.plannersweb.com>.

¹⁰⁵ Planetizen: The Planning and Development Network, PLAN-110: Introduction to Historic Preservation Planning, <http://www.planetizen.com/courses/plan110>.

divided into 11 topics, including: the Language of Preservation, the History of Historic Preservation, Historic Districts, Preservation Legislation, Preservation Planning, Identification, Evaluation, Registration, Treatment, Local and State Incentives, and Federal Preservation Incentives; each topic includes numerous lessons. The course fee is \$99.00 and continuing education credits are offered from the American Institute of Certified Planners.

- The **National Trust for Historic Preservation and American Planning Association** both have excellent, extensive catalogs of helpful publications, including *Preparing a Historic Preservation Plan*, *Preserving Rural Character*, *Innovative Tools for Historic Preservation*, and *The Politics of Historic Districts: A Primer for Grassroots Preservation*.¹⁰⁶
- Training for **Real Estate Professionals** – several organizations across the state provide or have provided training for real estate professionals. The leader has been the Landmark Society of Western New York, which worked with the City of Rochester and the Greater Rochester Association of Realtors to develop a resource room in their historic headquarters. Modeled on the “In Town Living” program developed by Preservation Dallas [Texas], the “Home Room”/Rochester City Living Center is a place where realtors can bring clients to learn more about Rochester’s historic neighborhoods, house styles, and home improvement incentives. A special two-day training program is offered twice yearly.¹⁰⁷

Educational Resources for Educators

As with preservation skills/training, preservation education for K-12 students has also been an issue in New York and the nation, and the need for additional education programs for this age group came up at nearly every meeting. Numerous resources have been developed by both state and national organizations, including:

- **New York State’s historic sites and parks, the New York State Museum, the Heritage Area System, the four national heritage areas and nearly 2,000 chartered museums and historical societies** are at the forefront of K-12 educational efforts in arts, culture, history and heritage in New York State. These organizations annually provide onsite and in-school programming to more than 6 million school children with a wide variety of standards-based activities lasting anywhere from a class period to a full day, and often in multiple contacts. More than 130,000 school children participated in distance learning programs offered by the state’s museums and heritage organizations in 2006. Fifty percent of the institutions offering educational programming also train teachers, which is often a critical element in successful student performance. However, chartered museums and heritage organizations undertake their educational missions without funding from the State Education Department. Unlike schools, libraries and public broadcasting, chartered museums and heritage organizations are incorporated and regulated by the Department, but receive no aid from it.¹⁰⁸

¹⁰⁶ See National Trust for Historic Preservation – <http://www.nthp.org> or <http://www.preservationnation.org/> and American Planning Association – <http://www.planning.org>.

¹⁰⁷ See Rochester City Living/City Living Resource Center - <http://www.thehomeroom.net/>.

¹⁰⁸ Museum Association of New York (MANY), Legislative Update – Albany Update: Budget News 2008, “Testimony Submitted to the Assembly Committee on Higher Education, Public Hearing on the NYS Higher Education Commission’s Preliminary Report, January 24, 2008” - <http://www.manyonline.org/Legislative.htm>. MANY, the New York State Museum and others are advocating for passage of the Cultural and Museum Education Act, sponsored by NYS Senator Stephen M. Saland in 2007. The bill would help launch a major partnership between museums and schools, allocating \$30 million to cultural institutions through “a formula-based grant program, competitive grant programs for the development of innovative standards-based educational programs in museums and standards-based educational programs in not-for-profit performing arts insitutions and other cultural institutions and community organizations; and an evaluation and assessment component to document the effectiveness of these programs in addressing Regents’ learning priorities.” This and much additional information about the Cultural and

- **Friends of the Upper East Side Historic Districts** has developed “Building Fun: Exploring Architecture on the Upper East Side,” as part of FRIENDS' elementary education program. It provides children with a variety of fun and educational activities, including puzzles, craft projects, and an architectural treasure hunt using Upper East Side buildings.
- **National Park Service** – The National Register unit has developed a Teaching with Historic Places (TwHP) web site and the publication *Teaching with Historic Places: A Curriculum Framework*. The “Teaching with Historic Places” issue and “Creative Teaching with Historic Places” issue of the National Park Service publication *CRM* offer an excellent overview and are available online.¹⁰⁹ The TwHP program web site includes an author’s packet, numerous sample lesson plans and additional guidance for anyone interested in developing additional lesson plans using historic places; the program has resulted in development of curricula for various Preserve America communities in New York State, including:
 - **First Lady of the World: Eleanor Roosevelt at Val-Kill** (Dutchess County) examines how Roosevelt’s activities at home reflected her interest in humanitarianism, as epitomized by her leadership in the creation of the United Nation’s Declaration of Human Rights.
 - **Springwood: Birthplace and Home to Franklin D. Roosevelt** (Dutchess County) Helps students understand how Springwood was the keystone in Franklin Delano Roosevelt’s public as well as private life by playing host to some very dramatic events in American history.
 - **Vanderbilt Mansion National Historic Site: Monument to the Gilded Age** (Dutchess County) Enables students to discover how the Vanderbilts became one of the wealthiest families in America and how their lifestyle influenced business, culture, architecture, and society in ways that still affect us today.
 - **The Battle of Bennington: An American Victory** (Rensselaer County) Enables students to learn how a battle in a tiny valley near the frontier in northern New York helped determine whether the American colonies would become an independent nation. They also learn why a town in Vermont erected a monument to the battle.
 - **Saratoga: The Tide Turns on the Frontier** (Saratoga Springs, New York) enables students to learn about 18th-century warfare and the battle that was a turning point of the American Revolution.
 - **Commemorating the National Historic Preservation Act** – the National Park Service and the History Channel/Save Our History program produced a a detailed lesson plan commemorating the 40th anniversary of the National Historic Preservation Act for middle and high school students.¹¹⁰

Museum Education Act is available on the New York State Museum web site at <http://www.nysm.nysed.gov/education/museumeducationact/>.

¹⁰⁹National Park Service, *CRM*, Volume 16, No. 02 (1993) and Volume 23, No. 8 (2000). Also see Charles S. White, Ph.D. and Kathleen A. Hunter, *Teaching with Historic Places: A Curriculum Framework*, National Trust for Historic Preservation, 1995.

¹¹⁰ Teaching with Historic Places (TwHP) - <http://www.nps.gov/history/nr/twhp/>; TwHP’s Using Historic Places to Teach - <http://www.nps.gov/history/nr/twhp/whyplaces.htm>; TwHP’s Create Your Own Lessons - <http://www.nps.gov/history/nr/twhp/authors.htm>; TwHP’s Professional Development - <http://www.nps.gov/history/nr/twhp/profdev.htm>; TwHP lessons featuring historic sites in Preserve America communities (including New York State) - http://www.nps.gov/history/nr/twhp/preserve_america.HTM; the History

▪ **Other National Architecture, Design and History Education Programs:**

- **Center for Understanding the Built Environment** (Prairie City, KS): This nonprofit organization “brings together educators with community partners to effect change which will lead to a quality built and natural environment, one and interdependent. This means cities which work for adults and children; buildings and spaces which are healthy and aesthetically pleasing; streetscapes and landscapes which reach to the future while celebrating the past.” Its extensive and detailed educational resources include “Box City,” an interdisciplinary experience in community planning that enables students to understand how a city works and the interdependency between the citizens, the buildings and nature; “Walk Around the Block,” that guides students to an understanding of the architectural design, city planning, and people processes which influence how our cities work; “Community Connections: 10 Things You Can Do!” which gets students involved in their community; numerous lesson plans; and additional activities.¹¹¹
- **The National Building Museum** (Washington, DC): Created by an act of Congress in 1980, this not-for-profit organization “is America's premier cultural institution dedicated to exploring and celebrating architecture, design, engineering, construction, and urban planning. Since opening its doors in 1985, the Museum has become a vital forum for exchanging ideas and information about such topical issues as managing suburban growth, preserving landmarks and communities, and revitalizing urban centers.” It offers numerous educational resources including educator resource packets that are excellent models for teaches and links to other resources. Resource packets available online include “Patterns Here, There and Everywhere;” “City by Design;” “Fuller’s Fantastic Geodesic Dome;” “Green by Design;” and “Bridge Basics.”¹¹²
- **National Council for the Social Studies** (Silver Spring, MD): Founded in 1921, the National Council for the Social Studies engages and supports educators in strengthening and advocating social studies. With members in all the 50 states, the District of Columbia, and 69 foreign countries, NCSS serves as an umbrella organization for elementary, secondary, and college teachers of history, geography, economics, political science, sociology, psychology, anthropology, and law-related education. Organized into a network of more than 110 affiliated state, local, and regional councils and associated groups, the NCSS membership represents K-12 classroom teachers, college and university faculty members, curriculum designers and specialists, social studies supervisors, and leaders in the various disciplines that constitute the social studies. Numerous classroom and teaching resources are available on the web site.¹¹³
- **American Architectural Foundation** (Washington, DC): The American Architectural Foundation (AAF) is a national nonprofit organization that seeks to educate individuals and community leaders about the power of architecture to improve lives and transform the places where we live, learn, work, and play. Through numerous outreach programs, grants, and educational resources, AAF aims to inspire people to become thoughtful and engaged stewards of the world around them. AAF’s programs include The Mayors’ Institute on City Design and Great Schools by Design – highly regarded initiatives that

Channel’s Save Our History program - <http://www.history.com/minisites/saveourhistory/> - a teacher’s manual and monthly teachers’ newsletter is available.

¹¹¹ Center for Understanding the Built Environment - <http://www.cubekc.org/index.html>.

¹¹² National Building Museum, Educator Resources - <http://www.nbm.org/Education/Educator/guides.html>.

¹¹³ National Council for Social Studies - <http://www.ncss.org/>.

help improve the built environment through the collaboration of thought leaders, designers, and local communities.¹¹⁴

- **Chicago Architecture Foundation** (Chicago, IL): The Chicago Architecture Foundation (CAF) is a nonprofit organization dedicated to advancing public interest and education in architecture and design. CAF presents a comprehensive program of tours, exhibitions, lectures, special events, and adult and youth education activities, all designed to enhance the public’s awareness and appreciation of Chicago’s outstanding architectural legacy. CAF has developed numerous education materials and resources, including “Schoolyards to Skyslines – K-8 Resource Book;” “The Architecture Handbook,” a new high school text book; teacher workshops; and A+DEN, the architecture and design network (see below).¹¹⁵
- **Architecture+Design Education Network** (Chicago, IL): A+DEN is a collaborative association of like-minded organizations in the fields of architecture and design, committed to promoting innovative architecture and design education for teachers and students in grades K-12. Organized by the American Architectural Foundation and Chicago Architectural Foundation, it offers resources for architecture+design educators, schoolteachers and administrators, design professionals and community members interested in the design process and the built environment as a means to enrich the student learning experience. A+DEN offers regional teacher education workshops and an annual national conference.¹¹⁶
- **Upstate History Alliance** has prepared extensive information about “Document Based Questions” (DBQs) including links to many additional teaching resources from institutions across New York. Since DBQs are an integral part of the New York State Learning Standards and are prominently featured on Regents exams, teachers are eager to use them in their classrooms.¹¹⁷
- **Teach the Hudson Valley** is a an educational initiative of the National Park Service, Hudson River Valley National Heritage Area and Hudson River Valley Greenway in partnership with the Hudson River Valley Institute at Marist College and Hudson River Estuary Program, New York State Department of Environmental Conservation. The program’s purpose is to help teachers share with students and other educators an understanding and love for the culture, ecology, and history of the Valley, and the tools needed to preserve it. Programs and resources include:
 - **Curriculum Development Grants:** THV makes annual grants to schools with projects designed to familiarize students with significant places in the Valley. Working collaboratively with sites of cultural, historic, or natural importance, educators produce place-based lessons that complement core curriculum. Significant places include but are not limited to archives, art galleries, historic sites, libraries, museums, nature preserves and parks.
 - **Summer Institutes:** THV holds summer institutes featuring experts on the culture, ecosystems, and history of the Hudson Valley. These interdisciplinary programs foster interaction among diverse groups and attract K-12 educators, museum and park staff, environmentalists, librarians, scholars, community activists, and others.
 - **Curriculum Resources:** THV is developing tools that will give educators and others access to curriculum units and lesson plans developed by their grantees. These materials, which feature significant places throughout the Hudson Valley, are posted to the web for downloading, printing and wide use by educators.

¹¹⁴ American Architectural Foundation - <http://www.archfoundation.org/aaf/aaf/index.htm>.

¹¹⁵ Chicago Architecture Foundation - <http://www.architecture.org/>.

¹¹⁶ Architecture+Design Education Network - <http://www.adenweb.org/>.

¹¹⁷ Upstate History Alliance, Document Based Questions - <http://www.upstatehistory.org/services/DHP/DBQ.html>

- **Newsletter:** THV distributes an occasional electronic newsletter featuring events in the Hudson Valley, grants and other resources, and news about place-based education.
- **Website:** The program website includes a list of sample partner web sites and an excellent template for developing additional lesson plans and curricula.¹¹⁸
- **Institute of History, Archaeology and Education:** This statewide nonprofit organization based in Purchase, New York, is dedicated to expanding the knowledge and appreciation of human cultures from ancient times to the present through an array of student, teacher, and public programs and activities. Its goals and objectives include increasing the public awareness of the benefits of history and archaeology through public programs; promoting the inclusion and development of history and archaeology in the K-12 curriculum; providing history and archaeology enrichment programs at the K-12 level; developing, implementing and teaching history and archaeology programs for teachers by working with the schools and teacher centers; working with educational institutions of higher learning, government organizations, cultural institutions, and professional archaeological and historical organizations to develop, promote, and implement archaeological and historical programs. The organization's motto is "Let us bring the excitement and wonder of history and archaeology to your classrooms, meeting rooms and libraries." Their 2008 roster of events includes: Teaching Local and Community History: A Case Study; Battle of Saratoga Teacher Hostel; Oswego/Fort Ontario Teacherhostel; The American Revolution Teacherhostel; Ice Age to Global Warming: Greater Capital Region Teacherhostel; Dutchess and Putnam County Teacherhostels; the Greater Syracuse Region Teacherhostel; Somers Historical Society Teacherhostel; Rivertowns of Westchester Teacherhostel; Greater Catskill Region Teacherhostel; and Forts of the Empire State Teacherhostel. The teacherhostels are conducted in collaboration with specific historic sites or communities and last from one to five days.¹¹⁹
- **Canal New York Experience Travel Guide** (forthcoming in spring 2008): Developed by Canal New York, Canal Society of New York State, Visit Rochester and the Erie Canalway National Heritage Corridor, this new guidebook will combine educational information with tourism resources and will feature Canal New York members, including historic sites, businesses, nonprofits and communities within the Erie Canalway National Heritage Corridor. The guidebook will be targeted to adult learners, primary and secondary schools and travel planners and will include interpretive tours and programs as well as travel itineraries spanning from a few hours to one week. Guidebook users will be able to choose from a variety of education experiences, including touring historic sites and museums, walking and boating. The travel guide was funded by an Explore New York grant from the New York State Department of Economic Development.¹²⁰
- **Erie Canal Time Machine:** The New York State Archives has created an Erie Canal Time Machine web site to allow visitors to find out what things were like in 1825, the 1830s and 1918. The site is designed to help teachers meet the challenges of making history come to life, while helping students think and write about the past. The site incorporates historical records to excite students' interest in history and develop higher-level thinking skills.¹²¹

Educational Resources for Property Owners

Although the preservation version of "Home Depot University" does not yet exist, useful materials have been developed by the National Park Service and others. Designed for professionals and novices alike,

¹¹⁸ Teach the Hudson Valley - <http://www.teachingthehudsonvalley.org/>

¹¹⁹ Institute of History, Archaeology and Education - <http://www.ihare.org>

¹²⁰ For more information, contact Peter Wiles, Chairman, Canal New York, (315) 374-9554. A press release is available at https://www.communicationsmgr.com/projects/Sasaki_ErieCanalway/docs/CanalNYExpDec07.pdf

¹²¹ NYS Archives, Erie Canal Time Machine <http://www.archives.nysed.gov/projects/eriecanal/index.shtml>

they include a series of 44 “**Preservation Briefs**”¹²² and 45 “**Tech Notes**”¹²³ as well as a wide range of online education resources such as:

- **Walk Through** – A web class designed to help people identify building elements and features that give historic buildings their unique visual character.
- **Illustrated Treatment Guidelines** – Materials designed to assist people in applying The Secretary of Interior’s Standards for the Treatment of Historic Properties to the four treatments, Preservation, Rehabilitation, Restoration, and Reconstruction.
- **Illustrated Rehabilitation Guidelines** – Illustrated guidelines specific to the Secretary of Interior’s Standards for Rehabilitation provide general design and technical recommendations during the project planning stage.
- **Rehab Yes/Nos** – Brief case studies focusing on issues that frequently arise during rehabilitation projects. Users evaluate the existing conditions, learn what repairs, alterations, and additions were undertaken, and see how the historic character was preserved or lost.
- **Electronic Rehab** – An interactive web class that enables people to learn more about The Secretary of the Interior’s Standards for Rehabilitation.
- **Managing Moisture in Your Historic House** – Users see how moisture invades historic materials; what goes wrong when moisture is not adequately managed; and how to address present and future problems by providing simple, common sense tips.
- **From the Roof Down and Skin Deep** – Users learn how the “skin” of their historic house functions, how to keep surfaces and features in good repair over time, and what happens when this is not done.
- **A Checklist for Rehabilitation** – Questions designed to suggest a typical process of documenting, evaluating, and assessing a historic building prior to undertaking rehabilitation work.
- **Telling Historic Preservation Time** – The analogy of historic preservation clocks explains the differences between Preservation, Rehabilitation, Restoration, and Reconstruction.¹²⁴
- **Rehab Rochester** – A book published by the Landmark Society of Western New York with chapters on learning more about your house, before the work begins, keeping the rain and pests out, preserving significant exterior features, preserving significant interior features, energy conservation, living in harmony with your neighborhood and working with city hall.¹²⁵ The organization also has information on funding for homeowners engaged in building rehabilitation on their web site.

In addition, the magazine *Old House Journal* is considered the bible of old house restoration. Begun as a neighborhood newsletter in Park Slope, Brooklyn, the *Old House Journal* was first published in 1973.¹²⁶ Although it has since expanded to include several other publications (*Traditional Building*, *New Old House*, and *Traditional Products*) and an extensive web site, it remains a reliable resource with extensive information for both homeowners and professionals. Preservation professional John Leeke’s Historic Homeworks web site also offers numerous photos, articles, books, and videos; he provides hands-on workshops all over the U.S.¹²⁷

¹²² National Park Service, Preservation Briefs - <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>.

¹²³ National Park Service, Tech Notes - <http://www.nps.gov/history/hps/tps/technotes/tnhome.htm>.

¹²⁴ National Park Service - http://www.nps.gov/history/hps/tps/online_ed.htm.

¹²⁵ Rehab Rochester - <http://www.landmarksociety.org/section.html?id=1&uid=1>.

¹²⁶ *Old House Journal* - <http://www.oldhousejournal.com/>.

¹²⁷ *Traditional Building* - <http://www.traditional-building.com/#top>.

The growing community of “house bloggers,” many of whom are actively engaged in restoring their own historic houses, is another good resource, although some bloggers, like web sites and other resources, are more credible than others and should be evaluated with a skeptical eye.

Educational Resources Available Online

It is worth mentioning that numerous federal and state agencies, not-for-profit and other agencies and organizations have web sites with substantial educational resources. In many cases, particularly with professional organizations, these groups offer numerous helpful publications and other materials for purchase or at minimal cost. As with the resources described above, these organizations are often known to relatively small, specialized audiences or members but the information they offer would likely be useful to a much wider range of people if their existence was more widely known.

Historic Resource Identification and Protection

NOTE: A list of surveys of historic and architectural resources on file at the NYSHPO is included in an appendix.

Identification

Only about 11% of New York State’s approximately 1600 municipalities have adopted local historic preservation ordinances, and of those 1600, less than 4% have become Certified Local Governments. In a state where 31% of housing units were constructed before 1939, nearly 60% before 1959 and many municipalities actually have older and historic neighborhoods and commercial districts with much higher percentages of buildings constructed well before 1939,¹²⁸ this means few municipalities are capitalizing on the community and economic development opportunities of their historic resources and community character.

The foundation of any local historic preservation effort is a historic resource survey. A survey is essentially a systematic study of all properties that are fifty years old or older within a neighborhood or community. The survey includes photographing each property; mapping properties; completing inventory forms; conducting research to determine when buildings were constructed and occupied, how they were used and who used them; and preparing descriptions of each property, including their geographic location, legal description, current ownership, floor plan, size, current use and condition.

Archeological surveys include research to determine when the site was occupied, the identity of any occupants, and how the site was used. The survey also generally includes a study of the municipality’s historic development in order to help identify historic contexts or themes.

Historic resource surveys are an important planning tool. The survey process and historical information gathered during the survey, can help raise awareness of local history, historic and cultural resources, and historic preservation issues and needs. Survey completion and subsequent protection of properties determined historic can help communities avoid controversies and misunderstandings.

¹²⁸ In the City of Troy, for example, the percentage of housing units constructed before 1939 is as high as 70-80% in census tracts along the Hudson River. This is likely true in other older cities and villages. *NOTE: The only readily accessible data regarding the age of buildings is from the U.S. Census’ housing data, which includes age of housing units (not structures). Unfortunately, the earliest date category is “1939 or earlier” followed by 10-year increments such as 1940-1949.*

As briefly described above, conducting a comprehensive survey of historic sites and maintaining an inventory of these sites are among the most important programs of SHPOs. However, while nearly everyone involved in preservation recognizes the need and rationale for a comprehensive survey, completing a comprehensive survey is a daunting and long-term task. In the 42 years since the National Historic Preservation Act was passed, only Rhode Island has completed a comprehensive survey of historic sites.

The NYSHPO, with various municipal planners, individuals and preservation consultants, has completed extensive survey work and has, at various times, offered survey grants and conducted surveys when staff levels and funding allowed. However, substantial work remains and there are problems with some of the older survey data. For example, many addresses on survey forms became obsolete when the state switched to 911 emergency systems and there has never been sufficient staff to update existing survey data to reflect buildings that no longer exist because of loss from fire, demolition, or other causes. Survey completion also varies considerably – some communities have been examined in great detail and others have not. Other surveys have been completed as part of Section 106 compliance activities. Additionally, while a huge amount of information and innumerable reports have been completed, much of this information is archived but not readily accessible through existing, outdated information technologies or on site at the NYSHPO office.

However, **comments regarding survey and inventory seemed to reflect broader concerns that there is no easy way to find or obtain information about what is known about historic preservation and cultural resources in any given place.** Because of this, many people expressed the hope that NYSHPO and other state and local government agencies would encourage completion of historic preservation plans and/or inclusion of historic resource/preservation elements in municipal comprehensive plans, master plans, and other planning documents such as local waterfront revitalization plans, downtown revitalization or “Main Street” plans, etc.

In efforts to reinvigorate the survey and inventory program, the NYSHPO is currently evaluating the status of existing surveys and related data such as blue forms (see attached list). While the underlying goal is to improve accessibility and use of existing survey and related information, staff is currently evaluating what to do with the information we have, how best to make it more widely available and how best to advance survey completion.

Preparation of some type of area specific profile or overview of historic preservation efforts (such as the regional profiles included in Massachusetts’ state historic preservation plan) has also been discussed. Massachusetts’ state plan includes eight regional profiles, with each profile consisting of a brief overview, information on surveys of architecture/history (professional community-based and thematic inventories since 2000, volunteer inventories, little or no inventory, and inventory recommendations for the region); information and recommendations on National Register activity in the region; and information and recommendations on preservation planning and protection efforts at the regional and local levels.

Comments from staff interviews and public outreach meetings indicate that additional funding will likely be needed to encourage preparation of historic resource surveys.

Protection

Needless to say, the protection of historic resources is inherent in this subject matter and is touched upon either directly or indirectly in every section of this document. A level of protection is afforded to Registers-listed and eligible properties from federal actions through the National Historic Preservation Act (NHPA) and from state actions through the New York State Historic Preservation Act (NYSHPA); Registers-listed properties are provided consideration in regard to local and state government actions under the State Environmental Quality Review Act (SEQRA). Properties that are designated under local historic district ordinances are afforded a significantly higher level of protection than Registers-listed or eligible properties, but that level is subject to variation based on the strength and expertise of the local

commission, and hardship is usually a factor for consideration. Ultimately, the highest level of protection for historic resources is afforded through preservation easements.

Although there are a few not-for-profit agencies that hold a small number of easements for preservation as opposed to land conservation, including the New York Landmarks Conservancy and the Preservation League of New York State, most façade easements have been donated in recent years to one nationally active, qualified easement-holding organization in conjunction with a federal tax incentive. The tax incentive came under attack several years ago because of suspected abuse and the perception that it was simply a lucrative tax dodge for wealthy property owners. Although the threatened impairment to this important preservation tool was averted, there is a recognized need to provide a viable alternative for owners who wish to donate easements to an organization/agency other than one established relatively recently and solely for that purpose. It has been suggested that this would be an appropriate role for the NYSHPO.

Historic Preservation Planning¹²⁹

Many public outreach meeting participants commented on the need for New York State municipalities to engage in preservation planning and expressed the hope that technical and financial assistance could encourage more preservation planning throughout the state. Preparation of historic preservation plans or plan components is required in approximately ten states, and Georgia has established a strong regional preservation planning program. Although few historic preservation plans have been prepared for New York State municipalities,¹³⁰ historic preservation planning and historic preservation plans are important tools for protecting and enhancing community character.

Preservation planning is key to establishing public policies and strategies that can help prevent the loss of historic resources. It provides a forum for discussion and education about issues related to historic resources and development. This includes important questions such as when and where it may be appropriate to demolish historic buildings, and what resources must be protected to maintain the community's historic and architectural character.

Preservation planning usually results in the preparation of a formal planning document by professional planners, historians or architects specializing in historic preservation. This can be a stand-alone planning document such as a preservation plan, or a component of a long-range planning document such as a master plan, downtown revitalization plan, or neighborhood improvement strategy. Information about a community's historic resources and historic preservation efforts can also be incorporated into various sections of community planning documents, such as sections related to housing, community character, downtown revitalization and economic development.

Preservation planning, like most planning processes, typically includes a long-range vision, goals and objectives, implementing actions (such as adoption of a local preservation ordinance). A well-conceived preservation planning process serves to:

- Establish a basis of public policy about historic resources;
- Educate and inform residents and others about their community's heritage and its value;
- Identify opportunities for economic growth based on the community's historic and architectural character;

¹²⁹ For additional information, see Bradford J. White and Richard J. Roddewig, *Preparing a Historic Preservation Plan*, American Planning Association, 1994 and *Planning for Historic Preservation*, Planning Commissioners Journal, Number 52, Fall, 2003.

¹³⁰ Saratoga Springs and Buffalo have historic preservation plans; historic preservation components of some sort are included in many comprehensive plans, but are often simply lists of properties on the National and State Registers of Historic Places.

- Ensure consistency among various local government policies that affect the community’s historic resources;
- Lay the groundwork for developing a local preservation program and adopting a local historic preservation ordinance or strengthening an existing one;
- Eliminate the uncertainty or confusion about the purpose, meaning and content of a community’s preservation ordinance;
- Inform existing and potential property owners, investors and developers about what historic resources the community wants to protect as it grows;
- Create an agenda for future preservation activities; and,
- Facilitate compliance with federal and state historic preservation and environmental quality laws.

Preservation plans can build on information developed through historic resource surveys and lay the groundwork for the formal designation of individual properties and districts. They also serve several purposes, including:

- Educating elected and appointed officials, municipal staff, property owners, investors and others about the extent and status of historic resources within the community and the economic benefits of preservation;
- Formally documenting existing conditions, issues, opportunities and challenges;
- Providing information on tax and other incentives for preservation;
- Offering discussion and analysis regarding preservation of historic resources, and establishing a roadmap for future efforts;
- Setting out the roles and responsibilities of the public, private for profit and nonprofit sectors with regard to the preservation of historic resources.

Funding and Incentives

One of the biggest issues to emerge from the individual interviews and public outreach meetings is the need to “level the playing field” between building rehabilitation and new construction. State and local regulations -- for example, those relating to parking, upper floor development, and building setbacks – as well as development incentives, private financing, state and local transportation policies, affordable housing programs, etc. all tend to favor new residential and commercial development.

This situation has generally led to sprawl development of town lands (open space and agricultural lands) outside of cities, villages and hamlets; costly extension and maintenance of utility and transportation infrastructure to undeveloped areas; relocation of public schools and other traditional municipal “anchors” such as municipal offices, post offices, public libraries, courthouses, and related business to newly developed areas at the expense of older city, village and rural hamlet areas.

This is, of course, a very complex issue, and one whose solution is not based in historic preservation alone. The most critical needs are to increase awareness and understanding of what policies, funding and programs exist to protect community character and stimulate revitalization and to determine and address how existing state and local policies and funding programs either advance or prevent preservation of community character and quality of life in areas that have already been developed.

While additional research is needed, it will be important to get a solid understanding of the full range of existing funding programs and incentives, ways in which property owners, investors, developers, municipalities and others can combine and creatively use these incentives and programs, and areas in which policy and incentive program improvements are needed. Examples of issues that need particular attention include:

- Appropriate repair and maintenance of older and historic buildings and architecturally and historically significant building elements (such as original window sash or in-kind replacement sash);
- Retention and appropriate rehabilitation of “community anchor buildings” such as municipal offices, post offices, schools, libraries and other public buildings;
- Retention, rehabilitation, and/or adaptive use of older and historic religious, commercial, industrial buildings, and residential buildings;

It will also be important to advance understanding of how property owners, developers, and municipalities can creatively use and combine funding programs to accomplish revitalization, enhance community character, and conserve existing resources and open space.

In the short term, New York State agencies and preservationists should work to ensure that federal and state residential and commercial preservation tax credits (and related incentives) are expanded and improved. As noted in the Preservation League’s transition recommendations to the Spitzer/Paterson administration,¹³¹

“Significant enhancements are required to assure that this program will match the economic and community redevelopment successes seen in other states. More robust tax credits in other states generate state and local sales tax revenues in advance of state fiscal impacts, and those states report economic gains that well offset the revenue costs. These programs leverage downtown and community revitalization and guide new investment back to existing municipal infrastructure. Such tax credits spur tax-base growth by increasing property values, aid the retention of existing community residents, attract new homeowners back to existing neighborhoods, address affordable housing needs and generate significant work for local and regional craftsmen and contractors, tradesmen and businesses...”

Proposed changes to the structure of the residential tax credit include expanding the definition of distressed area to include State Empire Zones; making the program available in the form of a rebate, as well as a credit, in distressed areas; increasing the credit value in distressed areas; making locally designated landmarks eligible to claim the tax credit; and extending the program to all State and National Register-listed properties statewide.

Proposed changes to the structure of the commercial tax credit include eliminating or raising the \$100,000 per project cap and increasing the rate of the credit enough to stimulate new use of the program; creating a parallel “small projects” credit that would not require use of federal credit to qualify for the New York State program; and allowing greater flexibility in the allocation of the New York State credit, to encourage a greater range of investor participation in rehabilitation projects.

If enacted, changes currently proposed to the federal Investment Tax Credit in the Community Revitalization and Restoration Act would: greatly benefit smaller, Main Street- type projects though a higher subsidy; increase the efficiency of using both the ITC and the Low Income Housing Tax Credits

¹³¹ Preservation League of New York State, “Historic Preservation’s Critical Role in Economic & Sustainable Development Policy in New York State,” (Spitzer-Paterson Transition Paper), Daniel Mackay, 1/11/2007.

for affordable housing projects; allow the 10% credit to be used for housing; and, be more conducive for use in condominium projects. A similar effort to improve state historic rehabilitation tax credits failed in the NYS Senate in 2008 but will continue to be a preservation priority.

Outreach and Awareness

Numerous participants suggested that there is a general lack of awareness about what historic preservation is, what the benefits of historic preservation are, what the state historic preservation office and other preservation organizations do, the range of programs, services and incentives available to property owners, investors and developers.

Many recommendations were made about how NYSHPO and others could raise awareness of historic preservation and more effectively use communication to establish or strengthen partnerships, including periodic creation of aggressive public relations or marketing campaigns; management of a statewide preservation listserv available to anyone interested or involved in preservation (similar to the Massachusetts SHPO listserv); regular production of videos, podcasts, newspaper articles or columns, “e-blasts” (frequent email newsletters with photographs and live links), and public television shows and advertisements; more effective and dynamic use of the internet; and use of existing and emerging internet and social media tools such as weblogs and services like “MySpace” and “Facebook.”

In their comments about television and print advertising several people referenced the iconic 1971 Keep America Beautiful/Ad Council anti-littering campaign with the “crying Indian.” In this galvanizing television advertisement, a Native American paddled his canoe up a polluted and trash-filled river past polluting smokestacks. Stepping ashore at a litter-strewn river bank, he walked to the edge of a highway, where a bag of trash from a passing car landed at his feet. When the camera panned upward for a close-up, a single tear rolled down the Native American’s face as the narrator said “People start pollution; people can stop it.” The evocation of this ad and its powerful impact was one of many references to the success of the environmental movement as compared to efforts to “institutionalize” historic preservation.

A number of preservation professionals and other people specifically commented on the NYSHPO web site and SPHINX database system. While they recognized that the existing web site (and SPHINX) is useful and helpful, many people felt that the web could be used more effectively by all preservation organizations.

Making many of the resources described in this document (and, of course, many others not included here) available on the web and through other means would substantially strengthen and advance the work of NYSHPO and the Preservation Colleagues. It would also be tremendously useful to have a more dynamic (rather than static) web site that included interactive elements and could be frequently and easily updated and added to by NYSHPO staff. In most cases, preservationists are not making the most effective use of the web and related technologies, although some of the 30+ preservation colleagues are beginning to do so. Additional research is needed regarding an optimal web presence as well as the availability and applicability of other internet technologies. A number of SHPOs have excellent web sites with extensive information and materials readily available, and Ohio’s statewide group (and others) maintains an impressive web log.

Statewide Main Street Program

It is surprising that New York State is among fewer than ten states that have not established statewide Main Street programs based on the National Trust for Main Street’s four-point, grass roots revitalization model, which focuses on design, organization, economic restructuring and promotion. The program is well known among the state’s preservationists, planners, community and economic development professionals and others, and can be said to have originated in Corning, New York, when the Market Street Restoration Agency was established to catalyze and oversee downtown revitalization following a flood in 1972.

In addition, the National Trust's Main Street program has a proven record of success. Between 1980 and 2006, program participation has resulted in the reinvestment of \$41.6 billion in 2,050 participating communities across America. Although performance has obviously varied from place to place, this has included an average reinvestment per community of more than \$11 million; a net gain of nearly 78,000 new businesses; a net gain of more than 349,000 jobs; nearly 187,000 building rehabilitations; and a reinvestment ratio of \$25.76 to \$1. Statistics also show that, over time, most Main Street programs achieve significant investment in the commercial district, including exponential growth in the number of businesses and jobs.¹³²

Several agencies in New York State have researched and/or attempted to establish some form of statewide Main Street program. These include the New York Main Street Alliance (NYMSA), a not-for-profit organization with ties to the New York Conference of Mayors and Cornell University's CaRDI program; the New York State Department of State Division of Coastal Resources; and the New York Division of Housing and Community Renewal. NYMSA and CaRDI offer technical assistance to interested communities with services provided by affiliated consultants and faculty from Cornell University. The NYS Department of State's effort did not come to fruition under the Pataki administration and the NYS Division of Housing and Community Renewal's efforts resulted in the development of a Main Street grant program and limited technical support. The development of "Main Street" programs in Sullivan County, Western Erie Canal Alliance, cities of Binghamton, Rome and Ticonderoga, and other municipalities, while not formally affiliated with the National Trust's Main Street Center, indicates that interest in the program is increasing.

Statewide Main Street coordinating programs assist cities and towns within the state with downtown and neighborhood business district revitalization and support local efforts by:

- Creating economic development tools and resources according to the state's specific economic conditions;
- Competitively selecting local Main Street districts and programs to participate in the state network;
- Providing an appropriate scope of technical assistance to participating local Main Street programs;
- Providing, in very few cases, financial assistance to local Main Street organizations;
- Providing networking, advocacy, and encouragement to participating local Main Street programs;
- Serving as a liaison with the National Trust Main Street Center; and
- Identifying local programs that annually meet the standards of National Main Street Accreditation.

Although most statewide Main Street programs primarily serve Main Street downtown revitalization programs, some state programs also assist neighborhood commercial districts in larger cities within the state. As time allows, many state Main Street programs provide limited amounts of technical assistance and training to communities and organizations other than participating Main Street programs. Statewide Main Street programs are housed either in government agencies or in private nonprofit organizations.

¹³² Reinvestment Statistics, "Economic Statistics: The Main Street Program's Success," National Trust for Historic Preservation, Main Street web site - <http://mainstreet.org/content.aspx?page=7966§ion=16> and <http://mainstreet.org/content.aspx?page=2080>.

- 16 state coordinating programs are housed in state government departments of commerce or economic development;
- 10 are housed in private nonprofit organizations;
- 7 are housed in state historic preservation offices;
- 3 are housed in state departments of housing or community development;
- 1 is housed in the office of the state’s Lieutenant Governor.

The average State Main Street coordinating program budget is \$508,224, with an average staff size of 3.09 full-time and 1.64 part-time staff serving an average of 30.11 local Main Street programs.¹³³

At both the state and local levels, Main Street programs are proven, cost-effective downtown and neighborhood commercial revitalization programs. With limited staff and financial resources, Main Street programs typically draw upon a broad pool of community businesses and volunteers who help “boot strap” community or neighborhood revitalization.

Development of a statewide Main Street program would be a fiscally conservative and proactive strategy for New York State, given the number of economically challenged but historically and architecturally distinctive communities in the state. It is also likely that the creation of a statewide Main Street program, and resulting local Main Street programs, would capitalize on, strengthen and enhance existing and increasing grass-roots community revitalization efforts by community development organizations, other not-for-profit and private sector groups, and less formal individual and community revitalization efforts. Some great examples of these efforts include business improvement districts in numerous cities, the rapid growth of farmers’ markets and community supported agriculture and food-co-ops, Syracuse’s “40 Below” group, “Buy Local” campaigns, Troy Night Out and similar arts evenings and afternoons, Little Italys, and many others. All of these efforts, like those of Main Street programs, are designed to conserve and build upon unique local assets and opportunities.

Proactive Development of Guidelines and Standards

Although this theme is fairly self-explanatory, many public outreach meeting participants indicated that preservationists need to simplify historic preservation, make it easier to do and understand and make processes more consistent and predictable. People suggested that proactive development of guidelines and standards to address specific recurring issues would be extremely helpful. Suggestions included guidance regarding windows, adaptive use of churches, and similar subjects.

Additional efforts are needed to determine situations that might be improved or simplified through proactive development of guidelines and standards.

Green Building and Sustainability

Between June, 2007, and March, 2008, oil prices rose from \$70 to \$104 per barrel, an increase of \$34 and 67% in less than a year. Gasoline prices have reached \$4 per gallon on the west coast and are expected to be \$4-\$5 per gallon nationwide this summer. Home heating and utility prices continue to escalate. And all of these trends are increasingly being passed on to and felt by consumers in the price of housing, commuting, groceries, clothing and other goods and services. As the impacts of these trends ripple through the American economy, newspapers are beginning to report increases in the use of public

¹³³ National Trust for Historic Preservation, Main Street Center – Coordinating Programs - <http://mainstreet.org/content.aspx?page=2236§ion=15>. Most of the statewide Main Street coordinating programs involve collaboration by multiple state agencies as well as the private for profit and not-for-profit sectors, relying on the specific expertise, programs and services of each to supply specific human and financial resources.

transportation, decreases in car sales (particularly larger cars, SUVs and trucks), and relocation of residents from suburban areas to urban ones.

Not surprisingly, there is increasing interest in green building and sustainability. National efforts are focused on the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which establishes widely accepted benchmarks for the design, construction and operation of high-performance green buildings. At the state level, a Smart Growth Planning initiative has been established, with representatives from many state agencies; the New York State Office of Parks, Recreation and Historic Preservation has a Sustainability Coordinator; and a Green Building Collaborative Working Group has been established to harness the financial and technical resources of all participating organizations in an effort to increase green components and energy efficiency measures in buildings throughout the state. The four core working group (CWG) agencies include the Dormitory Authority of the State of New York (DASNY), the New York Power Authority (NYPA), the Long Island Power Authority (LIPA), and the New York State Energy Research Development Authority (NYSERDA).

In addition to the core working group, several other agencies are playing important roles in the collaborative efforts by sharing best practices and knowledge, and providing pilot projects that allow the collaborative to work together in a truly integrated manner for the first time. These agencies include the State University Construction Fund, Office of General Services, Department of Environmental Conservation, Empire State Development Corporation, Division of Housing and Community Renewal, nyhomes.org, New York State Office of Parks, Recreation and Historic Preservation, NYC Office of Energy Conservation, NYC Office of Long-Term Planning and Sustainability, and Clinton Climate Initiative. Initial pilot projects of the collaborative working group include efforts at SUNY Stony Brook, Delhi, Oswego; North Country Community College; CUNY Borough of Manhattan Community College; Adam Clayton Powell NYS Office Building, Harlem; Cornell University; and Old Westbury Community College.

While these efforts are helpful and very much needed, much of the interest and efforts to date at both the national and state levels, have focused on new construction and energy conservation initiatives rather than on building rehabilitation and enhancement of existing neighborhoods. The National Trust for Historic Preservation and other organizations are working to develop LEED standards that specifically address building rehabilitation and retrofitting of existing buildings and neighborhoods.

As interest in green building and sustainability increases, it has already become clear that they provide both great opportunities and potential risks for historic and cultural resources. On the one hand, building rehabilitation and historic preservation represent the ultimate form of recycling, conserving existing materials and embodied energy, facilitating use of existing infrastructure and public transportation, and reducing reliance on personal automobiles. On the other hand, green building and energy conservation efforts can result in replacement, destruction or alteration of historic wood windows and other historically or architecturally significant building elements and demolition of older and historic buildings and cultural resources in favor of new, "green" (LEED-certified) construction.

As Richard Moe, President of the National Trust for Historic Preservation, noted in his acceptance speech on the occasion of receiving the Vincent Scully Prize in December, 2007,

"...the key phrase is 'sustainable stewardship.' The retention and reuse of older buildings is an effective tool for the responsible, sustainable stewardship of our environmental resources – including those that have already been expended. I'm talking about what's called 'embodied energy.'

Here's the concept in a nutshell: Buildings are vast repositories of energy. It takes energy to manufacture or extract building materials, more energy to transport them to a construction site, still more energy to assemble them into a building. All of that energy is embodied in the finished structure – and if the structure is demolished and landfilled, the energy locked up in

it is totally wasted. What's more, the process of demolition itself uses more energy – and, of course, the construction of a new building in its place uses more yet.

Let me give you some numbers that will translate that concept into reality.

- According to a formula produced by the Advisory Council on Historic Preservation, about 80 million BTUs of energy are embodied in a typical 50,000-square-foot commercial building. That's the equivalent of 640,000 gallons of gasoline. If you tear the building down, all of that embodied energy is wasted.
- What's more, demolishing that same 50,000-square-foot commercial building would create 4,000 tons of waste. That's enough debris to fill 26 railroad boxcars – that's a train nearly a quarter of a mile long, headed for a landfill that is already almost full.
- Once the old building is gone, putting up a new one in its place takes more energy, of course, and it also uses more natural resources and releases new pollutants and greenhouse gases into our environment. Look at all the construction cranes dotting the Washington skyline and consider this: It is estimated that constructing a new 50,000-square-foot commercial building releases the same amount of carbon into the atmosphere as driving a car 2.8 million miles.
- One more point: Since 70% of the energy consumed over a building's lifetime is used in the operation of the building, some people argue that all the energy used in demolishing an older building and replacing it is quickly recovered through the increased energy efficiency of the new building – but that's simply not true. Recent research indicates that if even 40% of the materials are recycled, it takes approximately 65 years for a green, energy-efficient new office building to recover the energy lost in demolishing an existing building. And let's face it: Most new buildings aren't designed to last anywhere near 65 years."

He concludes that "Despite these surprising statistics and many more like them, we persist in thinking of our buildings as disposable – rather than a renewable – resource."

Other points that he and others make are that building rehabilitation conserves valuable, reusable building materials and keeps these materials out of already overburdened landfills. He notes:

"At the same time, older and historic buildings, particularly those constructed before 1920, are actually more energy-efficient than buildings built at any time afterwards, except those built after 2000. The General Services Administration has analyzed its building inventory and found that utility costs for historic buildings were 27% less than for more modern buildings.

In previous generations, older and historic buildings were maintained for as long as possible, added onto to extend their useful lives, and reused rather than simply demolished for new construction.

Older and historic buildings were also built to last. Their durability gives them almost unlimited renewability. Many historic buildings have thick, solid walls, resulting in greater thermal mass and reducing the amount of energy needed for heating and cooling. Buildings designed before the widespread use of electricity feature transoms, high ceilings, and large windows for natural light and ventilation, as well as shaded porches and other features to reduce solar gain. Architects and builders paid close attention to siting and landscaping as tools for maximizing sun exposure during the winter months and minimizing it during summer months.

More recent buildings – especially those constructed between the 1950s and 1960s – pose a greater challenge. Many of them were constructed at a time when fossil fuels were plentiful and inexpensive, so there was little regard for energy efficiency. In addition, they often include experimental materials and assemblies that were not designed to last beyond a generation.

Today, these buildings make up more than half of our nonresidential building stock. Because of their sheer numbers, demolishing and replacing them isn't a viable option. We must find ways to rehabilitate these buildings and lighten their environmental footprint while still protecting their architectural significance. This is a challenge that preservationists and green-building advocates must face together in the coming years.”

Capacity Building and Support

As indicated at the public outreach meetings and confirmed by experience, many small not-for-profit organizations, municipalities and existing and prospective developers and property owners lack knowledge about the benefits, incentives, tools and strategies of historic preservation. They also appear to lack knowledge about existing state agencies and organizations that can provide technical assistance and support.

Additional efforts are needed to provide, or link these individuals and organizations to, sources of assistance, including existing organizations such as those listed below and existing web sites and reference sources. The organizations below (and, of course, many others) generally conduct annual conferences and workshops and have published many “how-to” publications.

- **Preservation League of New York State and 30+ Preservation Colleagues** – Web site, numerous publications, annual conferences, staff that can provide technical assistance. *NOTE: The PLNYS was named to administer a \$500,000 allocation in the Executive Budget Proposal to provide capacity-building grants to local groups working to advance historic preservation projects. The funding falls under a new category in the State's Environmental Protection Fund.*
- **National Trust for Historic Preservation** – Web site, numerous publications, annual preservation and Main Street conferences, preservation leadership training, Main Street certification (see program description above), and staff that can provide technical assistance. The annual conference offers specific educational tracks for participants with varying levels of experience.
- **American Planning Association** – Web site, annual conference, divisions on specific topics, numerous publications for professionals and nonprofessionals, and web courses. Web sites also exist for the various New York chapters of the APA, including the Upstate New York Chapter, Capital District Planners Association, and New York Metro Chapter, all of which are very active.
- **Museum Association of New York** – A nationally recognized state museum association committed to strengthening the organizational development of the state's diverse museum and heritage organization communities. MANY offers a comprehensive web site, newsletter, topical publications, technical assistance, advocacy, and an annual conference and periodic workshops or trainings, generally for museum professionals.
- **Upstate History Alliance** – Provides support, advice and training to historical societies, museums, historians and others interested in history in upstate New York. The organization's mission is to build the capacity of upstate history organizations to use history to engage the public in shaping their communities. Activities, programs and services are geared towards fulfilling the goals of ensuring that constituents understand, embrace and aspire towards a set of standards and best practices; providing tools for constituents to present the full diversity of their communities, past and present; facilitating the use and sharing of resources and expertise to strengthen all upstate history organizations; and

achieving a broader understanding of the value of history. UHA offers annual conferences, periodic topical workshops, a professional development network; and a lending library and other resources.

- **Lower Hudson Conference of Historical Agencies and Museums** - Serves the museum and history communities as a catalyst to advance professional standards and practices; build the capacity of organizations to meet their missions; and create a network of effective and professional stewards of regional history and culture- now and in the future. They offer a web site, newsletter, annual conference, workshops and trainings, a professional network, and technical assistance.
- **Association of Public Historians of New York** – Organized to build capacity among county, city, town and village historians, and to provide networking and educational organizations, APHNY now offers more than twenty annual statewide and regional trainings and workshops.
- **American Association for State and Local History** - Provides leadership and support for its members who preserve and interpret state and local history in order to make the past more meaningful to all Americans.
- **New York Planning Federation** - Promotes sound planning, land use and zoning practice in New York State so that orderly growth and development may occur balanced with necessary resource conservation.
- **New York State Archaeological Association** – Founded to promote research into the lifestyles of the early inhabitants of New York State with an emphasis on cultural preservation; to participate in excavations when necessary to preserve threatened historic and pre-historic habitats; to interpret excavated cultures in a shared environment by lecture or publication; and to promote archeology by hosting an annual conference and by publishing "The Bulletin" which is the annual journal of NYSAA. Chapters are composed of people who participate archeology at four levels, including investigation, excavation, interpretation, and publication.
- **New York State Archaeological Council** – Organized to stimulate, guide, direct and conduct research in the field of archaeology in the State of New York; to publish the results of such archaeological research; to promote the exchange of information among the various individuals and organizations engaged in the study of archaeology in New York State and elsewhere; and to foster and promote knowledge of and interest in public archaeology and archaeological preservation.
- **Archaeological Site Preservation Initiative** – A joint program of the NYSAA and NYAC, ASPI's goal is to help educate local leaders about the importance of archaeological sites in general and more specifically about local resources that may be endangered by proposed projects. As a cultural resources advocate, ASPI seeks to preserve archaeological and historic sites by raising awareness of these cultural resources in local communities and by providing a forum where questions about archaeology, local history and preservation can be answered. ASPI relies on local individuals to contact them when sites are threatened.
- **Public Archaeology Facility, Binghamton University (SUNY)** - The Public Archaeology Facility (PAF) is a research center within the Department of Anthropology specializing in Cultural Resource Management. PAF's primary goal is to train archaeologists to be field and research specialists within a cultural resource management (CRM) framework and to provide federal, state, local and private groups within the Eastern U.S. with professional archaeological surveys in compliance with all applicable state and federal legislation; produce scholarly research that enhances the professional visibility of staff, faculty, students and university; train undergraduate and graduate archaeologists to be field and research specialists within a cultural resource management framework; offer an opportunity for training and support to individuals interested in cultural resource management as a career or as an enhancement to an academic career; and practice "public archaeology" through community programs and preservation initiatives. PAF also administers a Community Archaeology

Program and Archaeology for Kids web pages, including several lesson plans regarding “artifact activity,” “math in archaeology,” and “stratigraphy and the laws of superposition.”

- **PlannersWeb** – This web log (converted from a web site) is specifically targeted to planning commissioners and offers a quarterly newsletter, special newsletter issues, frequent web log posts on various topics, and other resources.
- **Planetizen** – As noted above this planning web portal offers numerous resources, lists of publications, and online web-based classes.

In terms of historic preservation, it will be helpful to work strategically and collaboratively with groups such as the 30+ preservation colleagues, 14 regional planning commissions, national and state heritage areas, and certified local governments to systematically strengthen local understanding of and capacity to use preservation as a community development, revitalization and environmental stewardship tool.

Development of resource materials, additional web content (as discussed in the section above on development of guidelines and standards) and case studies and success stories will also be helpful. It will be important to keep in mind that people are busy, have many competing priorities and responsibilities, and need resources that simplify things and are easy to understand.