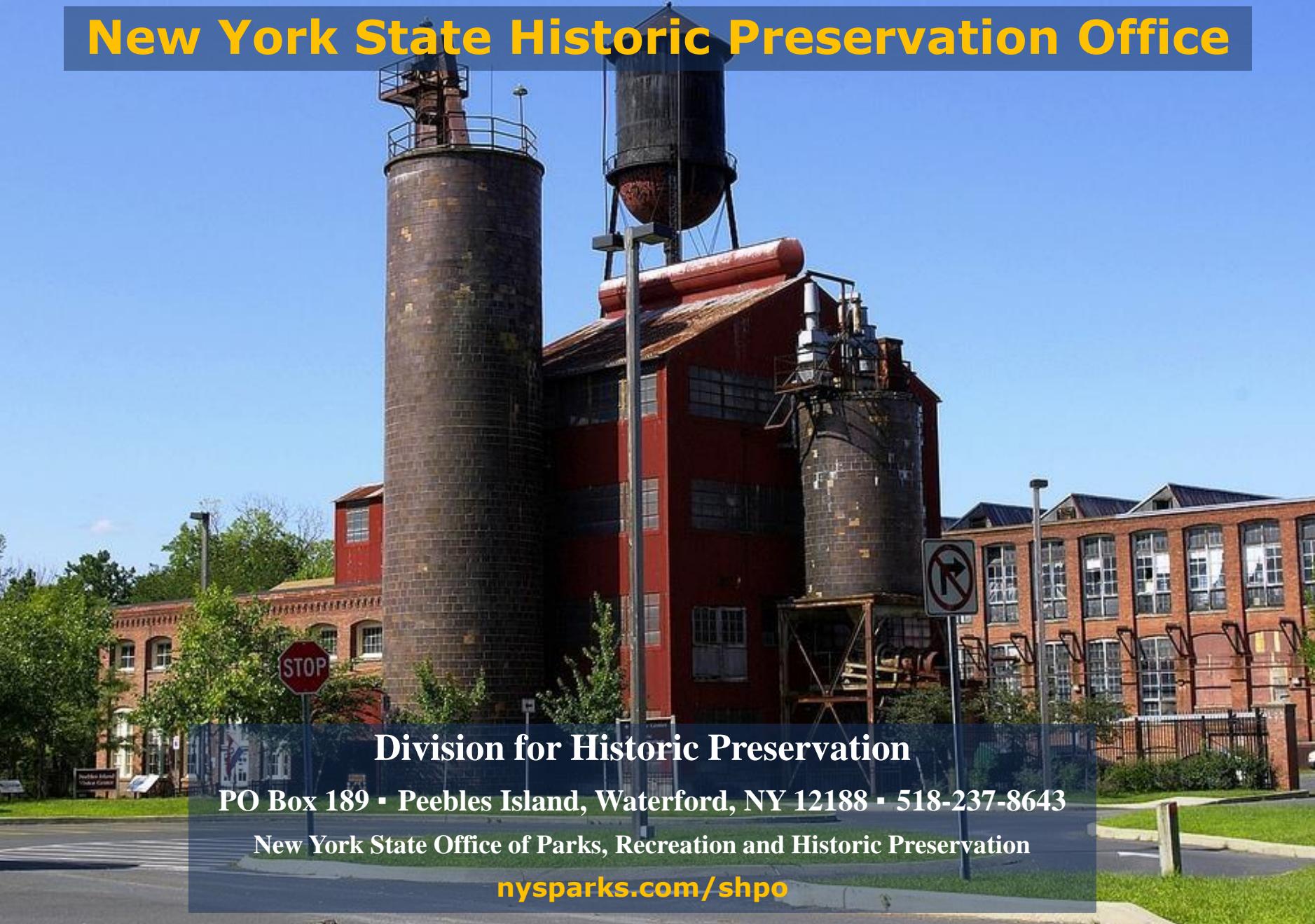


# New York State Historic Preservation Office



Division for Historic Preservation

PO Box 189 • Peebles Island, Waterford, NY 12188 • 518-237-8643

New York State Office of Parks, Recreation and Historic Preservation

[nysparks.com/shpo](http://nysparks.com/shpo)

Every community has historic and cultural resources that contribute to its distinctive character. By managing change to preserve what is special, we can enhance the quality of life in neighborhoods and promote sustainable economies.





**Historic properties are adaptable, renewable resources that offer effective, environment friendly community revitalization options.**

**Historic preservation can rejuvenate neighborhoods, stimulate economic development, create jobs, and increase property values.**

**257 Lafayette Center, a \$3.2 million preservation tax credit project in Buffalo that adapted a former school for offices, apartments, and a daycare facility**

The **New York State Historic Preservation Office** (SHPO) offers programs and services that help individuals and communities achieve the social, economic, and environmental benefits associated with historic preservation.

Programs include:

**Historic Resource Surveys**

**New York State and National  
Registers of Historic Places**

**Preservation Tax Incentives**

**Historic Preservation  
Environmental Review**

**Archaeology**

**Certified Local Government  
Program**

**Preservation Planning and  
Community Outreach**



Window repair workshop at the  
division's Peebles Island headquarters

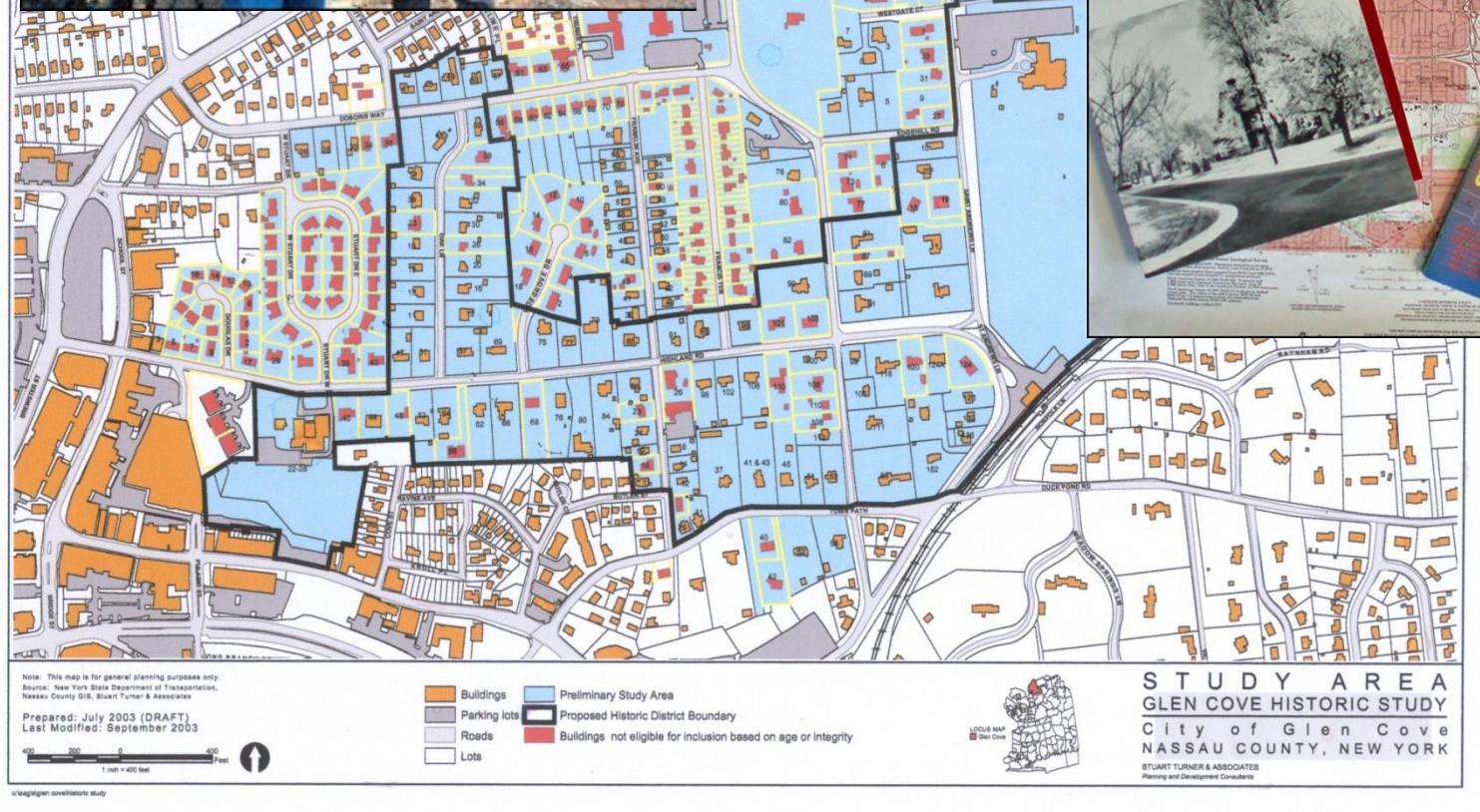
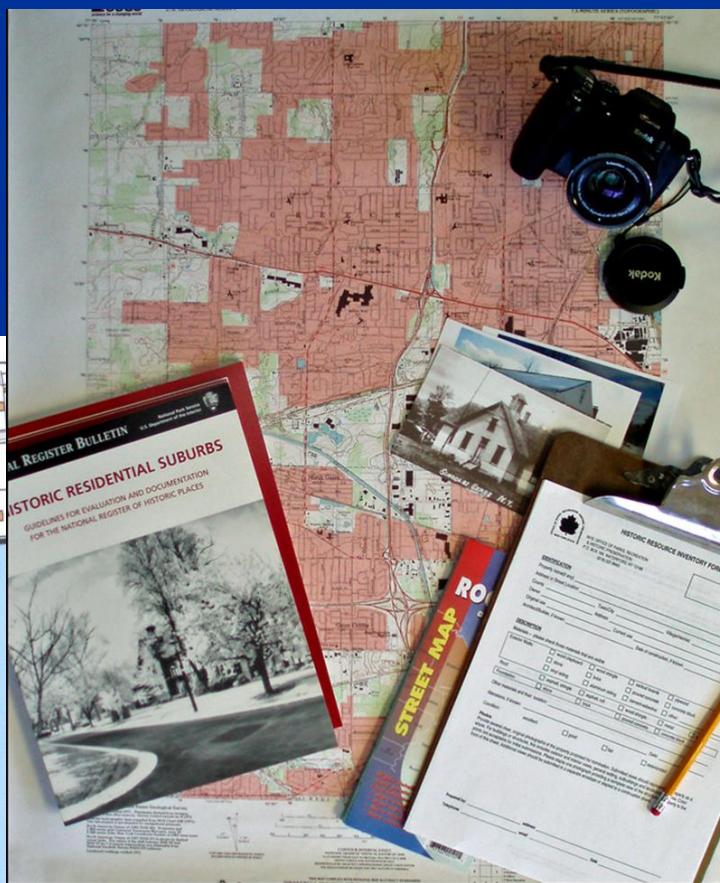
**HISTORIC RESOURCE SURVEYS** help communities identify historic and cultural resources so that they can be incorporated into local planning and revitalization efforts.

Division staff assist state and federal agencies as well as local communities to document and evaluate historic and cultural properties.

The division maintains a growing inventory of more than 300,000 properties, 40,000 of which are eligible for listing on the State and National Registers.



Palmyra Village Historic District





## HISTORIC PRESERVATION REPORT TOWN OF EAST HAMPTON

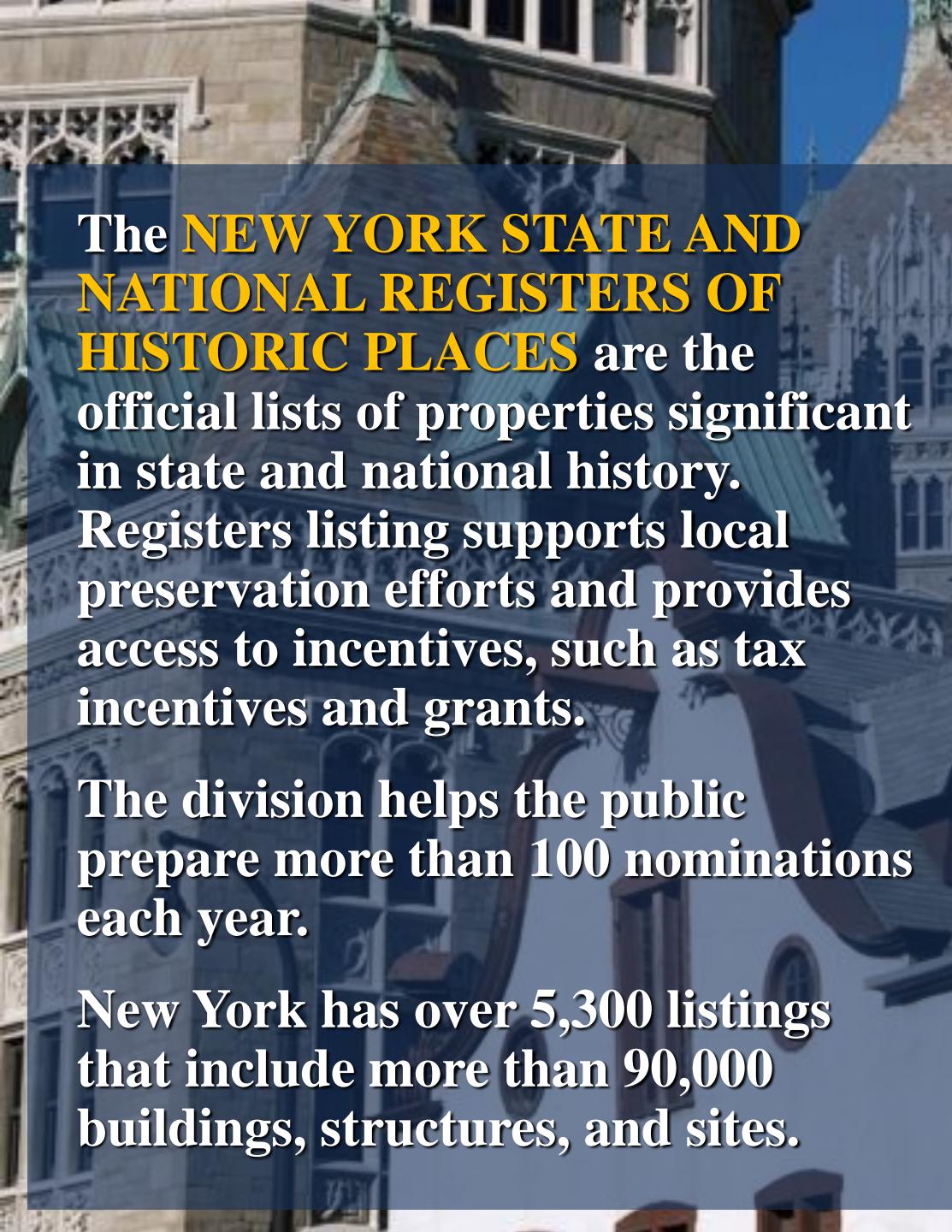
PHASE TWO: INTENSIVE LEVEL SURVEY  
PREPARED BY ROBERT J. HEFNER



BUILDING NAME: Zebulon Conklin House  
STREET LOCATION: 321 Main Street  
TAX MAP NUMBER: 300-171-2-21  
DESIGNATED AREA: Designation limited to a 267' set-back from the property line with Main Street

DATE OF CONSTRUCTION: 1792  
ARCHITECT:  
BUILDER: Samuel Schellinger





**The NEW YORK STATE AND NATIONAL REGISTERS OF HISTORIC PLACES are the official lists of properties significant in state and national history.**

**Registers listing supports local preservation efforts and provides access to incentives, such as tax incentives and grants.**

**The division helps the public prepare more than 100 nominations each year.**

**New York has over 5,300 listings that include more than 90,000 buildings, structures, and sites.**



**Downtown Albany Historic District**

# National and State Registers

- Includes buildings, sites, structures, landscapes, boats, etc.
- Generally must be over 50 years old and retain integrity
- Must meet criteria for historical associations, architecture, or events



Mechanicville Hydroelectric Station  
August 6, 2003

# Is a property eligible for listing?



**Hawkins House, Jamesport**



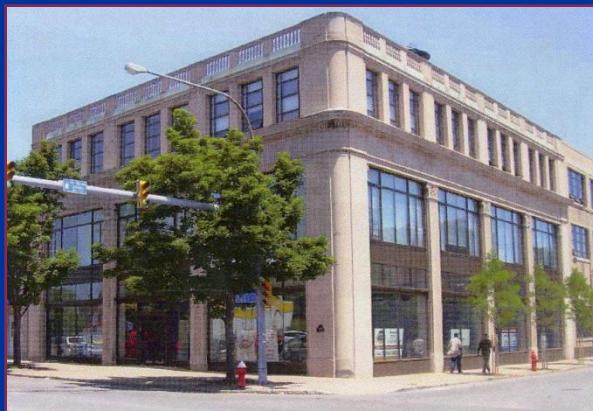
**Brooklyn rowhouses**



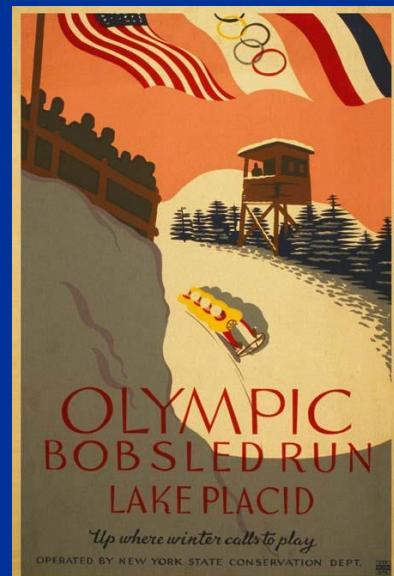
**Lustron House, Glenville**



**Home Farm, East Whitehall,  
Washington County**



**Former Packard Showroom and  
Service Center, Buffalo**

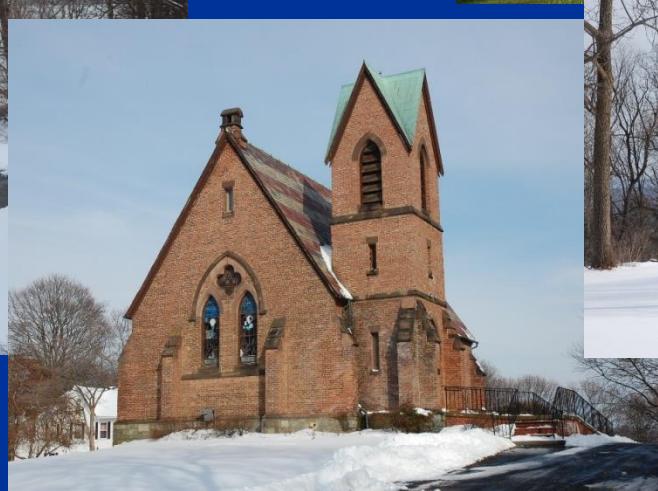


# What's around Marlborough?

Milton Railroad Station, 1883



Lattingtown Baptist Church, 1810



Christ Episcopal Church, 1858



DuBois-Sarles Octagon, ca.1850

# **Listing Properties on the National Register Promotes Preservation through:**

- Greater consideration in public planning
- Providing a *measure* of protection from the impacts of state and federal projects
- Eligibility for certain grant programs aimed at public and not-for-profit owners
- Eligibility for tax credit programs that provide incentives for commercial and some residential properties
- Creating a valuable public archive and educational resource
- The intangible benefits of prestige, civic pride, increased awareness

# Finding a Path through the Historic Preservation Landscape

## Local

- Honorific/Educational
- Contributes to local zoning/building/planning activities
- *MAY* include regulation/oversight of *alterations* by a local historic preservation review commission
- In most instances *maintenance* is not reviewed

## Federal/State

- Honorific/Educational
- Does not entail regulation *unless* federal or state funds, permits or licenses are involved
- Provides a measure of protection from negative effects of government-supported projects (see above)
- Basis for incentive programs

# Preservation Tax Credits for Income-Producing Properties

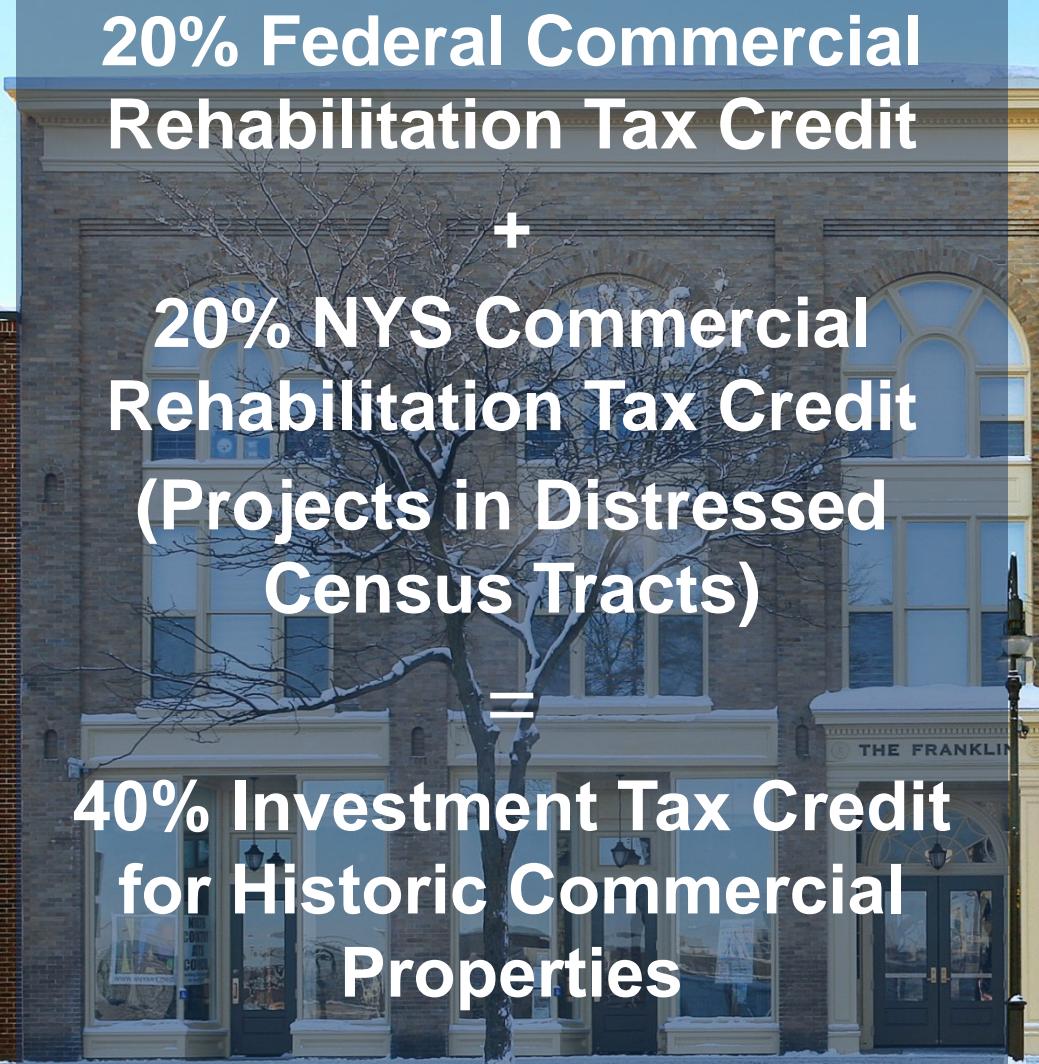
20% Federal Commercial  
Rehabilitation Tax Credit

+

20% NYS Commercial  
Rehabilitation Tax Credit  
(Projects in Distressed  
Census Tracts)

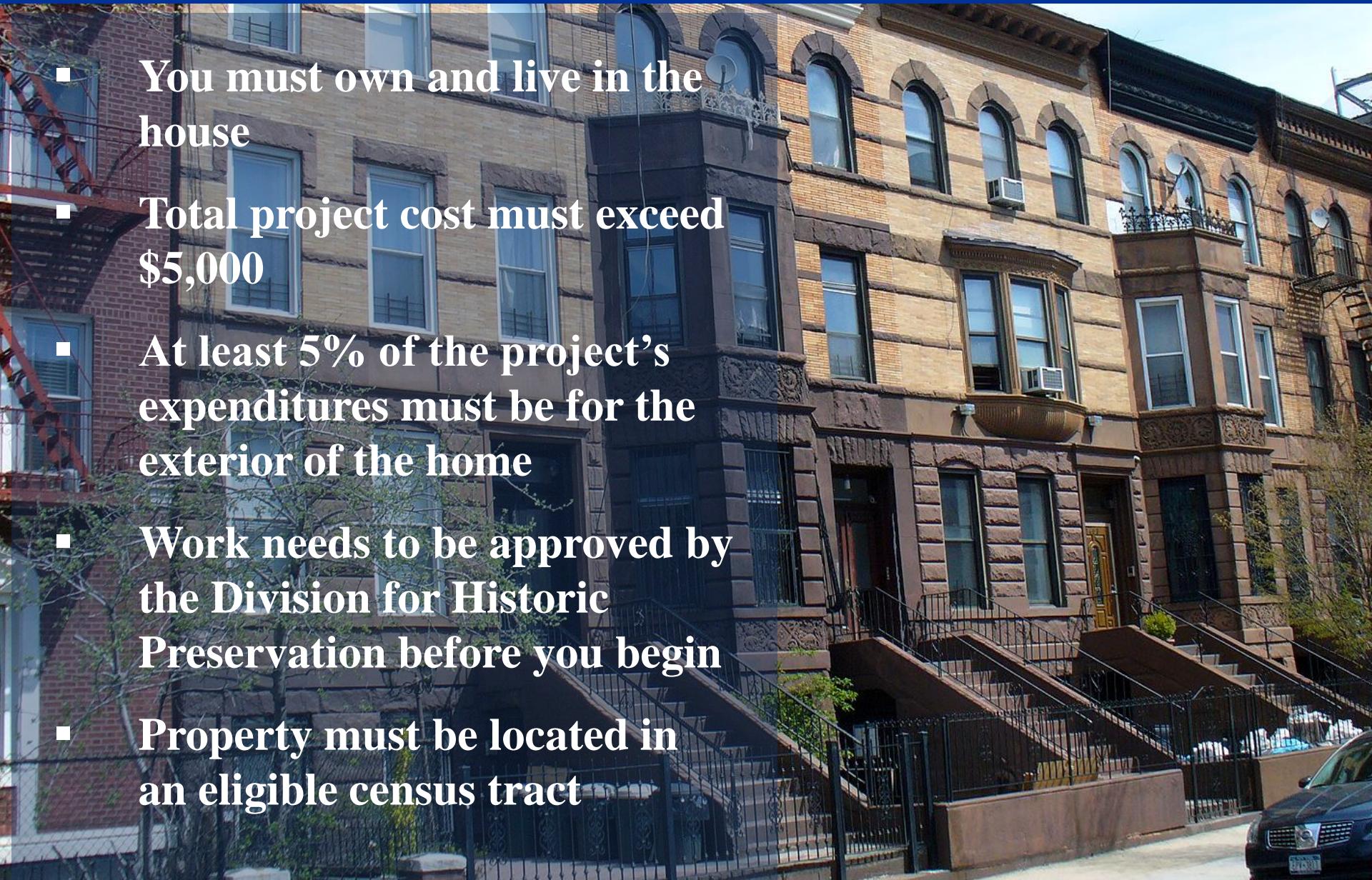
=

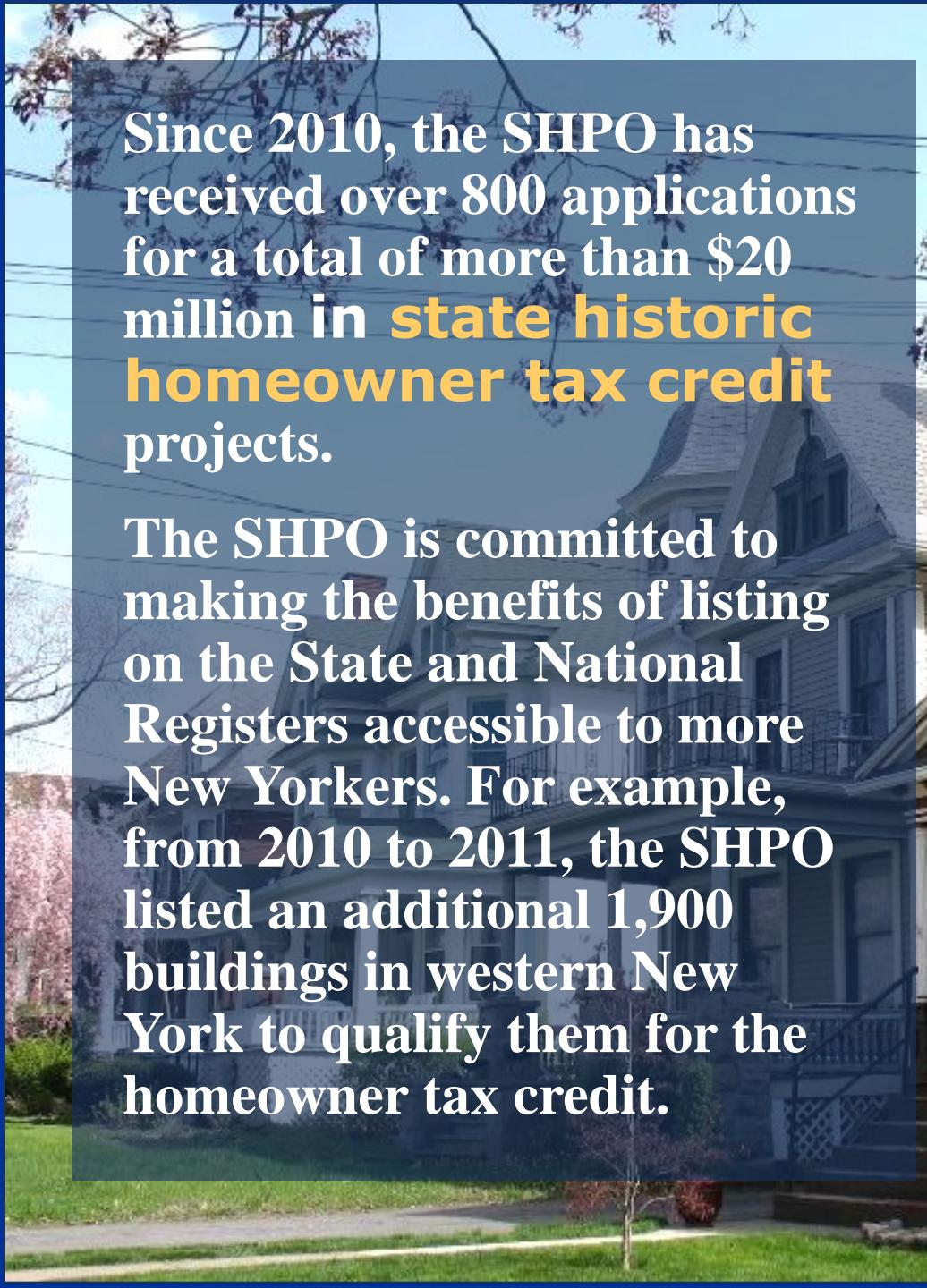
40% Investment Tax Credit  
for Historic Commercial  
Properties



# **NYS 20% HOMEOWNER TAX CREDIT**

- You must own and live in the house
- Total project cost must exceed \$5,000
- At least 5% of the project's expenditures must be for the exterior of the home
- Work needs to be approved by the Division for Historic Preservation before you begin
- Property must be located in an eligible census tract





Since 2010, the SHPO has received over 800 applications for a total of more than \$20 million in **state historic homeowner tax credit** projects.

The SHPO is committed to making the benefits of listing on the State and National Registers accessible to more New Yorkers. For example, from 2010 to 2011, the SHPO listed an additional 1,900 buildings in western New York to qualify them for the homeowner tax credit.



Chilton Avenue-Orchard Parkway  
Historic District in Niagara Falls

# WHAT BUILDINGS QUALIFY?



- Listed Individually on the State or National Register of Historic Places, *or*
- Listed as a contributing building in a State or National Register Historic District, *or*
- Located in a Local Historic District which has been certified by the National Park Service, *or*
- Individual Buildings & Historic Districts that are eligible for the registers or in the Process of Listing

# Other Tax Credit Programs

## 10% Federal Tax Credit for Non-Historic Buildings



**Applies only to buildings:**

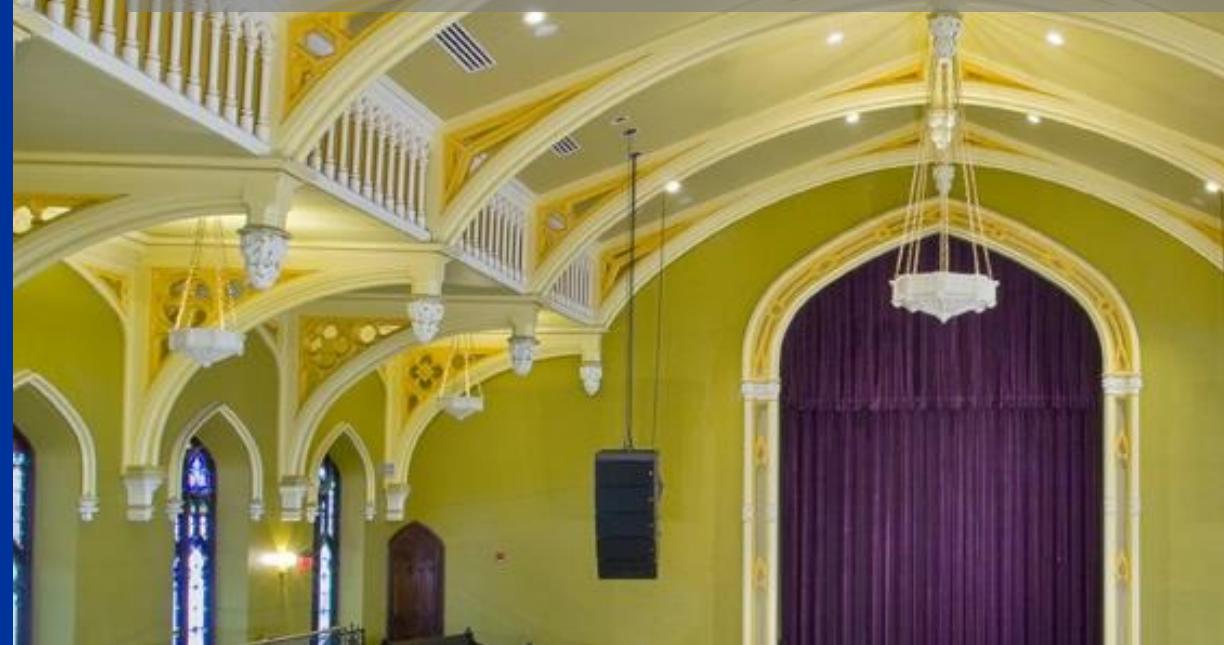
- **Not listed on the National Register**
- **First placed in service before 1936**
- **Rehabilitated for non-residential uses**

## 25% Barn Tax Credit

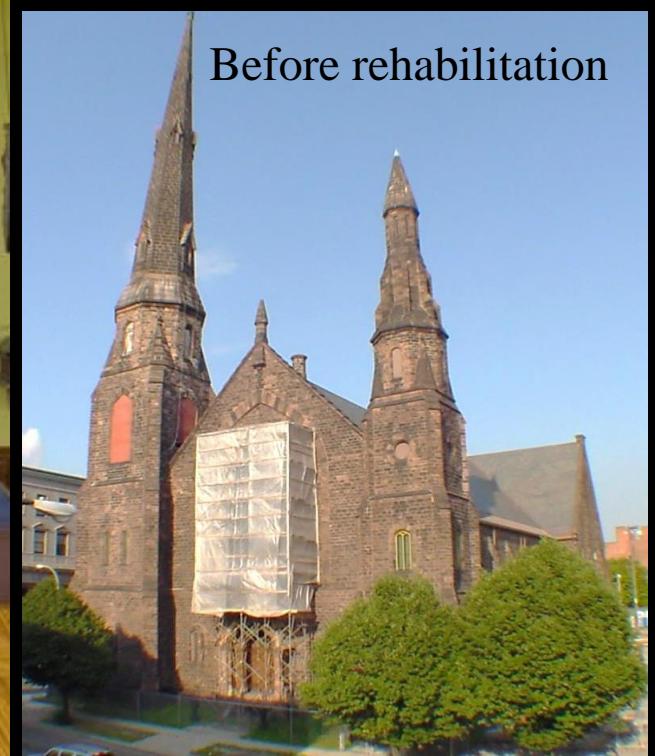
- **Program administered by the NYS Dept. Taxation & Finance**
- **SHPO only deals with certifying the work completed**
- **Barn was placed into service before 1936**
- **Work must meet criteria for “substantial rehabilitation” without “materially altering the barn’s historic appearance.”**



The reuse of vacant church properties and other underused buildings with large meeting spaces has become a huge challenge in communities across the state and the nation.



Preservation tax credits helped rescue and convert the abandoned Asbury-Delaware Methodist Church into a record company headquarters with office, performance and gallery spaces



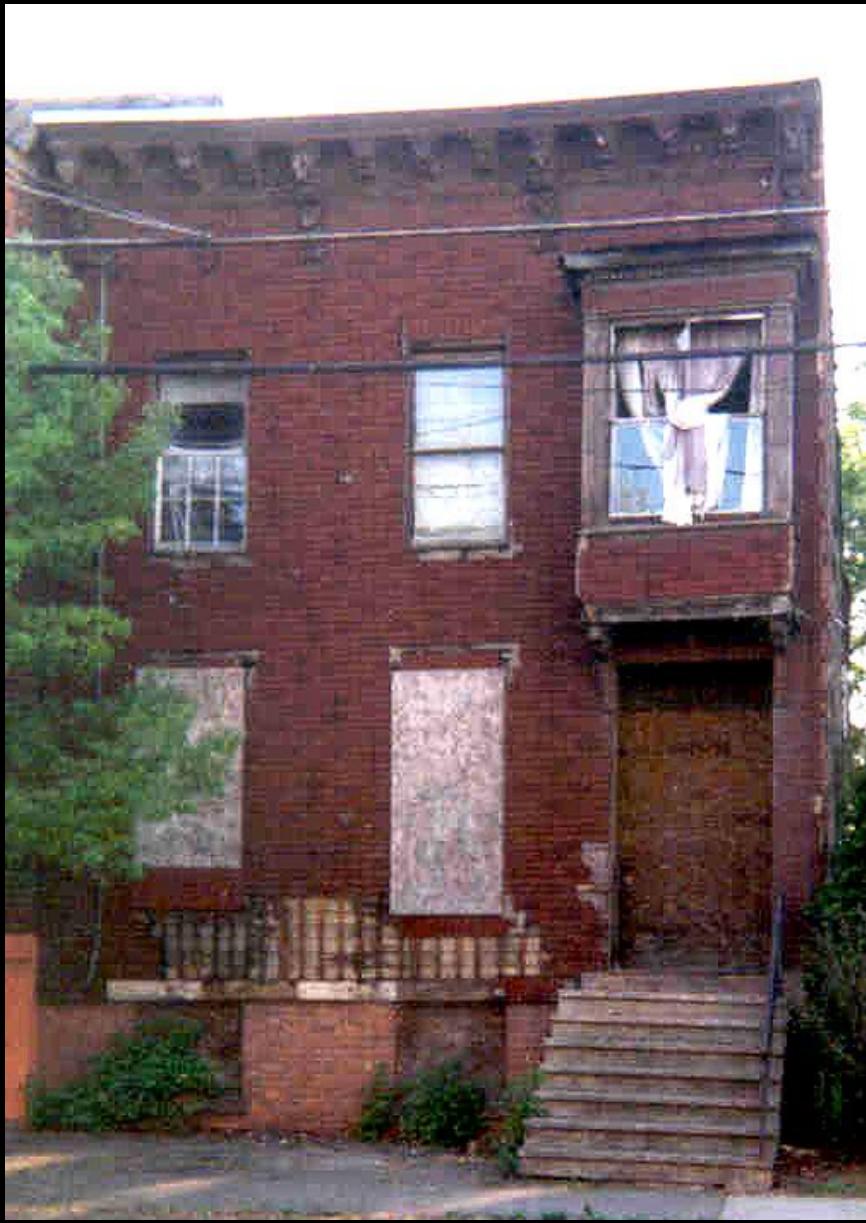


**American Hotel in Sharon  
Springs, Schoharie County**

**Built in 1847, Greek Revival**

**Extensive rehabilitation to hotel  
and restaurant**





Typical rowhouse in Albany

## Chasan Building, Central Troy Historic District





**Sea View Hospital, now the  
Park Lane Apartments,  
Staten Island**





Single-family home in Buffalo damaged by fire

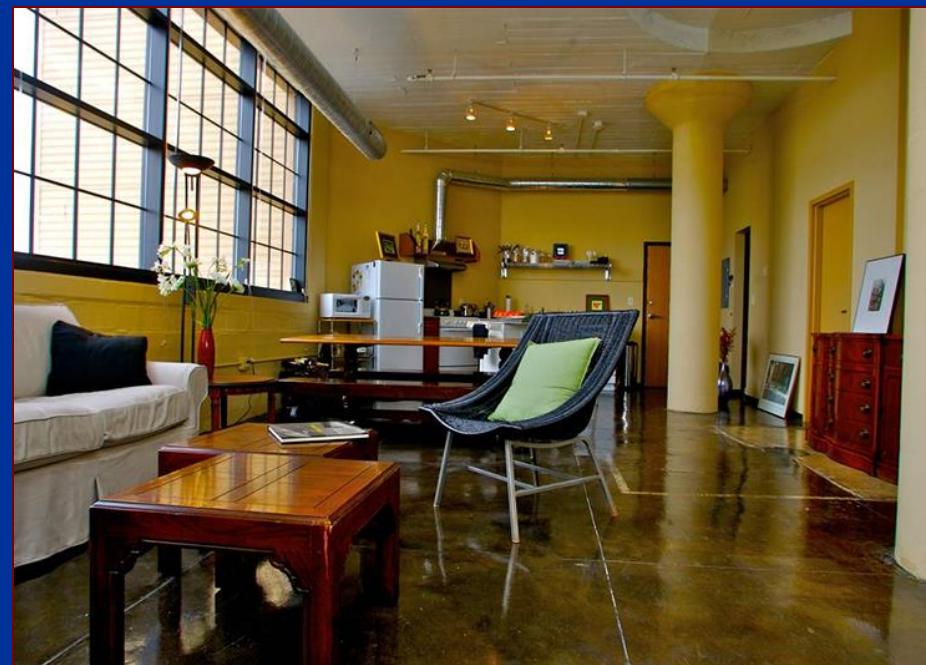


**Residential rehabilitation, Coeymans**



## Lofts on Willow, Syracuse

**Warehouse with unusual  
interior columns adapted for  
residential lofts**





**McKibben Street, Brooklyn  
Rehabilitation of factory  
complex for affordable  
industrial work spaces  
retained industrial jobs in the  
community**





**Saratoga Springs  
Rehabilitation for  
office space**



**Webb Building, Buffalo**  
Commercial structure adapted  
for mixed use - residential  
lofts, a daycare facility and a  
school for special needs  
children





**Watertown**  
**Rehabilitation of mill workers housing for an affordable housing project**



## 210 Ellicott, Buffalo

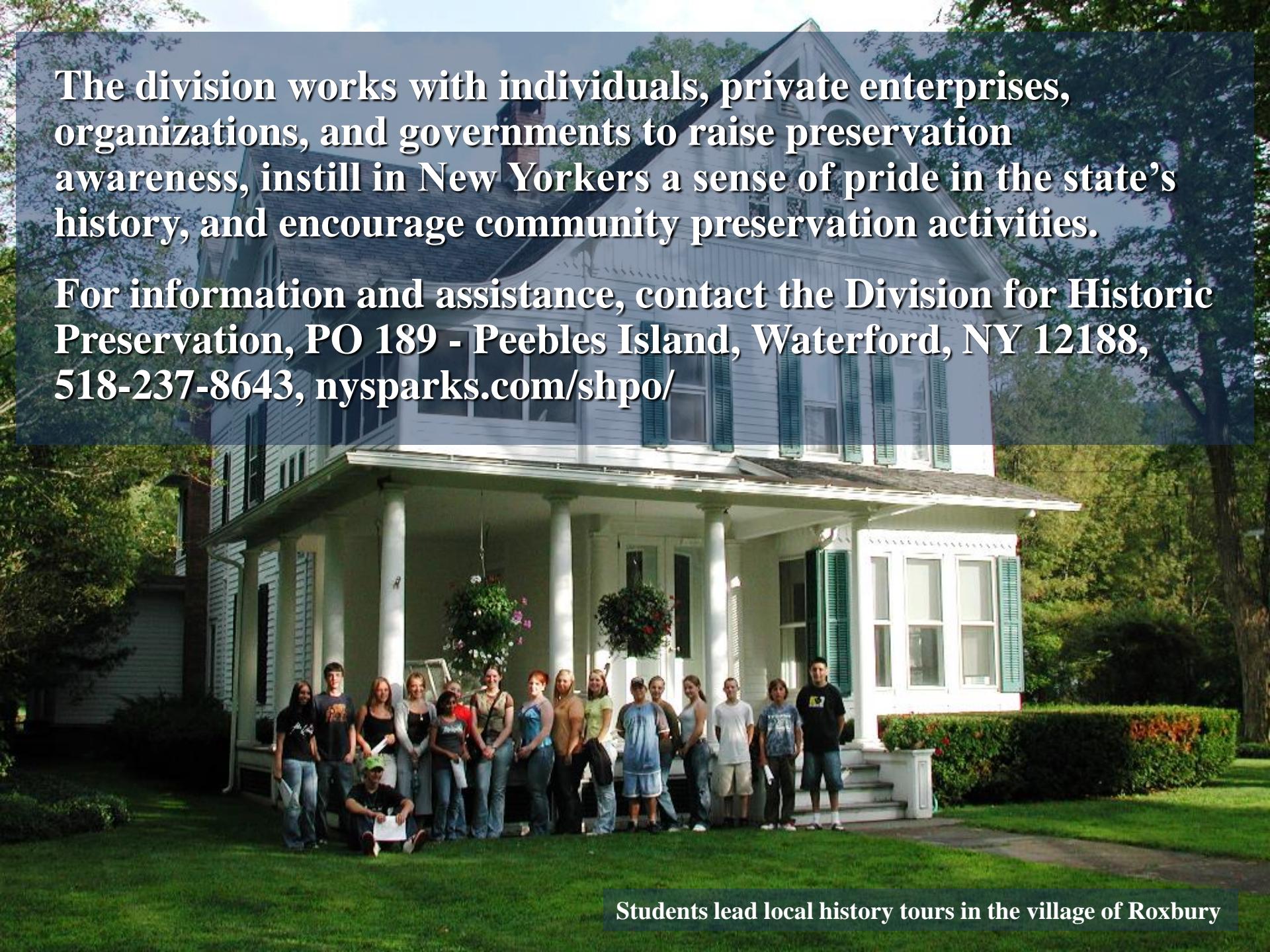
Adaptive use for office and residential units



**Home in Coeymans**  
**Modern siding removed and exterior features retained**

The division works with individuals, private enterprises, organizations, and governments to raise preservation awareness, instill in New Yorkers a sense of pride in the state's history, and encourage community preservation activities.

For information and assistance, contact the Division for Historic Preservation, PO 189 - Peebles Island, Waterford, NY 12188, 518-237-8643, [nysparks.com/shpo/](http://nysparks.com/shpo/)



Students lead local history tours in the village of Roxbury