

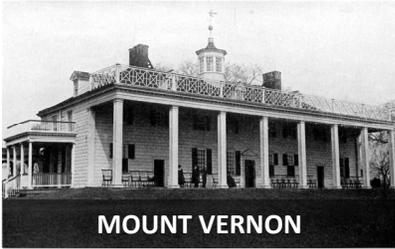


Preservation 101



Ryan Jarles: Preservation Planner





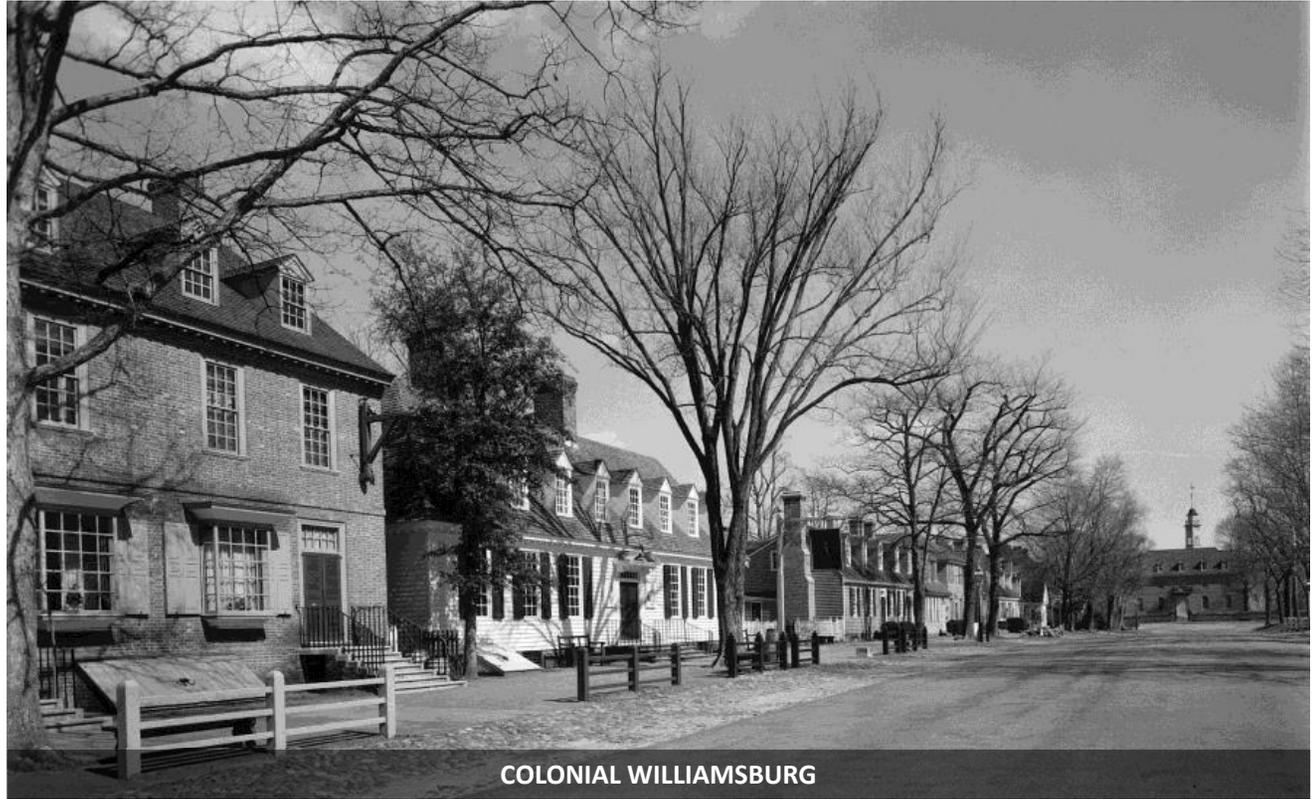
MOUNT VERNON



INDEPENDENCE HALL



MONTICELLO



COLONIAL WILLIAMSBURG

EARLY PRESERVATION IN THE UNITED STATES

George Washington's Mount Vernon

One of the first preservation advocacy projects.



Mount Vernon, 1859, before restoration by a citizens' group





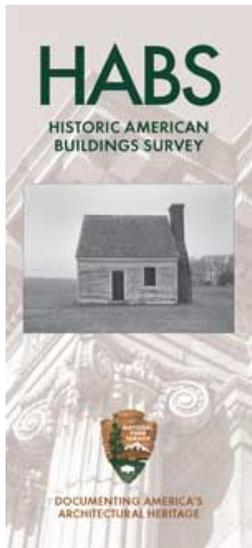
“If the men of America have seen fit to allow the home of its most respected hero go to ruin, why can't women of America band together to save it”

“Ladies, the Home of Washington is in your charge; see to it that you keep it the Home of Washington. Let no irreverent hand change it; no vandal hands desecrate it with the fingers of progress!”



EARLY PRESERVATION ZONING AND PROGRAMS

CHARLESTON HISTORIC DISTRICT

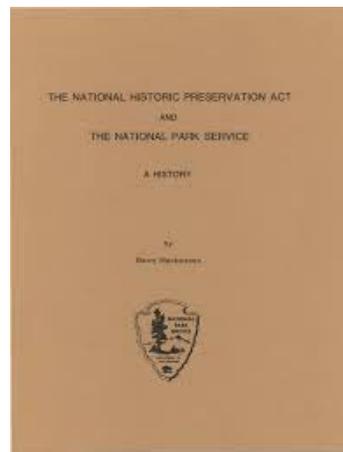


GRAND CENTRAL STATION – PROPOSED DESIGN

PENN STATION, NYC



PRESERVATION IN THE UNITED STATES



“WHY HISTORIC PRESERVATION?”

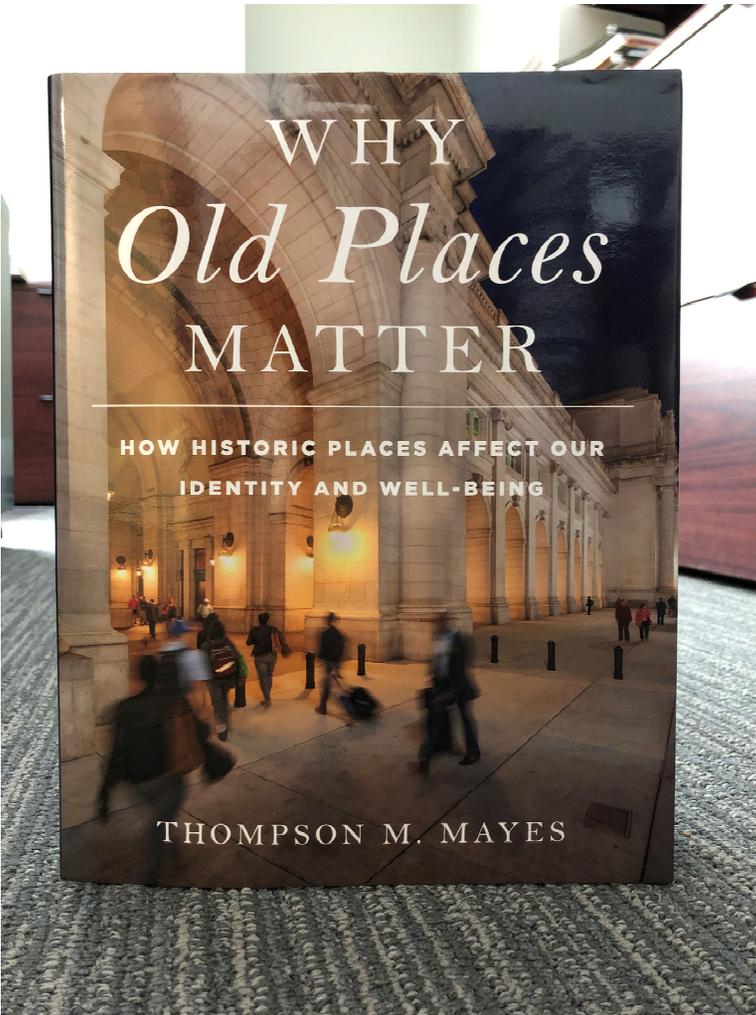
“The preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans.”

- *National Historic Preservation Act*

- 1. Old buildings have intrinsic value.**
- 2. When you tear down an old building, you never know what’s being destroyed.**
- 3. New businesses prefer old buildings.**
- 4. Old buildings attract people.**
- 5. Old buildings are reminders of a city’s culture and complexity.**
- 6. Regret goes only one way.**

- *National Trust for Historic Preservation*

WHY HISTORIC PRESERVATION?



* Conservation of natural resources *

“The greenest building is ... One that is already built.”

- Architect Carl Elefante, FAIA
94th President of The AIA

Why Do Old Places Matter? *By Tom Mayes*

1. Continuity
2. Memory
3. Individual Identity
4. Civic Identity
5. Beauty
6. History
7. Architecture
8. Sacred
9. Creativity
10. Learning
11. Sustainability
12. Ancestors
13. Community
14. Economics

saving one downtown building is equivalent to **recycling 1,344,000 aluminium pop cans**



=



GOVERNMENT

PRIVATE/NON-PROFIT SECTOR

LOCAL

City/Village/Town



STATE

NY State Historic
Preservation Office (SHPO)



NATIONAL

National Park Service



National Trust for
Historic Preservation



**PRIVATE/NON-PROFIT
SECTOR**

LOCAL

Information
Advice

STATE

Advocacy
Grant Funding
Public education

NATIONAL

Landmark Society
of Western NY

Preservation League
of NYS

National Trust for
Historic Preservation



GOVERNMENT



**HISTORIC
DESIGNATION/LISTING**

LOCAL

City/Village/Town



Local Landmark Designation

- Individual listings
- Preservation Districts

STATE

NY State Historic
Preservation Office (SHPO)
Office of Parks, Recreation &
Historic Preservation



**State & National Register
of Historic Places**

- Individual listings
 - Historic Districts
- State & Federal Rehab Tax
Credits**

NATIONAL

National Park Service



**National Register
of Historic Places**

- Individual listings
 - Historic Districts
- Federal Rehab Tax Credits**

The Landmark Society

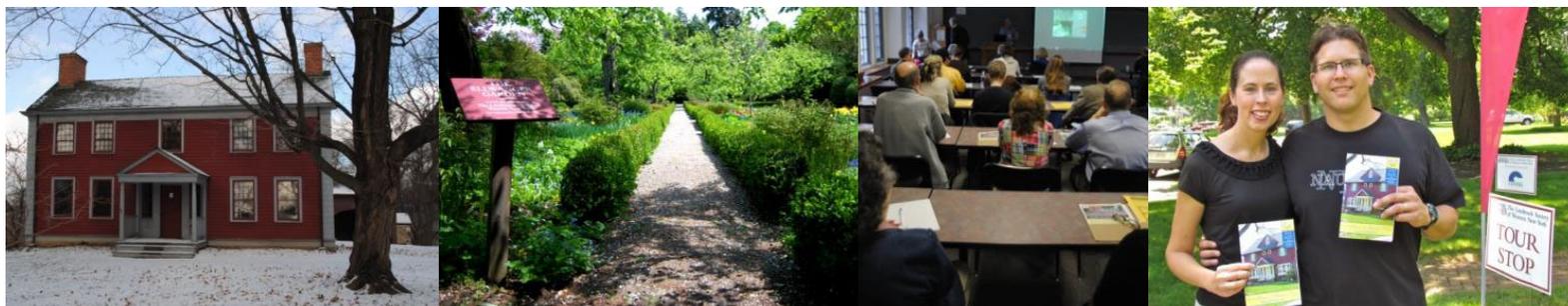
Who we are....

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



What we do

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



Who else?

- Preservation consultants
- Architects & Landscape Architects
- Planners
- Grassroots advocates
- Homeowners
- Developers



Johnson-Schmidt and Associates Architects

What happens before you ever need to create design guidelines?

- Perform a Historic Resources Survey and receive a DOE from the SHPO (Determination of Eligibility from State Historic Preservation Office)
- Apply for and become a National Register District
- Determine if the community would like to become a local historic district with ordinances and standards
- THEN once then prior to becoming a local historic district and district being included within the code of ordinances you form your design guidelines.

What is the National Register?

- The official list of the nation's historic places worthy of preservation
- Honorary program of the National Park Service
- Administered by the State Historic Preservation Office
- Gateway to Tax Credits. and Local Preservation Districts

Criterion A - Resource is associated with events that have made contribution to our broad pattern of history

Criterion B - Associated with the life of a significant person

Criterion C - Architecturally significant; important design, construction method, etc.

Criterion D - Archeology

Becoming a National Register District

- Historic Resources Survey
- Determination of Eligibility
- Nomination Process
- Review by State Historic Preservation Office
- Review by New York National Register Review Board
- Listing on the National Register

Okay, so you are a National Register District...

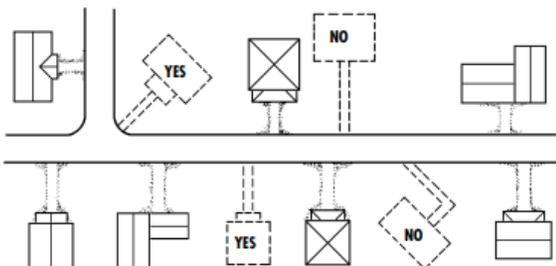
What is next?

Time to become a Local Preservation District!

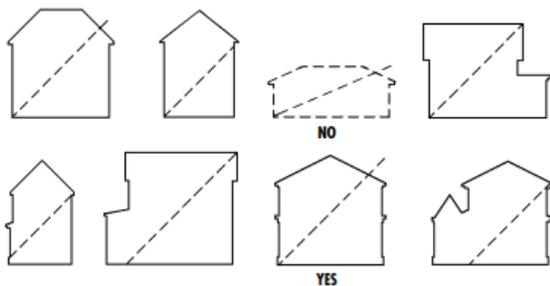
- Historic Resources Survey
- Determination of Eligibility
- Neighborhood/Community will build standards
- Apply for Text/Map Amendments to Zoning Code of Ordinances
- Review by Zoning or Planning Board (They will recommend an outcome to the City Council or Town Council)
- City Council or Town Council will adopt the Local Historic District



4.3 New Construction Continued from page 56



The proposed siting for new buildings should be compatible with the setback, orientation, and spacing of existing district buildings.



Proposed new buildings should be compatible in height and proportion of front elevation with surrounding buildings that contribute to the district character.



The windows and the doors for proposed new buildings should be compatible in proportion and pattern with the windows and the doors of surrounding buildings that contribute to the district character.

Design Guidelines

Italianate (1840s-1880s)



The Italianate, or Italian Villa, style was loosely based on the model of a Tuscan villa. Several prominent examples exist in the Mt. Hope, Corn Hill, East Avenue, and Susan B. Anthony districts, as well as many ordinary, or vernacular, houses that display some Italianate-inspired features.

Characteristic features include:

- Three- or four-story tower with arched openings, or a cupola
- Low hipped roof
- Deep roof overhang with brackets
- Window openings are either flat or round-arched, and taller on the first story than upper stories
- Double-leafed door with heavy applied moldings
- Six-over-six or two-over-two windows, sometimes paired
- Small front entrance porch

What Guidelines can and cannot do

They CAN:

- Explain, expand, and interpret general design criteria in the local preservation ordinance.
- Help reinforce the character of a historic area and protect its visual aspects.
- Protect the value of public and private investment, which might otherwise be threatened by the undesirable
- consequences of poorly managed growth.
- Indicate which approaches to design a community encourages, as well as which it discourages.
- Serve as a tool for designers and their clients to use in making preliminary design decisions.
- Increase public awareness of design issues and options.

They CANNOT:

- Serve the same legal purpose as the design review provisions of the ordinance. An ordinance is a law, but local
- design guidelines are typically not laws.
- Limit growth or regulate where growth takes place. Guidelines address only the visual impact of individual work
- projects on the character of a local historic district. Growth itself is a separate issue that must be separately
- addressed through zoning ordinances and preservation planning.
- Control how space within a building is used. They usually deal only with the exterior, publicly visible portions of
- buildings, not with how interior space is laid out or used.
- Guarantee that all new construction will be compatible with a historic area or the guaranteed creativity that is
- essential to the best sorts of sensitive design.
- Guarantee "high quality" construction. Since materials are generally not specified in the design guidelines, the final
- visual results, again, cannot be guaranteed.

- **Why do you need specific local design guidelines?**

“The Secretary's Standards for Rehabilitation are very broad, general philosophical principles developed by the federal government for reviewing project work on individual buildings receiving federal grant funds and tax credits. But a historic district is a collection of buildings, sites, and settings that share a common history, appearance and special meaning in time and place. Typical work projects in historic districts have a visual impact on the distinctive character of adjacent structures, streetscapes, and the larger setting. It makes better administrative sense to create a local—specific—design guideline based on principles of the Standards than use the Standards by themselves to review a work proposal for a Certificate of Appropriateness.” -NPS

<https://www.nps.gov/tps/education/workingonthepast/sectionc.pdf>

HISTORIC DISTRICT ORDINANCES

- Maps and Illustrations
- Secretary of the Interior's Standards for Rehabilitation
- Visual Compatibility Criteria
- Design Standards
- Character Area Standards
- Large-Scale Development Standards
- Bonus Story Criteria
- Special Exception Criteria

THANK YOU!