

Historic Preservation 101

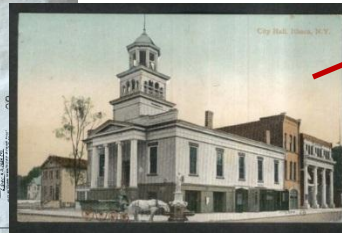
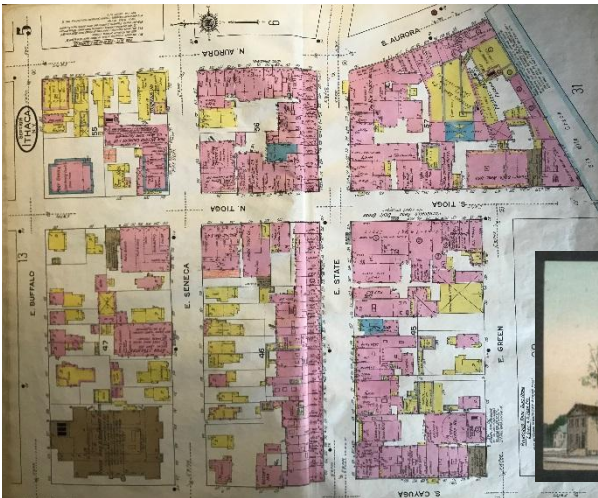
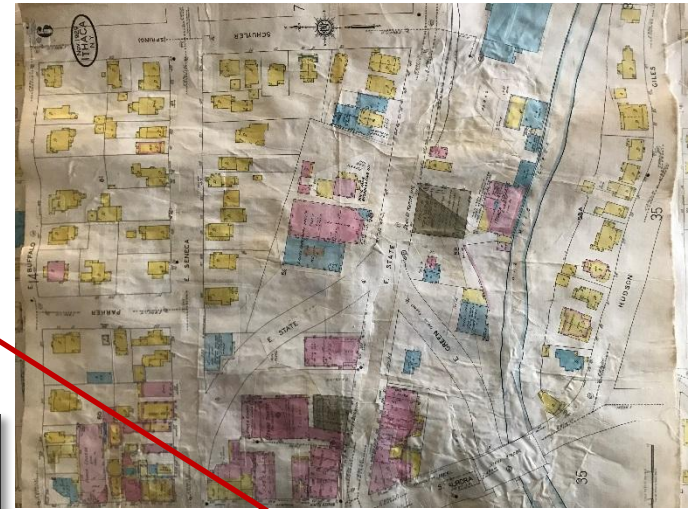
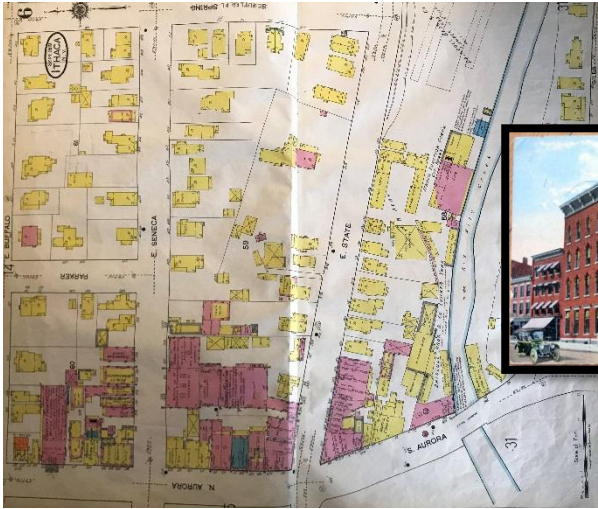
Susan Holland and Christine O'Malley
Historic Ithaca
December 11, 2023



Why does historic preservation matter?



Early Preservation Movement In Ithaca



Historic Ithaca founded 1966

Three levels of historic designations:

- 1) Federal level: National Register of Historic Places (NR)**
- 2) NY State level: New York State Register of Historic Places**
- 3) Local level: Example - Ithaca - locally designated properties (has an ordinance and is a recognized CLG along with a landmarks commission - local control over demolitions)**

Properties can be all three or just NR or just local. Greatest degree of oversight is at local level. Some communities have no local ordinance and just have NR listed properties or NR listed historic districts. Properties can also have a DofE (determination of eligibility) for NR and not be officially listed yet.

NATIONAL PRESERVATION ACT OF 1966



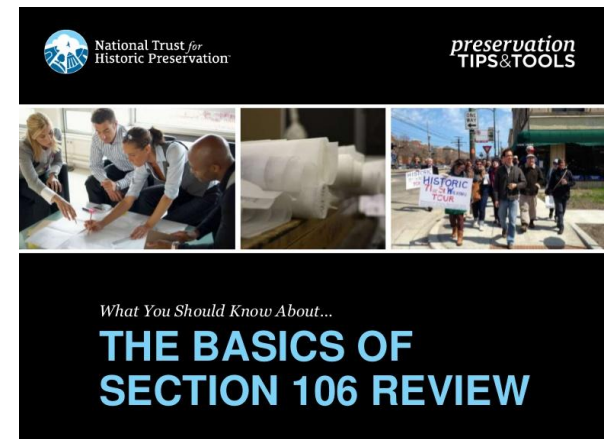
The NYS Historic Preservation Act of 1980

NATIONAL PRESERVATION ACT OF 1966

Administrative arm of the National Park Service:

State Historic Preservation Offices, (SHPO's) and Tribal Historic Preservation Offices (THPO's)

Coordinated Reviews using Section 106, State Rule 14.09 and SEQRA



NATIONAL REGISTER OF HISTORIC PLACES



The quality of significance in **American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity** of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history;

or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

NATIONAL REGISTER OF HISTORIC PLACES



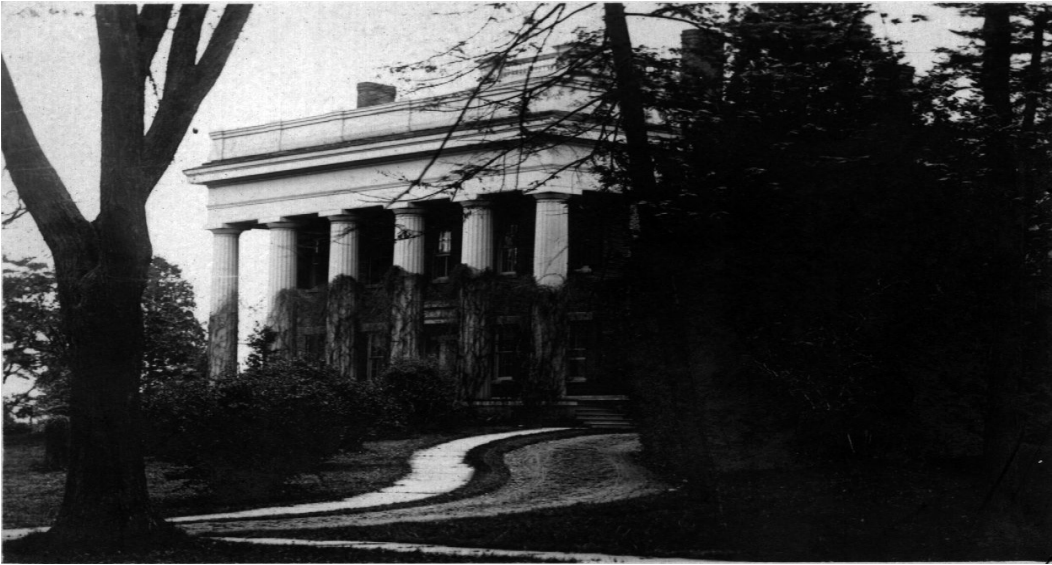
At least 50 years old and that possess **INTEGRITY** of

- ◆ Location
- ◆ Design
- ◆ Setting
- ◆ Materials
- ◆ Workmanship
- ◆ Feeling
- ◆ Association

Historic properties either retain integrity (this is, convey their significance) or they do not. NR encourages preservation through recognition.

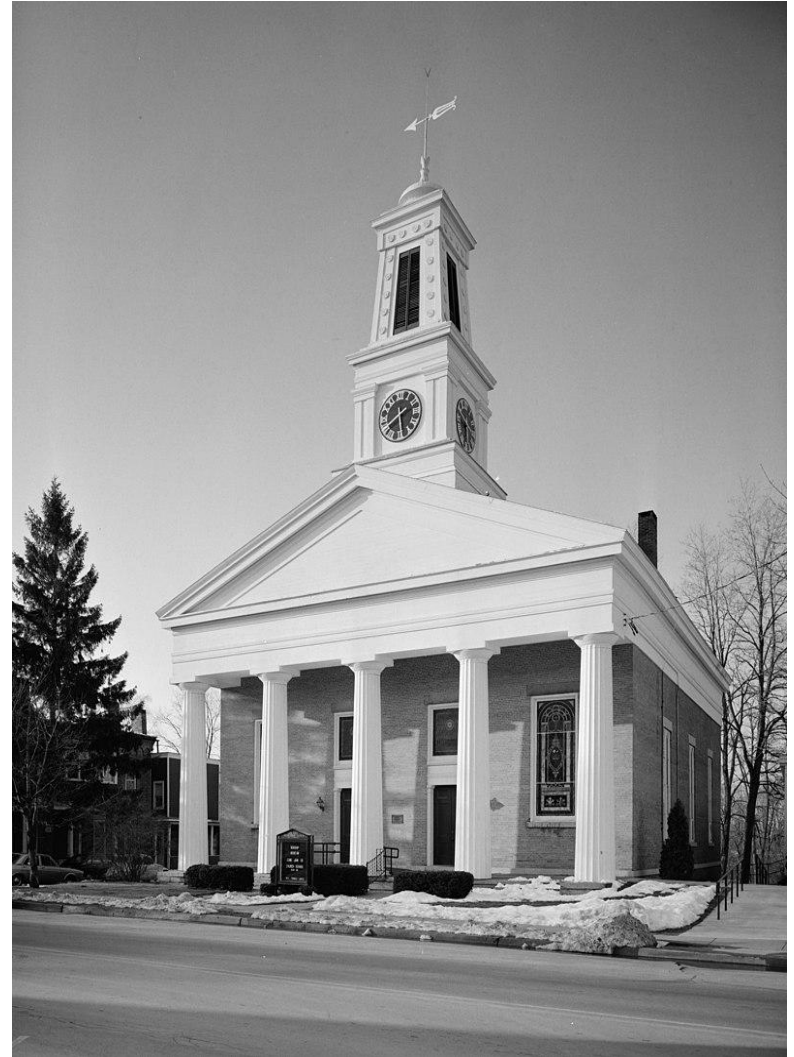
NATIONAL REGISTER OF HISTORIC PLACES

Examples in Trumansburg



Above: H. Camp House

Right: First Presbyterian Church, Main St.



Ithaca's Preservation Program

(local ordinance, locally designated/listing properties)

Certified Local Government Program (CLG):

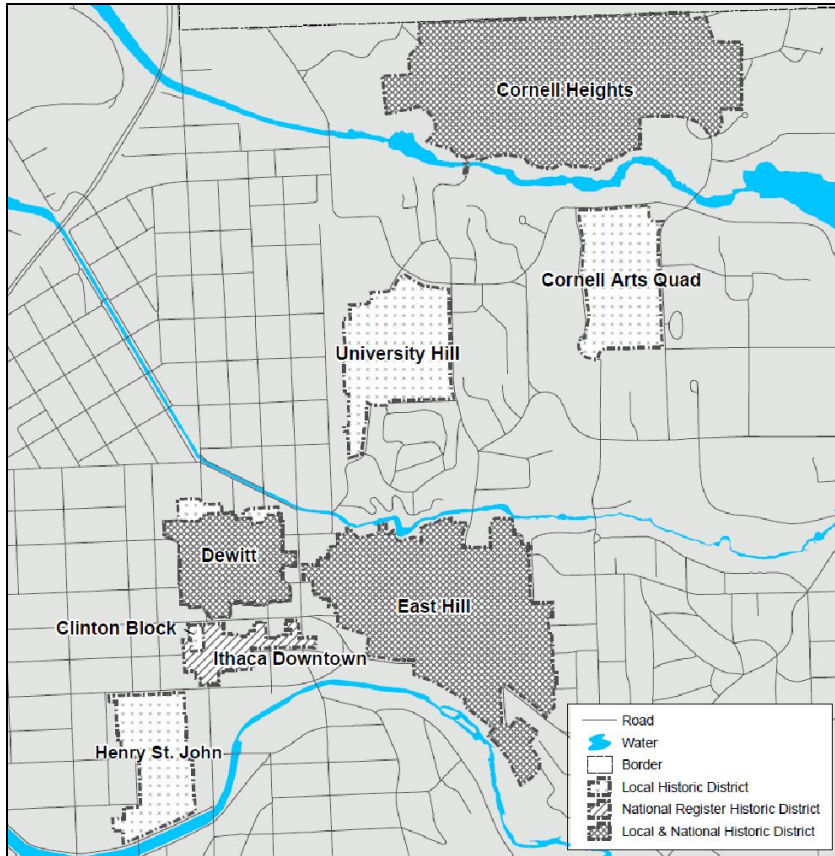
A municipality that is recognized by the State Historic Preservation Office (SHPO) under regulations noted in the National Historic Preservation Act of 1966. Ithaca is a CLG and, as such, is eligible to participate in and administer certain types of preservation activities and funds that are not available to non-CLGs

The City of Ithaca Landmarks Preservation Ordinance (1971): Chapters 73 and 228

Chapter 73 – *Establishes the Ithaca Landmarks Preservation Commission to enforce the goals set forth in Chapter 228.*

Chapter 228 – *Establishes the following: criteria and process through which properties and districts are designated; outlines the certificate of appropriateness process for alterations, demolitions or new construction affecting individual landmarks or districts; and establishes provisions for economic hardships, maintenance and repair requirements, and an appeals process.*

Local level: What is the difference between an Historic District and Individual Landmark?



Snaith House, 1874



Lehigh Valley Railroad Station, 1898



The Andrus-Whiton House, 1873

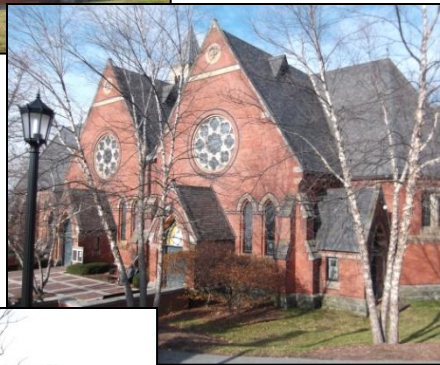


St. James AME Zion Church, 1836

Landmarks



Sage Hall, 1875



Sage Chapel, 1875

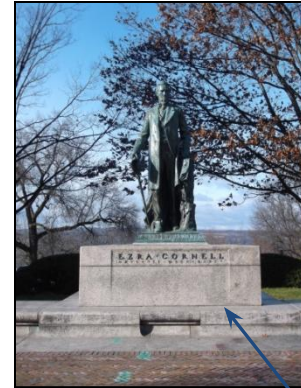


The Foundry, 1883

Comstock, 1912



Cornell Arts Quad



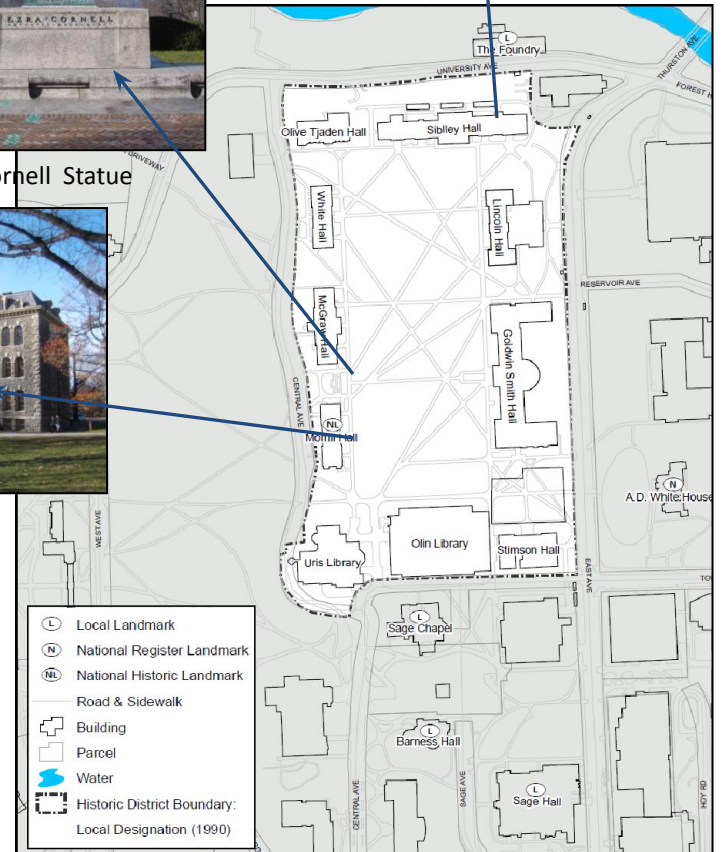
Ezra Cornell Statue



Sibley Hall



Morrell Hall





What are the benefits of living in an historic district?

- Ithaca - Local Tax Abatement Program (RP-444-a)
- <https://parks.ny.gov/shpo/tax-credit-programs/>
- The New York State Historic Homeowner Tax Credit Program
- The New York State Commercial Rehabilitation Tax Credit Program
- Federal Investment Tax Credit Program
- <https://www.placeeconomics.com/>



So... I can't change anything on my house?



Local and ILPC Reviews



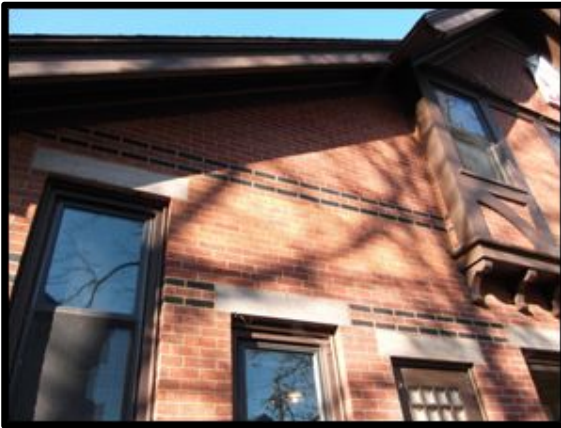
Roof



Siding



Windows



Masonry



Mechanical



Hardscape

The City of Ithaca Historic District and Landmark Design Guidelines



Adopted May 14, 2013



Services

News

Government

COVID-19



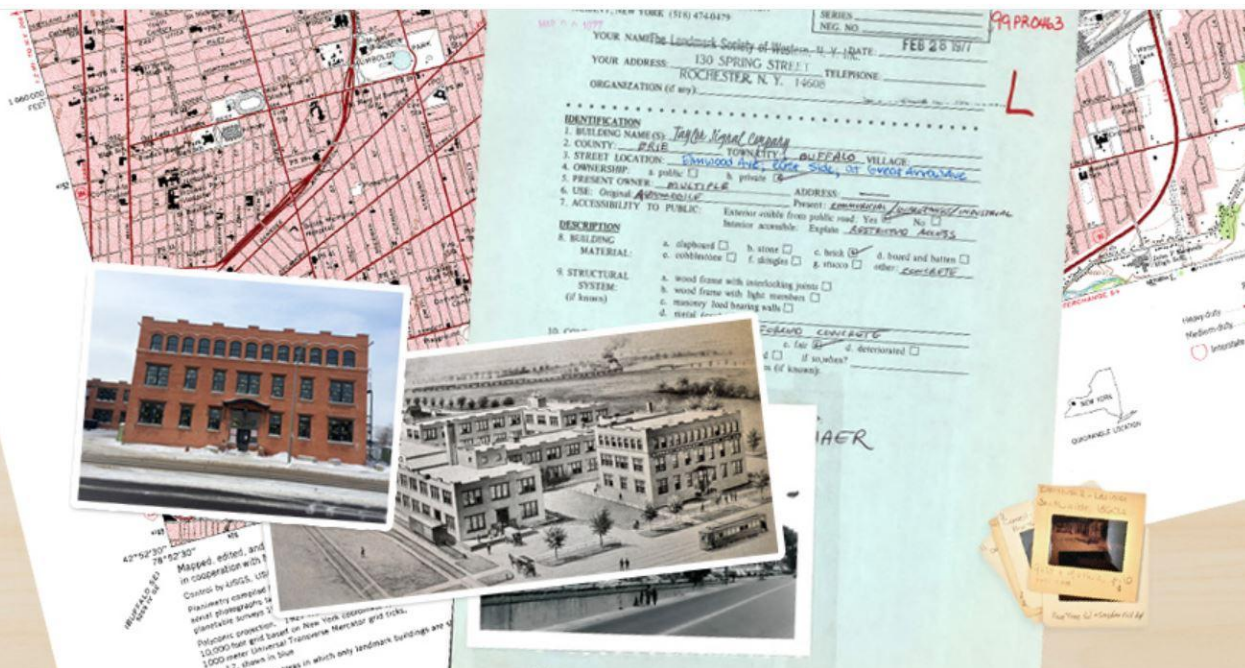
SIGN IN

Forgot your **username** or **password**?
NY.gov ID - Terms of Service

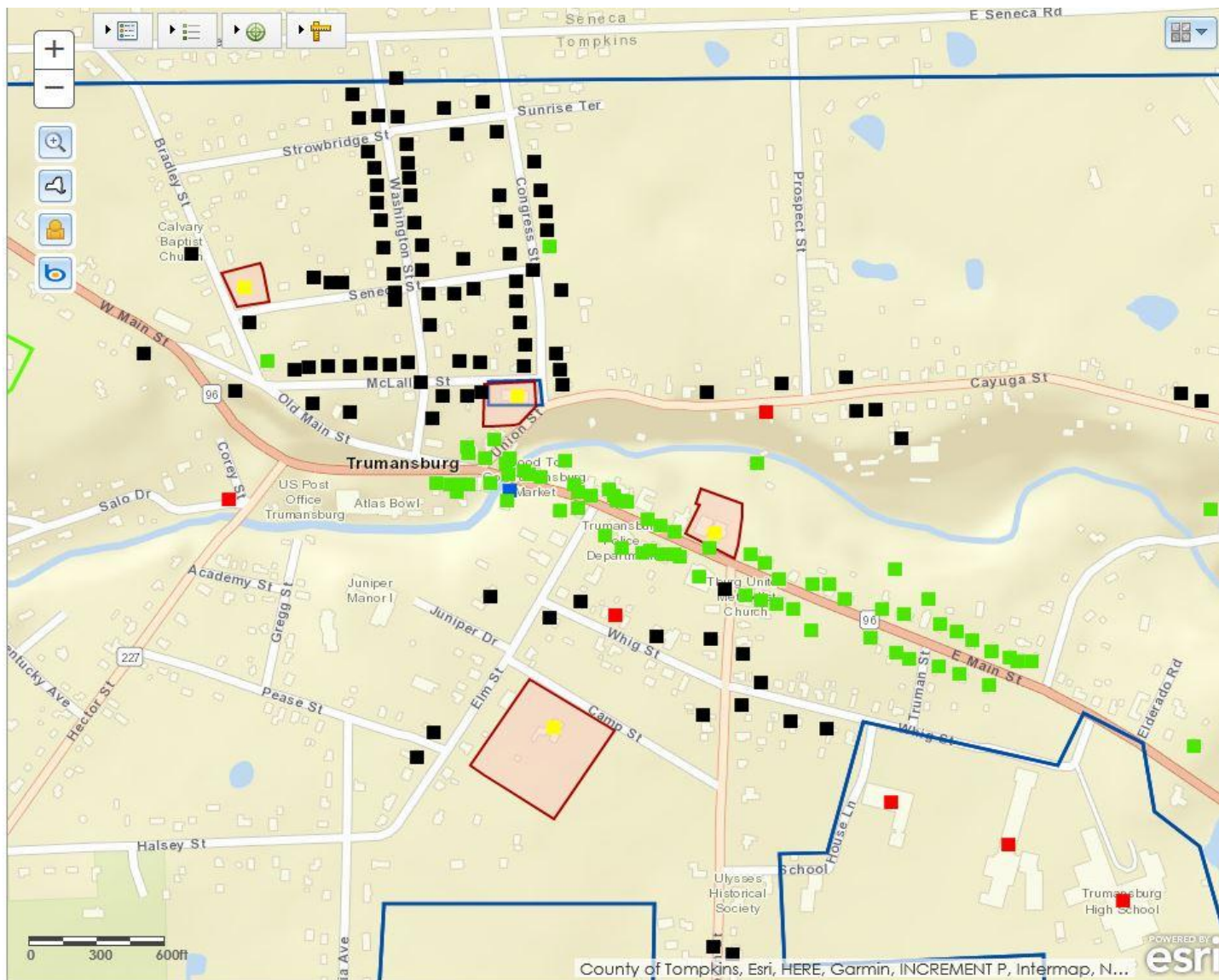
PROCEED AS GUEST

SIGN UP NOW

To have the full functionality and data of CRIS
available, sign up for an NY.gov ID.



<https://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f>



yellow: listed
(red border is
property
boundary)

green: eligible

black:
undetermined

red: not eligible

Conserving buildings and building materials saves embodied carbon



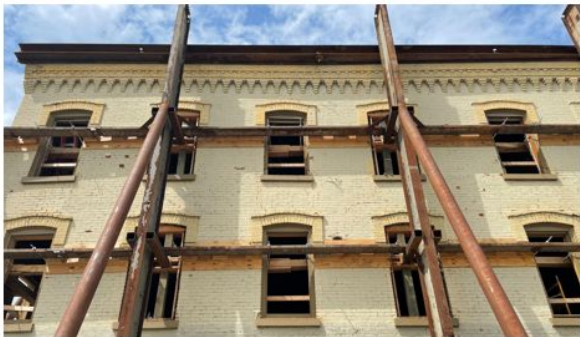
Preservation



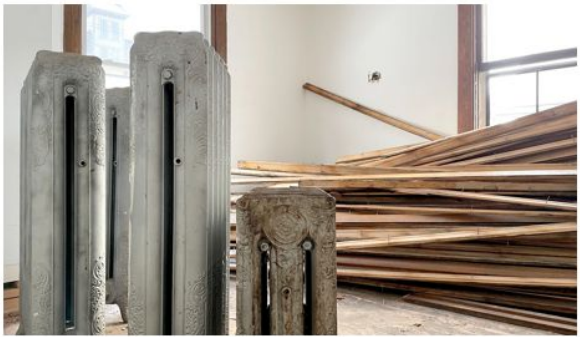
Moving buildings



Preservation with overbuild and infill



Retaining elements in situ



Salvage



Deconstruction

Extending the lifespan of whole buildings - is an important way of working toward a circular economy

When preservation is not possible, deconstruction and building material reuse is better than demolition

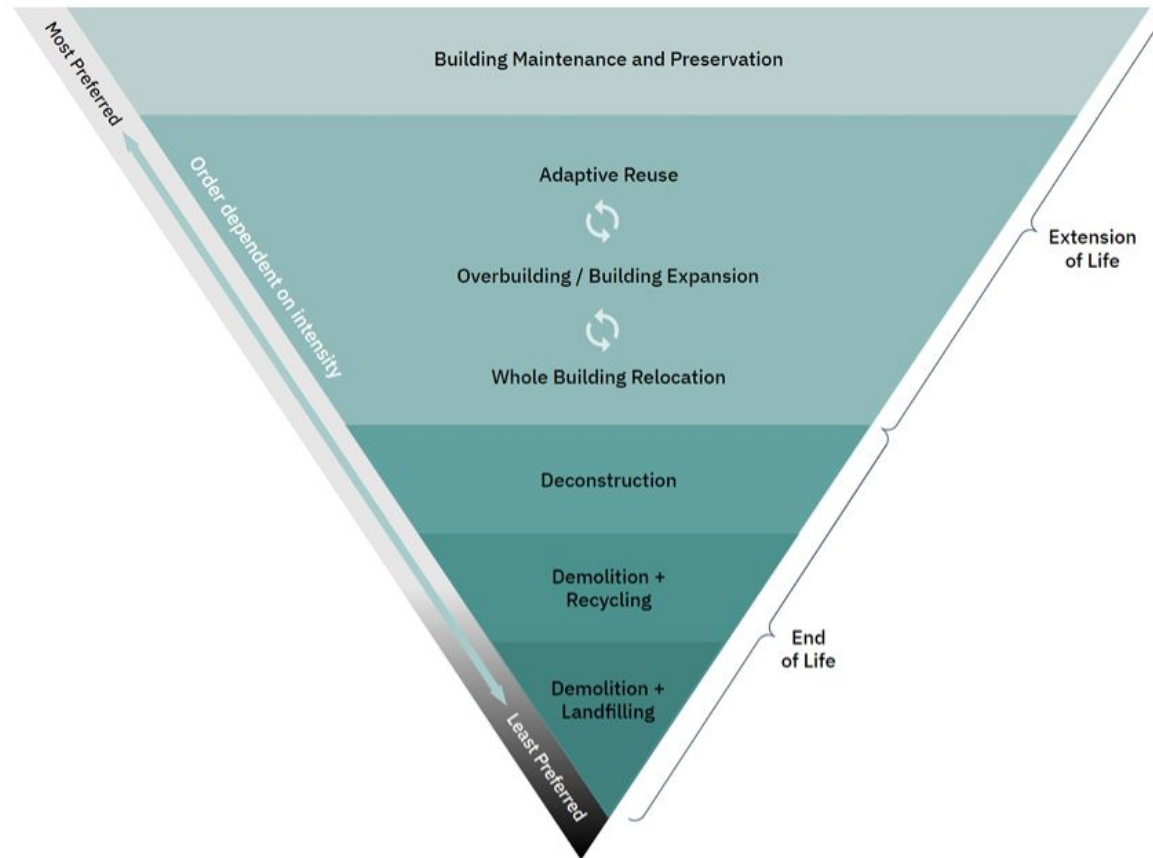


Figure 2: Building Reuse to Waste Hierarchy. Graphic: Wyeth Augustine-Marceil, Just Places Lab.

Q Search

MAKE YOUR GIFT TODAY

Current hours:
Monday - Friday: 10:30 - 4:00
Saturday: 10:00 - 5:00
Sunday: closed

SIGNIFICANT ELEMENTS

607 - 277 - 3450



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CLEAN OUT A LITTLE.
HELP OUT A LOT.

HOW TO DONATE ITEMS



RESOURCES

CITY OF ITHACA

<https://www.cityofithaca.org/346/Ithaca-Landmarks-Preservation-Commission>

NEW YORK STATE

SHPO: www.parks.ny.gov

SHPO: <https://cris.parks.ny.gov/>

Preservation League: <https://www.preservenys.org/preserve-new-york>

FEDERAL/NATIONAL:

National Park Service: www.nps.gov

National Trust for Historic Preservation: www.savingplaces.org

RESEARCH RESOURCES:

<https://www.loc.gov/pictures/collection/hh/>

<https://www2.tompkinscountyny.gov/historian>

<https://thehistorycenter.net/>

<https://nyshistoricnewspapers.org/>

<https://nyheritage.org/>

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