

PRESERVATION WORKS IN NEW YORK STATE

Central New York Project Portfolio 24•25•29



NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

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STATEWIDE SNAPSHOTS

Hurricane Irene Flood Relief



The massive flooding associated with Hurricane Irene and Tropical Storm Lee left a huge path of destruction in its wake, driving people from their homes and destroying or damaging hundreds of older buildings in communities across the state. Many public agencies and private entities quickly responded to the critical needs of thousands of New Yorkers and helped to initiate the process of community recovery and rebuilding. The SHPO also helped in flood relief activities, offering building stabilization and clean up information on its website, visiting communities and providing rehabilitation guidance and tax credit information, and fast tracking its review of publicly-funded flood relief projects.

Weatherization Assistance

In partnership with the state Division of Housing and Community Renewal (DHCR), the SHPO provides technical assistance to DHCR and local housing agencies on how to effectively weatherize older buildings. Through the environmental review process, the SHPO offers guidance on how to improve the energy efficiency of older buildings while retaining the property's character defining features, such as exterior sheathing, windows, and interior finishes. Over the past few years, the SHPO's weatherization specialist has provided assistance on more than 30,000 housing units around the state. The SHPO also provides weatherization guidance geared to homeowners on its website and is currently conducting a series of educational workshops for DHCR staff, local housing representatives, and community stakeholders.



Major Transportation Enhancement Program Initiative



A federal Transportation Enhancement Program grant is funding a major project that will substantially improve the public's access to, and use of, the SHPO's electronic data management system. The multiple year project will digitize the enormous amount of information stored in the SHPO's extensive files, including the massive statewide historic and cultural resources inventory, resulting in a significant improvement and expansion of its electronic database. This project would not be possible without support from the Transportation Enhancement Program.

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STATEWIDE SNAPSHOTS

Economic Development & Job Growth

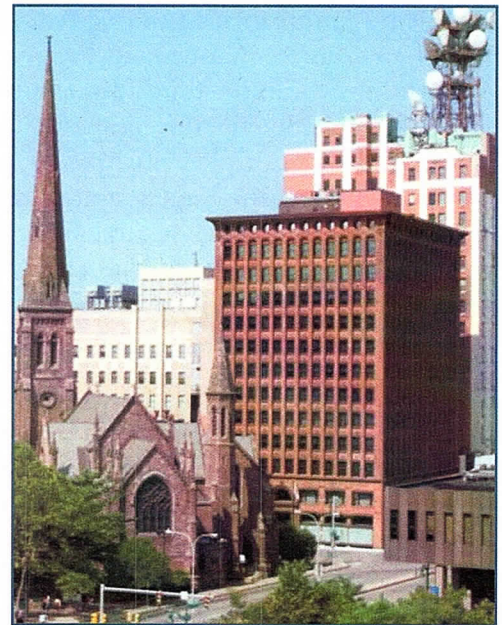
Federal and state historic rehabilitation tax credit projects generate millions of dollars of investment in the repair and improvement of historic properties across New York State. These projects recycle existing buildings, stimulate economic growth, create jobs, and build livable communities.

For example, over the past several years, the SHPO provided technical assistance on 25 historic rehabilitation tax credit projects in western New York, 18 of which were in downtown Buffalo.

The results are impressive:

- 1,700 construction jobs
- More than 400 new permanent jobs
- 1,100 jobs retained
- 1.7 million square feet of rehabilitated space
- \$348 million invested

Listing on the National Register of Historic Places provides access to preservation incentives, including the tax credit programs.



Help for Homeowners



Thanks to a program enhancement passed in 2009, the New York State Historic Homeowner Tax Credit Program has seen a surge in activity. Since 2010, the SHPO has received close to 700 applications for a total of \$14 million in homeowner tax credit projects. The program provides owner-occupied properties that are listed on the State Register of Historic Places and located in distressed census tracts a 20% tax credit (up to \$50,000) for repair costs. The tax credit has the potential to be one of the most effective rehabilitation tools for New Yorkers who own and live in older homes.

National Register Assistance

The SHPO is committed to making the tangible benefits of listing on the National Register of Historic Places accessible to more New Yorkers and has assisted numerous communities with historic district nominations. Over the past few years, thousands of properties have been listed on the register, qualifying owners for incentives, such as preservation grants and rehabilitation tax credits. 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 program.



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Community Outreach and Technical Assistance

State Preservation/Historical Information Network

Thanks to major grant funding from the federal Transportation Enhancement Program, the SHPO is undertaking an important update and expansion of its antiquated electronic data management system. In summary, the multiple year project, which is underway, will digitize the huge amount of information stored in the SHPO's extensive files, including the massive statewide historic and cultural resources inventory, and substantially broaden and improve public access to, and use of, this enormous database.

The new information system will join and expand on the three existing electronic databases and enable the SHPO to leverage its vast historic and cultural resources inventory by significantly enhancing its current online capabilities—greatly improving data entry, retrieval, maintenance, accessibility, and reporting. These improvements will modernize operational efficiency, streamline SHPO workflow, and make it easier for the public to access and utilize the office's extensive information and expertise.



Former Bresee Department Store, Main Street, Oneonta



The two buildings at 155-157 and 163-165 Main Street in downtown Oneonta form the former Bresee's Department Store, which was for many years the largest department store in Oneonta. The store was founded by Frank H. Bresee, who opened his first store in Oneonta in 1899 and moved it to Main Street in 1905. During the 1950s, a large aluminum facade was applied to the fronts of both buildings.

The SHPO provided technical assistance on the property's facade restoration, which proposed to remove the mid 20th century aluminum sheathing and restore its late 19th century appearance. The rehabilitated complex will include main floor commercial space and upper floor residential units.

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Technical Assistance and Rehabilitation Tax Credit Program

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Little Falls Historic District



The Little Falls Historic District, which is listed on the National Register of Historic Places and eligible for federal and state historic rehabilitation tax credits, is important as the intact residential and commercial core of Little Falls. The district reflects the development of the city from 1825, with the opening of the Erie Canal, through 1950, when the New York State Thruway bypassed the city, ending 125 years of its prominence on the state's principal east-west corridor.

The SHPO provided assistance throughout the National Register nomination process, which was sponsored by the local nonprofit Preserve Our Past organization and supported by the Preservation League of New York State and the Community Foundation of Herkimer and Oneida Counties.

Logan Park Lofts, 9-11 Logan Street, Auburn

The buildings at 9-11 Logan Street, which are listed on the National Register of Historic Places, were built in 1879 to house the Auburn Button Works and the Logan Silk Mills. When the silk mill closed in 1890, the Wegman Piano Company moved into the complex. Later, the buildings were used by a variety of manufacturing companies. Today, the property is one of the city's rare surviving historic industrial complexes and is associated with the community's 19th century growth and prosperity.

The SHPO provided technical assistance on the building's rehabilitation, which transformed the vacant mill into a contemporary loft apartment complex. The project utilized the federal and state historic rehabilitation tax credit programs.

Project Cost: \$6 million

Square Footage: 40,000

The project revived one of the city's unused industrial buildings, creating 35 market rate, residential loft units and townhouses. The complex is located within two blocks of downtown Auburn and will help to promote the city's economic development.



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Federal and State Historic Rehabilitation Tax Credit Programs

Dey Brothers Building, South Salina Street, Syracuse



Originally built in 1893, the former Dey Brothers Department Store, which is listed on the National Register of Historic Places as part of the South Salina Street Downtown Historic District, consists of interconnected buildings that were constructed at various times as the store grew and prospered. The interiors of the buildings were also altered as they were joined to become one large department store. During the mid 20th century, the building's exterior was covered in a smooth stone sheathing, which was later removed.

The SHPO provided technical assistance on the property's rehabilitation, which will create residential units on the upper floors. The lower floors house offices. The project is utilizing the federal and state historic rehabilitation tax credit programs.

Project Cost: \$5 million
Square Footage: 60,000

The project will fuel private investment and commercial and residential redevelopment in the center of the city.

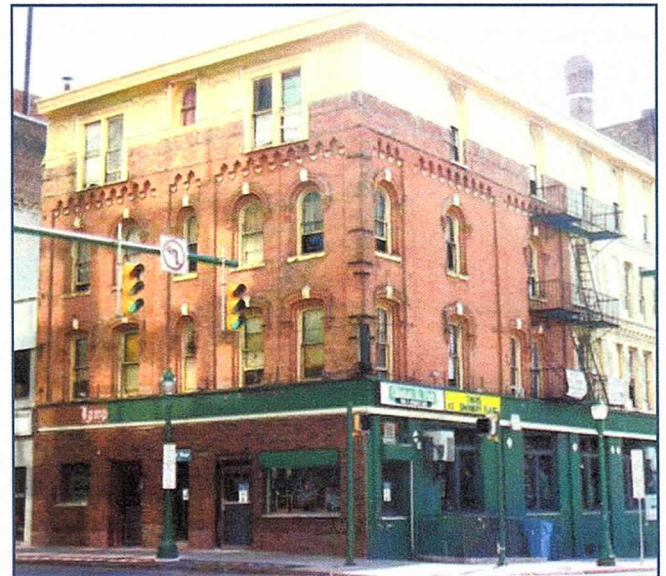
Kirk Hotel, 129 West Fayette Street, Syracuse

Located in the Armory Square Historic District, which is listed on the National Register of Historic Places, the former Kirk Hotel was built in c1869 and was renovated at various times throughout its history.

The SHPO provided technical assistance on the property's rehabilitation, which updated the first floor restaurant and created apartments on the upper floors. The project utilized the federal and state historic rehabilitation tax credit programs.

Project Cost: \$900,000 Square Footage: 10,000

The rehabilitation revived a vacant and deteriorated property, transforming it into a contemporary commercial and residential complex. The project will help to revitalize this section of West Lafayette Street.



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Federal and State Rehabilitation Tax Credit Programs

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Syracuse Area Landmark Theater, South Salina Street, Syracuse

The Syracuse Area Landmark Theater (SALT), which is listed on the National Register of Historic Places, opened in 1928 as the Loew's State Theater and was one of the city's most sumptuous movie palaces. It was designed by architect Thomas Lamb, a master of exuberant theater design during the first half of the 20th century. While the building's exterior is plain, its interior displays a profusion of ornate decoration. SALT was established in 1979 and has become a popular performance and special events venue.

The SHPO provided technical assistance on the property's extensive rehabilitation, which will enlarge the stage area, add rehearsal and dressing rooms, and upgrade the building's electrical and HVAC systems. The project will utilize the federal and state historic rehabilitation tax credit programs.

Project Cost: \$13 million

Square Footage: 196,000

The stage area expansion will enable the theater to host larger performances, drawing more people to the theater as well as other downtown Syracuse businesses. The project will strengthen the city's cultural enrichment and economic development.



317-319 South Salina Street, Syracuse



Located in the South Salina Street Downtown Historic District, which is listed on the National Register of Historic Places, the building at 317-319 South Salina Street was built c1915 and has housed various businesses through the years, including stores, wholesale suppliers, and restaurants. The property is representative of early 20th century commercial buildings in the city's historic downtown.

The SHPO is providing technical assistance on the property's rehabilitation, which reestablishes commercial space on the first floor and creates residential units on the upper floors. The project will utilize the federal and state historic rehabilitation tax credit programs.

Proposed Project Cost: \$1.3 million

Square Footage: 24,000

The project will rehabilitate an underused building, furthering the community's efforts to promote private investment and historic commercial property redevelopment in the city's central business district.

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29 Federal and State Historic Rehabilitation Tax Credit Programs

Centerway Commerce Building, 5 East Market Street, Corning



Built: 1894 department store; later used as a commercial building

Rehabilitation: 2011

Architect: Clinton Brown Architecture

New Use: Mixed-use; bank, retail, and office

Owner/Developer: George Welch, Esquire, of Corning

Square Footage: 22,000

Project Cost: \$2 million

Funding Sources:

- Private funding and local historic property tax abatement
- Restore New York Grant
- Federal and State Preservation Tax Credit Programs

Jobs Generated:

- 30 construction jobs
- 50 new on-site employees expected

COMMUNITY BENEFIT:

The rehabilitation of this prominent landmark in downtown Corning helps to promote the city's redevelopment efforts, recycles an existing resource and supports the community's economic growth.

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Federal and State Historic Rehabilitation Tax Credit Programs

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Sorge's Restaurant, 66-68 West Market Street, Corning



Built: 1875 confectionary store and later used as a saloon, then a soft drink shop, and finally a restaurant, the building was severely damaged by fire in 2008

Rehabilitation: 2010

Architect: Johnson-Schmidt & Associates, Architects

Use: Mixed-use; first floor restaurant and upper floor residential units

Owner/Developer: Sorge Family

Project Cost: \$720,000

Square Footage: 7,754

Funding Sources:

- Private funding
- Federal and State Preservation Tax Credit Programs

Jobs Generated:

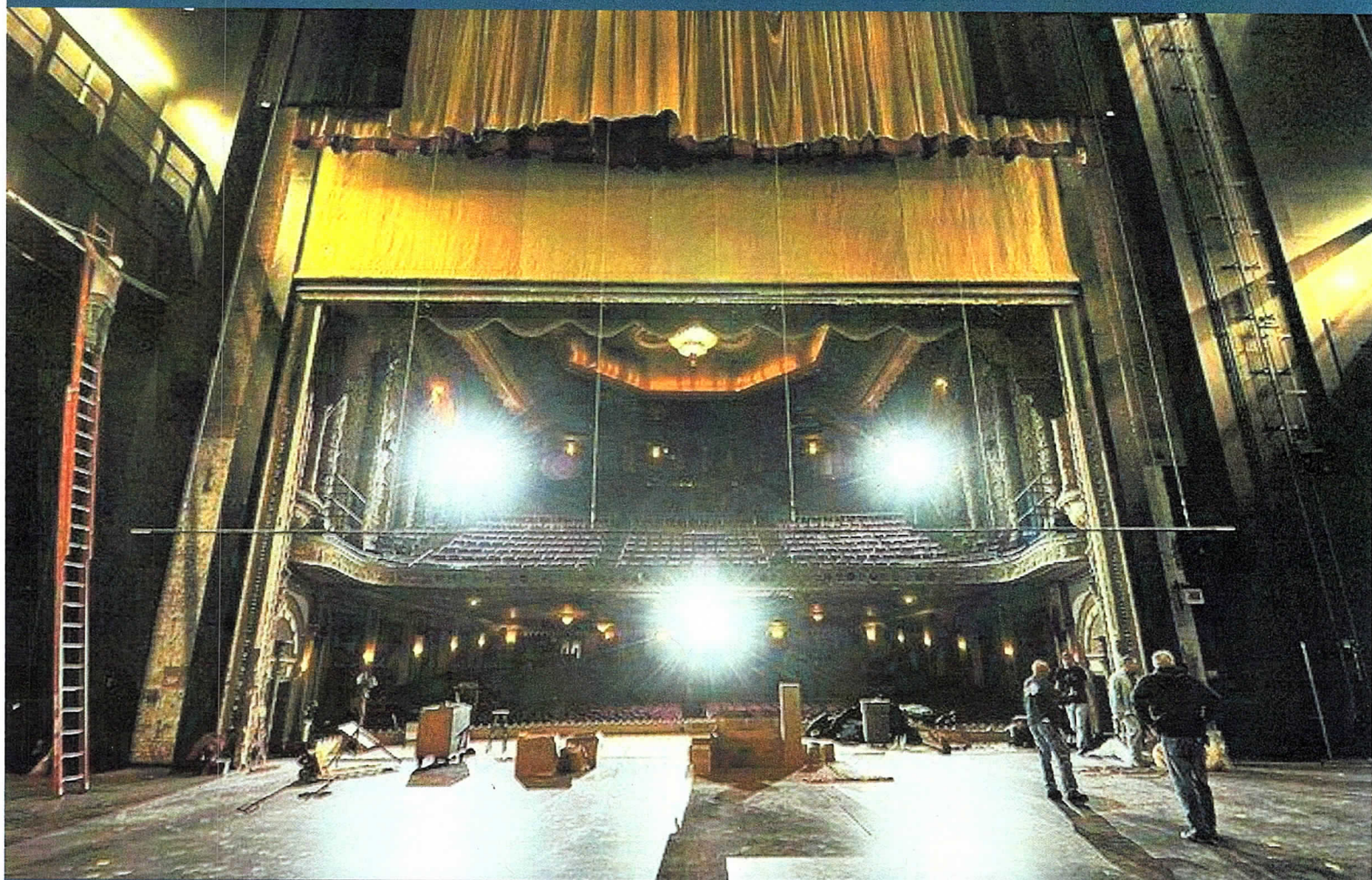
- Several construction jobs
- Several permanent employees retained in downtown Corning

COMMUNITY BENEFIT:

The reopening of this popular restaurant in the heart of downtown Corning demonstrates that rehabilitating existing buildings and supporting local businesses fuels economic development and enhances the quality and character of New York's neighborhoods and communities.

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