



Landmarks 101

Who We Are:

The Historic Districts Council is the only citywide organization devoted to advocating for New York's historically, architecturally, and culturally significant buildings and neighborhoods.

We support preservation efforts in all five boroughs and work with over 500 neighborhood groups.

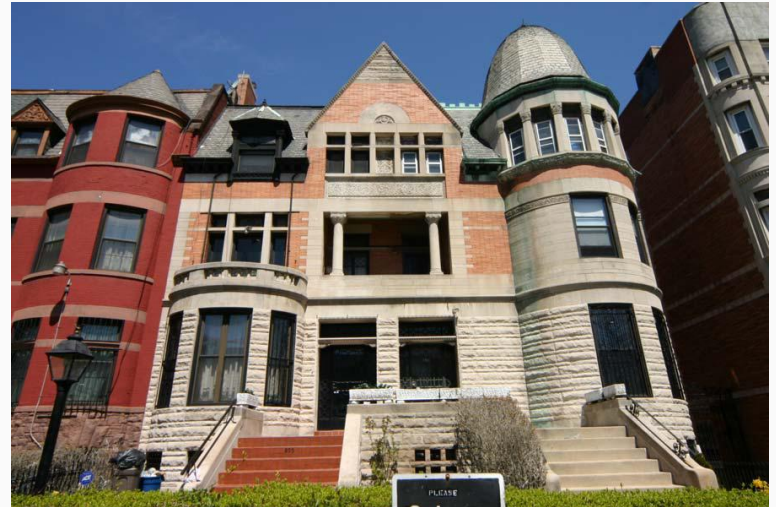


What is Preservation?

Historic preservation is a conversation with our past about our future. It provides us with opportunities to ask, "What is important in our history?" and "What parts of our past can we preserve for the future?"

In New York City, we practice Preservation through:

- Grassroots advocacy
- Protecting areas of cultural and architectural significance
- Landmarks designation



How We Can Help:

HDC works with community groups in all 5 boroughs on their advocacy goals.

We offer support for:

- The Landmarks Designation Process
- The National Register Process
- Cultural Resource Surveys
- Street Co-namings
- Walking Tours
- Press Coverage



The Landmarks Designation Process

What is a New York City Landmark?

A New York City Landmark is an individual building, district, interior, or scenic area which is more than 30 years old, and which has been deemed an important part of the City's heritage.

A landmark enjoys legal protection based on its special historical, cultural, or aesthetic value to the City of New York, state or nation.

When a site is landmarked, The Landmarks Preservation Commission (LPC) must approve in advance any alteration, reconstruction, demolition, or new construction affecting the designated site.

Landmark Designation Does Not...

- Control Use
- Prevent New Construction
- Increase Rent
- Discourage Affordable Housing
- Require Restoration
- Maintain Specific Businesses



The Landmarks Designation Process:

STEP 1: Request for Evaluation (RFE)

- Available on the LPC Website
- RFE Submission materials include form, statement of significance and clear photos of the site

STEP 2: Calendaring

- The Commission votes at a Public Meeting to schedule (“Calendar”) a Public Hearing

The Landmarks Designation Process:

STEP 3: Public Hearing

- Any and all members of the public can testify at the Public Hearing

STEP 4: Commissioners Vote on Designation

- Full Commission Vote at Public Meeting
- Majority of Commissioners (6) necessary for Landmark Designation to carry
- Landmark protection begins immediately



The Landmarks Designation Process:

STEP 5: Review and Ratification

- The City Planning Commission has 60 days to prepare an advisory report
- The City Council has 120 days from the time of the LPC filing to modify or disapprove the designation. A majority vote is required.
- The Mayor can veto the council vote within 5 days
- The Council can override mayoral veto by two thirds within 10 days



The Regulation Process

The Commission cannot make you do work on your building and only reviews work when changes are proposed.

All LPC regulations, and how to apply for a permit, can be found online

Permits are usually issued within 30 days

You'll Need A Permit For:

This kind of Exterior Work:

- Any restoration, alteration, reconstruction, demolition, or new construction that affects the exterior of an individual landmark or a building in a historic district
- Any project that affects the exterior envelope of the building, even at parts of the building that are not visible from the street



This kind of Interior Work:

- Projects that affect the exterior of a building, such as HVAC louvers and vents
- Projects that affect interior spaces that have been designated as interior landmarks

You Won't Need a Permit For:

Minor ordinary repairs or maintenance, such as:

- Replacing broken window glass.
- Repainting a building's exterior or architectural feature a color that matches the existing color.
- Replacing caulk around windows and doors.

Permit Application Process:

STEP 1: Fill out and submit application, including supplemental materials

- You'll need materials that describe the existing conditions of the site, and your proposed work, like photos, architectural drawings, material samples, etc.

STEP 2: LPC Staff Member assigned to your project

Permit Application Process:

STEP 3: Staff Reviews Application

STEP 4: Staff issues a Permit

- Permits are generally issued within 20 - 90 days, and often in much less time.

Alternate STEP 4: Application Goes to Full Commission for Hearing

- If your project cannot be approved at staff level, your staff preservationist will guide you through the Public Hearing process

New York City
Landmarks VS The
National Register

A State and National Register Landmark Is:

A district, site, building, structure, or object that is at least 50 years old and possess integrity of location, design, setting, materials, workmanship, feeling, and association.

State and National Register Landmarks are...

- Associated with events that have made a significant contribution to the broad patterns of our history
- Associated with the lives of significant persons in our past
- Embody the distinctive characteristics of a type, period, or method of construction
- Represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction
- Have yielded or may be likely to yield, information important in history or prehistory.



NYC Landmarks:

- Prevents Demolition and Inappropriate Alteration
- Binding Authority
- Does Not Trigger Environmental Review

National Register:

- Impacts only Public Development
- Advisory Authority
- Part of Environmental Review
- Tax Credits to Commercial & Income-Limited Property Owners

The National Register Process

The National Register Process:

STEP 1: Submit form to the New York State Historic Preservation Office

- Available on the National Park Service Website
- Submission materials include form, statement of significance, bibliographic data, maps and photos of the site

STEP 2: SHPO Staff Evaluation, Inspection and Nomination

- A SHPO Staff member will visit the site and work with the applicant to prepare a formal nomination

STEP 3: Public Comment Period Opened by State Review Board

The National Register Process:

STEP 4: SHPO Reviews and Signs Nomination

STEP 5: Entered into New York State Register of Historic Places and transmitted to the National Park Service

- At this point, the site is nominated to the National Register of Historic Places. If approved by the Keeper of the Register, the nomination is signed and listed on the National Register.

Financial Incentives and Assistance

Preservation Pays

Federal Historic Preservation Tax Credit Program for Income Producing Properties

- Owners of income producing real properties listed on the National Register of Historic Places may be eligible for a 20% federal income tax credit for the substantial rehabilitation of historic properties. The final dollar amount is based on the cost of the rehabilitation

New York State Historic Preservation Tax Credit Program for Income Producing Properties

- Owners of income producing properties that have been approved to receive the 20% federal rehabilitation tax credit can additionally claim a state tax credit if the property is located in a qualifying census tract.
- Owners can receive an additional state credit of 20% or 30% of the qualified rehabilitation expenditure up to \$5,000,000.

Preservation Pays

New York State Historic Homeownership Rehabilitation Credit

- Rehabilitation of historic residential buildings may qualify for a New York State tax incentive.

The Historic Homeownership Rehabilitation Credit program offers a state income tax credit equal to 20% of qualified rehabilitation expenses associated with repair, maintenance, and upgrades to historic homes. The value of the credit is applied to your NYS tax liability to reduce the amount you owe. The program covers 20% of qualified rehabilitation expenses up to a credit value of \$50,000 per year.



Preservation Pays



The New York Landmarks Conservancy administers several funding programs:

- The Sacred Sites & Properties Fund provides matching grants for the preservation of religious buildings located throughout New York State.
- The Emergency Loan Program provides immediate funding for exterior and structural repairs at small New York City historic properties in dire need.
- The City Ventures Fund assists New York City NFP organizations, community development organizations, social service agencies, and others with bricks and mortar funding for low-income housing projects and other efforts.
- The E-Z grant program of the Upper Manhattan Historic Preservation Fund is intended to promote tourism in Harlem through the preservation of its historic sites and neighborhoods.
- The Historic Properties Fund provides low interest loans and technical help to property owners in historic districts throughout New York City.

Questions?