

SHPO Review Process for Historic Preservation Projects

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Introduction

- About Coppola Associates
- The National and State Register Programs
- SHPO review of registered properties
 - Main Street projects
 - Historic preservation tax credit projects

About Coppola Associates

- About the firm
- Experience with Main Street projects
- Experience with historic preservation tax credit projects

National and State Register Programs

- State and National Registers
 - Lists of properties recognized as significant in American history, architecture, archeology, engineering, or culture
 - Same criteria used for both registers
 - National Historic Preservation Act of 1966 and the NYS Historic Preservation Act of 1980 established the register programs
 - State Historic Preservation Office (SHPO) administers these programs and helps communities identify and evaluate their historic resources

National and State Register Programs

- Benefits of registration
 - Owners can receive Federal income tax credit for rehabilitation
 - Municipal and not-for-profit owners may apply for matching state historic preservation grants

National and State Register Programs

- In addition:
 - Properties may be exempt from some Federal and State codes and laws, for example, the Energy Code
 - Private owners may sell, alter, or dispose of the property as desired, without restriction

SHPO Review Types

- Cursory reviews of historic exterior building facades. These types of projects include the following:
 - Main Street
 - DHCR (Division of Housing and Community Renewal)
 - SEQRA (New York's State Environmental Quality Review Act)

SHPO Review Types (continued)

- Extensive reviews of the entire building, interior and exterior. These are for projects seeking a 20% Federal historic preservation tax credit.

Main Street Projects

- The New York Main Street program provides funding for building renovations, façade, and streetscape improvements to support community revitalization.

SHPO Review of Main Street Projects

- Windows
- Wood
- Masonry
- Storefronts

SHPO Review of Main Street Projects

- Windows

- Do:

- Repair and retain original windows
 - Replace with wood or wood clad windows only windows documented as beyond repair
 - If original window is in place, you can install an interior or exterior storm window
 - Under certain conditions, you can install new window openings

SHPO Review of Main Street Projects

- Windows
 - Do not:
 - Replace an entire window when you can repair it or limit replacement to deteriorated or missing parts
 - Change the number, location, size, or glazing pattern of windows by cutting new openings, blocking-in openings, installing replacement sashes that do not fit the original window opening

SHPO Review of Main Street Projects

- Wood

- Do:

- Identify, retain, and preserve wood features that define the historic character of the building, for example, siding, cornices, and brackets. Replace those features too deteriorated to repair with like-kind feature.
 - Repair and replace original siding with like-kind material
 - Remove damaged or deteriorated paint to the next sound layer using gentlest method

SHPO Review of Main Street Projects

- Wood
 - Do not:
 - Remove a major portion of the historic wood rather than repair it
 - Reconstruct the façade with new material
 - Remove paint that adheres firmly to and protects wood surfaces
 - Introduce a new wood feature incompatible in size, scale, material, or color

SHPO Review of Main Street Projects

- Masonry

- Do:

- Identify, retain, and preserve masonry features that define the overall historic character
 - Clean only when necessary to halt deterioration or remove heavy soiling
 - Repair masonry walls and other features by repointing deteriorating mortar joints using masonry units of the same size and profile of original and specifying soft mix mortar
 - Use hand tools

SHPO Review of Main Street Projects

- Masonry
 - Do not:
 - Paint masonry that was originally unpainted
 - Remove paint from originally-painted masonry
 - Sandblast masonry or use harsh abrasives on the surface. Older masonry is like a loaf of bread with a crust: do not remove the crust!
 - Remove non-deteriorated mortar from sound joints to repoint the building for a uniform appearance

SHPO Review of Main Street Projects

- Storefronts

- Do:

- Identify, retain, and preserve functional and decorative features that define the historic character of the building, such as display windows, signs, doors, and transoms
 - When the historic storefront is completely missing, design and construct a new storefront using historical, pictorial, and physical documentation for an accurate restoration

SHPO Review of Main Street Projects

- Storefronts
 - Do not:
 - Remove or radically change storefronts or their features
 - Change the storefront so that it appears residential rather than commercial
 - Change the location of a main entrance

Historic Preservation Tax Credit Projects

- The Tax Reform Act of 1986 allows 20% tax credit for the rehabilitation of historic buildings
- This program covers the entire historic building, interior and exterior
- Buildings listed on the National Register of Historic Places or in a locally certified district qualify for the credit
- Individual buildings not in an historic district can be designated significant by meeting certain criteria
- You can use preservation credit together with state and federal rehabilitation grants for housing or façade work

SHPO Review of Historic Preservation Tax Credit Projects

- Exteriors:
 - Same criteria as for Main Street façade reviews

SHPO Review of Historic Preservation Tax Credit Projects

- Interiors:
 - Front door, lobby, or entrance. These are the most important elements in a review.
 - Staircases and stair components in the entrance space
 - Window trim and casing
 - Doors and casing
 - Base molding
 - Fireplaces
 - All interior woodwork

SHPO Review of Historic Preservation Tax Credit Projects

- For all original and historic interior items:
 - Repair and retain. If pieces are missing or broken, replace with like-kind elements.
 - Do not completely remove an element. You must leave a “ghost.”
 - It is not necessary to replicate missing interior trim items.

Exclusions in SHPO Reviews

- For both Main Street projects and Historic Preservation Tax Credit projects, SHPO does NOT typically review for the following:
 - Paint colors
 - Signage
 - Light fixtures
 - Building use, unless it directly affects the architecture
- These decisions are left to local municipality guidelines.

Example of Historic Preservation Tax Credit Project

Kirkland Hotel, Kingston, NY



Kirkland Hotel in Kingston, NY circa 1906

Recipient of 2008 Preservation League of NYS award for Excellence in Historic Preservation

Example Tax Credit Project - Kirkland Hotel, Kingston, NY

Before restoration



Restored in 2008



Example Tax Credit Project - Kirkland Hotel, Kingston, NY

Former building side



Restored building side



Example Tax Credit Project - Kirkland Hotel, Kingston, NY

Former rear



Restored rear with new stair tower



Example Tax Credit Project - Kirkland Hotel, Kingston, NY

Former hotel entrance



Restored hotel entrance



Example Tax Credit Project - Kirkland Hotel, Kingston, NY

Former lobby stairway
(note missing balusters)



Restored lobby stairway



Example Tax Credit Project - Kirkland Hotel, Kingston, NY

Former windows and casing



Restored windows and casing



Example Tax Credit Project - Kirkland Hotel, Kingston, NY

Former stairway and
woodwork



Restored stairway and
other interior woodwork



Example Tax Credit Project - Kirkland Hotel, Kingston, NY

Former secondary stairway



New elevator for accessibility



Secondary stair replacement allowed

Example Tax Credit Project - Kirkland Hotel, Kingston, NY

Former windows and casing . Wall on right removed.



Restored windows and casing. Ceiling nubs left in place of wall.



Summary

- When applying for Main Street grants or Historic Preservation tax credit, adhere to the following guidelines:
 - Retain all original features. Never erase or remove.
 - Ensure that the original is clearly distinguishable from the new.
 - Note that you may not need to replicate missing items.