

HISTORIC PRESERVATION 101

How to put preservation to work
in your downtown

Southern Tier Central
2026 Regional Leadership Conference
June 11, 2026

AGENDA

- About the Preservation League of NYS
- What is historic preservation?
- The Who
- The What
- The How
- The Why
- Case Studies
- Next Steps





The Preservation League of New York State empowers all New Yorkers to use historic preservation to enrich their communities, protect their heritage, and build a sustainable future. preservenys.org

WHAT DOES THE LEAGUE DO?

We provide **grants** that jump start preservation projects;
Advocate for preservation at the local, state, and national level;
Provide **technical assistance**;
Collaborate with local colleagues across the state;
Award excellence in historic preservation;
Draw attention to **at-risk** historic sites;
Offer engaging **virtual programs**

FY 24-25 BY THE NUMBERS

\$185,290 in grants awarded to 26 Projects
\$7,500 awarded in preservation scholarships
30 in-person and virtual presentations, approx. 1,980 attendees
200 technical service inquiries fielded
13 meetings with elected officials





THE LEAGUE TEAM

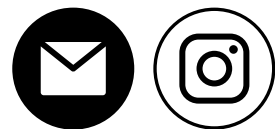


CAITLIN MEIVES

Director of
Preservation

Talk to Caitlin about:
Seven to Save
Preservation trades
Anything preservation-
related!

Caitlin is based in
Rochester.



JANNA RUDLER

Grants + Technical
Services Manager

Talk to Janna about:
Historic Tax Credits
Technical Services
Grant programs

Janna is based in the
Southern Tier.





WHAT IS HISTORIC PRESERVATION?

THE WHO

GOVERNMENT

NONPROFIT

LOCAL

Village
Town
City
County

Many regional/local organizations throughout NYS
Landmark Society of WNY
Preservation Buffalo Niagara
Historic Ithaca

STATE



**New York State
Parks, Recreation and
Historic Preservation**

NY State Historic Preservation Office (SHPO)



**Preservation
League of NYS**

NATIONAL



National Park Service



**National Trust for
Historic Preservation®**

NONPROFIT

Many regional/local organizations throughout NYS
Landmark Society of WNY
Preservation Buffalo Niagara
Historic Ithaca



Information
Advice
Advocacy
Grant Funding
Public education
Events

LOCAL

STATE

NATIONAL

GOVERNMENT

**Historic Designation,
Protection, and
Environmental Review**

LOCAL

Village
Town
City
County

**Local landmark
designation + zoning**

STATE



**New York State
Parks, Recreation and
Historic Preservation**

NY State Historic Preservation Office (SHPO)

**Natl Register of Historic Places
State + federal rehab tax
credits
State + federal environmental
review**

NATIONAL



National Park Service

**Natl Register of Historic Places
Federal rehab tax credits
Federal environmental review
Grants**

WHO ELSE?

- Preservation consultants
- Architects & Landscape Architects
- Planners
- Grassroots advocates
- Developers
- Homeowners
- Museum professionals
- Historians + public historians



THE WHAT

Historic resources

BUILDINGS, SITES, STRUCTURES, OBJECTS





AND PEOPLE!!!



THE HOW

Programs and tools

Key Concepts

RESTORATION



Seward House Museum, Auburn

PRESERVATION (MAINTENANCE + REPAIR)



REHABILITATION / ADAPTIVE REUSE

BEFORE



AFTER



Reynold's Way, Elmira, 2024 Excellence Award winner

HISTORIC RESOURCE SURVEYS

Identifying and gathering data on historic resources

- Systematic identification of historic and cultural resources
- Impartial expert evaluation
- Establish preservation priorities
- Document local history
- Increase local awareness and community pride
- Tourism aid
- Inform local planning + development
- First step in determining eligibility for National Register of Historic Places
- (May be required for environmental review, Sec.106 or Sec. 14.09)



ENVIRONMENTAL REVIEW

Administered by the NY State Historic Preservation Office (SHPO)

State / Federal \$\$\$ or agencies

- Section 106 National Historic Preservation Act
- Section 14.09 NYS Historic Preservation Act

Local Communities

- SEQRA



**New York State
Parks, Recreation and
Historic Preservation**

NATIONAL REGISTER OF HISTORIC PLACES

- The official list of the nation's historic places worthy of preservation
- **Honorary** program of the National Park Service
- Administered by the NY State Historic Preservation Office (SHPO)
- Gateway to **TAX CREDITS**

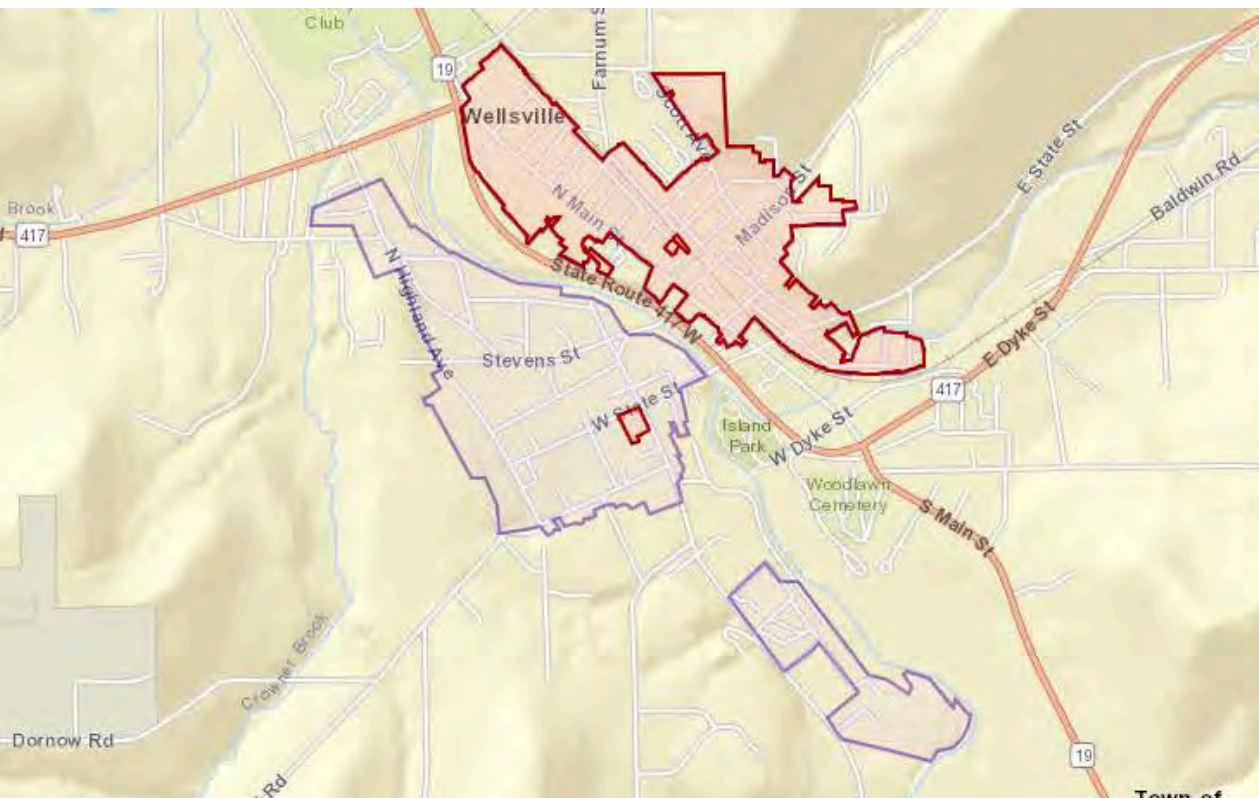


New York State
Parks, Recreation and
Historic Preservation

NATIONAL REGISTER OF HISTORIC PLACES

- Buildings, sites, structures, landscapes, objects
- Generally 50+ years old
- Must meet criteria for historical associations, architecture, or events
- Individual listing or historic districts

Village of Wellsville Historic Districts



LOCAL LANDMARK DESIGNATION

- Authorized by municipality's (city, town, village) Zoning Code
- Does prevent demolition
- Does have restrictions & design review
- ***Not to be confused with the National Register of Historic Places***

BENEFITS OF LOCAL DISTRICTS

- Economic
- Less vulnerable to market volatility
- Property values tend to increase at a greater rate
- Design review protects your investment
- Maintains neighborhood's character
- Quality of life



BENEFITS OF NATIONAL REGISTER LISTING

- Hard economic data not as clear-cut
- Catalytic effect
- Increase in community pride
- Prestige? Premium?
- Increase in citizen advocacy?
- Eligibility for:
 - Tax credits
 - Grants



HISTORIC REHABILITATION TAX CREDITS

COMMERCIAL / INCOME-PRODUCING PROPERTIES

- Incentive to make **substantial** investments in historic properties
- For income-producing properties
- Offset rehabilitation expenses by **40% or 50%** of total project costs
 - Federal: tax credits worth 20% of total project rehab costs
 - NY State: tax credits worth 20% of total project rehab costs (*30% for projects under \$2.5m*)
- Must be NR-listed
- Work reviewed by NY SHPO and National Park Service (NPS)
- Often combined with Low Income Housing Tax Credits



HISTORIC REHABILITATION TAX CREDITS

HOMEOWNER

- Owner-occupied homes
- Min. \$5,000 expenditures
- NY State: tax credits worth **20%** of total project rehab costs
- Must be NR-listed
- Work reviewed by NY SHPO



HISTORIC BARN REHABILITATION TAX CREDITS

- 25% NYS tax credit
- Barns built prior to 1946
- Barn had been used for agricultural or related purposes
- NR-listing not required
- Min. \$5,000 expenditures
- No residential use



Barn outside Naples, Ontario County

OTHER FUNDING SOURCES

- Preserve NY Arts + Culture - PLNYS
 - Pre-Construction Studies (arts + culture 501c3)
 - Support for Arts-Based Community Preservation Projects
- New York State
 - Environmental Protection Fund (EPF) - NY SHPO
 - NY Main St - NYS HCR
 - Downtown Revitalization Initiative
 - NY Forward
- NY State Council on the Arts
- Paul Bruhn Rural Revitalization - National Park Service
- T-Mobile Hometown Grants (pop 50,000 or less) - Main Street America
- National Trust for Historic Preservation

OTHER TOOLS + PROGRAMS

- Storytelling
- Oral histories
- Art and artists
- Youth engagement
- Creative community engagement
- “Sneaky preservation”
- Main Street America



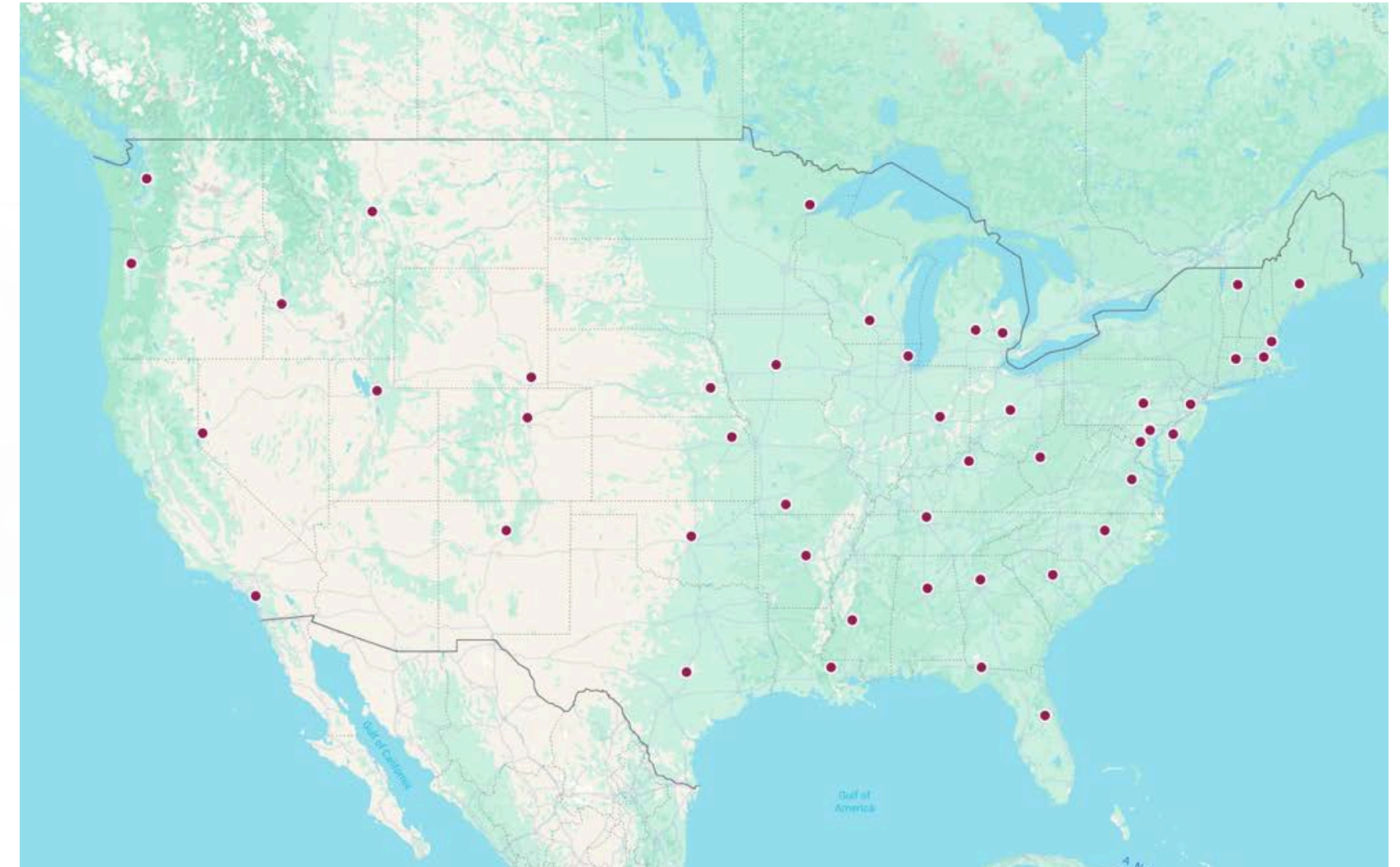
Image: Dana Saylor-Furman, <https://www.danasaylor.com/city-of-night>



Images: NYC LGBTQ Historic Sites Project; Ed Woodham's *The Keepers*; *Still Standing: The Barns of J.T. Wells & Sons* documentary

MAIN STREET AMERICA

4-POINT APPROACH



Explore more: [mainstreet.org](https://www.mainstreet.org)

THE WHY

WHY CARE ABOUT PRESERVATION?

- Economics
- Sustainability
- Community
- History & heritage
- Aesthetic value
- **People**
 - Quality of life
 - Equity



OLDER PLACES ARE DESIRABLE

- Walkable
- Arts, culture, recreation
- Local businesses
- Community
- Aesthetically pleasing
 - Architecture
 - Mature trees, street trees
 - Sidewalks
 - Lighting
- Authenticity and character



CREDITIVE SUMMARY

Economic Impacts of Historic Preservation in Florida



Center for Governmental, Management & University of Florida State Capitol of Lake & Center for Urban Policy Institute

Investment in Connecticut: The Economic Benefits of Historic Preservation

Prepared for the Delaware Division of Historical and Cultural Affairs - January 2008

The Delaware Historic Preservation Tax Credit Program:

Good for the Economy. Good for the Environment. Good for Delaware's Future

The Economic Impact of Historic Preservation in Southwestern Pennsylvania

Jobs that cannot be outsourced

Young Preservationists Association of Pittsburgh
Pennsylvania Works!
May 2008

g Jobs
yng Resources
ng Sustainable Growth
ng t



RUTGERS
Edward J. Bloustein School of Planning and Public Policy

Economic Impact Study of

PLACE ECONOMICS


ECONOMIC IMPACT OF HISTORIC REHABILITATION TAX CREDITS IN KANSAS

Research Conducted for
KANSAS PRESERVATION ALLIANCE
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Research Conducted by
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In Cooperation with
Deb Sheels, Historic Preservation Consultant
Columbia, Missouri



KANSAS PRESERVATION ALLIANCE

RUTGERS
Edward J. Bloustein School of Planning and Public Policy

CONNECTICUT LOCAL HISTORIC DISTRICTS AND PROPERTY VALUES



CT-TRUST FOR HISTORIC PRESERVATION

Prepared for: Connecticut Trust for Historic Preservation
Prepared by: PlaceEconomics, Washington, DC, October 2011

Economic Impact Study of the Carolina National Heritage Corridor: A Roadmap for Economic Development



South Carolina National Heritage Corridor

University of South Carolina - Clemson University
Tourism Research Partnership
Alfred P. Sloan Foundation
Travel & Tourism Industry Center

HRSM
CLEMSON

Project Coordinator
Terry Stohrman, Preservation Architect
Stacy Stupka-Burke, National Register Coordinator

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Research Conducted by
CENTER FOR URBAN POLICY RESEARCH
Michael L. Lake, Co-Principal Investigator
David Lishtak, Co-Principal Investigator
with
Bryan Grady • Cory Yonson • Pingli Jiang • Daniel Kangwon Kim • Hanah Jahn

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In Cooperation with the
UNIVERSITY OF NEBRASKA-LINCOLN • BUREAU OF BUSINESS RESEARCH
Eric Thompson, Director

PRESERVATION CREATES JOBS

\$1 million spent on the rehabilitation of an historic building in New York State will add **\$86,000 more to local household income** than will the same amount spent on new construction.



PRESERVATION IS FISCALLY RESPONSIBLE

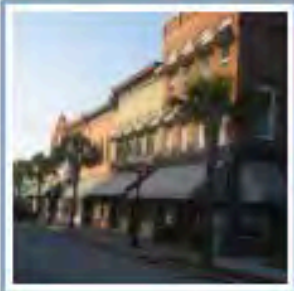


- Existing downtowns & neighborhoods represent a huge investment
- Rehabilitation puts money back into tax rolls
- Investment in the future

PRESERVATION IS FISCALLY RESPONSIBLE

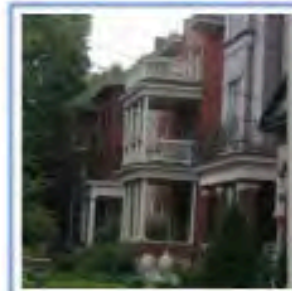


Image: Place Economics



Measuring the Economics of Preservation: Recent Findings

Prepared for the Advisory Council on Historic Preservation by PlaceEconomics, June, 2011



- Jobs
- Property values
- Heritage tourism
- Environmental impact
- Social impact
- Downtown revitalization

HERITAGE TOURISM



*Traveling to experience the **places** and activities that **authentically** represent the **stories** and **people** of the past and present.*

HERITAGE TOURISM

TOURISM PAYS DIVIDENDS

NYS HOSTS **306 MILLION** VISITORS ANNUALLY

They spend **\$88 billion** at NYS businesses, generating **\$11 billion** in NYS tax revenues, and creating **\$137 billion** in total economic impact.

NEW YORK STATE'S **SECOND** LARGEST INDUSTRY SUSTAINS MORE THAN...

1 MILLION NYS JOBS



\$88B

Visitor Spending



\$11B

State & Local Taxes Generated



\$137B

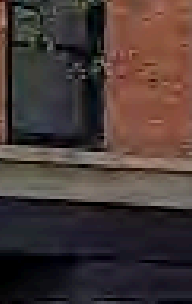
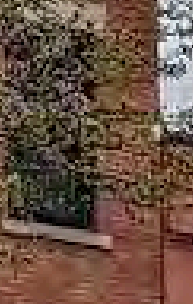
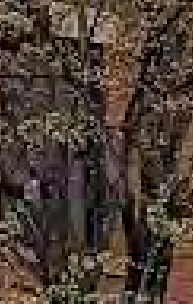
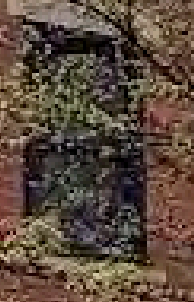
Total Economic Impact

TOURISM IS AN **INVESTMENT** IN ECONOMIC GROWTH

Tourism generates **\$11 BILLION** in state and local tax revenues.

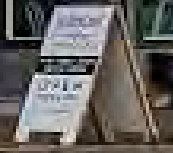
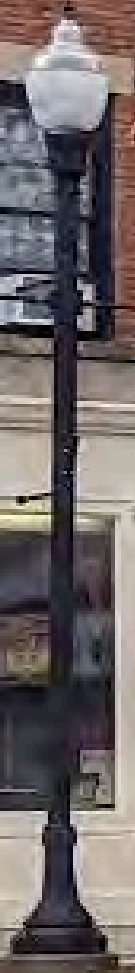
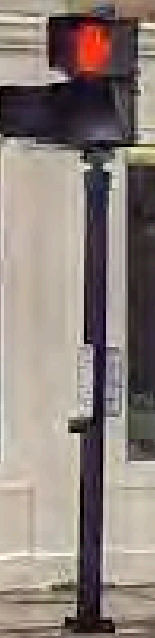
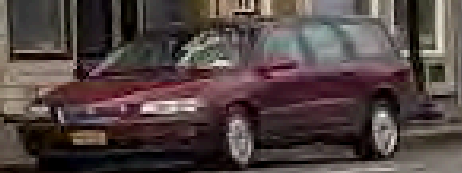
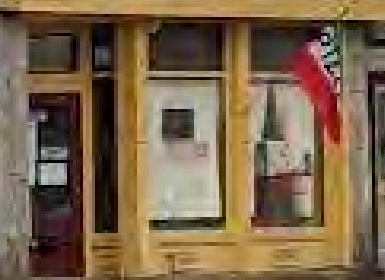
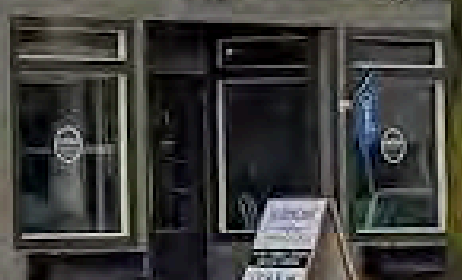
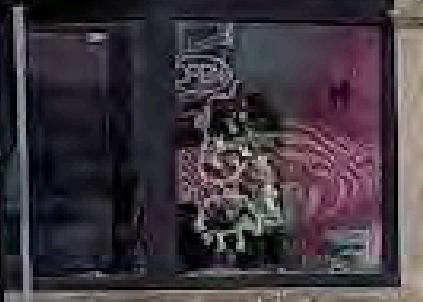
**CASE STUDY:
VILLAGE OF PERRY**





WINE RATION BAR

FLEYER





BEFORE



AFTER

BARNA C. ROUP HOUSE



THE PEOPLE!



RICK HAUSER



RYAN FITZSIMMONS



PILAR MCKAY



JOSH RICE



SANDY SCHNEIBLE



PERRY MAIN STREET ASSOCIATION



**CASE STUDY:
SPRINGVILLE CENTER
FOR THE ARTS**

Save a Building Build a Community



Images: Springville Center for the Arts



Images: Seth Wochensky
Springville Center for the Arts

WHERE DO WE START?

WHERE DO WE START?

A FEW SUGGESTIONS...

- Historic resources survey
 - Pre-app deadline **August 28**
- With something! Anything!
- Get one success under your belt, nothing is too small
 - low effort
 - low controversy
 - high impact
- Collaboration + coalitions
- Identify the “doers” in your community
- Reach out to us



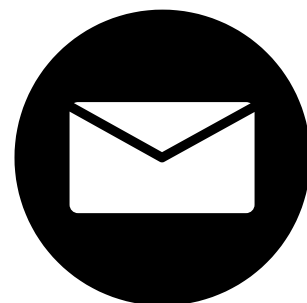


Preservation League *of* NYS

    @preservenys

Questions?

Visit our website for helpful resources + webinars
preservenys.org



Reach out!
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cmeives@preservenys.org