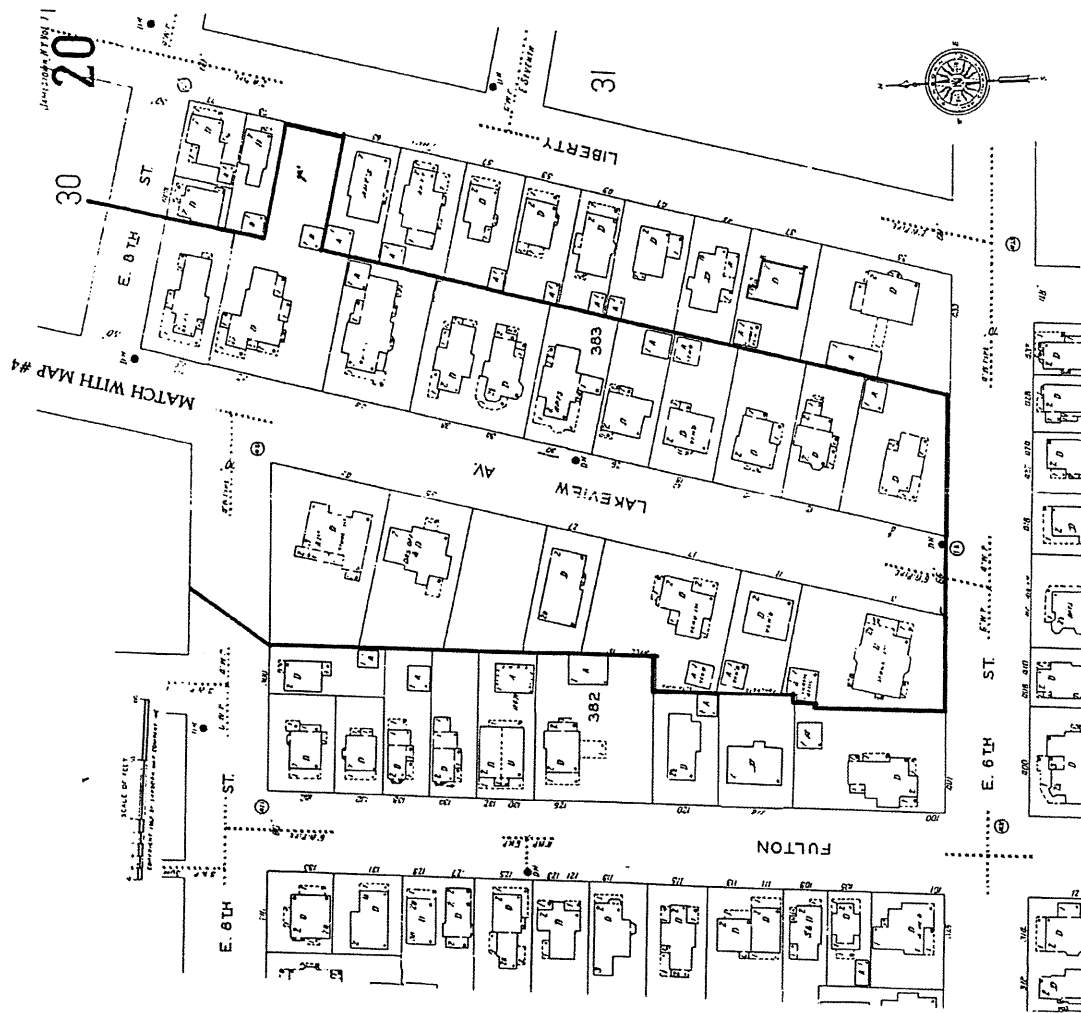


LAKEVIEW AVENUE HISTORIC DISTRICT
MAP #4

Sanborn map



LAKEVIEW AVENUE HISTORIC DISTRICT
MAP #5

Sanborn map

PROPOSED NATIONAL REGISTER-ELIGIBLE HISTORIC DISTRICTS IN JAMESTOWN
DISTRICT NAME: NORTH MAIN STREET HISTORIC DISTRICT
DISTRICT TYPE: COMMERCIAL

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
26-32 North Main Street	Arcade Building	Commercial, Social	1870	Romanesque Revival	C	Contributing	Interior atrium, built on site of first grist mill.
34 North Main Street	-----	Commercial	1876	Italianate	C	Contributing	Best intact storefront in district, cast iron trim.
36-38 North Main Street	/Holmlund's	Commercial	1876	Italianate	C	Contributing	-----
100-108 North Main Street (1-11 East First Street)	Field & Wright Co./ Flanagan's Furniture	Commercial	1895	Commercial Vernacular	C	Contributing	-----
110-116 North Main Street (2-6 East 2nd Street)	Fenton Building	Commercial	1900	Renaissance Revival	C	Contributing	Prominent corner building.
202-206 North Main Street (1-7 East Second Street)	Bank of Jamestown/ Key Bank	Bank	1919, 1930, 1964	Neo-Classical	C	Contributing	Bank was first established in 1903.
208 North Main Street	/Travel Bureau	Commercial	1880	-----	-----	*Non-contributing	*Renovation is ongoing. Building may be considered contributing.
210 North Main Street	/Nellie's	Commercial	1880	Italianate	C	Contributing	-----
212 North Main Street	/Arby's	Commercial	1865	Commercial Vernacular	C	Contributing	-----
214 North Main Street	/Pasta Etc.	Commercial	1877, 1935	Art Deco	C	Contributing	-----

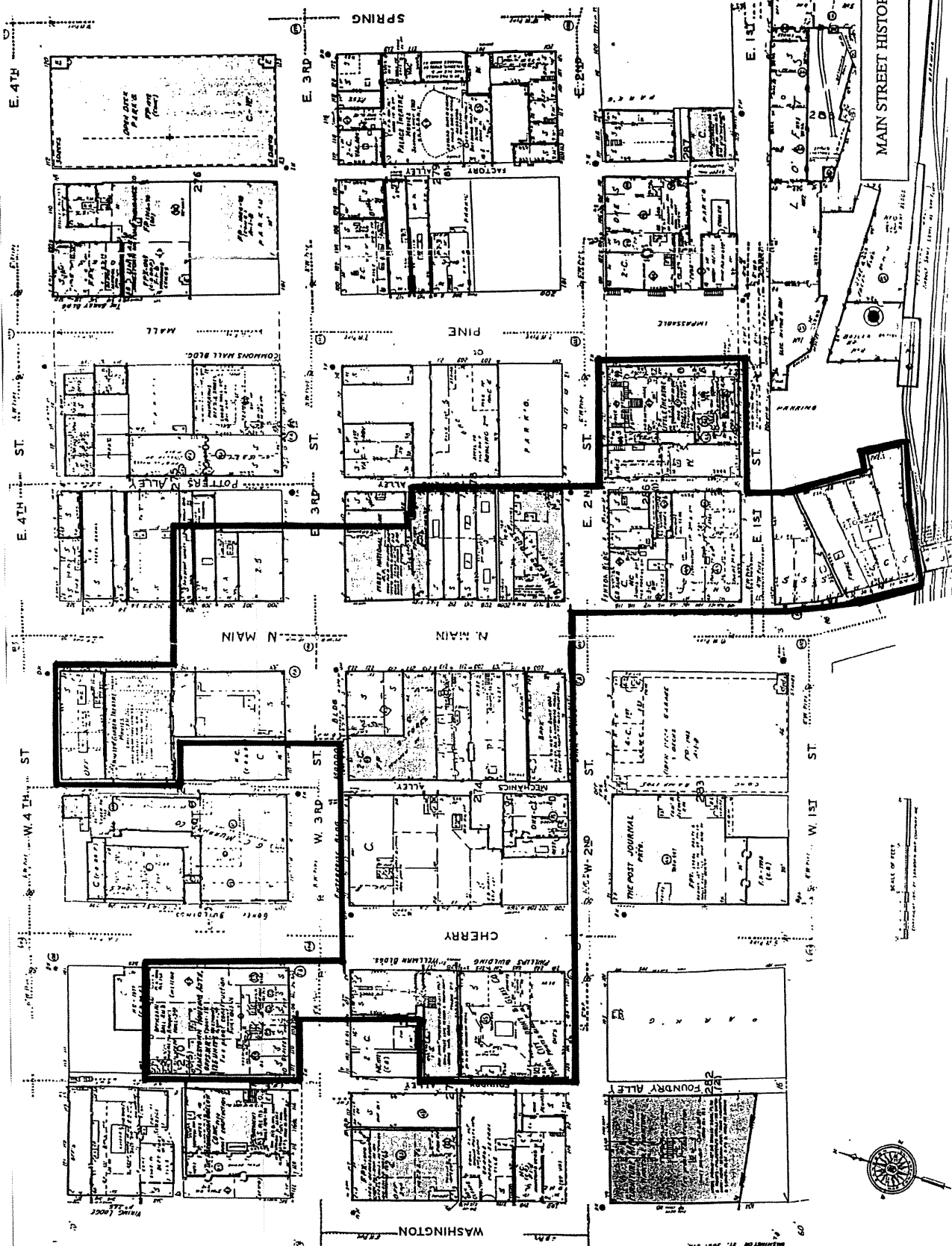
ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
218 North Main Street (2-10 East 3rd Street)	First National Bank of Jamestown/Chase Bank	Bank	1952	Minimal Neo- Classical	-----	Non-contributing	Beck & Tinkham, architects. Building constructed over and around old building. Non-contributing, due to age only.
300-302 North Main Street (1-7 East Third Street)	Fleet Bank	Bank	1966	-----	---	Non-contributing	-----
304 North Main Street	Payne Building	Commercial	1876	Italianate	C	Contributing	Storefront alterations, but one of best examples in Jamestown.
306 North Main Street	-----	Commercial	1876	Italianate	C	Contributing	Storefront alterations, but one of best examples in Jamestown.
308 North Main Street	-----	Commercial	1910	Italianate	C	Contributing	Storefront alterations, but one of best examples in Jamestown.
201 North Main Street (2-10 West Second Street)	National Chautauqua County Bank/Marine Midland Bank	Bank	1924	Neo-Classical	C	Contributing	Bank has an annex. First bank on site in 1831. New structure built over, around existing building.
205 North Main Street	Edward E. Duffee Store	Bank	1900	Italianate	C	Contributing	Duffee was a dealer in dry goods.
207-209 North Main Street	Liscandro's, The Pub	Commercial	ca. 1895	Italianate	C	Contributing	Unusual brickwork.
211 North Main Street	Union Trust Co./Anderson Photo	Commercial	1894	Italianate	C	Contributing	-----
213 North Main Street	F.A. Fuller Building	Commercial	1894	Italianate	C	Contributing	-----
215-223 North Main Street (1-11 East Third Street)	Maddox Building	Commercial	1933	Art Deco	C	Contributing	Later example of business "block."

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
301-307 North Main Street (2-6 West 3rd Street)	Prendergast Building	Commercial	1936	Moderne	C	Contributing	Originally built for the Woolworth Company.
309 North Main Street	/Wine Cellar Restaurant	Commercial	1919	Commercial Vernacular	C	Contributing	----
313 North Main Street	Winter Garden Theater	Theater	1914	Renaissance Revival	C	Contributing	One of three remaining theaters in Jamestown.
317-321 North Main Street	Empire State Building	Commercial	1914	Renaissance Revival	C	Contributing	----
210-212 Cherry Street	-----	Commercial	ca. 1950	Utilitarian	----	Non-contributing	Building is vacant.
203 Cherry Street	Phillips Building	Commercial	1902	Neo-Classical	C	Contributing	First story extensively altered.
215-217 Cherry Street	/Craftworld	Commercial	1910	Renaissance Revival	C	Contributing	Storefront is intact.
8 East 2nd Street	-----	Commercial	1870	Italianate	C	Contributing	----
10-12 East 2nd Street	-----	Commercial	1860	Italianate	C	Contributing	----
14-16 East 2nd Street	Green Building	Commercial	1910	Commercial Vernacular	C	Contributing	----
18-24 East 2nd Street	Allen's Opera House/ Little Theater	Theater	1881	High Victorian Gothic	A & C	Contributing	Jamestown's first theater, also known as Samuels Opera House and Shea's Opera House.
12-14 West 2nd Street	-----	Commercial	1908	Utilitarian	C	Contributing	----
16 West 2nd Street	The Journal Building	Commercial	1893	Romanesque Revival	A & C	Contributing	Home of the <i>Jamestown Journal</i> , first established in 1826, later the <i>Post Journal</i> .
110 West 3rd Street	Hotel Jamestown	Hotel/Sr. Citizens' Housing and Offices	1923-24	Renaissance Revival	A & C	Contributing	Architect was W.L. Stoddard of New York City.

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
11-23 West 3rd Street	Samuels Hotel/Carnahan's	Hotel/Department Store and Housing	1913	Renaissance Revival	C	Contributing	Part of building is now senior citizen's housing. The department store has closed. Interesting "Baroque" detail.
101-103 West 3rd Street (219-223 Cherry Street)	Wellman Brothers	Commercial	1897	Renaissance Revival	C	Contributing	Wellman Bros. was a prominent Jamestown dry goods firm.

* Dates of construction were derived from New York State Real Appraisal Property Cards, Assessor's Office, City of Jamestown, New York
June 1993

NOTE: See Inventory Form for complete Annotated Building List.

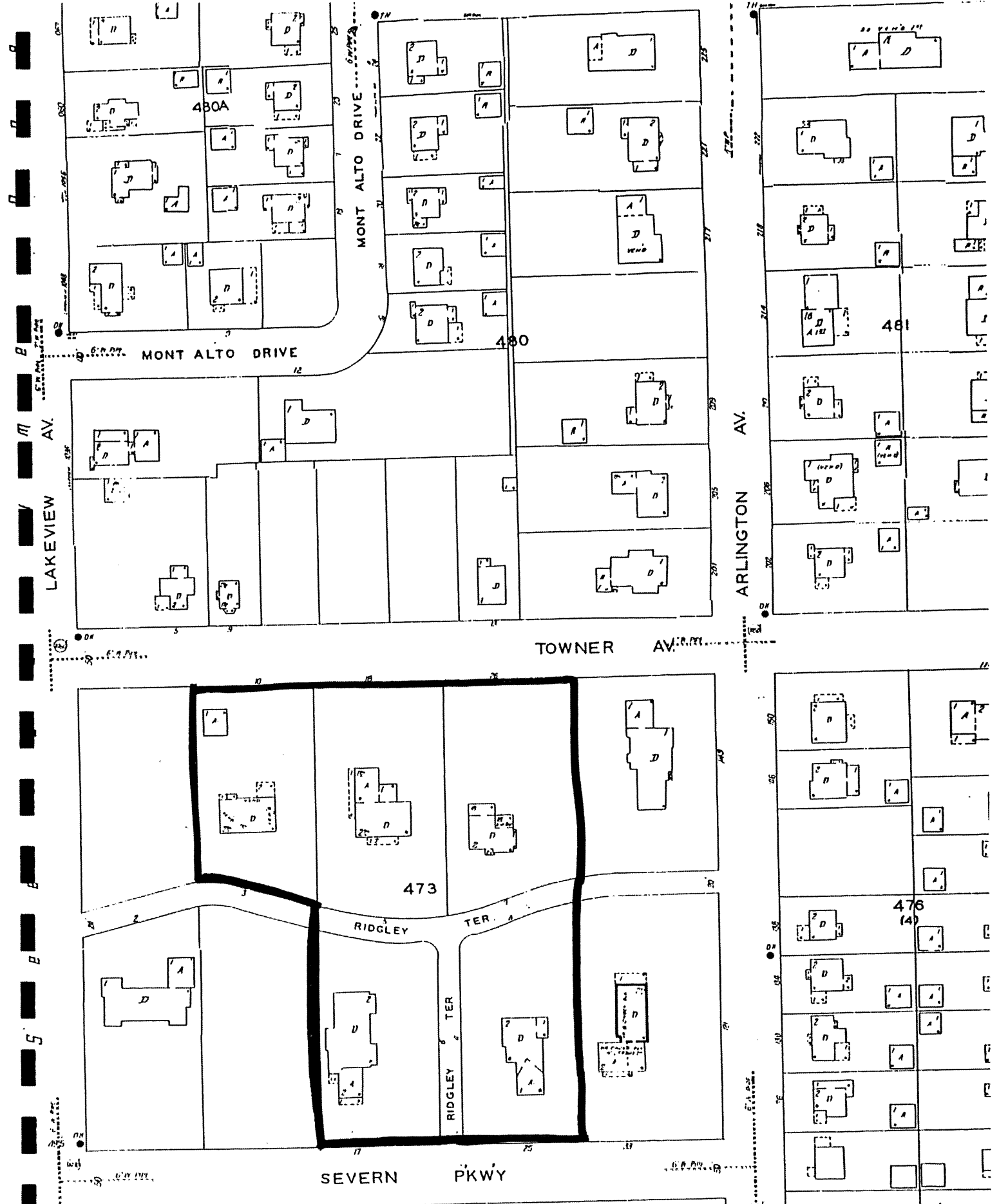


MAIN STREET HISTORIC DISTRICT

PROPOSED NATIONAL REGISTER-ELIGIBLE HISTORIC DISTRICT IN JAMESTOWN
DISTRICT NAME: RIDGLEY TERRACE HISTORIC DISTRICT
DISTRICT TYPE: RESIDENTIAL

ADDRESS	BUILDING NAME	PROPERTY TYPE	DATES OF CONSTRUCTION	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON-CONTRIBUTING	COMMENTS
3 Ridgley Terrace	Frank G. Garrett House	Residence	1926-27	English Tudor	C	Contributing	Oliver Johnson, architect.
4 Ridgley Terrace	Robert H. Cornell House	Residence	1926-27	English Tudor	C	Contributing	-----
5 Ridgley Terrace	Wycliffe Clark House	Residence	1925-26	Colonial Revival	C	Contributing	Beck & Tinkham, architects.
6 Ridgley Terrace	William Dykeman House	Residence	1926	Neo-Georgian	C	Contributing	Beck & Tinkham, architects.
7 Ridgley Terrace	Harvey M. Osgood House	Residence	1925	English Tudor	C	Contributing	-----

* Dates of construction were derived from historic maps, New York State Real Appraisal Property Cards, Assessor's Office, City of Jamestown, New York, and other historic sources.
June 1993
NOTE: See Inventory Form for complete Annotated Building List.



Sanborn map

228
Ridgley Terrace
Historic District

PROPOSED NATIONAL REGISTER-ELIGIBLE HISTORIC DISTRICT IN JAMESTOWN
DISTRICT NAME: THURSTON BLOCK HISTORIC DISTRICT
DISTRICT TYPE: RESIDENTIAL

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
8 East 4th Street	Dr. J.H. Thurston House	Residence/Offices	ca. 1875	Second Empire	C	Contributing	This house was originally constructed for a prominent Jamestown dentist.
10 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	This house is similar to Nos. 14 and 18.
12 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	This house is similar to No. 16.
14 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	This house is similar to Nos. 10 and 18.
16 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	This house is similar to No. 12.
18 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	This is the most intact house of the block and is similar to Nos. 10 and 14.

*Dates of construction were derived from historic maps, New York State Real Appraisal Property Cards, Assessor's Office, City of Jamestown, New York, and other historic sources.
June 1993
NOTE: See Inventory Form for complete Annotated Building List.

PREVIOUSLY LISTED NATIONAL REGISTER BUILDINGS IN JAMESTOWN

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION	STYLE	SELECTION CRITERIA USED	NOTES
28 Euclid Avenue	Euclid School	School/Vacant	1911 Enlarged in 1920	Eclectic Combination of Neo-Classical, Mission, and Craftsman Elements	A & C	Designed by local architect C.C. Pedersen. Alterations and additions by Beck & Tinkham.
67 Washington Street	Governor Reuben E. Fenton Mansion/Fenton Historical Center	Residence/Historical Society Museum	1863	Italian Villa	B & C	Aaron Hall, architect. Fenton was governor of New York State from 1865 to 1869. He also served as both a Representative and Senator to the United States Congress. The house has an asymmetrical plan, tower, low pitched roof, and bracketed eaves.

* Dates of construction were derived from historic maps, New York State Real Appraisal Property Cards, Assessor's Office, City of Jamestown, New York, and other historic sources.
June 1993

PROPOSED LOCAL LANDMARK BUILDINGS IN JAMESTOWN

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
953 2nd Street, East	Dexterville Tavern/ Buffalo Grill	Tavern/Bar	1826	Vernacular with Greek Revival cornice returns	A & C	One of the oldest buildings in Jamestown, various alterations.
560 3rd Street, West	Jamestown Street Railway Co. Car barn	Transportation	ca. 1915	Utilitarian with clerestory windows	A	Important for historic association with trolleys, administration building demolished.
217-221 3rd Street, West	H. P. Hall Building	Commercial	1892	High Victorian Eclectic	C	Unusual oriel and carved ornament above third-story windows.
1009 3rd Street, West	Jamestown Alliance Church	Church	1948	Late Gothic Revival	C	Contractor for church was Robert Carlson. Addition constructed in 1967.
200 4th Street, East	Board of Education Building	Education	1929	Renaissance Revival	A & C	Site of Jamestown Academy, 1837. Beck & Tinkham, architects.
415 4th Street, West	Priard Building	Printing Shop/ Offices	1926	Renaissance Revival	C	Originally housed the Jamestown Printing Company.
351 5th Street, East	-----	Residence/ Apartments	1849	Greek Revival	C	Has undergone several alterations.

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
5th Street, West	Baker Park	Park	-----	Public urban park	A	Bounded by West 5th (North), Jefferson (East), West 4th (South), and Clinton Streets (West). Has diagonal walks and mature trees. Important landscape for surrounding historic neighborhood. One of two public parks in downtown area.
6th Street, West	Dow Park	Park	-----	Public urban park	A	Bounded by West 7th (North), Cherry (East), West 6th (South), and Washington Streets (West). Slopes down to north from West 6th to West 7th. Has diagonal sidewalks and mature trees. Important landscape for surrounding historic neighborhood. One of two public parks in downtown area.

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
12 7th Street, West	Harris House	Residence/ Parsonage	ca. 1840 with later additions	Vernacular with rusticated concrete block foundation	A & B	Site is important as the home of Catherine Dicks who was one of the few African Americans to operate an Underground Railroad station. The current house was altered or built over and around the original house that was used in 1840s and 50s as the underground railroad station in the area known as Little Africa.
515 7th Street, East	First Free Methodist Church	Church	1907	Cross Plan with pyramidal-roofed tower, pointed arch windows, rusticated concrete block foundation	A	1970 addition.
208 8th Street, East	-----	Residence	1836	Greek Revival	C	House previously faced Prendergast. Interior has unusual Egyptianesque door surrounds (battered).
225 8th Street, East	-----	Residence/ Apartments	1896	Queen Anne	C	Second floor window altered. Some Colonial Revival features (fanlights, porch columns).

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
62 Allen Street	William John Maddox House/Jamestown Boys' and Girls' Club	Residence/Social	ca. 1910	Neo-Classical	B & C	Large, inappropriate additions. Home of prominent furniture manufacturer.
1022 Allen Street	Substation No. 3	Industrial	1932	"Minimal Classical"	A	Representative of expanding municipal services.
75-77 Barker Street	-----	Two-family Residence	1916	American Four-Square with unusual use of clay tile, stone quoins, and stone window lintels	C	-----
85 Barker Street	-----	Residence	ca. 1880	Vernacular cross-gable plan, brick house with Romanesque-inspired ornamentation	C	-----
16 Bowen Street	-----	Residence/Two- family Residence	1883	Queen Anne	B	Home of Roger Tory Peterson, prominent ornithologist (illustrator, author and photographer).
161 Brad Street	-----	Residence/Two- Family Residence	1917	Bungalow/Craftsman	C	Large scale bungalow.
738 Buffalo Street	-----	Residence	1897	Eastlake/Queen Anne	C	Good detail, new porch. Front-gabled form is unusual in this style. Nice landscaping.

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
Buffalo Street (near 663 Lakeview Avenue)	Jamestown Oak	Tree	ca. 1820	White Oak	E	This tree is located near the First United Methodist Church and sprouted at about the time when Jamestown was first settled.
301 Cole Avenue	Milton J. Fletcher School	School	1936	Tudor Revival	A & C	Building named in honor of important Jamestown Supt. of Schools. Large additions.
108 Cook Avenue	-----	Residence	1890	Eastlake	C	Details include turned porch supports, balustrade with spindlework, scroll brackets, spindlework frieze.
49 Ellicott Street	-----	Residence	ca. 1836	Gothic Revival	C	-----
162 English Street	-----	Residence	1868	Vernacular Ell-plan with front gable	C	-----
244 English Street	-----	Residence	ca. 1840	Greek Revival	C	L-Plan, cornice returns in front gable.
7 Fairmount Avenue	Joseph Himebaugh Residence/Jamestown Business College	Residence/College	ca. 1900	Classical Revival	A	Houses educational institution important to history of Jamestown. Large addition.
36 Fairmount Avenue	-----	Residence/ Apartment Building	1885	Queen Anne/Eastlake	C	Interesting woodwork and hood over second-story front window.
57 Fairmount Avenue	-----	Residence/ Apartments	1890	Queen Anne	C	Brick house with stone belt courses; porch altered; unusual tower.

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
200 Fairmount Avenue	Calvary Baptist Church	Church	ca. 1890	Gothic Revival	A & C	One of few surviving frame churches in Jamestown.
142 Foote Avenue	Italian Methodist Episcopal Church/Zion Tabernacle Church	Church	1917	Late Gothic Revival influences	A & C	Nave plan with side tower. Large, pointed arch window at front. Modern addition.
207 Foote Avenue	WCA Hospital	Hospital	ca. 1920 and later	Renaissance Revival	A & C	The Womens' Christian Association organized its first hospital in 1885. Numerous additions.
110 Hall Avenue	-----	Residence	1892	Queen Anne/Eastlake	C	Fishscale shingles, cutaway bay with brackets; Eastlake porch with turned supports and delicate balustrade and frieze.
116 Hall Avenue	-----	Residence	ca. 1900	Queen Anne/Eastlake with curved porch	C	Curved porch with turned supports, balustrade with spindlework, brackets, cutaway corners.
488 Hallock Street	Automatic Voting Machine Company/ Aluminum Company of America	Industrial	1905	Industrial brick facade with factory windows, decorative spandrel panels	A & C	Buildings housed important manufacturing concern in Jamestown. Office building and industrial structures by Beck & Tinkham.
52 Hedges Street	-----	Residence	1885	Queen Anne/Eastlake	C	-----

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
84 Hopkins Avenue	Hope Architectural Products	Industrial (Administration Building)	1924	Tudor Revival	A & C	Leaded windows at main entrance facade; Oliver Johnson, architect. Numerous alterations.
153 Jones and Gifford Avenue	Automatic Voting Machine Complex	Industrial	1901, 1920, and later	Industrial Brick Facade With Factory Windows	A & C	Buildings housed important manufacturing concern in Jamestown. Beck & Tinkham, architects.
934 Lakeview Avenue	-----	Residence	1885/1928	Vernacular/ Colonial Revival	C	Rebuilt 1928 with Colonial Revival features. Large, well-landscaped lot.
506 North Main Street (along Potter's Alley)	Almet N. Broadhead Carriage House/ Stanton's Garage	Transportation/ Commercial	ca. 1890	Queen Anne	C	Residence is no longer extant. One of few remaining carriage houses in Jamestown. Attached to garage.
1112 North Main Street	-----	Residence	1906	Bungalow/Craftsman	C	Unusual Bungalow type. Rear additions.
601 North Main Street	Oscar F. Price House	Residence/ Commercial	1876	Vernacular	B	Important as home of first mayor of Jamestown, first elected in 1886. Low architectural integrity.
1159 North Main Street	St. Joseph's Roman Catholic Church/ Assembly of Christian Churches	Church	1929	Round and pointed arches, prominent bell gable	C	-----

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
North Main Street (near city line)	Old Catholic Cemetery	Religious (Cemetery)	ca. 1860	-----	A & C	Cemetery owned by SS. Peter & Paul Roman Catholic Church. Located near northwest end of Lakeview Cemetery and surrounded on three sides by Lakeview Cemetery. Burials from ca. 1860s to present. (See also West Oak Hill Road.)
37 Maple Street	Samuel A. Carlson House	Residence/Two- family residence	1911	Shingle/Dutch Colonial	B	Carlson was mayor of Jamestown twelve times (26 years), lived at this home until 1950.
101 Maple Street	-----	Residence	1890	Queen Anne	C	Decorative brickwork.
107 Maple Street	-----	Residence	1891	Queen Anne	C	Eastlake porch.
115 Maple Street	-----	Residence	1900	Craftsman, unusual design with gambrel roof	C	Two-story; curved bay on north elevation.
68 McKinley Avenue	Pilgrim Memorial United Church of Christ	Church	1915	Late Gothic Revival	A & C	Congregation organized in 1888.
10 Newland Avenue, East	-----	Residence	1907	Colonial Revival/Queen Anne	C	-----
301 Palmer Street	-----	Residence	1924	English Cottage	C	Roof with rounded "thatch" effect.

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
515 Pine Street	-----	Residence/Office and Residence	ca. 1890	Queen Anne	C	Front porch is later addition.
111 Prather Avenue	Swedish S.D.A. Church/ Italian American Citizens Club	Church/ Social Organization	1922	Simple, front-gabled plan with corner crenellated tower	A & C	Significant in ethnic heritage (Swedish).
15 Prospect Street	-----	Residence	1889	Queen Anne/Eastlake and Stick Style influences	C	Gardener's cottage of former Frank E. Gifford estate. Outstanding woodwork.
124 Prospect Street	-----	Residence	1897	Queen Anne	C	-----
150 Prospect Street	Branch School #9/ Branch School Apartments	School/Apartments	1892	Neo-Jacobean	A & C	Represents educational development in Jamestown under Public School System. Jamestown Construction Company. Alterations for change in use (windows, etc.).
130 Steele Street	Municipal Power Plant	Civic	1921	Utilitarian With Brick Detailing	A	1950 addition. Represents expanding municipal services in early twentieth century.
145 Steele Street	BPU Electric	Civic	1934	Utilitarian With Brick Detailing	A	Represents expanding municipal services in early twentieth century.

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SECTION CRITERIA USED	COMMENTS
155 Steele Street	Department of Public Works Building	Industrial	ca. 1910	Utilitarian Brick Facade	A	Represents expanding municipal services in early twentieth century. 1946 addition to west (#165 Steele Street).
69 Stewart Avenue	-----	Residence	ca. 1900	Vernacular	B	Lucille Ball birthplace. Original street number was 123. The Balls lived here for a very short time.
35 Stowe Street	Russell J. Forbes House	Residence/ Apartments	1888	Queen Anne/Eastlake	C	Cross-gabled house with Eastlake woodwork in porch and window hood.
200 Summit Avenue	-----	Residence	1886	Queen Anne/Eastlake	C	Jigsaw-cut details in gable end.
20-26 Terrace Place	-----	Workers' Housing/ Apartments	1910	Italianate	A & C	Workers' housing associated with American Aristotype factory
Virginia Boulevard, East & West	Allen Park	Park	----	Public Park in the Romantic Style	A	Park is set in a deep ravine surrounded by curving roads.
322 Washington Street	Dewey-Davis Printing Co.	Commercial	ca. 1911	Commercial Vernacular with classical entrance	C	Printing plant for company established in 1898, retains high degree of integrity.

ADDRESS	BUILDING NAME (Historic/Current)	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCH. CHARACTER	LOCAL SELECTION CRITERIA USED	COMMENTS
West Oak Hill Road	Holy Cross Cemetery	Cemetery (Religious)	1910	Mausoleum, statues, and gravestones; rolling topography and curving lanes (19 acres).	C	Catholic cemetery associated with SS. Peter & Paul parish. Curving, concentric paths. Hill leads up to priests' area at west. Insufficient information to make case for National Register.
136 Wilson Place	-----	Residence	1897	Vernacular with Eastlake porch	C	Front-gabled brick house. Wraparound porch with spindled balustrade and frieze.
40 Winsor Street	Atlas/Jamestown Lounge	Industrial	ca. 1890-1920	Industrial brick pilaster facade with corbelling	A	Represents important furniture manufacturing industry in Jamestown.
62 Winsor Street	-----	Fire Station	ca. 1900	Utilitarian with corbel cornice	A & C	Segmental window openings on side elevation.
617 Winsor Street	Noah Harrington House	Residence	1825	Vernacular	C	Moved/alterd several times, one of oldest houses in Jamestown.

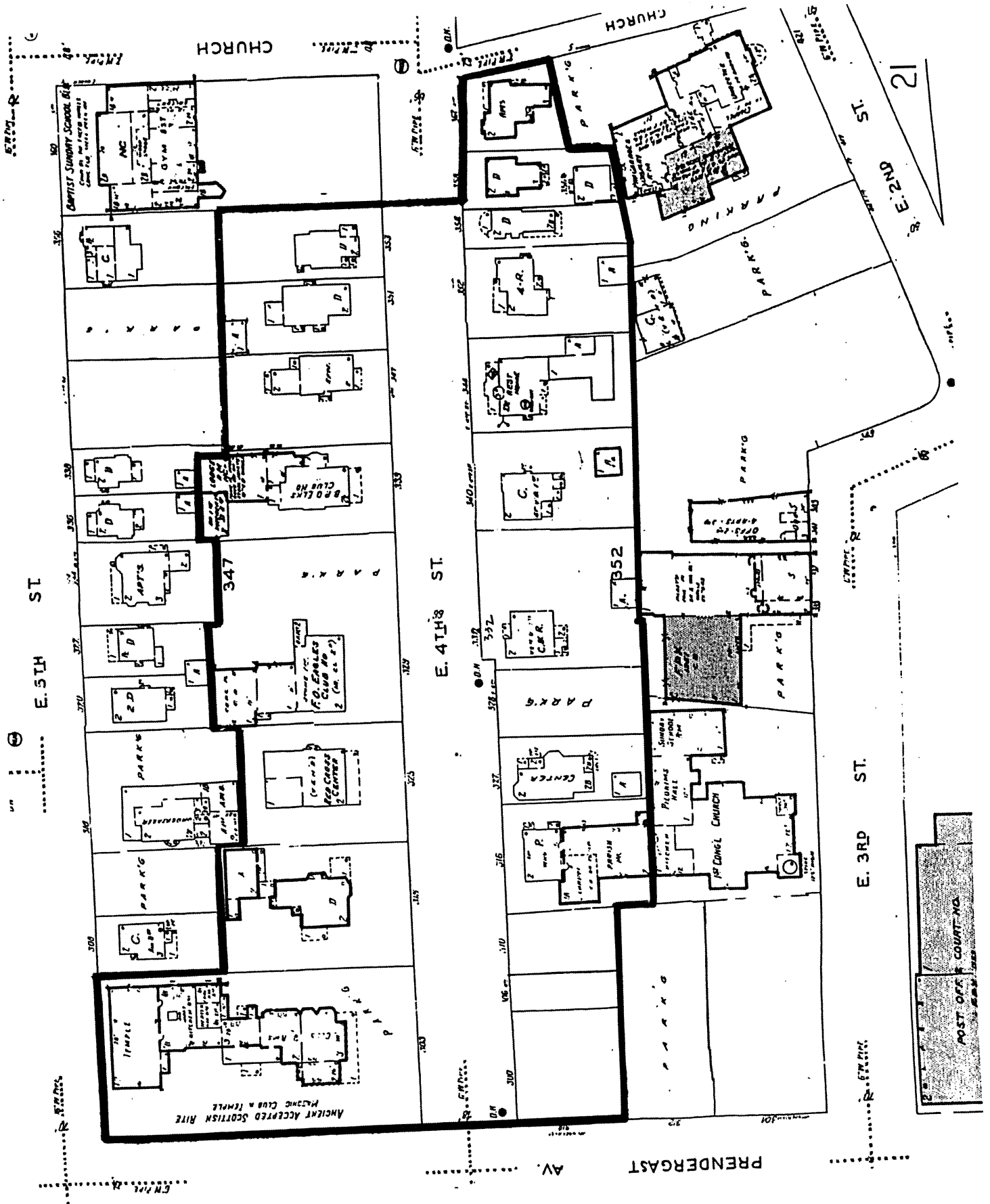
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June 1993

PROPOSED LOCAL HISTORIC DISTRICT IN JAMESTOWN
DISTRICT NAME: EAST FOURTH STREET HISTORIC DISTRICT
DISTRICT TYPE: RESIDENTIAL

ADDRESS	BUILDING NAME	PROPERTY TYPE	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON-CONTRIBUTING	COMMENTS
316 East Fourth Street	-----	Residence/Parish House	1917	Colonial Revival	C	Contributing	Parish House of First Congregational Church.
322 East Fourth Street	-----	Residence/Senior Citizens' Center	1893	Queen Anne	C	Contributing	-----
332 East Fourth Street	/Family Services of Jamestown	Residence/Residence & Offices	1913	Shingle, Arts & Crafts	C	Contributing	-----
340 East Fourth Street	-----	Residence	1911	Shingle, Arts & Crafts	C	Contributing	-----
344 East Fourth Street	-----	Residence/Nursing Home	1905	Colonial Revival	C	Contributing	-----
352 East Fourth Street	-----	Residence/Apartments	1905	Vernacular w/ Italianate and Craftsman Details	C	Contributing	-----
354 East Fourth Street	-----	Residence	1890	Queen Anne	C	Contributing	-----
358 East Fourth Street	-----	Residence/Apartments	1850	Italianate	C	Contributing	-----
362 East Fourth Street	-----	Residence/Apartments	1850	Italianate	C	Contributing	-----

ADDRESS	BUILDING NAME	PROPERTY TYPE	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON-CONTRIBUTING	COMMENTS
303 East Fourth Street	Alonzo Kent House/ Scottish Rite Temple	Residence/ Clubhouse	1859 & 1920s	Italianate	A & C	Contributing	This building has been determined National Register-eligible (nomination pending), and is a local landmark.
315 East Fourth Street	/Pri-Det Security	Residence/Offices	1917	Arts & Crafts	C	Contributing	-----
325 East Fourth Street	/Am. Nat'l. Red Cross	Residence/Offices	1913	Prairie	C	Contributing	-----
329 East Fourth Street	/Eagles Club	Residence/Social Club	1903	Tudor/Norman Revival	C	Contributing	-----
339 East Fourth Street	/BPO Elks Club	Residence/Social Club	1924	Tudor/Norman Revival	C	Contributing	-----
347 East Fourth Street	-----	Residence/ Apartments	1897	Queen Anne	C	Contributing	-----
351 East Fourth Street	-----	Residence/ Apartments	ca. 1852	Queen Anne/Italianate	C	Contributing	-----
353 East Fourth Street	-----	Residence	ca. 1890	Queen Anne	C	Contributing	-----

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June 1993

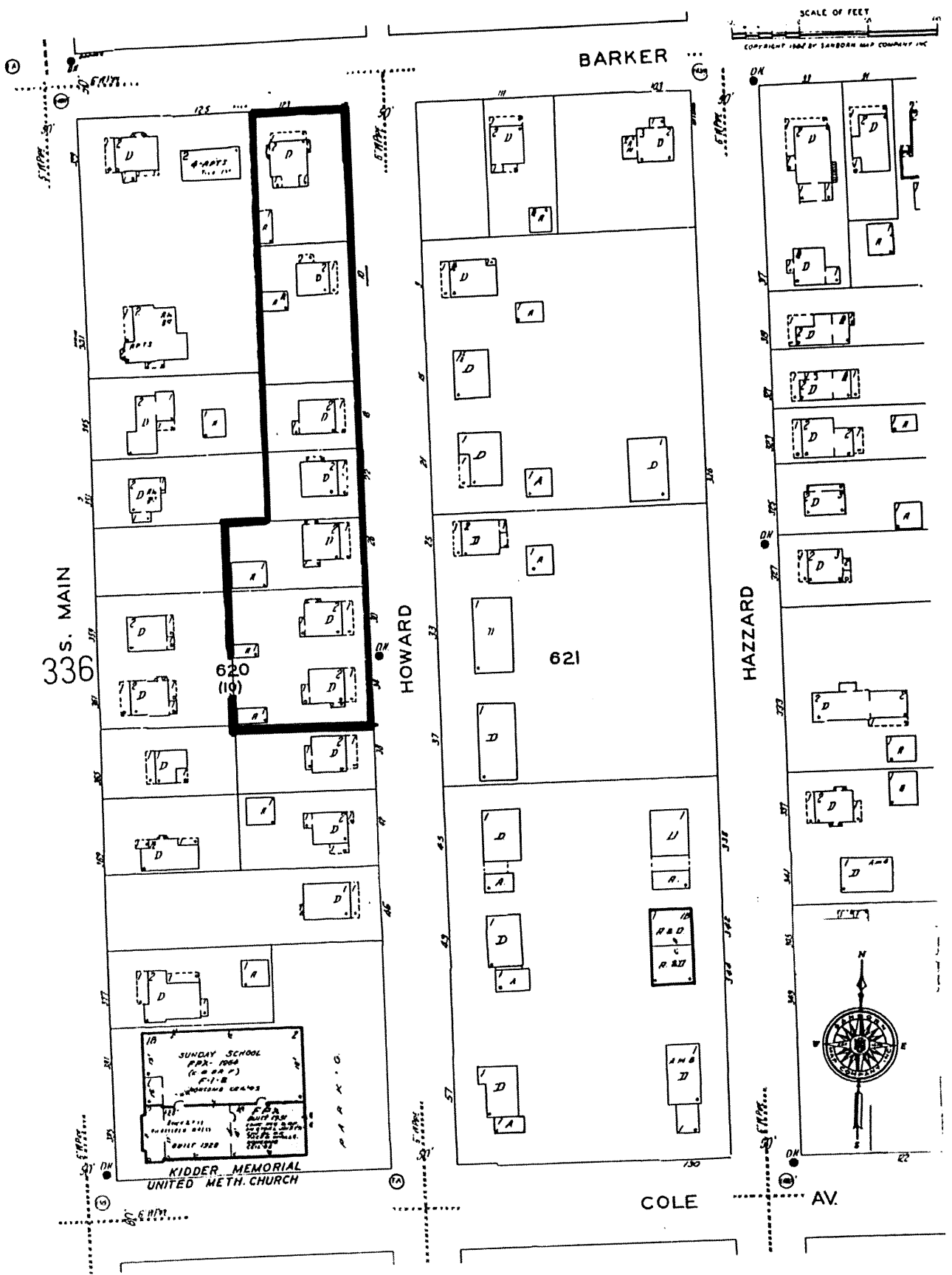


East Fourth Street Historic District (Local)

PROPOSED LOCAL HISTORIC DISTRICT IN JAMESTOWN
DISTRICT NAME: HOWARD STREET BUNGALOW HISTORIC DISTRICT
DISTRICT TYPE: RESIDENTIAL

ADDRESS	DATES OF CONSTRUCTION	STYLES REPRESENTED	SELECTION CRITERIA USED	COMMENTS
10 Howard Street	ca. 1910s-1920s	Bungalow/Craftsman	C	Strong architectural qualities and period integrity. Especially strong examples of a popular early-twentieth-century style in Jamestown.
18 Howard Street				
22 Howard Street				
26 Howard Street				
30 Howard Street				
34 Howard Street				
123 Barker Street				

June 1993



Howard Street Bungalow Historic District (Local)

PROPOSED LOCAL HISTORIC DISTRICT IN JAMESTOWN
DISTRICT NAME: JOHNSON STREET HISTORIC DISTRICT
DISTRICT TYPE: RESIDENTIAL

ADDRESS	PROPERTY TYPE (Historic/Current)	DATE OF CONSTRUCTION*	STYLE/ ARCHITECTURAL CHARACTER	LOCAL SELECTION CRITERIA USED	CONTRIBUTING/ NON-CONTRIBUTING	COMMENTS
109 Johnson Street	Residence	ca. 1923	Bungalow	C	Contributing	Examples of working class housing in popular style of the day.
113 Johnson Street	Residence	ca. 1923	Bungalow	C	Contributing	
117 Johnson Street	Residence	1926	Bungalow	C	Contributing	
121 Johnson Street	Residence	1912	Bungalow	C	Contributing	

* Dates of construction were derived from historic maps, New York State Real Appraisal Property Cards, Assessor's Office, City of Jamestown, New York, and other historic sources.
June 1993

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HEDGES AV.

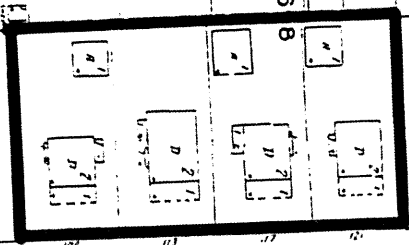
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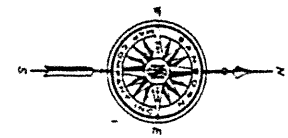
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Johnson Street Historic District (Local)

PROPOSED LOCAL HISTORIC DISTRICT IN JAMESTOWN
DISTRICT NAME: NORTH MAIN STREET HISTORIC DISTRICT
DISTRICT TYPE: COMMERCIAL

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
26-32 North Main Street	Arcade Building	Commercial, Social	1870	Romanesque Revival	C	Contributing	Interior atrium, built on site of first grist mill.
34 North Main Street	-----	Commercial	1876	Italianate	C	Contributing	Best intact storefront in district, cast iron trim.
36-38 North Main Street	/Holmlund's	Commercial	1876	Italianate	C	Contributing	-----
100-108 North Main Street (1-11 East First Street)	Field & Wright Co./ Flanagan's Furniture	Commercial	1895	Commercial Vernacular	C	Contributing	-----
110-116 North Main Street (2-6 East 2nd Street)	Fenton Building	Commercial	1900	Renaissance Revival	C	Contributing	Prominent corner building.
202-206 North Main Street (1-7 East Second Street)	Bank of Jamestown/ Key Bank	Bank	1919, 1930, 1964	Neo-Classical	C	Contributing	Bank was first established in 1903.
208 North Main Street	/Travel Bureau	Commercial	1880	-----	-----	*Non-contributing	*Renovation is ongoing. Building may be considered contributing.
210 North Main Street	/Nellie's	Commercial	1880	Italianate	C	Contributing	-----
212 North Main Street	/Arby's	Commercial	1865	Commercial Vernacular	C	Contributing	-----
214 North Main Street	/Pasta Etc.	Commercial	1877, 1935	Art Deco	C	Contributing	-----

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
218 North Main Street (2-10 East 3rd Street)	First National Bank of Jamestown/Chase Bank	Bank	1952	Minimal Neo- Classical	----	Non-contributing	Beck & Tinkham, architects. Building constructed over and around old building. Non-contributing, due to age only.
300-302 North Main Street (1-7 East Third Street)	/Fleet Bank	Bank	1966	----	----	Non-contributing	----
304 North Main Street	Payne Building	Commercial	1876	Italianate	C	Contributing	Storefront alterations, but one of best examples in Jamestown.
306 North Main Street	----	Commercial	1876	Italianate	C	Contributing	Storefront alterations, but one of best examples in Jamestown.
308 North Main Street	----	Commercial	1910	Italianate	C	Contributing	Storefront alterations, but one of best examples in Jamestown.
310-316 North Main Street	----	----	----	----	----	----	Vacant lot. Building recently burned.
318 North Main Street	----	Commercial	ca. 1910	Commercial Vernacular	C	Contributing	----
320 North Main Street	----	Commercial	ca. 1950	Moderne	C	Contributing	----
322 North Main Street	----	Commercial	?	Vernacular with Italianate details	C	Contributing	Building moved to site?
201 North Main Street (2-10 West Second Street)	National Chautauqua County Bank/Marine Midland Bank	Bank	1924	Neo-Classical	C	Contributing	Bank has an annex. First bank on site in 1831. New structure built over, around existing building.
205 North Main Street	Edward E. Duffee Store	Bank	1900	Italianate	C	Contributing	Duffee was a dealer in dry goods.

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
207-209 North Main Street	/Liscandro's, The Pub	Commercial	ca. 1895	Italianate	C	Contributing	Unusual brickwork.
211 North Main Street	Union Trust Co./Anderson Photo	Commercial	1894	Italianate	C	Contributing	-----
213 North Main Street	F.A. Fuller Building	Commercial	1894	Italianate	C	Contributing	-----
215-223 North Main Street (1-11 East Third Street)	Maddox Building	Commercial	1933	Art Deco	C	Contributing	Later example of business "block."
301-307 North Main Street (2-6 West 3rd Street)	Prendergast Building	Commercial	1936	Moderne	C	Contributing	Originally built for the Woolworth Company.
309 North Main Street	/Wine Cellar Restaurant	Commercial	1919	Commercial Vernacular	C	Contributing	-----
313 North Main Street	Winter Garden Theater	Theater	1914	Renaissance Revival	C	Contributing	One of three remaining theaters in Jamestown.
317-321 North Main Street	Empire State Building	Commercial	1914	Renaissance Revival	C	Contributing	-----
210-212 Cherry Street	-----	Commercial	ca. 1950	Utilitarian	-----	Non-contributing	Building is vacant.
203 Cherry Street	Phillips Building	Commercial	1902	Neo-Classical	C	Contributing	First story extensively altered.
215-217 Cherry Street	/Craftworld	Commercial	1910	Renaissance Revival	C	Contributing	Storefront is intact.
208 Pine Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
210 Pine Street	Home Telephone Co./Town Club	Commercial/Club	1902	Romanesque Revival	C	Contributing	Proposed National Register Individual.
207-211 Pine Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
315 Pine Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
215 Spring Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
217 Spring Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
8 East 2nd Street	-----	Commercial	1870	Italianate	C	Contributing	-----

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
10-12 East 2nd Street	-----	Commercial	1850	Italianate	C	Contributing	-----
14-16 East 2nd Street	Green Building	Commercial	1910	Commercial Vernacular	C	Contributing	-----
18-24 East 2nd Street	Allen's Opera House/ Little Theater	Theater	1881	High Victorian Gothic	A & C	Contributing	Jamestown's first theater, also known as Samuels Opera House and Shea's Opera House.
100-102 East 2nd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
104 East 2nd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
106-110 East 2nd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
112-116 East 2nd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
113 East 2nd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
115-123 East 2nd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
12-14 West 2nd Street	-----	Commercial	1908	Utilitarian	C	Contributing	-----
16 West 2nd Street	The Journal Building	Commercial	1893	Romanesque Revival	A & C	Contributing	Home of the <i>Jamestown Journal</i> , first established in 1826, later the <i>Post Journal</i> .
12 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
14 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
16 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
18 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
24 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
100-106 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
108-110 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
112-114 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----

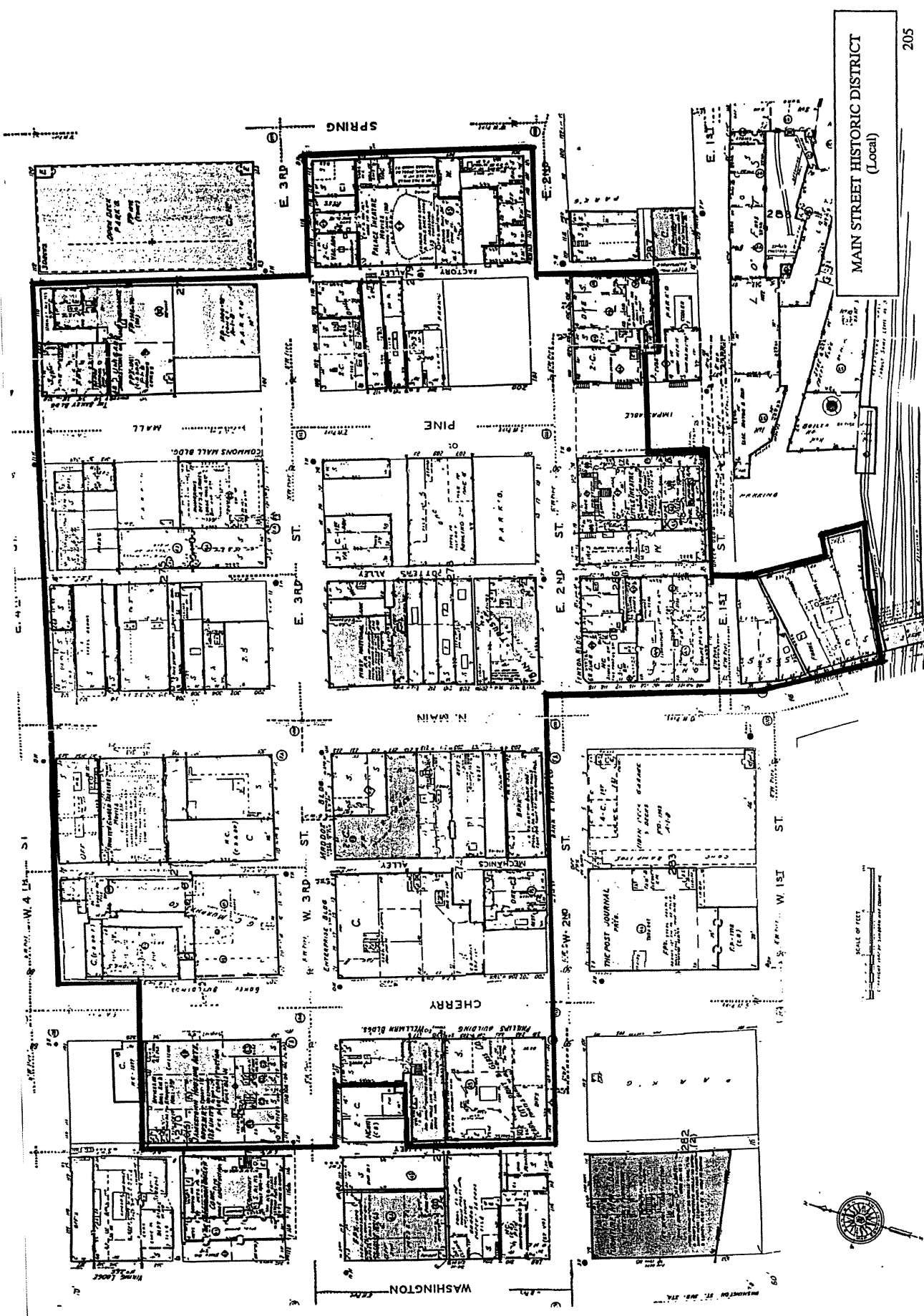
ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
116 East 3rd Street	Palace Theater/Reg Lenna Civic Center	Theater	1923	Renaissance Revival	A & C	Contributing	Proposed National Register Individual.
118 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
120-122 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
9-11 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
13-15 East 3rd Street	-----	Commercial	ca. 1900	-----	C	Contributing	-----
17-23 East 3rd Street	Masonic Temple/ Commons Mall	Social/Social and Commercial	1923	Georgian Revival	C	Contributing	Proposed National Register Individual.
8-10 West 3rd Street	/D&K Stores	Commercial	ca. 1940	Utilitarian	C	Contributing	-----
12-22 West 3rd Street	Gokey Buildings	Commercial	ca. 1910	Commercial Vernacular	C	Contributing	-----
110 West 3rd Street	Hotel Jamestown	Hotel/Sr. Citizens' Housing and Offices	1923-24	Renaissance Revival	A & C	Contributing	Architect was W.L. Stoddard of New York City.
11-23 West 3rd Street	Samuels Hotel/Carnahan's	Hotel/Department Store and Housing	1913	Renaissance Revival	C	Contributing	Part of building is now senior citizen's housing. The department store has closed. Interesting "Baroque" detail.
101-103 West 3rd Street (219-223 Cherry Street)	Wellman Brothers	Commercial	1897	Renaissance Revival	C	Contributing	Wellman Bros. was a prominent Jamestown dry goods firm.
8 East 4th Street	Dr. J.H. Thurston House	Residence/Offices	ca. 1875	Second Empire	C	Contributing	Included in proposed National Register Thurston Block Historic District.
10 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	Included in proposed National Register Thurston Block Historic District.

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION*	STYLE	SELECTION CRITERIA USED	CONTRIBUTING/ NON- CONTRIBUTING	COMMENTS
12 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	Included in proposed National Register Thurston Block Historic District.
14 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	Included in proposed National Register Thurston Block Historic District.
16 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	Included in proposed National Register Thurston Block Historic District.
18 East 4th Street	Thurston Block Rowhouse	Row house/ Apartments, Commercial, Offices	1875	Second Empire	C	Contributing	Included in proposed National Register Thurston Block Historic District.
110 East 4th Street	Chautauqua School of Nursing/ Chautauqua County Office Building	Education/ Government Offices	ca. 1911	Classical Revival	C	Contributing	Potential National Register Individual.

*Dates of construction were derived from historic maps, New York State Real Appraisal Property Cards, Assessor's Office, City of Jamestown, New York, and other historic sources.

June 1993

NOTE: See Inventory Form for complete Annotated Building List.



PROPOSED LOCAL HISTORIC DISTRICT IN JAMESTOWN
DISTRICT NAME: NORTHSIDE HISTORIC DISTRICT
DISTRICT TYPE: RESIDENTIAL

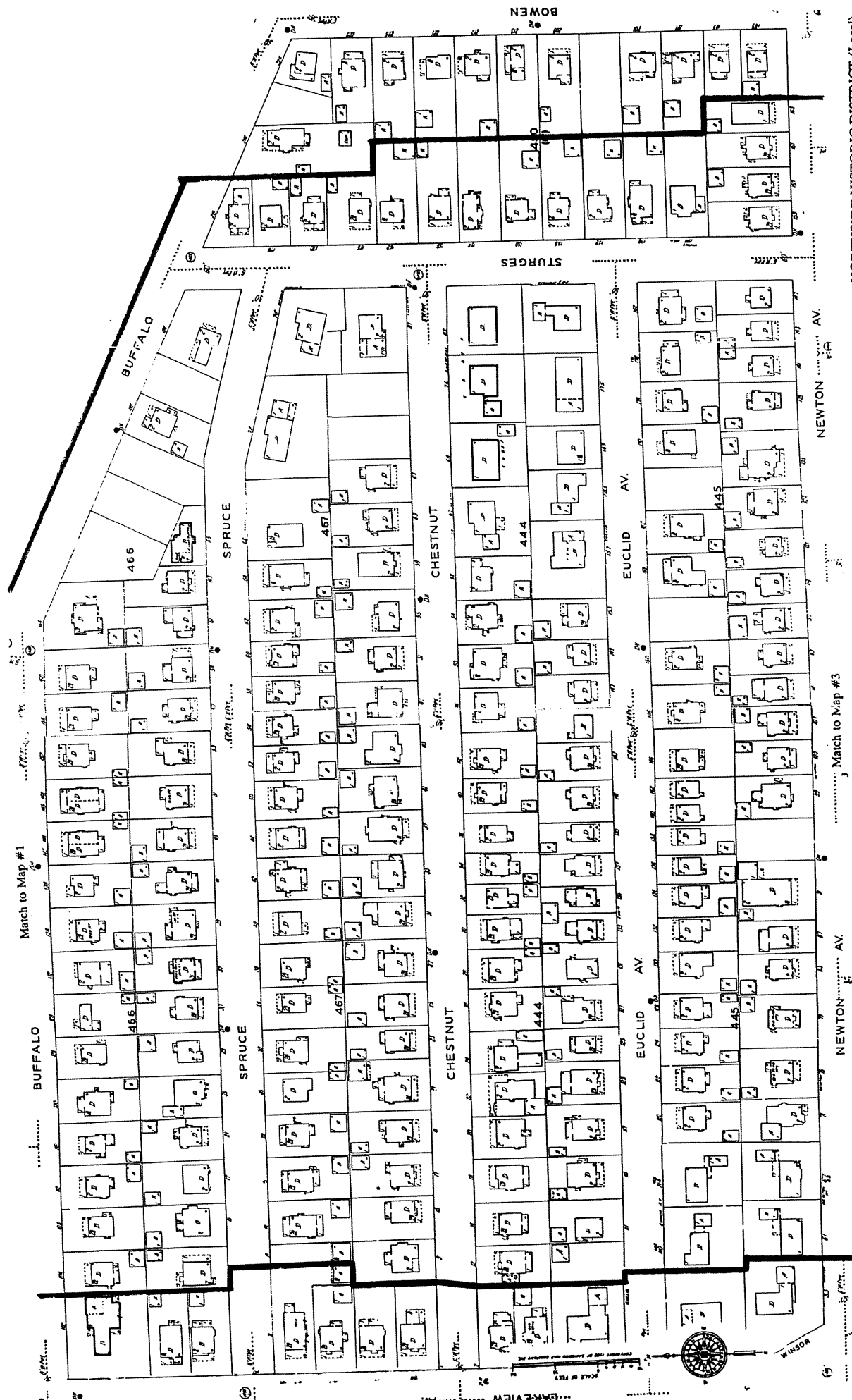
DISTRICT BOUNDARIES	DATES OF CONSTRUCTION	STYLES REPRESENTED	SELECTION CRITERIA USED	NOTES ON SIGNIFICANCE
<p>Blanchard Street from Winsor Street to Sturges Street, Lakeview Avenue from the south side of Townner Avenue to the Proposed National Register Lakeview District Limit, Hazel Avenue (north of Buffalo Street - entire street included), Arlington Avenue from the south side of Townner Avenue to Buffalo Street, Beechview Avenue from the south side of Townner Avenue to Buffalo Street, Alton Place from Blanchard Street to Newton Avenue - entire street included, Beverly Place from Blanchard Street to Newton Avenue - entire street included, Carey Place from Blanchard Street to Newton Avenue - entire street included, Dewey Place from Blanchard Street to Newton Avenue - entire street included, Sturges Street from Blanchard Street to Buffalo Street, Townner Avenue south side from Lakeview Avenue to Beechview Avenue, Ridgley Terrace, a proposed National Register Historic District - entire street included, Severn Parkway from Lakeview Avenue to Arlington Avenue - entire street included, Clyde Avenue from Lakeview Avenue to Beechview Avenue,</p>	<p>Early Twentieth Century</p>	<p>Bungalow/Craftsman, American Four-Square, Colonial Revival, Tudor Revival, Vernacular L-Plan and Front-Gabled</p>	<p>A & C</p>	<p>Area contains a mixture of intact, middle-class housing stock in a mixture of styles constructed in Jamestown in the early part of the century. The houses are somewhat modest in size and scale and some have been slightly altered. Strong landscaping elements are also represented. The Northside Historic District encompasses the proposed National Register Ridgley Terrace and Beverly Place Historic Districts and is adjacent to the proposed Lakeview Avenue National Register Historic District to the west.</p>

DISTRICT BOUNDARIES	DATES OF CONSTRUCTION	STYLES REPRESENTED	SELECTION CRITERIA USED	NOTES ON SIGNIFICANCE
Buffalo Street from Lakeview Avenue to Sturges Street, Spruce Street from Lakeview Avenue to Sturges Street - entire street included, Chestnut Street from Lakeview Avenue to Sturges Street - entire street included, Euclid Avenue from Lakeview Avenue to Sturges Street, Newton Avenue from Lakeview Avenue to Sturges Street.	See Previous Page	See Previous Page	See Previous Page	See Previous Page

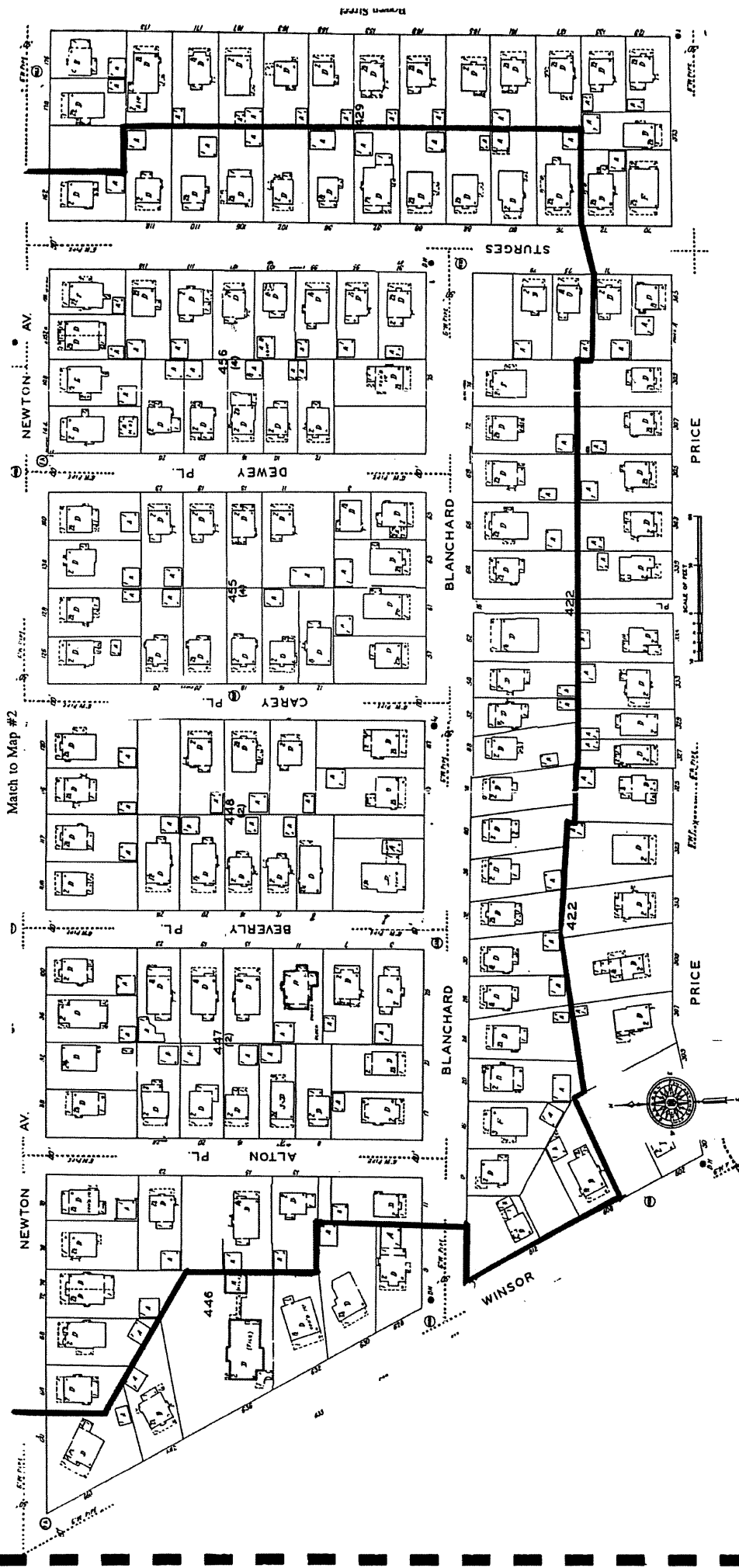
* Dates of construction were derived from historic maps, New York State Real Appraisal Property Cards, Assessor's Office, City of Jamestown, New York, and other historic sources.
June 1993

TOWNER





NORTHSIDE HISTORIC DISTRICT (Local)
MAP #2



**DESIGNATED LOCAL LANDMARKS
IN JAMESTOWN**

ADDRESS	BUILDING NAME Historic/Current	PROPERTY TYPE Historic/Current	DATE OF CONSTRUCTION	STYLE	SELECTION CRITERIA USED	NOTES
305 East Fourth Street	Alonzo Kent House/Scottish Rite Temple	Residence/ Clubhouse	1859 & 1920s	Italianate	A & C	Previously determined National Register-eligible, nomination pending.
508 Cherry Street	SS. Peter & Paul Roman Catholic Church	Church	1894	Late Gothic Revival	A & C	Designed by Boston architect F. Joseph Untersee, significant in ethnic heritage (Irish). The congregation's first church was built in 1834.
321 Prendergast Avenue	First Church of Christ, Scientist	Church	1893	Shingle	A & C	Designed by architect Charles D. Wetmore. One of the first Christian Science churches in New York State. Previously determined National Register-eligible, nomination pending.
70 Prospect Street	Porter Sheldon House/ Daughters of the American Revolution	Residence/Social Organization	1845/Remodeled beginning in 1880	Second Empire/Classical Revival features	B & C	Sheldon was one of the founders of the American Aristotype Company, an important business in Jamestown.

* Dates of construction were derived from historic maps, New York State Real Appraisal Property Cards, Assessor's Office, City of Jamestown, New York, and other historic sources.
June 1993

RECOMMENDATIONS

INTRODUCTION

Bero Associates recommends that this intensive level survey report be used by the City of Jamestown to:

- ♦ **Comply with State and National preservation laws.**
- ♦ **Promote community-wide awareness of historic resources.**
- ♦ **Encourage the adoption of a local historic preservation ordinance based on the guidelines of New York State's Certified Local Government (CLG) Program.**
- ♦ **Prepare National Register nominations.**
- ♦ **Encourage technical assistance for the rehabilitation or restoration of historic storefronts.**
- ♦ **Encourage facade easements as a way of protecting exterior features of historic buildings.**
- ♦ **Enhance the historic character of Jamestown through design guidelines, public landscaping, and zoning.**

COMPLIANCE WITH STATE AND NATIONAL HISTORIC PRESERVATION LAWS

- ♦ **Bero Associates recommends that the inventory forms (see Volumes 2 and 3) be used to expedite SHPO review for state- and federally-funded rehabilitation projects.**

The inventory forms for the proposed National Register-eligible buildings, sites, and districts are currently being reviewed by SHPO. Official determinations of eligibility will be made by SHPO by September 30, 1993.

It is important to note that the proposed list of National Register-eligible buildings and districts was based, in part, on the integrity of the historic resources at the time of the field visit (winter-spring 1993). Buildings change over time. If incompatible alterations are reversed some of the buildings on the proposed local list can be re-evaluated and upgraded to potential National Register eligibility. It is also possible that the integrity of some of the National Register-eligible properties will be adversely affected by future alterations that will make them ineligible. The city can submit new findings to SHPO if it wishes to have a particular property re-evaluated.

The purpose of SHPO's review and compliance process is to help protect historic resources from the effects of government-assisted projects. The laws governing the review process are:

Section 106 of the National Historic Preservation Act of 1966 directs federal agencies to consider historic resources in their project planning.

New York State has a parallel law for state agencies in Section 14.09 of the State Preservation Act of 1980.

Local environmental review for municipalities was initiated under the State Environmental Quality Review Act (SEQR) of 1978.

COMMUNITY AWARENESS OF JAMESTOWN'S HISTORIC RESOURCES

One way to promote community awareness and pride in the city's architectural heritage is through preservation education programs. These programs can be a joint effort by both the city and community groups and organizations, such as the Aesthetics Task Force, the Fenton Historical Society, and church and neighborhood groups.

- ♦ Bero Associates recommends that a bibliography of preservation publications be available at the Prendergast Library.
- ♦ Preservation exhibits should be displayed in the lobby of City Hall.
- ♦ Walking tour brochures highlighting the city's architectural resources should be prepared.
- ♦ Jamestown's architectural treasures should be promoted through historic tourism efforts.
- ♦ Historic house fairs and technical preservation workshops should be offered to promote appropriate care and maintenance of historic buildings.
- ♦ A Jamestown Heritage Program should be offered to children as part of the school curriculum.

Preservation Publications

It would be useful if the Prendergast Library makes available a bibliography of publications relating to home maintenance and architectural styles so that old house owners can easily access this information. Examples of informative publications include *Preservation Briefs*, published

by the National Park Service, which address a range of topics from "Repointing Mortar Joints in Historic Brick Buildings" and "Aluminum and Vinyl Siding on Historic Buildings" to "Rehabilitating Historic Storefronts," and *The Old House Journal*.

Space permitting, the library should consider setting up a separate "Preservation Corner" for restoration and rehabilitation literature.

Preservation Exhibits

The lobby of City Hall provides an ideal setting for changing architectural displays. Exhibits could include photographs, drawings of historic houses, and free literature from the National Park Service and SHPO. One idea for an exhibit is to highlight a different architectural style each month. This changing exhibit could be in conjunction with special articles in the *Post-Journal* to help reach a wide audience. Other exhibit themes include examples of successful before and after rehabilitation projects, and buildings by prominent Jamestown architects such as Aaron Hall, Oliver Johnson, and Beck and Tinkham.

Walking Tour Brochures

The Fenton Historical Society is to be commended for the preparation of their *South Side* and *Old Northside* walking tour brochures. With the completion of the intensive level survey additional walking tour brochures or booklets should be prepared, for example, a brochure on the industrial heritage of the city could be coordinated with the Riverwalk project. These publications could be based on building type such as "Steeple and Stained Glass" and "Mills and Factories" or geographic such as "Lakeview Avenue". Special lunch hour walking tours for downtown workers should be offered to increase community awareness of the central business district.

Promotion of Historic Tourism

Proximity to the Chautauqua Institute increases the possibility of tapping into summer tourist activities by offering bus and walking tours of downtown. Often native residents don't realize how interesting the city can be to visitors. Visitors to Jamestown will discover the charm of its brick streets and the beauty of its many architectural treasures. Preserving the historic character of Jamestown's central business district may result in economic benefits for the city and its residents. The expenditures tourists make while visiting the city represent new funds coming into the community.

Special Events and Technical Workshops

A joint effort by the City of Jamestown, The Aesthetics Task Force, The Fenton Historical Society, The Jamestown Community College, or other interested organizations could result in a number of special events related to preservation including a historic house fair and home restoration seminars.

A historic house fair could feature exhibitors who specialize in products and services for older homes including professional services (architects, landscape architects, interior designers), contractors, and historic restoration products. Lectures and demonstrations could be given on a variety of topics: choosing historic paint colors, repairing wood windows, proper repointing for brick buildings, designing period gardens, etc. Bus or walking tours could also be offered in conjunction with the house fair.

In-depth technical seminars and workshops in preservation could also be offered to promote an understanding of appropriate maintenance and alterations for historic buildings. See Attachment 3 for an example of one such program that was offered by the Housing Assistance Program of Essex County. This two-day workshop covered architectural styles, assessment of building conditions, historic windows, historic roofs, masonry conservation, wood detailing, and energy measures. Tania Werbizky, Director of the Technical Assistance Center of the Preservation League has helped organize many preservation seminars and is a helpful resource person regarding ideas and possible funding sources. She can be contacted at: Technical Assistance Center, Preservation League of New York State, 44 Central Avenue, Albany, NY 12206, phone no. 518-462-5658.

Preservation in the Schools

One way to instill pride in the community's history and architecture is to reach young audiences. A Jamestown Heritage Program should be offered as part of the fourth grade local history curriculum in the Jamestown schools. This could be approached as a joint program of the Fenton Historical Society and the Jamestown City School District with possible local corporate and foundation support or a New York State Council on the Arts grant. The Landmark Society of Western New York's Built Environment Awareness Program (BEAP) could serve as a possible model. This program promotes awareness and appreciation of the built environment. It involves art, architecture, history, geography, and language arts. The program is presented in eight units, each one lasting from 1 to 2-1/2 hours, by instructors trained at the Landmark Society.

The goals of this model program are to:

- A. Heighten children's visual awareness of the built environment.
- B. Create a sense of "time and place" for children by making them aware that exploration of the built environment establishes a sense of place and, subsequently, pride in their built environment.
- C. Provide an enrichment experience that can be transferred to any community in which they live.
- D. Introduce children to the architectural and cultural heritage of their community.
- E. Make students sensitive to the problems of historical preservation of their community.
- F. Improve the students' awareness of the city by increasing their knowledge about its history and architecture.

For more information about the BEAP program and how a similar program could work for Jamestown contact Cindy Boyer, The Landmark Society of Western New York, 133 South Fitzhugh Street, Rochester, NY, 14608, phone no. 716-546-7029.

LOCAL HISTORIC PRESERVATION PROGRAM

- ♦ **Bero Associates recommends that the City of Jamestown adopt a local historic preservation ordinance as one of the most effective means of protecting the community's significant historic resources.**
- ♦ **An historic preservation commission should be established to designate local landmarks and historic districts, and to review proposed alterations to designated properties and new construction near or within historic districts.**

Local Designation of Landmarks and Historic Districts

The City Planning Commission is currently responsible for reviewing and designating historically significant buildings and districts in Jamestown. The criteria used by the Commission for designating historic properties is based on the New York State Model Historic Preservation Ordinance, Section 3, "Designation of Landmarks or Historic Districts":

- (a) The Commission may designate an individual property as a landmark if it:
 - (i) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
 - (ii) Is identified with historic personages; or
 - (iii) Embodies the distinguishing characteristics of an architectural style; or
 - (iv) Is the work of a designer whose work has significantly influenced an age; or
 - (v) Because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.
- (b) The Commission may designate a group of properties as a historic district if it:
 - (i) contains properties which meet one or more of the criteria for designation of a landmark; and
 - (ii) by reason of possessing such qualities, it constitutes a distinct section of the City.

While the Planning Commission has the authority to designate historic resources it has no jurisdiction over maintenance standards or the review of proposed alterations to these landmarks. The current designation program is purely honorary and does little to preserve and protect historic properties.

Adoption of a Local Historic Preservation Ordinance

One of the most effective means of preserving the historic resources of Jamestown will be the implementation of a historic preservation ordinance to provide not only for the identification and designation of historic buildings, sites, and districts but also for their protection (see Attachment 4, *Local Preservation Legislation: Questions and Answers*).

More than 100 municipalities across New York State have adopted local preservation ordinances designed to prevent destruction or insensitive alteration of buildings and districts having special historic, architectural or cultural character. Local preservation advocates and public officials have come to realize they are largely responsible for the future of historic resources in their community. While state and federal preservation laws oversee actions carried out by public agencies, only local preservation ordinances can help protect the historic character of privately owned buildings.

Local preservation ordinances are administered by an historic preservation commission (or architectural review board). Commission members are appointed and represent a variety of fields such as architecture, history, architectural history, planning, archeology, urban planning, and law. The commission designates historic buildings, sites, and districts in accordance with criteria established by the ordinance. These commissions also have the authority to review proposed changes to designated buildings and the design of new construction near historic buildings or within historic districts. Usually exterior changes to local landmarks require a certificate of appropriateness from the commission. The granting of a certificate of appropriateness signifies that a proposed alteration is compatible with the appearance of the historic building in terms of design, scale, texture, and materials. In a historic district, the proposed alteration must also be sympathetic to the character of surrounding properties. In general, new construction, demolition, moving of a building, or any change in material or appearance of building exteriors that can be seen from a public-right-of-way require a certificate of appropriateness.

Designation as a local landmark or historic district confers a certain amount of prestige to the property. The preservation of Jamestown's historic character is of benefit to the entire community by helping to improve the quality of life in the city. There may also be economic benefits. Local preservation ordinances may help promote tourism and stabilize property values or increase values.

Many communities have based their local preservation law on the New York State Model Historic Preservation Ordinance (see Attachment 5). If the City of Jamestown is considering adopting a preservation ordinance it would be worthwhile to review this ordinance and others (see Attachment 6 for City of Rochester's preservation ordinance).

For more information pertaining to drafting and implementing a preservation ordinance, contact the Legal Services Program at the Preservation League of New York State. This program offers legal assistance on issues regarding local, state, and federal laws relating to historic preservation, local preservation ordinances, training for local landmark commissions, and litigation. Contact: Katherine Raub Ridley, Legal Services Program, Preservation League of New York State, 166 Water Street, Binghamton, NY 13901, phone no. 607-722-4568.

CERTIFIED LOCAL GOVERNMENT PROGRAM

- ◆ **Bero Associates recommends that the local historic preservation program be established following the guidelines of New York State's Certified Local Government (CLG) Program.**

The CLG program provides a strong model ordinance, professional guidance, and the opportunity to compete for grants. (See Attachments 7 and 8.) In New York, SHPO coordinates the CLG Program and provides this assistance to member communities. New York has over two dozen CLGs, representing a cross-section of the state, from large cities like Buffalo to small villages like Sag Harbor.

Established by the National Historic Preservation Act, the Certified Local Government Program is a nation-wide program that supports local preservation activities. The CLG program creates a link between local preservation efforts and state and federal preservation programs.

Through the CLG program, local preservation efforts receive a range of services from SHPO. Direct benefits include special grants, professional legal and technical assistance, training, and membership in the national preservation network. Using the federal grants earmarked for CLGs, they can address a variety of goals such as historic surveys, publications, planning studies, and commission training.

Local governments participate directly once they enact a local preservation law that meets federal standards, establish a local Historic Preservation Commission, develop a process to landmark historic properties, and establish a method for reviewing changes to these landmarks.

For more information on the CLG Program contact: Lucy Breyer, CLG Program Coordinator, NYSOPRHP, Historic Preservation Field Services Bureau, Peebles Island, P.O. Box 189, Waterford, NY, 12188-0189; phone no. 518-237-8643, ext. 274.

NATIONAL REGISTER NOMINATIONS

- ◆ **Bero Associates recommends that the City of Jamestown pursue National Register nominations for key buildings and districts as part of a Multiple Property Documentation Form.**

- ♦ **The City should promote the benefits of the National Register program which include bolstering pride in the community's historic resources, protecting significant resources from the effects of government assisted projects, and encouraging the sensitive rehabilitation of historic buildings through the investment tax credit program.**

Multiple Property Documentation Form

An important means of raising local pride in Jamestown's historic buildings could include pursuing National Register nominations for key buildings and/or districts depending on the availability of funds and the interest expressed by property owners. The city is already one step ahead of the process by having received preliminary eligibility determinations from SHPO.

We recommend that the city adopt a comprehensive approach to registration by preparing a Multiple Property Documentation Form (often referred to as the "cover document" for this type of submission) with attached National Register Registration Forms. Much of the work prepared for the intensive level survey will serve as the foundation for the Multiple Property submission, which consists of the following components:

1. Historic Contexts.
(Examples of various historic themes to be explored include residential development, commerce, industry, transportation, religion, education, recreation, and government.)
2. Associated Property Types.
(Discussion of building types/styles related to historic themes. For example: The industrial development of the city is shown by its extant mills and factories.)
3. National Register registration forms for buildings, sites, and/or historic districts.
4. Bibliography.

The Multiple Property submission is a lengthy and complicated process, but is flexible in that additional nominations can be added at a later date as funds become available. The Multiple Property documentation form may be used to nominate thematically-related historic properties all at once or to establish the parameters for properties that may be nominated in the future. The form facilitates the evaluation of individual properties by comparing them with resources that share similar architectural characteristics and historical associations. Individual nomination forms need not repeat the historic information provided in the historic overview section of the cover document. For example, if First Lutheran Church (former First Swedish Lutheran Church) on Chandler Street were to be nominated it would not be necessary to discuss the history of Jamestown's Swedish population since this would already be explored in the historic context section of the cover document. It would only be necessary to reference the page or chapter in the historic overview on ethnic history. Information common to a group of similar resources is presented in the cover document, while information specific to each building or district is placed on an individual National Register registration form. This approach helps to streamline the

nomination of individual buildings and districts. Another advantage to submitting nominations as part of a Multiple Property submission is that SHPO gives these a high priority in terms of their work load (see Attachment 9 "National Register Nomination Priorities").

Based on the assumption that limited funds will be available for the preparation of the City of Jamestown Multiple Property Documentation Form with National Register Registration Forms we propose the following two scenarios:

Scenario 1:

Prepare the multiple property documentation form (i.e. historic contexts, property types, and bibliography) and individual National Register registration forms for one representative historic theme such as Industry. Recommended industrial complexes to be nominated under this theme include: Broadhead Mills at 92-118 and 117 East First Street and Dahlstrom Metallic Door Company Factory and Administration Building at 443 Buffalo Street.

-OR-

Scenario 2:

Prepare the multiple property documentation form and individual National Register registration forms for a few select buildings and/or districts representing each of the historic themes. Under this scenario we recommend that nominations be prepared for the following properties:

<u>Property Type</u>	<u>Suggested Buildings &/or Districts</u>
Residences: National	Lakeview Avenue
Architectural Styles	Historic District
	George Ahrens Mansion 15 East Fifth Street
	William Broadhead House 130 South Main Street George W. Tew House 413 North Main Street
	Porter Sheldon House 70 Prospect Street

	Alonzo Kent House/Scottish Rite Temple ⁴¹ 305 East Fourth Street
Commercial Buildings	North Main Street Historic District
Industrial Buildings	Broadhead Mills Industrial Complex Historic District, 92-118 and 117 East First Street
	Dahlstrom Metallic Door Company Factory and Administration Bldg., 443 Buffalo Street
Transportation Buildings	Jamestown Street Railway Company Power House, 117 Fairmount Avenue
	Erie Railroad Passenger Station 211-217 West Second Street
Religious Buildings	First Church of Christ, Scientist ⁴² 321 Prendergast Avenue
	First Congregational Church 317 East Third Street
	Saints Peter and Paul Roman Catholic Church and rectory 508 Cherry Street
	St. Luke's Episcopal Church and parsonage 410 North Main Street

⁴¹The draft nomination for the Alonzo Kent House/Scottish Rite Temple has already been submitted to SHPO and is currently under review. Additional information on the significance of the Scottish Rite Temple is requested per Kathleen LaFrank of SHPO.

⁴²Preliminary documentation has been submitted to SHPO. SHPO responded by saying that this nomination was a low priority. The church should try again as part of the Multiple Property Submission since the nomination would then receive a higher priority.

	First Swedish Lutheran Church and parsonage 116 and 120 Chandler Street
Funerary Sites	Lakeview Cemetery 907 Lakeview Avenue
Educational Buildings	School No. 5 157 McKinley Avenue
	James Prendergast Free Library 509 Cherry Street
Social/Recreational/ Cultural Buildings	YWCA 401 North Main Street
	Masonic Temple 17-23 East Third Street
Governmental and Military Buildings	New York State Armory 34 Porter Avenue

All individual buildings listed on the National Register require their owners' concurrence. In order for a district to be listed the majority of the owners must concur.

Benefits to Listing

The National Register of Historic Places is the list of the nation's properties that are officially designated as worthy of preservation, including archeological or historical sites, districts, buildings, and objects. For more information on the National Register Criteria for Listing refer to **Section IV - Selection Criteria and Guidelines**.

The list is maintained by the National Park Service under the U.S. Department of the Interior. This program is administered at the state level by SHPO. SHPO also administers the State Register of Historic Places, using the same criteria as the National Register.

Having a property listed in the State and National Registers provides certain benefits. It recognizes that the property is of significance to the Nation, the State, or the community. Listing in the National Register often enhances the way communities perceive their historic resources and gives credibility to preservation efforts by private citizens and public officials. Listing can help to bolster pride in the community's historic resources by publicly showing that local properties are significant enough to merit national recognition. Listing does not interfere with the owner's right to alter, manage, or dispose of the property.

Listing provides certain protection from State and Federally financed, licensed, or assisted projects (see "Compliance with State and National Preservation Laws" above). National Register status, or a determination that a property is eligible for the National Register, identifies a property as one whose historical value must be considered in planning by Federal agencies and by communities using Community Development Block Grants and other forms of Federal assistance. These agencies and communities are required by the National Historic Preservation Act to obtain the comments of the State Historic Preservation Officer and the Advisory Council on Historic Preservation on the effects of their projects.

Investment tax credits are provided for the substantial rehabilitation of certified historic structures, and tax deductions are permitted for the contribution of easements on historic properties to qualified entities.

TECHNICAL ASSISTANCE FOR HISTORIC STOREFRONT DESIGN

- ◆ Bero Associates recommends that the Technical Assistance Program of the Aesthetics Task Force be enlarged and enhanced through publicity and increased services.
- ◆ The sensitive restoration or rehabilitation of storefronts should be further encouraged by this program.

Many historic storefronts in the central business district have been modernized through the years with little regard for preserving their historic features. The Technical Assistance Program of the Aesthetics Task Force is to be encouraged particularly in helping merchants improve the appearance of their storefronts. The Fenton Historical Society has an outstanding collection of historic photographs, a useful resource when restoring or rehabilitating storefronts. Another informative resource that should be made available to merchants interested in facade renovation is *Preservation Brief 11: Rehabilitating Historic Storefronts* (Attachment 10).

FACADE EASEMENTS

- ◆ Bero Associates recommends that a facade easement program be encouraged by the City or a qualified not-for-profit organization as a way of protecting the exterior features of historic buildings.

A facade easement is a useful tool for protecting the outside appearance of historic properties. This type of easement is a legal agreement between a property owner and the holder of the easement governing the treatment of exterior features of the property, binding on subsequent owners. Facade easements usually control alterations to the exterior and may prohibit further development on the property. An easement is usually donated to a municipality or a qualified not-for-profit organization. The owner is eligible to receive a federal income tax deduction. In

order to receive the deduction, easements must be donated on certified historic structures. A certified historic structure is one that is listed in the National Register of Historic Places either individually or as part of a historic district. If the property is part of a registered historic district it must be certified by the Secretary of the Interior as contributing to the significance of the district.

By donating an easement the property owner relinquishes the right to make harmful or insensitive alterations effecting the historic character of the property. However, the owner retains all other property rights.

DESIGN GUIDELINES

- ◆ **Bero Associates recommends that design guidelines for new construction be sympathetic to nearby historic buildings.**

In order to maintain and emphasize the historic character of the city, it is important that new development conform to the existing character in terms of height, facades, materials, and color. Design guidelines should assure that new development respects the historical appearance of the existing buildings.

SENSITIVE LANDSCAPING

- ◆ **Public landscaping and parking areas should be compatible with the historic character of the surroundings.**

Public landscapes should include the installation of traffic controls, trees, parks, benches, signs, and lighting compatible with the historic character of the city. The brick pavement on many of Jamestown's streets is an important component of the streetscape. In any local or National Register historic district the paving should be included as a contributing feature worthy of protection and preservation.

In the future it is important to design parking areas with minimal visual impact on historic areas.

MASTER PLAN AND ZONING

- ◆ **Bero Associates recommends that the information in this historical survey report be taken into consideration in the city's new Master Plan.**
- ◆ **Present zoning should be studied to determine the most effective ways to help preserve historic resources.**

Zoning can have a significant impact on the character of a historic area. The existing zoning regulations should be reviewed for their potential effect on the character of historically sensitive areas of the city.

SOURCES OF ASSISTANCE FOR LOCAL PRESERVATION PROJECTS

There are a number of sources of assistance available for local preservation projects ranging from the Sacred Sites and Properties Fund to the New York State Council on the Arts. See Attachment 11 for more information.

SECTION VII
BIBLIOGRAPHY

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SECTION VIII
ATTACHMENTS

ATTACHMENTS

The attachments are organized as follows:

1. Resume for Kathleen A. Howe, architectural historian.
2. Resume for Margaret M.M. Pickart, architectural historian.
3. Sample program topics for Technical Workshop in Historic Preservation.
4. "Local Preservation Legislation: Questions and Answers," *Technical Series/No. 8*. Albany: Preservation League of New York State, 1982.
5. "Local Preservation Legislation." *Preservation Directory: A Guide to Programs, Organizations, and Agencies in New York State*. Albany: Preservation League of New York State, 1988. 85-92.
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RESUME

Kathleen A. Howe

PERSONAL HISTORY/EDUCATION

- 1988 M.A., University of Virginia, Charlottesville, VA.
Architectural History degree and Historic Preservation
certificate. Specialization in nineteenth century
American architecture. Teaching assistant for
Introduction to Western Architecture and American
Architecture courses. Thesis on the Historic
Architecture and Landscape of Chautauqua, NY. Honors:
Received Governor's and DuPont fellowships.
- 1982 B.A., University of Rochester, Rochester, New York.
Internship in architectural survey work for the
Landmark Society of WNY. Honors: Graduated Phi Beta
Kappa and Magna Cum Laude.
- 1980 Junior Year Abroad, New York University in Paris,
France. Course work at the Sorbonne.

PROFESSIONAL EXPERIENCE

December 1988- Present

Architectural Historian, Bero Associates, Architects,
Rochester, New York. Qualified 36 CFR 61 to practice
in Architectural History per Federal Register vol. 48,
no. 190. Experience in a wide range of preservation
planning and historic documentation projects. Historic
preservation consultant to a number of clients
including: New York State Office of Parks, Recreation
and Historic Preservation, Landmark Society of Western
New York, City of Jamestown, Town of Pittsford Historic

Attachment 1

May 1987 - August 1987

Rural Preservation Planner, Landmark Society of Western New York, Rochester, New York. Documented over six hundred historic sites including farmhouses, barns, churches, and cemeteries. Prepared architectural survey forms, gave public presentations and helped coordinate a rural preservation conference.

May 1982 - May 1986

Curator of Museums, Campbell-Whittlesey House and Stone-Tolan House, owned by the Landmark Society, Rochester, New York. Managed A.A.M. accredited historic house museums. Trained and supervised five staff members and forty volunteers. Coordinated education programs, exhibitions, fundraisers, special events, and tours. Edited a quarterly museum newsletter. Prepared grant proposals and conducted historic research.

MEMBERSHIPS/PUBLIC SERVICE

Commission member, Town of Perinton Historic
Architecture Commission

U.S./International Council on Monuments and Sites

Landmark Society of Western New York

National Trust for Historic Preservation

Society of Architectural Historians

MARGARET M.M. PICKART

**1133 Center Lane
State College, Pennsylvania 16801
814-867-1550**

EDUCATION:

The University of Virginia, Charlottesville, May 1988.

MA in Architectural History, Certificate in Historic Preservation, Concentration in American Architecture. Thomas Jefferson Memorial Foundation Fellow.

The Catholic University of America, Washington, DC, May 1985.

BS in Architecture, Concentration in Architectural History.

EXPERIENCE:

New York City Landmarks Preservation Commission, Nov. 1988 to Aug. 1992.

Architectural Historian: Undertook research in primary and secondary sources, including site visits and visual documentation, buildings department and tax records, historic maps, deeds, directory and obituary searches, and wrote reports documenting the architectural and historical significance of buildings, including residences, rowhouses, apartment and office buildings, stables, schools, and commercial structures, resulting in the establishment of designated NYC Landmarks. Worked as part of 2- to 6-person team undertaking this research to document large historic districts. Utilized computerized databases to document statistical information. Undertook biographical research on numerous NYC architects and helped develop a computerized database to retrieve information on architects of landmarked buildings. Created maps and floor plans of landmark sites and historic districts to supplement public hearing calendars and designation reports.

Burt Hill Kosar Rittelmann Associates, Washington, DC, 1985-86, 1987.

Researcher: Participated in a 3-phase research project on Frank Lloyd Wright's Robie House, completing research, writing, editing, and brochure design. Draftsperson: Completed drafting assignments and working drawings for architectural projects.

National Building Museum, Washington, DC, Summer 1987.

Intern: Expanded a children's educational kit from 3 activities to 14 activities, each providing a "hands-on" method for "Dating Old Buildings."

Library of Congress, Washington, DC, Spring 1985.

Intern: Catalogued the LC's print and photographic collections of American theaters, resulting in a chronological listing of 128 theaters and a catalog of 78 HABS theaters, both with geographic cross references, for use by library visitors.

Leo A. Daly Company, Washington, DC, Fall 1984.

Computer Graphics Aid: Completed CAD (Computer Aided Design) training and modified architectural designs via computer.

Design Management Inc., Wilmington, DE, Summer 1984.

Draftsperson: Completed working drawings, site plans, and details for various architectural design projects.

PUBLICATIONS:

Finials to Footings: The Illustrated Dictionary of Architectural Elements (McFarland & Co., scheduled for 1993).

"The 143 West 95th Street House," Friar Lines (a journal of the Franciscan Order), Vol. 4, #1, 1992. *Publication of designation report prepared for the LPC in 1991.*

"Historic American Theaters: from the Colonies to the Old West," The Performing Arts Annual of the Library of Congress, 1988. *Commentary on research undertaken in 1985.*

"Heating and Cooling Robie House," APT Bulletin, Vol. 19, #2, 1987. *Contributing author.*

SKILLS:

Drafting. Typing. Computer literacy, proficient at WordPerfect 5.1.

HOUSING ASSISTANCE PROGRAM
OF ESSEX COUNTY, INC.
BOX 157 CHURCH STREET
ELIZABETHTOWN, NY 12932

Technical Workshop in Historic Preservation

November 25 - 26, 1991
Westport Library, NY
8:30 AM - 12:30 PM
2:00 PM - 4:30 PM
Each Day

PROGRAM TOPICS

MONDAY, NOVEMBER 25, 1991

INTRODUCTION: Alan Hipps, Executive Director HAPEC

HISTORICAL OVERVIEW: Developmental History through the
Architecture

Speaker: Tania Werbizky, Director of the Technical Assistance
Center for the Preservation League of New York State

- 1) architectural styles
- 2) smaller communities and vernacular styles
- 3) basic characteristics: form & configuration, roof form, doors
& windows, other embellishments
- 4) documentation and photography

OVERALL BUILDING CONDITIONS: Inspecting and Assessing the Older
House

Speaker: John Bero, AIA, Bero Associates, Rochester, NY

- 1) recognizing the special problems inherent in the structural
systems of historic buildings
- 2) examining and evaluating the condition of historic buildings
from the foundation up
- 3) correcting structural deficiencies while maintaining historic
integrity and historic appearance
- 4) upgrading historic structures to meet building code
requirements, health and safety requirements
- 5) installation of new mechanical systems
- 6) rainwater disposal and site considerations
- 7) typical remodeling issues: interiors, plan changes

HISTORIC WINDOWS: Single Family Dwellings

Speaker: Wesley Haynes, Preservation Consultant, Preservation League of New York State

- 1) window preservation and window treatments: evaluation of their physical condition
- 2) techniques of repair and weatherization
- 3) double glazing
- 4) replacement sash and frames
- 5) storms, screens, other accessories
- 6) Design considerations when replacement is necessary

HISTORIC ROOFS: Slate and Metal Roofs

Speaker: Wesley Haynes, Preservation Consultant, Preservation League of New York State

- 1) properties of slate material
- 2) local sources of slate
- 3) nature of slate roofing system. How they are fixed to the roof
- 4) nature and condition of underlayment and substructure
- 5) dimensions, textures, patterns, types and color on slate roofs
- 6) salvage, repair and/or replacement of slate and metal roofs

TUESDAY, NOVEMBER 26, 1991

MASONRY CONSERVATION: Foundations & Chimneys

Speaker: Michael J. Watson, Green Mountain Restoration, Shaftsbury, VT

- 1) properties of masonry materials
- 2) their deterioration processes
- 3) cleaning procedure
- 4) repointing, repair and replacement techniques

WOOD DETAILING: Porches and Trim, Stair and Rail Element, Siding

Speaker: Townsend Anderson, Preservation Investments Limited, Middlebury, VT

- 1) preserving significant architectural details
- 2) repairing or replacing deteriorated features to match the existing
- 3) siding, exterior paint problems
- 4) hazards: asbestos, lead based paint

ENERGY MEASURES: Insulation & Vapor Barriers (incl. caulking, weatherstripping, efficient mechanical systems, insulation of ducts and pipes)

Speaker: Michael Lynch, NYS Office of Parks, Recreation and Historic Preservation (SHPO)

- 1) installing insulation in attics, cellars and crawl spaces to conserve energy
- 2) wall insulation
- 3) vapor barriers
- 4) ventilation
- 5) cost efficient solutions: shortest pay-back period

SUMMARY: Technical Issues, Project Review Information (incl. slides and questions)

Speaker: Sheryl Adler, NYS Office of Parks, Recreation and Historic Preservation (SHPO)

- 1) overall importance of preservation approach
- 2) SHPO: why they exist, how they look at buildings, how a building is determined significant, or National Register eligible, how a project is reviewed

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Preservation League of New York State

Technical Series/No. 8

Local Preservation Legislation: Questions and Answers

By Robert E. Stipe

During the last decade there has been a dramatic increase in the number of historic district and landmark ordinances in the United States. From the first such ordinance, adopted in Charleston, South Carolina, in 1930, the number grew to about 250 in 1970, and today there are almost a thousand. About 100 of these ordinances have been enacted by municipalities across New York State, and the number is growing. The purpose of this leaflet is to provide answers to some of the most commonly asked questions about these sometimes controversial laws for those citizens who are unfamiliar with them.

What is a historic district or landmark ordinance?

It's nothing more or less than a local ordinance, passed for the purpose of protecting buildings and neighborhoods of special historic, architectural, or cultural character from destruction or insensitive rehabilitation. There's truth to the saying about these buildings and places: you can't make one, you can't buy one, and when it's gone, it's gone forever!

When an ordinance to designate and protect an individual building is passed, it is called a "landmarks" ordinance. When an area with a number of buildings or sites is designated, it is called a "historic district" ordinance. In this case, all the buildings in the district, old and new alike, are protected. Some ordinances provide for the designation of both individual buildings and historic districts.

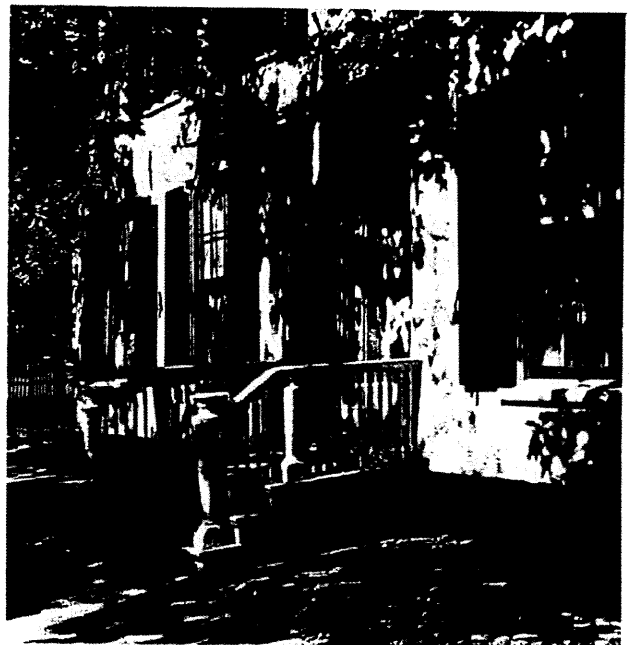
Yes, but suppose my property becomes a designated landmark or winds up in a historic district?

Simple. You are subject to one additional layer of regulation, over and above the usual building and zoning ordinances governing the use of property. Historic district and landmark regulations generally require that before you demolish the building, move it, or alter it in ways that would affect its character and that of the neighborhood, you must obtain a permit, which is sometimes called a

"certificate of appropriateness." The permit is issued by a special local review board called the historic district board, landmarks commission, or something similar. There is an appeal procedure available to you or your neighbors if anyone is dissatisfied with the commission's decision.

I thought a man's home was his castle — that no one could tell him what to do with his property!

Let's be realistic about that. However much we might like to think otherwise, it's never been true! The result would be complete chaos, and no one's property would be worth



The Abraham Yates House in the Stockade Historic District in Schenectady. Schenectady's local historic district ordinance, which became effective in 1962, was the first of its kind in New York State.

anything for very long. In fact, it has always been the law in New York State — and in England for 500 years before that — that a person could not use his or her property in any way that interfered with a neighbor's peaceful use and enjoyment of land. In short, these 20th century land use controls, which include zoning and building laws, are merely modern adaptations of these ancient rules.

Are there any positive benefits in it for me?

That depends on what you think is important. At one end of the spectrum, historic district and landmark laws prevent the hasty, thoughtless demolition of or inappropriate alterations to buildings and places with important historical and architectural qualities. Remember: when they're gone, it's forever! From another standpoint, the review process provides opportunities to ensure that the worst kind of new development is not put up where it can depreciate your property. So historic district and landmarks legislation can provide a good measure of protection — especially when it is part of a good community planning program.

There are also some potential economic benefits. For example, experience shows that historic preservation regulations have the potential of stabilizing property values and, other things being equal, may even increase values.

Also, if you are rehabilitating or restoring an income-producing property which is designated a local landmark and is also listed in the National Register of Historic Places or contributes to the character of a historic district, you may be eligible for a 25 per cent up-front credit of rehabilitation costs, dollar-for-dollar, against your federal income tax. Or, depending on your tax bracket, you might want to consider taking a tax deduction for the value of certain of your property rights in a historic building or land donated to an appropriate tax-exempt organization. Finally, location in a historic district tends to increase both the loan value and the sales potential of your property. These are especially important when times are tough.

It all sounds like a very high-bracket, up-scale kind of thing . . .

The notion of historic districts did start out that way, and many districts are middle-class neighborhoods. However, in recent years these regulations have helped residents to conserve and rehabilitate older, inner-city districts once thought to be beyond salvation, except through urban renewal and new construction. Now, with much better odds for saving the remaining buildings and having some say over how the visual character of a neighborhood will be treated, both residents and investors have more assurance that efforts to improve will succeed.

You make historic districts sound like the answer to all our problems!

Not really. You must understand that these regulations are not ends in themselves — they are tools that work best when they are balanced against other planning elements, and when they are part and parcel of a larger package of area or neighborhood rehabilitation efforts. This includes everything from good zoning control over land use and its side effects like traffic congestion, off-street parking, and so on, to improving the quality and quantity of public facilities and services — police and fire protection, schools, garbage collection, street landscaping, and so on.



Plymouth Avenue, in Rochester's Third Ward Preservation District. The local ordinance was passed in 1969.

In short, historic district and landmark regulations don't automatically produce clean, beautiful places. Used alone, they may prevent the worst abuses. But used in conjunction with other tools for neighborhood improvement, they can be a powerful force for creating better environmental design, as well as a key to saving good architecture.

Are these ordinances legal?

The word "legal" has several meanings. Such ordinances have been authorized by state government, from which all cities, towns, villages, and counties derive their power. Almost 100 municipalities in New York State have already adopted these regulations.

But to be "legal," the regulations must also stay within the permissible limits of the state and federal constitutions. In this respect, both the United States Supreme Court and the New York Court of Appeals have said that as long as these ordinances are fairly administered and allow an owner a reasonable return or beneficial use of his property, they will be upheld.

It was once thought that because landmark and historic district regulations also involved a kind of "aesthetic" control over private property they were illegal. But the New York courts now generally do not accept that view. In fact, it was 20 years ago this year that the New York Court of Appeals decided in *People v. Stover*, one of the leading American state court cases in this area, that aesthetic purposes are a legitimate objective of police power regulations. Furthermore, the leading United States Supreme Court case upholding historic district and landmark controls is the famous 1978 *Penn Central* case in New York City. It holds that such controls do not amount to an unconstitutional "taking" of private property without just compensation so long as the owner continues to receive a reasonable return.

Who administers these review procedures? How do they work?

A fair question. As mentioned above, the review board is usually called a historic district or landmarks commission,

a preservation board, or something similar. Or the planning board might be designated. The members of the board are usually appointed by the mayor and city council. They serve for staggered terms and, in most cases, are unpaid, lay citizens of the community. The local ordinance usually requires that some of the members on the board be knowledgeable about architecture, history, design, and so forth. Sometimes they represent a special economic interest, such as the real estate or development industry.

Procedurally, when the owner of a designated landmark building — that is, one that is individually designated as architecturally or historically distinctive — or the owner of a building within a historic district wants to change, alter, or demolish that building, he or she has to take the plans to the commission to be reviewed and approved. In a historic district, even the owner of a modern, non-historic building must do this. In a historic district, the board formally reviews the changes and then decides whether the new building, addition, or alteration will be compatible with its immediate surroundings and the district as a whole. In the case of an individual landmark, the board reviews the effects the proposal will have on that property. Once the suitability of the proposal is affirmed by the board's approval, the certificate of appropriateness is issued. The owner then proceeds to obtain other necessary building and zoning permits.

Except in instances where the owner proposes to demolish a notable structure, a commission will rarely deny a certificate, and even in those instances it is usually possible to change the design or proposal to make it acceptable.

But suppose the board is just being arbitrary?

It *can't* be — not without running a big risk that a court will overturn its decision. There are always guidelines within which it must operate, and they are normally derived from the character of the district itself and will be fairly obvious. The property owner's ultimate protection lies in a

right of appeal to the courts if there is ever any suspicion of arbitrariness.

Suppose I'm not in a historic district — suppose I own just a single building?

Then you own what is called a "landmark" building, which has special and verifiable historical associations or architectural significance. Its significance can arise from the importance of the designer or builder, the workmanship or detailing of the building, its age, or perhaps some combination of these and similar attributes. In other words, it is a building worth saving for its intrinsic, individual value.

One of the important jobs of a preservation board or landmarks commission is to conduct a survey of the entire town or county to identify and evaluate all of these "landmarks" and historic districts. Those that are found to be especially important will usually be recommended to the governing board by the commission for an official designation as a landmark or historic district. However, before this is done, a public hearing is held at which owners and all other interested parties can have their say about the building. If the building or district is thereafter designated by ordinance, then an owner who wishes to demolish or alter a property in some significant way must get a certificate of appropriateness before this can happen. These procedures allow interested parties, with the help of the commission, to work out a plan for saving the building.

What else do these commissions do?

In addition to administering the historic district and landmark regulations, they sometimes administer planning studies and issue recommendations regarding historic areas. When the character of the area or an important building is threatened, not by some act of the owner, but by some proposed action of the state or federal government, the commission may be asked to comment in an official way under applicable federal or state environmental protection



The Broadway Historic District in Saratoga Springs. The local ordinance was passed in 1977.

laws. Sometimes the board or commission will recommend buildings for nomination to the State Register or to the National Register.

State Register? National Register? What are they?

What's been discussed up to this point is a *local* historic district or landmarks ordinance, which is locally adopted and locally enforced.

A local historic district may also be a National Register historic district, designated by the U. S. Department of the Interior. It may have identical or similar boundaries to a local district. And by the same token, just as a single building may be designated by the city or county as a landmark, a single building may also be placed by the Department of the Interior in the National Register.

The National Register of Historic Places has been around for nearly 20 years. It includes buildings, structures, districts, and objects of national, state, and local importance which have the architectural or historical attributes we mentioned earlier.

What is different about how buildings and districts become listed in the National Register, and what happens as a result?

The National Register is just that: an official list which is maintained for the federal government by the Secretary of the Interior. New listings may be suggested by individuals, groups, or official commissions to the state's experts in the Office of Parks, Recreation and Historic Preservation (OPRHP). Once a building or district is recommended by the state, a nomination form is sent to the Department of the Interior in Washington, where official designation takes place by virtue of publication in the *Federal Register* (the newspaper through which the federal government gives legal notice of its actions), and entry in the National Register by the Keeper, an employee of the National Park Service.

Once listed in the National Register, the building or district is to some extent protected against harmful acts of the federal government itself or any entity which is funded or licensed by the federal government. When you consider the wide variety of federally funded and licensed programs, this can be quite important. The protection stems from an elaborate environmental review and mediation process that the federal government and anyone licensed or funded by them must comply with before a potentially harmful program or project can go forward. This review is conducted by a federally-funded Washington agency called the Advisory Council on Historic Preservation, which by law must be given an opportunity to review the proposed project and comment on it. This agency does not have a veto over such projects, however, and has to rely on its ability to influence other parties to recognize the importance of protecting historic resources.

Can the owner still use the property as he likes?

Yes. Restrictions apply only when the owner wants to obtain a matching federal preservation grant or when he or she wants to apply for one of the federal income tax credits mentioned earlier. In those cases, the owner has to comply with the Secretary of the Interior's guidelines for rehabilitating the property. To take advantage of the tax credit, the owner should arrange to have both the property and

rehabilitation work "certified" before construction starts. The Secretary's guidelines are both reasonable and flexible. The federal income tax benefits can be very substantial. For more information, contact the Office of Parks, Recreation and Historic Preservation, Field Services Bureau, Agency Building 1, Empire State Plaza, Albany, N.Y. 12238, 518-474-0479.

The New York State Register of Historic Places is another list of historic resources, which was created by the State Historic Preservation Act of 1980. Structures and districts which are nominated to the National Register by the State Historic Preservation Office (OPRHP) are automatically listed in the State Register. The State Historic Preservation Act also provides for a review of the impact of a state funded or licensed project on historic resources listed in the State Register.

Where can I get more information if I need it?

The Preservation League of New York State will be pleased to help. Our office is located at 307 Hamilton Street, Albany, N.Y. 12210, 518-462-5658.

Suggested Reading

A Primer on Preservation Law in the State of New York. National Center for Preservation Law, 1981. \$10.00, postpaid. Available from Berle, Butzel, Kass & Case, 45 Rockefeller Plaza, New York, N.Y. 10111.

The following publications are available, postpaid, from Preservation League of New York State, 307 Hamilton Street, Albany, N.Y. 12210:

A Guide to the New York State Historic Preservation Act of 1980. Wendy E. Feuer. 1982. \$1.00. This leaflet describes the act's basic provisions and how citizens can utilize it to preserve historic resources.

A Primer: Preservation for the Property Owner. 1978. \$3.00. This handbook contains 15 articles from the Preservation League's syndicated newspaper series.

Preservation: Building Community Identity. 1981. \$2.50. This handbook includes articles on Main Street revitalization, farmland preservation, adaptive use of estates and religious properties, among other topics.

Robert E. Stipe is a distinguished lawyer and a former Trustee of the National Trust for Historic Preservation.

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Additional copies of this leaflet are available for \$1.50, postpaid, from the Preservation League of New York State, 307 Hamilton Street, Albany, N.Y. 12210. Bulk rates are available. Printed in U.S.A. Copyright 1982.

Local Preservation Legislation

Components of a Local Preservation Law

With more than 100 local preservation laws already on the books in New York State, appreciation for the ability of such a law to save historic properties is on the rise. Now more than ever before, local preservation activists and municipal officials have realized that the future of their historic and architectural heritage is in their own hands. While state and federal preservation laws provide advice on actions carried out by public agencies, it is only locally enacted laws that can determine how a building is treated by its private owner.

Whether a community has a population of 400 or 7,000,000, the essential elements of a local preservation law are the same. Every law should contain at a minimum:

1. **Purposes clause.** This clause establishes the broad framework and goals of the law which follows. Although these clauses tend to be seen as just so much flowery language, they should be carefully drafted. If the actions of a commission are ever challenged, the court may look back to this clause to determine whether the actions fall within the law's broad framework. Purposes should be firmly grounded in "public welfare" considerations, such as protection of historic heritage, quality of life, and economic growth. Purely aesthetic considerations should be touched on lightly, if at all.

2. **Designation process and criteria.** Designation criteria are the standards for determining which buildings are landmarks and which are not. Criteria should be carefully enunciated so that if a designation is ever challenged, the court will have a set of standards against which to

measure the designation. Laws which make designations simultaneously with passage of the law itself often lack these criteria. Chances are this kind of designation was also done without the necessary preliminary step of compiling a record to justify designation.

The designation process should be spelled out in the law as well. It should always include notice to property owners (individual, written notice is best), as well as a public hearing.

3. **Permit process and criteria.** This is the heart of any local preservation law. This section should spell out the commission's powers in reviewing changes to designated properties. Powers may range from advisory only to the vesting of approval/disapproval authority in a local commission. The types of changes requiring review should be enumerated and should allow for a wide variety of situations: exterior alterations, restoration, demolition, new construction, and moving of buildings should all be covered. Review should not be limited to buildings, but should include important contributing elements such as light fixtures, signs, sidewalks, fences, steps, paving, landscaping, and other exterior elements.

The criteria the commission will use in reviewing proposed changes must also be carefully specified. Adherence to these criteria is vital if decisions are to be consistent and objective. Criteria are a good response to the all-too-frequent allegation that a commission is making purely subjective, aesthetic judgments.

The procedure for obtaining a permit should be spelled out. Careful attention should be paid to the information an applicant

must submit. Hastily drawn sketches on the backs of napkins should never be deemed a sufficient basis for the commission's judgments. Any time limit within which the commission must decide applications should run only from receipt of a *completed* application. Commission decisions should always be in writing, with specific reference to the criteria relied on in reaching its decision.

4. **Hardship.** If an applicant can demonstrate that denial of his application will result in a hardship, he is entitled to proceed with his proposed project (at least to the extent necessary to alleviate his hardship). Hardship is usually defined as inability to earn a reasonable return, if the property is a commercial one, or prevention of the owner's charitable purpose, if the property is in not-for-profit ownership. The presence of a hardship clause is vital to the constitutionality of every local preservation law. Without this safety valve to allow relief when designation becomes too burdensome on an owner, the law could be deemed a taking of private property without compensation and consequently a violation of the Fifth Amendment of the Constitution.

The process for obtaining a finding of hardship should be described. The burden of proof falls on the applicant, and commissions should not be afraid to require an owner to prove hardship through documentation. They need not rely on the owner's verbal assertion of hardship at a commission meeting. In addition, hardship criteria should not be confused with permit criteria. The fact that a property is a vital and contributing part of the historic district is not a ground for denial of hardship. Conversely, allegations of hardship should not be considered at the permit stage.

5. Maintenance Requirement.

Well thought out laws generally contain an affirmative maintenance clause requiring owners to keep their properties in good repair. Without such a clause, the municipality may be helpless to prevent "demolition by neglect" or deterioration of a building's historic fabric which may not violate the building code but which nonetheless causes loss of significance.

6. Enforcement. Every law should contain a process for enforcing its provisions, as well as a penalties clause if the law is violated. Penalties range from fines (usually accumulated per day the violation continues) to imprisonment. Among the more imaginative and effective penalties is the requirement that owners violating the law be required to restore the property to its condition prior to the violation. A meaningful penalties section can do much to encourage compliance with the law.

When local preservation laws are understood as breaking down into these essential components, they become more comprehensible. Many variations are possible on the basic pattern, but each law should contain at least these elements as a minimum.

The following model historic preservation ordinance/local law is suitable for use at the local municipal level. It contains all the essential elements discussed above as well as several additional options. The model law provides a starting point for a community wishing to protect its architectural heritage. Any law adopted should be tailored to the specific needs of a community and reviewed by a local attorney to insure that it is consistent with the local statutory framework.

Model Historic Preservation Ordinance / Local Law

AN ORDINANCE relating to the establishment of landmarks or historic districts in the Village/Town/City of _____

Section 1. Purpose

It is hereby declared as a matter of public policy that the protection, enhancement, and perpetuation of landmarks and historic districts is necessary to promote the economic, cultural, educational, and general welfare of the public. Inasmuch as the identity of a people is founded on its past, and inasmuch as _____ has many significant historic, architectural, and cultural resources which constitute its heritage, this act is intended to:

- (a) protect and enhance the landmarks and historic districts which represent distinctive elements of _____'s historic, architectural, and cultural heritage;
- (b) foster civic pride in the accomplishments of the past;
- (c) protect and enhance _____'s attractiveness to visitors and the support and stimulus to the economy thereby provided; and
- (d) insure the harmonious, orderly, and efficient growth and development of the village/town/city.

Section 2. Historic Preservation Commission

There is hereby created a commission to be known as the _____ Historic Preservation Commission.

- (a) The commission shall consist of _____ members to be appointed, to the extent available in the community, by the mayor as follows:

- at least one shall be an architect;
- at least one shall be a historian;
- at least one shall be a licensed real estate broker;
- at least one shall be an attorney;
- at least one shall be a resident of an historic district;
- at least one shall have demonstrated significant interest in and commitment to the field of historic preservation evidenced either by involvement in a local historic preservation group, employment, or volunteer activity in the field of historic preservation, or other serious interest in the field;
- and all members shall have a known interest in historic preservation and architectural development within the Village/Town/City of _____.

- (b) Commission members shall serve for a term of four years, with the exception of the initial term of one of the _____ members which shall be one year, one which shall be two years, and one which shall be three years.
- (c) The chairman and vice chairman of the commission shall be elected by and from among the members of the commission.

(d) The powers of the commission shall include:

- (i) employment of staff and professional consultants as necessary to carry out the duties of the commission;
- (ii) promulgation of rules and regulations as necessary for the conduct of its business;
- (iii) adoption of criteria for the identification of significant historic, architectural, and cultural landmarks and for the delineation of historic districts;
- (iv) conduct of surveys of significant historic, architectural, and cultural landmarks and historic districts within the village/town/city;
- (v) designation of identified structures or resources as landmarks and historic districts;
- (vi) acceptance on behalf of the village/town/city government of the donation of facade easements and development rights, and the making of recommendations to the village/town/city government concerning the acquisition of facade easements or other interests in real property as necessary to carry out the purposes of this act;
- (vii) increasing public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs;
- (viii) making recommendations to village/town/city government concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and historic districts within the village/town/city;
- (ix) recommending acquisition of a landmark structure by the village/town/city government where its preservation is essential to the purposes of this act and where private preservation is not feasible;
- (x) approval or disapproval of applications for certificates of appropriateness pursuant to this act.

(e) The commission shall meet at least monthly, but meetings may be held at any time on the written request of any two of the commission members or on the call of the chairman or the mayor.

(f) A quorum for the transaction of business shall consist of _____ of the commission's members, but not less than a majority of the full authorized membership may grant or deny a certificate of appropriateness.

Section 3. Designation of Landmarks or Historic Districts

(a) The commission may designate an individual property as a landmark if it:

- (i) possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic, or social history of the locality, region, state, or nation; or
- (ii) is identified with historic personages; or
- (iii) embodies the distinguishing characteristics of an architectural style; or
- (iv) is the work of a designer whose work has significantly influenced an age; or
- (v) because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

- (b) The commission may designate a group of properties as a historic district if it:
- (i) contains properties which meet one or more of the criteria for designation of a landmark; and
 - (ii) by reason of possessing such qualities, it constitutes a distinct section of the village / town / city.

The boundaries of each historic district designated henceforth shall be specified in detail and shall be filed, in writing, in the village / town / city clerk's office for public inspection.

(c) Notice of a proposed designation shall be sent by registered mail to the owner of the property proposed for designation, describing the property proposed and announcing a public hearing by the commission to consider the designation. Where the proposed designation involves so many owners that individual notice is infeasible, notice may instead be published at least once in a newspaper of general circulation at least _____ days prior to the date of the public hearing. Once the commission has issued notice of a proposed designation, no building permits shall be issued by the building inspector until the commission has made its decision.

(d) The commission shall hold a public hearing prior to designation of any landmark or historic district. The commission, owners, and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural, or cultural importance of the proposed landmark or historic district. The record may also contain staff reports, public comments, or other evidence offered outside of the hearing.

(e) The commission shall forward notice of each property designated as a landmark and the boundaries of each designated historic district to the offices of the _____ County Clerk for recordation.

Section 4. Certificate of Appropriateness for Alteration, Demolition or New Construction Affecting Landmarks or Historic Districts

No person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction, or moving of a landmark or property within a historic district, nor shall any person make any material change in the appearance of such property, its light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public street or alley which affect the appearance and cohesiveness of the historic district, without first obtaining a certificate of appropriateness from the historic preservation commission.

Section 5. Criteria for Approval of a Certificate of Appropriateness

(a) In passing upon an application for a certificate of appropriateness, the historic preservation commission shall not consider changes to interior spaces, unless they are open to the public, or to architectural features that are not visible from a public street or alley.

The commission's decision shall be based on the following principles:

- (i) properties which contribute to the character of the historic district shall be retained, with their historic features altered as little as possible;
- (ii) any alteration of existing properties shall be compatible with its historic character, as well as with the surrounding district; and

- (iii) new construction shall be compatible with the district in which it is located.
- (b) In applying the principle of compatibility, the commission shall consider the following factors:
- (i) the general design, character, and appropriateness to the property of the proposed alteration or new construction;
 - (ii) the scale of proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood;
 - (iii) texture, materials, and color and their relation to similar features of other properties in the neighborhood;
 - (iv) visual compatibility with surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof shape, and the rhythm of spacing of properties on streets, including setback;
 - (v) the importance of historic, architectural, or other features to the significance of the property.

Section 6. Certificate of Appropriateness Application Procedure

- (a) Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such a certificate with the historic preservation commission. The application shall contain:
- (i) name, address, and telephone number of applicant;
 - (ii) location and photographs of property;
 - (iii) elevation drawings of proposed changes, if available;
 - (iv) perspective drawings, including relationship to adjacent properties, if available;
 - (v) samples of color or materials to be used;
 - (vi) where the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination, and a plan showing the sign's location on the property;
 - (vii) any other information which the commission may deem necessary in order to visualize the proposed work.
- (b) No building permit shall be issued for such proposed work until a certificate of appropriateness has first been issued by the historic preservation commission. The certificate of appropriateness required by this act shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the Village / Town / City of _____.
- (c) The commission shall approve, deny, or approve the permit with modifications within _____ days from receipt of the completed application. The commission may hold a public hearing on the application at which an opportunity will be provided for proponents and opponents of the application to present their views.
- (d) All decisions of the commission shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed with the village / town / city clerk's office for public inspection. The commission's decisions shall state the reasons for denying or modifying any application.

Section 7. Hardship Criteria

(a) An applicant whose certificate of appropriateness for a proposed demolition has been denied may apply for relief on the ground of hardship. In order to prove the existence of hardship, the applicant shall establish that:

- (i) the property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
- (ii) the property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
- (iii) efforts to find a purchaser interested in acquiring the property and preserving it have failed.

(b) An applicant whose certificate of appropriateness for a proposed alteration has been denied may apply for relief on the ground of hardship. In order to prove the existence of hardship, the applicant shall establish that the property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible.

Section 8. Hardship Application Procedure

(a) After receiving written notification from the commission of the denial of a certificate of appropriateness, an applicant may commence the hardship process. No building permit or demolition permit shall be issued unless the commission makes a finding that a hardship exists.

(b) The commission may hold a public hearing on the hardship application at which an opportunity will be provided for proponents and opponents of the application to present their views.

(c) The applicant shall consult in good faith with the commission, local preservation groups, and interested parties in a diligent effort to seek an alternative that will result in preservation of the property.

(d) All decisions of the commission shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed with the village/town/city clerk's office for public inspection. The commission's decision shall state the reasons for granting or denying the hardship application.

Section 9. Enforcement

All work performed pursuant to a certificate of appropriateness issued under this ordinance shall conform to any requirements included therein. It shall be the duty of the building code enforcement officer to inspect periodically any such work to assure compliance. In the event work is found that is not being performed in accordance with the certificate of appropriateness, or upon notification of such fact by the historic preservation commission, the building code enforcement officer shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

Section 10. Maintenance and Repair Required

Nothing in this ordinance shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district which does not involve a change in design, material, color, or outward appearance.

No owner or person with an interest in real property designated as a landmark or included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the historic preservation commission, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself.

Examples of such deterioration include:

- (a) deterioration of exterior walls or other vertical supports;
- (b) deterioration of roofs or other horizontal members;
- (c) deterioration of exterior chimneys;
- (d) deterioration or crumbling of exterior stucco or mortar;
- (e) ineffective waterproofing of exterior walls, roofs, or foundations, including broken windows or doors;
- (f) deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

Section 11. Violations

(a) Failure to comply with any of the provisions of this ordinance shall be deemed a violation and the violator shall be liable to a fine of not less than _____ nor more than _____ for each day the violation continues.

(b) Any person who demolishes, alters, constructs, or permits a designated property to fall into a serious state of disrepair in violation of this ordinance shall be required to restore the property and its site to its appearance prior to the violation. Any action to enforce this subsection shall be brought by the village/town/city attorney. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

Section 12. Appeals

Any person aggrieved by a decision of the historic preservation commission relating to hardship or a certificate of appropriateness may, within _____ days of the decision, file a written application with the village/town/city board of trustees for review of the decision.

- (11) When requested, to aid and assist the City Council and the departments and agencies of the city in planning specific projects.
- (12) To review and report on any matter referred to it by the City Council or Mayor. All aspects and effects of such review and report shall be governed by the directions of the City Council or Mayor in making such referral. [Amended 11-12-85, Ord. 85-480]
- (13) Upon reasonable, written request, to make its special knowledge and expertise available to any official, department, bureau, board, commission or agency of the city, county, state or federal governments to aid them in the performance of their respective duties relating to the planning and development of the city and its region.
- (14) In furtherance of the above jurisdiction and authority, to make such investigations, maps and reports, and recommendations in connection therewith, relating to the planning and development of the City of Rochester as seem desirable to it; provided, however, that the expenditures of the Commission shall not exceed the amount appropriated therefor.
- (15) In furtherance of the above jurisdiction and authority, and with the prior authorization of the Mayor, to employ such experts and other assistants as may be necessary or convenient to carry out its duties hereunder and to pay for their services and for other necessary and proper expenses; provided, however, that such expenditures shall not exceed such funds as may be appropriated for such purposes from time to time by the City Council. [Amended 11-12-85, Ord. 85-480]

§ 115-17. Preservation Board.

A. Membership: appointment, removal, terms and vacancies.

- (1) Pursuant to the Charter of the City of Rochester, there is hereby established a City Preservation Board,

• § 115-17

ZONING—ART. III

§ 115-17

which shall consist of nine (9) members appointed by the Mayor, subject to confirmation by City Council. Of the nine (9) members first appointed

(Cont'd on page 11567)

to the Preservation Board hereby created, three (3) shall be appointed for a term of one (1) year, three (3) for a term of two (2) years and three (3) for a term of three (3) years. Thereafter, all members shall be appointed for a term of three (3) years so that the term of not more than three (3) members of the Preservation Board shall expire in any calendar year. No member, however, shall be appointed to more than two (2) consecutive three-year terms. Members of the presently existing Preservation Board shall continue in office as members of the Preservation Board hereby created until the appointment of new members as herein provided. [Amended 4-26-88, Ord. 88-141]

- (2) Among the members of the Preservation Board there shall be at least one (1) member of the Real Estate Board of Rochester; at least one (1) member of the Landmark Society of Western New York, Inc.; at least one (1) registered architect; and at least four (4) residents from Preservation Districts established pursuant to this chapter. Members of the Preservation Board shall be residents of the City of Rochester, and no member of the Preservation Board shall be an officer or employee of the City of Rochester or any of its agencies or departments. Members of the Preservation Board shall serve without compensation but shall be entitled, to the extent of available funds appropriated therefor, to reimbursement for reasonable expenses necessarily incurred in the performance of their duties.
- (3) Permanent vacancies on the Preservation Board shall be filled by the Mayor, in the same manner as other appointments hereunder, for the unexpired term of the former member whose place has become vacant.
- (4) Any member of the Preservation Board may be removed for cause by the City Council at any time; provided, however, that before any such removal, such member shall be given an opportunity to be heard in his own defense at a public hearing. Cause for removal of a member shall include any undisclosed or unlawful

conflict of interest, any violation of the codes, ordinances or rules applicable to the member's performance of his duties, any unwillingness or inability to carry out his duties in a prompt, conscientious and competent manner, any conduct tending to cast doubt upon the integrity or objectivity of the member in performing his duties or any other specific conduct of the member found by the City Council to be detrimental to the proper functioning of the Board.

B. Chairman; Vice Chairman; Committee Chairmen.

- (1) The members of the Preservation Board shall annually elect one (1) of their number as Chairman, to preside at all meetings and hearings of the full Board and to fulfill the customary functions of that office, and another of their number as Vice Chairman. The Chairman and Vice Chairman may administer oaths.
- (2) In the absence of the Chairman, the Vice Chairman shall act as Chairman and shall have all the powers of the Chairman. The Vice Chairman shall have such other powers and duties as may from time to time be provided by the rules of the Preservation Board.
- (3) In any case where a committee of the Board is authorized to act, the Chairman may designate or, absent such designation, the committee members may select a Committee Chairman. While acting as such, the Committee Chairman shall have all of the powers of the Chairman with respect to the conduct of meetings and hearings of the committee.

C. Committees.

- (1) For the purpose of reviewing and acting upon applications for certificates of appropriateness pursuant to § 115-37 of this chapter, the Preservation Board may, by rule, establish procedures for the appointment or selection of permanent or ad hoc committees, consisting of three (3) members of the Board, and for the assignment to such committees of such applications for action.

- (2) Except as specifically provided otherwise in this section and in § 115-37 of this chapter, the provisions of this section pertaining to the Preservation Board shall be applicable to its committees.

D. Staff Secretary; minutes; public records. The Director of Zoning shall be the Staff Secretary of the Preservation Board, and he or his delegate shall attend all its proceedings and, upon request, the proceedings of any of its committees. The Staff Secretary shall provide for the keeping of minutes of the proceedings of the Board, showing the vote of each member upon every question, or if absent or failing to vote, indicating such fact, and shall maintain permanent records of all Board meetings, hearings and proceedings and all correspondence of the Board. The Staff Secretary shall provide for keeping a file of all records of the Board, and such records shall be public records open to inspection at reasonable times and upon reasonable notice.

E. Planning staff. When requested, the Chief of Comprehensive Planning or his designee shall attend all proceedings of the Board and any of its committees and shall offer all technical advice and assistance which may be requested by the Director or the Chairman of the Board. [Amended 6-27-85, Ord. 85-262]

F. Quorum and necessary vote.

- (1) As to any matter requiring a hearing before the Preservation Board, no business shall be transacted by the Board without a quorum, consisting of five (5) members, being present. The concurring vote of at least five (5) members shall be necessary to any action by the Board. If less than a quorum is present, the hearing may be adjourned from time to time for a period not exceeding three (3) weeks at any one time. The Staff Secretary shall notify in writing all members of the date of the adjourned hearing and shall also notify such other interested parties as may be designated in the vote of adjournment.

- (2) Except as specifically provided otherwise in this section and in § 115-37 of this chapter, the provisions of this section pertaining to the Preservation Board shall be applicable to its committees.

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- (3) The Preservation Board shall adopt its own rules of procedure for the conduct of its business and the business of its committees. Such rules shall be consistent with this chapter and the statutes of the State of New York. Such rules shall be filed with the Staff Secretary of the Board and with the City Clerk. Any rule so adopted which relates solely to the conduct of meetings or hearings and which is not mandated by this chapter or the statutes of the State of New York may be waived by the Chairman upon good cause being shown.

H. Record and decisions.

- (1) The transcript of testimony, if any; the minutes of the Staff Secretary; all applications, requests, exhibits and papers filed in any proceeding before the Preservation Board; and the decision and report or reports of the Board shall constitute the record.
- (2) Every decision of the Preservation Board upon an application for the designation of a Preservation District or a landmark or landmark site and every decision of the Preservation Board or a committee of the Preservation Board denying or conditionally approving a certificate of appropriateness, shall be by written resolution, which shall include findings of fact, shall refer to all the evidence in the record and to the exhibits, plans or specifications upon which such decision is based, shall specify the reason or reasons for such decision, and shall contain a conclusion or statement, separate from the findings of fact, which shall set forth the recommendation of the Board or shall grant approval, grant conditional approval subject to expressly stated modifications or conditions, or deny approval. Every resolution shall expressly set forth any limitations or conditions imposed on any approval granted or any development, work or use authorized.
- (3) The Preservation Board may rely on the personal knowledge of its members, on its inspections of the

property and on any reports available to it; provided, however, that reliance on such matter shall not be allowed unless the Board shall have made the particular knowledge, inspection or report a matter of record at the public hearing and afforded every party reasonable time to respond to it.

- (4) The Preservation Board or any of its committees shall take no final or binding vote on any of the aforesaid decisions unless it shall first have before it the written resolution herein required; provided, however, that where special circumstances warrant it, the Board or one (1) of its committees may take such final action prior to the preparation of such resolution but, in such event, it shall, before taking such action, first state its findings and conclusions as above required at a meeting open to the public and shall, in addition, state the special circumstances warranting such action.
 - (5) In any case where this chapter provides that the failure of the Preservation Board to act within a fixed period shall be deemed a grant or denial of an application, such failure shall, notwithstanding the absence of required findings and conclusions, be considered to be a decision of the Board rendered on the day following the expiration of such fixed period. Such a decision shall be appealable in the same manner as any other decision but, on such appeal, shall be entitled to no presumption of correctness.
 - (6) Within seven (7) days following any decision of the Preservation Board or one (1) of its committees, the Staff Secretary shall mail notice thereof to each person entitled to such notice pursuant to § 115-18B(6) of this chapter.
 - (7) As to other matters brought before the Board, the Board shall prepare such report as it shall deem appropriate to the subject matter.
- I. Conflicts. No member of the Preservation Board shall participate in the hearing or disposition of any matter in which he is interested. Any conflict of interest prohibited

by Article 18 of the General Municipal Law or by the Rochester Code of Ethics, § 2-18 of the Rochester Municipal Code, shall disqualify a member.

- J. Appeals. An appeal from any final decision of the Preservation Board as to any matter over which it has final authority may be taken within thirty (30) days of the filing of such decision by any person aggrieved or by any authorized officer, department, bureau, board or commission of the city in accordance with Article 78 of the New York Civil Practice Law and Rules. No appeal shall lie concerning any matter as to which the power of the Board is limited to the making of a recommendation to the City Council.
- K. Jurisdiction and authority. In addition to the jurisdiction conferred on it by other provisions of the Charter, codes and ordinances of the city, the Preservation Board shall have the following jurisdiction and authority:
- (1) Subject to the provisions of § 115-35 of this chapter, to initiate, hear, review and offer its recommendations on proposals for the designation of Preservation Districts.
 - (2) Subject to the provisions of § 115-36 of this chapter, to initiate, hear, review and, subject to the similar authority of the Planning Commission, approve or disapprove proposals for the designation of landmarks and landmark sites.
 - (3) Subject to the provisions of § 115-37 of this chapter, to review and finally decide applications for certificates of appropriateness.
 - (4) Subject to the provisions of § 115-31 of this chapter, to review and offer recommendations on applications for variances which have been referred to it by the Director of Zoning.
 - (5) Subject to the provisions of §§ 115-88 and 115-37 of this chapter, to review and decide applications for a certifi-

cate of appropriateness for a compatible sign alternative plan. [Added 9-1-87, Ord. 87-318¹]

- (6) Subject to the provisions of § 115-29 of this chapter, to review and offer recommendations on applications for special permits which have been referred to it by the Director of Zoning. [Amended 12-30-85, Ord. 85-552²]
- (7) Subject to the provisions of § 115-24.1D2(b) of this chapter, to hear and decide on applications for certificates of design compliance. [Added 9-11-1990, Ord. 90-366³]
- (8) Upon reasonable, written request, to make its special knowledge and expertise available to any official, department, bureau, board, commission or agency of the city, county, state or federal governments to aid them in the performance of their respective duties relating to preservation and landmark matters.
- (9) In furtherance of the above jurisdiction and authority, and with the prior authorization of the Mayor, to employ such experts and other assistants as may be necessary or convenient to carry out its duties hereunder and to pay for their services and other necessary and proper expenses; provided, however, that such expenditures shall not exceed such funds as may be appropriated for such purposes from time to time by the City Council. [Amended 11-12-85, Ord. 85-480]

§ 115-18. Director of Zoning. [Amended 6-13-78, Ord. 78-287; 2-10-81, Ord. 81-45; 6-27-85, Ord. 85-262]

- A. Jurisdiction, authority and duties. In addition to the jurisdiction, authority and duties conferred on the Director of Zoning by other provisions of the Charter, codes and ordinances of the City of Rochester, the Director shall be charged with the

¹ Editor's Note: This ordinance also renumbered former Subsection K(5), (6) and (7) as K(6), (7) and (8), respectively.

² Editor's Note: This ordinance also renumbered former Subsection K(5), (6) and (7) as K(6), (7) and (8), respectively.

³ Editor's Note: This ordinance also renumbered former Subsection K(7) and (8) as K(8) and (9), respectively.

ARTICLE VII

Procedures for Preservation Districts and Landmarks

§ 115-35. Designation of Preservation Districts

A. Authority.

- (1) The City Council shall have the authority, in accordance with the procedures and standards hereinafter established, to create, and to designate the boundaries of, Preservation Districts within the city and to amend such boundaries or rescind such designations as from time to time shall seem appropriate.
- (2) Such districts may include one (1) or more zoning districts established pursuant to this chapter or may be made the subject of a special zoning district enacted pursuant to the provisions of § 115-26 of this chapter.

B. Purpose. Preservation Districts may be created in furtherance of the following public purposes, which are hereby found to be in the interest of the health, prosperity and welfare of the city and its residents:

- (1) To effect and accomplish the protection, enhancement, perpetuation and use of improvements and areas of special character or special historic or aesthetic interest or value which represent or reflect elements of the city's cultural, social, economic, political and architectural history.
- (2) To safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and areas.
- (3) To stabilize and improve property values in such areas.
- (4) To foster civic pride in the beauty and noble accomplishments of the past.
- (5) To protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.

- (6) To strengthen the economy of the city.
- (7) To promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the city.

C. Initiation. Proceedings for the designation of a Preservation District may be initiated by either the City Council, the Planning Commission, the Preservation Board or the Director or by any resident of the city. [Amended 6-27-85, Ord. 85-262]

D. Procedure.

- (1) Proposal by City Council, Planning Commission or the Preservation Board. A Preservation District, or the amendment of the boundaries of such a district, may be proposed by either the City Council, the Planning Commission or the Preservation Board, by transmitting such proposal, together with such supporting materials as may seem appropriate, to the Director of Zoning for processing in accordance with the provisions of this section. [Amended 6-27-85, Ord. 85-262]
- (2) Application by resident. Applications for the designation of a Preservation District, or the amendment of the boundaries of such a district, may be filed with the Director of Zoning by any resident of the city. The application shall be in such form and contain such information as shall be prescribed from time to time by the Director of Zoning but shall in all instances contain at least the following information:
 - (a) The applicant's name and address, together with a statement of whether the applicant resides in the proposed district.
 - (b) The name, residence and the nature and extent of the interest, as defined by § 809 of the General Municipal Law of New York, of any state officer or any officer or employee of the City of Rochester or the County of Monroe in the owner-applicant or the subject property if known to the applicant.

- (c) A description of the boundaries of the proposed district.
 - (d) A map depicting the boundaries of the proposed district.
 - (e) A statement setting out in detail the reasons why the proposed district should be established and why the proposed boundaries are appropriate.
 - (f) A statement setting out in detail both the positive and negative effects such designation could be expected to have on persons currently residing within the proposed district.
- (3) Action by Planning Commission.
- (a) Upon receipt of a proposal or completed application pursuant to Subsection D(1) or (2) above, the Director of Zoning shall, except in cases of a proposal initiated by the Planning Commission, refer such proposal or application to the Planning Commission for its review and report.
 - (b) Within thirty (30) days following the receipt of such proposal or application, the Planning Commission shall, with the aid of the Bureau, review such proposal or application, prepare a report thereon addressed to the City Council and the Preservation Board and transmit such report to the Preservation Board. [Amended 6-27-85, Ord. 85-262]
 - (c) The report herein required shall address itself to the effect of the designation of the proposed district on the planning program and future development of the city and shall recommend that the proposed district either be designated, be designated with altered boundaries or not be designated.
- (4) Public hearing. Upon receipt of the report of the Planning Commission by the Director of Zoning, a public hearing shall be set, advertised and conducted

by the Preservation Board in accordance with § 115-38 of this chapter.

(5) Action by Preservation Board.

- (a) Within forty-five (45) days following the conclusion of the public hearing, the Preservation Board shall transmit to the City Council its recommendation, in the form specified by § 115-17H of this chapter, together with the report of the Planning Commission herein required. The failure of the Board to act within forty-five (45) days, or such longer time as may be agreed to by the applicant, shall be deemed a recommendation for approval of the district as proposed.
- (b) In formulating the recommendation herein required, the Preservation Board shall give due consideration to the report of the Planning Commission herein required; the evidence adduced at the public hearing; staff reports prepared with respect to the proposed district; and its own knowledge and expertise, and shall address itself to the merits of the proposal in terms of the purposes and standards established in Subsections B and E of this section.

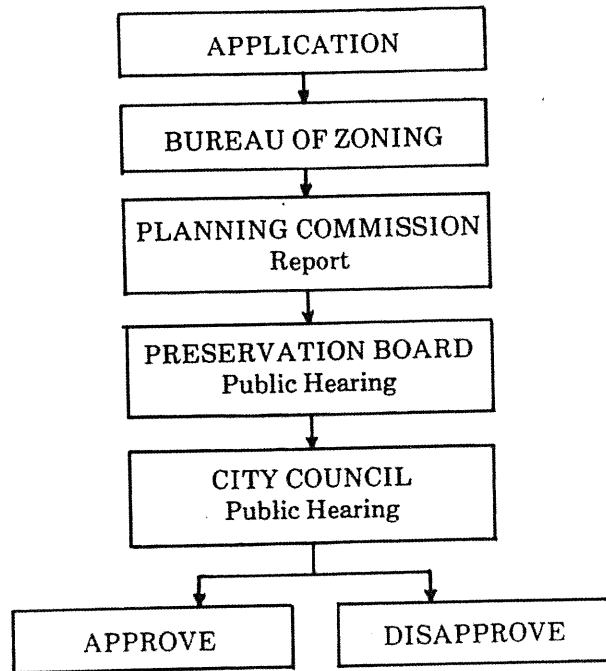
(6) Action by City Council.

- (a) Within thirty (30) days following the receipt of the recommendation of the Preservation Board and the report of the Planning Commission, or within thirty (30) days following the expiration of the time for filing such recommendation, the City Council shall conduct a public hearing and either refuse to designate the proposed Preservation District, or by ordinance duly enacted, designate such Preservation District, with or without modification of the boundaries as originally proposed or recommended, or remand the matter to the Preservation Board or Planning Commission for further consideration of specific matters; provided, however, that in any case

where the Preservation Board or Planning Commission has recommended against the designation of such district, or where a written protect against the designation of such district [duly signed and acknowledged by the owners of twenty percent (20%) or more of the area of land included in such proposed district, or by the owners of twenty percent (20%) or more of the area of the land immediately adjacent extending one hundred (100) feet therefrom, or by the owners of twenty percent (20%) or more of the area of land directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite land] is filed with the Director of Zoning before the adoption of any such ordinance designating a Preservation District, the proposed district shall not be designated except by a favorable vote of three-fourths (¾) of the City Council.

- (b) Within seven (7) days following the City Council's action, the Director of Zoning shall mail notice thereof to each of the persons entitled thereto pursuant to § 115-18B(6) of this chapter.
- (7) Publication and recording. Immediately upon the adoption of any ordinance pursuant to this section, the Director of Zoning shall cause such ordinance to be published in an official newspaper or a newspaper of general circulation in the city and shall cause such district to be recorded on the Zoning District Map established by § 115-41 of this chapter. [Amended 6-27-85, Ord. 85-262]
- (8) Amendment and rescission of Preservation District. Any Preservation District designated hereunder may be amended or rescinded in the same manner as herein provided for the designation of such district.

DESIGNATION OF PRESERVATION DISTRICT



E. Standards for designation of Preservation Districts. No area of the city shall be designated a Preservation District pursuant to the provisions of this section unless such area shall constitute a distinct section of the city and shall have the potential to provide cultural and civic benefits for the people of the city by reason of the prevalence of at least two (2) of the following factors:

- (1) The presence of special historical interest relating to local, state or national history.
- (2) The presence of special character or aesthetic interest or value caused by the development pattern of the area or by natural, landscaping or topographical features of the area.
- (3) The presence of one (1) or more periods or styles of architecture typical of one (1) or more eras in the

history of the city which gives the area a distinct character.

- (4) The concentration of indigenous examples of local architecture which have not been significantly altered from their original design and which have a uniform scale and derive special value from the repetition of scale and form.
- (5) The presence of one (1) or more distinguished buildings of high architectural quality and historic interest.

§ 115-36. Designation of landmarks and landmark sites.

A. Authority. The Preservation Board and Planning Commission shall have the authority, in accordance with the procedures hereinafter established, to designate landmarks and landmark sites within the city, and to rescind such designations as from time to time shall seem appropriate.

B. Purpose. Landmarks and landmark sites may be created in furtherance of the following public purposes, which are hereby found to be in the interest of the health, prosperity and welfare of the city and its residents:

- (1) To effect and accomplish the protection, enhancement, perpetuation and use of improvements and areas of special character or special historical and aesthetic interest or value which represent or reflect elements of the city's cultural, social, economic, political and architectural history.
- (2) To safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and areas.
- (3) To stabilize and improve property values in such areas.
- (4) To foster civic pride in the beauty and noble accomplishments of the past.

- (5) To protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.
 - (6) To strengthen the economy of the city.
 - (7) To promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the city.
- C. Initiation. Proceedings for the designation of a landmark or landmark site may be initiated by either the City Council, the Planning Commission, the Preservation Board or the Director or by any resident of the city. [Amended 6-27-85, Ord. 85-262]
- D. Procedure.
- (1) Proposal by City Council, Planning Commission or the Preservation Board. A landmark site may be proposed by either the City Council, the Planning Commission or the Preservation Board by transmitting such proposal, together with such supporting materials as may seem appropriate, to the Director of Zoning for processing in accordance with the provisions of this section. [Amended 6-27-85, Ord. 85-262]
 - (2) Application by resident. A landmark or landmark site may be proposed by any resident of the city by filing, with the Director of Zoning, an application for the designation of such landmark or landmark site. The application shall be in such form and contain such information as shall be prescribed from time to time by the Director of Zoning but shall in all instances contain at least the following information:
 - (a) The applicant's name and address, together with a statement of whether the applicant has any property interest in the proposed landmark or landmark site.
 - (b) The name and address of the owner or owners of the proposed landmark or landmark site, if different from the applicant.

- (c) The name, residence and the nature and extent of the interest, as defined by § 809 of the General Municipal Law of New York, of any state officer or any officer or employee of the City of Rochester or the County of Monroe in the owner-applicant or the subject property if known to the applicant.
 - (d) The address or location of the proposed landmark or landmark site.
 - (e) A statement setting out in detail the reasons why the proposed landmark or landmark site should be designated. Such statement shall include information concerning the age, design, construction and historical importance to the city of such landmark or landmark site.
 - (f) A statement setting out in detail both the positive and negative effects such designation could be expected to have on the owner or owners of the proposed landmark or landmark site.
 - (g) One (1) or more photographs, together with descriptive captions, illustrating the features of the proposed landmark or landmark site which justify its designation.
 - (h) A nonrefundable application fee, as established from time to time by the City Council, to help defray administrative costs and the cost of a hearing which accompanies the application. No application fee shall be required where the application is from the owner or consented to by the owner of the nominated landmark. [Added 10-14-80, Ord. 80-457]
- (3) Approval by the City Council. Any application for designation of a landmark or a landmark site which is located within an area for which a development plan has been adopted by the City Council must be approved by the City Council by resolution before the application shall be deemed completed. The Director

shall promptly transmit any such application to the City Council for consideration. [Added 5-26-81, Ord. 81-179; amended 6-27-85, Ord. 85-262]

- (4) Public hearing. Upon receipt of a completed application by the Director, a public hearing shall be set, advertised and conducted jointly by the Preservation Board and the Planning Commission, to be chaired by the Chairperson of the Planning Commission, or separately at the discretion of either Chairperson, in accordance with § 115-38 of this chapter. In addition to the above-required notification, a notice sent by certified mail with return receipt requested shall be forwarded, within five (5) business days of the receipt of the completed application, to the last known property owner of the nominated landmark or landmark site as shown on records of the city. [Amended 10-14-80, Ord. 80-457; 5-26-81, Ord. 81-179; 6-27-85, Ord. 85-262]
- (5) Action by Preservation Board.
 - (a) Within twenty-one (21) days following the conclusion of the joint public hearing, or the earlier of the separate hearings, the Preservation Board shall, by a resolution in the form specified by § 115-17H of this chapter, either designate or refuse to designate the proposed landmark or landmark site; provided, however, that in the event that the designation is not consented to by the owner of the proposed landmark or landmark site, such designation shall require a three-fourths affirmative vote of the Board. The failure of the Board to act within twenty-one (21) days, or such longer time as may be agreed to by the applicant, shall be deemed a refusal to approve the landmark or landmark site as proposed. A copy of such resolution shall be forwarded to the Chairman of the Planning Commission. [Amended 10-14-80, Ord. 80-457; 5-26-81, Ord. 81-179]

¹ Editor's Note: Original Section 9 of this ordinance stated that the provisions of § 115-6 of this chapter shall be applicable to this amendment to Subsection D(5)(a).

- (b) In reaching its decision, the Preservation Board shall give due consideration to the evidence adduced at the public hearing, any staff reports prepared with respect to the proposed landmark or landmark site, and its own knowledge and expertise, and shall address itself to the merits of the proposal in terms of the purposes established in Subsection B hereof.
- (6) Action by Planning Commission. [Amended 10-14-80, Ord. 80-457;² 5-26-81, Ord. 81-179³]
 - (a) Purpose. At the joint public hearing conducted pursuant to § 115-36D(4), the Planning Commission shall consider the impact of such designation upon the overall planning program of the city, including whether the proposed designation would have an adverse impact upon the growth and development of the city as set forth in the Comprehensive Plan or upon any scheduled public improvement or renewal project. The Planning Commission shall give due consideration to the resolution of the Preservation Board, the evidence produced at the public hearing, any staff reports prepared with respect to the proposed landmark or landmark site and its own knowledge and expertise.
 - (b) Resolution. Within twenty-one (21) days following the conclusion of the joint public hearing, or the earlier of the separate hearings, if the Preservation Board has adopted a resolution designating a landmark or landmark site, the Planning Commission shall, by a resolution in the form specified by § 115-16G of this chapter, either approve such designation, approve it with modifications or disapprove it; provided,

² Editor's Note: Original Section 9 of this ordinance stated that the provisions of § 115-6 of this chapter shall be applicable to this amendment to Subsection D(6)(b).

³ Editor's Note: This ordinance also provided for the renumbering of former Subsection D(6) through (8) as D(7) through (9).

however, that in the event that the designation is not consented to by the owner of the proposed landmark or landmark site, such designation shall require a three-fourths affirmative vote of the Planning Commission. The failure of the Planning Commission to act within twenty-one (21) days, or such longer time as may be agreed to by the applicant, shall be deemed an approval of the landmark or landmark site designation as passed by the Preservation Board.

- (c) Notification. Within seven (7) days following the action of the Planning Commission or the expiration of the time set for its action, the Director shall mail notice of such action and the action of the Preservation Board to such person entitled to such notice pursuant to § 115-18A(6) of this chapter.
- (7) Publication, recording and effective date.
 - (a) Upon the adoption of a resolution by the Planning Commission approving the designation, with or without modifications, of a landmark or landmark site, or upon the expiration of time provided for the adoption of such a resolution, the Director of Zoning shall cause such resolution to be published in an official newspaper or a newspaper of general circulation in the city and shall cause the location of such landmark or landmark site to be recorded on the Zoning District Map. [Amended 6-27-85, Ord. 85-262]
 - (b) The designation of such landmark or landmark site shall become effective upon such publication and recording.
- (8) Amendment and rescission of landmark designation. A landmark or landmark site designation made pursuant to this section may be amended or rescinded in the same manner as herein provided for the designation of such landmark or landmark site.

- (9) Modification pending final disposition. When any proposal or application has been filed pursuant to this section to designate a landmark or landmark site, and until such proposal or application has been finally disposed of, it shall be unlawful for any person to, and no person shall, perform, cause or permit any construction, alteration, remodeling, removal, movement or demolition of any building, structure, other improvement or premises which is included within such proposal or application except in accordance with the provisions of § 115-37 of this chapter.

E. [Added 9-11-1990, Ord. 90-367] No structure or site in the city shall be designated a landmark or landmark site pursuant to the provisions of this section unless such structure or site shall have the potential to provide cultural and civic benefits for the people of the city by reason of prevalence of one (1) or more of the following factors:

- (1) The presence of significant character or historic or aesthetic interest or value as part of the maritime, architectural, economic or social heritage of the city, county, state or nation.
- (2) Identification with an historic person or event.
- (3) Embodiment of the distinguishing characteristic of an architectural style.
- (4) Significance as representative of the work of a master builder, designer, architect or landscape architect.
- (5) Significance as an established and familiar visual feature of the city because of a unique location or singular physical characteristic.
- (6) Relationship to a distinctive area of the city, lakefront or riverfront.
- (7) Presence or potential presence of information important to history or prehistory.
- (8) Worthiness for inclusion in the State or National Register of Historic Places.

(Cont'd on page 11697)

§ 115-37. Certificates of appropriateness.

- A. Authority. The Preservation Board, acting as a body or by duly designated committees, shall have authority to issue certificates of appropriateness, but only in accordance with the provisions of this section.
- B. Purpose. The certificate of appropriateness is intended to provide a procedure for the review of plans for work in Preservation Districts and on landmarks and landmark sites to ensure that such work will comply with standards established to preserve the integrity of areas and structures which have been determined to merit special protection.
- C. Certificate required. It shall be unlawful for any person to, and no person shall, perform, cause or permit any construction, alteration, remodeling, removal, movement or demolition of any building, structure, other improvement or premises which has been designated a landmark or landmark site or which is located within an area which has been designated as a Preservation District, and no person shall secure or issue a permit authorizing any such work unless a certificate of appropriateness with respect to such work, and in the case of demolition of a principal structure, with respect to the new construction proposed to replace such structure, shall have first been issued pursuant to this section, and no person shall maintain any landmark, landmark site, or property located within a Preservation District on which any such work has been performed in the absence of, or in violation of the terms of, such a certificate. Repair of fire damage with the same material and configuration as existed prior to the fire does not require a certificate of appropriateness. [Amended 10-14-80, Ord. 80-457]
- D. Procedures.
- (1) Application. Applications for certificates of appropriateness shall be submitted, in two (2) duplicate copies, to the Director of Zoning. Such applications

37
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shall be in such form and contain such information and documentation as shall be prescribed from time to time by the Director of Zoning but shall in all instances contain at least the following information or documentation unless any such information or documentation is expressly waived by the Director of Zoning as not relevant or necessary to a determination of the particular case:

- (a) The applicant's name and address and his interest in the subject property.
- (b) The owner's name and address, if different than the applicant, and the owner's signed consent to the filing of the application.
- (c) The name, residence and the nature and extent of the interest, as defined by § 809 of the General Municipal Law of New York, of any state officer or any officer or employee of the City of Rochester or the County of Monroe in the owner-applicant or the subject property if known to the applicant.
- (d) The address or location of the subject property.
- (e) The present use and zoning classification of the subject property.
- (f) Where a certificate of zoning compliance is required, the application therefor shall accompany the application for a certificate of appropriateness; in other cases, a certificate of a registered architect or licensed professional engineer, or of an owner-designer, that the proposed work complies with all the provisions of this chapter shall accompany the application for a certificate of appropriateness.
- (g) Detailed plans depicting the exact work proposed to be done, including detailed renderings of any exterior alterations and of the exterior of any proposed new building. Such rendering shall show proposed exterior colors and textures.

- (h) A statement of the reason and necessity for the work proposed to be done.
 - (i) A statement of how the work proposed to be done achieves the purposes for which Preservation Districts, landmarks and landmark sites are designated and of how such work preserves the values set out in Subsection E of this section.
 - (j) A statement of what disadvantage, if any, the applicant will suffer if the work proposed to be done is not allowed.
 - (k) In any case where a permit for a special permit use, a variance or other special approval has been issued in connection with the proposed work, a copy of such special approval.
- (2) Other approvals required prior to application. In any case where the proposed work requires the issuance of a permit for a special permit use, a variance or other special approval, no application for a certificate of appropriateness shall be accepted unless and until such other special approval has been issued. The issuance of any such other approval shall not be deemed to establish any right to the issuance of a certificate of appropriateness, which certificates shall be issued or denied solely on the basis of the standards established by this section.
- (3) Notification. Notification of surrounding property owners is accomplished by posting a sign on the subject property. The sign shall be at least six (6) square feet in area, shall bear on its face the words "preservation application pending" and a telephone number to be called for additional information, shall be issued by the Director to the applicant for posting at the time a completed application is filed, shall be prominently posted on the property facing the street at least seven (7) days prior to the date set for a hearing on the

application and shall be removed from the property by the applicant only after conclusion of the hearing. [Added 10-14-80, Ord. 80-457¹; amended 6-27-85, Ord. 85-262]

- (4) Action by the Board or designated committee.
- (a) Within forty-five (45) days following the receipt of a completed application for a certificate of appropriateness, the Preservation Board shall review the application and shall by written resolution, in the form specified in § 115-17H of this chapter, either grant the certificate of appropriateness without modification, or grant the certificate of appropriateness with modifications or subject to conditions, or deny the certificate of appropriateness; provided, however, that where a rule of the Preservation Board, adopted pursuant to § 115-17C of this chapter, provides that specified applications shall be directed to a permanent or ad hoc committee of the Preservation Board, such applications shall be referred to such committee rather than to the entire Board. Where a committee is authorized to act, the vote of any two (2) members of the committee shall be required, and shall be sufficient, to grant or deny a certificate.
- (b) The Board or such committee may, or at the applicant's request shall, meet with the applicant to review the application prior to rendering any decision.
- (c) In passing upon such applications the Board or such committee shall be guided by the purposes for which landmarks, landmark sites and Preservation Districts are designated and by the particular standards and considerations set forth in Subsection E hereof. The failure of the Board or such committee to act within the aforesaid forty-five (45) days, or such longer period of time as

¹ Editor's Note: This ordinance also renumbered former Subsection D(3), (4) and (5) as Subsection D(4), (5) and (6).

may be agreed to by the applicant, shall be deemed a denial of the certificate of appropriateness.

- (d) [Amended 6-27-85, Ord. 85-262] Within seven (7) days following the Board's or such committee's action or its failure to act within the aforesaid forty-five (45) days, the Director of Zoning shall mail notice of such action to each of the persons entitled to such notice pursuant to § 115-18B(6) of this chapter. In the event a certificate is granted, the Director of Zoning shall, within such time, issue the certificate, noting thereon any modifications or conditions imposed by the Board or such committee. Each certificate shall state on its face, in bold type, that:

"THIS CERTIFICATE DOES NOT SIGNIFY ZONING, BUILDING CODE NOR SUBDIVISION REVIEW OR APPROVAL AND IS NOT AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT SUCH REVIEW AND APPROVAL WHERE EITHER IS REQUIRED. SEE CHAPTERS 39, 115 AND 128 OF THE ROCHESTER MUNICIPAL CODE FOR DETAILS."

In the event the certificate is granted with modifications or subject to conditions, or denied, the Director of Zoning shall inform the applicant of his appeal rights hereunder.

- (5) Committee referral to Preservation Board. Where a committee of the Preservation Board is authorized to act as provided in Subsection D(3) above, such committee may, at any time prior to announcing its decision on a certificate of appropriateness, refer the application to the entire Preservation Board for decision. Applications so referred shall be processed as though on appeal to the Board pursuant to Subsection D(5) below.

(6) Appeal from committee decision to Preservation Board.

(a) In any case where a committee of the Preservation Board is authorized to act as provided in

(Cont'd on page 11701)

Subsection D(3) above and where an application for a certificate of appropriateness is denied or is granted with modifications or conditions which are unacceptable to the applicant, the applicant may appeal the decision of such committee to the entire Preservation Board by filing, in two (2) duplicate copies, a notice of such appeal with the Director of Zoning within thirty (30) days following the committee's decision. Upon receipt of such notice, the Director of Zoning shall forthwith transmit such notice to the Preservation Board together with all papers bearing thereon. Within thirty (30) days following the receipt of such notice, the Preservation Board shall render its decision in the form specified by § 115-17H of this chapter.

(b) In passing on such appeal the Board shall have the same powers and be subject to the same standards and limitations as if such application had been referred to it, rather than to one (1) of its committees, in the first instance.

(c) Within seven (7) days following the Board's action, or its failure to act within the aforesaid thirty (30) days, the Director of Zoning shall mail notice of such action to each person entitled to notice pursuant to § 115-18B(6) of this chapter.

E. Standards and considerations for certificates of appropriateness. In passing upon applications for certificates of appropriateness, the Preservation Board and its committees shall consider and evaluate the propriety of issuing the certificate in terms of its effect on the purposes for which landmarks, landmark sites and Preservation Districts are designated. In addition, the Board and its committees shall be guided by the following standards and considerations:

(1) Preservation sites. In reviewing applications for certificates of appropriateness in a Preservation District, the Preservation Board shall consider factors

of visual compatibility, quality of design and quality of site development, including but not necessarily limited to:

(a) Visual compatibility. New and existing buildings and structures, and appurtenances thereof, which are moved, reconstructed, materially altered or repaired, shall be visually compatible in terms of the following criteria:

- [1] Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
- [2] Proportion of front facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways and places to which it is visually related.
- [3] Proportion of openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways and places to which the building is visually related.
- [4] Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways and places to which it is visually related.
- [5] Rhythm of spacing and buildings on streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways and places to which it is visually related.
- [6] Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways and places to which it is visually related.

- [7] Relationship of materials, texture and color. The relationship of the materials, texture and color of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.
 - [8] Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 - [9] Walls of continuity. Building facades and appurtenances, such as walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the buildings, public ways and places to which such elements are visually related.
 - [10] Scale of a building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the buildings, public ways and places to which they are visually related.
 - [11] Directional expression of front elevation. A building shall be visually compatible with the buildings, public ways and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.
- (b) Quality of design and site development.
- [1] The quality of the open spaces between buildings and in setback spaces between street and facade.
 - [2] The quality of materials and their relationship to those in existing adjacent structures.

- [3] The quality of the design in general and its relationship to the overall character of the neighborhood.
- [4] The quality of the site development in terms of recreation, pedestrian access, automobile access, parking and servicing, and the retention of trees and shrubs to the extent possible.
- (c) Special considerations for existing buildings. For existing buildings the Board shall consider the availability of materials, technology and craftsmanship to duplicate existing styles, patterns, textures and overall detailing.
- (d) Manuals and guidelines. The Preservation Board may, from time to time, provide for specific manuals or guidelines for architectural styles or common-occurring building or site features and elements in order to assist applicants for certificates of appropriateness. Such manuals or guidelines shall be advisory only and shall bind neither the applicant nor the Board with respect to any specific case.
- (2) Landmarks and landmark sites. In reviewing applications for certificates of appropriateness with respect to landmarks and landmark sites, the Preservation Board shall consider the following factors:
 - (a) All the standards set forth in Subsection E(1) above.
 - (b) Color. The color shall be compatible with the style of the structure or improvement. Any change in color from the existing color at the time of designation shall be reviewed to ensure its appropriateness for the structure or improvement.
 - (c) Exterior repairs. Any exterior repair shall be reviewed by the Board to ensure its compatibility with the original design concept of the structure.

- (d) Restorations. Any program of restoration shall be compatible with the original design, when the plans or other records exist, or with the general design of buildings of that era.
- (3) [Added 10-14-80, Ord. 80-457] Historic sites. In reviewing applications for certificates of appropriateness with respect to historic sites, the Preservation Board shall consider the following factors:
 - (a) Quality of design of the historic marker.
 - [1] Mass.
 - [2] Relationship to development of the rest of the site not devoted to the historic marker.
 - [3] Relationship to height of landscape or structural elements.
 - [4] Relationships of materials, textures and colors.
 - [5] Walls of continuity.
 - [6] Scale.
 - [7] Quality of materials.
 - (b) Clarity of historic message.
- F. Certificates subject to modifications and conditions. In approving an application for a certificate of appropriateness, the Preservation Board, or its committees, may authorize the issuance of the certificate of appropriateness for plans as submitted, or on condition that specified modifications in such plans be made, or on any other condition deemed necessary to achieving the purposes and objectives of this Article VII. Such conditions and modifications shall be set forth in the resolution granting approval and in the certificate. The violation of such conditions and modifications shall be a violation of this chapter.

- G. Affidavit of compliance with conditions. Whenever any certificate of appropriateness issued pursuant to this section is made subject to conditions to be met by the applicant, the applicant shall, upon meeting such conditions, file an affidavit with the Director of Zoning so stating. Such affidavit shall be accompanied by a nonrefundable fee, as established from time to time by the City Council, to help defray the cost of an inspection to verify that such conditions have been met.
- H. Limitation on certificates. A certificate of appropriateness shall become null and void six (6) months after the date on which it was issued unless within such period the work authorized by such certificate is commenced. A certificate of appropriateness shall relate solely to the work shown on plans approved by the issuance of such certificate and it shall be unlawful to deviate from such plans without obtaining an amended certificate in the same manner as herein provided for obtaining original certificates.
1. Emergency provisions.
- (1) Notwithstanding any other provision of this section, in any case where a city enforcement agency shall order or direct the construction, removal, alteration or demolition of any improvement which is a landmark or is on a landmark site or in a Preservation District, for the purpose of remedying conditions determined to be dangerous to life, health or safety, a certificate of appropriateness shall be issued to permit compliance with such order or direction; provided, however, that the certificate may require that the work not materially change or detract from the exterior appearance of the structure where the danger to life, health or safety may be abated without so changing or detracting from the exterior appearance.
 - (2) The Director of Zoning shall issue certificates of appropriateness pursuant to this Subsection I after consultation with the Chairman of the Preservation Board, or such members of the Preservation Board as

§ 115-37

ZONING—ART. VII

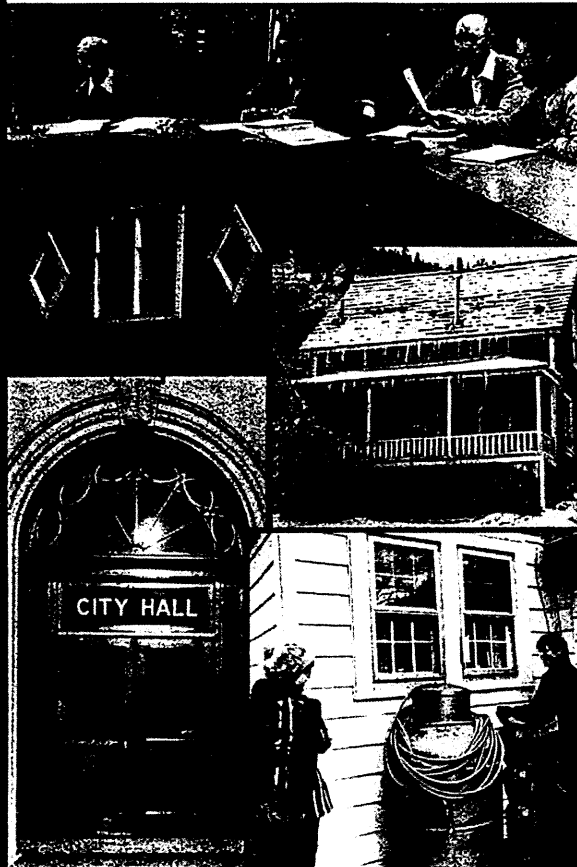
§ 115-37

may from time to time be designated as an Emergency
Action Committee in accordance with the provisions
of § 115-17C of this chapter.

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**Certified Local
Governments
in the
National Historic
Preservation
Program**



Benefits of Becoming A Certified Local Government

- Special grants from State Historic Preservation Officers
- Local historic preservation expertise recognized by State and Federal agencies
- Technical assistance and training from State Historic Preservation Officers
- Participation in nominations to the National Register of Historic Places
- National historic preservation assistance network: publications, professional assistance
- Information exchange with State Historic Preservation Officers
- Participation in statewide preservation programs and planning

Responsibilities of a Certified Local Government

- Maintain a historic preservation commission
- Survey local historic properties
- Enforce State or local preservation laws
- Provide for public participation
- Other functions delegated or required by the State, such as the enactment of historic preservation ordinances or zoning restrictions

Captions: Clockwise from the top —

Historic District Commission, Shelbyville, Kentucky (Shelby County Community Development Corp., Shelbyville, Kentucky).

Park City, Utah (Debbie Temme).

Historic buildings survey, (The Historic District Commission, Historic Preservation Advisory Committee, City of Gaithersburg, Maryland).

Wilmington City Hall-Thalian Hall (William J. Boney Jr., Historic American Buildings Survey, NC 65-WILM, 4-3, HABS NC 7-3).

Park City, Utah. Department of Community Development.



Planning a historic buildings survey. (The Historic District Commission, Historic Preservation Advisory Committee, City of Gaithersburg, Maryland).

What is a Certified Local Government?

The National Historic Preservation Act established a nationwide program of financial and technical assistance to preserve historic properties—buildings, structures, sites, neighborhoods, and other places of importance in the historical and cultural life of the nation. A local government can participate directly in this program when the State Historic Preservation Officer certifies that the local government has established its own historic preservation commission and a program meeting Federal and State standards. A local government that receives such certification is known as a "Certified Local Government" or "CLG."

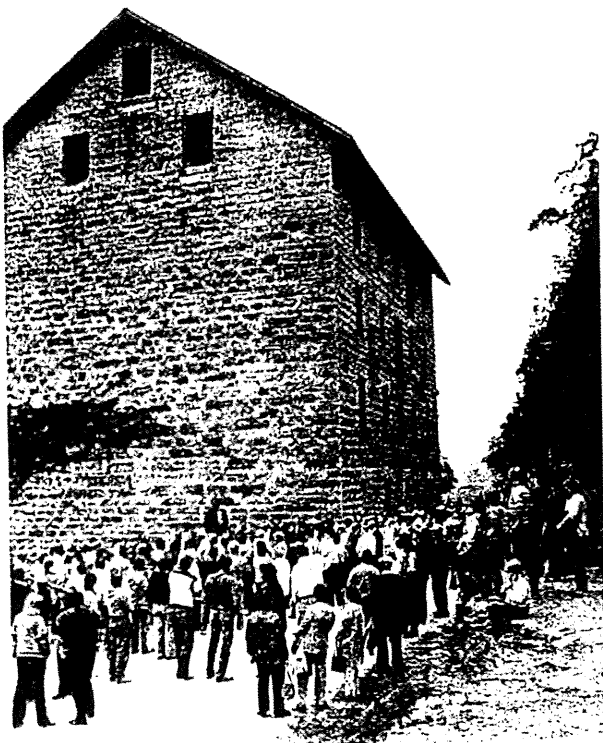
What are the Benefits of Becoming a Certified Local Government?

Certified Local Governments are eligible to apply for especially earmarked grants from their State Historic Preservation Officer. At least ten percent of the annual Historic Preservation Fund grant made to States under the National Historic Preservation Act must be distributed among Certified Local Governments.

Certified Local Governments are recognized by Federal and State agencies as having special expertise in historic preservation.

Certified Local Governments receive technical assistance and training from their State Historic Preservation Offices. Such training and assistance can help a community pursue its preservation goals and its plans for development.

Certified Local Governments review nominations of properties within their jurisdictions to the National Register of Historic Places before such nominations are submitted to the State Historic Preservation Officer. This provides for formal local participation in the identification and national recognition of their historic resources.

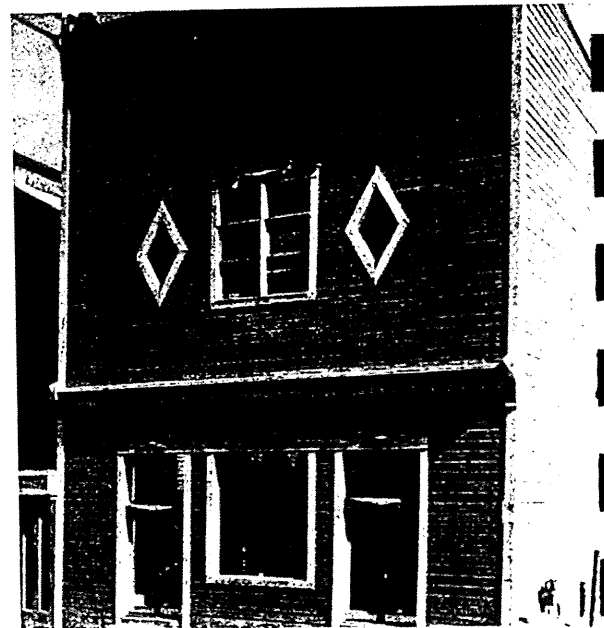


Motor Mill, Clayton County, Iowa (courtesy of Iowa State Historic Preservation Office, Iowa State Historical Department).

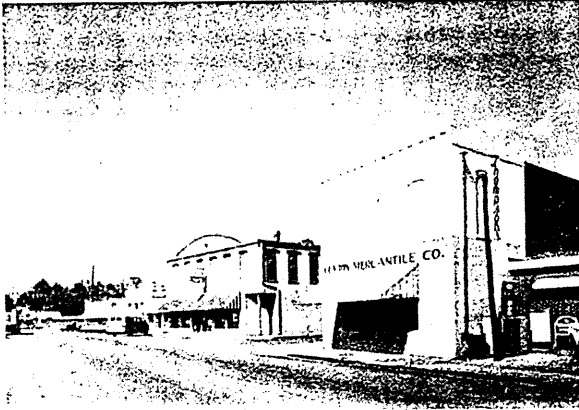
Certified Local Governments become part of a national technical assistance network. They receive publications issued by their State Historic Preservation Office and by the National Park Service. They know who in the State Historic Preservation Office to call upon for assistance, and how to obtain aid from National Park Service offices such as the National Register, Technical Preservation Services, Historic American Buildings Survey, and the Historic American Engineering Record.

Representatives from Certified Local Governments are provided the opportunity to meet periodically with their State Historic Preservation Office, sharing experience and information.

Certified Local Governments provide local perspective to the plans and programs of their State Historic Preservation Offices, including statewide planning for preservation and development.



Park City, Utah (Department of Community Development, Park City, Utah).



Guyton, Georgia (James R. Lockhart).

Why should a local government participate in the Certified Local Government Program?

Obtaining status as a Certified Local Government can help a local government encourage, develop, and maintain its local preservation efforts in coordination with its development plans.

No one benefits as much from the preservation of local historic sites and buildings nor suffers as much by their destruction as the citizens of a community. It is they who live and work in historic homes and neighborhoods, who see the effects of rehabilitation projects every day, and who enjoy the economic and social benefits that rehabilitation of the community's historic properties bring. It is they who feel most personally the loss of a treasured local landmark.

Each historic building and structure represents a community investment that should not be discarded lightly; maintaining and rehabilitating older buildings and neighborhoods can mean savings in time, money, and raw materials. The preservation of a community's historical resources will enrich the lives of its inhabitants now and in the future.

What sorts of resources must be present in a community to make it eligible to become a Certified Local Government?

The national historic preservation program is concerned with preserving the integrity of properties significant in American history, architecture, engineering, archeology, and culture. Properties significant to the history, prehistory, architecture or culture of local communities are specifically included. A community's historic resources might include a vital ethnic neighborhood, a Queen Anne residence, a block of nineteenth century warehouses or stores, a 1930s bungalow, a park, a group of farms in their rural landscape, a shipwreck in a harbor, or the archeological remains of an early historic commercial district or a prehistoric Indian village. In short, the national historic preservation program is interested in preserving the integrity of the history of all localities—regardless of what that history is.

What kinds of projects can be funded by grants to Certified Local Governments?

Many kinds of projects can be assisted by State grants to Certified Local Governments. Some examples are:

- survey and inventory of historic buildings and other historic features of a community such as parks, fences, roads, and bridges
- survey of local prehistoric and historic archeological resources
- preparation of nominations of local properties to the National Register of Historic Places.

- activities related to comprehensive community planning such as:
 - providing staff support for a Certified Local Government's historic preservation commission
 - developing published design guidelines for use by historic preservation commissions in Certified Local Governments in their review of new construction and alterations to properties within historic districts
 - writing or amending preservation ordinances
 - preparing preservation plans for the protection of local historic resources
- testing archeological sites to determine their significance
- programs for public education in historic preservation such as:
 - preparing and producing exhibits and brochures concerning local historical resources and their protection and the activities of the historic preservation commission
 - preparing special events that educate the public about local history, the community's historic resources, and preservation issues.

Can Certified Local Governments apply for funds from their State Historic Preservation Officer other than funds specifically earmarked for the Certified Local Governments?



Bradley Building, Cleveland, Ohio (Cleveland Landmarks Commission).

Yes, but so can other governments that are not Certified Local Governments, as well as non-governmental institutions, organizations, and individuals. Status as a Certified Local Government gives local governments an advantage in the competition for scarce funds as their programs are already coordinated with their State Historic Preservation Office.

What is the National Register of Historic Places, and what is the involvement of Certified Local Governments in the process of nominating and reviewing nominations to it?

The National Register is a working list of properties determined to be of national, State, or local significance and worthy of preservation and consideration in planning or development decisions. The National Register is maintained by the National Park Service in Washington, D.C.



Fredrick, Maryland (Harriet Wise).

Properties are listed in the National Register primarily through nominations by State Historic Preservation Officers. The significance of potential entries in the National Register are reviewed against established criteria. These criteria, established by the National Park Service, are worded in a flexible manner to provide for the diversity of resources across the country. Sources of further information concerning the National Register are listed at the end of this booklet.

Certified Local Governments participate in the National Register nomination process by reviewing all nominations of properties in their jurisdictions. Before a property within the jurisdiction of a Certified Local Government may be nominated by the State Historic Preservation Officer for inclusion on the National Register, the State Historic Preservation Officer must

notify the local historic preservation commission, the chief elected official, and the owner of the property. After providing opportunity for public comment, the historic preservation commission can prepare a report as to whether or not, in its opinion, the property meets the criteria of the National Register. Subject to appeal, if both the chief elected official and the local historic preservation commission recommend that the property not be nominated to the National Register, the State Historic Preservation Officer can take no further action on its nomination. The property may, however, be formally determined eligible for the National Register, even though it may not be nominated, to ensure that Federal agencies will consider it if Federal assistance or a Federal license is involved in projects that will affect it.

How does listing on the National Register benefit Certified Local Governments?

National Register listing can enrich local preservation efforts by publicly establishing that local properties are significant enough to merit national recognition.

Federal tax law provides incentives for the preservation of properties listed on the National Register or included within registered historic districts. Investment tax credits are provided for the substantial rehabilitation of certified historic structures, and tax deductions are permitted for the contribution of easements on historic properties to qualified entities. Current information on Federal tax incentives can be obtained from your State Historic Preservation Officer, or from the National Park Service's Regional Office in your area. Your State Historic Preservation Officer can also provide information on State incentives for the preservation of historic properties.

The National Register is central to a number of Federal programs that encourage protection and improvement of historic properties. A description of several such programs that may be of use to local governments can be found in Appendix II of the revised National Park Service publication, *Guidelines for Local Survey: A Basis for Preservation Planning*.

National Register status, or a determination that a property is eligible for the National Register, identifies a property as one whose historical value must be considered in planning by Federal agencies and by communities using Community Development Block Grants and other forms of Federal assistance. These agencies and communities are required by the National Historic Preservation Act to obtain the comments of the State Historic Preservation Officer and the Advisory Council on Historic Preservation on the effects of their projects. Further information on the Advisory Council can be obtained from the sources listed at the end of this booklet.

What is a Certified Local Government required to do?

The National Historic Preservation Act requires that a Certified Local Government:

- enforce State or local legislation for the designation and protection of historic properties,
- establish and maintain a qualified historic preservation commission,
- maintain a system for the survey and inventory of historic properties in coordination with its State Historic Preservation Office,
- provide for public participation in its activities, and

- perform other agreed upon functions delegated to it by its State Historic Preservation Officer.

Local preservation ordinance

Many States require local governments to enact historic preservation ordinances as a condition of certification. The requirements of such legislation vary widely. For example, some States require that local governments have the authority to establish historic districts which are protected by zoning restrictions. Other States require the delineation of historic districts but do not require local zoning ordinances.

The National Park Service encourages the enactment of local preservation legislation for the protection and designation of historic properties. Several publications that detail some common issues concerning local preservation ordinances are listed in the publications section below. To find out the policy of your State regarding local ordinances, contact your State Historic Preservation Officer.

Historic Preservation Commissions

Many communities already have historic preservation commissions that designate historic structures, sites, and districts in accordance with criteria established by the ordinances under whose authority they operate. Usually these commissions also have the authority to review proposed changes to designated buildings and structures and the design of new construction near historic buildings or within historic districts. The degree of authority granted to such commissions varies widely; some commissions are basically advisory bodies, while others have the power to control alteration or prohibit the demolition of designated properties.

To participate as a Certified Local Government, a local government must establish a historic preservation commission according to State or local law, and give the commission responsibilities and authorities coordinated with those of the State Historic Preservation Officer.

What is a historic preservation commission required to do?

Historic preservation commissions of Certified Local Governments are established in coordination with State Historic Preservation Office procedures. They are designed to meet the needs of individual communities and to complement the preservation program administered by the State Historic Preservation Officer. All historic preservation commissions of Certified Local Governments review nominations of local resources to the National Register.

Some States require that commissions review and make decisions on alteration or demolition of designated historic properties, and that they establish and use written guidelines for their review. In other States, such reviews are optional. In others, the primary activity of a local historic preservation commission is defined by the State as educating the citizens within its jurisdiction about historic preservation. To find out what is required of local historic preservation commissions in the Certified Local Government program in your State, contact your State Historic Preservation Officer.

Who is qualified to serve on historic preservation commissions of the Certified Local Governments?

National Park Service regulations define an "adequate and qualified" historic preservation review commission as one in which all members have demonstrated in-

terest, competence, or knowledge in historic preservation. The regulations say that professionals from among the fields of architecture, history, architectural history, planning, archeology, or some historic preservation disciplines, such as urban planning, American Studies, American Civilization, cultural geography, or cultural anthropology, should be appointed to the commission to the extent available in the community.

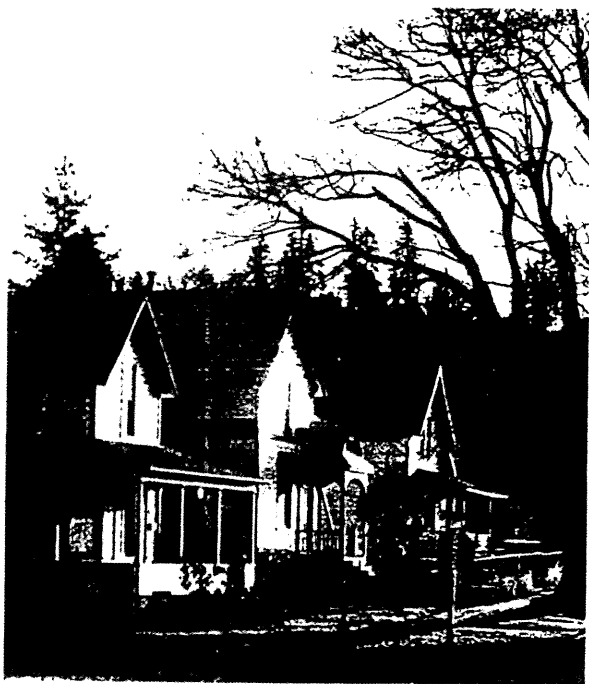
The kinds of expertise needed on historic preservation review commissions will vary to some extent with the nature of local historic properties. For example, if a community was once the site of significant developments in prehistory, it would be well to include a prehistoric archeologist. If a community contains many buildings representing different architectural styles and periods, the presence of an architectural historian on the commission would be important.



Union National Bank, Eau Claire, Wisconsin (Mary Taylor).

What if there are no professionals in the fields recommended by the regulations who live in a community or are willing to serve on a historic preservation commission?

The regulations for Certified Local Governments stipulate only that all members of a local historic preservation commission must have demonstrated interest, competence, or knowledge of historic preservation. Certified Local Governments are required to appoint professionals from the disciplines listed to the extent available in the community. However, subject to some restrictions, each State may specify the minimum number and type of professional members that the local government must appoint to its commission. If a local government is certified with a historic



McLoughlin Historic District, Oregon City, Oregon
(Oregon City Planning Department).

preservation commission lacking the full range of professional expertise required by the regulations, the State must require that the community obtain specific expertise as necessary. For example, if a historic preservation commission is to consider a prehistoric archeological site for nomination to the National Register, and the commission has no member with expertise in that field, the State must require that it consult with a professional prehistoric archeologist before its decision is forwarded to the State Historic Preservation Officer.



Archeological test excavation, Baltimore County, Maryland (Maryland Historic Trust).

Preservation Publications and Information

The following is a partial list of publications, some free and some for sale, that may be helpful to local governments. For further information, you are encouraged to write your State Historic Preservation Officer, your regional office of the National Park Service, the National Trust for Historic Preservation, or the Advisory Council on Historic Preservation.

Procedures for Approved State and Local Government Historic Preservation Programs, Final Rule. 36 C.F.R. Part 61, Department of the Interior, National Park Service, *Federal Register*, Vol. 49, No. 73, Part V., pages 14890-14906, April 13, 1984.

Archeological Survey: Methods and Uses. Thomas F. King, National Park Service, U.S. Department of the Interior, Washington, D.C.

The Brown Book: a Directory of Preservation Information. Diane Mad-dex, editor, with Ellen R. Marsh, The Preservation Press, National Trust for Historic Preservation, Washington, D.C., 1983.

Government Partnership Funds Preservation Programs

By Lucy A. Breyer

Twenty-three communities in New York State have become Certified Local Governments (CLG's), approved by the National Park Service and the State Historic Preservation Office to join the state-federal historic preservation partnership. What is this program and who are these communities?

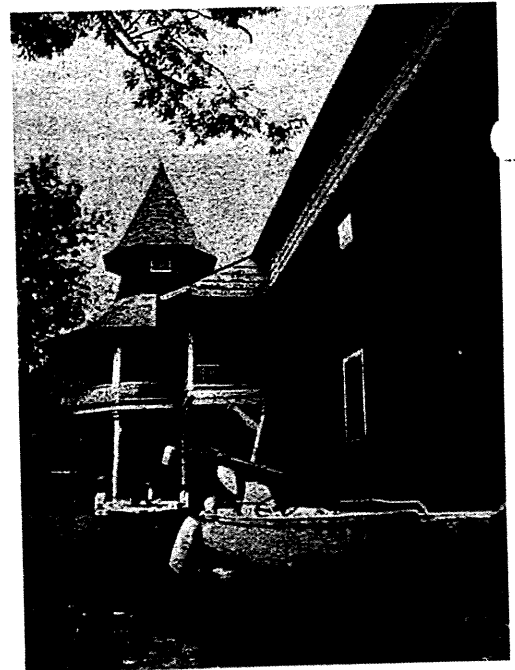
The fundamental components of the federal preservation program — historic resources surveys, the National Register of Historic Places, and compliance review of federally financed undertakings — were created by the National Historic Preservation Act of 1966. That same law established the primary administrative mechanism for these programs: each state has a State Historic Preservation Office (SHPO) and staff who administer the federal programs with supervision, policy guidance, and funding (matching grants) from the U.S. Department of the Interior, National Park Service (NPS).

In 1980, Congress took a long look at the federal historic preservation programs with an eye to fine-tuning them. One lacuna they found was that local governments, although active participants in the preservation of historic properties, had been given little or no role in the federal program. Feeling that some of the authority (and some of the money) for preservation should be extended to local governments, Congress included in the National Historic Preservation Act Amendments of 1980 a directive for states to "provide a mechanism for the certification . . . of local governments to carry out the purposes of this Act" and to set aside at least 10% of each year's federal grant for pass-through to these CLG's. The Amendments Act assigned to CLG's the power to veto National Register nominations in their jurisdictions, and suggested that SHPO's might delegate additional powers. According to the Act, a local government may be certified only if it:

- "enforces appropriate state or local legislation for the designation and protection of historic properties;
- has established an adequate and qualified historic preservation review commission . . . ;
- maintains a system for the survey and inventory of historic properties . . . ;
- provides for adequate public participation in the local historic preservation program . . . ; and
- satisfactorily performs the responsibilities delegated to it under this Act."

Within these basic criteria, states were given broad latitude to develop procedures that suited local needs and laws. Therefore, while all SHPO's operate CLG programs, the specific requirements differ from state to state. Since the special power of local government is the ability to regulate what happens to private property, the New York State SHPO chose to emphasize local legislation for designation and protection of historic properties. While a broad variety of legal constructs can qualify (and have), the SHPO does demand that the local review commission have the power "to approve or disapprove any demolition, relocation, new construction, or exterior alteration affecting designated properties under its jurisdiction." This emphasis on local legislation pervades the New York CLG program: most applicants that have failed to meet the CLG requirements have needed to amend their local laws, and the SHPO annually provides detailed guidance on dozens of draft ordinances.

Although the statutory foundation for the CLG program was laid in 1980, it wasn't until 1984 that the NPS developed regulations for administering the program, and 1985 that the first local governments

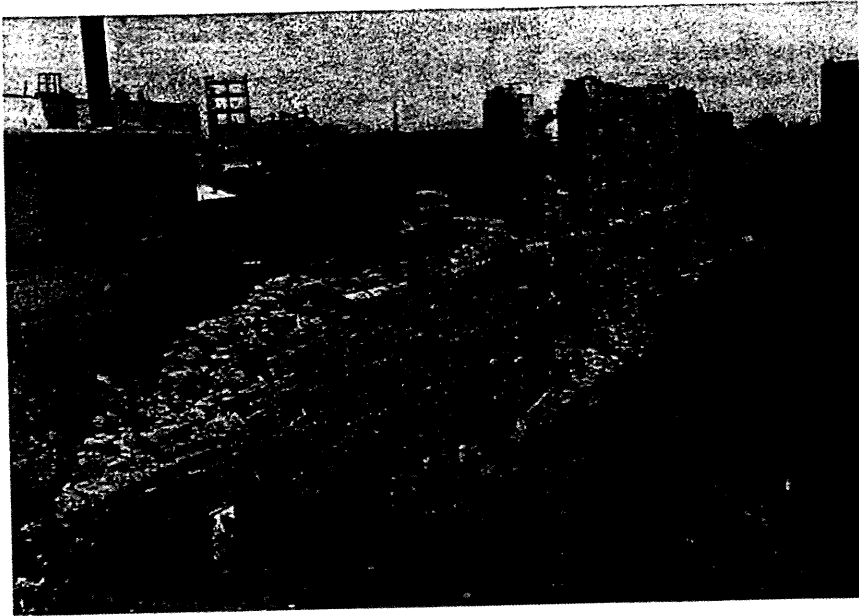


Cascadilla Boathouse (1894-96), Cayuga Lake, Ithaca.

Sheffield Paper Mills on the Esopus Creek, Saugerties (from *Atlas of Ulster County*, 1875).



SHEFFIELD PAPER MILLS, SAUGERTIES, N.Y.



Triphammer Mill ruins (c.1818), Brown's Race Historic District, Rochester.

were certified. New York State's CLG procedures were approved by NPS in August, 1985, and the following year a subgrant program was offered which was designed to assist local governments to meet the requirements for certification. The first "class" of CLG's, including Saratoga Springs, Ithaca, Lancaster, Phoenix, Syracuse, Kingston, and Saugerties, matriculated in October, 1986, and Rochester enrolled a month later.

Since then, local governments' certifications have continued at a steady pace. CLG's now represent a cross-section of New York State communities, from some of the largest — the cities of Buffalo, Rochester, and Syracuse, each with a population in the hundreds of thousands — to some of its smallest — the villages of East Hampton, Phoenix, Roslyn, Sackets Harbor, Sag Harbor, and Sands Point, all with populations in the 1,000-3,000 range. All portions of the state are represented, including remote areas, like the Town of North Elba in the Adirondacks, and some of the most densely settled, such as the Town of North Hempstead on Long Island. In between are a number of small

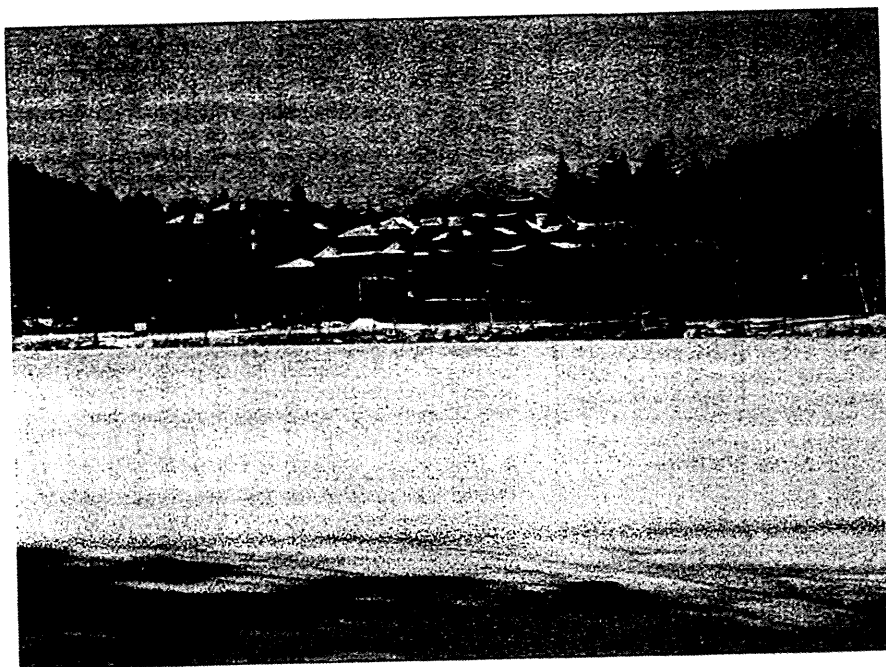
cities and larger villages, some with long histories of preservation activism — Ithaca, Kingston, Saratoga Springs — as well as many newcomers to preservation. In 1989, the New York State procedures were rewritten to allow enrollment of county CLG's, but to date no county has applied for the status.

The primary incentive for becoming involved in the CLG program is the opportunity to apply for the 10% pass-through subgrants, which annually total \$70,000-\$100,000. Subgrants are awarded on an annual cycle, and although the program is competitive, the competition is much less fierce than for other historic preservation grants. Past subgrant awards ranging from \$1,200 to \$23,000, with most in the \$4,000 to \$8,000 range, have funded a variety of projects. In 1985, the entire program was devoted to preparing local governments for certification. Otherwise, most early subgrants went toward survey and National Register nomination projects. Comprehensive reconnaissance level surveys continue to be encouraged. Increasingly, however, funding goes toward publications, planning studies, and training.

Although subgrant funding has been a major inducement for becoming certified, it isn't the only one. Many local governments have been motivated by the promise of expanded participation in state and federal preservation programs, and by the advantages of coordinating with other programs, such as Urban Cultural Parks and the Environmental Quality Bond Act historic preservation grants. CLG's have been given priority for technical assistance from SHPO staff: commissions have been helped with difficult design review cases, SHPO counsel has provided expert testimony at public hearings, survey staff has made numerous on-site consultations, and National Register nominations from CLG's have received special attention. This assistance will hopefully increase in the future, and should help to strengthen local government preservation programs by nurturing a tight network of community preservationists.



Dunemere Lane, East Hampton Village Historic District.



Lake Placid Club.

Brief descriptions of the CLG's and subgrants follow:

Binghamton, Broome County

The largest city of New York's Southern Tier, Binghamton is a county seat and regional center of commerce and government. The themes of labor and immigration are recognized in this area's Susquehanna Urban Cultural Park. A relative newcomer to the CLG ranks, Binghamton is receiving its first subgrant this year.

1990 City-wide reconnaissance survey. \$16,124

Buffalo, Erie County

The state's "second city," Buffalo enacted a historic preservation law in 1975 that was substantially rewritten in 1985-86 with assistance from the National Trust for Historic Preservation. One of the state's busiest commissions, the Buffalo Preservation Board has jurisdiction over some 1,500 properties, and last year reviewed over 400 certificate of appropriateness applications. Subgrants have included survey, city-wide planning, and, currently, a multi-phase public relations program.

1983 Historic preservation plan. \$15,000

1987 Survey and National Register in Urban Cultural Parks area. \$4,854

1989 Preservation awareness program. \$10,735

Coxsackie, Greene County

First settled by the Dutch in the late 17th century, this Hudson Valley village prospered from brick-making and ice-cutting. The community is interested in expanding its small historic district, but has not yet applied for funding assistance.

1985 Certification (legislation, handbook). \$1,950

Durham, Greene County

Nestled deep in the Catskill Mountains, this rural town is protective of its rustic character which is now threatened by uncontrolled development.

East Hampton, Suffolk County

East Hampton, at the eastern end of Long Island, was already two centuries old when it started attracting summer tourists in the late-19th century. Now facing intense development pressure on its commercial and resort properties, the village wishes to expand the Design Review Board's jurisdiction beyond the original 60-property historic district by designating all properties that were included in the 1988 Multiple Resource National Register nomination. This will entail preparing designation documentation (reports, maps, public information meetings, etc.) and a substantial expansion of their design review manual to include new property types and preservation issues.

1985 Certification (design review handbook). \$5,500

1990 Expansion of local designations and manual. \$9,000

Glen Cove, Nassau County

The predominant character of this small city dates from the turn of the 20th century when it was the summer home of wealthy urbanites, and from its subsequent development as a suburb of New York City. Its historic resources include remnants of prehistoric and settlement period occupation, "Gold Coast" estates, and notable civic buildings.

Ithaca, Tompkins County

This small city has one of the most vigorous preservation commissions in the state, and has been the site of many important legal battles. The city is currently undertaking a reconnaissance survey to tie together manifold previous survey efforts.

1986 Cornell Heights survey and National Register nomination. \$4,540

1987 South Hill Survey. \$1,275

1988 Cascadilla Boathouse National Register nomination. \$1,689

1989 South Hill intensive survey. \$5,388

1990 City-wide reconnaissance survey. \$4,734

Kingston, Ulster County

Known for its stone houses, historic river port, and long history of preservation interest, Kingston has taken advantage of the CLG program to fund commission training and survey efforts that are models for the state.

1985 Certification (law, survey system). \$3,540

1986 Upgrade survey of designated area and commission training. \$12,000

1987 Reconnaissance survey. \$5,000

1987 Training in hardship and design review. \$3,000

1988 Stockade District rehabilitation plan. \$15,000

1989 Intensive survey of priority areas. \$9,500

1989 Archaeological reconnaissance survey. \$12,000

Lake Placid and Town of North Elba, Essex County

This resort village and the surrounding rural town collaborated to form a joint commission, whose first task is to review a multi-million dollar development proposal at the historic Lake Placid Club. The community is currently engaged in a master planning effort.

1988 Historic preservation commission training. \$1,750

1988 Lake Placid Club intensive survey. \$5,000

1990 Historic preservation component of master plan. \$9,000

Lancaster, Erie County

This quiet village wishes to preserve its older neighborhoods from the expansion of the highways that serve it and other Buffalo suburbs.

1985 Certification (law, survey). \$5,550

1986 Survey of 191 properties. \$3,250

North Hempstead, Nassau County

In the 19th century, this Long Island town was farmland scattered with villages, ports on Long Island Sound, and a few estates. Today, with a population of over 200,000, including 20 incorporated villages and numerous unincorporated communities, it is a vast New York City suburb. Because of the development pressures, this section of the state is exploring innovative land-use strategies and controls.

1988 Town-wide intensive level survey. \$7,000

1990 Intensive level survey of 20th-century resources. \$9,000

Penn Yan, Yates County

The county seat in a scenic wine-making region, this Finger Lakes community has recently seen a boom in development, especially along the lakeshore. In its first season, the new commission had to deal with the threat to a rare stone winery building, a proposal complicated by multiple property-owners, complex environmental review laws, and an already-issued demolition permit. After a vigorous eleventh-hour legal defense, the building was lost, but preservation consciousness is flourishing.

Phoenix, Oswego County

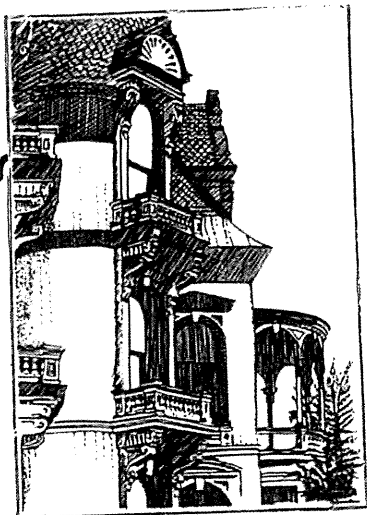
Historically a canal port in an agricultural area and now a suburb of Syracuse, this village joined with the surrounding Town of Schroepel (not a CLG) to form the state's first joint village-town historic preservation commission.

1985 Certification (law, brochure). \$3,000

1986 Reconnaissance survey (village and town). \$1,818

1987 Historic landscape survey (village and town). \$4,900

1989 Historic district architectural study. \$13,000



Batcheller Mansion (1873), Saratoga Springs. From cover of *Guidelines for the Preservation of the Saratoga Springs Historic District*.

Rochester, Monroe County

The third largest city in the state, Rochester has always been known as a prosperous and progressive community. It was a bustling flour milling center in the early-19th century, the heart of a thriving nursery industry in the mid-19th century, and since the late-19th century, the home of Eastman Kodak as well as numerous specialty industries and cultural institutions. It is notable among the CLG communities for the smooth administration of its historic preservation law, a part of one of the state's most complex and detailed land use codes.

- 1986 City historic preservation plan. \$23,000
- 1987 National Register nomination for Brown's Race. \$7,500

Roslyn, Nassau County

Settled in the 17th century, Roslyn thrived in the early-19th century as the shipment point for local cash crops and after the Civil War was the site of numerous harbor-side estates. It was one of the first communities on Long Island to mobilize a preservation effort, and is notable today for the astonishingly high survival rate of early buildings.

Sackets Harbor, Jefferson County

A military stronghold during the War of 1812, this tiny village on the shore of Lake Ontario retains its distinctive 19th-century character. The Sackets Harbor Battlefield (a state historic site) and an Urban Cultural Park attract tourist visitation.

- 1985 Certification (handbook, brochure). \$3,600
- 1987 Walking tour brochure. \$4,000

Sag Harbor, Suffolk County

This famous Long Island whaling town is now a fashionable resort. In response to tremendous development pressures, the community has requested subgrant funds for commission training and survey.

- 1990 Design review training program. \$6,000
- 1990 Reconnaissance / intensive survey. \$9,163

Sands Point, Nassau County

An early port on Long Island's north shore, this "Gold Coast" community achieved its present character (and boundaries) as a residential enclave for the wealthy. Sky-rocketing land values now threaten historic properties. A survey was recently completed.

- 1989 Reconnaissance/intensive survey. \$7,500

Saratoga Springs, Saratoga County

Natural mineral springs were Saratoga's original attraction but by the mid-19th century the spa had become a social and sporting center. Preservation activists have capitalized on and protected the community's unique 19th-century character in the face of Albany's suburban expansion.

- 1987 White and Regent streets survey. \$900
- 1987 Handbook: 5 chapters. \$1,800
- 1988 Reconnaissance survey and boundary study. \$5,600
- 1989 Commission handbook editing and design. \$3,500

Saugerties, Ulster County

Once an important bluestone shipping center and port-of-call for the Hudson River packet trade, this village at the foot of the Catskills is now wrestling with abandoned industries and a nascent tourist trade.

- 1985 Certification (law, training). \$3,250
- 1986 Reconnaissance survey. \$4,000
- 1987 Intensive survey of coastal zone. \$1,000
- 1987 Training in survey. \$600

Seneca Falls, Seneca County

In the mid-19th century, Seneca Falls was a prosperous manufacturing center serving national and international markets via a feeder to the Erie Canal. It is best known, however, for its role in the Women's Rights movement, and today the National Women's Hall of Fame, the Women's Rights National Historic Park, and the Urban Cultural Park attract large numbers of visitors. Currently, the village has an active downtown revitalization program.

- 1990 Commercial district improvements coordinator. \$20,000

Syracuse, Onondaga County

Situated in the center of New York State, Syracuse became a major upstate center of trade and finance due to its salt industry and its location on the Erie Canal. It is a city of intimate neighborhoods that have become home to successive waves of immigrants. Preservation of the city's parks and open spaces has been a significant initiative in recent years.

- 1984 Survey of three target neighborhoods. \$9,000
- 1985 Certification (workshops, brochure). \$5,300
- 1986 Reconnaissance survey of two neighborhoods. \$11,500
- 1987 Survey of two neighborhoods. \$4,000
- 1987 Survey of parks and public open spaces. \$8,400
- 1988 Strathmore neighborhood survey. \$5,900
- 1988 Historic landscapes maintenance and management guidelines. \$12,000
- 1989 Historic landscapes brochure. \$10,000
- 1989 Heritage Crossroads brochure. \$3,741

For more information about the Certified Local Government Program, contact the Field Services Bureau, Office of Parks, Recreation and Historic Preservation, Agency Building One, Empire State Plaza, Albany, NY 12238. 518-474-0479. The deadline for the next round of subgrants is December 14, 1990.

Lucy Breyer is coordinator of the Certified Local Government Program for New York State. She has worked in the State Historic Preservation Office for 13 years in a variety of capacities.



107 Overlook Road, Cornell Heights Historic District.



Orin Lehman
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

NATIONAL REGISTER NOMINATION PRIORITIES

I. Properties where an immediate and demonstrated threat exists, and where nomination is likely to make a substantial difference in whether or not a building/structure/object/site will be preserved (this includes properties in critical need of building/site conservation measures, for which designation is deemed essential to qualify them for funding or other public or private assistance).

II. Multiple property nominations that result from thematic studies or comprehensive surveys completed to state and federal standards. Priority will be given to projects that will:

- a. Make a significant contribution to preservation planning at multiple levels;
- b. Contribute significantly to the protection of resources associated with the history of minorities in a local, regional, or state context;
- c. Provide additional protection to properties that are under-represented in the state's cultural resource inventory.

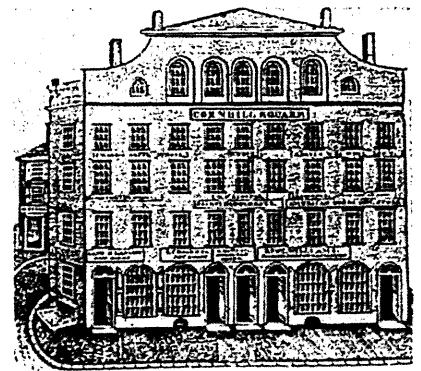
III. Historic districts as follows:

- a. Historic districts identified as part of a comprehensive survey;
- b. Historic districts in communities where designation is crucial to economic development initiatives that will substantially contribute to the rehabilitation and conservation of historic resources.

IV. Individual properties.

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11 PRESERVATION BRIEFS



Rehabilitating Historic Storefronts

H. Ward Jandl

U.S. Department of the Interior National Park Service
Preservation Assistance Division Technical Preservation Services

The storefront is the most important architectural feature of many historic commercial buildings. It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character.

As more and more people come to recognize and appreciate the architectural heritage of America's downtowns, however, a growing interest can be seen in preserving the historic character of commercial buildings. The sensitive rehabilitation of storefronts can result not only in increased business for the owner but can also provide evidence that downtown revitalization efforts are succeeding (see figure 1).

Once a decision is made to rehabilitate a historic commercial building, a series of complex decisions faces the owner, among them:

- if the original storefront has survived largely intact but is in a deteriorated condition, what repairs should be undertaken?
- if the storefront has been modernized at a later date, should the later alterations be kept or the building restored to its original appearance or an entirely new design chosen?
- if the building's original retail use is to be changed to office or residential, can the commercial appearance of the building be retained while accommodating the new use?

This Preservation Brief is intended to assist owners, architects, and planning officials in answering such questions about how to evaluate and preserve the character of historic storefronts. In so doing, it not only addresses the



Figure 1. Inappropriate storefront alterations over the years—metal cladding, oversized signs and canopies—have detracted from the character of this historic district in Van Buren, Arkansas. A carefully considered rehabilitation plan for Main Street, including the removal of poorly designed signs, false fronts and the selection of an appropriate exterior paint color palette, serves to enhance the visual environment and preserves the district's sense of time and place. Photo above: Bob Dunn; Drawing, David Fitts

basic design issues associated with storefront rehabilitation, but recommends preservation treatments as well. Finally, although the Brief focuses on storefront rehabilitation, it is important to review this specific work in the broader context of preserving and maintaining the overall structure. Money spent on storefront rehabilitation may be completely wasted if repair and maintenance problems on the rest of the building are neglected.

Historical Overview

Commercial establishments of the 18th and early 19th centuries were frequently located on the ground floor of buildings and, with their residentially scaled windows and doors, were often indistinguishable from surrounding houses. In some cases, however, large bay or oriel windows comprised of small panes of glass set the shops apart from their neighbors. Awnings of wood and canvas and signs over the sidewalk were other design features seen on some early commercial buildings. The ground floors of large commercial establishments, especially in the first decades of the 19th century, were distinguished by regularly spaced, heavy piers of stone or brick, infilled with paneled doors or small paned window sash. Entrances were an integral component of the facade, typically not given any particular prominence although sometimes wider than other openings.

The ready availability of architectural cast iron after the 1840's helped transform storefront design as architects and builders began to experiment using iron columns and lintels at the ground floor level. Simultaneous advances in the glass industry permitted manufacturing of large panes of glass at a reasonable cost. The combination of these two technical achievements led to the storefront as we know it today—large expanses of glass framed by thin structural elements. The advertisement of the merchant and his products in the building facade and display windows quickly became critical factors in the competitive commercial atmosphere of downtowns. In the grouping of these wide-windowed facades along major commercial streets, the image of America's cities and towns radically changed.

The first cast iron fronts were simple post-and-lintel construction with little decoration. As iron craftsmen became more adept and as more ornate architectural styles became popular, cast iron fronts were given Italianate, Venetian Gothic, and French Second Empire details. Cast iron storefronts could be selected directly from catalogs, which began to appear in the early 1850's. Standardized sills, columns, and lintels could be arranged to create fronts of all sizes, styles and configurations. In the 1870's sheet metal storefronts became popular; they were also sold in standardized sizes and configurations through manufacturers' catalogs (see figure 2).

The typical 19th century storefront consisted of single or double doors flanked by display windows (see figure 3). The entrance was frequently recessed, not only to protect the customer from inclement weather but to increase the amount of space in which to display merchandise. In some cases an additional side door provided access to the upper floors. Thin structural members of cast iron or wood, rather than masonry piers, usually framed the storefront. The windows themselves were raised off the ground by wood, cast iron or pressed metal panels or bulkheads; frequently, a transom or series of transoms (consisting of single or multiple panes of glass) were

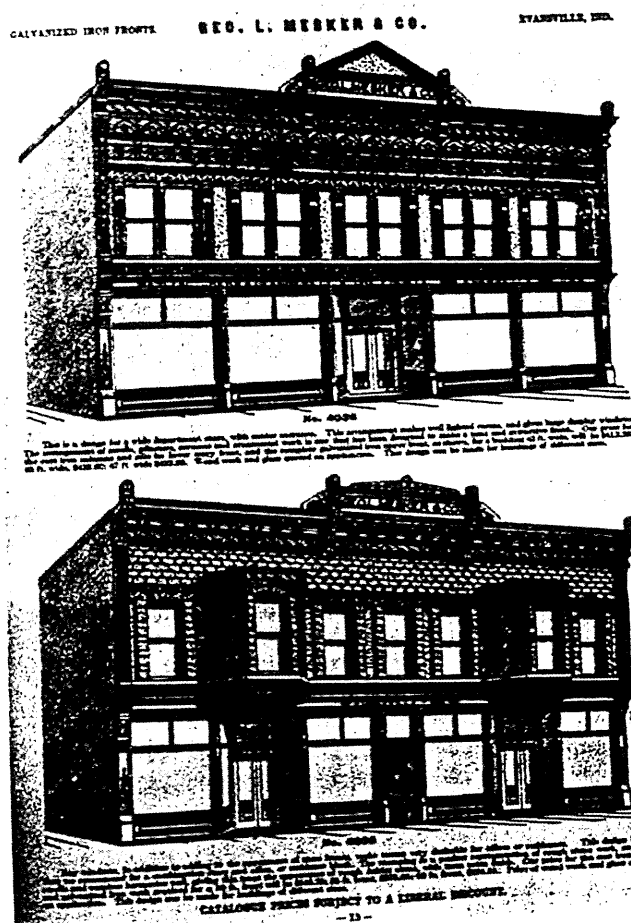


Figure 2. These 19th century galvanized iron storefronts could be purchased from George L. Mesker & Co. in Evansville, Indiana.

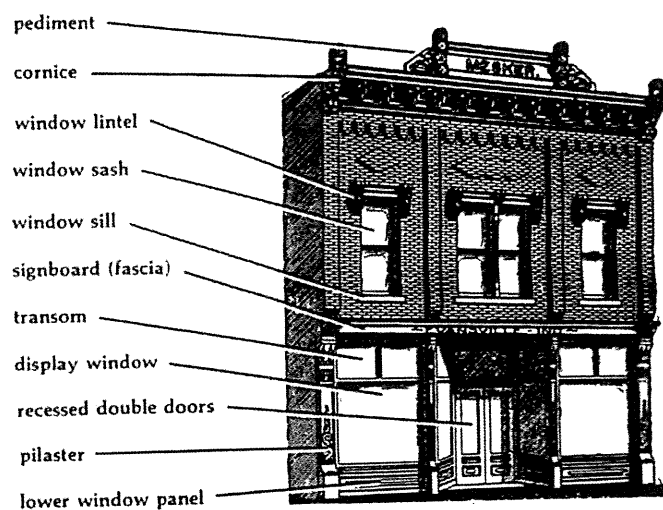


Figure 3. Become familiar with the architectural features typical of historic commercial buildings. A close look at a storefront's construction materials, features and relationship to the upper stories will help in determining how much of the original facade remains.

This particular storefront is No. 4016 in the George L. Mesker and Company catalog of 1905. One of Mesker's most popular designs, it featured cast-iron sills, columns and lintels, galvanized iron lintel and main cornice, window caps and pediment.

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tent and nature of rehabilitation work needed (see figure 6). In most cases, this examination is best undertaken by a qualified professional.

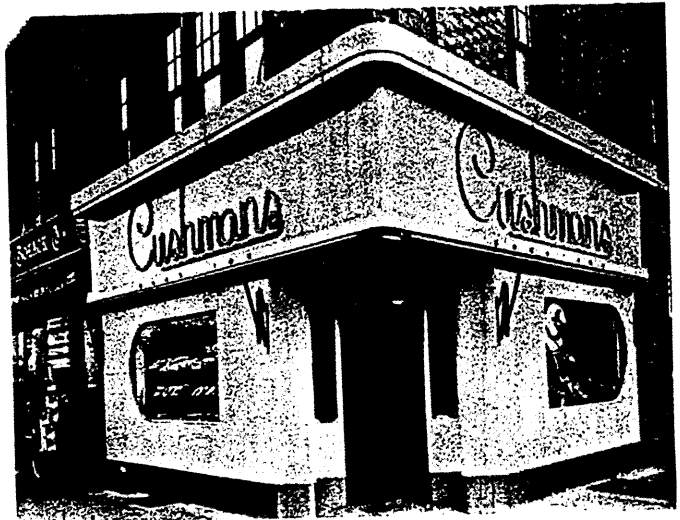


Figure 4. This storefront in New York City designed by Raymond Loewy typifies the streamlined look of the 1930's. Added to an earlier building, the front utilizes glass, stainless steel and neon to make a modern statement. This is a good example of a later storefront which has acquired significance and should be retained in any rehabilitation.



Figure 5. In some cases, as in the storefront on the extreme left, it is a simple matter to determine original appearance by looking at neighboring storefronts. Removal of the board and batten fasciaboard, pent roof, and "colonial" style door, all of which could be undertaken at minimal cost, would restore the original proportions and lines of the building. Photo: Day Johnston

Guidelines for Rehabilitating Existing Historic Storefronts

1. Become familiar with the style of your building and the role of the storefront in the overall design. Don't "early up" a front. Avoid stock "lumberyard colonial" detailing such as coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small paned windows except where they existed historically.
2. Preserve the storefront's character even though there is a new use on the interior. If less exposed window area is desirable, consider the use of interior blinds and insulating curtains rather than altering the existing historic fabric.
3. Avoid use of materials that were unavailable when the storefront was constructed; this includes vinyl and aluminum siding, anodized aluminum, mirrored or tinted glass, artificial stone, and brick veneer.
4. Choose paint colors based on the building's historical appearance. In general do not coat surfaces that have never been painted. For 19th century storefronts, contrasting colors may be appropriate, but avoid too many different colors on a single facade.

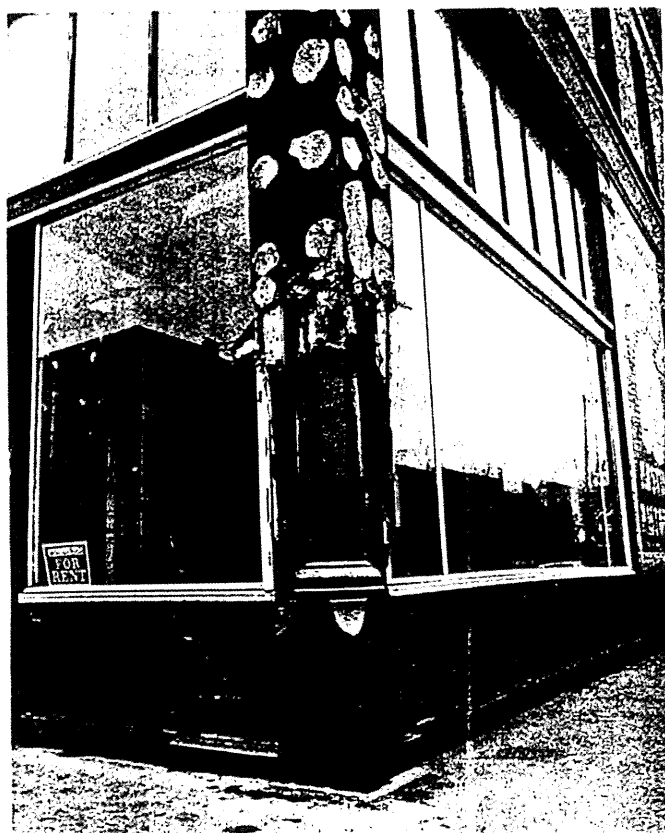


Figure 6. Storefronts of the 1940's, 50's, and 60's were frequently installed by attaching studs or a metal grid over an early front and applying new covering materials. If the existing storefront is a relatively recent addition with little or no architectural merit, begin by removing the covering materials in several places as was done here. If this preliminary investigation reveals evidence of an earlier front, such as this cast-iron column, carefully remove the later materials to assess the overall condition of the historic storefront. The black mastic visible on the lower masonry panels was used for installing pigmented structural glass. Some attachment methods for modern facings, such as mastic or metal lath, may have seriously damaged the original fabric of the building, and this must be taken into account in the rehabilitation process. Photo: Bob Dunn

The following questions should be taken into consideration in this two-part evaluation:

Construction Materials, Features, and Design Relationships

Storefront's Construction Materials: What are the construction materials? Wood? Metal? Brick or other masonry? A combination?

Storefront's Architectural Features: What are the various architectural features comprising the storefront and how are they arranged in relationship to each other?

• Supporting Columns/Piers:

What do the columns or piers supporting the storefront look like? Are they heavy or light in appearance? Are they flush with the windows or do they protrude? Are they all structural elements or are some columns decorative?

• Display Windows and Transoms:

Are the display windows and transoms single panes of glass or are they subdivided? Are they flush with the

facade or are they recessed? What is the proportion of area between the display windows and transom? Are there window openings in the base panels to allow natural light into the basement?

• Entrances:

Are the entrances centered? Are they recessed? Is one entrance more prominent than the others? How is the primary retail entrance differentiated from other entrances? Is there evidence that new entrances have been added or have some been relocated? Are the doors original or are they later replacements?

• Decorative Elements:

Are there any surviving decorative elements such as molded cornices, column capitals, fascia boards, brackets, signs, awnings or canopies? Is there a belt-course, cornice, or fascia board between the first and second floor? Are some elements older than others indicating changes over time?

Storefront's Relationship to Upper Stories: Is there a difference in materials between the storefront and upper stories? Were the storefront and floors above it created as an overall design or were they very different and unrelated to each other?

It is also worthwhile to study the neighboring commercial buildings and their distinctive characteristics to look for similarities (canopies, lighting, signs) as well as differences. This can help determine whether the storefront in question is significant and unique in its own right and/or whether it is significant as part of an overall commercial streetscape.

Physical Condition

Mild Deterioration: Do the surface materials need repair? Is paint flaking? Are metal components rusting? Do joints need recaulking where materials meet glass windows? Mild deterioration generally requires only maintenance level treatments.

Moderate Deterioration: Can rotted or rusted or broken sections of material be replaced with new material to match the old? Can solid material (such as Carrara glass) from a non-conspicuous location be used on the historic facade to repair damaged elements? Do stone or brick components need repointing? Is the storefront watertight with good flashing connections? Are there leaky gutters or air conditioner units which drip condensation on the storefront? Is caulking needed? Moderate deterioration generally requires patching or splicing of the existing elements with new pieces to match the deteriorated element.

Severe Deterioration: Have existing facing materials deteriorated beyond repair through vandalism, settlement, or water penetration? Is there a loss of structural integrity? Is the material rusted through, rotted, buckling, completely missing? Are structural lintels sagging? Are support columns settled or out of alignment? Severe deterioration generally requires replacement of deteriorated elements as part of the overall rehabilitation.

In evaluating whether the existing storefront is worthy of preservation, recognize that good design can exist in any period; a storefront added in 1930 may have greater architectural merit than what is replaced (see figure 4). In commercial historic districts, it is often the diversity of

styles and detailing that contribute to the character; removing a storefront dating from 1910 simply because other buildings in the district have been restored to their 1860's appearance may not be the best preservation approach. If the storefront design is a good example of its period and if it has gained significance over time, it should be retained as part of the historical evolution of the building (this architectural distinctiveness could also be an economic asset as it may attract attention to the building).

Deciding a Course of Action

The evaluation of the storefront's architectural features and physical condition will help determine the best course of action in the actual rehabilitation work. The following recommendations, adapted from the Secretary of the Interior's "Standards for Rehabilitation" and the accompanying interpretive guidelines, are designed to ensure that the historic commercial character of the building is retained in the rehabilitation process.

If the original or significant storefront exists, repair and retain the historic features using recommended treatments (see following sections on rehabilitating metal, wood and masonry storefronts as well as the guidelines for rehabilitating existing historic storefronts found on page 3).

If the original or significant storefront no longer exists or is too deteriorated to save, undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture; or undertake an accurate restoration based on historical research and physical evidence (see section on "Replacement Storefronts"). Where an original or significant storefront no longer exists and no evidence exists to document its early appearance, it is generally preferable to undertake a contemporary design that retains the commercial "flavor" of the building. The new storefront design should not draw attention away from the historic building with its detailing but rather should respect the existing historic character of the overall building. A new design that copies traditional details or features from neighboring buildings or other structures of the period may give the building a historical appearance which blends in with its neighbors but which never, in fact, existed. For this reason, use of conjectural designs, even if based on similar buildings elsewhere in the neighborhood or the availability of different architectural elements from other buildings or structures, is generally not recommended.

Rehabilitating Metal Storefronts

Rehabilitating metal storefronts can be a complex and time-consuming task. Before steps are taken to analyze or treat deteriorated storefronts, it is necessary to know which metal is involved, because each has unique properties and distinct preservation treatments. Storefronts were fabricated using a variety of metals, including cast iron, bronze, copper, tin, galvanized sheet iron, cast zinc, and stainless steel. Determining metallic composition can be a difficult process especially if components are encrusted with paint. Original architect's specifications (sometimes available from permit offices, town halls, or records of the original owner) can be important clues in this regard and should be checked if at all possible.

Iron—a magnetic, gray-white malleable metal, readily susceptible to oxidation. Cast iron, most commonly found in storefronts, is shaped by molds and can withstand great compressive loads. Rolled sheet iron, sometimes galvanized with zinc, also was used in storefront construction. Stainless steel began to appear in storefronts after 1930.

Zinc—a medium-hard, bluish-white metal, widely used as a protective coating for iron and steel. It is softer than iron and is nonmagnetic.

Copper—a nonmagnetic, corrosion-resistant, malleable metal, initially reddish-brown but when exposed to the atmosphere turns brown to black to green.

Bronze and brass—nonmagnetic, abrasive-resistant alloys combining copper with varying amounts of zinc, lead, or tin. These copper alloys, more commonly found in office buildings or large department stores, range in color from lemon yellow to golden brown to green depending on their composition and are well suited for casting (see figure 7).

Aluminum—a lightweight, nonmagnetic metal commonly found on storefronts dating from the 1920's and 30's. Its brightness and resistance to corrosion has made it a popular storefront material in the 20th century.

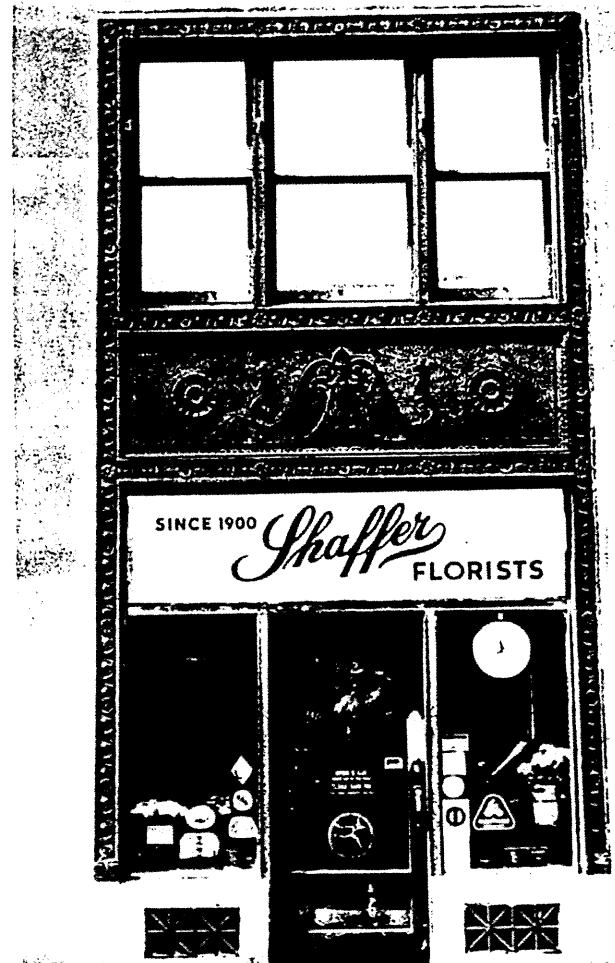


Figure 7. Part of a large office building constructed in Washington, D.C. in 1928, this finely detailed bronze storefront is typical of many constructed during this period. It should be noted that the original grilles, spandrel panel and window above are all intact. Photo: David W. Look, AIA

Repair and Replacement of Metal

Simply because single components of a storefront need repair or replacement should not be justification for replacing an entire storefront. Deteriorated metal architectural elements can be repaired by a variety of means, although the nature of the repair will depend on the extent of the deterioration, the type of metal and its location, and the overall cost of such repairs. Patches can be used to mend, cover or fill a deteriorated area. Such patches should be a close match to the original material to prevent galvanic corrosion. Splicing—replacement of a small section with new material—should be undertaken on structural members only when temporary bracing has been constructed to carry the load. Reinforcing—or bracing the damaged element with additional new metal material—can relieve fatigue or overloading in some situations.

If metal components have deteriorated to a point where they have actually failed (or are missing), replacement is the only reasonable course of action. If the components are significant to the overall design of the storefront, they should be carefully removed and substituted with components that match the original in material, size and detailing (see figure 8).



Figure 8. When the Grand Opera House in Wilmington, Delaware, was rehabilitated, missing cast-iron columns were cast of aluminum to match the original; in this particular case, because these columns do not carry great loads, aluminum proved to be successful substitute. Photo: John G. Waite

Before going to the expense of reproducing the original, it may be useful to check salvage yards for compatible components. Missing parts of cast iron storefronts can be replaced by new cast iron members that are reproductions of the original. New wooden patterns, however, usually need to be made if the members are large. This procedure tends to be expensive (it is usually impossible to use existing iron components as patterns to cast large elements because cast iron shrinks 1/5 inch per foot as it cools). In some situations, less expensive substitute materials such as aluminum, wood, plastics, and fiberglass, painted to match the metal, can be used without compromising the architectural character of the resource.

Cleaning and Painting

Cast iron storefronts are usually encrusted with layers of paint which need to be removed to restore crispness to the details. Where paint build-up and rust are not severe

problems, handscraping and wire-brushing are viable cleaning methods. While it is necessary to remove all rust before repainting, it is not necessary to remove all paint. For situations involving extensive paint build-up and corrosion, mechanical methods such as low-pressure gentle dry grit blasting (80-100 psi) can be effective and economical, providing a good surface for paint. Masonry and wood surfaces adjacent to the cleaning area, however, should be protected to avoid inadvertent damage from the blasting. It will be necessary to recaulk and putty the heads of screws and bolts after grit blasting to prevent moisture from entering the joints. Cleaned areas should be painted immediately after cleaning with a rust-inhibiting primer to prevent new corrosion. Before any cleaning is undertaken, local codes should be checked to ensure compliance with environmental safety requirements.

Storefronts utilizing softer metals (lead, tin), sheet metals (sheet copper), and plated metals (tin andterneplate) should not be cleaned mechanically (grit blasting) because their plating or finish can be easily abraded and damaged. It is usually preferable to clean these softer metals with a chemical (acid pickling or phosphate dipping) method. Once the surface of the metal has been cleaned of all corrosion, grease, and dirt, a rust-inhibiting primer coat should be applied. Finish coats especially formulated for metals, consisting of lacquers, varnishes, enamels or special coatings, can be applied once the primer has dried. Primer and finish coats should be selected for chemical compatibility with the particular metal in question.

Bronze storefronts, common to large commercial office buildings and major department stores of the 20th century, can be cleaned by a variety of methods; since all cleaning removes some surface metal and patina, it should be undertaken only with good reason (such as the need to remove encrusted salts, bird droppings or dirt). Excessive cleaning can remove the texture and finish of the metal. Since this patina can protect the bronze from further corrosion, it should be retained if possible. If it is desirable to remove the patina to restore the original surface of the bronze, several cleaning methods can be used: chemical compounds including rottenstone and oil, whitening and ammonia, or precipitated chalk and ammonia, can be rubbed onto bronze surfaces with a soft, clean cloth with little or no damage. A number of commercial cleaning companies successfully use a combination of 5% oxalic acid solution together with finely ground India pumice powder. Fine glass-bead blasting (or peening) and crushed walnut shell blasting also can be acceptable mechanical methods if carried out in controlled circumstances under low (80-100 psi) pressure. Care should be taken to protect any adjacent wood or masonry from the blasting.

The proper cleaning of metal storefronts should not be considered a "do-it-yourself" project. The nature and condition of the material should be assessed by a competent professional, and the work accomplished by a company specializing in such work.

Rehabilitating Wooden Storefronts

The key to the successful rehabilitation of wooden storefronts is a careful evaluation of existing physical conditions. Moisture, vandalism, insect attack, and lack of maintenance can all contribute to the deterioration of wooden storefronts. Paint failure should not be mistaken-

ly interpreted as a sign that the wood is in poor condition and therefore irreparable. Wood is frequently in sound physical condition beneath unsightly paint. An ice pick or awl may be used to test wood for soundness—decayed wood that is jabbed will lift up in short irregular pieces; sound wood will separate in long fibrous splinters.

Repair and Replacement of Wood

Storefronts showing signs of physical deterioration can often be repaired using simple methods. Partially decayed wood can be patched, built up, chemically treated or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life.

To repair wood showing signs of rot, it is advisable to dry the wood; carefully apply a fungicide such as pentachlorophenol (a highly toxic substance) to all decayed areas; then treat with 2 or 3 applications of boiled linseed oil (24 hours between applications). Afterward, fill cracks and holes with putty; caulk the joints between the various wooden members; and finally prime and paint the surface.

Partially decayed wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate porous decayed wood and then harden. The consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Where components of wood storefronts are so badly deteriorated that they cannot be stabilized, it is possible to replace the deteriorated parts with new pieces (see figure 9). These techniques all require skill and some expense, but are recommended in cases where decorative elements, such as brackets or pilasters, are involved. In some cases, missing edges can be filled and rebuilt using wood putty or epoxy compounds. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair.



Figure 9. Rather than replace an entire wooden storefront when there is only localized deterioration, a new wooden component can be pieced-in, as seen here in this column base. The new wood will need to be given primer and top coats of a high quality exterior paint—either an oil-base or latex system. Also wood that is flaking and peeling should be scraped and hand-sanded prior to repainting. Photo: H. Ward Jandl

Repainting of Wood

Wooden storefronts were historically painted to deter the harmful effects of weathering (moisture, ultraviolet rays from the sun, wind, etc.) as well as to define and accent architectural features. Repainting exterior woodwork is thus an inexpensive way to provide continued protection from weathering and to give a fresh appearance to the storefront.

Before repainting, however, a careful inspection of all painted wood surfaces needs to be conducted in order to determine the extent of surface preparation necessary, that is, whether the existing layers of paint have deteriorated to the point that they will need to be partially or totally removed prior to applying the new paint.

As a general rule, removing paint from historic exterior woodwork should be avoided unless absolutely essential. Once conditions warranting removal have been identified, however, paint can be removed to the next sound layer using the gentlest method possible, then the woodwork repainted. For example, such conditions as mildewing, excessive chalking, or staining (from the oxidation of rusting nails or metal anchorage devices) generally require only thorough surface cleaning prior to repainting. Intercoat peeling, solvent blistering, and wrinkling require removal of the affected layer using mild abrasive methods such as hand scraping and sanding. In all of these cases of limited paint deterioration, after proper surface preparation the exterior woodwork may be given one or more coats of a high quality exterior oil finish paint.

On the other hand, if painted wood surfaces display continuous patterns of deep cracks or if they are extensively blistering and peeling so that bare wood is visible, the old paint should be completely removed before repainting. (It should be emphasized that because peeling to bare wood—the most common type of paint problem—is most often caused by excess interior or exterior moisture that collects behind the paint film, the first step in treating peeling is to locate and remove the source or sources of moisture. If this is not done, the new paint will simply peel off.)

There are several acceptable methods for total paint removal, depending on the particular wooden element involved. They include such thermal devices as an electric heat plate with scraper for flat surfaces such as siding, window sills, and doors or an electric hot-air gun with profiled scraper for solid decorative elements such as gingerbread or molding. Chemical methods play a more limited, supplemental role in removing paint from historic exterior woodwork; for example, caustic or solvent-base strippers may be used to remove paint from window muntins because thermal devices can easily break the glass. Detachable wooden elements such as exterior shutters, balusters and columns, can probably best be stripped by means of immersion in commercial dip tanks because other methods are too laborious. Care must be taken in rinsing all chemical residue off the wood prior to painting or the new paint will not adhere.

Finally, if the exterior woodwork has been stripped to bare wood, priming should take place within 48 hours (unless the wood is wet, in which case it should be permitted to dry before painting). Application of a high quality oil type exterior primer will provide a surface over which either an oil or latex top coat can be successfully used.

Rehabilitating Masonry Storefronts

Some storefronts are constructed of brick or stone, and like their metal and wooden counterparts, also may have been subjected to physical damage or alterations over time. Although mortar may have disintegrated, inappropriate surface coatings applied, and openings reduced or blocked up, careful rehabilitation will help restore the visual and physical integrity of the masonry storefront.

Repair and Replacement of Masonry

If obvious signs of deterioration—disintegrating mortar, spalling bricks or stone—are present, the causes (ground moisture, leaky downspouts, etc.) should be identified and corrected. Some repointing may be necessary on the masonry surface, but should be limited to areas in which so much mortar is missing that water accumulates in the mortar joints, causing further deterioration. New mortar should duplicate the composition, color, texture, and hardness, as well as the joint size and profile of the original. Badly spalling bricks may have to be replaced. Deteriorated stone may be replaced in kind, or with a matching substitute material; in some cases where not visually prominent, it may be covered with stucco, possibly scored to resemble blocks of stone.

Cleaning Masonry

Inappropriate cleaning techniques can be a major source of damage to historic masonry buildings. Historic masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and always with the gentlest means possible, such as water and a mild detergent using natural bristle brushes, and/or a non-harmful chemical solution, both followed by a low-pressure water rinse.

It is important to remember that many mid-19th century brick buildings were painted immediately or soon after construction to protect poor quality brick or to imitate stone. Some historic masonry buildings not originally painted were painted at a later date to hide alterations or repairs, or to solve recurring maintenance or moisture problems. Thus, whether for reasons of historical tradition or practicality, it may be preferable to retain existing paint. If it is readily apparent that paint is not historic and is a later, perhaps unsightly or inappropriate treatment, removal may be attempted, but only if this can be carried out without damaging the historic masonry. Generally, paint removal from historic masonry may be accomplished successfully only with the use of specially formulated chemical paint removers. No abrasive techniques, such as wet or dry sandblasting should be considered. If non-historic paint cannot be removed without using abrasive methods, it is best to leave the masonry painted, although repainting in a compatible color may help visually.

Removing unsightly mastic from masonry presents a similarly serious problem. Its removal by mechanical means may result in abrading the masonry, and chemical and heat methods may prove ineffective, although solvents like acetone will aid in softening the hardened mastic. If the mastic has become brittle, a flat chisel may be used to pop it off; but this technique, if not undertaken with care, may result in damaging the masonry. And even if total removal is possible, the mastic may have permanently stained the masonry. Replacement of these masonry sec-

tions marred by mastic application may be one option in limited situations; individual pieces of stone or bricks that have been damaged by inappropriate alterations may be cut out and replaced with new pieces that duplicate the original. However, since an exact match will be nearly impossible to achieve, it may be necessary to paint the repaired masonry in order to create a harmonious facade. Replacement of a large area with new materials may not be acceptable as it may give the building a new, non-historic appearance inappropriate to the building style and period.

Designing Replacement Storefronts

Where an architecturally or historically significant storefront no longer exists or is too deteriorated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape (see figure 10). For example, just because upper floor windows are arched is not sufficient justification for designing arched openings for the new storefront. The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided. The guidelines on page 8 can assist in developing replacement storefront designs that respect the historic character of the building yet meet current economic and code requirements.

Guidelines for Designing Replacement Storefronts

1. **Scale:** Respect the scale and proportion of the existing building in the new storefront design.
2. **Materials:** Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
3. **Cornice:** Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
4. **Frame:** Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
5. **Entrances:** Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
6. **Windows:** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
7. **Secondary Design Elements:** Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.



Figure 10. (A) This existing storefront, added in the 1950's to a late 19th century brick building, extends beyond the plane of the facade; faced with anodized aluminum and permastone, it does not contribute to the architectural and historic character of the building. (B) This replacement design uses "lumberyard colonial" detailing, such as barn-type doors, shutters, small paned windows, and a wood shake pent roof. The design, detailing, and choice of materials are clearly inappropriate to this commercial building. (C) This replacement design retains the 1950's projecting canopy but symmetrical placement of the doors relates well to the second floor windows above; this contemporary design is compatible with the scale and character of the building. (D) This replacement design accurately restores the original appearance of the building; based on historical research and physical evidence, it too is an acceptable preservation approach. Drawings: Sharon C. Park, AIA

A restoration program requires thorough documentation of the historic development of the building prior to initiating work. If a restoration of the original storefront is contemplated, old photographs and prints, as well as physical evidence, should be used in determining the form and details of the original. Because storefronts are particularly susceptible to alteration in response to changing marketing techniques, it is worthwhile to find visual documentation from a variety of periods to have a clear understanding of the evolution of the storefront. Removal of later additions that contribute to the character of the building should not be undertaken.

Other Considerations

Pigmented Structural Glass

The rehabilitation of pigmented structural glass storefronts, common in the 1930's, is a delicate and often frustrating task, due to the fragility and scarcity of the material. Typically the glass was installed against masonry walls with asphaltic mastic and a system of metal shelf angles bolted to the walls on three-foot centers. Joints between the panels were filled with cork tape or an elastic joint cement to cushion movement and prevent moisture infiltration.

The decision to repair or replace damaged glass panels should be made on a case-by-case basis. In some instances, the damage may be so minor or the likelihood of finding replacement glass so small, that repairing, reanchoring and/or stabilizing the damaged glass panel may be the only prudent choice. If the panel is totally destroyed or missing, it may be possible to replace with glass salvaged from a demolition; or a substitute material, such as "spandrel glass," which approximates the appearance of the original. Although pigmented structural glass is no longer readily available, occasionally long-established glass "jobbers" will have a limited supply to repair historic storefronts.

Awnings

Where based on historic precedent, consider the use of canvas awnings on historic storefronts (see figure 11).

Awnings can help shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight hitting the store window, although buildings with northern exposures will seldom functionally require them. Today's canvas awnings have an average life expectancy of between 4 and 7 years. In many cases awnings can disguise, in an inexpensive manner, later inappropriate alterations and can provide both additional color and a strong store identification. Fixed aluminum awnings and awnings simulating mansard roofs and umbrellas are generally inappropriate for older commercial buildings. If awnings are added, choose those that are made from soft canvas or vinyl materials rather than wood or metal; be certain that they are installed without damaging the building or visually impairing distinctive architectural features and can be operable for maximum energy conservation effect.



Figure 11. Try to locate old photographs or prints to determine what alterations have been made to the storefront and when they were undertaken. Awnings were common elements of storefronts at the turn of the century. They can be equally useful today.

Signs

Signs were an important aspect of 19th and early 20th century storefronts and today play an important role in defining the character of a business district. In examining historic streetscape photographs, one is struck by the number of signs—in windows, over doors, painted on exterior walls, and hanging over (and sometimes across) the street. While this confusion was part of the character of 19th century cities and towns, today's approach toward signs in historic districts tends to be much more conservative. Removal of some signs can have a dramatic effect in improving the visual appearance of a building; these include modern backlit fluorescent signs, large applied signs with distinctive corporate logos, and those signs attached to a building in such a way as to obscure significant architectural detailing. For this reason, their removal is encouraged in the process of rehabilitation. If new signs are designed, they should be of a size and style compatible with the historic building and should not cover or obscure significant architectural detailing or features. For many 19th century buildings, it was common to mount signs on the lintel above the first story. Another common approach, especially at the turn of the century, was to paint signs directly on the inside of the display windows. Frequently this was done in gold leaf. New hanging signs may be appropriate for historic commercial buildings, if they are of a scale and design compatible with the historic buildings. Retention of signs and advertising painted on historic walls, if of historic or artistic interest (especially where they provide evidence of early or original occupants), is encouraged.

Paint Color

Paint analysis can reveal the storefront's historic paint colors and may be worth undertaking if a careful restoration is desired. If not, the paint color should be, at a minimum, appropriate to the style and setting of the building. This also means that if the building is in a historic district, the color selection should complement the building in question as well as other buildings in the block. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases the color or colors chosen for a storefront should be used on other painted exterior detailing (windows, shutter, cornice, etc.) to unify upper and lower portions of the facade.

Windows

Glass windows are generally the most prominent features in historic storefronts, and care should be taken to ensure that they are properly maintained. For smaller paned windows with wooden frames, deteriorated putty should be removed manually, taking care not to damage wood along the rabbet. To reglaze, a bead of linseed oil-based putty should be laid around the perimeter of the rabbet; the glass pane pressed into place; glazing points inserted to hold the pane; and a final seal of putty beveled around the edge of the glass. For metal framed windows, glazing compound and special glazing clips are used to secure the glass; a final seal of glazing compound then is often applied. If the glass needs replacing, the new glass should match the original in size, color and reflective qualities. Mirrored or tinted glass are generally inappropriate

replacements for historic storefronts. The replacement of cracked or missing glass in large windows should be undertaken by professional glaziers.

Code Requirements

Alterations to a storefront called for by public safety, handicapped access, and fire codes can be difficult design problems in historic buildings. Negotiations can be undertaken with appropriate officials to ensure that all applicable codes are being met while maintaining the historic character of the original construction materials and features. If, for instance, doors opening inward must be changed, rather than replace them with new doors, it may be possible to reverse the hinges and stops so that they will swing outward.

Summary

A key to the successful rehabilitation of historic commercial buildings is the sensitive treatment of the first floor itself (see figure 12). Wherever possible, significant storefronts (be they original or later alterations), including windows, sash, doors, transoms, signs and decorative features, should be repaired in order to retain the historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should nonetheless be preserved—either through an accurate restoration based on historic research and physical evidence or a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. The sensitive rehabilitation of historic storefronts will not only enhance the architectural character of the overall building but will contribute to rejuvenating neighborhoods or business districts as well.

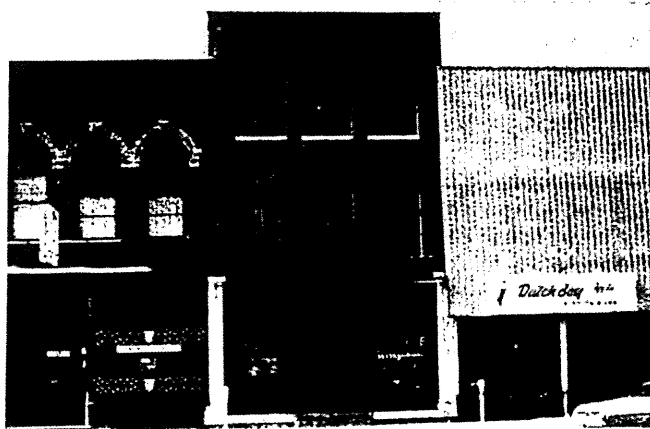


Figure 12. This photograph of three late 19th century commercial buildings clearly shows the impact of preserving and rehabilitating storefronts. The one on the right has been totally obscured by a "modern" front added in the 1950's. Although inappropriate alterations have taken place on the left storefront, it is still possible to determine the original configuration of the doors and display windows. The storefront in the middle has remained intact. Although in need of some minor maintenance work, the appeal of the original design and materials is immediately apparent.

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This publication has been prepared pursuant to the Economic Recovery Tax Act of 1981 which directs the Secretary of the Interior to certify rehabilitations of historic buildings that are consistent with their historic character; the advice and guidance provided in this brief will assist property owners in complying with the requirements of this law.

Preservation Briefs 11 has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcomed and can be sent to Mr. Nelson at the above address.

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Cover drawing: This woodcut of the Joy Building, built in 1808 in Boston, shows early storefronts with shutters; note the profusion of signs covering the facade, advertising the services of the tenants.

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SOURCES OF ASSISTANCE FOR LOCAL PRESERVATION PROJECTS

Internships

Student internships may be an effective and relatively inexpensive way of furthering local preservation activities. In particular, students pursuing degrees in historic preservation, architectural history, architecture, landscape architecture, and related fields may be helpful in survey and designation, design review, technical assistance, and public relations efforts. The following internship opportunities should be of special interest:

Columbia University

Students enrolled in the graduate program in historic preservation are required to participate in a summer internship with some students available for employment through a federally-funded work-study program. The program allows for a 70%/30% salary split between the university and the not-for-profit or governmental sponsor, for about 10 weeks of employment (35 hours/week) at a salary of approximately \$10/hour. Contact: Irene Nagle, Coordinator of Internships and Job Placement, Division of Historic Preservation, 400 Avery Hall, Columbia University, New York, NY 10027, 212-854-3080.

Cornell University

Graduate students in historic preservation, landscape architecture, city and regional planning, and related fields are available for summer employment. Some students are assisted through a federally-funded work-study program. This program's financial split is generally 65%/35%, with the university paying the larger share, for two months of employment with a total earnings ceiling of \$1,800 to \$2,000. Contact: Michael Tomlan, Director, Historic Preservation Planning Program, 106 West Sibley Hall, Cornell University, Ithaca, NY 14853, 607-255-7261.

In addition, undergraduate student are available through the alumni-supported Cornell Tradition Program, and can include 4th- and 5th-year architecture and urban studies students. This program provides a 50%/50% split with an earnings ceiling of approximately \$2,500. Contact: Colleen Babcock, Director of Off-Campus Programs, 203 Day Hall, Cornell University, Ithaca, NY 14853, 607-255-5049.

University of Vermont

Students pursuing a Master of Science degree in historic preservation are required to complete an internship. Generally, this is done between a student's first and second year of study and often is out of state. Contact: Bridget Butler, Administrative Assistant, Historic Preservation Program, Department of History, University of Vermont, Burlington, Vermont 05401, 802-656-3180.

Grants and Loans

National Trust for Historic Preservation

The National Trust is a source of grants and loans through four funding programs. The applicant must be a not-for-profit organization or municipality and a member of the Trust's Preservation Forum (\$75/year which includes membership in the Trust.) All programs require a 50% match. The four programs are:

Preservation Services Fund (PSF)

PSF provides financial assistance for consultant services, feasibility studies, public programming, and heritage education activities. Support for National Register nomination preparation may be given in the case of endangered properties. Grant awards are up to \$5,000, with \$1,500 - \$2,000 as the average. Deadlines: February 1, June 1, and October 1 each year. Contact: Laurie Rabe, National Trust for Historic Preservation, Northeast Regional Office, 45 School Street, Boston, MA 02108, 617-523-0885.

National Preservation Loan Fund (NPLF)

The NPLF provides low-interest loans, loan guaranties, and interest subsidies to assist in creating or expanding local revolving loan funds and building acquisition, stabilization, rehabilitation, and related capital expenses. Loans for preserving endangered National Historic Landmarks are also available. Loans of up to \$100,000 at about 8% interest for five to eight years are typical. Applications are accepted throughout the year. Contact: Lynn Moriarity, Director, National Trust Preservation Loan Fund, National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington, D.C. 20036, 202-673-4000.

Inner-City Ventures Fund

This program provides loans, grants, and technical assistance to not-for-profit neighborhood-based groups for housing and commercial revitalization projects. This program is currently being reviewed for possible restructuring. Contact: Jennifer Blade, Financial Services, National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington, D.C. 20036, 202-673-4000.

Critical Issues Fund (CIF)

This program supports projects aimed at furthering the field of historic preservation. Research efforts, planning projects, conferences, etc. that explore key issues and are likely to yield models for replication are among the eligible activities. Typical grants are between \$5,000 and \$30,000. Applications are accepted throughout the year. Contact: Bridget Hartman, Center for Policy Studies, National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington, D.C. 20036, 202-673-4000.

New York Council on the Arts (NYSCA)

Two programs in particular can be used to support local preservation efforts:

Architecture, Planning and Design (APD)

As part of its support for quality design in New York State, APD provides funds for a wide variety of historic preservation activities. These include, but are not limited to, public programming (workshops, conference, etc.), historic resources surveys, building condition and feasibility studies, publications, exhibitions, historic structures reports, etc. An applicant must be a not-for-profit group or a unit of government. There is no formal match requirement although most applications include a partial match. The deadline is March 1 each year. Typical project grants range from a few hundred dollars to \$10,000. Contact: Anne Van Ingen, Director, APD, New York Council on the Arts, 915 Broadway, New York, NY 10010, 212-614-2962.

APD also administers a Technical Assistance program for short-term consultancies. The applicant group must provide a \$300 retainer (the equivalent of one day of service). APD provides \$300/day for up to two additional days plus travel expenses. Applications begin with a letter or telephone inquiry and are accepted throughout the year. Grants are subject to the availability of funds. Contact: Maryanne Connelly at the above address or at 212-614-2986.

Capital Funding Initiative

Begun in 1987, the Capital Funding Initiative provides grants for capital improvements to not-for-profit arts facilities. These can include theaters, museums, and historical society facilities. The applicant must have received NYSCA funding for facilities for three consecutive years to be eligible for this program. Grants of up to \$25,000 on a 50% matching basis are available. The deadline is March 1 each year. Contact: Gary Steuer, Manager, Capital Funding Initiative, NYSCA, 915 Broadway, New York, NY 10010, 212-614-2988.

RURAL NEW YORK

Established in 1989, RURAL NEW YORK is a new grant program sponsored by The J.M. Kaplan Fund, Inc. The program provides assistance to not-for-profit organizations and units of government involved in planning for growth management, land conservation, historic preservation, farm economy support, and rural housing. Typical awards range between \$5,000 and \$25,000. Application is initiated by a letter of inquiry. Formal applications are accepted between March 1 and October 15 each year. Contact: Anthony C. Wood, Program Director, The J.M. Kaplan Fund, Inc., 30 Rockefeller Plaza, Suite 4250, New York, NY 10112, 212-767-0633.

Sacred Sites and Properties Fund

This funding program provides 50% matching grants for the preservation of historic religious buildings and related sites throughout New York State. Support for planning and implementation is available. Eligible properties must be located within the state, owned by a religious institution, and designated under a local preservation law or listed in the National Register of Historic Places. Awards are up to \$15,000. Deadlines: January 15, May 1, and September 1 each year. Contact: Edward T. Mohylowski, Director, Religious Properties Program, New York Landmarks Conservancy, 141 Fifth Avenue, New York, NY 10010, 212-995-5260.

