

The Preservation League of New York State

Land Banking and Historic Preservation: Opportunities Ahead



Landmark Society of Western New York
2012 Annual Conference

Colgate Rochester Crozer Divinity School
April 21, 2012

Land Bank Applications:

March 30, 2012 ESDC Deadline

- City of Newburgh
- Syracuse/Onondaga County
- Broome County
- Chautauqua County
- Suffolk County
- Buffalo/Erie County/Lackawanna/Tonawanda
- City and County of Schenectady/Amsterdam

May 2012 announcement likely.

Land Banking and Historic Preservation:

The intersection in New York State

Many vacant, abandoned and tax delinquent properties that will be targeted and acquired by land banks in New York State may also be historic structures, listed, or eligible for listing in the:

- National Register of Historic Places and/or
- State Register of Historic Places, and/or
- Locally designated under a municipal preservation law or ordinance

There's an intersection between historic preservation and land bank goals and operations in NYS... what are the opportunities?

Core Strategies and Programs:

Undertake detailed historic structure inventories

- Work with NYS SHPO to determine whether targeted properties are listed or determined eligible for National/State Register, or whether such status needs to be determined.
 - Targeted properties should also be matched against properties that are locally designated by municipal ordinance.
 - Match inventory against the census tracts that are qualified for the New York State Rehabilitation Tax Credit programs.
 - Undertake strategically-targeted surveys where data is needed.
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Core Strategies and Programs:

Understand the regulatory requirements of your funding sources

Anticipate the regulatory requirements of your funding sources:

- Federal funding or permit requirements will trigger Section 106 of the National Historic Preservation Act.
- State funding or permit requirements will trigger Section 14.09 of the State Historic Preservation Act.

The review required at the federal or state level may not prevent land bank action (such as demolition) but may require mitigation to offset an “adverse affect” to historic properties.

Core Strategies and Programs:

Seek historic preservation expertise for your board

- Historic preservation expertise can be incorporated at the board, staff, or contractual level.

This is an opportunity to access to programmatic knowledge, preservation and development network, federal and state programming, and best practices.

Core Strategies and Programs:

Develop informed partnerships and educational programs

Many mature land banks have developed educational programs and partnerships to assist land banks with its work. Statewide, regional and local preservation organizations and other nfps are excellent sources for such partnerships and for technical programs, such as:

- Use of federal and state rehabilitation tax credits
 - Upper floor reuse and code compliance issues: NYS Energy Code and NYS Building Code have special sections for existing and historic buildings.
 - Energy efficiency and conservation in older/historic buildings
 - Design of public spaces, recreation areas and trails.
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Core Strategies and Programs:

Commit to demolition only as a last resort

If demolition is a likely component of land-bank work in your community, it should never be considered or promoted as a priority option.

Set and follow procedural requirements for demolition, to include such components as:

- Engineering and photographic documentation as to need to demolish.
 - Estimate of demolition versus rehabilitation costs.
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Core Strategies and Programs:

Establish an architectural salvage program

If structures are to be demolished as a component of land bank plans, targeted structures should be evaluated and utilized for their salvage potential.

A wide range of materials – doors, windows, flooring, trim, mantles, fixtures and other materials – may have significant value for the revitalization and or renewal of other structures in the neighborhood or community.

Albany, Ithaca and Rochester all have well-established salvage operations that could serve as appropriate models.

- **Daniel Mackay**

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