

# AIA Rochester

A001

## ROC2015- Main Street Revival: Putting the Love Back in Gloversville and Saving a Village Icon in Hamburg

Gregory Young, Supervisor, City of Gloversville

Katie Eggers Comeau, Bero Architecture PLLC

Damon Ayer, Chair, Village of Hamburg Preservation Commission and Owner, Mason's Grille 52

April 17, 2015



Credit(s) earned on completion of this course will be reported to **AIA CES** for AIA members.

Certificates of Completion for both AIA members and non-AIA members are available upon request.

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Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.



# Course Description

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From the 1970s until 2012, Hamburg's once-beloved Kronenberg Building sat empty at the heart of the village's Main Street commercial district. By 2014, the building was once again an economic engine, home to two commercial spaces and four sought-after second-story apartments. This successful outcome was the result of years of proactive effort and creative partnerships between village officials, a developer, and consultants. Learn from members of the team how they navigated the preservation planning process from survey through rehab tax credit applications, transforming this typical village building back into a Main Street jewel.

Like many small cities in upstate New York, Gloversville's downtown served as the hub for cultural, commercial, and civic life for generations. This beautiful, historic area survived urban renewal efforts in the 1960s and big box development in more recent years and is on the cusp of a rich revitalization. This session will look at the past, present, and future of Gloversville's downtown.



# Learning Objectives

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At the end of the this course, participants will be able to:

1. Participants will be able to communicate the value to the community of rehabbing a vacant Main Street commercial building for public use.
2. Participants will be able to plan a multi-phased rehab/adaptive reuse project that utilizes multiple funding sources.
3. Participants will be able to develop strong partnerships between community members, government, and historic preservation groups, thereby driving community endurance and on-going economic synergy and sustainability.
4. Participants will be able to design rehab projects that preserve and uncover original character defining features and that allow for the sensitive incorporation of modern intervention



# Putting the **LOVE** Back in **GLOVERS**VILLE

Supervisor Gregory Young  
City of Groversville, Ward 5  
[gdyoung@buffalo.edu](mailto:gdyoung@buffalo.edu)

April 17, 2015





ZIMMER

GLOVE

PRECISION  
SHINY METAL

# **URBAN RENEWAL**

## **A PLAN FOR THE FUTURE**

### **CITY OF GLOVERSVILLE, NEW YORK**

“In recent years, cities across the country have been faced with increasing problems of poor housing conditions, strangling traffic circulation and inadequate community facilities... through the urban renewal program, cities are providing for the elimination of urban blight and creating desirable new improvements”

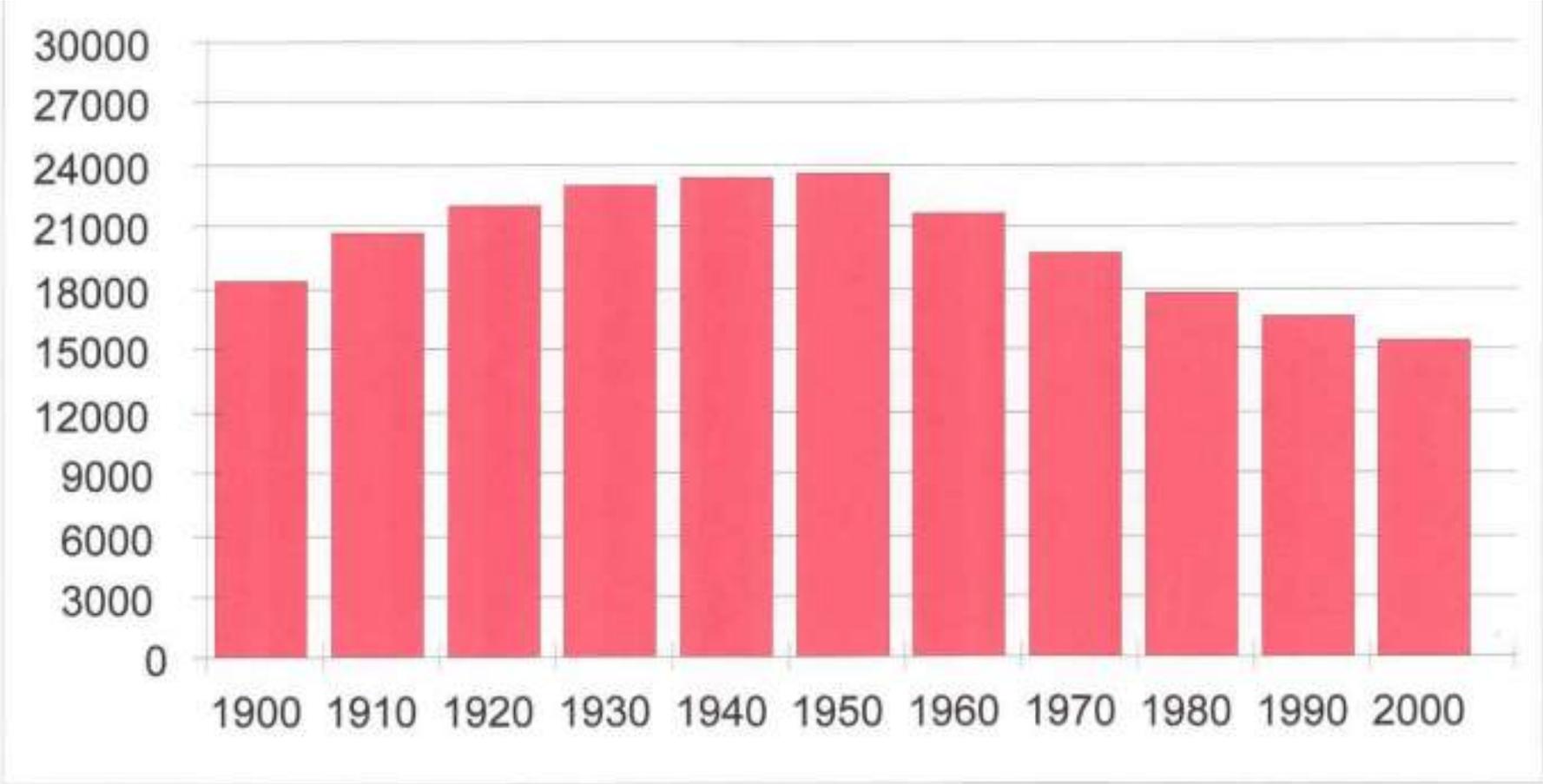
September 1963

# David D'Amore of AND Architecture and Design on Urban Renewal

“The Route 30 and 30A corridors are our new Main Street.... But they have adopted a different spatial language, one that works for the speed and mono-directional automobiles... It is the exact opposite of what we love and cherish about our downtowns.”

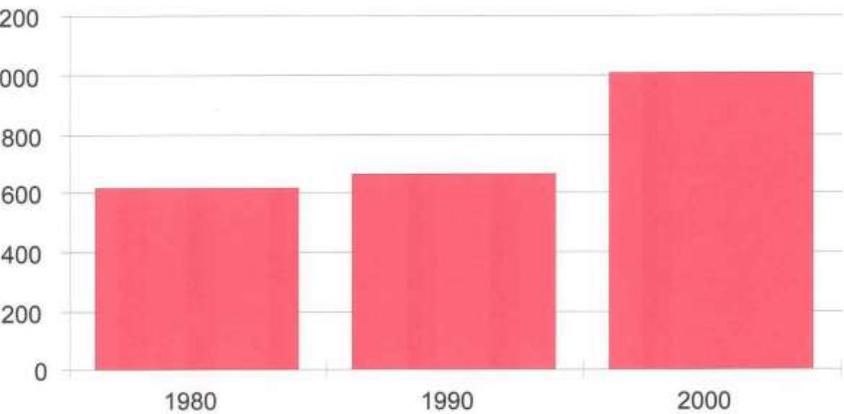


# Groversville Today: Population

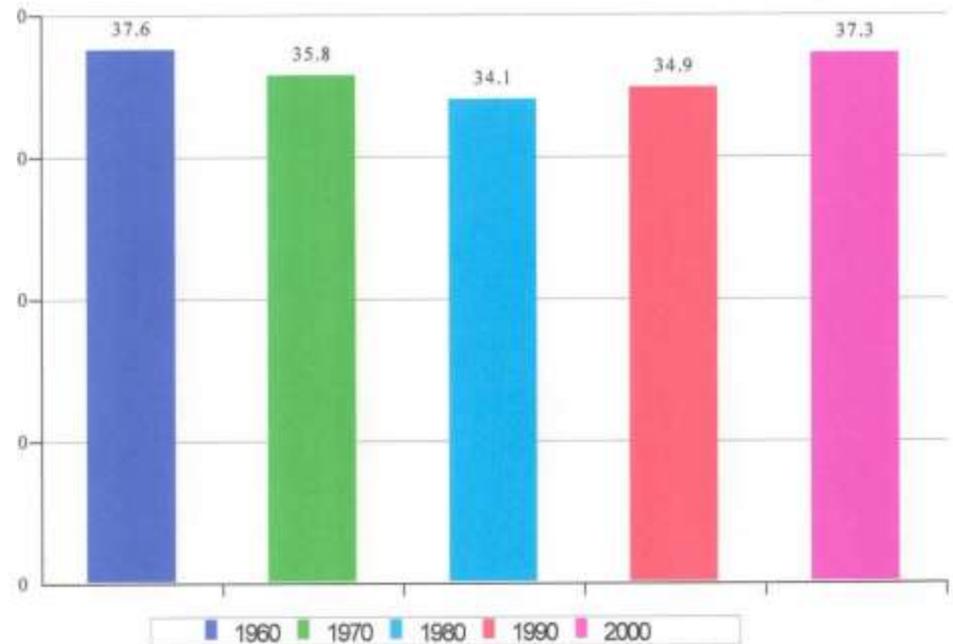


# Changing Demography

GLOVERSVILLE VACANT HOUSING UNITS 1980-2000



City of Groversville Median Age  
1960-2000



# Sunday The Leader-Herald

VOL. 60 NO. 102 THIRTY-SIX PAGES

GLOVERSVILLE-JOHNSTOWN, N.Y. SUNDAY, APRIL 12, 2015

SINGLE COPY \$1.75

## Population declining in counties

*Officials eye ways to bring business to area*

By **JOHN BORGOLINI**  
The Leader-Herald

More people are moving out of Fulton, Montgomery and Hamilton counties even as the population of New York state is increasing, according to 2014 population estimates from the United States Census Bureau.

The numbers show the state's population increased to about 19.75 million citizens in 2014 from 19.70 million in

2013 — up from 19.39 million in 2010.

Meanwhile, Fulton County saw a drop from 54,528 in 2013 to 54,104 in 2014. And Montgomery County has seen its population fall to 49,779 in 2014 from 49,830 in 2013 and 50,219 in 2010. Hamilton County has seen more people moving elsewhere as well, with its population dropping from 4,836 in 2010 to 4,715 in 2014.

Local politicians said they believe many people are moving out of the immediate area due to lack of work, people moving closer to their jobs and high taxes.

Gloversville Mayor Dayton King said taxes are one of the biggest issues citizens in the area and statewide are having with New York.

**COUNTIES — On Page 8A**

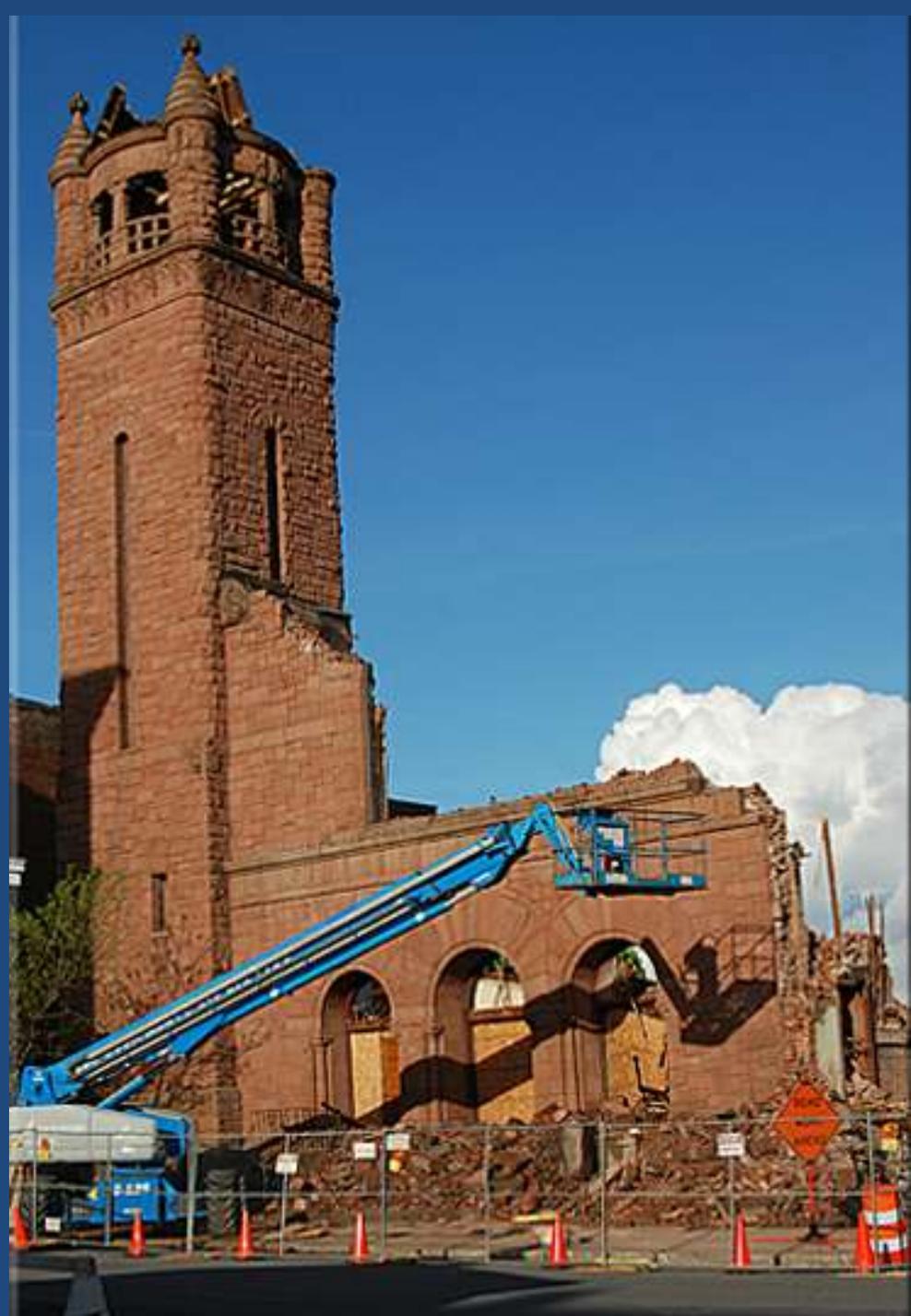
### Population numbers

The following population estimates are from the United States Census Bureau.

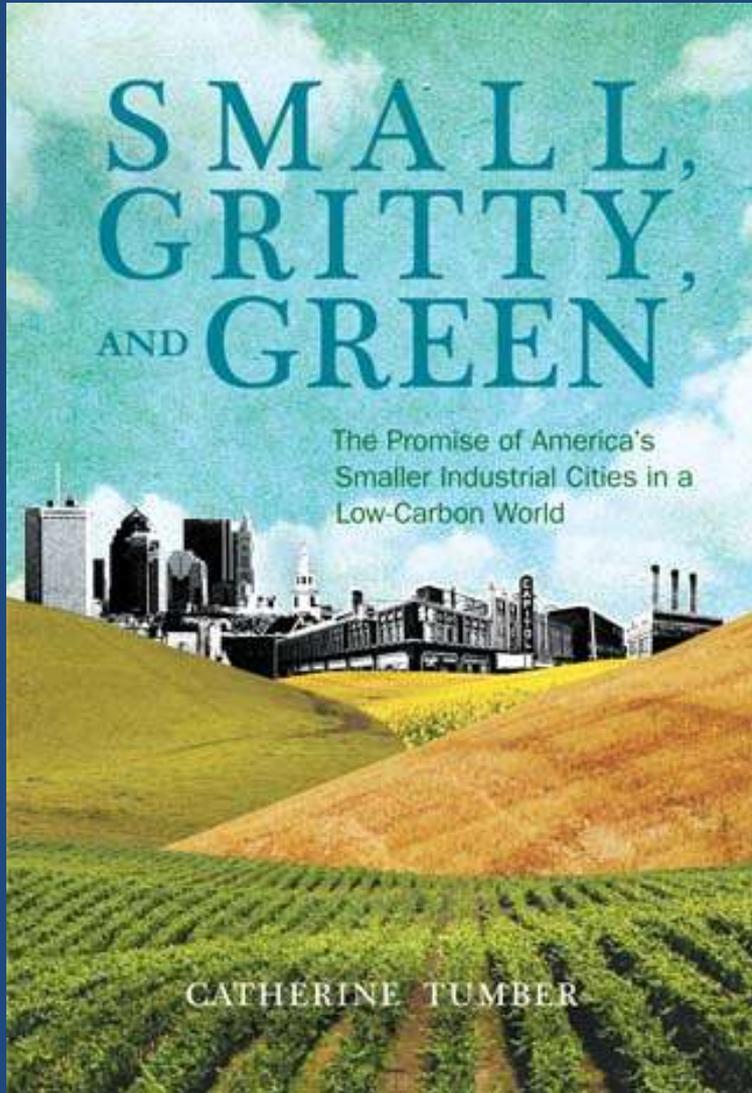
- New York state: 19,746,227 in 2014; 19,695,680 in 2013; 19,378,112 in 2010.
- Fulton County: 54,105 in 2014; 54,528 in 2013; 55,531 in 2010.
- Montgomery County: 49,779 in 2014; 49,830 in 2013; 50,219 in 2010.
- Hamilton County: 4,715 in 2014; 4,759 in 2013; 4,836 in 2010.
- Gloversville: 15,315 in 2013; 15,665 in 2010.
- Johnstown: 8,479 in 2013; 8,743 in 2010.



GLOVERSVILLE, N. Y. — FIRST BAPTIST CHURCH.

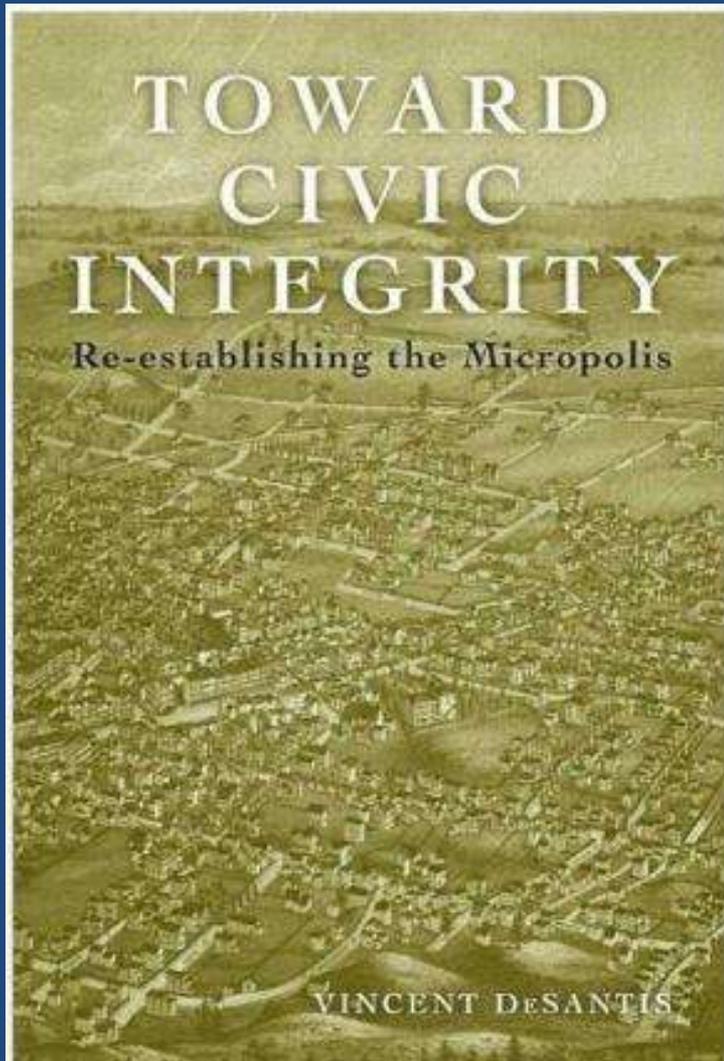


# A Great Time for a Renaissance...



“As we wean ourselves from fossil fuels and realize the environmental costs of suburban sprawl, we will see that small cities offer many assets for sustainable living not shared by their big city or small town counterparts: population density, nearby farmland for agriculture, wind, and solar, and manufacturing infrastructure that can be repurposed.”

# Community Partners



- “Gloversville is now at a crucial point which presents the promise of revitalization... Historic restoration of prominent structures has taken place, plans for closer care of downtown are being developed, and parks and greenways have been built.”
- -Judge Vince DeSantis (Ret.)

# Seniors Want Livable Communities

AARP MEMBERSHIP: JUST \$16 A YEAR  
[JOIN](#) [RENEW](#) EN ESPAÑOL **AARP** HELP | A to  
Real Possibilities

MEMBER BENEFITS HEALTH WORK & RETIREMENT MONEY HOME & FAMILY ENTERTAINMENT FOOD  
Dating Family & Friends Sex & Intimacy Caregiving Your Home Personal Technology Getting Around

ADVERTISEMENT  **What's My BM**  
Use our calculator and find out how to ir

**JOIN/RENEW NOW**  
**Celebrate Women & Moms**  
AARP will send 10% of dues to CARE.  
[Join Now](#)

**PUBLIC POLICY INSTITUTE**  
AARP Home » Home & Family » Your Home » Preserving Affordabili...  
**Research Report**  
**Preserving Affordability and Access in Livable Communities: Subsidized Housing Opportunities near Transit and the 50+ Population**  
by: Rodney Harrell, Allison Brooks, Todd Nedwick, from: Public Policy Institute, September 2009

 **care**  
In honor of Mother's Day, AARP is

[Text](#) | [Print](#) | [Email](#) | [g+](#) 7 | [Tweet](#) 54 | [Like](#) 10

# Young People Seek Walkability

THE DAILY BEAST

POLITICS

ENTERTAINMENT

WORLD NEWS

TECH + HEALTH

FASHION

GREAT ESCAPES

WOMEN

BOOKS

BUSINESS 07.05.13



William O'Connor



## Young Americans Are Abandoning Car Ownership and Driving

Record numbers of young Americans don't own a car or hold a driver's license, and people are beginning to take notice.

Why do young people hate America so much?



Mazda2: The Perfect Size

 [mazdausa.com](mailto:mazdausa.com)

Excellent handling & space to spare The Mazda2 makes driving fun again.



Ari Fleischer, who served as press secretary for President George W. Bush, famously described the propensity of our countrymen to drive around in gas-guzzling vehicles part of the “blessed” American life.

But recent studies have shown a significant drop-off in the number of Americans, particularly young people, who engage in that most iconic American pursuit: owning and driving cars. So much so that *The New York Times* recently

# Small Cities as Creative Destinations

## Why Young Creatives Should Really Consider Moving to a Smaller City

 By Vivian Giang March 12, 2014

   It's true. City lights have always had some kind of hold on young people. It's exciting. It's assuring. It gives us hope that anything's possible.

  The problem? Living in the city has always been expensive, but maybe **now more** than ever before. And if you're in a creative industry where it takes who-knows-how-long to make it, living in a big city with a small budget gets quite tough.

  In recent years, young creatives seem to be fed up with the competitive, constantly churning culture associated with big cities. They're also tired of rent being so damn high. As a result, droves of young creatives are migrating to cities like Austin, **Detroit** and **St. Louis**. These places offer opportunities that a bigger city simply can't.

 Here are the reasons why young creatives should consider starting out in a smaller city.

# Maker Entrepreneurship on the Rise...

The screenshot shows the Spirit magazine website. The header features the 'spirit' logo with 'SOUTHWEST AIRLINES + AIRTRAN' below it. Navigation links include HOME, IN THIS ISSUE, TRAVEL, FUN, ARCHIVES, PRIZES, ADVERTISE, ADVERTISER INFO, SWEEPSTAKES, CONTACT US, and an RSS button. Social media links for Facebook and Twitter are also present.

The main content area is titled 'Home / Features' and features an article titled 'The New American Dream' by Taffy Brodesser-Akner. The article discusses how the economy is spurring a new approach to living and earning, and how this is affecting creative entrepreneurs. The author is identified as Taffy Brodesser-Akner, and the photography is credited to Jeff Wilson, Dave Lauridesen, Kevin Miyazki, and Dan Root.

On the right side of the page, there is a 'CLICK THIS' section with several links to related content, including 'Business Idea: The Share Economy', 'Business Lesson: Eat in Nashville, TN', 'The Numbers: Kentucky Derby', 'The Numbers: Miles of Hair', 'Sleep in Kennebunkport, ME', 'Drink in New York City', 'The If List: Sarah McLachlan', 'The Numbers: Candy Crush', and 'Wise Guide: Laughing Matters'.

Below the 'CLICK THIS' section is a 'Start Your Adventure' section with a search form. The form includes radio buttons for 'Round Trip' and 'One-Way', dropdown menus for 'From:' and 'To:', and date pickers for 'Depart:' and 'Return:'. The default departure and return times are set to 'Anytime'.

On the left side of the page, there is a 'View our flipbook!' button and a 'May Features' section listing various articles such as 'Your Adventure in Providence', 'The Art of the Veer', and 'The Carousel of Happiness'. There is also a 'Your Adventure In' section listing various cities and a 'Calendar' section for fun events.

# Growing Support for Local Self-Sufficiency

The screenshot displays the ILSR website with a dark teal header containing navigation links: BANKING, BIOMATERIALS, BROADBAND, ENERGY, INDEPENDENT BUSINESS, THE PUBLIC GOOD, and WASTE TO WEALTH. The ILSR logo and name are on the left, and a search bar and tagline 'Building Community, Strengthening Economies' are on the right. Below the header is a navigation bar with 'Initiatives', 'Rules Library', 'Reports & Resources', and 'Archives', along with a 'DONATE' button and social media icons. The main content area features a large banner for 'Independent Business' with the subtitle 'Building a Community-Scaled Economy'. Below the banner are five menu items: 'Overview', 'Explore All (691)', 'Articles (461)', 'Rules (156)', and 'Resources (74)'. The 'Overview' section is selected and contains a paragraph about market concentration. A 'Highlights' section on the right lists two items: a TEDx talk and empirical research studies.

**BANKING** **BIOMATERIALS** **BROADBAND** **ENERGY** **INDEPENDENT BUSINESS** **THE PUBLIC GOOD** **WASTE TO WEALTH**

**ILSR** INSTITUTE FOR Local Self-Reliance

About ILSR | Press Room | Contact | Google™ Custom Search

Building Community, Strengthening Economies

Initiatives Rules Library Reports & Resources Archives

**DONATE**

## Independent Business

Building a Community-Scaled Economy

Sign up for email updates

**Overview** **Explore All** (691) **Articles** (461) **Rules** (156) **Resources** (74)

### Overview

Over the last 25 years, a handful of giant companies have grown to dominate the U.S. economy. ILSR challenges the wisdom of this market concentration. Through research and analysis, we have built a compelling case that places that are home to numerous locally owned

### Highlights

Why We Can't Shop Our Way to a Better Economy — Stacy Mitchell's TEDx Talk

Key Studies — Empirical Research on the Economic and

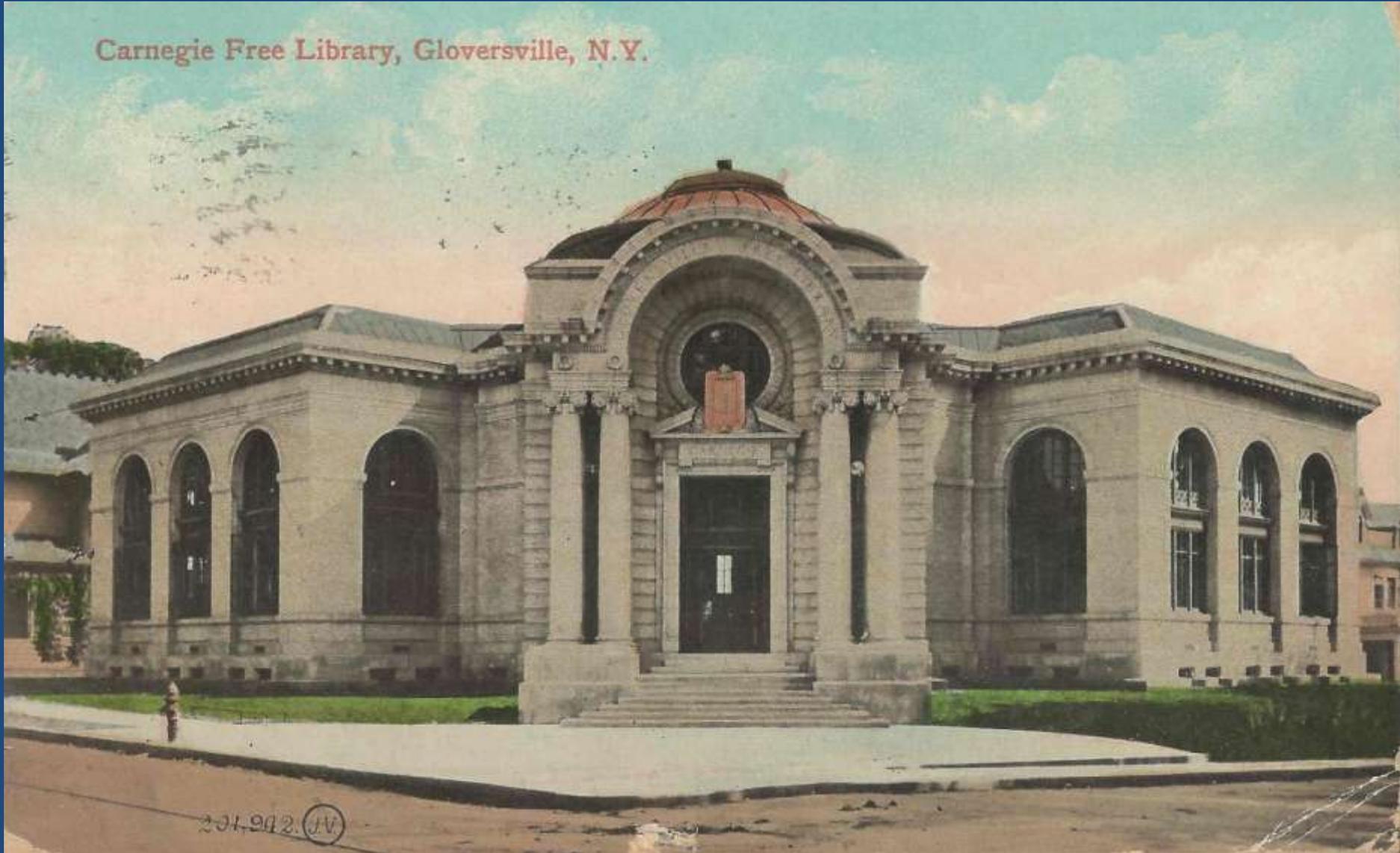
# Revitalization

*“As development gets pushed out to the fringe of towns, main streets and central neighborhoods are often left neglected. These abandoned storefronts and industrial buildings hold untapped economic potential, and smart growth strategies help towns capitalize on it. Reclaiming these properties is crucial for reviving flagging economies.”*

- Smart Growth America

# Gloversville Free Library

Carnegie Free Library, Gloversville, N.Y.



2-11-942 (JV)



ELDERSVILLE  
PUBLIC  
LIBRARY

ELDERSVILLE  
READS

Handicap Accessible  
Eldersville Public Library

# The New York Times

## *Richard Russo, Pulitzer Winner, Tells Gloversville Library Thanks for the Memories*

By STEVEN GREENHOUSE MARCH 24, 2015

“I just have this feeling that if it weren’t for the Gloversville Free Library that I probably would not be a writer.”

- Richard Russo



# Gloversville Library Renaissance

“[In the past,] the captains of industry lived in the community and supported the community. But now, with so many factories abandoned and so many businesses run by distant executives, we have to do it ourselves.... This is a move to revitalize the downtown as the front porch of the community.”

- Vincent DeSantis, Retired City Court Judge

# Schine Memorial Hall





THE  
GLOVE  
THEATRE

EXHIBIT

PROGRESSIVE

BARRETT & BARRETT  
SPECIALTY

MEMORIAL HALL  
1837

# Mohawk Harvest



# Storto Gloves

The New York Times

## Fashion & Style

WORLD U.S. N.Y. / REGION BUSINESS TECHNOLOGY SCIENCE HEALTH SPORTS OPINION

FASHION & STYLE DINING & WINE HOME & GARDEN WEDDINGS/CELE

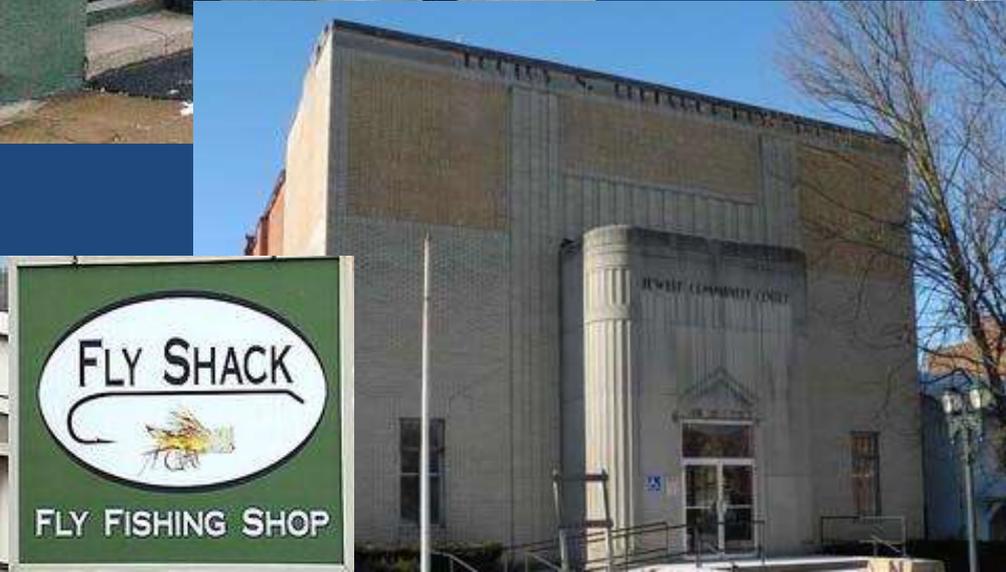
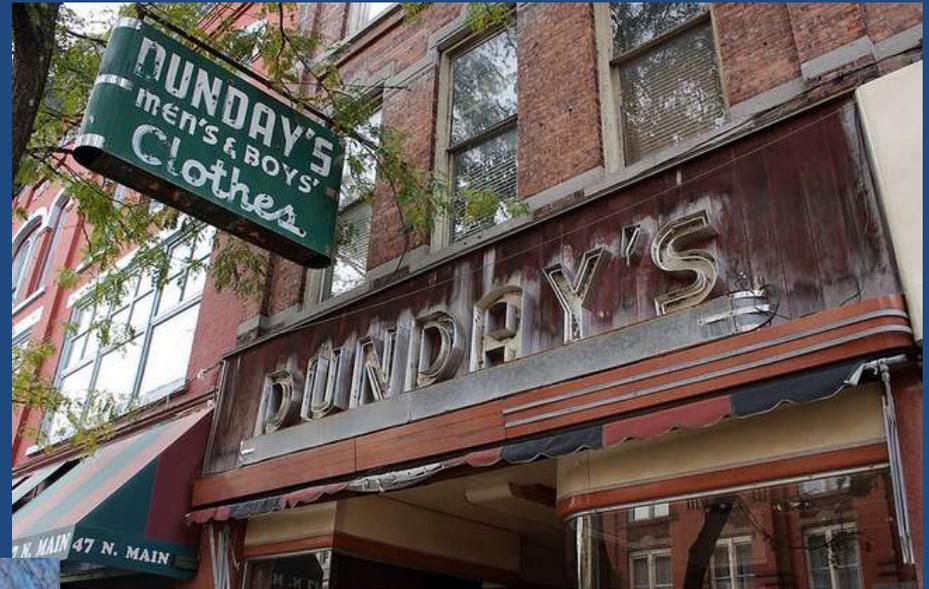
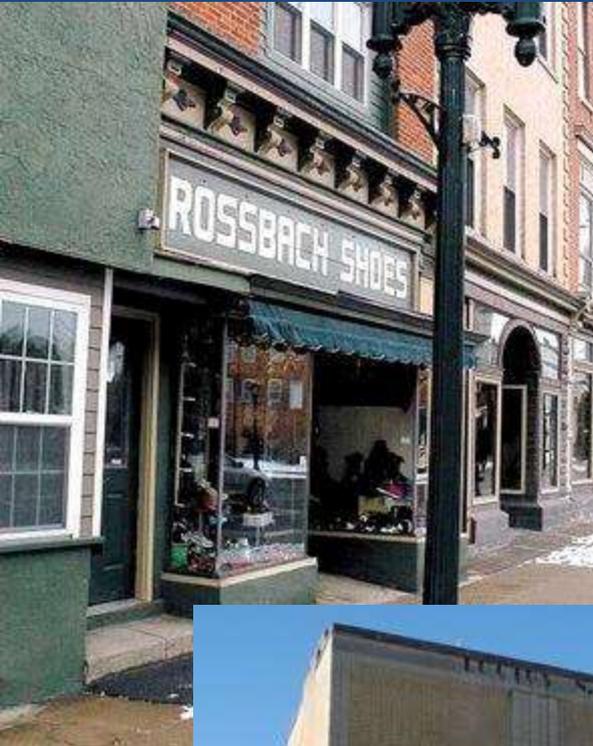
### Heir to a Glove Town's Legacy



Nathaniel Brooks for The New York Times



# Finding a Niche



# The Glove Theatre



# The Glove Theatre





# GLOVE

BEATLEMANIA SEPT 22 8PM  
ANNIE II 293D DEC 1 & 2

WORLDWIDE  
RESIDENT  
THEATRE

ANNIE II

BEATLEMANIA

WORLDWIDE  
RESIDENT  
THEATRE

# Estee Middle School





Back:

LEST WE FORGET  
IF YE BREAK FAITH WITH US WHO DIED  
WE SHALL NOT SLEEP  
1917 - 1918

FULTON STREET, GLOVERSVILLE, N. Y.





Mathias  
INC.

CAPANO'S

CAPANO'S

STEVEN E. SMITH, P.E.  
CIVIL & ARCHITECTURAL ENGINEERING

PIPECURI  
PUBLIC TRUST IN VA

HOTEL KINGSBOROUGH, GLOVERSVILLE, N. Y.





# Future Opportunities



# Former City National Bank



# First Methodist Church







# Attracting Makers & Millennials

- Reasonably-priced real estate
- Abundant outdoor recreation opportunities (44lakes.com)
- Small town feel with a walkable urban core and historical building stock



# Main Street Success Story: Preservation Planning and Tax Credits at the Village Scale

Katie Eggers Comeau  
Bero Architecture PLLC

Damon Ayer  
Village of Hamburg  
Historic Preservation Commission



"We shape our buildings;  
thereafter,  
our buildings shape us."

**Winston Churchill**



# Welcome to the Historic Village of Hamburg



# The Village of Hamburg

- Suburb of the City of Buffalo
  - 15 Miles South of Buffalo
- Population of 9,400 Residents
- Total area of 2.5 Square Miles
- Nestled along the banks of the 18 Mile Creek
  - Median income of \$63,180
  - Main Street Historic District

Listed on the National Register 2012



# The Village of Hamburg

## A Brief History of “White’s Corners”



The intersection of Main and Buffalo has changed many times over the years. About 1820, this settlement was called “White’s Corners” as Thomas T. White had a shop here. The village grew rapidly after the Buffalo and White’s Corners Plank Road was built around 1850. In 1871, the post office was called “Hamburg” and the village took that name in 1874. In 1877, the final “h” was deleted, making our community the village of Hamburg. In 2007, the intersection of Main and Buffalo Streets was changed to a modern traffic roundabout, once again changing the appearance of the old White’s Corners.



This panoramic photograph shows the four corners of Main and Buffalo Streets, decorated to celebrate “Old Home Days,” the 100<sup>th</sup> anniversary of the Town of Hamburg. This photograph was taken in 1912 by Frank J. Fisher using a Cirkuit camera that rotated 360 degrees on its tripod, capturing the village activity.



The southwest corner was dominated by Federspeil Grocery Store. This building was later used as Eckhardt’s Hotel, and then Kronenberg’s Store before it burned in 1972.



The Bunting Block stood on the northwest corner. This landmark was built by Thomas L. Bunting and housed “six stores in one.” Horton’s Pharmacy was located on this corner for many years. The Bunting Block was destroyed by fire on May 23, 1969.



Kopp’s Hotel and Opera House was on the northeast corner. This is where George Kopp ran the largest and most lively social hall in the village. All the big events were held here; music recitals, Hamburg Academy graduations and the annual Hamburg Free Library Ball.

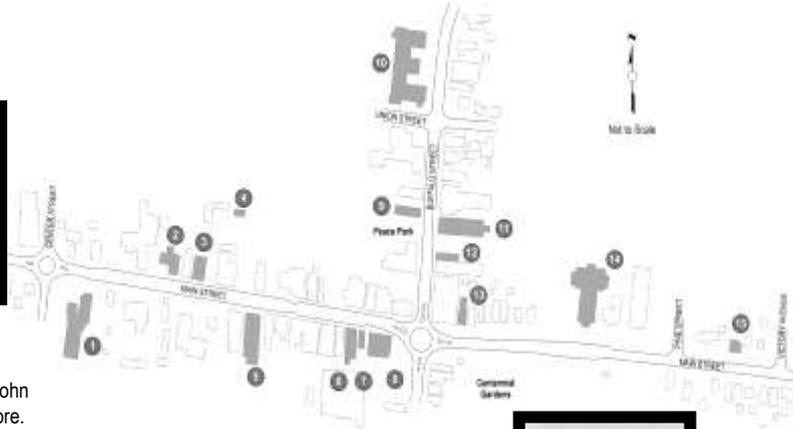


The B.M. Fish Dry Goods Store was on the southeast corner. Burton M. Fish operated the store. The Hamburg Free Library was located on the second floor until 1915. The Fish building burned in 1917 and the Hotel Hamburg, also located on this site, burned in 1967.



# Village of Hamburg Historic Walking Tour

The Village of Hamburg has many historic buildings, both public and private. Some of the buildings are highlighted here. Follow the map below to see more of the village's historic buildings.



**1 First Baptist Church**  
116 Main Street  
The First Baptist congregation was organized in 1810; this building dates to the 1830s.



**2 Brendel Building**  
87 Main Street  
Constructed in 1876 for John G. Brendel's General Store. The wing on the left was Brendel's residence.

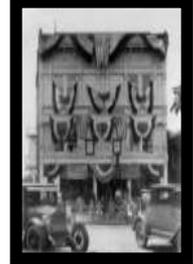
**3 Walter Building** 79 Main Street  
Built in 1917 for the E.D. Walter Meat Market.

**4 School Building**  
65 Main Street  
This brick school house was built around 1849 and used until 1868 when the Hamburg Academy was built. It is the earliest remaining school in the village.



**5 1936 Post Office Building**  
56 Main Street  
This is an example of Federal architecture, built during the Great Depression as a Works Progress Administration (WPA) project and is now listed on the National Register of Historic Places. In 2005 it was successfully adapted for commercial use.

**6 Grange Building**  
22 Main Street  
The beautiful metal façade from 1890 distinguishes Hamburg's Grange Building. Many businesses, including Froehley's undertaking and furniture business were located here.



**7 16 Main Street** 1900s Office Building

**8 Kronenberg Building**  
12 Main Street  
In 1848, Joseph Kronenberg came to Hamburg to open a tin shop. In 1884, William Kronenberg and Newton Fish built the Fish and Kronenberg store with a decorative peaked roofline. Kronenberg's department store operated for over a century.



**9 36 Buffalo Street** An Art Deco style building built around 1930 for a utility company.

**10 Masonic Temple**  
76 Buffalo Street  
The 1926 classical design of Frank Spangenberg incorporated the old Pfeffer mansion from 1890. This building is listed on the National Register of Historic Places.



**11 Palace Theater**  
31 Buffalo Street  
This grand theater was built by George Biehler and opened on January 14, 1926. It replaced the earlier Palace located across Buffalo Street.

**12 Former Kopp's Hotel Garage** 19 Buffalo Street  
All of Hamburg's large events were held at George Kopp's grand Hotel and Opera House originally located at Main and Buffalo Streets. Early hotels provided stables for visitors' horses such as Kopp's 1905 stable, which later was converted to a garage.

**13 12 East Main**  
Original early 20<sup>th</sup> century wooden style commercial building, home to Cecelia Demmerley's Milo Shop and Pierre's Bicycle Shop.

**14 SS. Peter and Paul Roman Catholic Church** 66 East Main Street  
Designed in 1910 by Bley and Lyman, this church features twin Gothic steeples, Romanesque arches and stained glass windows by Leo Frohe. The congregation was founded in 1844 by twenty-two German families.

**15 110 East Main Street**  
This house was built around 1860 on a very important road of the day. It is listed on the National Register of Historic Places.



# History of the HPC

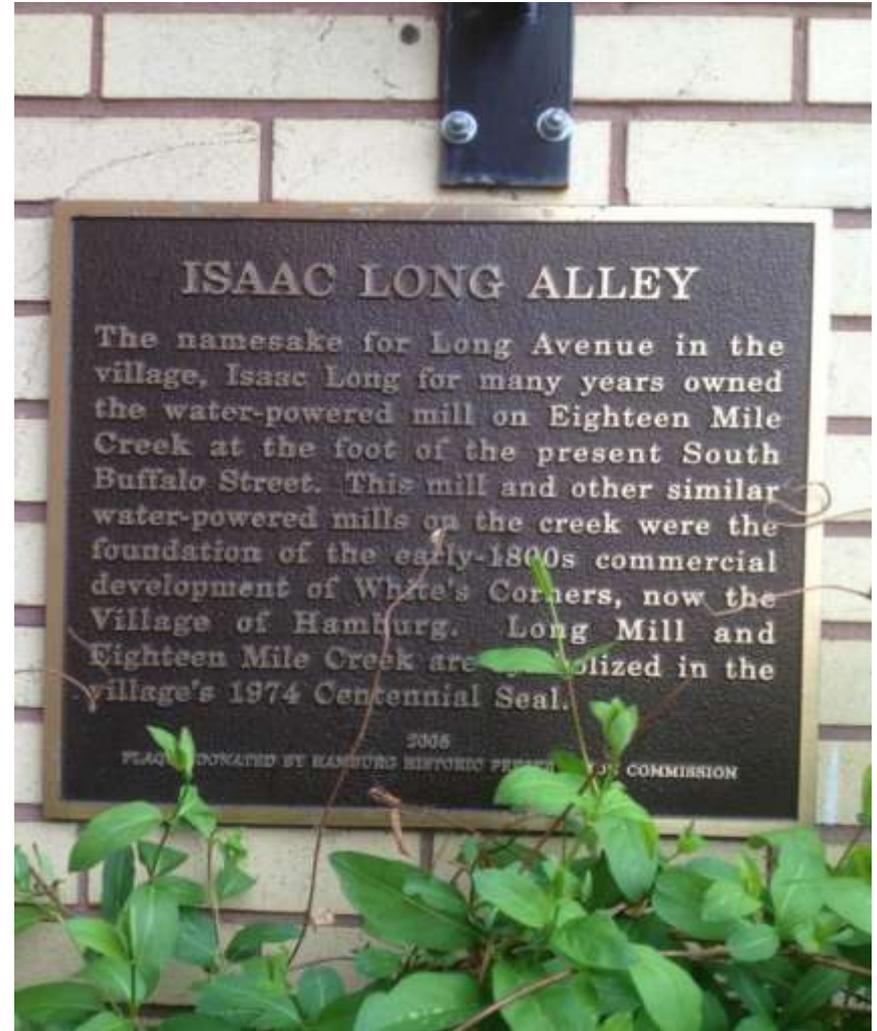
- Created in 2001 under Mayor John Thomas
- Established using SHPO guidelines for new commissions
- 2002 Contracted Bero Architecture to conduct a Historic Resource Reconnaissance Level Survey
- Became a NYS Certified Local Government (CLG) in 2003
- Received CLG grants 4 times in 5 years – used for historical markers, continuing public & commission education, district consultants
- Have designated 9 structures as Local Landmarks
- Assisted numerous property owners with restoration
- Worked with the NYSDOT & SHPO during Rt. 62 project to install historic reader boards and walking tour markers

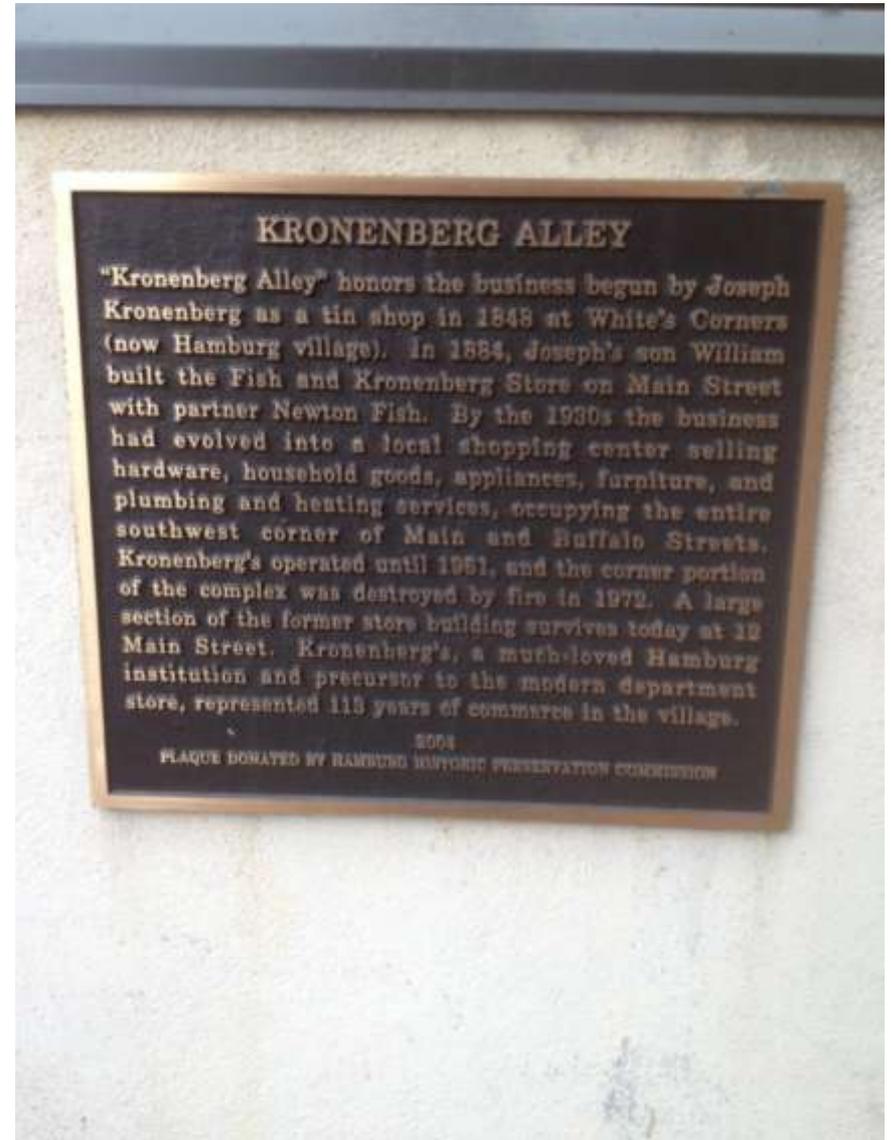
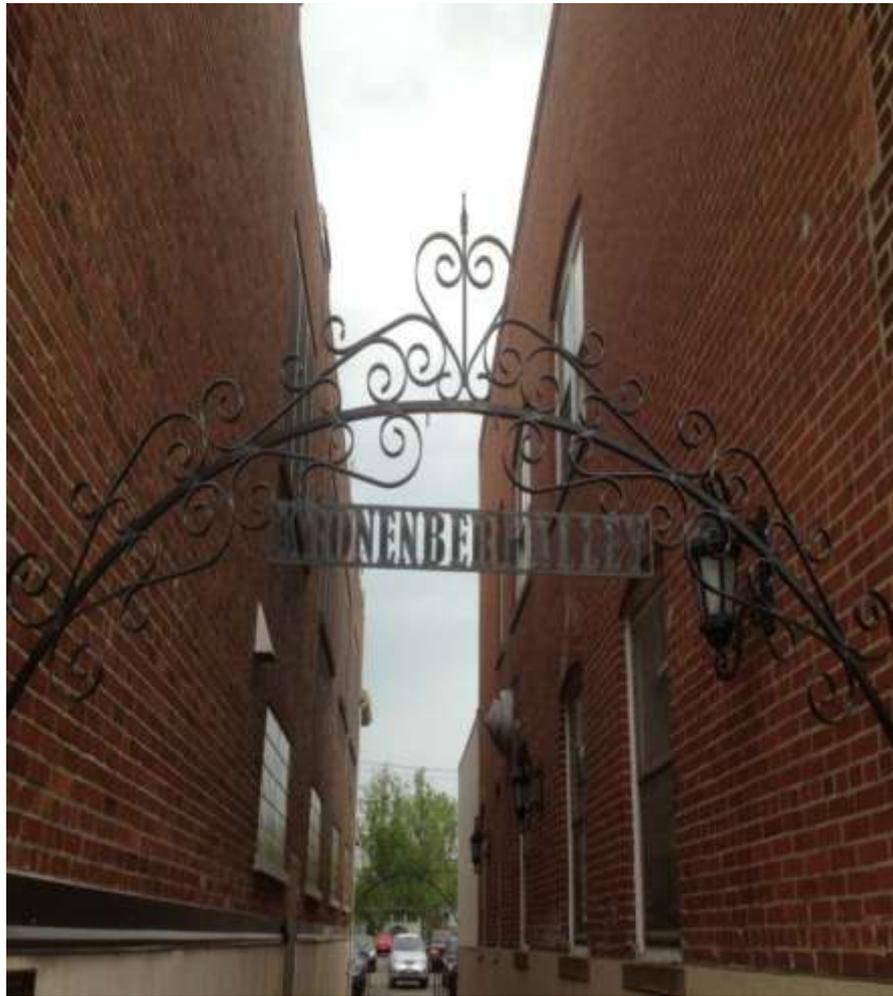
VILLAGE OF HAMBURG

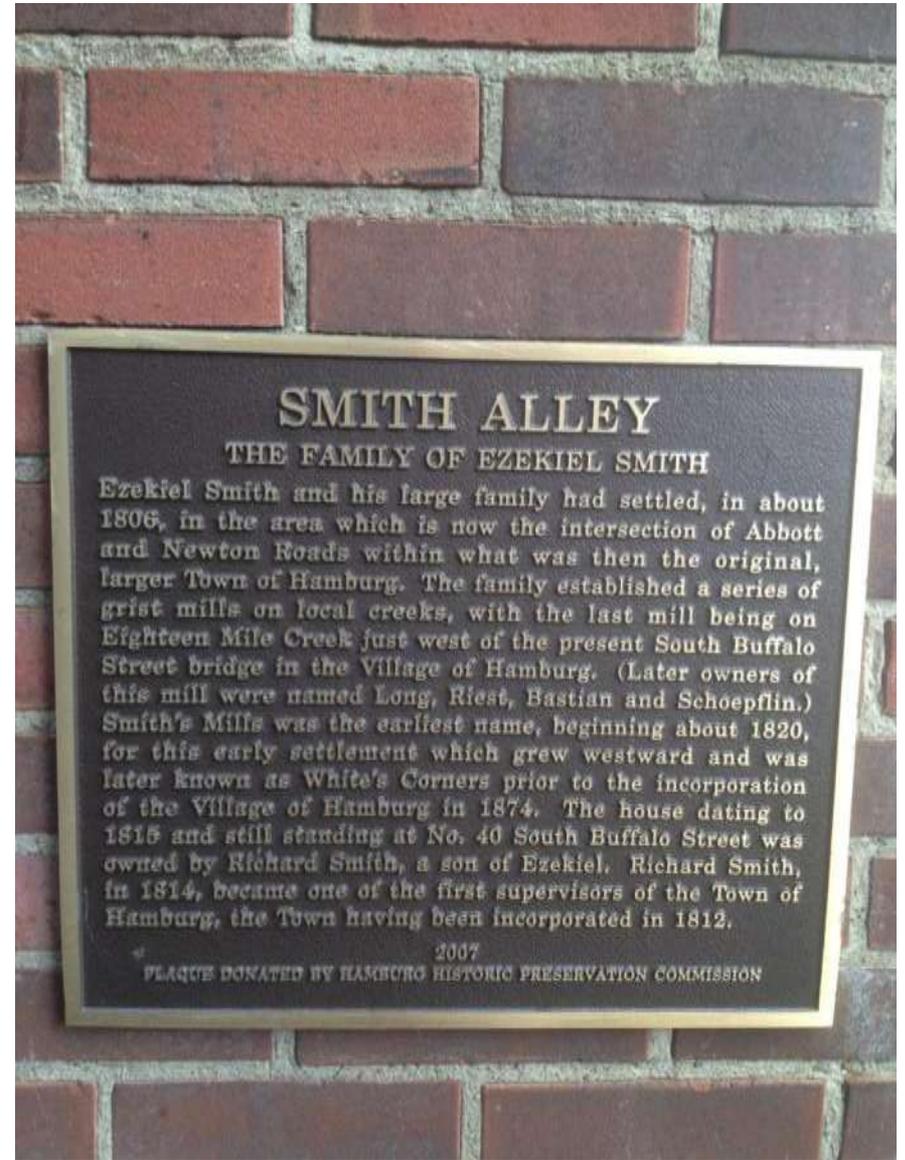
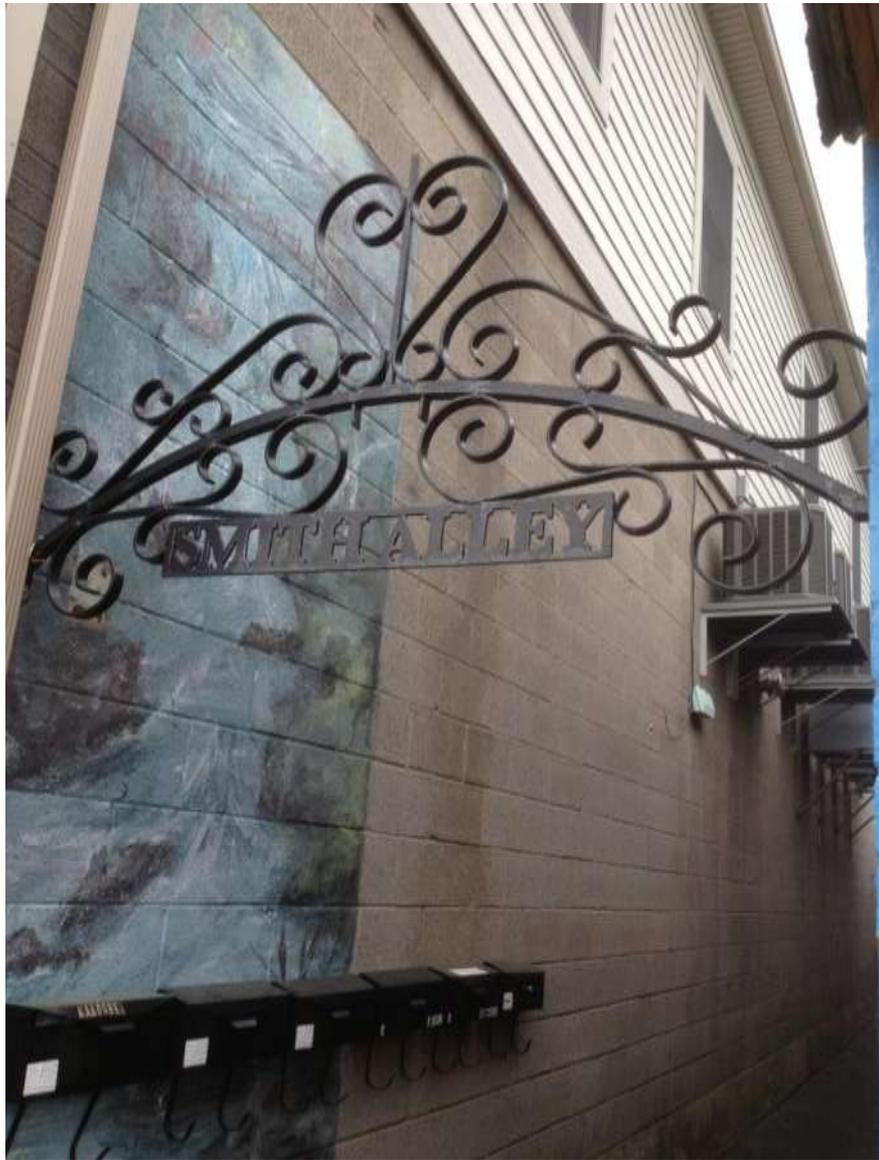
HISTORIC  
LANDMARK

HISTORIC PRESERVATION COMMISSION

HPC has worked closely with other village volunteer groups to name the alleys







# Placed plaques on historic buildings



# Placed plaques at historic Village locations



# 2003 Reconnaissance Level Survey Recommendations

- Investigate the nomination of key properties and districts to the State and National Registers of Historic Places
- Coordinate HP efforts within village boards, committees, & commissions
- Establish and adopt Design Guidelines using historic parameters
- Develop programs for public education and awareness of the value and treatment of historic resources

# Rebirth of the Village

- 2005- 2008 NYSDOT Rte. 62 reconstruction project - \$23 million
- 2006,2007, 2008, 2009 NYS Main Street Grants resulting in \$7 million in private investment
- Since 2005, commercial building permits went from less than 20/year to over 100/year
- Average property sale value along Rte. 62 up 169% since 2005, vacancy rates plummeted
- RENEWED PRIDE IN THE VILLAGE!







# What is a Historic District?

In the United States, a **historic district** is a group of buildings, properties, or sites that have been designated by one of several entities on different levels as historically or architecturally significant. Buildings, structures, objects and sites within a historic district are normally divided into two categories, contributing and non-contributing. Districts greatly vary in size: some have hundreds of structures, while others have just a few.

# Types of Districts

- **Federal Level** - A listing on the National Register of Historic Places is governmental acknowledgment of a historic district. However, the Register is "an honorary status with some federal financial incentives."
- **State Level** - State listings can have similar benefits to federal designation, such as granting qualification and tax incentives. In addition, the property can become protected under specific state laws
- **Local Level** - Local historic districts usually enjoy the greatest level of protection, under law, from any threats that may compromise their historic integrity. This is because many land-use decisions are made at the local level. There are more than 2,300 local historic districts in the United States. Local historic districts can be administered at the county or the municipal level; both entities are involved in land use decisions.

# Village District Project

- 2011 Commission attended National Trust Conference – encouraged to explore
- Evaluated several potential district possibilities – residential, commercial, mixed
- Evaluated type of district to pursue – pros & cons, benefits, challenges, obstacles
- Met with SHPO several times to determine path
- Hired Bero Architecture as project consultant
- Updated Main Street (commercial) portion of reconnaissance survey
- Drafted narrative portion of proposal, defined boundaries
- Presented to SHPO; SHPO recommended rethinking boundaries due to “holes” along Main St. (contributing vs. non-contributing structures)



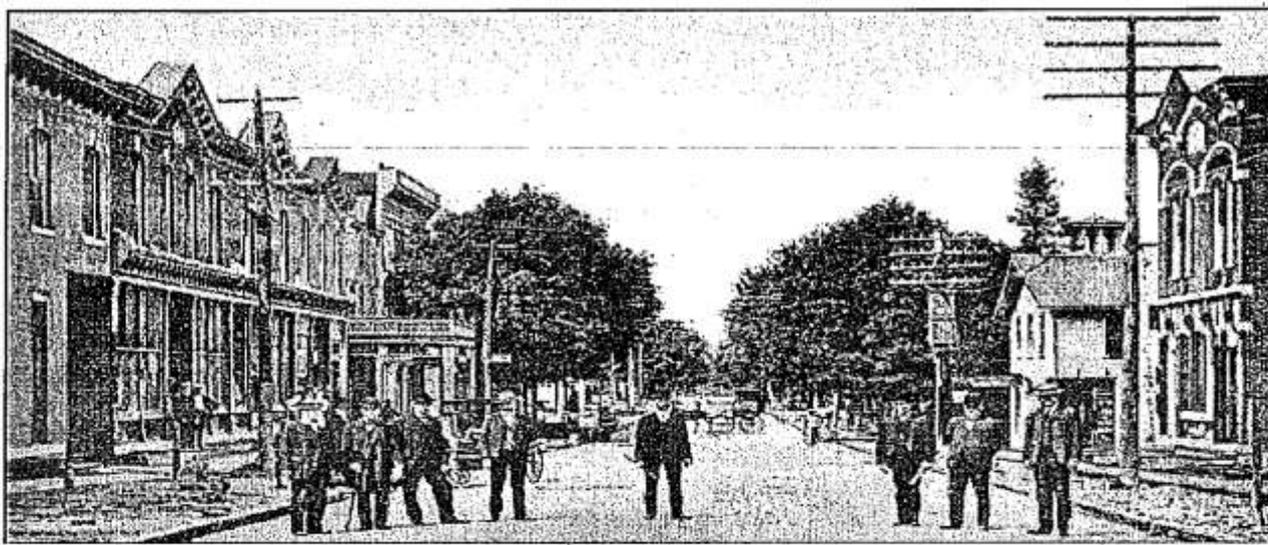
Main Street  
Historic District

Kronenberg Building

- “Walked” the proposed district with consultant and SHPO, encouraged to expand boundaries
- Updated lower Main St. (mixed use) survey, discovered interesting “linear development” story – much research conducted by commission
- Drafted new narrative proposal with expanded district boundaries and development history
- Accepted by SHPO as potential Historic District.
- Public meeting held with all Main St. Property owners



Kronenberg Building



YOU ARE INVITED TO A

**PUBLIC INFORMATION MEETING**

REGARDING THE

**HAMBURG MAIN STREET HISTORIC DISTRICT**

BEING CONSIDERED FOR LISTING IN THE

*NATIONAL REGISTER OF HISTORIC PLACES*

**MEETING DATE:** WEDNESDAY, AUGUST 15, 2012

**LOCATION:** HAMBURG VILLAGE HALL  
100 MAIN STREET

**TIME:** 7:00 PM

- No negative comments received from any property owner or residents, only positive letters of support received in Albany
- Project was added to schedule for State Review Board evaluation
- September 2012 – Village of Hamburg Main Street Historic District certified by the State, added to the State Register of Historic Places
- State Historic Preservation Review Board approved the nomination, and agreed to send to Washington for final Federal Review
- Following the State Register listing, many positive media pieces in local paper, Buffalo News
- Endorsements from Senator Chuck Schumer, Congresswoman Kathy Hochul, NYS Assembly members



**MAIN STREET  
HISTORIC DISTRICT  
VILLAGE OF HAMBURG**

**HAS BEEN  
LISTED ON THE**

**STATE AND NATIONAL  
REGISTER  
OF  
HISTORIC PLACES**

**BY THE UNITED STATES  
DEPARTMENT OF THE INTERIOR**

**2012**



## MAIN STREET VILLAGE OF HAMBURG

The next two blocks of Main Street, looking west, have been placed on *The State and National Register of Historic Places* as a significant representation of 19th and early 20th century architecture. Growing from Pre-Civil War days, commercial structures began to dominate the first block, while the second block became mostly residential. For much of the 1800's, Main Street businessmen and professionals built their comfortable homes in the block west of Center Street. This created a neighborhood of leaders who brought an enduring culture and pride to Hamburg. The Kronenbergs were one such family. For over 100 years their store stood on this corner, and their home was in the next block.

2014

VILLAGE OF HAMBURG HISTORIC PRESERVATION COMMISSION

# Why are Districts Important?

Some years ago the Advisory Council on Historic Preservation issued a report identifying the contributions of preservation to urban revitalization. Their list included the following:

- New businesses formed
- Private investment stimulated
- Tourism stimulated
- Increased property values
- Enhanced quality of life and the sense of neighborhood and community pride
- New jobs created
- Compatible land use patterns
- Increased property and sales taxes
- Pockets of deterioration and poverty diluted"

"These old buildings do not belong to us only, they belong to our forefathers and they will belong to our descendants unless we play them false. They are not in any sense our own property to do with as we like with them. We are only trustees for those that come after us."

**William Morris**

# The Kronenberg Building: A Brief History



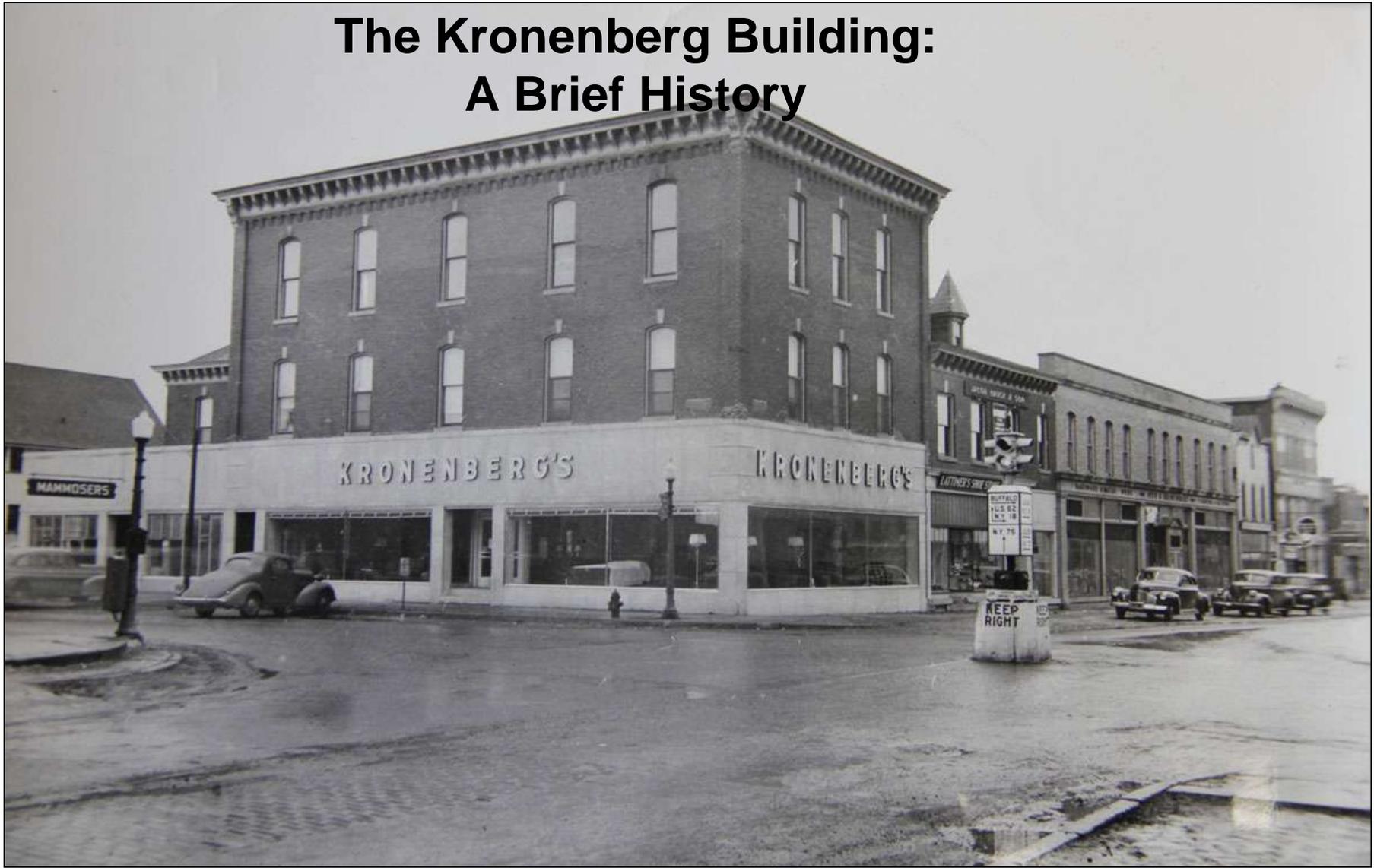
1884-1887: Original Building Constructed

# The Kronenberg Building: A Brief History



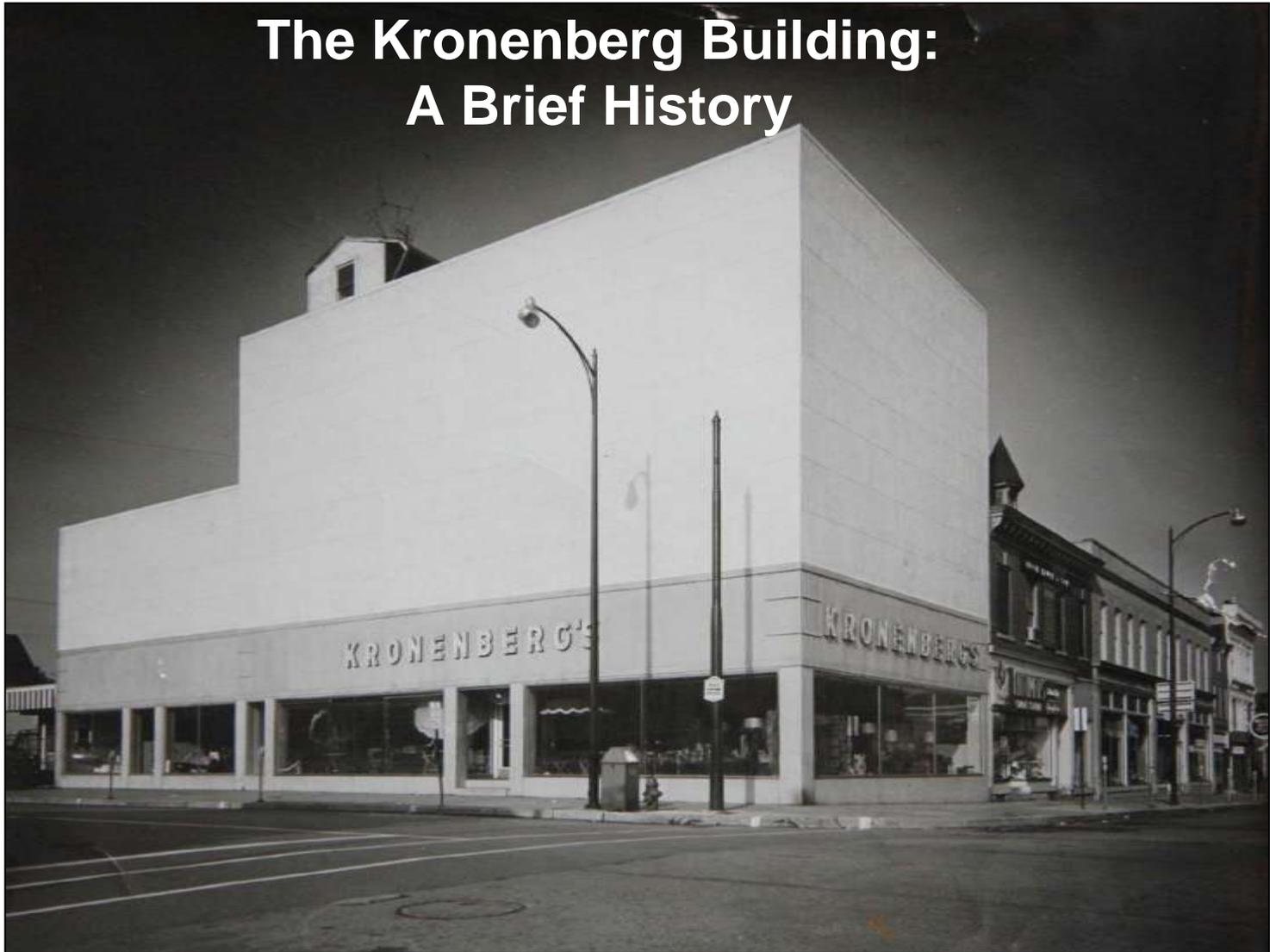
1928: Remodeled in a New Style

# The Kronenberg Building: A Brief History

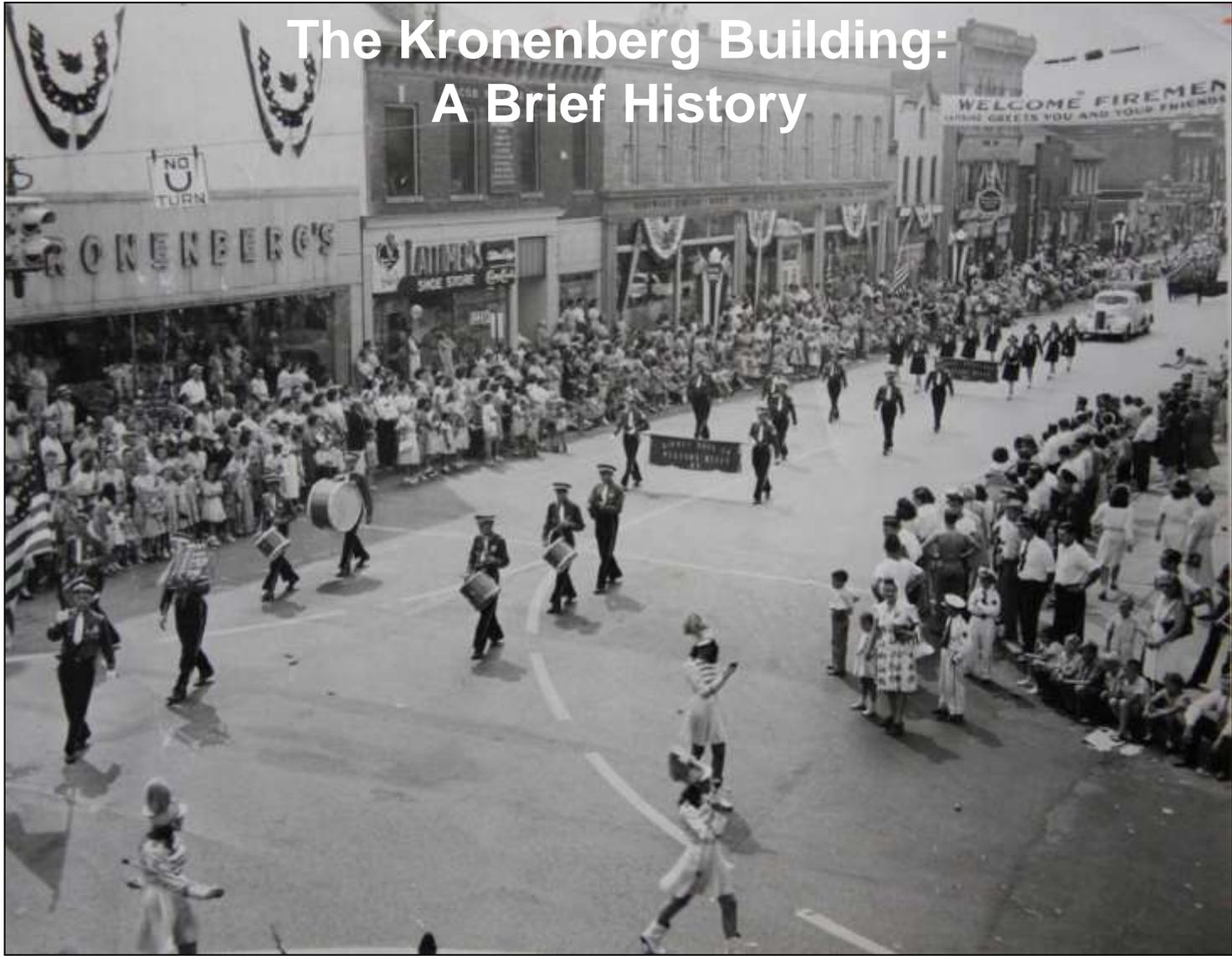


1937: Expanded to the Corner Building

# The Kronenberg Building: A Brief History

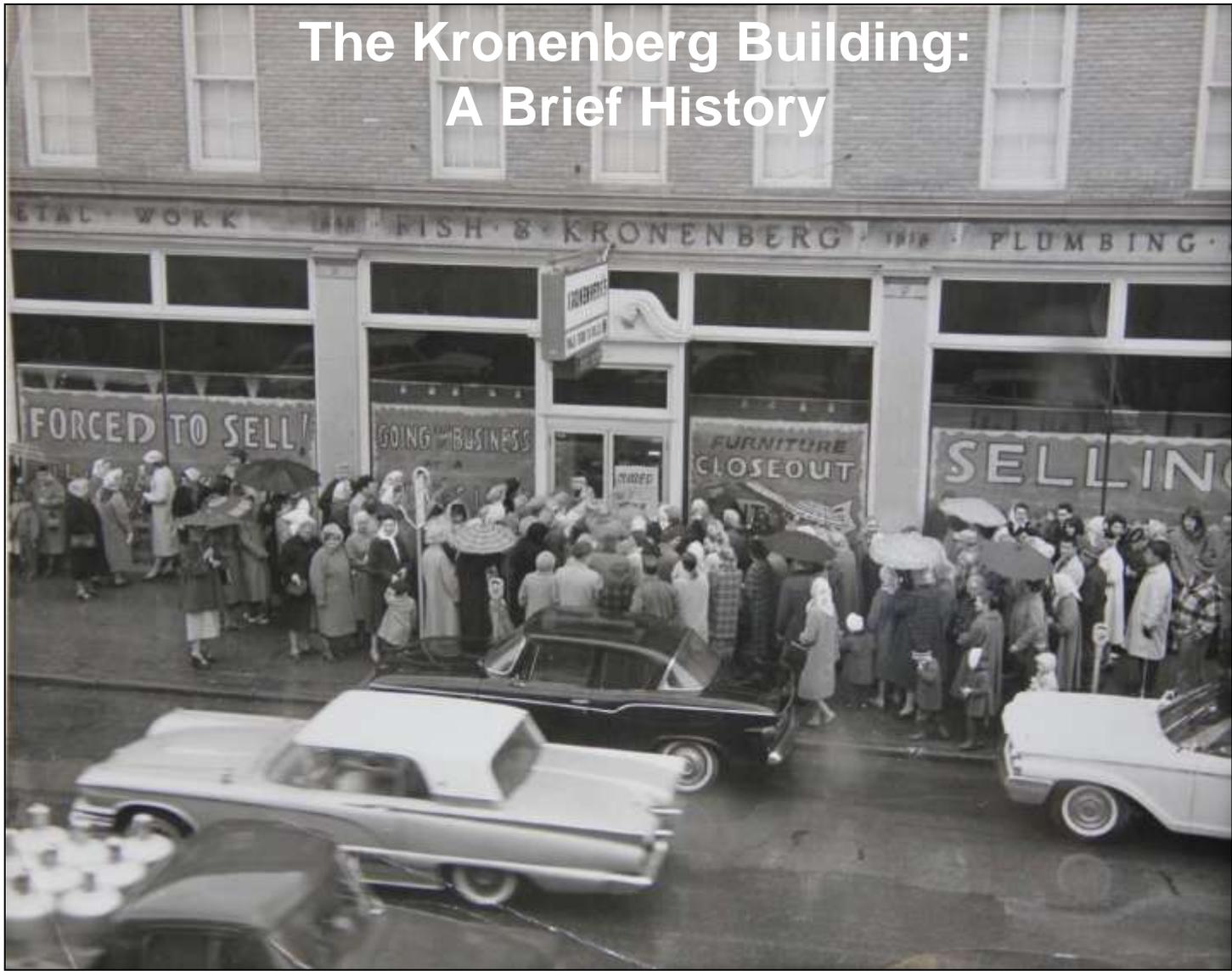


1947: Modern Facelift on the Corner



20<sup>th</sup> Century Main Street Anchor

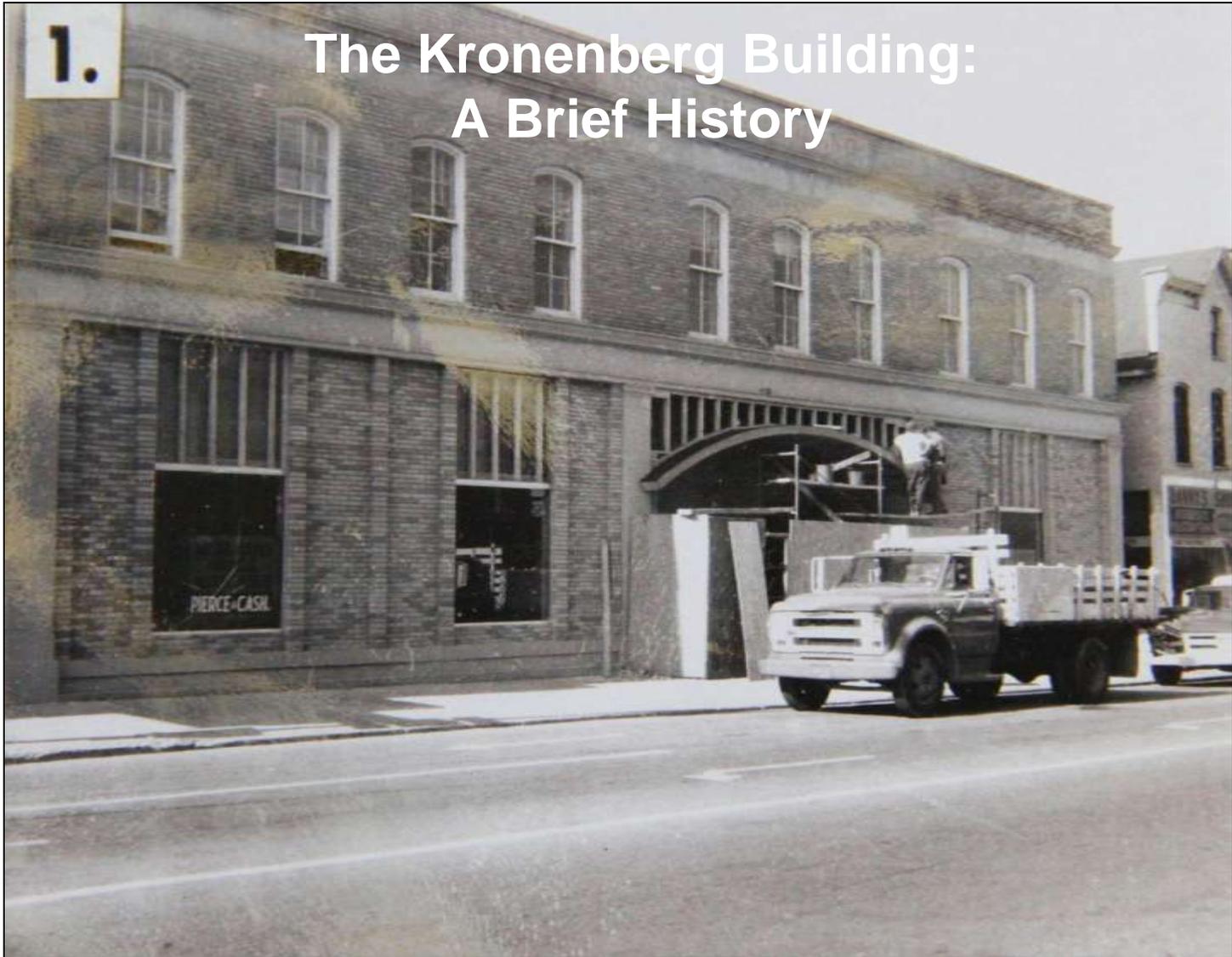
# The Kronenberg Building: A Brief History



1961: Store Closed

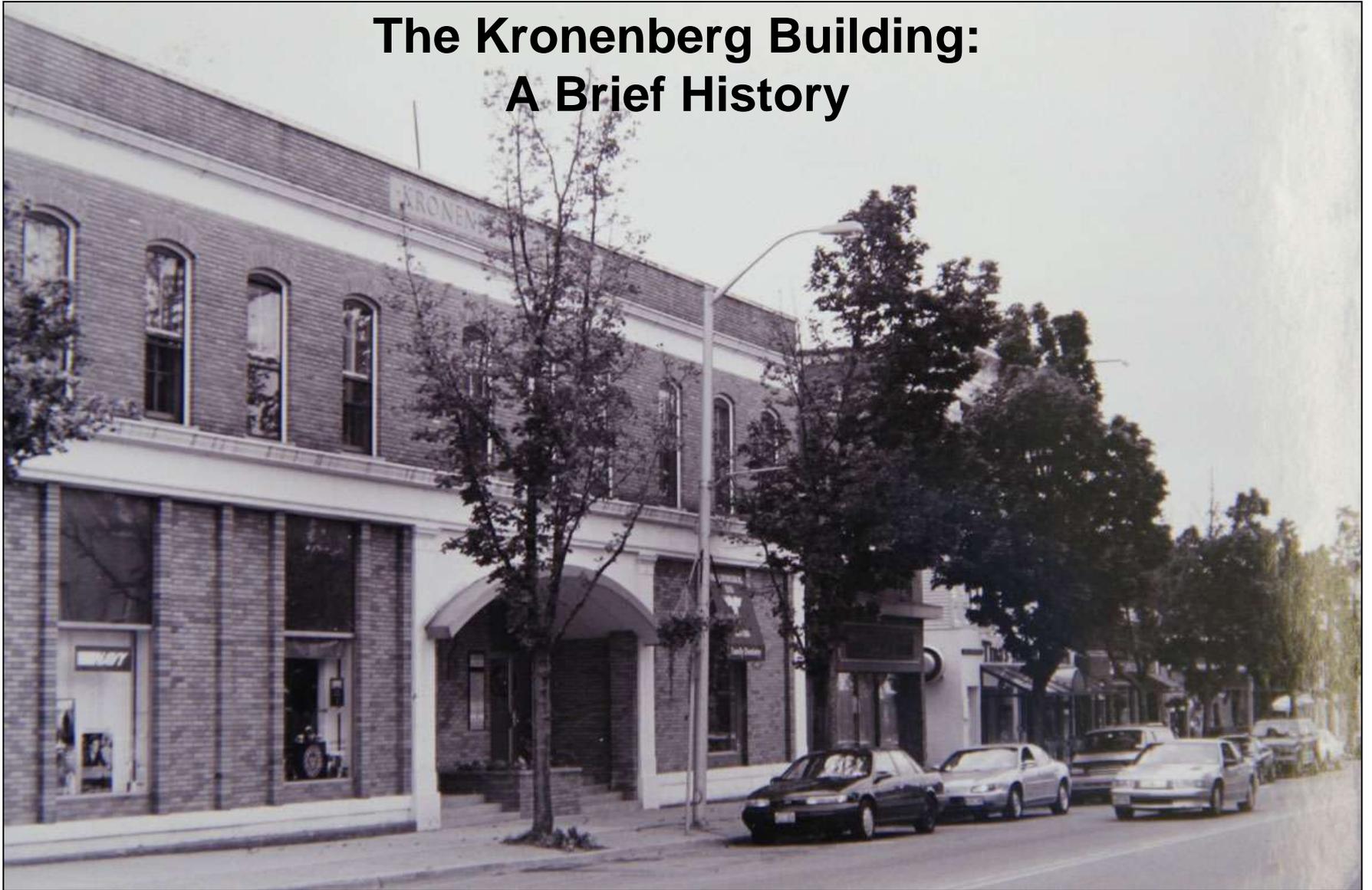
1.

## The Kronenberg Building: A Brief History



1967-68: Another Facelift

# The Kronenberg Building: A Brief History



1967-68: Another Facelift

# The Kronenberg Building: A Brief History



1972: Fire on the Corner Destroyed Former Federspiel Building

# The Kronenberg Building: A Brief History



# Federal Rehabilitation Tax Credit: What Is It?

A federal income tax **credit** (not a deduction) for 20% of the amount spent in a certified rehabilitation of a certified historic structure.

Other programs:

- New York State Rehabilitation Tax Credit for 20% of project costs; available in qualified census tracts only

- 10% federal credit for rehabilitation of nonhistoric properties built pre-1936

# Federal Rehabilitation Tax Credit: Who Gets It?

## Basic requirements:

- Property must be listed in the National Register, either individually or as a contributing building in a district
- Rehabilitation must be *substantial* (i.e. spend at least the adjusted basis [the value of the building])
- Building must be placed in an income-producing use after rehab
- Rehabilitation must meet the *Secretary of the Interior's Standards for Rehabilitation*
- Project must be approved in advance by the State Historic Preservation Office (SHPO) and National Park Service (NPS) for compliance with the standards

# Federal Rehabilitation Tax Credit: How Does It Work?

The basics:

**Part 1:** Documents that the property qualifies as a certified historic structure

**Part 2:** Documents the “before” condition of the building and the proposed work

**Part 3:** Documents completion according to plan

**Amendments:** Required if project plans change during the process or in the first 5 years after completion

# Federal Rehabilitation Tax Credit: Kronenberg Building Secrets to Success



1. **Start with a real fixer-upper**



# Federal Rehabilitation Tax Credit: Kronenberg Building Secrets to Success



**2. SHPO is your friend!  
Engage them early.**

# Federal Rehabilitation Tax Credit: Kronenberg Building Secrets to Success

- 3. Came to agreement with SHPO early on certain guiding ideas for the rehabilitation**



# Federal Rehabilitation Tax Credit: Kronenberg Building Secrets to Success



**4. Don't start work before you have NPS approval (i.e. an approved Part 2)!**

(But if you do...

Document, Document,  
Document)

# Federal Rehabilitation Tax Credit: Kronenberg Building Secrets to Success



## **5. No tenant? White box and tenant guidelines required**

Basic finishes

Guidelines require tenants to retain historic features and character

# Federal Rehabilitation Tax Credit: Kronenberg Building Secrets to Success



**6. Be flexible: surprises are inevitable**



# Kronenberg Building, 2014



# The Partnership Continued...





HELLO, PRESERVATION COMMISSION?  
I HAVE SOMETHING, OLD AND  
DUSTY THAT I WOULD LIKE  
TO DESIGNATE HISTORIC.  
I NEED THE TAX CREDITS.



NESEMAN ©'12  
THE SUN DNes255@AOL.COM

# Next Steps

- If we may be of any assistance to you or your community, please feel free to contact either of us anytime!

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- Katie Eggers Comeau
- (585) 262-2035
- [kcomeau@beroarchitecture.com](mailto:kcomeau@beroarchitecture.com)



This concludes The American Institute of Architects  
Continuing Education Systems Course

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AIA Rochester

Linda Hewitt 585.232.7650

