

## Policy Area IV Community Development and Housing

### Goal:

*Preserve and protect historic sites and landscapes to foster stewardship among its residents and promote an attractive image of the County to tourists.*



### HISTORIC PRESERVATION

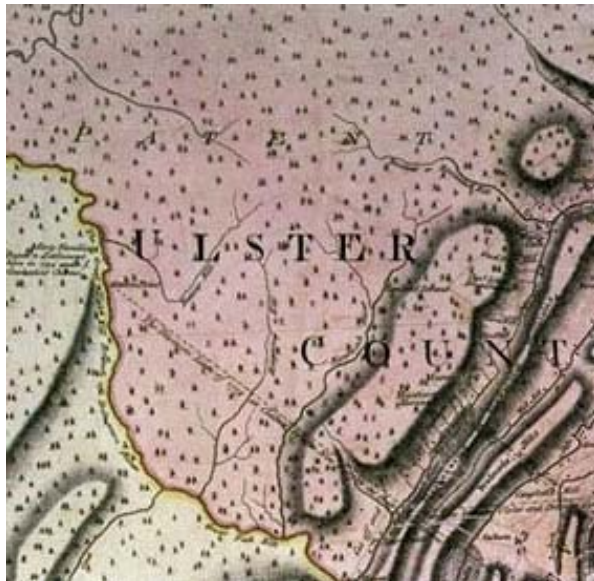
Sullivan County's many historic sites and resources were identified in the focus groups as one of the County's major strengths. County residents felt these resources could be developed into attractions and contribute to an increasingly favorable image of the County. Preserving the County's historic resources, such as the Minisink Battleground Park, the D&H Canal, the Woodstock Music Festival Site, and the hamlets, main streets, schoolhouses, churches and cemeteries will strengthen communities, retain the County's heritage and promote tourism. Historic landscapes in Sullivan County include farms, military encampments or other lands that reflect a historic event or tell a story about the history of the County.

Sullivan County's historic sites authentically represent the stories and people of the past and present, and this is a definite draw for heritage travelers, who, typically stay longer and spend more money than other travelers. Heritage tourism is a key revenue generator, preserves history, assures character-defining elements of places are retained and can help to improve the quality of Sullivan County communities. Historic preservation strategies should encompass directional and interpretive signage to historical and significant sights within the County.

Another important asset recognized by County stakeholders is the many Main Street areas in the County. The need to preserve and enhance these Main Streets was also identified by the focus groups, particularly if they could be capitalized on to build downtown centers through infill and new development near its boundaries. To accomplish this, Main Streets as business parks and green field development, should be promoted as a viable economic development strategy. For example, the Village of Monticello recently received matching grants from the New York Main Street Program, and will soon be able to realize the community's vision for a vibrant and attractive main street through facade and interior building renovations and streetscape enhancement.

Framing out a comprehensive approach to historic preservation for the County will establish a solid foundation from which to encourage and foster cooperation between the County, and the municipalities and residents. Also essential to preserving and protecting vital historic sites is the collaboration with other local and state entities, such as the New York State Office of Parks, Recreation and Historic Preservation, National Park Service, National Trust for Historic Preservation, Preservation League of New York State, and the Minisink Valley Historical Society, an important local historic preservation organization -- over a hundred years old itself, and other local historic societies.

Sullivan County's historic, cultural and natural resources are irreplaceable, and Sullivan 2020 aims to ensure that these foundations of the County's heritage are adequately preserved and protected for future generations to enjoy.



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**STRATEGY 4.13**

Identify and inventory historic sites, resources and landscapes in the County.

**Timeframe**

**SHORT TERM**  
INTERMEDIATE  
LONG TERM

| Steps  | Leadership Role (C/M/P) | Status (A/P/C) |
|--|-------------------------|----------------|
| Establish a system of surveying.                                       | C                       |                |
| Inventory and map historic resources.                                  | M/P                     |                |
| Document in the County's GIS system.                                   | C                       |                |
| Develop historic context statements for national and state nomination. | C/M/P                   |                |
|  |                         |                |



Leadership Role: C – County M – Municipality P – Partners  
 Status: A – Active P – Pending C – Complete

## Resources

### Documents

- ◆ Fact Sheet 1: National Register Criteria
- ◆ Fact Sheet 2: 25 Ways to Promote Archaeology

### Organizations and Programs

- ◆ **New York State Historic Preservation Office (SHPO)** - [www.nysparks.com/shpo/](http://www.nysparks.com/shpo/) SHPO helps communities identify, evaluate, preserve and revitalize their historic, archeological and cultural resource.
- ◆ **National Agricultural Library, Rural Information Center, Historic Preservation Resources** - [www.nal.usda.gov/ric/ricpubs/preserve.html](http://www.nal.usda.gov/ric/ricpubs/preserve.html)  
This website provides web links to more than fifty full-text “how-to” information guides and manuals on general and technical aspects of historic preservation.
- ◆ **New York Landmarks Conservancy** - [www.nylandmarks.org](http://www.nylandmarks.org)  
The conservancy is dedicated to preserving, enhancing, revitalizing, and reusing architecturally significant buildings in New York City and State.

### Funding Sources

- ◆ **New York State Council on the Arts** - [www.nysca.org](http://www.nysca.org)  
NYSCA makes over 2700 grants each year to arts organizations in every arts discipline throughout the state. NYSCA’s goal is to bring high-quality artistic programs to the citizens of the state through supporting the activities of nonprofit arts and cultural organizations.
- ◆ **New York Landmarks Conservancy Financial and Technical Assistance Program:** [www.nylandmarks.org](http://www.nylandmarks.org)
- ◆ **Preservation League of New York State** - [www.preservenys.org](http://www.preservenys.org)  
This organization is dedicated to the protection of New York’s diverse and rich heritage of historic buildings, districts, and landscapes. It actively encourages historic preservation by public and private organizations, agencies, and individuals in local communities throughout New York State and provides the united voice for historic preservation.

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**STRATEGY 4.14**

Encourage the inclusion of historic preservation in planning efforts.

**Timeframe**

**SHORT TERM**  
INTERMEDIATE  
LONG TERM

| Steps  | Leadership Role<br>(C/M/P) | Status<br>(A/P/C) |
|--|----------------------------|-------------------|
| Establish responsibilities and a role for preservation planning within the County. | C                          |                   |
| Develop a Countywide Preservation Plan.  | C                          |                   |
| Integrate the protection of historic resources with all future development.        | M                          |                   |
| Encourage community and voluntary involvement in historic preservation.            | C/M/P                      |                   |
| Provide technical assistance and educational materials.                            | C/P                        |                   |
| Hold a forum with preservation partners.   | C                          |                   |
| Facilitate increased cooperation with the Sullivan County Visitor’s Association.   | C                          |                   |
|  |                            |                   |



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## Resources

### Documents

- ◆ “Preserving Your Community’s Heritage through the Certified Local Government Program.” National Park Service, National Conference of State Historic Preservation Officers.

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- ◆ *National Trust Loan Funds (NLTF)* - [www.nationaltrust.org](http://www.nationaltrust.org)  
The NTLF has a revolving loan fund program for low-income historic districts.

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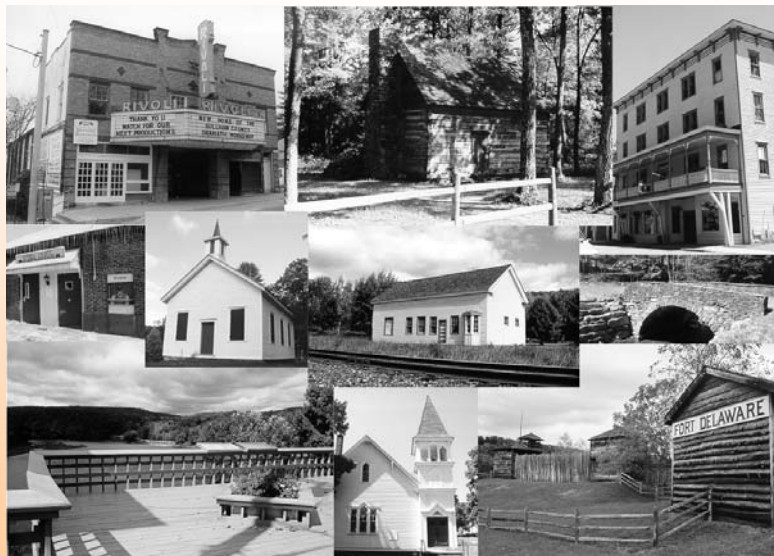
**STRATEGY 4.15**

Promote historic preservation as an economic development tool, and create economic incentives to further preservation efforts.

**Timeframe**

**SHORT TERM**  
INTERMEDIATE  
LONG TERM

| Steps   | Leadership Role<br>(C/M/P) | Status<br>(A/P/C) |
|---|----------------------------|-------------------|
| Identify, expand and diversify funding sources, and publicize their availability.   | C                          |                   |
| Provide matching funds for the repair and maintenance of privately-held historic structures.                              | C/P                        |                   |
| Develop an incentive program for adaptive reuse of abandoned or underused historic resources.                             | C                          |                   |
| Coordinate with the Partnership for Economic Development to encourage the rehabilitation and reuse of historic structures | C                          |                   |
| Promote the use of existing incentive programs.   | C/P                        |                   |
|   |                            |                   |



Leadership Role: C – County M – Municipality P – Partners  
 Status: A – Active P – Pending C – Complete

## Resources

### Documents

- ◆ “Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.” The Secretary of the Interior’s Standards for the Treatment of Historic Properties. 1995
- ◆ Preserving your Community’s Heritage through the Certified Local Government Program
- ◆ “New York Profiting through Preservation.” Preservation League of New York State.

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This organization is dedicated to preserving, enhancing, revitalizing, and reusing architecturally significant buildings in New York City and State.

### Funding Sources

- ◆ **National Parks Services** - [www.nps.gov](http://www.nps.gov)  
*Federal Tax Incentives for Rehabilitation* - Since 1976, the *Federal Internal Revenue Code* has contained a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic properties. Information about the Federal Historic Preservation tax incentives program is on the Web at: [www2.cr.nps.gov/tps/tax/](http://www2.cr.nps.gov/tps/tax/) *Easement Donations*—The Federal Internal Revenue Code also provides for Federal income, estate, and gift tax deductions for charitable contributions of partial interests in real property (land and buildings). Taxpayers’ gifts of qualified interests must be “exclusively for conservation purposes.” One of these purposes is defined as “the preservation of an historically important land area or certified historic structure.” Further information on easements may be obtained from the sources listed above in the tax incentives section. *Federal Historic Preservation Grants*—Owners of National Register listed properties may be able to obtain Federal historic preservation funding, when funds are available. Information about Federal historic preservation grant assistance is available on the Web at: [www2.cr.nps.gov/grants.htm](http://www2.cr.nps.gov/grants.htm), or contact your State historic preservation office.
- ◆ **State Historic Preservation Grants and Tax Programs** - [www.nysparks.com/shpo/](http://www.nysparks.com/shpo/)  
SHPO also administer State grant assistance programs and many of them allow for property tax abatements and State income tax credits for rehabilitated historic properties. Information about State administered historic preservation grant assistance, property tax abatement, and State income tax credit programs may be obtained on their website.
- ◆ **National Trust Loan Funds (NLTF)** - [www.nationaltrust.org](http://www.nationaltrust.org)  
Revolving loan fund program for low-income historic districts.



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**STRATEGY 4.16**

Encourage protection through appropriate management and treatment of historic resources.

**Timeframe**

**SHORT TERM**

INTERMEDIATE

LONG TERM

| Steps   | Leadership Role<br>(C/M/P) | Status<br>(A/P/C) |
|---|----------------------------|-------------------|
| Increase public awareness of the need for historic preservation, and correct methods of preservation.                 | C                          |                   |
| Promote the use of the Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties. | C/M                        |                   |
| Establish a County Historic Preservation Commission.  | C                          |                   |
|   |                            |                   |



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## Resources

### Documents

- ◆ **Historic Building Facades: The Manual for Maintenance and Rehabilitation** W.G. Foulks (Ed.), New York Landmarks Conservancy Technical Guide.

### Organizations and Programs

- ◆ **New York State Historic Preservation Office (SHPO)** - [www.nysparks.com/shpo/](http://www.nysparks.com/shpo/) SHPO helps communities identify, evaluate, preserve and revitalize their historic, archeological and cultural resource.
- ◆ **National Register of Historic Places** - <http://www.cr.nps.gov/nr/index.htm>  
The Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the *National Register* is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources.
- ◆ **New York Landmarks Conservancy** - [www.nylandmarks.org](http://www.nylandmarks.org)  
This organization is dedicated to preserving, enhancing, revitalizing, and reusing architecturally significant buildings in New York City and State.

### Funding Sources

- ◆ **New York State Parks Department** - <http://www.nysparks.com/shpo/>  
*State Historic Preservation Grants and Tax Programs*  
States also administer State grant assistance programs and many of them allow for property tax abatements and State income tax credits for rehabilitated historic properties. Information about State administered historic preservation grant assistance, property tax abatement, and State income tax credit programs may be obtained by using their website.
- ◆ **National Parks Services** - [www.nps.gov](http://www.nps.gov)  
*Federal Tax Incentives for Rehabilitation*  
Since 1976, the Federal Internal Revenue Code has contained a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic properties. These incentives, including a 20% investment tax credit, encourage the preservation of historic commercial, industrial, and rental residential buildings listed in the National Register by allowing favorable tax treatments for rehabilitation and discouraging destruction of historic properties. Information about the *Federal Historic Preservation Tax Incentives program* is on the Web at:  
[www2.cr.nps.gov/tps/tax/](http://www2.cr.nps.gov/tps/tax/)

#### *Federal Historic Preservation Tax Incentives*

Heritage Preservation Services  
National Park Service  
1849 C Street, NW, MS 2255  
Washington, DC 20240  
202/513-7270 x. 2

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### STRATEGY 4.17

Encourage façade restoration and Main Street revitalization throughout all Towns and Villages.

**Timeframe**

*SHORT TERM*

*INTERMEDIATE*

*LONG TERM*

| Steps  | Leadership Role<br>(C/M/P) | Status<br>(A/P/C) |
|--|----------------------------|-------------------|
| Encourage municipalities to apply for listing on the New York State and National Registers of Historic Places. | C/M                        |                   |
| Continue the work of the Sullivan County Planning Division's Main Street Redevelopment Center.                 | C                          |                   |
| Recruit new and diverse retail on Main Street and in Village centers.  | C/M/P                      |                   |
| Establish Business Improvement Districts (BIDs) in larger municipalities.                                      | C/M/P                      |                   |



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## Resources

### Documents

- ◆ Fact Sheet 3: A Checklist for Rehabilitating Historic Buildings

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