

# PRESERVATION CHICAGO

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This document was summarized from materials provided  
by the Commission on Chicago Landmarks

## HOW DOES LANDMARK DESIGNATION AFFECT PROPERTY VALUES?

The following 11 reports represent recent studies (1995-2003) examining the impact of landmark designation on residential property values. While the subject properties and methodologies vary, in general terms the studies indicate that local landmark districts do not have a negative impact on property—and in most cases property values increased at an equal, if not greater, value than the property values of buildings in comparable non-designated areas.

***The Impact of Historic Districts on Residential Property Values*** (Sept. '03) - prepared for the New York City Council by the New York City Independent Budget Office

“Conclusion:

IBO found clear evidence that after controlling for property and neighborhood characteristics, market values of properties in historic districts were higher than those outside historic districts for every year in our study. Although the results for price appreciation during particular sub-periods are mixed, for the entire 1975 through 2002 period properties in historic districts increased in price at a slightly greater rate than properties not in districts. Finally, there is not sufficient evidence to conclude that districting itself causes higher prices or greater appreciation.”

***The Economic Benefits of Historic Preservation in Michigan, Technical Report*** (Oct. '02) - prepared for the Michigan Historic Preservation Network

“Summary of Findings”

The property values debate—“What effect does local historic district designation really have on property values?”—is a complex issue involving multiple variables that change widely by community. Our Michigan research supports the conclusion that local historic district designation does not decrease property values. This effect was not observed in any of the case studies researched for this study or in any similar national studies. On the contrary, property values in the designated areas experienced value increases that were either higher than, or similar to, nearby, non-designated areas.”

***The Economic Benefits of Historic Preservation in Colorado*** (Jan. '02) - prepared for the Colorado Historical Foundation by Clarion Associates of Colorado, BBC Research and Consulting and Place Economics

“Summary: Property Values

Historic designation does not decrease property values. Property values in the designated areas experienced value increases that were either higher than, or the same as, nearby, undesignated areas.”

***Historic Districts Are Good for Your Pocketbook: The Impact of Local Historic Districts on House Prices in South Carolina*** (Jan. '00) - prepared for the South Carolina Department of Archives and History by John Kilpatrick of the University of South Carolina's College of Business.

“A repeat sales methodology was used to measure the effect of local districts on house prices over time. The results show that local historic district designation had a definite positive impact. House prices increased faster in the protected neighborhoods than in the market as a whole. The annualized rate of return for houses in the two local districts was 7.3%, while for the entire Columbia market it was 5.8%. Therefore, the average homeowner in one of the local historic districts enjoyed a per year gain in house value 26% greater than homeowners outside the districts.”

***Profiting from the Past: The Economic Impact of Historic Preservation in Georgia*** ('99) – Prepared for Athens – Clarke County Unified Government and Historic Preservation Division of the Georgia Department of Natural Resources by Joni Lettle and Patrick Tighe

“Historic preservation activity enhances property values. Studies undertaken in various communities throughout the state show the positive net impact of preservation. Recent studies in four cities—Tifton, Rome, Athens, and Savannah—confirm that historic preservation enhances property values.”

***Historic Designation and Property Value – A Study of the Des Moines Local Historic Districts: Owl's Head and Sherman Hill*** ('99) - prepared for the State Historical Society of Iowa by Charles Masterson

“This study concludes that historic designation has a positive effect on property values in both Owl's Head and Sherman Hill.”

***Historic Preservation at Work for the Texas Economy*** ('99) - based on a report by The Center for Urban Policy Research at Rutgers University, Texas Perspectives and The LBJ School of Public Affairs at the University of Texas at Austin

“The study examined nine Texas cities. In all nine, historical designations stabilized property values. Seven of these showed significantly higher property values within designated historic districts when compared with similar but non-designated areas. In some cases, as much as a 20 percent difference existed between a designated area and a non-designated area. The remaining two cities could not establish a quantifiable increase or decrease in property values.”

**Preservation & Property Values in Indiana** (Sept. '97) - prepared for Historic Landmarks Foundation of Indianapolis, Indiana by Donovan D. Rypkema

“Historic Landmarks Foundation decided property values provided one concrete measure of the effect of local historic districts. To quantify the impact of local districts on property values, we commissioned Donovan Rypkema, a Washington, DC real estate expert. We collaboratively selected representative districts in Anderson, Elkhart, Evansville, Indianapolis, and Vincennes for the study. Rypkema’s study methodology, detailed on the next page, centered on Multiple Listing Service and U.S. census data.

I’m pleased to report that our instincts are solidly verified by the numbers. As this study shows, property values rise with local historic district designation, equaling if not outpacing similar, undesignated areas and often the performance of the city as a whole.”

**The Economic Benefits of Historic Designation, Knoxville, Tennessee** ('96) – prepared for the Knoxville – Knox County Metropolitan Commission, Knoxville Tennessee by Ann Bennett

“All of the neighborhoods have experienced an increase in average sales price per square foot. Old Knoxville North, with a 157% increase from 1990 through 1994, has seen the most dramatic rise in value, with the other two study areas also experiencing an increase that far exceeds the average for Knox County as a whole. The greatest increases were in the two historic areas.”

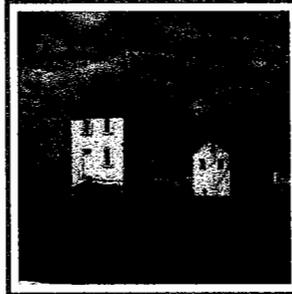
**Assessing the Impact of Local Historic Districts on Property Values in Greensboro, North Carolina** ('96) – prepared for Preservation Greensboro by Jo Ramsey Leimenstoll, University of North Carolina at Greensboro

“The study revealed that property values after designation increased more in the designated historic districts than in the non-designated comparison neighborhoods. While each pairing represented a different scenario, a statistically significant increase in property values over the comparison neighborhood during the post-designation periods was found across the board.”

**Virginia's Economy and Historic Preservation: The Impact of Preservation on Jobs, Business and Community** ('95) - prepared for Alliance Virginia by Donovan D.

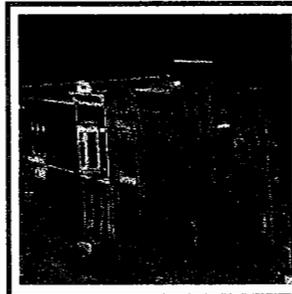
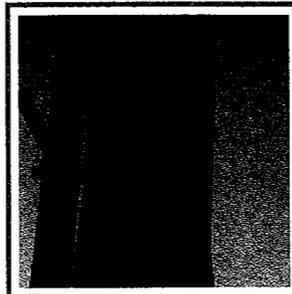
Rypkema

“Certainly not every historic district in every community can expect values to climb at these rates. But the claim that historic designation somehow reduces property values is simply a claim with no basis in fact whatsoever.”



# Measuring the Economics of Preservation: Recent Findings

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



# INTRODUCTION

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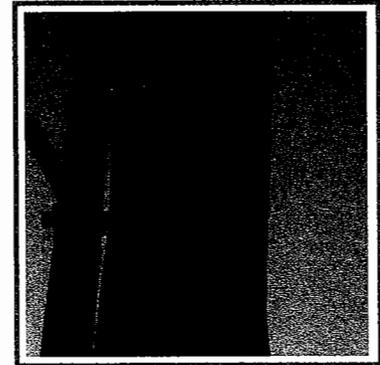
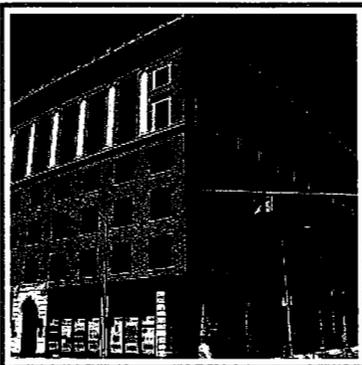
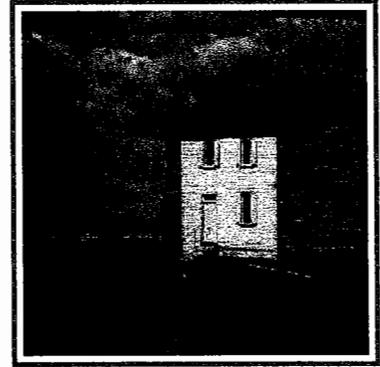
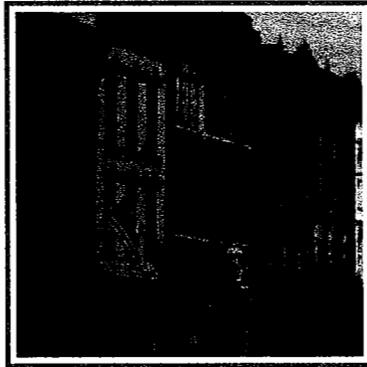
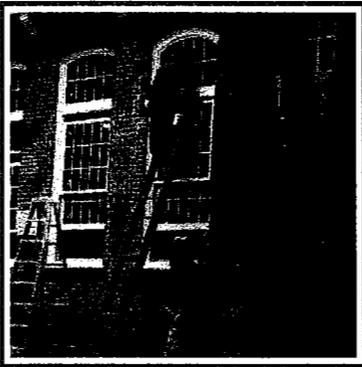
America is rich in its historic resources. Those resources include not just individual buildings but historic districts, archeological sites, structures, and historic landscapes. The stewardship of this heritage has been encouraged because of the educational, cultural, aesthetic, social, and historical values those historic and cultural places represent. In most cases the men and women who built those places built them not just for themselves but for generations that would follow. We are both heirs and guardians of those historic resources. If we are good stewards of our inheritance it will be available for our children and their children. And the values incorporated into these places ought to be reason enough to protect them.

But the reality is this: in challenging economic times, educational, cultural, aesthetic, social, and historical values may be insufficient to make the case for preserving our legacy of historic places. Politicians and public servants, citizens and scholars, bankers and bureaucrats, voters and volunteers now expect that in addition to those other values, historic preservation should demonstrate an economic value as well.

The good news is historic preservation is good for the economy. In the last fifteen years dozens of studies have been conducted throughout the United States, by different analysts, using different methodologies. But the results of those studies are remarkably consistent – historic preservation is good for the local economy. From this large and growing body of research, the positive impact of historic preservation on the economy has been documented in six broad areas: 1) jobs, 2) property values, 3) heritage tourism, 4) environmental impact, 5) social impact, and 6) downtown revitalization.

The pages that follow include highlights from some of this research. While we have abstracted a finding or two from some twenty of these studies, more are listed at the end, most of which are available online. The purpose of this publication is not to *prove* the economic contributions of historic preservation. Rather it is to broaden the understanding of elected officials, preservation advocates, homeowners, local decision makers, and citizens about the contribution that their local historic resources are making to their local economy in a multitude of ways.

By protecting our historic resources we are honoring the investments of our grandparents. But at the same time we are helping create a healthy economy for our grandchildren.



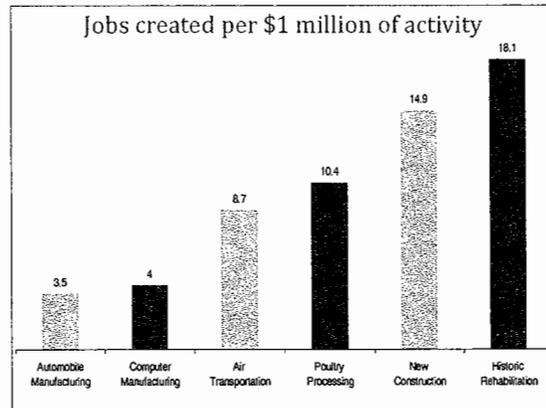
# JOBS



- In Delaware, \$1 million spent on the rehabilitation of a historic structure means 14.6 jobs in Delaware. This compares with 11.2 jobs from \$1 million of new construction and 9.2 jobs from \$1 million of manufacturing output.

– *The Delaware Historic Preservation Tax Credit Program: Good for the Economy, Good for the Environment, Good for Delaware's Future* (2010)

- In Georgia, historic preservation creates more jobs per \$1 million of economic activity than does the same amount in other major industries:



– *Good News in Tough Times: Historic Preservation and the Georgia Economy* (2011)

- Of the 4,443 total jobs created from historic rehabilitation tax credit activity in Kansas from 2002 to 2009, almost half are in the construction industry. The majority of remaining jobs are distributed among the services, retail, and manufacturing industries. Other sectors such as agriculture, mining, transportation, and public utilities are impacted as well.

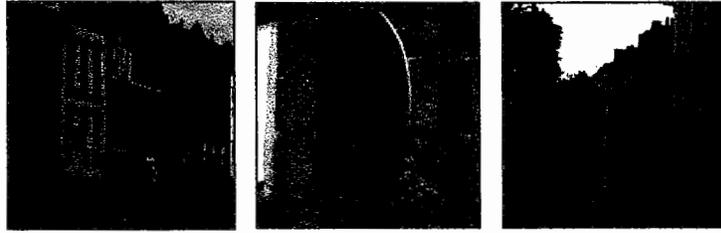
Industry	Jobs Created (2002–2009)
Construction	2,003
Services	832
Retail	605
Manufacturing	500

– *Economic Impact of Historic Rehabilitation Tax Credits in Kansas* (2010)

- For the first thirty years of the federal historic tax credit on an inflation-adjusted basis the cost to the federal treasury was \$16.6 billion. But that generated 1,800,000 jobs or a cost per job of \$9,222. Over the last two years under the Stimulus Package the federal government has spent \$260.7 billion on projects claiming the creation of 585,684 jobs — a cost per job of \$445,183.

– *First Annual Report on the Economic Impact of the Federal Historic Credit* (2010) [www.recovery.gov](http://www.recovery.gov)

# PROPERTY VALUES



- In Philadelphia, houses in National Register historic districts command a premium of 14.3% over comparable properties not in historic districts. Houses in local historic districts command a premium of 22.5% over comparable properties not in historic districts.

– *The Economic Impact of Historic Preservation in Philadelphia (2010)*

- In a small historic district in North Little Rock, Arkansas, houses were worth on average \$31,000 more than comparable houses not in the district. This meant annual additional revenues for the county of \$40,000, for the city of \$50,000, and for the school district of \$200,000.

– *Economic Impacts of Historic Preservation in Arkansas (2006)*

- Loans made by the Cleveland Restoration Society have a positive impact not just on the houses that received the loans, but also have a catalytic effect on property values of their respective neighborhoods. In both Cleveland and suburban neighborhoods the houses nearby where CRS made loans had higher rates of appreciation than properties not near a CRS-funded rehabilitation project.

– *Does Preservation Pay?: Assessing Cleveland Restoration Society's Home Improvement Program (2009)*

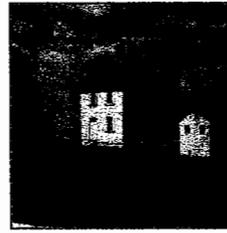
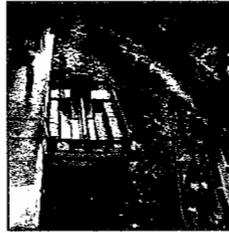
- In the city of Dubuque, Iowa, the average annual growth rate for historic preservation rehabilitation property values is 51%, compared to 5% for all properties in the city of Dubuque from 2001 to 2006. The average annual growth rate for the value of neighboring historic properties is 9.7%, compared to 3.7% for other properties in downtown Dubuque from 2000 to 2007.

– *Iowa's Historic Preservation and Cultural and Entertainment District Tax Credit Program Evaluation Study (2009)*

- In Louisville, Kentucky, properties in local historic districts were worth between \$59,000 and \$67,000 more than comparable properties not in historic districts. Between 2000 and 2007 houses in local historic districts appreciated 21% more than the rest of the market.

– *Historic Preservation's Impact on Job Creation, Property Values, and Environmental Sustainability (2009)*

# HERITAGE TOURISM



- Heritage tourists in Florida in 2007 spent an estimated \$4.13 billion, and 46.7% of all U.S. visitors to Florida reported visiting a historical site during their stay.

– *Contributions of Historic Preservation to the Quality of Life of Floridians (2010)*

- How heritage visitors to Washington State spend their money:

Lodging	\$163.8 million
Eating/Drinking	\$170.1 million
Retail	\$138.6 million
Transportation	\$81.9 million
Recreation and entertainment	\$25.2 million
Other	\$50.4 million
<b>TOTAL</b>	<b>\$629.9 MILLION</b>

– *The Economic Benefits of Historic Preservation In Washington State (2007)*

- Georgia heritage tourism supports 117,000 jobs and \$203,850,000 in salaries and wages.

– *Good News in Tough Times: Historic Preservation and the Georgia Economy (2011)*

- International heritage visitors stay longer, visit more places, and spend more per day than other tourists. 2.6 million more international tourists visited a historic place than went to an amusement park. 4.1 million more international tourists visited a historic place than went to the beach. Four times as many international tourists visited a historic place than went to a casino. For every international visitor who played golf, 14 visited a historic place.

– *Profile of Overseas Travelers to the United States (2010)*

– *Heritage Tourism Guidebook (2007)*

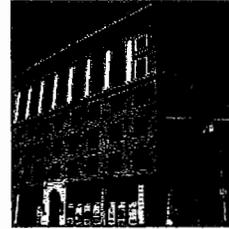
- The total direct, indirect, and induced effects of 2008 visitor spending in five of Pennsylvania's Heritage Areas was \$416.9 million in sales, which supported 6,030 jobs. The total payroll from these jobs was \$156.4 million. The total value added from visitor spending in Heritage Areas was \$247.2 million.

– *Economic Impact of Pennsylvania's Heritage Areas: A Study in Success (2008)*

- Spending by visitors to twenty surveyed Civil War battlefields generated a total of \$21 million in state taxes and another \$11.7 million in local government revenues. This amounts to approximately \$5.22 per visitor at the state level and another \$2.92 to pay for local services.

– *Blue, Gray, and Green: A Battlefield Benefits Guide for Community Leaders (2006)*

# ENVIRONMENTAL IMPACT



- Maryland's investment in historic commercial properties has "saved" 387,000 tons of material from landfills over the past 12 years. This amount of landfill material is the equivalent of filling a football stadium to a depth of 50-60 feet.

– *"Heritage Tax Credits: Maryland's Own Stimulus to Renovate Buildings for Productive Use and Create Jobs, an \$8.53 Return on Every State Dollar Invested", The Abell Report (March 2009)*

- In Hartford, Connecticut, the non profit organization, Common Ground, made a \$22 million investment rehabilitating 410 Asylum Street into mixed-income housing. Had that one building been razed instead of rehabilitated:

- > The equivalent of 615,777 gallons of gas in embodied energy would have been thrown away.
- > The equivalent of another 9,986 gallons of gasoline would have been expended in demolition and hauling to the landfill.
- > The demolition of this one building would have generated waste equal to 21 days of trash from the entire city of Hartford.
- > The demolition debris would have filled 39 boxcars.
- > The impact on the landfill would have wiped out the benefit of the last 21,211,680 aluminum cans that were recycled.

– *Investment in Connecticut: The Economic Benefits of Historic Preservation (2011)*

- Preservation projects save 50 to 80% in infrastructure costs compared to new suburban development.

– *"Heritage Tax Credits: Maryland's Own Stimulus to Renovate Buildings for Productive Use and Create Jobs, an \$8.53 Return on Every State Dollar Invested", The Abell Report (March 2009)*

- Construction debris accounts for 25% of the waste in the municipal waste stream each year. Demolishing 82 billion square feet of space will create enough debris to fill 2,500 NFL stadiums.

– *National Trust for Historic Preservation: Sustainability by the Numbers.*  
<http://www.preservationnation.org/issues/sustainability/additional-resources/sustainability-numbers.html>

- Recent calculations indicate that it takes 35-50 years for an energy-efficient new building to save the amount of energy lost in demolishing an existing building.

– *National Trust for Historic Preservation: Sustainability by the Numbers.*  
<http://www.preservationnation.org/issues/sustainability/additional-resources/sustainability-numbers.html>

- It's not just the buildings or even what is inside the boundaries of a historic site that matters. Of visitors to 20 Civil War battlefields, between 75% and 96% said that the view as they walked the battlefield was very important to the experience. An average of 90% reported that they would be more likely to visit a Civil War battlefield site if more of the land was preserved and protected. The impact of protecting this environment on the local economy? While more than 60% of these visitors came to the community specifically because of the battlefield, 92% of their expenditures were not at the site but in local restaurants, hotels, gas stations, and retail shops.

– *Blue, Gray, and Green: A Battlefield Benefits Guide for Community Leaders (2006)*

# SOCIAL IMPACTS



- In St. Louis, Missouri, during the first decade of the state's historic tax credit nearly 100 vacant or abandoned historic buildings were rehabilitated into hotels, offices, apartment buildings, retail facilities, and condominiums.

— *The Economics of Preservation in Missouri (2008)*

- A 2005 Rhode Island study found that the state's historic preservation tax credit created 409 affordable housing units.

— *Rhode Island Historic Preservation Investment Tax Credit Economic and Fiscal Impact Analysis (2005)*

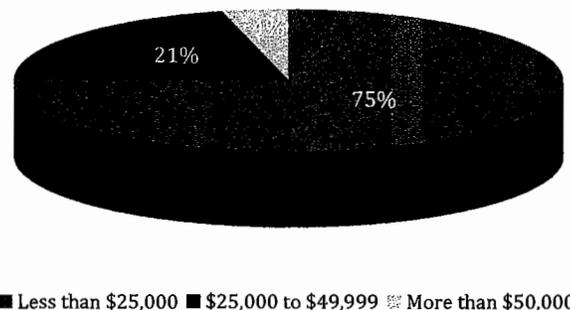
- While the Federal Rehabilitation Tax Credit program is not income targeted, in Connecticut 95% of the projects have taken place in neighborhoods with a concentration of households with modest annual income.

— *Investment in Connecticut: The Economic Benefits of Historic Preservation (2011)*

- In Connecticut, nearly 90% of historic tax credit project were in neighborhoods rated either a "Walker's Paradise" (28%) or "Very Walkable" (61%).

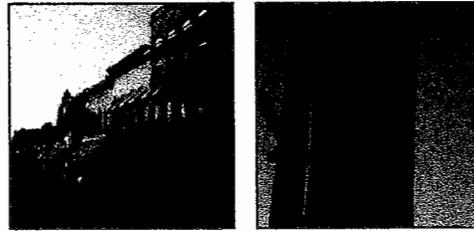
— *Investment in Connecticut: The Economic Benefits of Historic Preservation (2011)*

Median Household Income in  
Census Tracts with  
Federal Historic Preservation Tax Incentive Projects



— *Investment in Connecticut: The Economic Benefits of Historic Preservation (2011)*

# DOWNTOWN REVITALIZATION



- Over the last 25 years the Main Street program of the National Trust for Historic Preservation has been the most cost-effective program of economic development of any kind. Over these years Main Street communities have seen:

\$45 Billion	Invested in Physical Improvements
83,000	Net New Businesses
370,000	Net New Jobs
199,000	Building Rehabilitation and Construction Projects
\$2,394	Cost per Job Created
\$26.67 to \$1.00	Leverage of Public Funds

— *National Main Street Center of the National Trust for Historic Preservation*

- One strong measure of the health of an economic environment is the ratio between business openings and business closings. Between 2004 and 2008, nationally there were between 1.1 and 1.2 business openings for every business closing. During that same period in Georgia Main Street and Better Hometown communities, there were between 2.8 and 4.6 business openings for every business closing.

— *Good News in Tough Times: Historic Preservation and the Georgia Economy (2011)*

- Since 2001, nine of Colorado's ten Main Street communities have cumulatively attracted more than \$21.5 million in private investment:

- > \$570,806 for 52 facade rehabilitations
- > \$11.5 million for 208 rehabilitation and new construction projects
- > \$9.5 million for the purchase of 43 buildings

Additionally, 209 businesses have opened, relocated, and/or expanded, resulting in a net gain of 108 businesses. Local Main Street efforts have created 466 full-time and 129 part-time jobs.

— *The Economic Benefits of Historic Preservation in Colorado (2005)*

- In Oklahoma, more than two decades of Main Street activity have created 24,437 jobs, equal to roughly 1.5% of the state's entire non-farm workforce.

— *Economic Impacts of Historic Preservation in Oklahoma (2008)*

# CONCLUSION

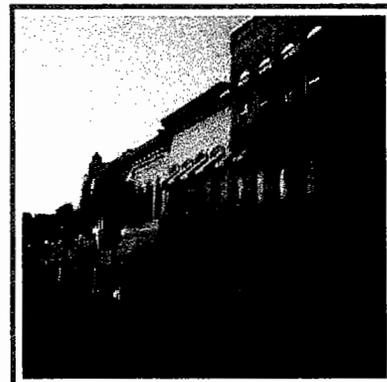
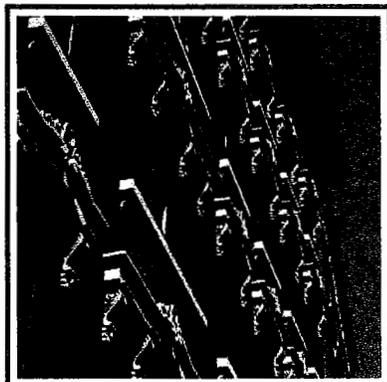
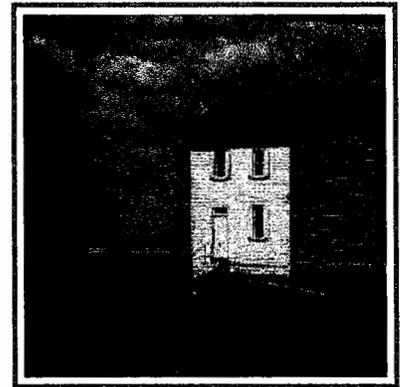
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In the long run the educational, cultural, aesthetic, social, and historical values of historic preservation are more important than the economic value. But as the great British economist John Maynard Keynes once said, "In the long run we're all dead." In the short term, it is therefore necessary that those who make decisions about our historic resources — elected officials, property owners, developers, investors — understand the economic contributions of historic preservation. As the research cited here demonstrates, those contributions are measurable, positive, and significant to a local economy.

Communities have to make choices. The economic contributions of historic preservation need to be among the factors a community considers when pondering its future. But a community without memory is a meaningless place. Historic resources are the physical manifestation of memory. Today quality of life is essential for a competitive community. The long-term quality and character of a community is directly related to its willingness to identify, protect, and enhance those places that define and differentiate it. Educational, cultural, aesthetic, social, and historic values are building blocks of quality of life. Historic preservation is not about cities being the museums of yesterday; historic preservation is about using heritage resources to build quality of life for tomorrow.

While the research on the economic impact of historic preservation is relatively recent, it was recognized decades ago by the Harvard economist John Kenneth Galbraith who wrote:

"The preservation movement has one great curiosity. There is never retrospective controversy or regret. Preservationists are the only people in the world who are invariably confirmed in their wisdom after the fact."



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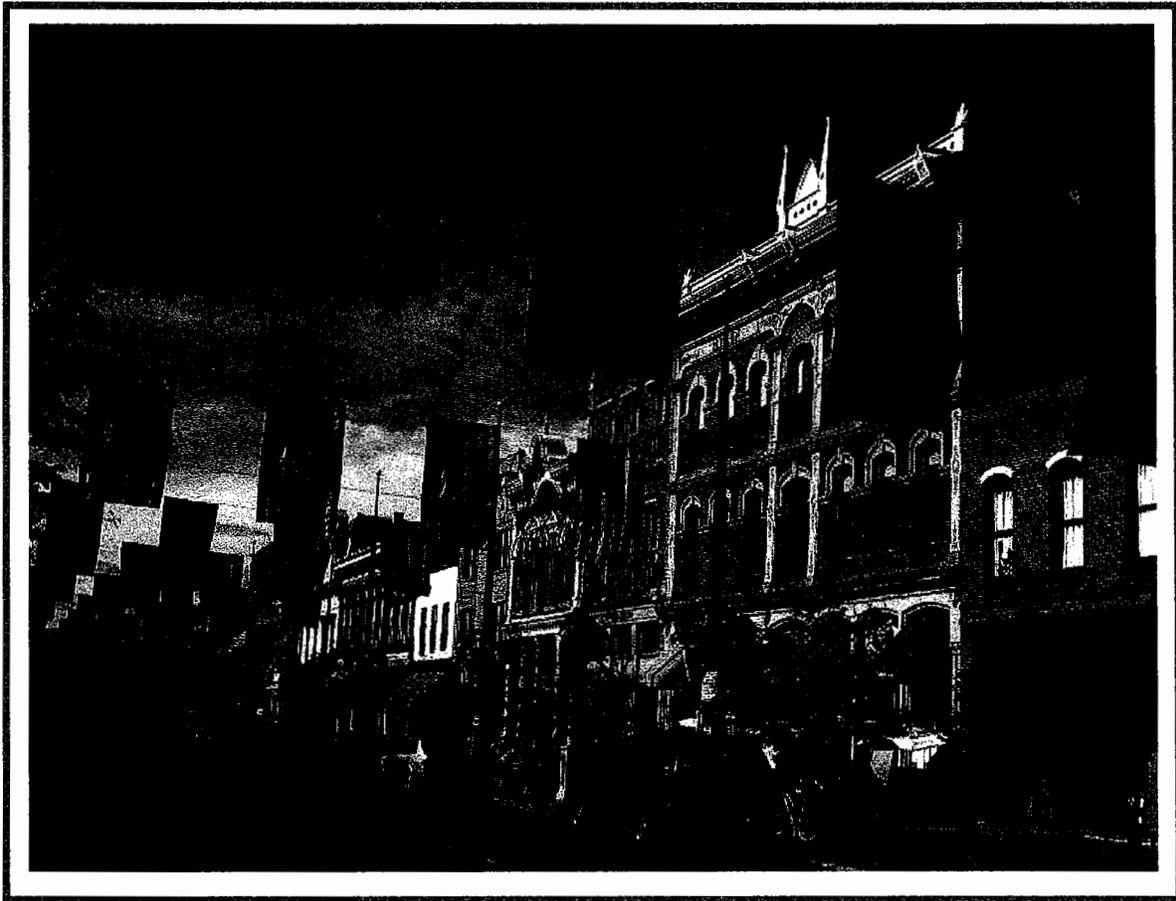
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## Statement of Acknowledgement of ACHP Support for Projects

This publication was prepared under a federally funded contract with the Advisory Council on Historic Preservation (ACHP) administered through the Acquisitions Services Directorate, National Business Center, U.S. Department of the Interior. The work has been performed in accordance with the terms of an Interagency Agreement between the ACHP and the Economic Development Administration, U.S. Department of Commerce. The contents of this publication and the opinions expressed by the authors do not necessarily reflect the views or policies of the ACHP, the Department of Commerce, or the Department of the Interior, nor does the mention of trade names, commercial products, or consultants constitute endorsement or recommendation by the ACHP or its partner agencies.



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THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

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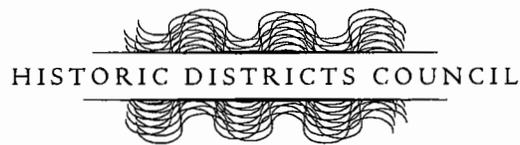
## Frequently Asked Questions About Landmarking for Co-op Owners

What is an historic district?

An historic district is an area of the city designated by the Landmarks Preservation Commission (LPC) that represents at least one period or style of architecture typical of one or more areas in the city's history; as a result, the district has a distinct "sense of place." The proposed Grand Concourse Historic District is famous for its large, elegant apartment buildings, particularly those of the Art Deco and Moderne styles.

What are the advantages of being in a Historic District?

- **Landmark Designation preserves an area's physical character.** This is called its "sense of place", the distinct individuality that characterizes one community from another physically. In its purest form, this is the quality that brands a neighborhood, so that a person, when visiting somewhere else, might say, "this street really reminds me of Park Slope".
- **Landmark Designation saves the integrity of a community's architecture and** preserves its artistic value. A block of 1920s Art Deco apartment buildings is a distinct architectural vision which is diminished by missing cornices, poorly-altered windows and wall-through air-conditioners. A historic streetscape can be altered, just like a musical composition can be reinterpreted, but care must be taken to alter it gently and thoughtfully.
- Landmark Designation retains the history of an area. Not only the history of its development but the history of everyone who has ever lived or worked in these landmark buildings. By preserving the existence of a building, a street or a neighborhood, it keeps the door open to the past and provides a distinct continuity with the future. People who move out of the neighborhood can come back years later and still recognize their former homes. They can return to their childhood haunts, or visit where their family lived before they were born. This tangible sense of history is priceless.
- Landmark Designation provides assurance and stability for property development. Owners attracted to certain physical qualities in an area are more likely to invest in the area knowing that those qualities are protected and are going to



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- remain. In the long run, this leads to an increase in property values as a landmark area is spared the brunt of the negative effects of unfettered speculative development.
- Landmark Designation guarantees community input in new development. By reviewing as-of-right development, landmark designation provides a forum for a community to discuss and, to a large extent, help determine its own future physical development. This applies to residential and commercial development, and by holding all new development activity up to an equal standard of appropriateness, the base level of design excellence is increased.
  - Landmark Designation helps preserve small businesses and affordable housing. By ensuring that existing buildings are not demolished for new structures, landmark designation preserves the actual physical spaces which current residential and commercial tenants occupy. While this does not provide any kind of rent protection, it does help ensure that large-scale retailers and commercial interests – which typically rely on large, open floor plans – have to alter their design paradigm if they wish to move into a new area, rather than installing suburban-style stores in a densely urban setting.

What is the down side of being in a Historic District?

Before making alterations to your property, the project must be reviewed by the Landmarks Preservation Committee and permits issued.

Why was the Landmarks Law enacted?

The Landmarks Law was enacted in 1965 in response to New Yorkers' growing concern that important physical elements of the city's history were being lost. Events like the demolition of the architecturally distinguished Pennsylvania Station in 1963 increased public awareness of the need to protect the city's architectural, historical and cultural heritage.

What is the difference between a New York City historic district and a National Register district?

A New York City district is overseen by the New York City Landmarks Preservation Commission (LPC), a city agency. It protects the character of the district through the local Landmarks Law by requiring permission to change exterior features. A National Register



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district is recognized through the U.S. Department of the Interior and administered by the New York State Historic Preservation Office. National Register of Historic Places listings are largely honorific and usually do not prevent alterations or demolition of structures within the district, but may entitle owners to tax benefits. Many, if not most, of the city's historic districts are also on the State and National Registers.

If my neighborhood is designated, will I be required to restore my property?

No. The LPC does not require restoration or force owners to return buildings to their original condition. The LPC only regulates future, proposed work on designated structures. It may, however, make recommendations for restorative treatment when other work is undertaken to the property.

Will I be restricted in the kind of changes I can make?

Yes. New York City landmark designation does place additional restrictions on historic properties, which most often involve exterior changes. Designation is intended to protect and preserve properties and neighborhoods. This can be beneficial to a property owner by preventing inappropriate changes to neighboring buildings that could take away from property values and the special character or enjoyment of the property. To make changes, you must apply for a permit from the LPC, which will review your plans and issue a permit or suggest appropriate alterations. The majority of LPC permits are for exterior work and can usually be issued within a few weeks.

Does it cost more to maintain a landmarked building?

It may. Although there can be an additional expense for historically appropriate repair and maintenance of designated buildings, property owners generally find the extra costs offset by higher resale revenue and property values.

Will living in a designated historic district raise my taxes?

No. There is no evidence that those living in an historic district pay higher property taxes than residents outside of the district.

Will it lower my property value?

No. Studies all over the country show that designation improves property values. In 2003 the Independent Budget Office published a study showing that properties within designated New York City historic districts appreciate more in value over the long term than identical properties not in historic districts. With the stability and constancy that comes with landmarking, historic districts are less prone to the wild swings of the real estate market.



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I have air conditioning units in my windows. Can I install or remove them without a permit?

Yes. The Commission does not regulate the installation or removal of air-conditioning units that are installed simply by raising or lowering a window sash.

I am renovating my kitchen and bathroom. Do I need permits from the Commission for this type of interior work?

The Commission only reviews interior work if it requires a Department of Buildings permit or affects the exterior of the building. If the work is purely interior, the Commission's review is limited to confirming that there will be no effect on the exterior.

Can the Commission regulate changes to lobbies?

Unless it is a designated Interior Landmark, the Commission does not regulate lobbies or other interior spaces. The Commission does not regulate interior residential lobbies and upon being notified of a proposed change to the lobby of a residential building located in a historic district, the Commission will issue a "Certificate of No Effect" – confirming that it does not need to review.

I plan to make a series of changes to the facade of my building over the next few years.

Can I apply for a permit for all of the work at one time?

Yes, you may submit an application for a "master plan" that includes those series of changes.

What is a master plan?

A master plan establishes a building-wide standard for future changes to specific building elements. Owners of large commercial or residential buildings may wish to submit master plans for alterations that may take several years to complete, such as replacement windows. Co-op boards and condominium associations may find window or air-conditioning master plans particularly useful. If the Landmarks Commission approves the master plan, you will still need to file an application form whenever you are planning work. The application must identify which portion of the master plan you are planning to carry out and specify that the work will conform to the previously approved master plan. However, no drawings or public hearing will be needed for the application, saving you time and money. After the Commission reviews your application, the staff will send a letter called an "authorization to proceed." The work may then begin.



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What happens if I want to perform work that does not conform to the master plan?  
Will I be restricted to the design that the plan describes?

No. If in the future you wish to install something different in a particular area of the building, you may file an application for a permit for the proposed changes. Your application would then undergo the regular Landmarks Commission review process, including a new public hearing, if required.

Can I upgrade my windows for better insulation or sound-proofing?

Yes. The LPC allows for changes to windows for replacement and repair. Generally, the most important aspect of windows to be preserved is visible configuration, i.e. shape of the window and number of panes. Windows with decorative divisions (not truly multi-pane) are often permitted if they appear in the proper configuration. Many window manufacturers make these types of windows.

Do I need a permit if my building needs façade work such as re-pointing or repairs to the cornice or parapet?

Yes. Even if you don't need a Department of Buildings permit, any exterior work on a landmark building requires a permit from the LPC. Generally speaking, a permit for restorative work does not require a public hearing and can be issued fairly swiftly.

Do I need permission for putting in plantings in my yard?

No. Landmarks designation does not regulate gardens or plantings.

Would being in a landmark building affect the sale of my unit?

No. Except that as stated above, real estate values in landmark district tend to appreciate faster than those in non landmarked districts, so your apartment is likely to be worth more than it would be if not located in the Grand Concourse district.



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### About the Historic Districts Council

The Historic Districts Council is the citywide advocate for New York's historic neighborhoods. We work to ensure the preservation of significant historic neighborhoods, buildings and public spaces in New York City, uphold the integrity of the New York City Landmarks Law and further the preservation ethic. This mission is accomplished through ongoing programs of assistance to more than 500 community and neighborhood groups and through public policy initiatives, publications, educational outreach and sponsorship of community events.

Originally founded in 1971 as a coalition of community groups from New York City's designated historic districts, HDC has grown to become one of the foremost citywide voices for historic preservation. Following its mandate of community-based preservation advocacy, HDC works continuously to broaden and educate the preservation constituency — from producing zoning and architectural surveys of unprotected historic neighborhoods, to meeting with legislators and government officials, to creating educational programs on the techniques and strategies of neighborhood preservation.

The core belief of the Historic Districts Council is that preservation and enhancement of New York City's historic resources — its neighborhoods, buildings, parks and public spaces—are central to the continued success of the city. The creation of the New York City Landmarks Law in 1965 acknowledged this and empowered the government to act to reserve buildings and sites that “possess special character or special historical or aesthetic interest or value as part of the development, heritage or cultural characteristics of city, state or nation.” This preservation goal benefits not only ourselves but also future generations of New Yorkers, and it guides the Historic Districts Council in all its actions.

For more information please visit our web site [www.hdc.org](http://www.hdc.org) or call 212-614-9107.