

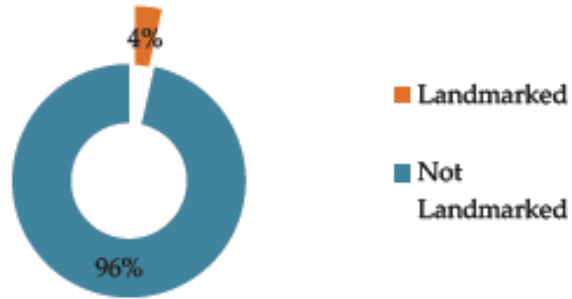
Zoning and Historic Preservation



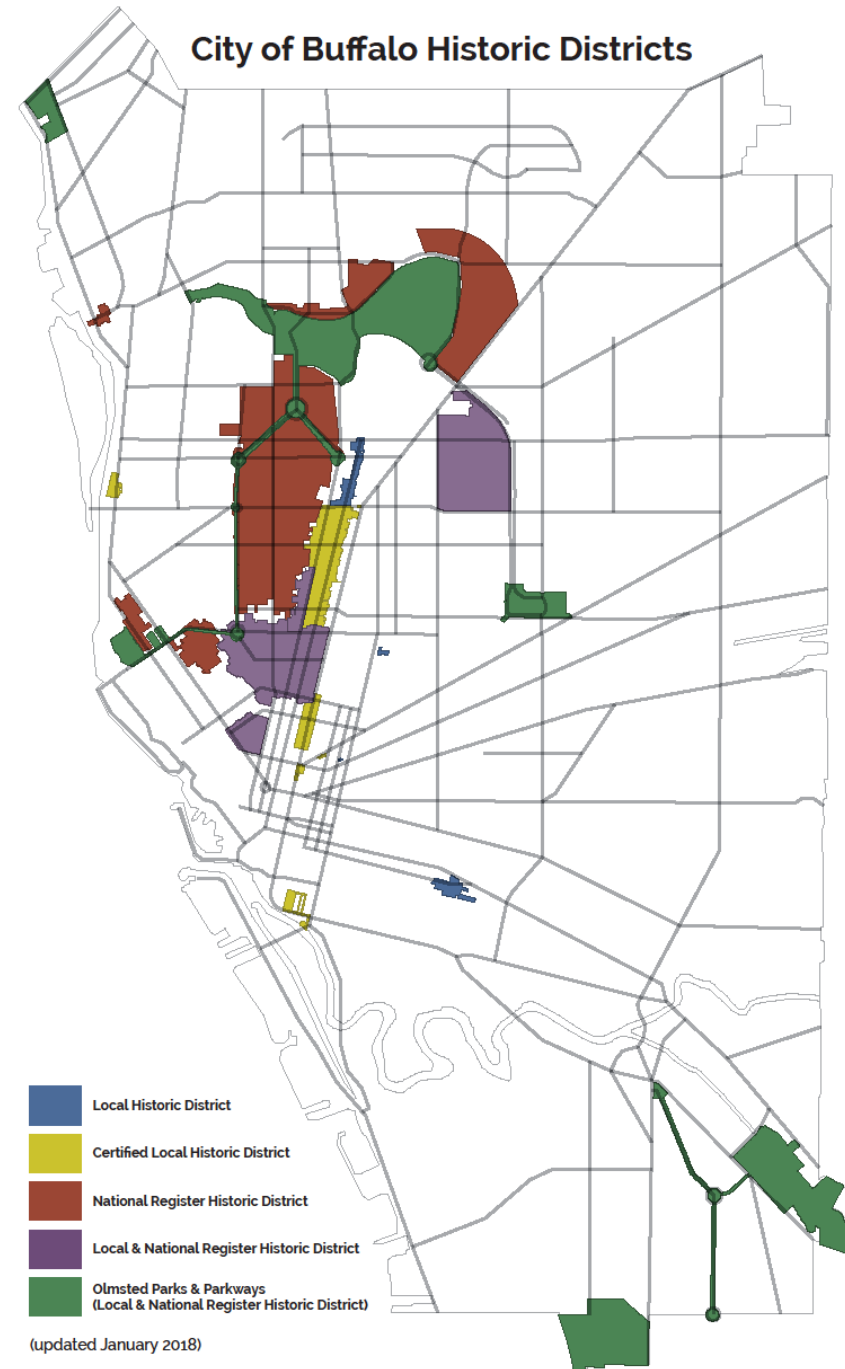
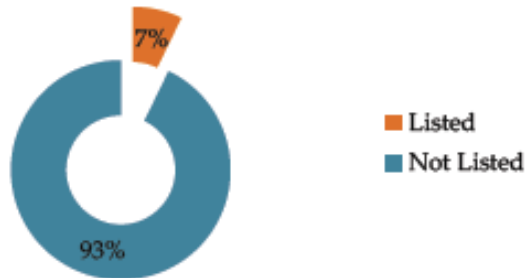
Preservation
BUFFALO NIAGARA

Historic Districts in Buffalo

94,262 Total Tax Parcels
Local Landmark Status



94,262 Total Tax Parcels
National Register Status



Designations and Regulations

	National Register	Local	Certified Local
Honorary designation	✓	✓	✓
Regulatory function	X	✓	✓
Financial Incentives	✓	X	✓
Input Into Government Decision Making	✓	✓	✓
Requires permit review	X	✓	✓

National Register Historic District

Enabled by the National Preservation Act of 1966

NR is the federal government's official list of individual sites, districts, structures, and objects deemed **worthy of preservation for their historical significance.**



- Honorary Designation only



- Gateway to Financial Incentives



- Owner approval required



- Very limited regulatory oversight

National Register Historic District

There are limited regulatory impacts of National Register Districts.



- Section 106 Review



- Historic Tax Credits/SOI Standards



- Advisory Preservation Board Review



- Section 3-16 K Buffalo UDO

National Register Historic District


3-16 K. Demolitions

1. Demolition is prohibited for any principal building in an N-1D, N1-C, N-1S, N-2C, N-2E, N-3C, or N-3E, zone; or any building that is listed on the National Register of Historic Places, or is a contributing structure to a National Register historic district, except where:
 - a. The Commissioner of Permits and Inspection Services determines that an emergency demolition is required for the purpose of public safety.
 - b. A site plan has been approved for one or more new principal buildings, or another use has been approved by the City on the site of the proposed demolition.
2. The City Planning Board may waive this prohibition if both of the following criteria are met:
 - a. The principal building proposed to be demolished does not comply with the form standards of one of the building types allowed in the zone where the demolition is proposed;
 - b. The principal building proposed to be demolished is inconsistent with the intent of the zone where the demolition is proposed.

Local Historic Districts

Enabled by local Preservation Ordinance – Section 337 of the City of Buffalo Charter

The primary law that acts to protect and preserve a community's historic resources. It offers the strongest form of legal protection for historic properties. Each ordinance is tailored to fit the needs that best suit the individual community.

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- Honorary Designation & Regulatory
 - Usually not associated with Financial Incentives
 - Important land use tool
 - Owner approval **not required**

Permit Review Process



§337.5 Powers and Duties

F. To approve or disapprove certificates of no effect, certificates of appropriateness or certificates of exception for the *erection, alteration, restoration, renovation, relocation, demolition or site improvement* of any landmark, landmark site or of any building, structure or site within an historic district when the exterior of such property would be affected.

For **all** exterior work, with the exception of painting and minor repairs, you **must** have one of the three types of certificates

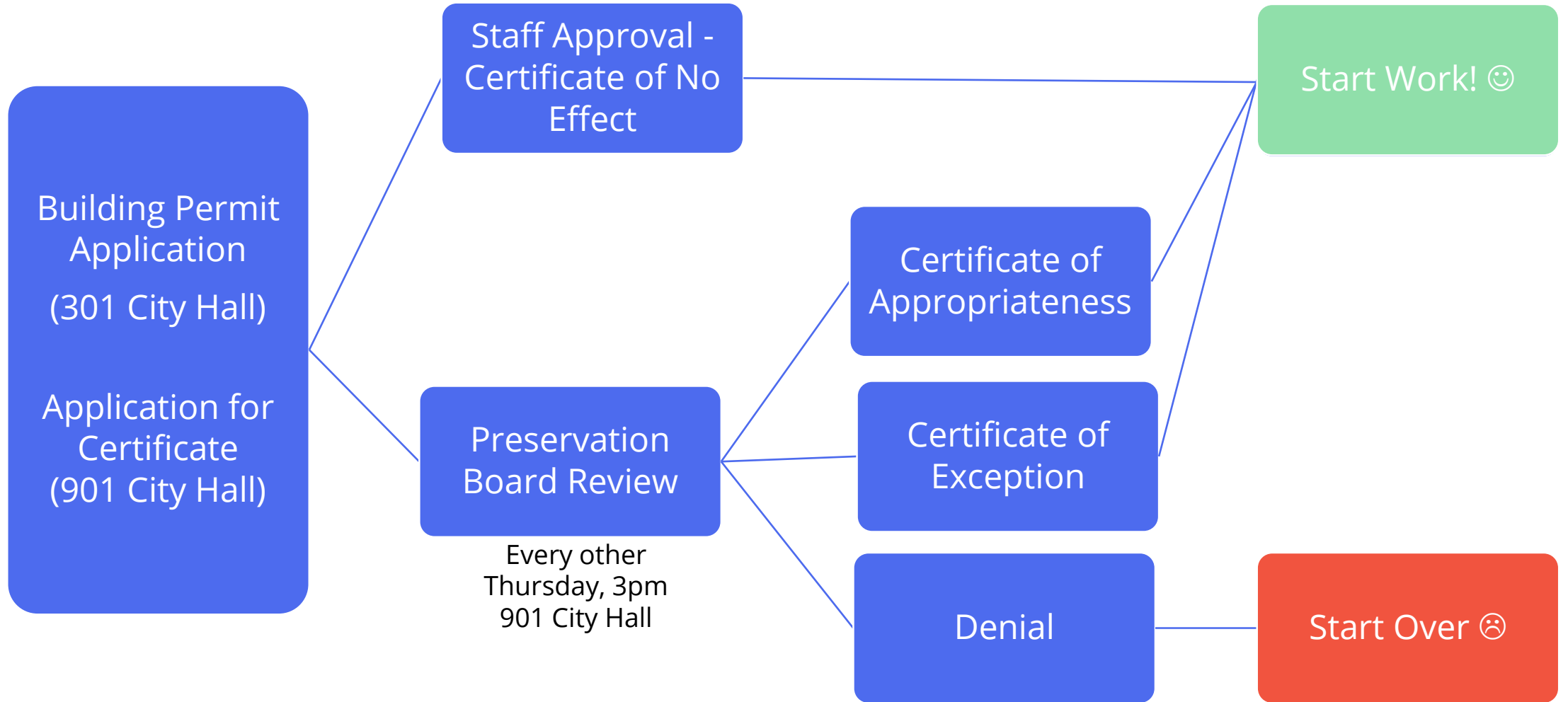


Permit Review Process



- Certificate of No Effect
- Certificate of Appropriateness
- Certificate of Exception

Permit Review Process



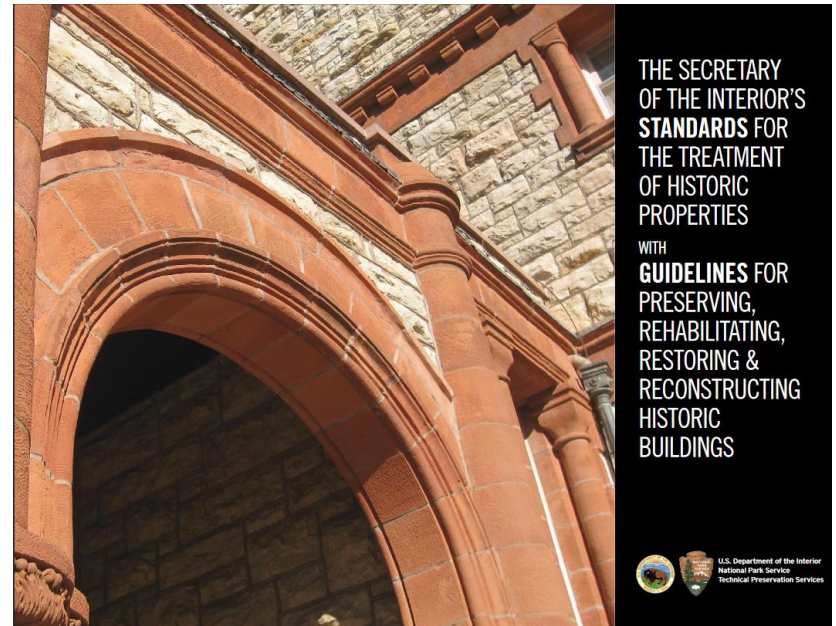


Permit Review Process

§337.20

The Preservation Board is to use “the current edition of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as general criteria.”

The Secretary of the Interior’s Standards
The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation’s irreplaceable cultural resources.



Rehabilitation



Restoration



Preservation



Reconstruction





Rehabilitation

The act or process of making possible a compatible use for a property through repair, alteration, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standard #1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.



Standard #2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Standard #3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.



Standard #4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.



Standard #5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.



Standard #6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.



Standard #7

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.



Standard #8

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.



Standard #9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.





Standard #10

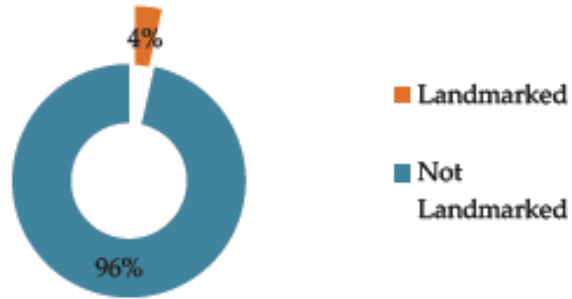
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



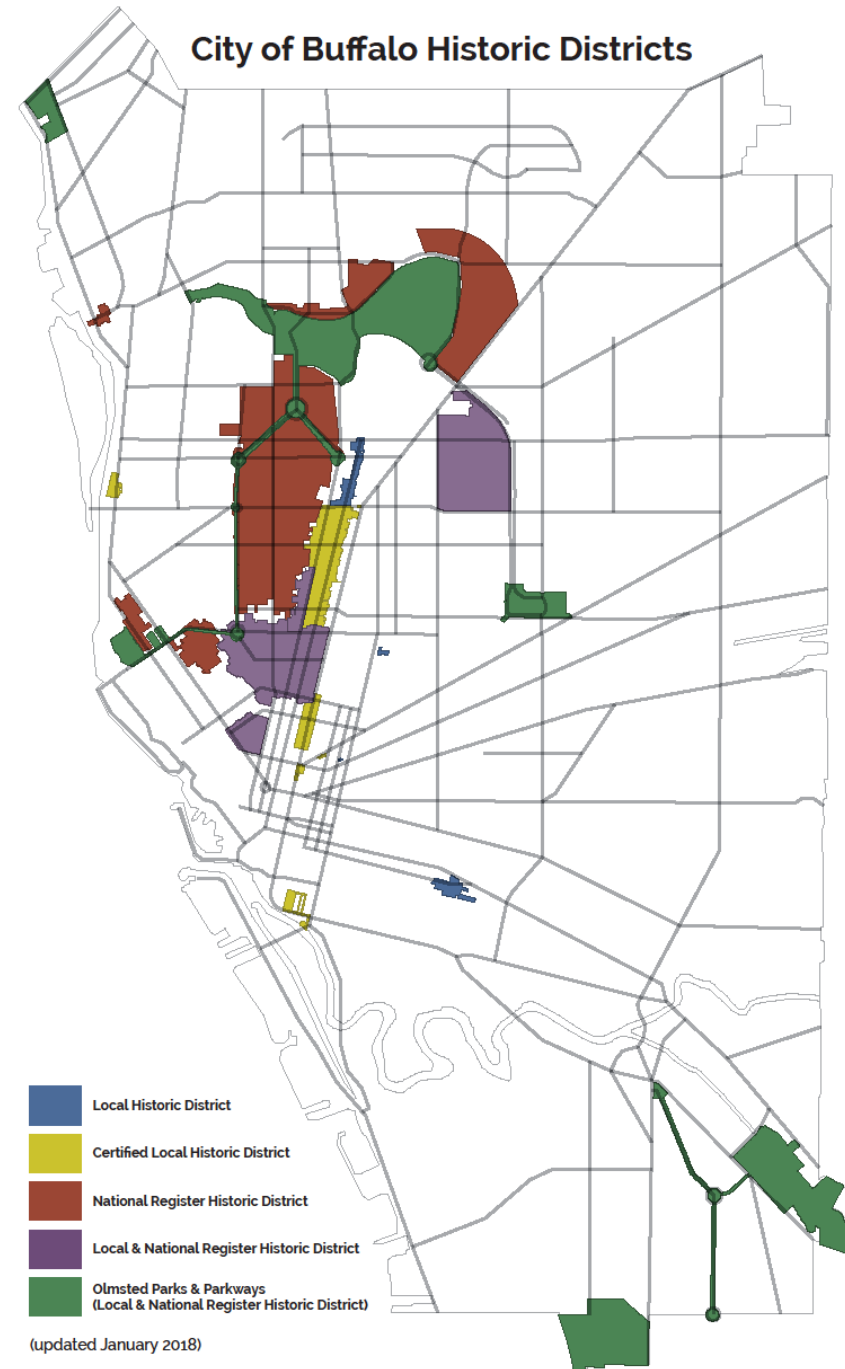
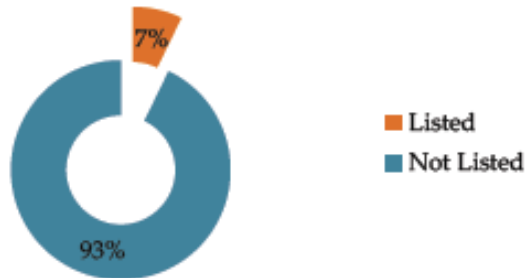


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THANK YOU!

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