

*An Important Message
Regarding Historic Buildings*

The physical appearance of a city is a direct reflection of its people, culture, and history. The City of Binghamton is committed to preserving and maintaining its historic buildings in order to foster and promote a sense of pride in our past and for our future.

To this end, the City has produced a series of flyers on Historic Preservation in the City. Inside these flyers you will find some basic information on various historic preservation topics and places you can go for more information.



HISTORIC
BUILDINGS
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WHAT YOU NEED
TO KNOW
BEFORE YOU
BEGIN WORK

AVAILABLE HISTORIC
PRESERVATION FLYERS

Preserving Our Past: An Introduction to Historic
Preservation in Binghamton

The Benefits of Historic Preservation:
Community, Economics, and the Environment

Historic Buildings: What You Need to Know
Before You Begin Work

Historic Buildings: Information for Owners

Going Green: Eco-Friendly Tips for Historic
Homes

City of Binghamton

Planning, Housing, and Community Development
4th Floor City Hall
38 Hawley St
Binghamton, NY 13901

Phone: 607-772-7028
Fax: 607-772-7063
planning@cityofbinghamton.com

City of Binghamton

Planning, Housing, and
Community Development

Historic Buildings: What You Need To Know Before You Begin Work

IN THE CITY OF BINGHAMTON, THERE ARE CERTAIN, SPECIFIC REGULATIONS WHICH GOVERN THE PRESERVATION OF HISTORIC BUILDINGS. THESE REGULATIONS ARE INTENDED TO ENSURE THAT THE HISTORIC CHARACTER OF THE CITY IS MAINTAINED, WHILE STILL ALLOWING FOR FUTURE DEVELOPMENT.

A CERTIFICATE OF APPROPRIATENESS FROM THE COMMISSION ON ARCHITECTURE AND URBAN DESIGN IS **NECESSARY** BEFORE WORK CAN BEGIN ON A HISTORIC BUILDING.

OBTAINING A CERTIFICATE OF APPROPRIATENESS

Before any work on a historic building or a building located in a historic district can begin, the following steps must be taken to obtain a Certificate of Appropriateness:

1. Meet with the City Historic Preservation Planner. They will help you with your application and preparing for review by the Commission.
2. Complete and submit the appropriate CAUD application.
3. Application is heard by the Commission. It is not required that you be present for the hearing; however, it is **highly recommended**.
4. The Commission issues a ruling on the application. It can be: Approved; Approved with Conditions; or Denied. The ruling can be appealed to the City Council within 15 days.

Once a Certificate of Appropriateness has been issued, you can proceed with obtaining any other necessary permits for your project.

THERE ARE SOME IMPORTANT THINGS TO TAKE INTO CONSIDERATION WHEN PLANNING YOUR PROJECT. HISTORIC BUILDINGS ARE NOT LIKE OTHER BUILDINGS AND NEED SOME SPECIAL ATTENTION. ADDRESSING THESE AREAS AHEAD OF TIME WILL NOT ONLY MAKE THE END RESULT BETTER, IT MAKE THE WHOLE PROJECT AND GETTING THE CERTIFICATE OF APPROPRIATENESS EASIER.

TOP 5 DO'S AND DON'TS OF PRESERVATION



Details such as this scroll-work should be preserved

3. Repair, rather than replace, worn architectural features whenever possible. When replacement is necessary, new material should match the old in design, composition, and color.

4. Clean facades using the gentlest methods possible. Avoid sandblasting and other damaging methods.

5. When making changes to the exterior, do not use materials that are incompatible with the style of the building — i.e. installing metal sheeting over historic brick work.

1. Do not remove or destroy distinctive original features. Take special care when dealing with distinctive stylistic features or examples of skilled craft work.

2. Maintain the exterior of the building. This is especially important for historic buildings with a lot of wood. Keeping them well maintained will extend their life and prevent future problems.



Abrasive cleaning methods like sandblasting can cause significant damage to historic materials

PRESERVATION RESOURCES

Information

- The National Trust for Historic Preservation (www.preservationnation.org)
- The National Park Service (www.nps.gov)
- New York State Historic Preservation Office (nysparks.state.ny.us/shpo/)
- Binghamton Department of Planning, Housing, and Community Development (www.cityofbinghamton.com)

Possible Funding Sources

- National Trust for Historic Preservation (www.preservationnation.org/resources/find-funding/)
- New York State Historic Preservation Office (nysparks.state.ny.us/shpo/investment/index.htm)
- Binghamton Department of Economic Development (www.cityofbinghamton.com)

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