

## Maintenance Guide:

### The Secretary of the Interior's Standards (Rehabilitation):

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- 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.

### Potential Issues with Vinyl & Aluminum Siding:

- Adding artificial siding to a building can trap moisture under the surface, which furthers deterioration of buildings. Wood-framed buildings, which are plentiful in Bushwick, are especially vulnerable to this.
- Although siding is initially cheaper than repair to masonry or brick, the subsequent damage can be very costly, and structurally dangerous.
- Modern siding is not an ideal solution for deterioration on historic structures, and proper repair should be carried out whenever possible, with a knowledgeable contractor, and possibly architect.
- Although siding may be a easy and inexpensive solution for long-term structural problems- it hides building issues, but doesn't make them go away.

### Missing building elements:

- Architectural elements, such as stoops, cornices, window frames/lintels, and other decorative characteristics, help to define the historic architecture. When removed, it detracts from the aesthetic integrity of many of the buildings in Bushwick. Continuity of these elements enhances the interpretation of the area's history, and should remain in place whenever possible.
- Often when elements are removed, they may leave holes or cracks in the physical fabric of the structure. This allows water to leak in, leading to further damage.
- Repairs done to a building should be both historically sensitive and performed with regard for the building's longevity; proper care for your structure will protect it from severe damage years from now, as discussed above.

*This guide was designed by the Bushwick Avenue Preservation Studio of the Historic Preservation Program at Columbia University in the Spring of 2011. Thank you for your interest in this diverse and rich neighborhood. If you are interested in information on the history, culture and architecture of this section of Bushwick Avenue, please visit our website, listed below.*

## Funding/Assistance Resources:

### The New York State Office of Parks, Recreation, and Historic Preservation

Sloane Bullough  
518.237.8643, ext. 3252  
[www.nysparks.state.ny.us/shpo/tax-credit-programs](http://www.nysparks.state.ny.us/shpo/tax-credit-programs)  
(New York State Historic Commercial Properties Tax Credit Information)

Merrill Hesch, Grants Office  
212.866.2599

### The New York Landmarks Conservancy

One Whitehall Street  
New York, NY 10004  
212.995.5260 (Preservation Hotline)  
[www.nylandmarks.org/](http://www.nylandmarks.org/)

### The New York Community Trust

909 Third Avenue, 22nd Floor  
New York, NY 10022  
212.686.0010  
[www.nycommunitytrust.org/](http://www.nycommunitytrust.org/)

### Brooklyn Community Foundation

45 Main Street, Suite 409  
Brooklyn, NY 11201  
718.722.2300  
[www.brooklyncommunityfoundation.org/](http://www.brooklyncommunityfoundation.org/)

### The Bushwiki

[www.bushwick-studio.wikispaces.com](http://www.bushwick-studio.wikispaces.com)  
(Information compiled by Columbia University Historic Preservation students, 2011)

# Bushwick Avenue Building Owner's Guide



This pamphlet is intended to serve as a resource for building owners interested in maintaining their historic properties. It includes information on funding resources available for designated historic properties as well as a guide to common maintenance topics we have observed in the Bushwick. Many of the historic structures in the area have been altered over the years, and each alteration is reflective of the evolving community. However, it is important to make changes to buildings which are appropriate with respect to the historic fabric. This guide hopes to provide information and resources that will encourage the responsible maintenance of historic buildings in Bushwick.

*Below: 709 Bushwick Avenue  
Historically sensitive renovations being made.*



## Funding Assistance:

Tax incentive programs are powerful and prudent tools to encourage rehabilitation of historic buildings and promote economic revitalization. Various tax incentives have been adopted at the federal, state, and local level, and these incentives are often combined to make a historic rehabilitation project viable. In many cases, the economic viability of rehabilitation projects is dependent upon the combination of the federal historic rehabilitation tax credit with other federal and state programs. For example, investors in the rehabilitation of low-income rental housing properties may be eligible not only for the historic rehabilitation tax credit, but also for the low income housing tax credit and other incentives. The major financing options that may be considered in the area around Bushwick Avenue have been identified as follows:

### Federal Historic Rehabilitation 20% Tax Credit

- Must be used as an income-producing property for five years after rehabilitation
  - Cannot use to rehabilitate an owner's private residence
  - Must be listed on the National Register of Historic Places or as part of a "registered historic district"
  - Cost of rehabilitation must exceed the pre-rehabilitation cost of the building
  - Must meet the Secretary of the Interior's Standards for Rehabilitation and be consistent with the historic character of the property (see *Maintenance section*)
- [www.nps.gov/history/hps/tps/tax/incentives/index.htm](http://www.nps.gov/history/hps/tps/tax/incentives/index.htm)

### Federal Historic Rehabilitation 10% Tax Credit

- Must be a non-residential buildings
  - Must have been in service before 1936
  - Available for rehabilitation of buildings not listed on the National Register of Historic Places or as part of a "registered historic district"
  - Must be claimed to IRS form 3468
- [http://www.nps.gov/history/hps/tps/tax/download/HPTI\\_brochure.pdf](http://www.nps.gov/history/hps/tps/tax/download/HPTI_brochure.pdf)

### New Markets Tax Credit

- Must be a property in historic business districts in low-income communities
- Available for taxpayers that invest money in certified Community Development Entities (CDEs)
- The CDEs must have a primary mission of investing in low income communities and persons
- Taxpayers can receive up to 39% of the investment paid out in a seven-year period

<http://www.irs.gov/pub/irs-utl/atgnmtc.pdf>

### Low-Income Housing Properties Tax Credit

- Must be a residential rental property
- Must meet low-income occupancy threshold requirements
- Restricts rents, including utility charges, in low-income units
- Operates under the rent and income restrictions for 30 years or longer, pursuant to written agreements with the agency issuing the tax credits

<http://www.hud.gov/offices/cpd/affordablehousing/training/web/lihtc/basics/>

### New York State Historic Commercial Properties Tax Credit

20% state tax credit up to \$5,000,000:

- Must be used with the Federal Historic Rehabilitation Tax Credit Program
- Must be located in an eligible census tract (all of the Bushwick Study Area is eligible)

[www.nysparks.state.ny.us/shpo/tax-credit-programs](http://www.nysparks.state.ny.us/shpo/tax-credit-programs)

### New York State Historic Homeownership Rehabilitation Tax Credit

20% state tax credit up to \$50,000:

- Must be an owner-occupied residential building
- Must be listed on the State or National Register of Historic Places as part of a "registered historic district"
- At least \$5,000 must be expended on qualifying work
- At least 5% must be spent on the exterior of the building
- All work must be approved by OPRHP prior to construction

<http://www.nysparks.state.ny.us/shpo/tax-credit-programs/>

### New York State Parks Department Environment Protection Fund Grant

- Must be listed on the State or National Register of Historic Places
- Available to municipalities or not-for-profits with an ownership interest

<http://www.nysparks.state.ny.us/grants/state-funded-programs.aspx>

### New York Landmarks Conservancy Grants

Sacred Sites Grant:

- Financial and technical assistance for maintenance, repair, and restoration of religious properties

City Ventures Fund Grant:

- Available to non-profit developers of non-landmark yet architecturally significant buildings being converted to affordable housing and services that benefit low-income communities

Emergency Preservation Grant:

- Available for non-profit organization owners of buildings with exterior problems that require immediate attention

[www.nylandmarks.org/programs\\_services/grants](http://www.nylandmarks.org/programs_services/grants)

### New York Landmarks Conservancy Loans

- Available for owners of historic residential, non-profit, religious, or commercial properties in low- to moderate-income communities in New York City
- [www.nylandmarks.org/programs\\_services/loans/](http://www.nylandmarks.org/programs_services/loans/)

### New York Community Trust Neighborhood Revitalization Grants

- Available each fall for organizations with strong board and community involvement
- Supports local efforts to protect and expand neighborhood investments and link residents to a full range of services

[www.nycommunitytrust.org/GrantSeekers/GrantmakingGuidelines/CommunityDevelopmentandtheEnvironment/tabid/204/Default.aspx](http://www.nycommunitytrust.org/GrantSeekers/GrantmakingGuidelines/CommunityDevelopmentandtheEnvironment/tabid/204/Default.aspx)

### Brooklyn Community Foundation Grant

- Supports local non-profits that work in the arts, community development, human services, youth development, education and the environment
- [www.brooklyncommunityfoundation.org/apply/eligibility-requirements](http://www.brooklyncommunityfoundation.org/apply/eligibility-requirements)