



Village of Roslyn Historic District Board

GUIDELINES FOR HISTORIC PROPERTIES



The 1770 Williams-Wood House includes an 1827 addition.

WHY IS HISTORIC PRESERVATION IMPORTANT IN ROSLYN?

The Village of Roslyn recognizes that the character and quality of life enjoyed by its citizens depends in great measure upon the Village's rich heritage. This historical, cultural, architectural, archeological, social and economic heritage is entrusted to each generation, enriched and passed on to future generations.

These *Guidelines* were developed in conjunction with the Incorporated Village of Roslyn's Historic District Board (HDB). The HDB reviews Permit applications for proposed exterior alterations to properties within the Historic District. The applicant is responsible for complying with the provisions of the Zoning and Building Codes at the time of application. The applicant must obtain all necessary permits prior to proceeding with any work. For more information, or to obtain permit applications, please call the Building Department at (516) 621-1961.

Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money. Additional *Guidelines* addressing other historic building topics are available at Village Hall and on its web site at www.historicroslyn.org.

HOW IS HISTORIC PRESERVATION RECOGNIZED IN ROSLYN?

To promote continued enrichment of local heritage, in 1979 the Roslyn Village Board of Trustees enacted legislation to create the Historic District Board (HDB). Their responsibilities are found in Article VIII – Historic Preservation, of the Roslyn Zoning Ordinance. In addition, the following issues related to historic resources were addressed in the July 1996 Village of Roslyn Comprehensive Plan:

Roslyn owes much of its character and reputation as an attractive place to live and visit to the charm of its historic houses and buildings. The Village also owes a good deal of gratitude to Roger Gerry and other members of the Roslyn Landmark Society and Roslyn Preservation Corporation who have through the years been largely responsible for spearheading the various efforts intended to both regulate and restore these resources. The significance of these historic resources and the accomplishment of their protectors have been recognized well beyond the village's boundaries. Most of the areas and buildings singled out for local protection – representing approximately a third of the town's land area – are on the National Register of Historic Places; and the State has designated the Village as a Certified Local Government....

In light of the clear benefits of Roslyn's historic structures and scenery, and a desire to keep the protection of these resources within the bounds of what is reasonable and enforceable, the following objectives have been formulated:

- Objective 1. Continue to Protect All Roslyn's Historic Structures, Sites and Areas*
- Objective 2. Extend Added Protection to All of Roslyn's Scenic Corridors and Vistas.*
- Objective 3. Clarify the Variegated State and Local Regulations.*
- Objective 4. Provide Added Incentives to Properly Restore Historic Resources.*
- Objective 5. Enhance the Role of the Village's Historic Resources in Promoting the Economic Vitality of the Village*

The overall goal is to safeguard the integrity and value of Roslyn's historic and scenic resources.

WHAT IS A HISTORIC RESOURCE?

A historic resource is an individual building, structure, site, object, or district that has been determined to have historical significance and whose distinctive character conveys a unique architectural and cultural heritage. Since the enactment of the *State of New York State General Municipal Law Article 5, Section 96 a and 119aa through 119dd*, many local municipalities, including the Village of Roslyn, have passed local ordinances to review the effect of proposed change on the historic resources in their communities.

Historic districts are comprised of significant concentrations of historic resources, historically united by plan or development. Although all properties within Historic Districts are important to the sense of place, it is understood that some resources are more significant than others. Resources in the Village of Roslyn's Historic District are classified into two categories:

- **Contributing:** resources that are integral components because they date from the same time period or are architecturally significant
- **Non-Contributing:** resources that are not historically or architecturally significant

Although all properties within the bounds of the Historic District are subject to the review of the Historic District Board, the Board will tend to be more flexible with reviews of non-contributing properties than contributing properties.

WHAT ARE THE BOUNDARIES OF THE HISTORIC DISTRICT?

Roslyn's first historic district, the Main Street Historic District, was listed on the National Register of Historic Places in 1974 extending along Main Street from East Broadway to Old Northern Boulevard. The Roslyn Village Historic District, abutting the Main Street District, was listed on the National Register in 1987 and is roughly bound by Old Northern Boulevard, Vernon Avenue and East Broadway, Main Street, Glen Avenue, and Tower Place.

Roslyn's current local Historic District includes all of the properties within the National Register Historic Districts as well as properties along Old Northern Boulevard and Mott Avenue towards Mineola Avenue; south along Railroad to Warner Avenue; and east along Remsen and Hillside Avenues; in addition to the properties north of Northern Boulevard from the waterfront to approaching Beech Drive. Historic District Maps are available at Village Hall and on its web site at www.historicroslyn.org.

WHAT ARE THE BENEFITS OF HISTORIC RESOURCES?

Although each property owner can define the benefits of a historic resource based upon his or her personal experience, historic resources have been found to:

- Increase neighborhood stability and property values
- Preserve the physical history of the area
- Promote an appreciation of the physical environment
- Foster community pride and self-image
- Increase the awareness and appreciation of local history
- Increase local tourism

WHAT ARE DESIGN GUIDELINES?

The brochures that comprise the *Design Guidelines* are intended to act as a tool to help manage change and protect the Village of Roslyn's architectural and historical resources. They are intended to provide information and guiding principles rather than seen as rigid rules to property owners, design professionals, contractors, the Historic District Board and the Village with regard to historic resources.

It is recommended that applicants review the information in the *Design Guideline* brochures during the early stages of planning a project. Familiarity with this material can assist in moving a project forward quickly, saving applicants both time and money.

AVAILABLE GUIDELINES

The *Guidelines* addressing historic materials and building topics are available at Village Hall and on its web site at www.historicroslyn.org. The following *Guidelines* were prepared as part of this project:

- *Guidelines for Historic Properties*
- *Guidelines for Architectural Styles*
- *Guidelines for Exterior Maintenance*
- *Guidelines for Roofing*
- *Guidelines for Exterior Woodwork*
- *Guidelines for Masonry & Stucco*
- *Guidelines for Wood Windows & Doors*
- *Guidelines for Exterior Painting*
- *Guidelines for Historic Landscapes*
- *Guidelines for Additions & New Construction*
- *Guidelines for Commercial Buildings*
- *Historic District Map*



The HDB works to promote continued local preservation efforts in an effort to maintain its historic historical, cultural, architectural, archaeological, economic and social heritage for future generations of the Village of Roslyn's residents. In this case, removal of aluminum siding revealed historic wood shingles at the c.1804 Anderis Onderdonk House.

WHAT IS THE HDB?

The Historic District Board (HDB) is a public advisory body established in 1979. The HDB helps protect the architectural and cultural heritage within the Village of Roslyn. Among its responsibilities, the HDB considers the effects of proposed exterior changes to buildings and properties within the local Historic District, and comments on the appropriateness of those changes.

Of the six Members of the HDB, five are appointed by the Mayor and tend to be Historic District property owners, and the sixth is the Village Building Inspector, with the possible appointment of alternate members. Members of the HDB serve in overlapping terms, and are compensated at a rate determined by resolution of the Board of Trustees.

WHAT IS THE HDB'S ROLE?

The HDB conducts monthly meetings and has the power and duty to:

- Amend the boundaries of the local Historic/Scenic Overlay District
- Designate Historic Sites
- Approval or disapproval of all applications or requests for construction, exterior changes or alterations within the Historic/Scenic Overlay District, the Scenic Corridor or involving Historic Sites

The HDB is also available to provide informal informational meetings with potential applicants who are considering a project that might include exterior changes to their properties.

WHEN IS HDB REVIEW REQUIRED?

In most instances, property owners or tenants will interact with the HDB when applying for a building permit for a proposed project that involves exterior changes to a building or structure, or changes to the surrounding landscape.

If exterior work is proposed at any property within the bounds of a Historic District, the Village requires that the proposed project be reviewed by the HDB. The types of projects reviewed by the HDB include:

- Change to the exterior appearance of any building, structure, site, object or improvement including additions, alteration, reconstruction, or replacement of materials
- Construction of any new building or addition
- Relocation or demolition of any building, structure, site, object or improvement
- Exterior man-made landscape changes including fences, walls, garden structures, driveways, and walkways

The HDB reviews the proposed changes to determine whether they are appropriate to the individual property and within the surrounding historic context in regard to the architectural style, general design, arrangement, location, and materials. Once the HDB determines that the proposed changes are appropriate, the Village Building Inspector will determine whether all other code related reviews are complete and a building permit should be issued for the proposed work.

It must be stressed, however, that the HDB review is required for some work that would not otherwise require a building permit. This includes the replacement of doors and windows.

It should also be noted that HDB review is necessary but not sufficient for the granting of a building permit. Each project is also subject to Village review for compliance with all applicable zoning, building, and safety codes.

WHEN IS HDB REVIEW NOT REQUIRED?

- The HDB does not review any interior changes, unless they affect the exterior appearance of the building, although building permits may be required for interior work.
- The HDB generally does not review any changes to exterior plantings including trees and shrubs.

HDB APPLICATION REVIEW PROCESS

To have your building permit application reviewed by the HDB, it must be submitted with the appropriate materials to the Building Department at the Village Hall **by 4:00 p.m. on the first Wednesday of the month prior to the HDB meeting at which the application is to be reviewed.** Upon receipt of the application information, the Building Department will make the determination which Boards the application materials will be forwarded to for review.

HDB meetings typically occur the third Wednesday of each month, at 8:00 p.m. in the Moger Room of Roslyn Village Hall. Please call the Building Department at (516) 621-1961 to confirm the meeting dates. The HDB must have all required information and the associated application fees at the time of submission. If all required information is not submitted the application may be recommended for denial or tabled until all the information is received. It is required that the applicant or a project representative attend the HDB meeting to answer questions or clarify information. At the meeting, the application will be either approved with or without conditions, continued pending additional information, or denied.

If the application is approved or approved with conditions by the HDB, and the applicant accepts the stipulated conditions, the applicant can obtain a building permit once all other Village reviews are complete and the Building Department has provided authorization. If all reviews are complete and required information has been submitted, applicants can generally obtain a building permit within two weeks of the HDB meeting.

If the HDB denies the application, the applicant can request to be placed on the agenda to appeal the recommendation at the next scheduled Board of Trustees meeting. If the Board of Trustees also denies the application, the decision can be appealed to the Nassau County Court system.

WORKING WITHOUT A HDB PERMIT

A HDB representative will review all work for compliance with the approved permit. If any changes are proposed after permit approval, please contact the Building Department at (516) 621-1961 to determine whether any additional reviews may be required. Completed work that is not in compliance with the approved permit is subject to fines and possible removal.

TIMING FOR REVIEW

The Village makes every effort to simultaneously conduct required reviews. If an application is incomplete, if the HDB requests a change, or if all Village deadlines are not met, the issuance of permits and approvals could take several months.

- **If the proposed work only requires HDB review:** A minimum of four weeks is required from the submission deadline of the HDB permit application to the issuing of the permit
- **If the proposed work requires other reviews in addition to HDB review:** The Building Department will make every effort to review the submission for permits simultaneously with the HDB review schedule

GUIDELINES FOR HDB DECISIONS:

When reviewing a proposed project, the HDB review is guided by principles contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and more specifically, the *Standards for Rehabilitation*. The *Standards for Rehabilitation* provide property owners and tenants common-sense guidelines to allow sensitive contemporary uses for their sites while retaining their architectural and cultural heritage. In reviewing projects, the HDB encourages sensitive rehabilitation involving the least amount of intervention or change as identified in the following guidelines:

- **Identify, retain, and preserve** the overall form, materials, and details that are important in defining the architectural and historical character of the building and site.
- **Protect and maintain** historic materials and features. This involves protection from other work that may occur in proximity to the historic materials, and also protection through regular maintenance. A regular program of protection and maintenance usually involves the least degree of intervention, and can prevent or postpone extensive and costly work.
- **Repair rather than replace** deteriorated historic materials and features. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound. Repairs should involve the least intervention possible, concentrating specifically on areas of deterioration. When repair is not possible, the HDB encourages replacement in-kind, reproducing by new construction the original feature exactly, including the original material, finish, detailing, and texture.

- **Replace** missing or deteriorated historic materials and features when the extent of deterioration precludes repair. Similar to repair, the preferred approach is to replace the entire feature in-kind to match the original material, finish, detailing, and texture. Since this is not always technically or financially feasible, substitute materials are acceptable when they convey the original appearance and finish of the original feature.
- **Reconstruct** missing historical features if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced. The addition of features from other historic buildings or addition of historical elements for which there is no documentation is not appropriate.
- **Alterations and additions** are sometimes needed to ensure the continued use of a building. An alteration involves returning a building to a useful condition while saving those parts that represent its historical, architectural or cultural significance. It is important that alterations do not radically alter, obscure or destroy character-defining spaces, materials, features, or finishes. An addition, however, is new construction at the exterior of an existing building and should be avoided. If considered, new additions should be clearly differentiated but compatible in size, mass, form, fenestration, detailing and style with the historic building, and constructed at a less visible side or rear elevation, so the character-defining features are not radically obscured, damaged, or destroyed.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following *Standards for Rehabilitation* were developed in 1995 by the National Park Service of the U.S. Department of the Interior. They are the national standard to guide rehabilitation work on historic resources and are used by the Village of Roslyn's HDB when rendering its recommendations.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values.

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.
2. 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.
3. Each property will 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 elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 shall 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 historic property and its environment.
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.

Rehabilitation as a Treatment: When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

MAINTENANCE IS PRESERVATION

Regular maintenance helps to preserve buildings and property, protect real estate values and investments, and keeps Roslyn an attractive place to live, work and visit. Lack of regular upkeep can result in accelerated deterioration of building elements and features. In the case of historic buildings, these features often represent character defining elements that are difficult and costly to replace. Long-term lack of maintenance can impact a building's structure, resulting in expensive repairs.

It is prudent to regularly inspect properties to identify potential problems. If problems are detected early, minor maintenance may not only improve a property's overall appearance and value, but also can prevent or postpone extensive and costly future repairs. Regular maintenance items typically include cleaning gutters and downspouts, and painting of exterior woodwork.

The HDB encourages:

- Prolonging the life of original materials on historic structures through regular maintenance
- Avoiding replacement of original materials with newer materials
- Referencing the *Guidelines for Exterior Maintenance* and *Guidelines for Exterior Painting*

REPAIRS AND REPLACEMENT

When it is no longer feasible to maintain a historic feature, repairs or replacement in-kind may be necessary. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound, concentrating specifically on areas of deterioration. When repair is not possible, the HDB encourages replacement in-kind. Similar to a regular maintenance program, these activities can prevent or postpone extensive and costly future repairs.

The HDB encourages:

- Non-intrusive repairs, focused at deteriorated areas, stabilizing and protecting the building's important materials and features
- When repair is not possible, replacement in-kind to the greatest extent possible, reproducing by new construction the original feature exactly, matching the original material, size, scale, finish, detailing, and texture, and utilizing similar techniques
- When replacement in-kind is not possible, the use of compatible materials and techniques that convey an appearance similar to the original feature, similar in design, color, texture, finish, and visual quality to the historic elements



General maintenance such as painting of woodwork is essential to preserving original building fabric and unique architectural elements and details.

ALTERATIONS AND RENOVATIONS

Alterations and renovations are sometimes needed to ensure the continued use of a building, but have the potential to alter the character of historic properties. When considering alterations or renovations, great care should be given to the original building and its relationship to the alteration or renovation.

The HDB encourages:

- Identification, retention, and preservation of the character defining features of the historic building
- Minimal alteration to the original design, materials, and features
- New design elements and scale that are compatible with the historic building and setting
- Use of materials and techniques that are compatible to the historic building and setting
- Maintaining the appropriate historic contextual setting

ADAPTIVE REUSE

In adaptive reuse projects, alterations or renovations might be necessary to use a building for a different purpose from which it is currently or was originally designed, as permitted under the Zoning Code. Similar to alterations or renovations, great care should be given to the original building and its relationship to the alteration or renovation.

Examples of Adaptive Reuse:

- Conversion of a house to apartments or offices
- Conversion of industrial or commercial buildings into housing
- Conversion of institutional buildings into commercial space

Benefits of Adaptive Reuse:

- Retention of Historic District character and high quality historic materials and craftsmanship
- Promotes stability of ownership and occupancy of historic resources
- Potential cost savings over new construction
- Presence of established neighborhood and existing infrastructure



This former bank is now a clothing store.

ADDITIONS AND NEW CONSTRUCTION

Additions and new construction within a Historic District can dramatically alter the appearance of the individual property, the District and the surrounding landscapes. Although the exact reproduction of historic buildings is not encouraged, contemporary design must be reviewed within the context of the historic resources and their surroundings. Because of the sensitivity of the area, the property owner should take great care when proposing either an addition or new construction within a Historic District.

The HDB encourages:

- Preservation of the cohesive ambiance of historic resources with compatible, sympathetic, and contemporary construction
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details, and finishes
- Construction of additions at secondary elevations wherever possible, subordinate to the historic building, and compatible with the design of the property and neighborhood
- Construction of additions so that the historic building fabric is not radically changed, obscured, damaged, or destroyed
- Referencing the *Guidelines for Additions & New Construction*

DEMOLITION OF HISTORIC RESOURCES

The demolition of all or portions of resources on properties or within a Historic District is considered a drastic action since it alters the character of the streetscape, surrounding buildings, and the demolition site. Once resources or buildings that contribute to the heritage of the community are destroyed, they cannot be replaced. This could represent a lost educational resource for the community whether the building was an example of past construction techniques, or has associations with a significant individual or event in our history. As a result, demolition of significant buildings within a Historic District is rarely considered to be an appropriate option.

The HDB encourages:

- An evaluation of the significance of the historic resources
- All attempts to reuse a historic resource be exhausted prior to considering demolition
- Referencing the *Guidelines for Additions & New Construction*

The HDB does not recommend demolition unless:

- The proposed demolition involves a non-significant addition or portion of the building, provided that the demolition will not adversely affect those portions of a resource that are significant
- The proposed demolition involves a non-significant resource, provided that the demolition will not adversely affect significant parts of the site



The William Valentine Store at 1 Tower Place was destroyed by fire in October 2001. (Photograph provided by John M. Collins.)

FREQUENTLY ASKED QUESTIONS

Q: How do I make sure that my project will be approved by the HDB?

A: It is helpful to have an understanding of what makes your property architecturally or culturally significant when considering a project. This will allow you to make informed decisions about the proposed project with an understanding of some of the issues considered by the HDB. Carefully reviewing this brochure, the other applicable *Guidelines*, and the application package prior to submitting your application can assist in the approval of your project.

Q: Is the review process expensive? Do I need to hire an outside professional?

A: There is an application fee associated with the permit process, but proper preparation and filing complete applications can reduce the review period. Carefully reviewing this brochure, the other applicable *Guidelines*, and the application package prior to hiring a design professional or contractor can assist in the early planning stages of your project.

You are welcome to submit applications for work without the assistance of a design professional or contractor. If you are retaining the services of a professional, it is helpful to work with architects, contractors, etc. who are familiar with the requirements of working within Historic Districts. Before submitting your application, verify that the application is complete and all materials and the application fee are included with your submission.

Q: I am planning a complex project. When is the best time to talk to the HDB?

A: If your project is complex or requires multiple review Boards, the best time to talk to the HDB is early in the project before you invest a lot of time and money into the design process. If you would like to discuss your project informally with the HDB to obtain an informational review before finalizing your plans, please contact the Building Department at Roslyn Village Hall at (516) 621-1961 to be placed on the HDB agenda.

Q: Is there a way to expedite the review process?

A: It is important to thoroughly complete the application and submit all requested materials to the Building Department at Village Hall to be placed on the agenda for the next scheduled meeting. We suggest that you call the Building Department directly for the next month's submission deadline and meeting date.

Q: What information do I need to submit with my application?

A: The specific submission requirement will vary based upon the complexity of the proposed project. All applications should include:

- Completed application form and associated fees
- Photographs of the overall building with details of proposed work area
- Description of the proposed work
- Drawings indicating the proposed changes
- Information regarding proposed exterior materials

For specific information regarding the submission requirements for your proposed project please contact the Building Department at Roslyn Village Hall at (516) 621-1961. Completed applications must be submitted a minimum of two weeks prior to the upcoming HDB meeting to be placed on the agenda for a formal review. If the information is not complete, you can request to be placed at the end of the meeting agenda to appear before the HDB for an informal informational review.

Q: Can I begin construction immediately after I get the HDB's approval?

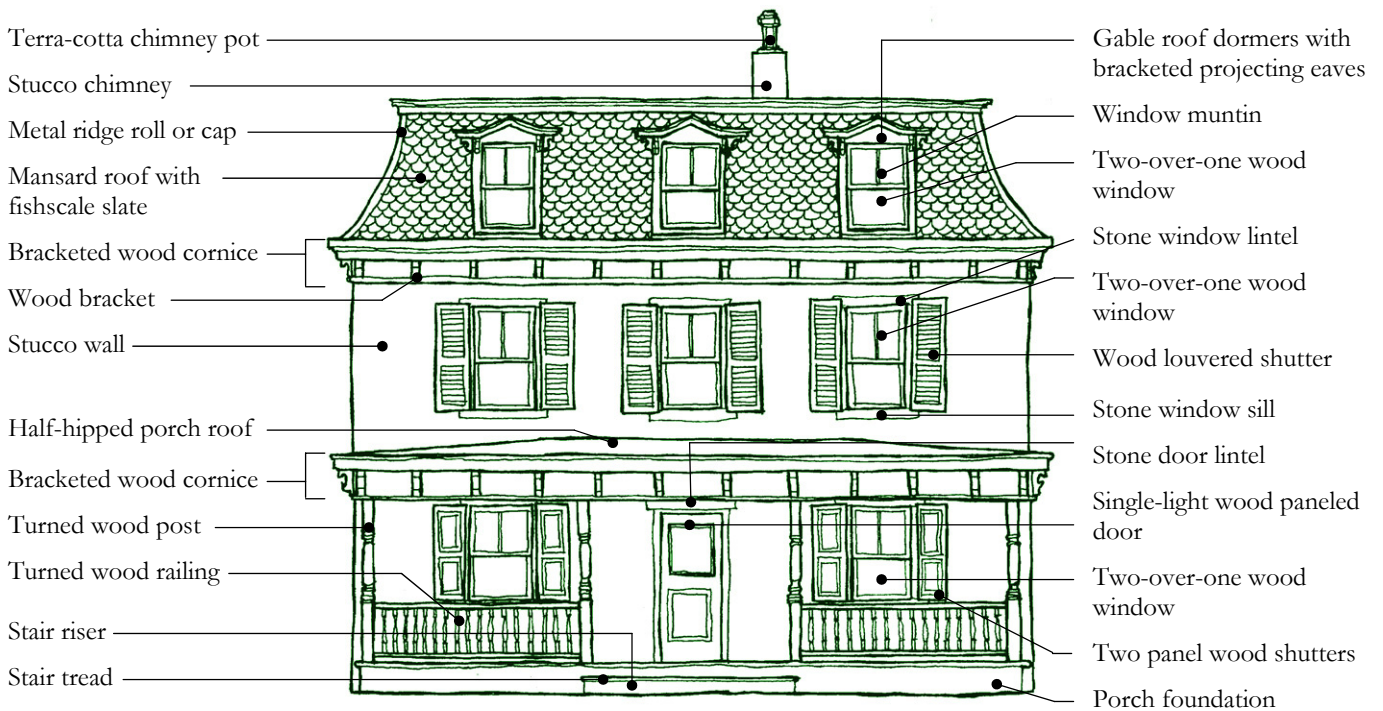
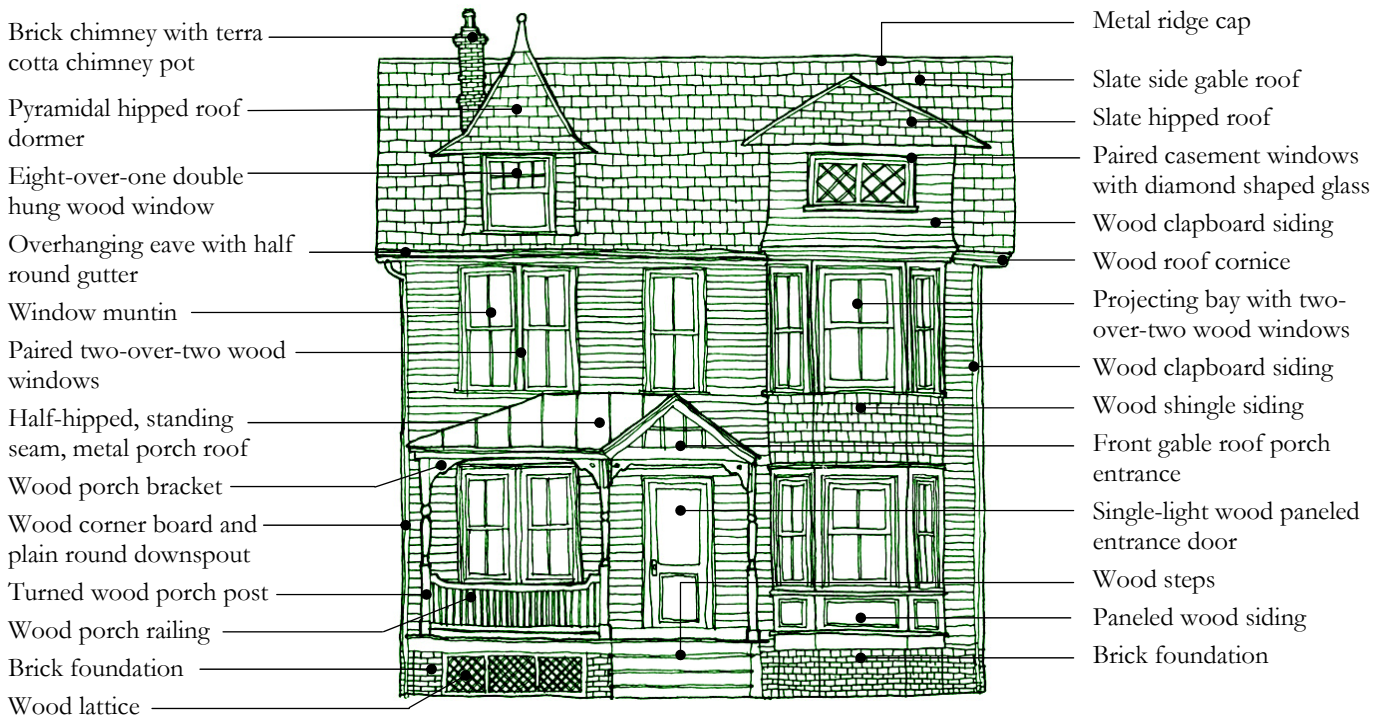
A: The HDB review is necessary but not sufficient for the granting of a building permit. Each project is also subject to Village review for compliance with zoning, building, and safety codes. The HDB review is just one step in obtaining a building permit. **You must complete all necessary reviews and obtain all necessary permits prior to proceeding with any work.** If the HDB recommends an application for approval and no other permits are required, it is possible to obtain an approved permit within two weeks following the HDB meeting. If the complexity of the project requires other permits or reviews, the Village will make every effort to perform simultaneous reviews and minimize any potential delays.

Q: Are there financial incentives for preservation?

A: In 2000 the Village of Roslyn Historic District Tax Exemption Law was passed allowing owners of designated historic properties to claim a local tax exemption for certain HDB approved alteration and rehabilitation projects. This exemption specifically addresses any tax increase associated with a property value assessment attributable to a qualifying alteration or rehabilitation. It allows a 100% exemption on the tax increase over the first five years, which decreases over the next five years. Property owners are encouraged to contact the Tax Department at (516) 621-1961 for information and an application.

GLOSSARY OF ARCHITECTURAL TERMS:

The following diagrams represent composite buildings and provide a basic vocabulary of architectural elements and terms. Please refer to the individual *Guidelines* and architectural dictionaries for additional information sources.



PRESERVATION ORGANIZATIONS

Local Organizations

Village of Roslyn Building Department

Historic District Board

1200 Old Northern Boulevard; Roslyn, NY 11576

Phone: (516) 621-1961; Fax: (516) 621-2171

www.historicroslyn.org

The Roslyn Landmark Society

Street: 36 Main Street; Roslyn, NY 11576

Mail: Post Office Box 234; Roslyn, NY 11576

Phone: (516) 625-4363; Fax: (516) 625-4365

Roslyn (Bryant) Library

The Nassau County Library System

2 Paper Mill Road; Roslyn, NY 11576

Phone: (516) 621-2240; Fax: (516) 621-2542

www.nassaulibrary.org/bryant

Nassau County, New York

Phone: (516) 571-3000

www.nassaucountyny.gov

State Organizations

New York State Historic Preservation Office

Peebles Island Resource Center

P.O. Box 189; Waterford, NY 12188-0189

Phone: (518) 237-8643

nysparks.state.ny.us/shpo

Preservation League of New York State

44 Central Avenue; Albany, NY 12206

Phone: (518) 462-5658; Fax: (518) 462-5684

www.preservenys.org

National Organizations

Historic Preservation Learning Portal

www.historicpreservation.gov

National Park Service; Heritage Preservation Services

www.cr.nps.gov/hps

National Park Service; Historic Landscape Initiative

www.cr.nps.gov/hps/hli

National Center for Preservation Technology & Training

645 University Parkway; Natchitoches, LA 71457

Phone: (318) 356-7444; Fax: (318) 356-9119

www.ncptt.nps.gov

National Trust for Historic Preservation

1785 Massachusetts Avenue, NW

Washington, DC 20036-2117

Phone: (800) 944-6847

www.nationaltrust.org

PRESERVATION RESOURCES

VILLAGE OF ROSLYN HISTORY

Gerry, Roger. "Roslyn Saved". The Roslyn Landmark Society, 1980.

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REFERENCE MATERIALS

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Blumenson, John J. *Identifying American Architecture: Pictorial Guide to Styles and Terms 1600-1945*. Nashville: American Association of State and Local History, 1977. Rev. ed. New York: Norton, 1981.

Bucher, Ward (ed.). *Dictionary of Building Preservation*. New York: John Wiley & Sons, 1996.

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Poppeliers, John C. and S. Allen Chambers, Jr., *What Style is it? A Guide to American Architecture, Revised Edition*. New York: John Wiley & Sons, 2003.

Rifkin, Carol. *A Field Guide to American Architecture*. New York: New American Library, 1980.

BUILDING & LANDSCAPE MAINTENANCE, REHABILITATION AND PRESERVATION

Several of the National Park Service publications are available electronically through the Heritage Preservation Services website or the US Government Printing Office Bookstore at www.bookstore.gpo.gov.

Bernhard, Sandy and Tom Ela. *The House Journal: A Resource to Evaluate and Document the History, Alterations, and Records of Your House and Property*. Washington, DC: The Preservation Press, 1993.

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Chambers, J. Henry, AIA. *Cyclical Maintenance for Historic Buildings*. Washington, DC: National Park Service, 1976.

Crosbie, Michael J. *Home Rehab Handbook*. New York: McGraw Hill, 2002

Cultural Landscapes. Washington, DC: National Park Service, Cultural Resources Division.
www.cr.nps.gov/landscapes.htm

Favretti, Rudy and Joy Favretti. *For Every House A Garden: A guide for reproducing period gardens*. Chester, CT: The Pequot Press, 1977.

Favretti, Rudy J. and Joy Putman Favretti. *Landscapes and Gardens for Historic Buildings*, 2nd Rev. ed. Nashville, TN: American Association for State and Local History, 1991.

Kitchen, Judith L. *Caring for Your Old House: A Guide for Owners and Residents*. New York: John Wylie, 1995.

Heritage Preservation and National Park Service. *Caring for Your Historic House*. New York: Abrams, 1998.

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www2.cr.nps.gov/tps/standguide/index.htm

PERIODICALS AND LINKS TO HISTORIC BUILDING & LANDSCAPE INFORMATION

APT Bulletin

Association for Preservation Technology International
4513 Lincoln Ave., Suite 213; Lisle, IL 60532-1290
Phone: (630) 968-6400; www.apti.org

Preservation and Preservation Forum

National Trust for Historic Preservation
1785 Massachusetts Ave., NW;
Washington, DC 20036
Phone: (800) 944-6847
www.nationaltrust.org

Old-House Journal, Old-House Journal's Restoration Directory, Old-House Journal's Traditional Products, Clem Labine's Traditional Building, and Preservation Sourcebook

Restore Media, LLC

1000 Potomac Street, NW; Suite 102
Washington, DC 20007; Phone: (202) 339-0744
www.oldhousejournal.com
www.traditionalbuilding.com

The Alliance for Historic Landscape Preservation
82 Wall Street, Suite 1005
New York, NY 10005
www.ahlp.org/docs/contact.htm

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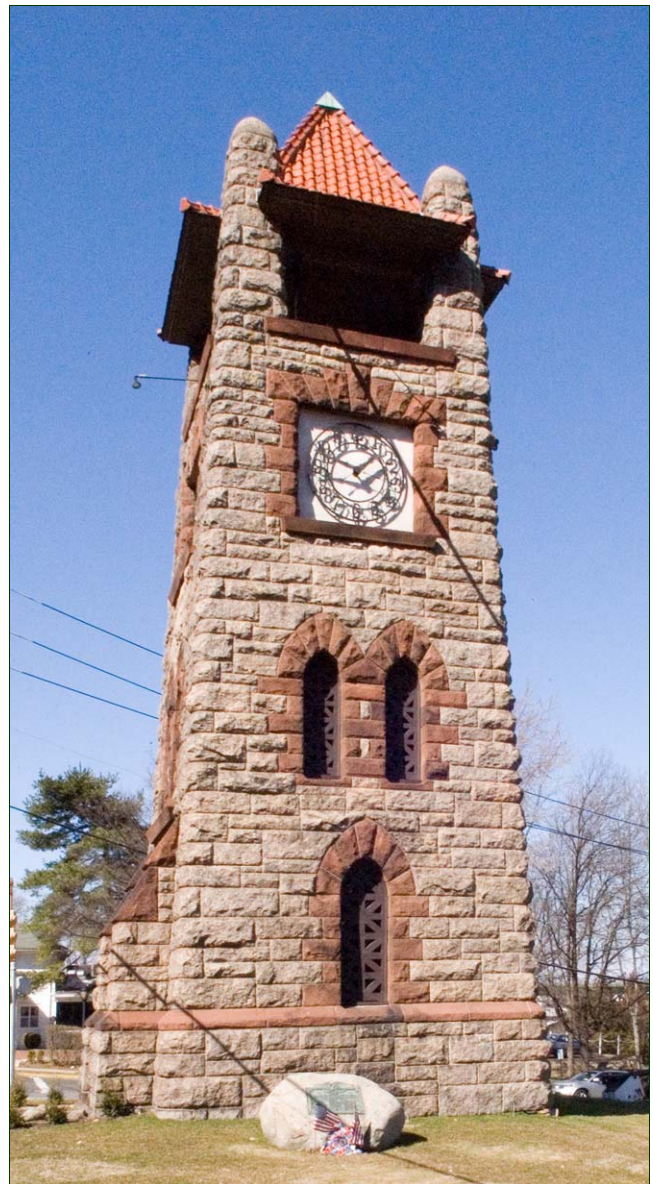
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