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New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

June 10, 2002

Mr. Daniel Gulizio
Commissioner
Department of Planning and Development
Islip Town Hall
655 Main Street
Islip, NY 11751

Re: Joseph Wood House
248 Greene Avenue
Sayville, Suffolk County

Dear Mr. Gulizio:

We are pleased to inform you that the property noted above will be considered by the State Review Board at its next meeting for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National Register listing. Objections must be submitted before the property is listed. Specific instructions for objecting to National Register listing are given in the enclosed fact sheet.

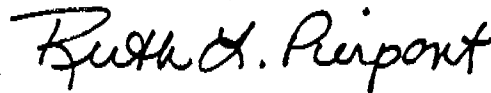
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If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

If you wish to comment on whether or not the property should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by July 9, 2002 in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact James Warren, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3283.

Sincerely,



Ruth L. Pierpont
Director
Historic Preservation
Field Services Bureau

RLP:lisa

Enclosure: Fact Sheet
Criteria for Evaluation



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National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?

Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?

The registers criteria recognize the value of all aspects of New York's diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme – specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?

Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?

A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?

To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property's setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?

Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?

In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.

What are the benefits of being listed on the registers?

The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community's awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?

Listing on the registers does not interfere with a property owner's right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff – regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?

The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public?

No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?

Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning?

No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?

State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar – to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?

The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?

For more information contact the Historic Preservation Field Services at (518) 237-8643 or log on to the OPRHP website at www.nysparks.state.ny.us

