



PRESERVING OUR ARCHITECTURAL HERITAGE

*Respect for yesterday
A promise for tomorrow*



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www.architecturaltrust.org



We shape our buildings; thereafter, they shape us.

— *Sir Winston Churchill, Statesman*

The mother art is architecture.

*Without an architecture of our own we have no soul of our
own civilization. — Frank Lloyd Wright, Architect*

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Historic photos of Brooklyn, New York were obtained from Brooklynpix.com

We at the Trust for Architectural Easements™, believe in the cause of historic preservation. We have a deep understanding and respect for what historic buildings say about our country and our ancestors. Historic neighborhoods and the buildings that comprise them should be preserved so that they can educate future generations about our shared cultural values. Too often, we have stood idle while culturally and architecturally significant buildings are demolished. These historic structures are often replaced by new buildings that are out of context with their historic neighborhoods. While these may have value in their own right, we believe they should not be built at the expense of America's architectural heritage.

America's historic neighborhoods tell stories about people, about time, and about priorities. We think these are important stories that should be passed from generation to generation. I hope you agree and will join us in our efforts to promote historic preservation.

Steven McClain
President



ABRAHAM WHEELWRIGHT HOUSE
NEWBURYPORT, MA

PRESERVING AMERICA

America owes its beauty to a diverse natural and architectural landscape. Over the past 230 years, Americans have created cities and towns that reflect pioneer spirit and ingenuity. America's growth from a rural nation to a diverse industrial society is exemplified in our architecture. The buildings that comprise our historic neighborhoods describe a unique American story of progress, change and preservation. They are a living monument to our predecessors and a history lesson to our youth. Unfortunately, like so many other things unique to our past, America's historic buildings are endangered.

As our population grows, the interest in convenience and commercialism increases and the buildings that tell so much about our history are put at risk. They are demolished to accommodate strip malls, parking lots, hotels, sports arenas and larger, newer houses. What is gained may be viewed temporarily as an improvement, but what is lost is lost forever.

While the demolitions have razed well-known individual structures...their most devastating impact has been on the character of the city's neighborhoods.... It's as if once distinct parts of Chicago had been thrown into a blender and whipped into a bland mix.

— Chicago Tribune, January 13, 2003



TIMELESS TREASURES LOST

The *Chicago Tribune* in 2003 compared a recent survey of historically significant properties within 22 of Chicago's historic communities to a city-wide survey taken 20 years prior. The newspaper found that nearly 800 historically significant buildings in the 22 communities had been destroyed over that 20-year period. According to the *Tribune*, the purpose of the 1980s survey was to help the city protect its architectural heritage. The point of the report was to demonstrate that the city failed to apply the knowledge obtained from the first survey by adding the necessary protections for these historic resources. The lack of legal protection enabled the rampant demolition of these buildings.

What happened in Chicago is not unique. The Historic West End in Boston was targeted for urban renewal because of its crowded, narrow streets and unsightly structures including 10,000 housing units that accommodated mostly low-income residents and immigrants. But what fell beneath the bulldozers were not just rundown buildings. In the midst of the destruction were

also hundreds of colonial structures that gave the neighborhood a unique historic character that can never be reproduced. In today's landscape of high rise office buildings, condominiums and shops, the West End has precious little left of its historic neighborhood. And more recently, demolition of Boston's historic Gaiety Theater was permitted despite the objections of historians and preservationists.

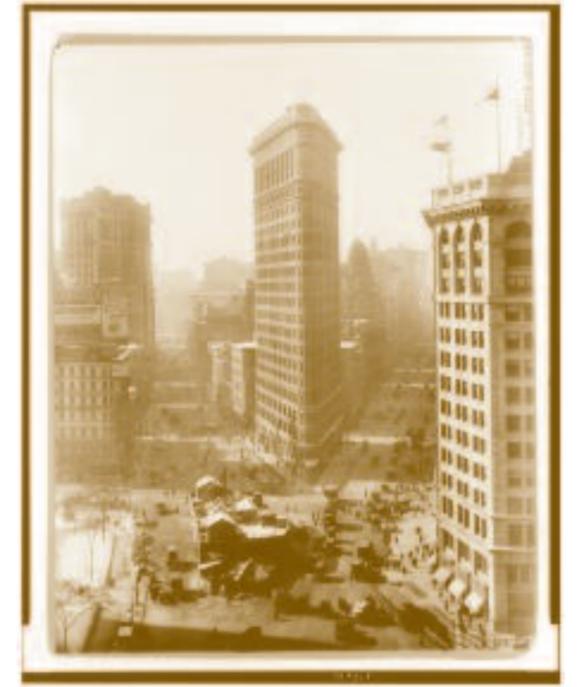
In New York City, the demolition of Penn Station in 1963 attracted national attention to the need to preserve our architectural heritage and helped make the case for federal protections. Since then, America's one time tallest building, the Singer Building, built in 1908 and located in New York City's financial district, was demolished due to a perceived lack of functionality in today's business environment. In addition, five historic Broadway theaters built in the 1930s died an untimely death when they were demolished to accommodate a new hotel.

To fully appreciate an older historic district we must consider its current status within the context of time and look at both its past and its future.

*- Norman Tyler, Historic Preservation:
An Introduction to Its History, Principles and Practice*



FIFTH AVENUE
NEW YORK, NY



FLATIRON BUILDING
NEW YORK, NY

Square North evolved over the years from a fashionable residential neighborhood into a major entertainment district and then a mercantile district.

Metropolitan Museum District (Certified in 2002)

Named for the nearby Metropolitan Museum of Art, this district is comprised primarily of residential buildings erected between the late 1860s and early 1930s.

Riverside-West End (Certified in 2004)

A small community on the Upper West Side of Manhattan, Riverside-West End evolved from a sparsely inhabited district into a densely developed, fashionable community representing New York City's residential history from 1884 to 1939.

Treadwell Farm (Certified in 2004)

A two-block, 19th century residential enclave comprised primarily of rowhouses modernized to reveal the design aesthetic of the early 1920's.

Wall Street (Listed in 2007)

Commonly hailed as the economic and financial center of New York City, this 36-block area contains some of the earliest skyscrapers in the United States, as well as significant buildings of the Modern period, dating as late as 1967.

FOR MORE INFORMATION

To obtain additional information about the Trust for Architectural Easements, the Federal Historic Preservation Tax Incentive Program, or to learn more about why historic preservation is so important, please visit our website at www.architecturaltrust.org or call us at 1-888-831-2107.



PROTECTIONS FOR DISTRICTS AND LANDMARKS

In addition to actively promoting the cause of preservation throughout the historic districts it serves, the Trust for Architectural Easements is working in support of area residents and business leaders' efforts to preserve their neighborhoods and landmark buildings by assisting those not in registered historic districts to obtain federal certification or listing in the National Register of Historic Places. The following are some historic districts for which the Trust helped obtain recognition.

Maryland

Reservoir Hill (Certified in 2004)

A 32-block area, home to the most diverse, intact collection of late-19th- and early-20th-century urban architecture in Baltimore City.

Massachusetts

Beacon Hill (Redefined in 2007)

Directly north of the Boston Common and the Boston Public Garden, this downtown residential neighborhood houses

a diverse variety of architectural styles. Its architecture, mostly brick rowhouses, includes examples of the Federal, Greek Revival and Victorian periods, as well as early 20th-century colonial revival homes and tenements.

New York

Carnegie Hill (Certified in 2003)

Named for one-time resident Andrew Carnegie, this primarily residential area is directly associated with trends in the development of Manhattan from the 1850s to the 1960s.

Ladies Mile (Certified in 2003)

The shopping center of New York City and the nation during the Gilded Age, this area is best known for its early skyscrapers and enormous department stores.

Madison Square North (Certified in 2004)

Comprised of 78 buildings representing New York City's commercial history from 1849 to 1930, Madison



PATAPSCO FEMALE INSTITUTE
ELLICOTT CITY, MD



INDIA WHARF STORES
BOSTON, MA

In Newburyport, Massachusetts, the local government tried unsuccessfully to fund a preservation commission to monitor and protect the second largest single community of Federal architecture in the United States. This community of 2,600 homes has been on the National Register of Historic Places since 1984. Despite placement on the National Register, local efforts to protect historic buildings have failed, and demolition, development and period inappropriate alterations and additions have effectively replaced one third of these historic properties.

In December 2005, the *New York Times* reported that landmark status was revoked by the New York City Council for the Austin, Nichols & Co. warehouse in Brooklyn, designed in 1915 by Cass Gilbert. This building, identified as a landmark by the New York City Landmarks Preservation Commission, was no longer protected by city ordinances. It was scheduled for major alterations considered inappropriate by historic preservationists, although it is now expected to obtain individual listing on the National Register of Historic Places in late 2007 or early 2008.

Protecting our nation's historic resources is a continual challenge, requiring local, state and federal protections. A common misconception is that local ordinances provide sufficient protections. However, this has not proven to be the case. This is why federal legislation was passed to allow for the voluntary protection of America's architectural heritage through historic preservation easements. Some of the reasons that the protections offered by local ordinances and preservation commissions alone can prove insufficient include the following:

Ordinances Change, but Easements are Forever – Easements are perpetual agreements; local ordinances, however, can be revoked or altered at any time in response to changing government priorities. Local protections may seem strong today, but the same may not always be true in the future. The protection offered by a historic preservation easement also goes beyond limiting changes to the exterior of the property, which is where local ordinances normally focus. Easements prohibit demolition by neglect and require that the structural integrity of the entire building be maintained. Easements remain independent of local politics or local budget pressures.



CROWN CORK & BOTTLING COMPANY
BALTIMORE, MD

“...it is again no question of expediency or feeling whether we shall preserve the buildings of past times or not. We have no right whatever to touch them. They are not ours. They belong partly to those who built them, and partly to all the generations of mankind who are to follow us.”

—John Ruskin, *Art Critic*

Budget Constraints – Historic commissions often do not have the necessary funding to fully achieve their missions and rarely exist without experiencing political pressure. National studies reveal that 40 percent of preservation commissions chartered to protect their local historic communities lack sufficient funding or staff to monitor the properties they are charged with overseeing, much less fight their destruction in court when necessary. Even the strongest historic preservation commissions often have their autonomy put at risk due to budgetary concerns of the municipality. Cost-cutting proposals that threaten to disband preservation commissions as independent bodies are commonplace. These proposals effectively reduce these commissions’ budgets to zero and shift their responsibilities to the city’s commissioners or planning commissions.

Federal and Local Protections Not Always Aligned – The boundaries of historic districts listed on the National Register of Historic Places can vary greatly from the boundaries of the local, ordinance-protected historic district, even when those historic districts are known by the same name. Two examples include

Baltimore, Maryland and Salem, Massachusetts where maps of the historic districts regulated by local ordinances contain 30 to 50 percent fewer properties than maps defining the historic districts listed on the National Register. In other areas, such as Brooklyn, New York, entire districts as defined by the National Register are excluded from the list of historic districts protected by the local preservation commission. In addition, the Internal Revenue Service has defined the required protections in a historic preservation agreement and the Department of Interior has defined the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Local preservation ordinances have no uniform protections and vary significantly from one municipality to the next. Some local preservation commissions have definitive powers, while others can be overruled and still others are strictly advisory. Even where the local preservation commissions do have the authority to approve changes, they do not always align with the Secretary of the Interior’s Standards.



WASHINGTON MONUMENT, MT. VERNON PLACE
BALTIMORE, MD

If the past cannot teach the present and the father cannot teach the son, then history need not have bothered to go on, and the world has wasted a great deal of time.

– Russell Hoban, *Author*

Neighborhood Restoration: Another way that the Trust is helping to encourage the cause of preservation in the community is by supporting local initiatives to restore the character of historic neighborhoods. The Trust for Architectural Easements has provided grants to community groups in Greenwich Village and NoHo, and worked with the New York City Department of Transportation, to restore the neighborhoods’ cobblestone streets and install stylistically appropriate street lamps. Similarly, the Trust also has provided financial support to community groups working to preserve and restore historic parks, including Canal and James Bogardus Triangle Parks in New York City and Hiscock Park in Boston.

Memorials to the Past: The importance of preserving America’s history touches on so many things, not the least of which are the memorials and monuments our predecessors erected in recognition of this country’s heroes. Just as it is important that our historic buildings and districts do not fall into decay, it is important that these symbols remain intact and true to their benefactors’ vision. The Trust for Architectural Easements has helped to assure that this happens with a grant to the Art and Antiquities unit of the New York City Parks & Recreation Department’s Citywide Monuments Conservation Program. This grant gives graduate students studying historic preservation an opportunity to learn the rare

skills of sculpture conservation and restoration, while providing important maintenance for these memorials.

Buildings in History: For the Trust for Architectural Easements, protecting America’s most storied buildings for the enjoyment of future generations is a philosophy that is all-inclusive. When the Lee-Fendall House Museum in Alexandria, Virginia, needed a strong advocate, the Trust was there. Famous both for its ties to Virginia’s historic Lee family, and its design as Alexandria’s only telescoping building, the 219-year-old structure was in danger of collapse. The building needed its summer beam and sill repaired. These deteriorating components bear the weight of the house and partly form the base of the house’s rear wall. The Trust assisted the effort to fund this repair and made a matching grant to the Museum.

Educating Owners of Historic Property: The Trust’s education of property owners goes beyond an explanation of the Federal Historic Preservation Tax Incentive Program. It includes increasing awareness about historic preservation through the Trust’s newsletter, *Columns*, website resources, and sponsorship of local events. The Trust’s representatives, often residents of historic districts themselves, offer free informational seminars throughout the year. They explain the benefits of the Program as well as the consequences of neglecting to preserve our architectural past.

COMMUNITY ADVOCACY

The Trust for Architectural Easements takes preservation further than the protection of buildings through the acceptance of historic preservation easements. The Trust also supports local efforts to restore historic landmarks, monuments, parks and streets, and funds and develops educational programs on historic architecture and the benefits of preservation. These are important activities in the preservation of our historic communities.

Lessons in Architectural History: Educating our youth about the importance of preservation is important to the long-term public appreciation for our nation's architectural heritage. Trust leaders worked closely with the Museum of Modern Art (MoMA) in New York City and selected elementary and secondary schools in the states it serves to develop programs and curricula to educate students about America's architectural history and to build further awareness about the need for preservation. For instance, the Trust made a \$50,000 grant to MoMA to create a collection of study guides for high school teachers and students around the museum's Tall Buildings exhibit. The Trust also is working with Open House New York and with Friends of the Highline, both based in New York City, to develop youth programs in architecture, architectural history, and historic preservation.

In Washington, DC, the Trust developed and administered an after-school program at the Ross School, a public elementary school. The intent of the program was to help the children develop an appreciation for architectural design. They learned basic architectural vocabulary, gained an appreciation for some important historic buildings, and had a chance to design their own "dream houses" using basic drafting techniques. The Trust plans to offer more programs of this type in the future at schools in Washington, D.C. and the other communities it serves.

Architecture is to make us know and remember who we are.

— Sir Geoffrey Jellicoe, Architect



BROAD STREET STATION
PHILADELPHIA, PA



PENN STATION
NEW YORK, NY

Of A Bygone Era...

Each year countless historic buildings and neighborhoods in metropolitan and rural areas throughout our country are lost either to neglect or demolition. With each building's collapse some of the character and craftsmanship that defined our nation's main streets and town centers is lost. The intricate columns, detailed sculptures, arches and ornaments that defined the office buildings, homes, theaters, banks and churches of our country are fewer and fewer. Demolished by developers with the approval of local governments, these historic buildings are often replaced by high rise condominiums, apartments, and office buildings, cookie-cutter chain stores, nondescript retail buildings and parking lots. The result is not just the irreplaceable loss of architectural treasures but also of the historic ambience the buildings brought to the communities where they were located. What replaces them usually lacks any unique architectural quality and provides little cultural value for the future. Attacks

on historic buildings are nothing new. For decades they have fallen as tastes change and at the hands of developers who find it more cost effective to rebuild than rehabilitate. The following are a few examples of some of the better known buildings and historic neighborhoods that have been lost forever:

Alexandria, Virginia

First National Bank

Baltimore, Maryland

Baltimore & Susquehanna Railroad:
Calvert Station
Odorite Building
Tower Building

Boston, Massachusetts

Gaiety Theater
Historic West End
S.S. Pierce Building
Traveler's Insurance Building

Chicago, Illinois

Lexington Hotel
Mercantile Exchange
State Theater
Stock Exchange Building



SINGER BUILDING
NEW YORK, NY

New Jersey

Historic Villages of Rural New Jersey
Marlboro Inn, Montclair

New York City, New York

Astor Theater
Bijou Theater
Gaiety Theater
Helen Hayes Theater
Morosco Theater
Penn Station
Savoy Plaza Hotel
The Singer Building

Newburyport, Massachusetts

Wolfe Tavern

Philadelphia, Pennsylvania

Broad Street Station
Lincoln Building
Rittenhouse Square homes



LEADBEATER HOUSE
ALEXANDRIA, VA



TIFFANY AND COMPANY
NEW YORK, NY

PROVIDING SALVATION

The American dream has always depended on the dialogue between the present and the past. In our architecture, as in all our arts—indeed, as in our political and social culture as a whole—ours has been a struggle to formulate and sustain a usable past.

— Robert A. M. Stern, Architect

Despite the American desire for things modern and new, there has always been a respect and appreciation for the past and a reverence for things historical. But, while as a society we appreciate our heritage and ancestry, we have not always had the foresight to preserve and protect the places of our past. This realization first came to light in the mid-20th century during the era of urban renewal and is what prompted Congress to pass the National Historic Preservation Act of 1966.

This act established the National Register of Historic Places, a list of sites, buildings, objects, districts and structures significant in American history, architecture, archeology and culture. It did not, however, give the federal government any real authority to protect these historic resources. The authority to create protections remained with state and municipal governments. Due to political and economic pressures, these governments often became advocates for the commercial interests behind the destruction of many historic buildings and communities listed on the National Register. In response,

We may live without her, and worship without her, but we cannot remember without her. How cold is all history, how lifeless all imagery, compared to that which the living nation writes, and the uncorrupted marble bears!

— John Ruskin, Art Critic

New York

Allentown
Boerum Hill
Brooklyn Heights
Carnegie Hill
Carroll Gardens
Charlton-King-Vandam
Chelsea
Clinton Hill
Cobble Hill
Ditmas Park
East 78th Street Houses
Fort Greene
Gramercy Park
Greenwich Village
Hamilton Heights
Henderson Place
Houses at 146-156 East 89th Street
Houses at 208-218 East 78th Street

Jackson Heights
Ladies' Mile
Lefferts Manor
Madison Square North
Manhattan Avenue - West 120-123rd Streets
Metropolitan Museum
Murray Hill
NoHo
NoHo East
Park Slope
Riverside - West End
Riverside Drive - West 80th-81st Streets
Rowhouses at 322-344 East 69th Street
Sag Harbor Village
Saint Mark's
Senator Street
Sniffen Court

SoHo
State Street Houses
Stuyvesant Square
Treadwell Farm
Tribeca East
Tribeca North
Tribeca South
Tribeca West
Upper East Side
Upper West Side/Central Park West
West End-Collegiate

Virginia

Alexandria
Potomac Village
Rosemont

Protecting History...

The Trust for Architectural Easements furthers its mission by consistently adding new registered historic districts to the list of districts it already serves. The following historic districts are those where the Trust for Architectural Easements holds historic preservation easements.

Illinois

Historic Michigan Boulevard
Michigan-Wacker

Maryland

Bolton Hill
Canton
Cathedral Hill
Colonial Annapolis
Ellicott City
Federal Hill
Federal Hill South
Fells Point
Greater Homeland
Guilford
Mount Vernon Place
Ridgely's Delight
Roland Park

Massachusetts

Back Bay
Beacon Hill
Billerica Town Common
Cohasset Common
Cottage Farm
County Street
Eagle Hill
East End
Frederick Douglass Square
Leather District
Marblehead
Mission Hill Triangle
Newburyport



DALTON-HERBERT HOUSES
ALEXANDRIA, VA

New Jersey

Hamilton Park
Harismus Cove
Paulis Hook
Van Horst Park

Newton Highlands
Newton Upper Falls
North Falmouth Village
Pill Hill
South End
Sumner Hill
Thomas Hollis
Topsfield Town Common
Town Hill
Wenham

Economic Benefit

As well as providing the preservation benefit of protecting historic properties forever, the Federal Historic Preservation Tax Incentive Program provides additional benefits. The majority of historic property owners who donate their easement reinvest the funds provided by the tax incentive towards the restoration of their property.

This ensures the property remains in good maintenance, thus furthering the preservation effort. Preservation organizations also have determined that investment in property restoration provides an eight-fold increase in the economy, creating jobs for highly skilled contractors and those that provide their materials.



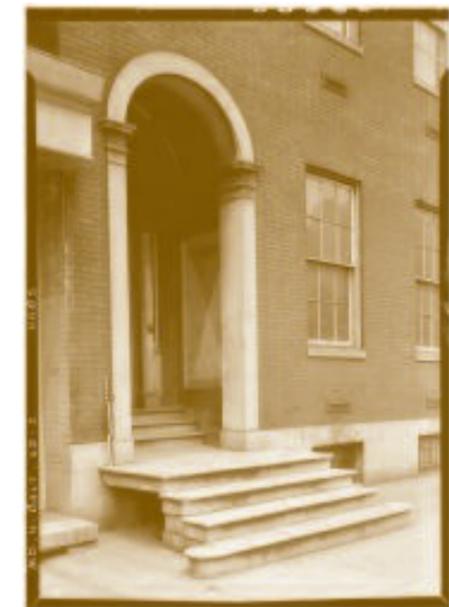
Congress strengthened the 1966 legislation by passing the Tax Reform Act of 1976 and Tax Treatment Extension Act of 1980, which created the Federal Historic Preservation Tax Incentive Program and set the stage for the current wave of voluntary preservation in America.

The Program uses tax incentives to encourage owners of buildings of historical significance, and those contributing to registered historic districts, to make historic preservation easement donations to qualified organizations such as the Trust for Architectural Easements. As of 2006, more than 4,200 easements have been donated nationwide.

Owners of historic properties who participate in the Program are eligible to receive federal and often state and local income tax deductions equal to the loss in property value attributed to their historic preservation easement donations. They retain title to their structures and can change the interior, rent their building, sell it, will it or live in it as they wish. What these owners donate is the contractual assurance that they will maintain the property and not make changes to the building's exterior without authorization from the qualified organization.

The architectural integrity of the building is protected in perpetuity by an objective easement holding organization whose interests are motivated by preservation and

which is free from commercial and political pressures. Owners often reinvest their tax savings in their buildings, using these funds to rehabilitate and restore their historic properties. For this reason the Federal Historic Preservation Tax Incentive Program is credited with helping to repopulate and redevelop historic neighborhoods in many major cities. Much of the renaissance in downtown Cleveland, Savannah, Brooklyn and other urban areas can be attributed, at least partially, to this federal preservation program.



ROWHOUSE
BALTIMORE, MD

“...conservation easements...are one of the most underutilized tax deductions available to historic property owners. Taxpayers should be aware of this opportunity to save money while also serving the public interest by preserving historic properties in urban settings for future generations.”

— *The CPA Journal*, March 2003

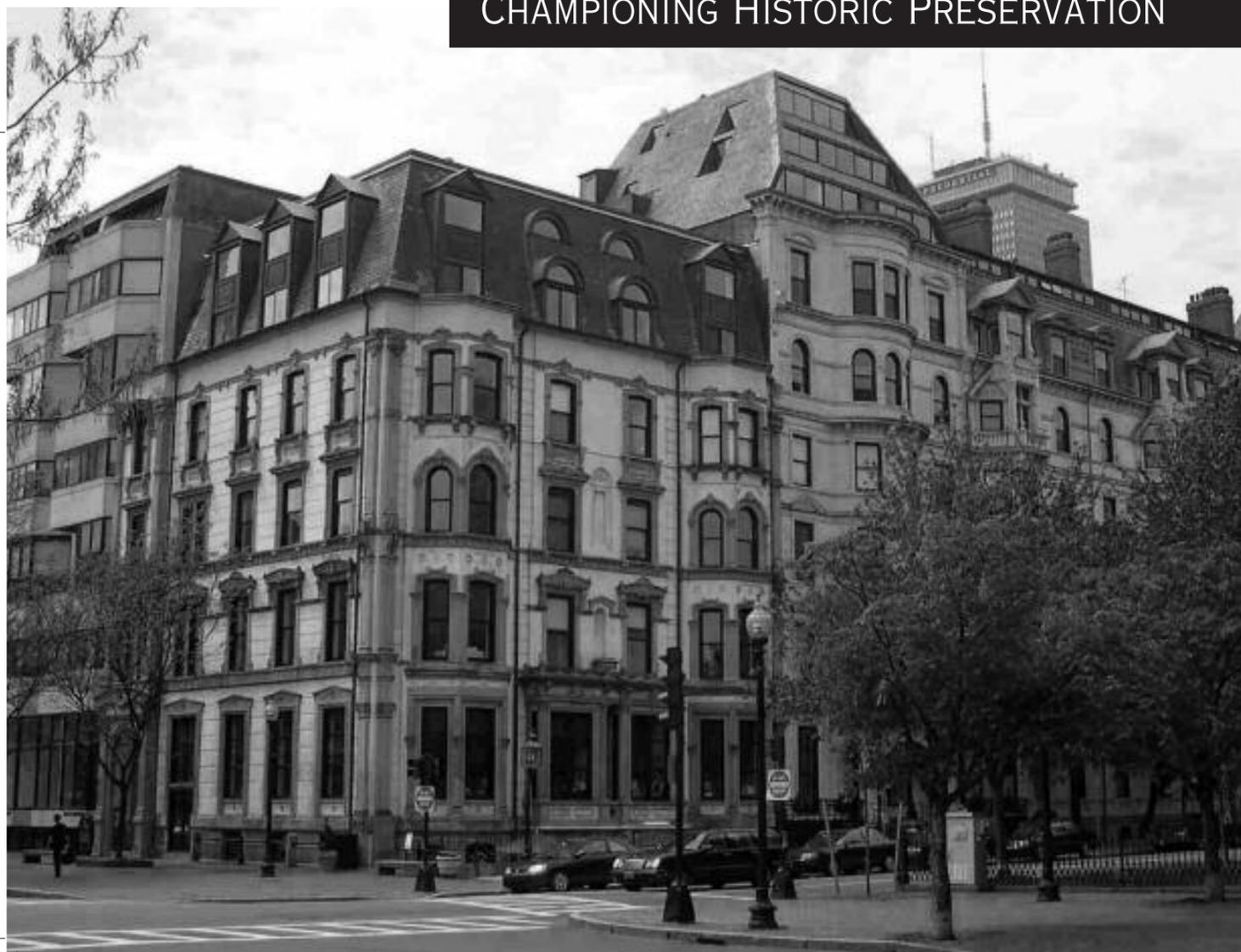
Architecture has recorded the great ideas of the human race. Not only every religious symbol, but every human thought has its page in that vast book.

—*Victor Hugo, Author*



CARROLL GARDENS
BROOKLYN, NY

CHAMPIONING HISTORIC PRESERVATION



Thanks to its donors, the Trust for Architectural Easements has become the largest not-for-profit historic preservation trust in the nation to adopt the Federal Historic Preservation Tax Incentive Program as its primary approach to protecting our nation’s historic resources. By educating property owners about the Program and developing efficient and affordable ways for owners to participate, the Trust has successfully accepted historic preservation easement donations on more than 750 properties and has built a stewardship fund to protect these properties in excess of \$17 million. The Trust’s number of easement holdings and its financial resources guarantee its ability to guard the architectural integrity of these historic buildings forever, thereby helping to assure protection of the historic character of the neighborhoods where they are located.

The Trust currently serves Illinois; eastern Maryland; eastern Massachusetts including Boston; the New York City metropolitan area, including historic districts in the Hudson River Valley, New Jersey and Connecticut; and northern Virginia. The Trust accepts easements on buildings where local ordinances also provide protection and where local ordinances are weak or non-existent. Where local ordinances exist the Trust provides a level of insurance for the protection of these historic resources. Where there are no other protections, the Trust becomes the first line of defense. The Trust also is committed to preserving historic buildings of all values and uses. It offers protection to this broad range of properties because it views its role as supporting the National Park Service and its assessment as to which properties are historically significant and require protection.