EDR
a better environment

Historic Rehabilitation Tax Credits and Historic Preservation Services

Qualifications & Capabilities

Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.

edrdpc.com

Creating a better environment through adaptive reuse and preservation of historic properties.

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EDR's Capabilities and Qualifications

Firm Profile

EDR is dedicated to creating and sustaining a better environment for our clients, our employees, and our communities.

EDR is built on our commitment to environmental stewardship. We take pride in our 45-year legacy of sustainable site design, creative planning and engineering solutions for our communities, and responsible permitting and siting of development projects.

For our clients, a better environment means that EDR engages in open and honest communication, and offers solutions and recommendations based on rigorous, insightful research and analysis. EDR is devoted to relationships, transactions, and collaboration based on honesty, integrity, and mutual respect.

For our employees, a better environment means that EDR provides a workplace, culture, and compensation that values our team members, regardless of seniority, job title, location, or practice area. EDR is dedicated to pursuing and delivering innovative, challenging projects that provide professionally rewarding opportunities for our staff.

For our communities, a better environment means taking our role and responsibility as a corporate citizen, job creator, and economic engine seriously. It also means elevating the visibility of EDR, our culture, and our accomplishments to serve as a model of a successful firm that embraces an ethical commitment to the environment.

EDR is a Woman-owned Business Enterprise (WBE) with offices and remote staff throughout the Northeast, Midwest, and Mid-Atlantic states.

Practice Areas

Cultural Resources

Environmental

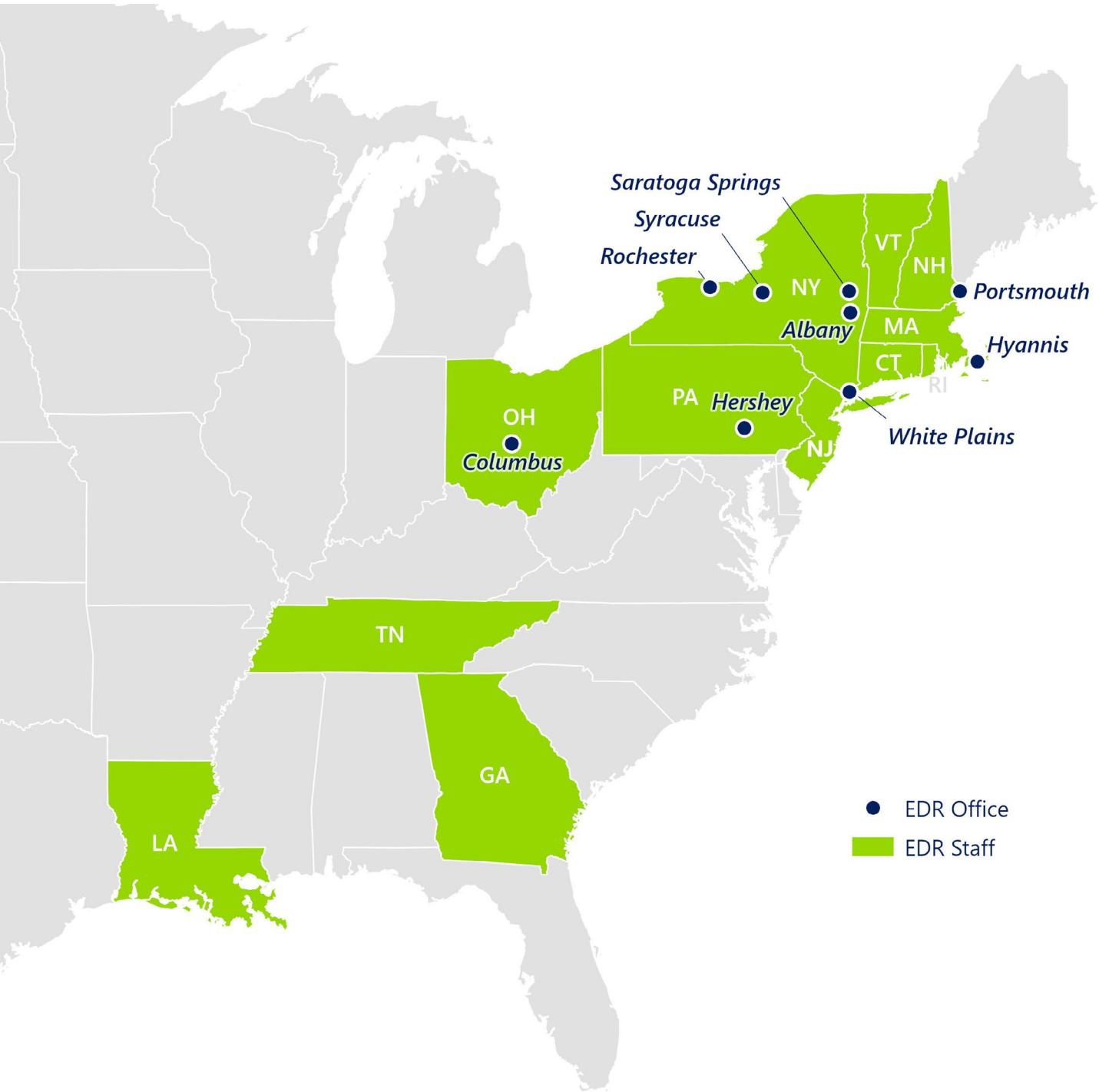
Visualization

GIS

Community Planning

Engineering

Landscape Architecture


Saratoga Springs
Syracuse
Rochester
VT
NH
NY
Portsmouth
Albany
MA
Hyannis
CT
RI
PA
Hershey
OH
White Plains
NJ
Columbus
TN
GA
LA
EDR Office
EDR Staff

Cultural Resources

Cultural Resources are the places that embody and convey our shared history – historic buildings, landscapes, and archaeological sites. EDR's Cultural Resources practice is focused on the responsible and respectful stewardship of these special places.

Our **historic preservation** practice assists private landowners, corporations, non-profit organizations, municipalities, and agencies with stewardship, planning, and programming for the historic properties under their care. Our **archaeology** team undertakes Phase IA/IB sensitivity assessments and surveys, Phase II site investigations, and Phase III data recovery excavations. We maintain strong relationships with State Historic Preservation Office staff and preservation organizations in the geographies where we work.

EDR's senior cultural resources staff meet the qualifications identified in the U.S. Secretary of Interior's Guidelines for Professional Qualifications in Archaeology, History, and Architectural History (36 CFR Part 61). Our team includes Registered Professional Archaeologists, preservation planners, and architectural historians. We are well-versed in Section 106 of the National Historic Preservation Act, the Secretary of the Interior's Standards for the Treatment of Historic Properties, the National Register of Historic Places eligibility criteria, and state and local preservation ordinances.

Cultural Resources Services

- Historic Rehabilitation Tax Credit Applications
- Archaeological Surveys and Site Investigations
- Historic/Architectural Resources Surveys
- National Register of Historic Places Nominations
- Avoidance and Mitigation Strategies for Archaeological and Historic Sites
- State Historic Preservation Office and Native American Consultation
- Excavation Oversight and Construction Monitoring
- Unanticipated Discovery Response
- Historic Landscape Assessment
- Historic Preservation Planning

Historic Preservation Team

EDR's historic preservation experts assist our clients with historic resources surveys, Historic Rehabilitation Tax Credit applications, National Register of Historic Places nominations, landscape and site design, and archaeological investigations.

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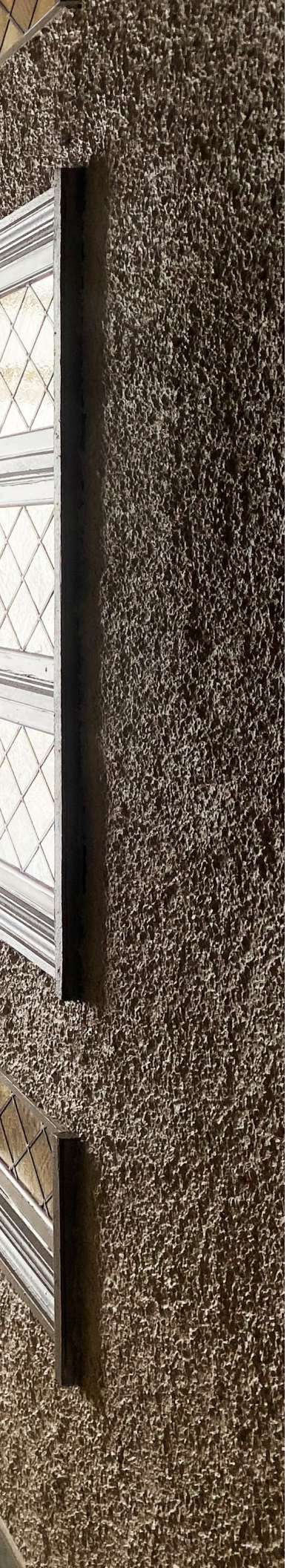


Historic Rehabilitation Tax Credits

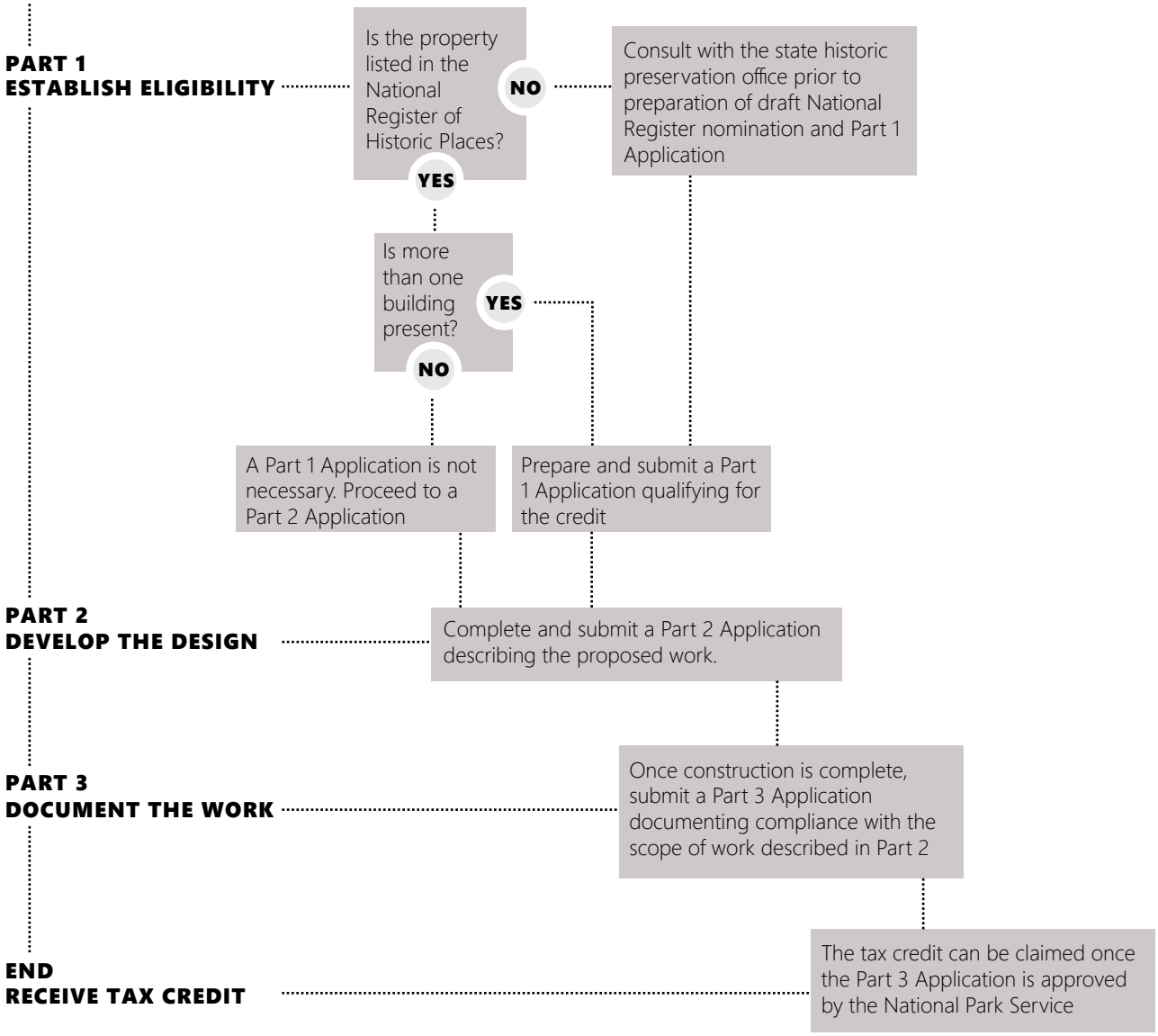
NO
SMOKING

Historic Rehabilitation Tax Credit Program

The federal Historic Rehabilitation Tax Credit program provides a 20% income tax credit for qualified rehabilitation work on buildings that are listed in or eligible for listing in the National Register of Historic Places. Projects approved for the federal credit may be eligible for state historic tax credits, increasing the program's transformational impact on rehabilitation projects. Since 1976, more than 50,000 historic properties have been rehabilitated under the federal Historic Rehabilitation Tax Credit program, generating more than $127 billion in reinvestment.

Historic Rehabilitation Tax Credits can be paired with other incentives, such as Brownfield Redevelopment Tax Credits, Low-Income Housing Tax Credits, and energy incentives, amplifying their impact and catalyzing redevelopment of challenging buildings.

How to Access Federal and State Historic Rehabilitation Tax Credits



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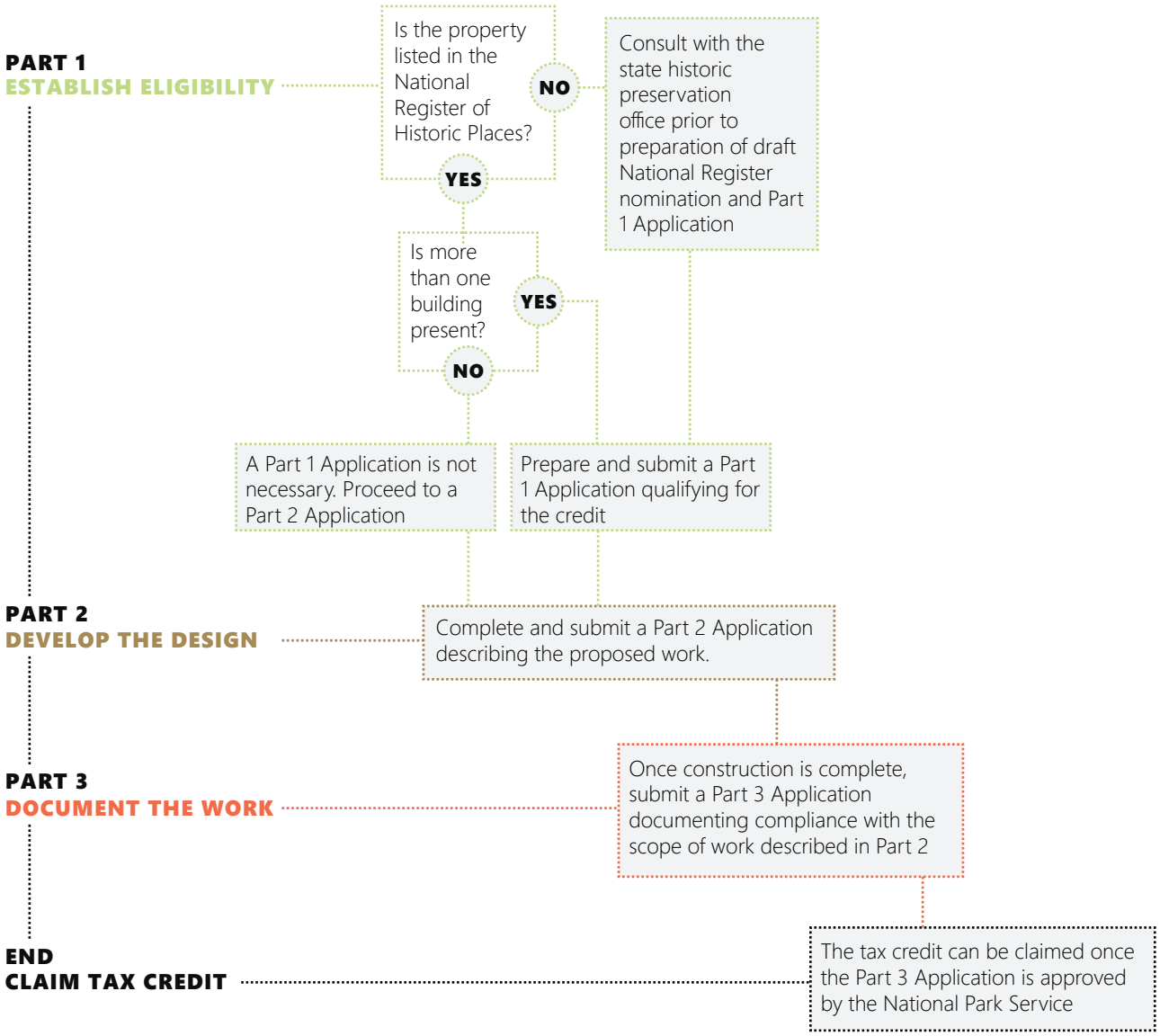

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Historic Rehabilitation Tax Credit Services

Our staff works closely with property owners, developers, design teams, and state historic preservation office staff to prepare successful tax credit applications. Since 2019, EDR has supported more than 30 tax credit projects, resulting in:

732,000 Square Feet Approved for Rehabilitation

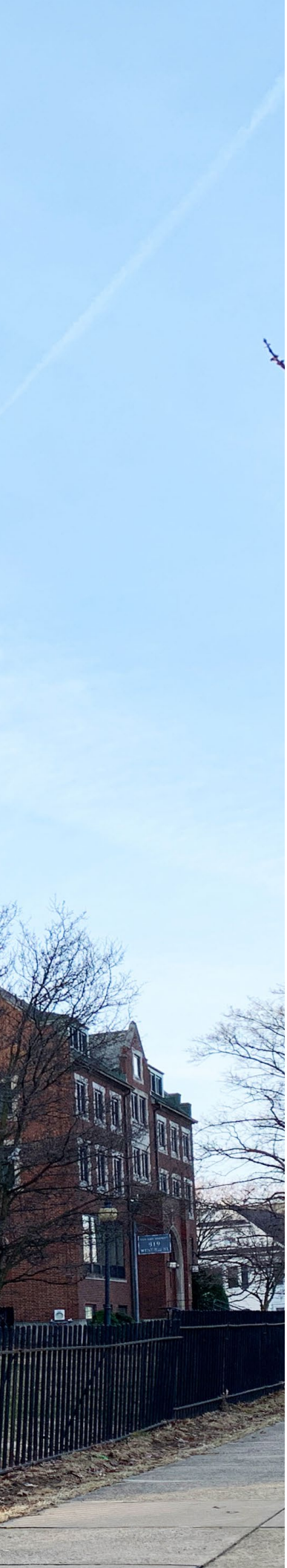
$64.2 Million in State and Federal Tax Credits

524 Units of New or Rehabilitated Housing

235 Units of Affordable or Senior Housing

We offer the following services to assist our clients through the tax credit application process:

- **Pre-project Consultation** can identify properties that are good candidates for the historic rehabilitation tax credit program and/or identify potential project challenges. EDR consults frequently with state historic preservation office staff to identify opportunities and obstacles prior to undertaking tax credit projects.
- **Part 1 Applications** include photo documentation, research, and analysis to certify that a property meets the tax credit program requirements.
- **Part 2 Applications,** prepared in close collaboration with the client and project architect, describe the existing building conditions and detail the proposed rehabilitation work to ensure that it meets program standards. Part 2 Amendments, if necessary, clarify proposed treatments and/or respond to unforeseen conditions encountered during demolition or construction.
- **Continuing Consultation** throughout the construction phase helps to ensure that the project is carried out according to the approved scope.
- **Part 3 Applications** document the completed work and demonstrate compliance with the scope of work approved in the Part 2 Application.
- **National Register of Historic Places Nominations** are prepared for buildings not already listed in the National Register of Historic Places, a necessary step to participate in the historic rehabilitation tax credit program.



Historic Preservation Project Experience

Historic Rehabilitation Tax Credit Applications

Abraham Pierson School, 75 East Main Street (Clinton, CT)
Mansion Initiative Residences, Grand Street, Mansion Historic District (Albany, NY)
49 Park Avenue, Mansion Historic District (Albany, NY)
40-42 South Street, South Street Historic District (Auburn, NY)
Hulbert House, 106 Main Street (Boonville, NY)
10-12 Main Street, Main Street/Tompkins Street Historic District (Cortland, NY)
Snyder Building, North Main and West Water Commercial Historic District (Elmira, NY)
620 Union Street, Hudson Historic District (Hudson, NY)
Greycourt Apartments, 108-110 Eddy Street, East Hill Historic District (Ithaca, NY)
EJ Toe Box Factory, 19 Avenue B, Johnson City Historic District (Johnson City, NY)
Oswego Market House, 156 Water Street (Oswego, NY)
Stockade Inn, 1 North Church Street, Stockade Historic District (Schenectady, NY)
YWCA of Schenectady, 44 Washington Avenue, Stockade Historic District (Schenectady, NY)
1 South Church Street, Stockade Historic District (Schenectady, NY)
City Hall Commons, Hanover Square Historic District (Syracuse, NY)
Coughlin Brothers-Babson Brothers Building, 842 West Belden Avenue (Syracuse, NY)
Onondaga Milk Producers Cooperative Association Plant, 808 Burnet Avenue (Syracuse, NY)
721 Lancaster Avenue, Westcott-University Neighborhood Historic District (Syracuse, NY)
1000 Ackerman Place, Westcott-University Neighborhood Historic District (Syracuse, NY)
Engelberg Huller Company Building, 831 West Fayette Street (Syracuse, NY)
National Casket Company Building, 719 East Genesee Street (Syracuse, NY)
New York Central Railroad Freight Station, 400 Burnet Avenue (Syracuse, NY)
Kemp & Burpee Manufacturing Company Building, 1117 West Fayette Street (Syracuse, NY)
Lipe-Rollway Factory, Building J, 1153 West Fayette Street (Syracuse, NY)
J. F. O'Connor Garage, 1641 East Genesee Street (Syracuse, NY)
Chimes Building, South Salina Street Historic District (Syracuse, NY)
Marshall & Son Building, One Webster's Landing (Syracuse, NY)
Bentley-Settle Building, 120-124 Walton Street, Armory Square Historic District (Syracuse, NY)
Smith Restaurant Supply Building, 500-506 Erie Boulevard East (Syracuse, NY)
George C. Hanford House, 506 West Onondaga Street (Syracuse, NY)
124 4th Street, Central Troy Historic District (Troy, NY)
Empire Stove Works, 285 Second Street (Troy, NY)
Lansingburgh High School, 576 5th Avenue, Central Lansingburgh Historic District (Troy, NY)
176 3rd Street, Central Troy Historic District (Troy, NY)
19 3rd Street, Central Troy Historic District (Troy, NY)
Lion Factory, former Standard Manufacturing Co., 750 Second Avenue (Troy, NY)
106-110 Hotel Street, Lower Genesee Street Historic District (Utica, NY)
Mechanics Hall, Lower Genesee Street Historic District (Utica, NY)
136-138 Hotel Street, Lower Genesee Street Historic District (Utica, NY)

Historic Preservation Planning Projects

Cedar & Saint Residences/Automobile Alley Historic District (Mobile, AL)
Ocean County On-Call Cultural Resources Consulting Services (Ocean County, NJ)
City of Binghamton Main Street Historic District NRHP Nomination (Binghamton, NY)
Village of Cazenovia Historic District NRHP Boundary Expansion (Cazenovia, NY)
Chittenango Landing Canal Boat Museum Cultural Landscape Report (Chittenango, NY)
Lafayette Hotel Feasibility Assessment (Lafayette, NY)
Liverpool Village Cemetery Site Restoration Plan (Liverpool, NY)
Montezuma Heritage Park, Erie and Cayuga-Seneca Canals (Montezuma, NY)
Niagara Falls Underground Railroad Heritage Area Management Plan (Niagara Falls, NY)
NYSOPRHP Waterfront Communities Historic Resources Surveys (Orange, Rockland, Westchester Counties, NY)
City of Syracuse Comprehensive Historic Resources Survey, Phases II and III (Syracuse, NY)
Upsilon Alpha House, 300 Waverly Avenue, NRHP Nomination (Syracuse, NY)
South Salina Street Downtown Historic District Boundary Expansion NRHP Nomination (Syracuse, NY)
Former Village of Danforth Historic Resources Survey (Syracuse, NY)
City of Erie Citywide Historic Resources Survey, Phase I (Erie, PA)
Borough of Perkasie Historic District NRHP Nomination (Perkasie, PA)

Historic Building Documentation/Cultural Resources Mitigation

MDNR Wood Property, Rosaryville State Park (Prince George's County, MD)
MDNR Huseman Property, St. Clements Island State Park (St. Mary's County, MD)
SUNY Alfred Agriculture Science Building (Alfred, NY)
Albany Water Board, Alcove Historic District (Coeymans, NY)
IBM Building Cluster, 1803 North Street (Endicott, NY)
SUNY Fredonia Jewett Hall (Fredonia, NY)
New York State Fairgrounds Grandstand and Entrance Gate (Geddes, NY)
North Main Street Commercial Historic District (Herkimer, NY)
John A. Coleman Catholic High School, 430 Hurley Avenue (Hurley, NY)
5865 East Seneca Turnpike (Onondaga, NY)
NYSOPRHP Selkirk Shores State Park (Richland, NY)
Kinzua Dam/Seneca Pumped Storage Hydroelectric Project (Warren, PA)

Historic Building Conditions Assessment and Rehabilitation Support

Clinton Church Restoration (Great Barrington, MA)
Elm Court, former Vanderbilt Estate (Lenox, MA)
Gay Head Lighthouse (Martha's Vineyard, MA)
5 East Street, Stockbridge Historic Preservation Commission Application (Stockbridge, MA)
Casparus F. Pruyn House (Colonie, NY)
NYS Canals Corporation Lock E-17 Lockhouse Existing Conditions Windows Assessment (Little Falls, NY)
Onondaga County STEAM School, former Syracuse Central High School (Syracuse, NY)
Historic Tenements Rehabilitation, East Harlem and Sugar Hill Historic Districts (New York, NY)

Preservation Partners

EDR's mission is to create and sustain a better environment – for our clients, our employees, and our communities. Our staff is committed to and engaged in the preservation of historic properties in our professional and personal lives. That commitment is realized through volunteering, membership, boards of directors and leadership roles, sponsoring events, and networking with preservation organizations in the geographies where we work.

ACRA American Cultural Resources Association

ASNJ

Association of Public Historians of New York State

CAZENOVIA HERITAGE

PHMC Pennsylvania Historical & Museum Commission

cornell historic preservation planning alumni

Downtown Committee of Syracuse

SAA Society for American Archaeology

ERIE CANALWAY National Heritage Corridor

The Gustav Stickley House Foundation

Historic Albany Foundation

Historic Ithaca

National Barn Alliance

Louisiana Trust for Historic Preservation

Maryland Historical Trust

Massachusetts Historical Commission – Bringing the Past into the Future

Ohio History Connection

NJHPO

New Jersey History & Historic Preservation Conference

New York Archaeological Council – An Association of Professional Archaeologists

PACNY Preservation Association of Central New York

Preservation League of NYS

The Register of Professional Archaeologists

RI Historical Preservation & Heritage Commission

OHA Onondaga Historical Association Since 1863

Landmark Society of Western New York

NYS New York State Museum

New York State Archaeological Association

New York State Parks, Recreation and Historic Preservation

Connecticut State Historic Preservation Office – Investing in Preservation Since 1955

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