



Historic Rehabilitation Tax Credit and Historic Preservation Services

Qualifications & Capabilities



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



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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 eastern United States.

Practice Areas

Cultural Resources

Environmental

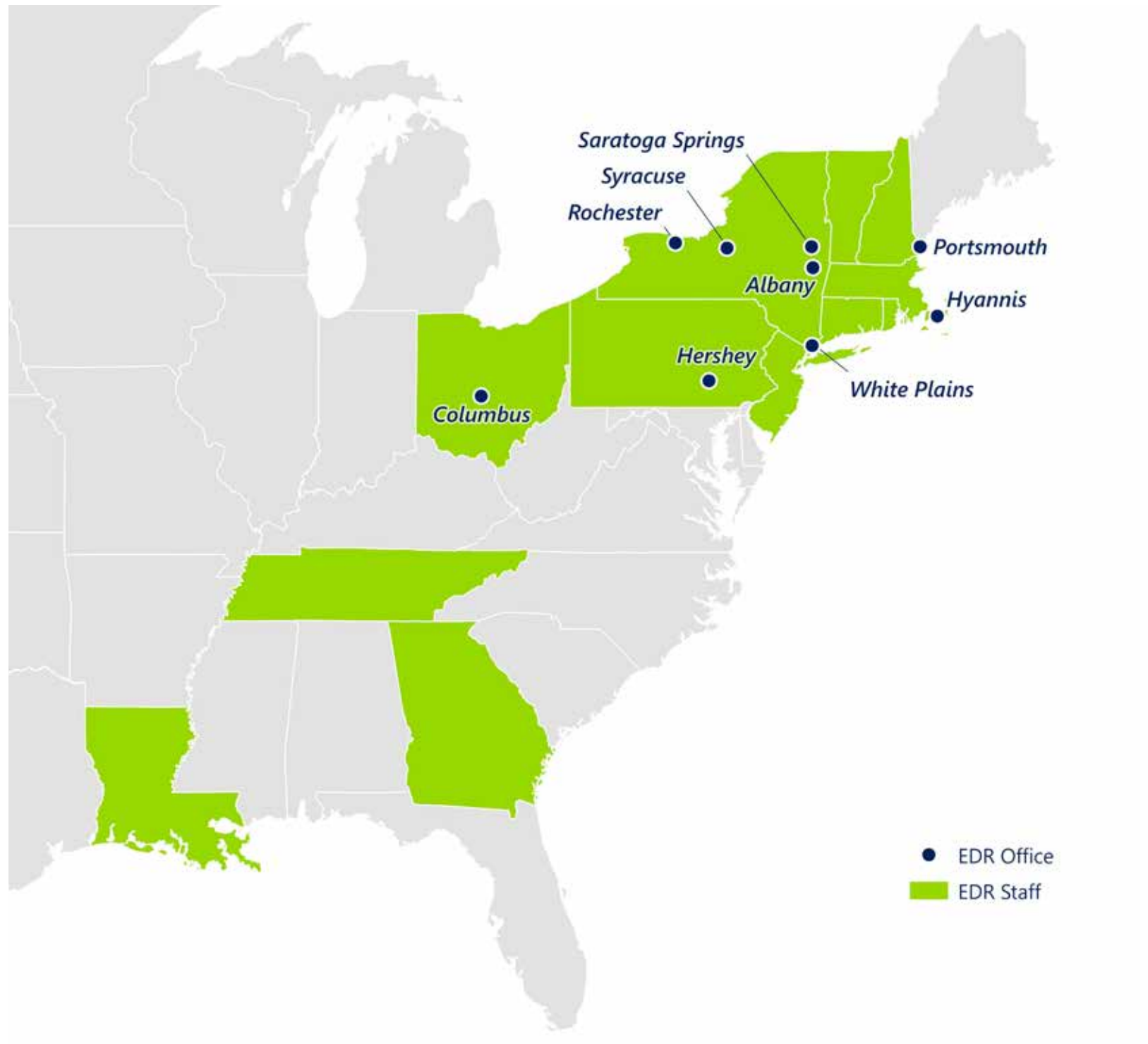
Visualization

Geospatial Services

Community Planning

Engineering

Landscape Architecture



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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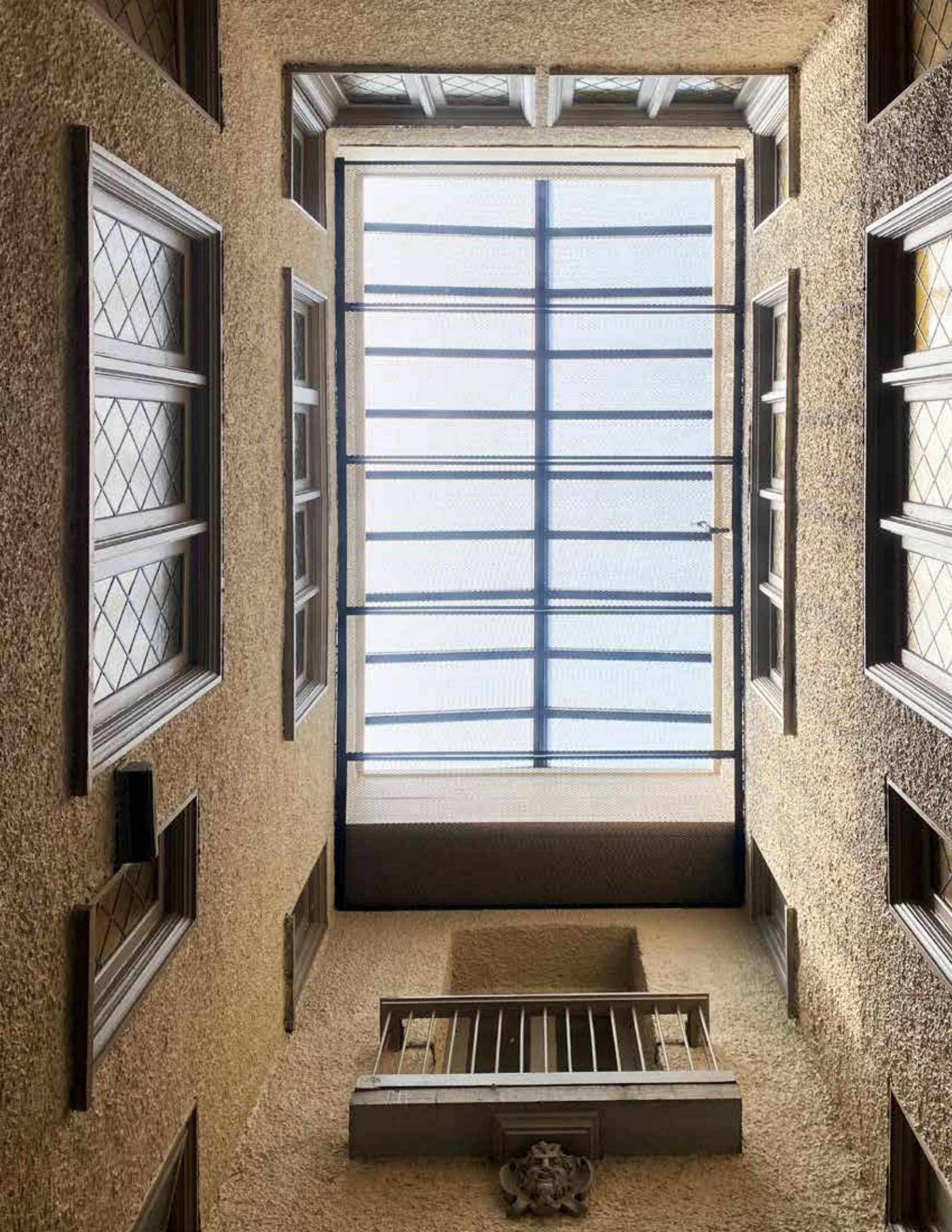
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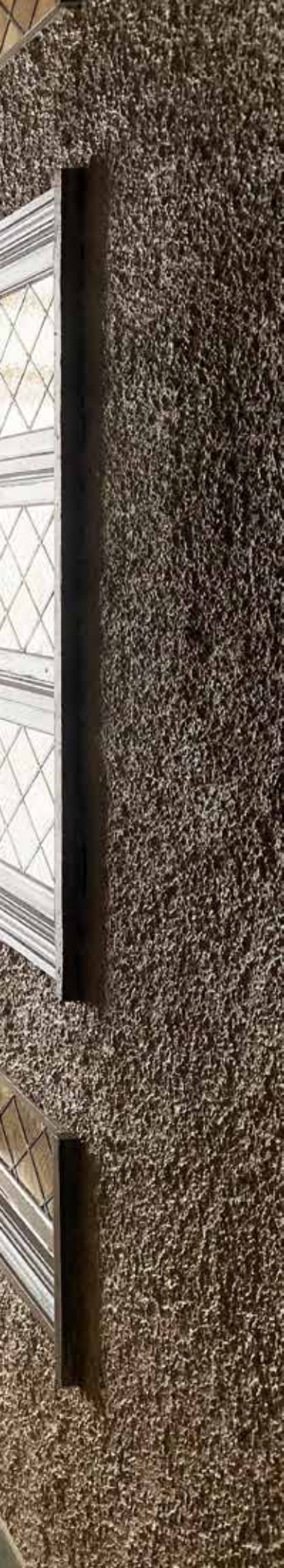


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Historic Rehabilitation Tax Credits



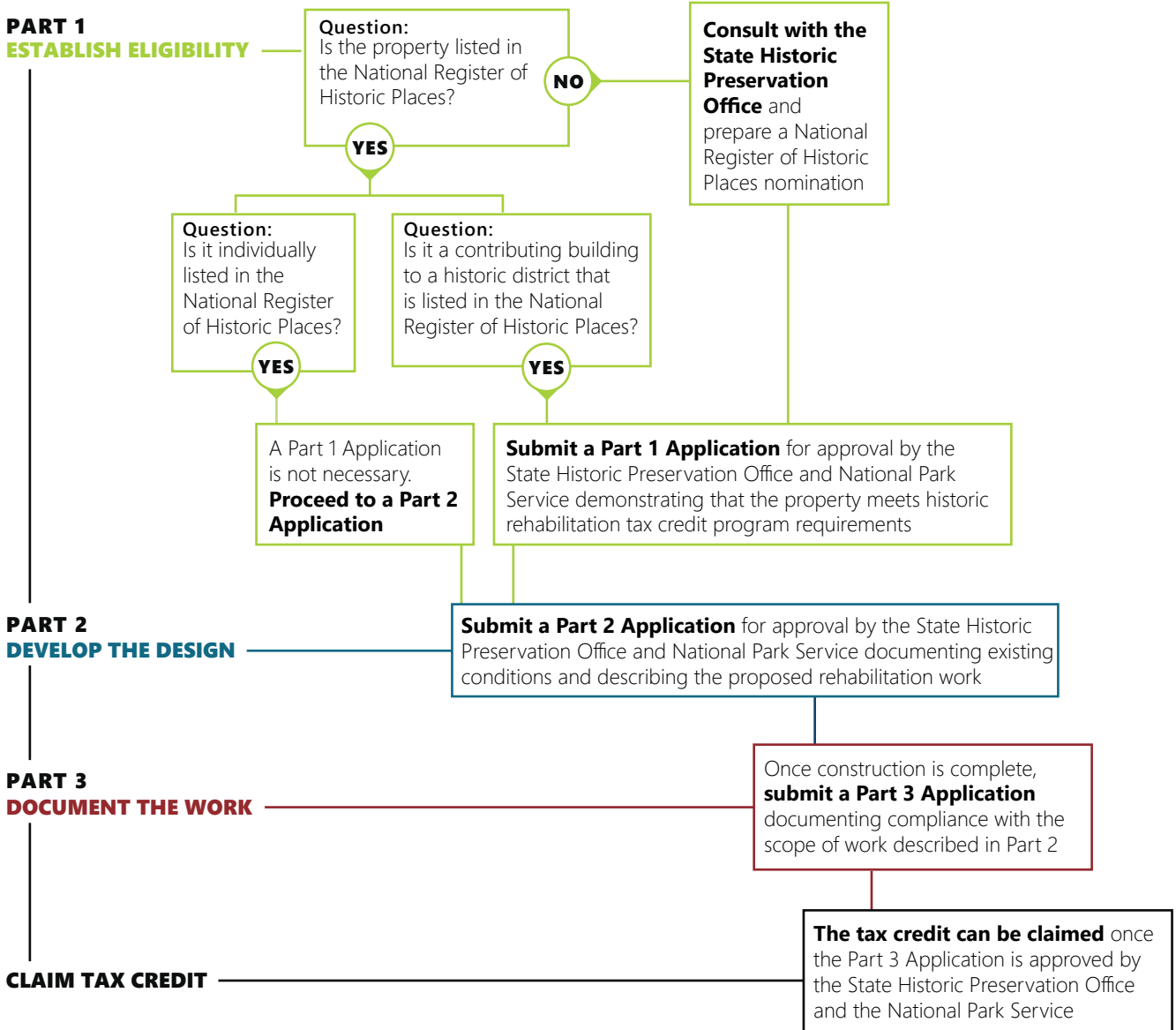
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Historic Rehabilitation Tax Credit Program

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





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:



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)
719 East Genesee Street (National Casket Company) (Syracuse, NY)
New York Central Railroad Freight Station, 400 Burnet Avenue (Syracuse, NY)
Kemp & Burpee Manufacturing Company Building, 1117 West Fayette Street (Syracuse, NY)
Syracuse Public Safety Building (Syracuse, NY)
J. F. O'Connor Garage, 1641 East Genesee Street (Syracuse, NY)
The Chimes Building, 500 South Salina Street (Syracuse, NY)
One Webster's Landing (Marshall & Son Warehouse) (Syracuse, NY)
Bentley-Settle Building, 120-124 Walton Street, Armory Square Historic District (Syracuse, NY)
Smith Supply Warehouse (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 (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)
Main Street Historic District National Register of Historic Places Nomination (Binghamton, NY)
Village of Cazenovia Historic District National Register of Historic Places 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)
Hurricane Sandy Disaster Relief Historic Resources Survey (Orange, Rockland, Westchester Counties, NY)
City of Syracuse Comprehensive Historic Resources Survey, Phases II and III (Syracuse, NY)
Upsilon Alpha House, 300 Waverly Avenue, National Register of Historic Places Nomination (Syracuse, NY)
South Salina Street Downtown Historic District National Register of Historic Places Boundary Expansion (Syracuse, NY)
Former Village of Danforth Historic Resources Survey (Syracuse, NY)
City of Erie Department of Planning, Citywide Historic Resources Survey (Phase 1) (Erie, PA)
Borough of Perkasio Historic District National Register of Historic Places Nomination (Perkasie, PA)

Historic Building Documentation/Cultural Resources Mitigation

Wood Property, Rosaryville State Park (Prince George's County, MD)
Huseman Property, St. Clements Island State Park (St. Mary's County, MD)
Alfred State College – Agriculture Science Building (Alfred, NY)
Albany Water Board, Alcove Historic District (Coeymans, NY)
Endicott 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)
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)
Syracuse STEAM School (Central High School) (Syracuse, NY)
Harlem Tenements, East Harlem and Sugar Hill Historic Districts (New York, NY)



Syracuse Public Safety Building Historic Rehabilitation Tax Credit Application

1153 West Fayette Street, Syracuse, NY

Estimated \$12 million in state and federal Historic Rehabilitation Tax Credits

The Syracuse Public Safety Building is a six-story, early-twentieth-century former factory that was rehabilitated with the support of state and federal tax credits. The open spaces and abundant light of this “daylight factory” provided flexibility for transforming a long-abandoned building into a critical municipal facility. The building provides office, support, and training spaces for the City Police and Fire Departments in a central location.

EDR’s historic preservation team worked closely with the design team and the New York State Historic Preservation Office to ensure that the historic character of the building was maintained while providing for the specialized programmatic needs of a public safety complex. Code compliance, demolition of failing auxiliary structures, and removal of toxic materials were factored into the balance of historic rehabilitation, and EDR’s expertise helped the development team successfully navigate these challenges.

In addition to preparing the historic rehabilitation tax credit application documents, EDR provided ongoing historic preservation consulting services during construction. These services are typically offered “on demand” to help the design and construction team navigate mid-project scope adjustments, unexpected conditions, and other challenges that could potentially impact a project’s eligibility for the tax credit program.

Services Provided

- Part 2 Historic Rehabilitation Tax Credit Application and Amendments
- Historic Preservation Consulting
- Part 3 Historic Rehabilitation Tax Credit Application

Project Milestones

- 2024 Part 2 Application Approved
- 2026 Construction Completion; Anticipated Part 3 Application Approval

Project Client

Hueber-Breuer Construction





Greycourt Apartments Historic Rehabilitation Tax Credit Application

108 Eddy Street, Ithaca, NY

Estimated \$980,000 in Historic Rehabilitation Tax Credits
14,300 square feet | 8 units | 32 beds

EDR provided tax credit consulting services for the award-winning rehabilitation of a 1909 four-story apartment building into fully furnished student housing following decades of minimal and deferred maintenance. Modern amenities include shared study space, electronic door locks, new kitchens, in-unit laundry, air-source heating and air conditioning, and sprinkler systems.

Key to the project was the conversion of non-code-compliant former porches into bedrooms and the addition of a second bathroom to each apartment. EDR worked closely with the project architect and the New York State Historic Preservation Office to ensure these changes would meet the Historic Rehabilitation Tax Credit program standards.

When the historic courtyard skylight was found during construction to be too deteriorated to restore, EDR prepared an Amendment to obtain National Park Service approval for a new skylight, bringing daylight back to the building's monumental entry courtyard.

Services Provided

Parts 1 through 3 Historic Rehabilitation Tax Credit Application and Amendment

Certificate of Appropriateness Application to the Ithaca Landmarks Preservation Commission

Project Milestones

Spring 2022 Project Initiated
Fall 2022 Parts 1 and 2 Approved
2023 Construction Completed;
Amendment and Part 3 Approved

Project Owner

Foundation Housing

Project Client

VIP Structures

Award

Historic Ithaca Preservation Award, 2024





One Webster's Landing (Marshall & Son Warehouse) Historic Rehabilitation Tax Credit Application

One Webster's Landing, Syracuse, NY

\$3 million in Historic Rehabilitation Tax Credits
36,264 square feet | 34 apartments

EDR provided Historic Rehabilitation Tax Credit consulting services for the award-winning rehabilitation of the 1893 Marshall & Son Warehouse into 34 one-bedroom apartments. This iconic five-story building is situated just feet from I-690 in downtown Syracuse and is highly visible to both motorists and pedestrians. Amenities include modern kitchens, in-unit laundry, a fitness center, tenant storage, air-source heating and air conditioning, and a sprinkler system.

EDR worked closely with the project architect and the New York State Historic Preservation Office to help secure \$3 million in Historic Rehabilitation Tax Credits for this transformative project. Key historic preservation issues that EDR helped the development team navigate included ensuring that masonry repairs and new flooring met the Historic Rehabilitation Tax Credit program standards.

Services Provided

Parts 1 through 3 Historic Rehabilitation Tax Credit Application
Preliminary Determination of Individual Listing
State/National Register of Historic Places Nomination

Project Milestones

2022 Part 1 Application and Preliminary Determination of Individual Listing Approved
2023 Part 2 Application Approved
2024 Part 3 Approved;
State/National Register of Historic Places Nomination Approved;
Construction Completed

Project Owner & Client

VIP Structures

Award

Paul Malo Award from the Preservation Association of Central New York in 2024





South Salina Street Downtown Historic District National Register of Historic Places Boundary Expansion

South Warren and South Salina Streets, Syracuse, NY

National Register of Historic Places Nomination to expand the boundary of the South Salina Street Downtown Historic District

The South Salina Street Downtown Historic District encompasses the commercial core of Syracuse, New York, and features some of the city's most notable architecture from the late nineteenth and early twentieth centuries. In 2012, the Downtown Committee of Syracuse, Inc. retained EDR to prepare a National Register of Historic Places nomination to expand the boundary of the historic district to include additional blocks of South Warren and South Salina Streets, which were excluded from the original historic district.

EDR prepared the required documentation to expand the historic district, including photographs, building descriptions, and a revised historic context and statement of significance for the district.

Expansion of the historic district added 21 contributing buildings to the National Register of Historic Places, all of which are now eligible for New York State and Federal historic rehabilitation tax credits. As of 2026, the expansion of the Historic District has resulted in 6 historic rehabilitation projects, with \$80 million reinvested into Downtown Syracuse, leveraging approximately \$32 million in historic rehabilitation tax credits and creating more than 300 new or rehabilitated housing units.

Services Provided

State/National Register of Historic Places Nomination and Boundary Expansion

Project Milestones

2013 Project Initiated

2014 Historic District Boundary Expansion Approved by the National Park Service

Project Client

Downtown Committee of Syracuse, Inc.



Alfred State College – Agriculture Science Building Historic Resources Mitigation Documentation

10 Upper College Drive, Alfred, NY

EDR supported the State University of New York College of Technology at Alfred's project to modernize and transform the Agriculture Science Building into a vibrant hub for learning, research, and collaboration. The project will substantially renovate the 1971 building to update laboratories and instruction spaces, replace aging systems, improve energy performance, provide modern amenities, and improve accessibility and life safety. The Agriculture Science Building is eligible for listing in the State/National Register of Historic Places as a contributing building to the Alfred State College SUNY Historic District.

Due to its historic status, the New York State Historic Preservation Office required thorough documentation of the Agriculture Science Building prior to renovation. To satisfy this requirement, EDR prepared a Historic Resources Mitigation Report documenting the building's history and current condition, including archival research, development of a historic context statement, evaluation of the building's architectural and historic significance a detailed architectural description of the building and its setting, high-resolution photographs of the building's interior and exterior, and supporting documentation including historic photographs and architectural drawings.

Services Provided

Building Documentation to
Historic American Buildings
Survey Level II Standard

Project Milestones

2024 Documentation
Completed
2026 Anticipated Construction
Completion

Project Owner

State University of New York
College of Technology at
Alfred (Alfred State College)

Project Client

Ellenzweig



YWCA of Schenectady Historic Rehabilitation Tax Credit Application

44 Washington Avenue, Schenectady, NY

45,000 square feet | 42 resident units | new building on site with additional residential units

EDR is providing ongoing support for the rehabilitation of the 1930 YWCA of Schenectady into 42 low-income, supportive housing units and program space. The three-story building, located in the Stockade Historic District, was designed by York & Sawyer and includes a historic gymnasium and swimming pool.

The project will enlarge existing single-room-occupancy dwelling units and add en-suite bathrooms, provide new shared kitchen space, increase ADA accessibility, and improve energy performance.

EDR worked closely with the project architect and the New York State Historic Preservation Office to ensure demolition of a ca. 1960 infill wing and construction of a new freestanding building on the site would meet the Historic Rehabilitation Tax Credit program standards. Project challenges included adapting the complex existing program to double the size of the residential units while maintaining the same number of units on the site.

Services Provided

Parts 1 and 2 Historic Rehabilitation Tax Credit Application

Project Milestones

2021 Part 1 Application Approved
2025 Part 2 Application Approved
2027 Anticipated Project Completion

Project Owner

YWCA NorthEastern NY

Project Client

Xenolith Partners



Abraham Pierson School Historic Rehabilitation Tax Credit Application

75 East Main Street, Clinton, CT

Estimated \$8 million in Historic Rehabilitation Tax Credits | 69,000 square feet, including a 22,000-square-foot addition | 50 residential units | community center

EDR is providing ongoing support for the rehabilitation of the 1932 Abraham Pierson School into 50 units of senior housing with a community center. The three-story building, located in the Clinton Village Historic District, was designed by Norton & Townsend and includes a historic gymnasium, which will be preserved as part of a ground-floor community center.

EDR worked closely with the project architect and the Connecticut Department of Economic and Community Development (state historic preservation office) to ensure changes to the 1932 building and its 1952 wing, as well as construction of a new addition, would meet the Historic Rehabilitation Tax Credit program standards. Project challenges included balancing the rigorous Part 2 Application requirements with funding schedules and other project timelines.

EDR is continuing to provide historic preservation consulting to the project team to ensure compliance with Historic Rehabilitation Tax Credit Program requirements.

Services Provided

Parts 1 and 2 Federal Historic Tax Credit Application and Amendments
Parts 1, 2, and 3 Connecticut Historic Tax Credit Application and Amendments

Project Milestones

October 2024 Federal and Connecticut Part 1 Applications Approved
December 2024 Federal and Connecticut Part 2 Applications Approved
2025 Connecticut Part 3 Application Approved
2027 Anticipated Project Completion

Project Owner & Client

Xenolith Partners



719 East Genesee Street (National Casket Company) Historic Rehabilitation Tax Credit Application

719 East Genesee Street, Syracuse, NY

Supporting student housing with Historic Rehabilitation Tax Credits

EDR played a pivotal role in transforming a long-vacant commercial building into vibrant student housing that supports academic success while preserving Syracuse's historic character. Our team led historic preservation efforts to enable the building's adaptive reuse and ensure project viability through access to key funding sources.

EDR collaborated closely with the client and design team to support the rehabilitation of the former National Casket Company showroom, an Art Deco/Collegiate Gothic building designed in 1930 by Gustavus Young. EDR's careful research documenting the history of casket manufacture and sales practices specific to the building's period of significance supported its individual listing in the State/National Register of Historic Places, ensuring the project's eligibility for State and Federal Historic Rehabilitation Tax Credits.

Located across from Forman Park and within walking distance of Syracuse University and downtown, the project delivers much-needed housing while preserving an important piece of the city's history.

Services Provided

- Part 1 Historic Rehabilitation Tax Credit Application
- Preliminary Determination of Individual Listing
- State/National Register of Historic Places Nomination

Project Milestones

- 2023 Part 1 Application Approved
- 2024 State/National Register of Historic Places Listing; Construction Completed

Project Owner

Foundation Housing

Project Client

in-Architects
Foundation Housing



Syracuse STEAM School (Central High School) State Historic Preservation Office Consultation

701 South Warren Street, Syracuse, NY

Consultation with the New York State Historic Preservation Office in support of the rehabilitation of a long-vacant and highly significant historic high school

Vacant for over 45 years, Syracuse's iconic downtown Central High School has been rehabilitated as the region's first collaborative STEAM (Science, Technology, Engineering, Arts, and Mathematics) School. This joint project between the City of Syracuse, Onondaga County, and the Onondaga, Cortland, and Madison County Board of Cooperative Educational Services includes a comprehensive interior and exterior rehabilitation of the 220,000-square-foot building, featuring specialized classrooms for music, dance, visual arts, robotics, and computer animation.

As the historic preservation consultant for the rehabilitation, EDR worked closely with the New York State Historic Preservation Office and the project architect to ensure that changes to the building met the Secretary of the Interior's Standards for the Treatment of Historic Properties. This resulted in preservation of the ornate lobby, auditorium, and open stairwells while allowing for modifications to provide accessibility, meet modern safety standards, and achieve the complex programmatic requirements of a twenty-first-century high school.

The four-story building was designed by prominent Syracuse architect Archimedes Russell and completed in 1903. The school was listed on the State/National Register of Historic Places in 1981.

Services Provided

Pre-Construction Consultation with the New York State Historic Preservation Office

Project Milestones

2023 Project Design and Pre-Construction Consultation

2025 Substantial Project Completion

Project Owner

Onondaga County

Project Client

LaBella Associates



Harlem Tenements State Historic Preservation Office Consultation

New York, NY

Supporting the rehabilitation of three late-nineteenth-century tenement buildings by a social services nonprofit

EDR provided historic preservation consulting services to support the rehabilitation of three tenement buildings constructed in 1891 and listed in the State/National Register of Historic Places. The project will provide a total of 33 units of safe, affordable housing with updated building mechanicals, new interior finishes, and enhanced life safety systems. Due to the buildings' historic designations, the project required consultation with the New York State Historic Preservation Office.

EDR advised the design team on proposed changes to ensure the project will meet the Secretary of the Interior's Standards for the Treatment of Historic Properties while allowing for modern amenities and life safety measures. In order to facilitate consultation with the New York State Historic Preservation Office, EDR drafted a formal consultation letter for each building including a historic context statement, evaluation of architectural and historic significance, description of current conditions, description of proposed changes, and supporting documentation.

Services Provided

Pre-Construction Consultation with the New York State Historic Preservation Office

Project Milestones

February 2026 Consultation Completed

Spring 2026 Anticipated Start of Construction

Project Owner

Samaritan Daytop Village

Project Client

Magnusson Architecture and Planning



Lion Factory Historic Rehabilitation Tax Credit Application

750 Second Avenue, Troy, NY

246,000 square feet | 151 apartments | commercial and retail space | affordable and supportive housing

EDR assisted Regan Development Corporation with the preparation of the Part 1 Historic Rehabilitation Tax Credit Application and State/National Register of Historic Places nomination for the Lion Factory in the Lansingburgh neighborhood of Troy, New York. Listing the building on the State/National Register of Historic Places was required in order for the project owner to access state and federal historic rehabilitation tax credits.

With historic rehabilitation tax credits contributing to the project financing, Regan Development Corporation transformed the monumental, six-story former shirt and collar manufacturing building into 151 apartments, most of which are affordable for households earning up to 60% of Area Median Income. In addition, 25 units are reserved as supportive housing.

Services Provided

State/National Register of Historic Places Nomination
Part 1 Historic Rehabilitation Tax Credit Application

Project Milestones

2022 State/National Register of Historic Places Listing
2023 Rehabilitation Completed

Project Owner & Client

Regan Development Corporation



Hurricane Sandy Disaster Relief Historic Resources Survey

Orange and Rockland Counties, NY

Disaster preparedness project utilizing Hurricane Sandy Disaster Relief Funds

EDR assisted with the preparation of historic resources surveys to update and expand the New York State Historic Preservation Office's historic resources inventory in vulnerable areas in order to be better prepared for future weather-related events. This is the second survey project to be undertaken by the state using Hurricane Sandy Disaster Relief funds received from the National Park Service. The project was designed to help streamline future disaster review and approval processes for state or federally licensed and funded recovery projects, and potentially assist other state, federal, local, and non-profit entities as they plan for long-term solutions for hurricane- and storm-damage reduction to historic resources.

EDR assisted with conducting historic resources field surveys and documentation, as well as with the preparation of historic contexts for select waterfront communities in Orange and Rockland Counties, including the Village of Washingtonville, Town of Wallkill, and City of Middletown. As part of this survey, EDR staff were selected as beta testers for versions 1.0 and 2.0 of the New York State Historic Preservation Office's CRIS Trekker digital documentation application and documented 526 properties using Trekker.

Services Provided

Historic Resources Survey
Historic Preservation Planning

Project Milestones

2013-2014 Hurricane Sandy
Disaster Relief Funds Awarded
by National Park Service
2018 Survey Project
Completed

Project Owner

New York State Office of Parks,
Recreation and Historic
Preservation

Project Client

AKRF, Inc.



Wood Property Historic Resources Mitigation Documentation

Perrywood Road, Upper Marlboro, MD

EDR prepared a Maryland Inventory of Historic Properties Form and Determination of Eligibility for the Wood Property, a former tobacco farm with 10 standing agricultural buildings located within Rosaryville State Park. The Maryland Department of Natural Resources has determined that the buildings are not compatible with the planned use of the site and will be removed.

As part of this effort, the Maryland Historical Trust required full documentation of the property prior to demolition. To satisfy this requirement, EDR prepared a Maryland Inventory of Historic Properties form and Determination of Eligibility documenting the history and current condition of the Wood Property. This work involved research into the property's history; development of a historic context statement for the property and for tobacco agriculture; an architectural description of the 10 standing agricultural buildings, their setting, and relevant landscape features; high-resolution photographs of buildings and landscape features; evaluation of the farm's architectural and historic significance; and preparation of supporting documentation including current mapping and site plans.

Services Provided

Building Documentation
Consultation with the
Maryland Historical Trust

Project Milestones

2025 Project Initiated
2025 Maryland Inventory of
Historic Properties Form and
Determination of Eligibility
Completed and Accepted

Project Owner & Client

Maryland Department of
Natural Resources



City Hall Commons Historic Rehabilitation Tax Credit Application

201 East Washington Street, Syracuse, New York

Using historic tax credits to revitalize a downtown landmark

Located in the Hanover Square Historic District, the flatiron building known as City Hall Commons has grown with Syracuse. Its first four stories were built in 1864, its upper floors and dramatically round corners were added in 1894, an exterior atrium was added in 1984, and the interior was renovated repeatedly. State and federal historic tax credits will be used to transform this nearly empty office building into mixed-use residential and commercial space.

To participate in the Historic Rehabilitation Tax Credit program, buildings listed on the National Register of Historic Places as part of historic districts must prepare a Part 1 Application to determine whether the building contributes to the significance of the district. Though its interior has been heavily modified, EDR demonstrated that City Hall Commons retains historic integrity and significance, allowing the project to seek Historic Rehabilitation Tax Credits.

Using original architectural plans and careful photo-documentation, EDR identified historic materials, layout, and architectural features that had been hidden or obscured by acoustic ceilings, ubiquitously applied "historic" wainscoting, and recent office partitions. EDR's guidance on topics like these help developers meet the Secretary of the Interior's Standards for tax credit-assisted rehabilitation projects by identifying historic elements that should be retained and restored.

Services Provided

Part 1 Historic Rehabilitation
Tax Credit Application

Project Milestones

2025 Project Initiated
2025 Part 1 Application
Approval

Project Owner

Hanover Property Group LLC

Project Client

Holmes King Kallquist &
Associates



The Chimes Building Historic Rehabilitation Tax Credit Application

500 South Salina Street, Syracuse, NY

Estimated \$16 million in tax credits | 150,000 square feet | 152 apartments

The 12-story Chimes Building anchors the south end of the South Salina Street Downtown Historic District. The Art Deco-influenced former office building was the 1928 collaboration of architectural firm Shreve, Lamb, and Harmon (designers of the Empire State Building) and local architect Frederick B. O'Connor.

SEED Syracuse purchased the under-utilized property in 2023. EDR worked closely with their design team and the New York State Historic Preservation Office to develop a rehabilitation plan that will secure an estimated \$16 million in state and federal tax credits.

Construction is underway to restore the historic character of the street-level commercial facades, create more than 150 apartments (including affordable housing units), uncover the dramatic Art Deco penthouse that was obscured by paneling for decades, and construct a new rooftop gathering space for residents to enjoy views of the city and surrounding countryside. Since receiving approval for the Part 2 Application, EDR has continued to assist the design team with on-call consultation services during construction.

In 2025 The Chimes Building was awarded a \$1.25 million Empire State Development Grant for providing affordable housing options.

Services Provided

Parts 1 and 2 Historic Rehabilitation Tax Credit Application and Amendments

Project Milestones

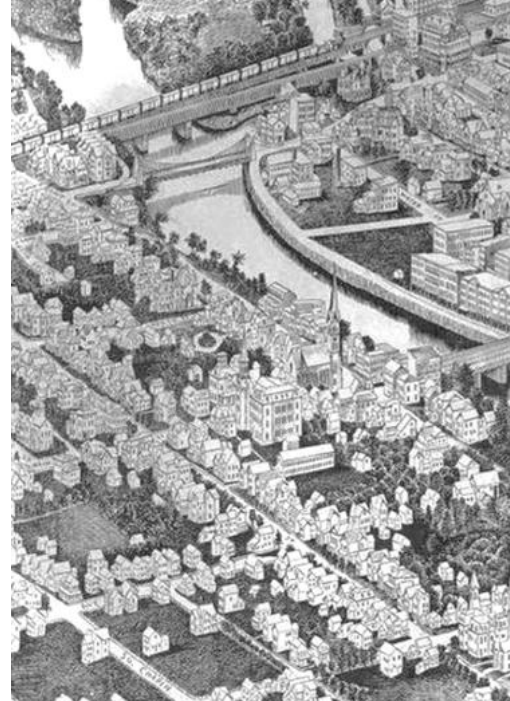
2023 Part 1 Application Approved
2024 Part 2 Application Approved
2026 Anticipated Construction Completion

Project Owner

Seed Syracuse (Allyn Foundation)

Project Client

in-Architects



Main Street Historic District National Register of Historic Places Nomination

City of Binghamton, Broome County, NY

EDR assisted the City of Binghamton with preparation of the State/National Register of Historic Places Nomination for the Main Street Historic District. The project was funded by a Preserve New York Grant from the Preservation League of New York State.

The Main Street Historic District is located on the west bank of the Chenango River and extends west along both sides of Main Street for roughly nine blocks. The properties within the Main Street Historic District boundaries illustrate the heritage of a vibrant social and economic life in the variety of mixed-use properties and residences.

This project added 91 contributing buildings to the State/National Register of Historic Places, all of which are now eligible for New York State and Federal Historic Rehabilitation Tax Credits.

Services Provided

State/National Register of
Historic Places Nomination
Historic Preservation Planning

Project Milestones

2020 Project Initiated
2021 State/National Register of Historic
Places Nomination Approved by
National Park Service

Project Client

City of Binghamton



City of Erie Department of Planning Citywide Historic Resources Survey (Phase 1)

Erie, PA

Comprehensive inventory of over 10,000 properties | public engagement

EDR conducted the Erie Citywide Historic Resource Survey on behalf of the City of Erie Department of Planning and Neighborhood Resources to systematically and comprehensively inventory buildings, structures, objects, and districts 50 years old or older within eight neighborhood planning districts, including Bayfront, East Bayfront, West Bayfront, Downtown, Pulaski Lighthouse, 12th Street Corridor, Trinity Park, and Little Italy. EDR completed the survey of over 10,000 properties within a compressed project schedule dictated by funding sources.

In collaboration with City of Erie staff, EDR coordinated public outreach and engagement plans to inform residents about their neighborhood's history and the project's goals, and to solicit information on which resources they considered significant. This information was shared on an interactive public Story Map website created by EDR for the project.

The historic resources survey resulted in the identification and evaluation of 10,528 resources within the planning districts. In addition to field documentation, EDR submitted survey forms for all identified resources to the Pennsylvania State Historic Preservation Office via the PA-SHARE website and produced reports presenting illustrated historic contexts for each planning district and the results of the historic resources survey, including National Register of Historic Places eligibility evaluations.

Services Provided

- Historic Resources Survey
- Story Map Website
- Public Engagement

Project Milestones

- August 2024 Project Initiation
- October 2024 Public Engagement
- November 2024-April 2025 Field Survey
- September 2025 Project Completion

Project Owner & Client

City of Erie



Smith Supply Warehouse Historic Rehabilitation Tax Credit Application

500-506 Erie Boulevard East, Syracuse, NY

Rehabilitation of two Erie Canal-era manufacturing buildings into 38 apartments with ground-floor commercial space

EDR prepared the Part 1 Application, Preliminary Determination of Individual Listing, and State/National Register of Historic Places Nomination to support the mixed-use rehabilitation of this highly visible, iconic downtown Syracuse building.

The Smith Supply Warehouse is the only surviving historic building on its block, which was largely demolished in the mid-twentieth century to make way for the I-81 and I-690 interchange. The rehabilitation of the Smith Supply Warehouse added 38 units to the downtown Syracuse housing market while maintaining ground-floor commercial space and preserving the highly visible exteriors, including the buildings' iconic painted signage advertising the Smith company and its products.

Services Provided

Part 1 Historic Rehabilitation
Tax Credit Application
Preliminary Determination of
Individual Listing
State/National Register of
Historic Places Nomination

Project Milestones

2020 Part 1 Application
Approved
2022 Rehabilitation Completed
2023 State/National Register
of Historic Places Listing

Project Owner & Client

Paulus Development

Award

Preservation Association of
Central New York Preservation
Merit Award, 2022



Endicott IBM Building Cluster Historic Resources Mitigation Documentation

1803 North Street, Village of Endicott, NY

Documenting a historic manufacturing complex prior to demolition

EDR documented the Old Building Group at the former IBM campus in Endicott prior to its demolition. The deteriorated 21-building industrial complex was condemned, but due to its historic significance the group of buildings was determined by the New York State Historic Preservation Office to be eligible for the National Register of Historic Places.

To counter the loss of this important industrial complex and satisfy the requirements for documentation under state law, EDR prepared a Historic Resources Mitigation Report that was accompanied by photo-documentation meeting the standards of the Historic American Building Survey.

In addition, EDR's Planning team prepared a Story Map to present an interactive visual history of the Old Building Group at IBM. Story Maps are versatile tools that combine web-based mapping with photos and information to provide unique cultural narratives for public education. These web-based maps are one of the many solutions EDR can offer developers who are unable to save historic architecture in their project areas.

Services Provided

Historic Resources Mitigation
Historic American Building
Survey Level II Documentation
Story Map Development

Project Milestones

2025 Historic Resources
Mitigation Report Completed
2025 Story Map Completed

Project Client

Phoenix Investors

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.



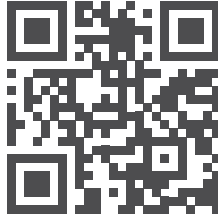
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