

*An Important Message  
Regarding Historic Buildings*

The physical appearance of a city is a direct reflection of its people, culture, and history. The City of Binghamton is committed to preserving and maintaining its historic buildings in order to foster and promote a sense of pride in our past and for our future.

To this end, the City has produced a series of flyers on Historic Preservation in the City. Inside these flyers you will find some basic information on various historic preservation topics and places you can go for more information.



THE BENEFITS  
OF HISTORIC  
PRESERVATION  
— — — — —  
COMMUNITY,  
ECONOMICS,  
AND THE  
ENVIRONMENT

AVAILABLE HISTORIC  
PRESERVATION FLYERS

Preserving Our Past: An Introduction to Historic  
Preservation in Binghamton

The Benefits of Historic Preservation:  
Community, Economics, and the Environment

Historic Buildings: What You Need to Know  
Before You Begin Work

Historic Buildings: Information for Owners

Going Green: Eco-Friendly Tips for Historic  
Homes

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City of Binghamton

Planning, Housing, and  
Community Development

# The Benefits of Historic Preservation

**I**N AN AGE WHEN SO MANY PEOPLE WANT TO GET RID OF THE “OLD” AND REPLACE IT WITH THE NEW, IT CAN BE HARD TO MAKE A STRONG CASE FOR PURSUING HISTORIC PRESERVATION PROJECTS. MANY ARE QUICK TO DECLARE THAT “NEWER IS BETTER,” WHEN IN FACT THERE ARE A NUMBER OF BENEFITS WHICH CAN BE ACHIEVED THROUGH PROPER HISTORIC PRESERVATION EFFORTS.

## HELPS DEVELOP A SENSE OF COMMUNITY PRIDE

When people have a sense of where they come from, they often will have an increased sense of pride. When they have tangible reminders of their past in the form of historic buildings, people will develop a similar sense of pride in their community. This has been seen time and again when places of great importance have been threatened. From the fight to save George Washington’s home at Mount Vernon to the outrage felt when New York City’s Pennsylvania Station was destroyed in 1965, communities have demonstrated their desire to hold on to those buildings which have significance.

By working to preserve these buildings, communities are able to foster a sense of pride in themselves. This helps in the creation of a local identity which people want to be a part of. This in turn often can attract new business and new residents. People are more likely to invest in and move to a community which is vibrant and active. Historic Preservation can help be a catalyst for establishing this kind of feel.

## ECONOMIC BENEFITS

Many different studies have showed that Historic Preservation has the potential to have major economic benefits for the community. These benefits can include:

- The creation of local historic districts stabilizes, and often increases, residential and commercial property values;
- Historic districts may also act as “brand labels” that guarantee, or at least convey an image of, neighborhood quality, which increases resale values;
- Historic building rehabilitation, which is more labor intensive and requires greater specialization and higher skills levels, creates more jobs and results in more local business than does new construction;
- Tourists drawn by a community's (or region's) historic character typically stay longer and spend more during their visit than other tourists;
- Use of a city or town's existing, historic building stock can support growth management policies by increasing the availability of centrally located housing;
- Rehabilitation often costs less than new construction ;
- The availability of federal, state, and/or local tax credit programs can often aid individuals purchase and rehab buildings they otherwise would not be able to afford;
- National Trust Main Programs have proven to be very successful at helping downtown areas revitalize, using historic preservation as a core.

## HISTORIC PRESERVATION AND THE ENVIRONMENT

Historic Preservation has also been recognized as having very clear ecological benefits. For example, instead of having to use large equipment to demolish a building, preservation allows that building to remain in use. This also saves on the environmental costs of having to produce new building materials for new construction.

And with the proper maintenance and preparation, historic buildings can be made to be just as energy efficient as newer buildings!

## MORE INFORMATION ON HISTORIC PRESERVATION

- The National Trust for Historic Preservation ([www.preservationnation.org](http://www.preservationnation.org))
- The National Park Service ([www.nps.gov](http://www.nps.gov))
- New York State Historic Preservation Office ([nysparks.state.ny.us/shpo/](http://nysparks.state.ny.us/shpo/))
- Binghamton Department of Planning, Housing, and Community Development ([www.cityofbinghamton.com](http://www.cityofbinghamton.com))

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