

## CHAPTER FOUR HISTORIC PRESERVATION

Preservation of buildings, historic features and the traditional streetscape is very important to the future of the Village, as it is precisely those items which give the Village its character and charm, instilling a sense of community pride and an appreciation for the past. Preserving, restoring and maintaining buildings which have architectural merit and historic or cultural significance enhances the perception of community character, increases the attractiveness of the Village, and contributes to the prosperity of the Village.

**The Village of Fishkill Historic District:** The Village of Fishkill Historic District is on the National Register of Historic Places and consists of over 127 properties. It is *the* distinct feature of the Village. Located primarily on the western side of Route 9, the District contains the Village's most recognized buildings: the Dutch Reformed Church, Van Wyck Village Hall, Trinity Church, 1072 and 1059 Main Street, Shillelagh, 5 and 7 Robinson Street, Temperance Hall, the Fishkill Methodist Church, 14 and 19 Broad Street, and 1127--1105 Main Street.



*Main Street*

**National Register of Historic Places:** Being listed on the National Register of Historic Places is primarily an honorary matter, although having this status may lead to greater value being placed on the property. Other advantages include:

- Registered properties and properties determined to be eligible for the Register receive a measure of protection from federal and/or state sponsored or assisted projects. As an example, a property listed on the National Register which may be affected by a state or federally funded road widening project are subject to an extra level of review to avoid negative impacts.
- Properties involving registered properties often receive higher priority ratings for state and federal grants such as the Community Development Block Grant program in Dutchess County of the 1986 State Environmental Quality Bond Act.
- Qualifying rehabilitation projects on commercial, industrial, or rental National Register properties are subject to a 20 percent tax credit under the provisions of the Tax Reform Act of 1986. There are limitations on how much of the original structure must remain and the types of income that can be credited.



*Trinity Church*

Some additional structures in the Village may qualify to be listed on the National Register of Historic Places. The Village should investigate whether additional properties would qualify for National Register status and if so, proceed with the nomination for inclusion. This would facilitate business owners and residents in taking full advantage of grant monies, priority rankings, CDBG grants and tax credits.

**Historic Preservation Overlay Zone:** Historic Preservation Overlay Zone was created as a measure to ensure the protection, restoration and use of buildings and structures which represent distinctive elements of the Village's historic, architectural and cultural heritage; to foster civic pride in the accomplishments of the past; to protect and enhance the village's attractiveness; and to ensure the harmonious, orderly and efficient growth and development of the Village.

Buildings inevitably fall into disrepair, require maintenance and may need to be retrofitted at times. It is important to provide historically sensitive reconstruction, repairs and additions. Before any restoration, reconstruction, demolition, new construction or moving of a structure can commence within the Historic Preservation Overlay Zone, a Certificate of Appropriateness must be obtained. This assures that the general design, scale, construction materials and visual compatibility with the surrounding district is retained when changes are proposed.

During the initial public workshop for this plan, participants ranked historic preservation concerns among the top three concerns for the entire Village. The Village should continue to ensure that existing and new development is compatible with the historic context of the area and should look for new areas to include in the Historic Preservation Overlay Zone. Listing additional properties will help to further promote and retain the historic character of the Village.

**Summary:** The Village of Fishkill’s historic district is well documented and is on the National Register. It is highly valued by its residents and businesses. In the public workshop, many participants indicated that the historic character must be preserved. In looking at the map of the Village, additional properties outside of the district should be included in the Historic Preservation Overlay District. This will ensure that they are developed appropriately and that they continue to contribute and support the historic character of the Village.

In addition, the Village should investigate the inclusion of additional properties onto the National Register or consider adding them to the existing National Register District so that landowners may benefit from tax credits and grant monies. The Village could also consider adopting a Local Landmark Law to further ensure the compatibility and preservation of buildings that are historically significant.

## DECLARATION OF INTENT AND IMPLEMENTATION STRATEGIES

**GOAL:** To promote and preserve the Village’s historic structures, sites, and cultural features.

- 4.1 The Village will expand the historic preservation overlay zone and the Fishkill Village Historic District to include all properties on the south side of Hopewell Avenue, all properties on Academy Street between Church Street and Givens Lane with the exception of the parcel at the northeast corner of Givens and Academy, all parcels on the west side of Church Street including the Fishkill Elementary School, the second parcel on the west side of Old Main Street from Loudon Drive, some parcels on Weston Avenue, all parcels on the east side of Cary Avenue from Broad Street to the Post Office and both sides of Jackson Street.
- 4.2 The Village will require new development and redevelopment to be harmonious with the setting, scale, and design of surrounding architecture and landscape elements.
- 4.3 The Village will encourage the rehabilitation of all historic structures to prevent the loss of such structures.
- 4.4 The Village will investigate the development of a Local Landmark Law.