

## **2.0 METHODOLOGY**

## 2.0 METHODOLOGY

This methodology statement is prepared as part of the project tasks. It outlines the research sources identified, field strategies, context development approach, and decision-making structure for the project. It includes the selection criteria used to identify surveyed properties. All project tasks and products will meet the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) criteria, methodology, and current standards for Historic Resource Surveys.

The goal of this survey was to review extant industrial properties located within the current boundaries of Broome County, New York, as defined by the Broome County Department of Planning (Figure 1.1). The first step in establishing a property list was through identifying those existing industrial properties in Category 710 – Manufacturing and Processing of the Broome County Geographic Information System (GIS), which are properties still functioning for industrial uses. Properties were also added to the property list from reviewing preexisting documentation including National Register nominations, Brownfield Opportunity Areas, municipal planning documents, the Susquehanna Heritage Area Management Plan and Amendment (SHAMPA), and other municipal planning documents. Additional properties were added by Broome County Planning Staff from their knowledge of the industrial architecture of the region. During field work, additional industrial properties were added to the property list, as well, based on visual review coupled with preliminary historical research. Some properties were removed from this list at the request of the State Historic Preservation Office (SHPO) as they were found to currently function for industrial uses, however they were located in buildings not originally designed for industry, such as a school or athletic facility.

This survey reviewed only existing, above-ground industrial buildings which are publicly accessible and visible from the street. The focus of this survey was to identify those industrial buildings which could benefit from State and Federal Historic Preservation Tax Incentive Programs, either to encourage existing businesses to conduct repair and maintenance of their buildings in a historically-sensitive manner, or to encourage the reuse and revitalization of vacant properties. Additional millsites and other archeological industrial sites may exist on private properties, but were not identified or reviewed during this survey project. While every effort was made to identify all existing industrial buildings, because early light manufacturing industrial buildings could often resemble residential and commercial designs and styles (indeed, these functions were sometimes housed within the same building), some buildings may have initially been constructed for industrial uses but have since been converted to commercial or residential uses. Identifying such properties county-wide would take exhaustive historical research and field work, which is beyond the scope of the current project.

After a visual review of 159 resources, this survey has identified 50 potentially significant historic resources. These are documented in the annotated list. Those properties excluded from the annotated list were generally found to have been

significantly altered in their historic features and materials, no longer meeting the National Register Criterion for Evaluation (see page 2-4). Based on the buildings identified in the multiple resources survey, recommendations for further historic designations will be made.

The CBCA project team worked in full cooperation with the Broome County Department of Planning, including Gail Domin, Chief Planner, and Brian Damour, GIS Technician. CBCA has also worked with Tony Opalka and Kathy Howe of the New York State Historic Preservation Office Survey and Evaluation Unit to finalize the project objectives, review report materials and survey information, clarify issues, and establish contacts. Additionally, Kathleen LaFrank, NYSHPO National Register Unit Coordinator, was consulted in preparing the MPDF and individual nominations.

## **2.1 Background Research**

A search for documentary research materials for Broome County has been completed and forms the basis for the analysis and recommendations for historic designations. The bulk of the historic research involved identifying the primary industries in Broome County, including the early forest industries, cigar manufacturing, shoe making, and technological industries. Research also focused on understanding the historic function, ownership and construction information for significant properties identified in the historic resources survey. Research was conducted at the Broome County Public Library Local History and Genealogical Center, Binghamton University Special Collections, and the Buffalo and Erie County Public Library Grosvenor Room. These resources maintain files on city history, maps, significant buildings and sites and other information. Additional resources, including past Historic Resources Surveys, Historic Resource Inventory Forms ("blue forms") and other information was provided by the Department of Planning. Research was also conducted utilizing online databases such as ProQuest, HeritageQuest, Digital Sanborn maps, JSTOR and others. A working bibliography appears in Section 6.

## **2.2 Historic Resources Field Survey**

In general, buildings that are a minimum of 50 years of age are considered historic.<sup>1</sup> The current survey was limited to above-ground historic resources which could be viewed from the street. Prehistoric and historic archaeological sites were outside the scope of this study. Properties considered to be not eligible for the State and National Registers of Historic Places were found to be significantly altered from their original design and materials, in generally poor condition and lacking in architectural or historical integrity, and no longer meeting National Register Criteria for Evaluation (see next page). During field work, some properties were found to have been previously demolished or were vacant parcels. The Broome County survey area

---

<sup>1</sup> For the purposes of this survey, properties 40 years of age (built 1971) or older were reviewed. While those buildings built 1962 or earlier are old enough to immediately eligible for the National Register, this list identifies properties for future planning efforts.

base maps were generated by Brian Damour, GIS Technician using the County's GIS data (Section 7). The CBCA survey team used the map in the field, aided by a Global Positional System (GPS) unit, to locate and record significant properties.

According to the *Guidelines for Local Surveys: A Basis for Preservation Planning* bulletin issued by the National Park Service, a reconnaissance level historic resources survey may be thought of as a preliminary step in locating and identifying an area's resources. A reconnaissance level survey may be considered "a 'once over lightly' inspection of an area, most useful for characterizing its resources in general and for developing a basis for deciding how to organize and orient more detailed survey efforts. In conjunction with a general review of pertinent literature on the community's past, a reconnaissance may involve such activities as:

- a "windshield survey" of the community-literally driving around the community and noting the general distribution of buildings, structures, and neighborhoods representing different architectural styles, periods, and modes of construction.
- a "walkover" archeological inspection, perhaps coupled with small-scale test excavations, to get a general idea of the archeological potential of portions of the community.
- a study of aerial photographs, historical and recent maps and city plans, soil surveys, and other sources of information that help gain a general understanding of the community's layout and environment at different times in its history.
- a detailed inspection of sample blocks or areas, as the basis for extrapolation about the resources of the community as a whole."<sup>2</sup>

Selection criteria and guidelines were developed to guide the selection of those properties within Broome County that were inventoried. The criteria were based on the National Register Historic Places Criteria for Evaluation. The National Register Criteria are stated as follows:

*The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:*

*A. that are associated with events that have made a significant contribution to the broad patterns of our history; or*

*B. that are associated with the lives of persons significant in our past; or*

*C. that embody the distinctive characteristics of a type, period or method of construction or that represent a significant distinguishable entity whose components may lack individual distinction; or*

---

<sup>2</sup> Patricia L. Parker. *Guidelines for Local Surveys: A Basis for Preservation Planning*. Vol. 24. Washington DC: National Park Service, 1985. National Register Bulletin. Web. 6 July 2010; 12.  
<<http://www.nps.gov/history/nr/publications/bulletins/pdfs/nrb24.pdf>>

*D. that have yielded, or may be likely to yield, information important in prehistory or history.*

Information collected in the field for each inventoried property was recorded on a historic resource survey matrix form for use in preparing comments and recommendations. The type of information gathered for the survey included a street address, tax identification number, property/owner name (if known), architectural style, architectural and stylistic details, approximate date of construction, and notes on condition and integrity if appropriate. All inventoried properties were photographed with a 7.1 MP digital camera. All inventoried properties are presented in the report in an annotated list of properties (Section 5).

Jennifer Walkowski, with input from Tony Opalka and Kathy Howe, NYSHPO, directed the historic resources field survey of industrial properties in Broome County. Based on field observations of the survey area as well as historic research on the history of industry in Broome County, the annotated list provide a means for the identification of significant properties and recommendations for their recognition and designation. Based on National Register Criteria for Evaluation, these properties are suggested for nomination to the State and National Registers of Historic Places. The bibliography (Section 6) represents a working list of sources used in developing the historical and architectural overview, and those that were useful in documenting historical facts about the resources that were subject of the historic resource survey.

### **2.3 Multiple Property Submission – MPDF and Individual Registration Forms**

As a part of the project tasks, CBCA prepared a Multiple Property submission for industrial buildings and properties in Broome County. This portion of the project consists of a draft Multiple Property Documentation Form (MPDF) titled “Industrial Resources of Broome County, New York” as well as two draft individual registration forms for buildings defined in the MPDF. These two individual registration forms were prepared for the Ansco Company Charles Street Factory Buildings (15 Charles Street, 17 Charles Street and 219 Clinton Street, Binghamton) and the Ansco Camera Factory Building at 16 Emma Street in the City of Binghamton. The Multiple Property submission streamlines the nomination process by establishing a common historical narrative, and makes it easier, simpler and quicker to list a building on the National Register of Historic Places.

A Multiple Property submission contains two elements: the Multiple Property Documentation Form (MPDF) and individual registration forms. The MPDF serves as a cover document for the submission. It includes a broad narrative historical overview of the history, themes and area defined in the document. In an MPDF the themes, trends and historical patterns common amongst the properties are organized and a set of criteria for inclusion under the MPDF is identified. The form may be used to nominate thematically-related historic properties simultaneously in one submission, or over time. The MPDF cover document does not list a property on

the National Register; the actual nomination of each building, district, site, object or structure is made on the registration form.

A Multiple Property Documentation Form serves as the basis for evaluating the National Register eligibility of related properties, and may be used to nominate and register thematically-related properties. An MPDF acts as a sort of “umbrella” document, often for a group of thematically or historically related properties which are not located in a contiguous historic district. Defining the boundaries for the MPDF is a critical component, and depending on the historic contexts and distribution of properties, MPDF boundaries can encompass a single municipality, a region, or state. On it, the themes, trends and patterns of the shared history of the properties are organized into historic contexts and the associated property types which represent the defined historic contexts. Historic contexts can emerge in the Federal, State or local planning process. An MPDF can encompass a single historic context, such as the industrial history of Broome County in the case of this project, or may encompass several historic contexts about related properties organized by theme, place and time. Property types may have significance in architecture, history, engineering, archeology, culture or a combination of these areas, and must meet one or more of the National Register criteria.

At least one individual registration form must accompany an MPDF for a Multiple Property submission. The NPS 10-900 form gets completed for each property to be registered using the MPDF. While the form must be prepared according to the same process and instructions as identified in *National Register Bulletin 16A: How to Complete the National Register Registration Form*, the process is a bit simpler with a Multiple Property submission. In Section 8 of the form, the historical narrative should reference the historic context(s) identified and discussed in the MPDF cover document. Only additional information pertaining to the specific history of the building or property should be included.<sup>3</sup>

For Broome County, CBCA conducted a field survey of industrial properties as the basis for establishing an MPDF. In an effort to relate the current survey and MPDF project into existing planning efforts, CBCA has drawn from the interpretive themes identified in the Susquehanna Heritage Area Management Plan and Addenda (SHAMPA). “Theme 3: Valley of Opportunity,” as outlined beginning on page 135, breaks down the industrial history of Broome County into a variety of key subthemes, including the early forest industries, the rise of factories, and the technological companies of Broome County. These themes form the basis for identifying the key property types related to Broome County’s industrial heritage, breaking them down by industry.

---

<sup>3</sup> For additional information and guidelines on the Multiple Property submission and MPDF process, refer to National Park Service. *Guidelines for Completing the National Register of Historic Places Form Part B: How to Complete the National Register Multiple Property Documentation Form*. Publication no. 16B. Washington D.C.: US Dept of the Interior, 1999. Print.