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To: All AIS Clients
From: Lorraine Malone
Re: Landmarks
Date: September 5, 2006

A.I.S. has contacted the Landmark Preservation Commission for information regarding the distinction between a landmark designation and an historic district.

A landmark is a building, property or object that has been designated by the Landmarks Preservation Commission because it has a special character, special historical or aesthetic interest or value as part of the development, heritage or cultural characteristic of the city or state.

A Historic district is an area of the city designated by the Landmarks Commission that represents at least one period or style of architecture typical of one or more eras in the city's history.

The New York City Landmarks Preservation Commission oversees four types of landmarks.

- Individual Landmarks – Individual structures that can range from bridges to row-houses to skyscrapers.
- Interior Landmarks – Building interiors that are customarily open or accessible to the public.
- Scenic Landmarks – City owned parks or other landscape features, such as Ocean Parkway
- Historic districts – Areas of the city that possess architectural and historical significance and a distinct sense of place.

Buildings within a Historic district are subject to all rules and regulations of the Landmarks Law.

Failure to follow the procedure set by the Landmark Commission could result in violations being filed against the property and could result in fines being assessed to the violations.

In our effort to keep our clients informed, AIS has a link on our website to the Landmark Preservation Commissions' website.