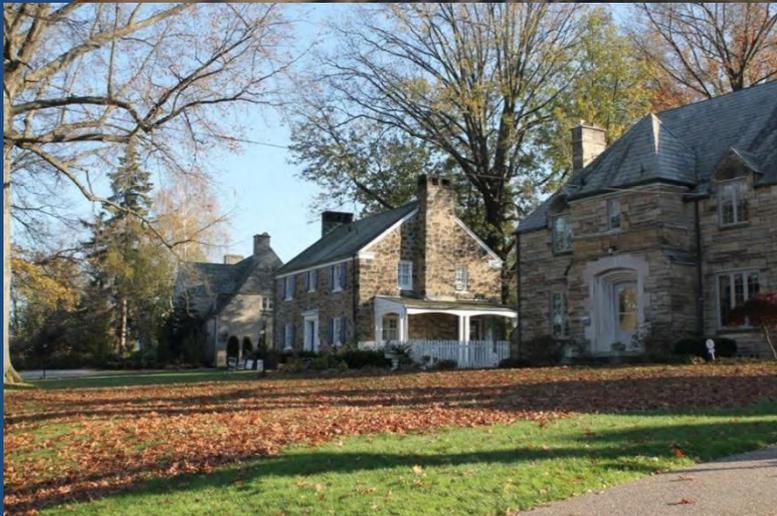


# Local historic district designation—The Basics

## Virginia Manor 5-1-14





Pennsylvania  
Historical & Museum  
Commission

WELCOME TO THE COMMONWEALTH'S OFFICIAL HISTORY AGENCY



Tom Corbett, Governor  
Andrew Masich, Chairman  
James Vaughan, Executive Director

300 North Street  
Harrisburg, PA 17120  
(717) 787-3362



- Bureau of Historic Sites and Museums
- Bureau of Archives and History
- Bureau of the State Museum
- **Bureau for Historic Preservation**

# Bureau for Historic Preservation— Pennsylvania State Historic Preservation Office (PASHPO)

National Historic Preservation Act of 1966--among other things--  
authorized State Historic Preservation Offices



## State Historic Preservation Office (SHPO)

- Technical assistance for communities
- National Register of Historic Places
- Certified Local Government program
- Federal Rehabilitation Tax Credit
- Federal and state regulatory review

Allegheny County Courthouse  
National Register of Historic Places  
National Historic Landmark

# Local historic district designation—What is it?

State Historic District Act---Act 167 of 1961

## Historic District Act

- Focuses solely on exterior alterations of historic buildings and structures and/or their demolition
- Regulates within a defined area
- Board of Historical Architectural Review **is advisory only** and issuance of Certificate Of Approval
- **Governing body approves/ disapproves**
- PHMC approves historic district

Local historic district designation—  
Pennsylvania has over 90 municipalities with Historic District Act local historic districts



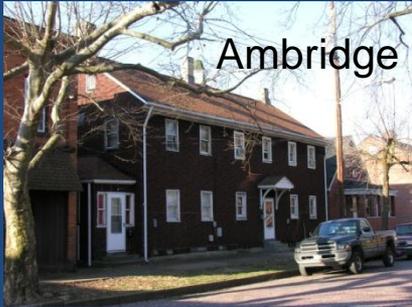
Moon



Franklin



Beaver



Ambridge



Saxonburg



Harmony



Bethlehem



Bradford



Belleville

# Historic Preservation and the Courts

## Penn Central Transportation Co. v. NYC Historical Landmarks Commission (1978)



Grand Central Terminal  
(AKA Grand Central Station)

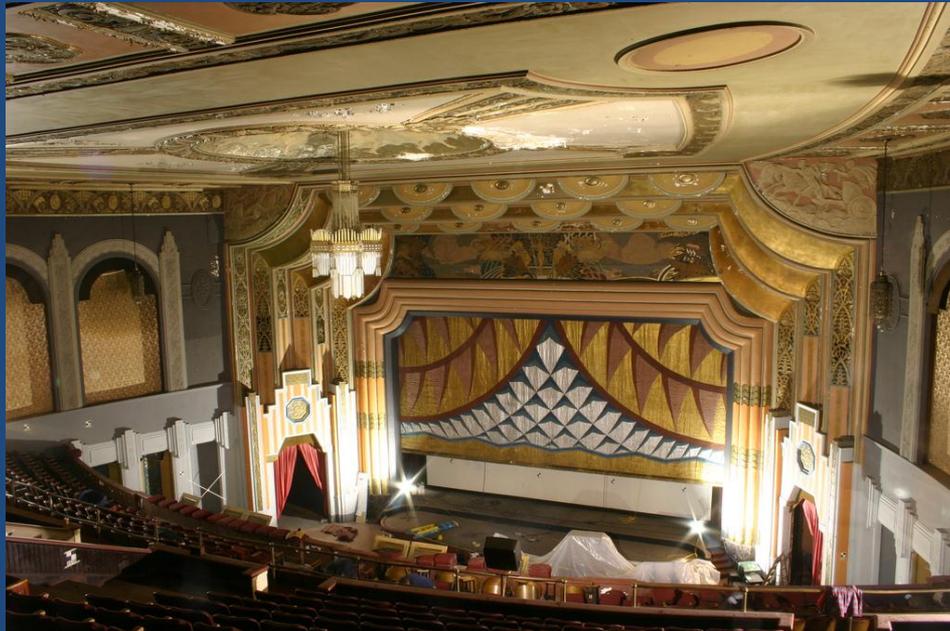


The U.S. Supreme Court determined that landmark preservation may be the proper basis for government's police power.

# Historic Preservation and the Courts

United Artists Theater Circuit, Inc. v. City of Philadelphia (1993)

Established local landmark ordinances in Pennsylvania **do not** constitute a taking (provided a three-pronged test is met).



Boyd (United Artists) Theater, Philadelphia

The intent of an ordinance is to avoid this, which....



The intent of an ordinance..

... can result in this and...



...inhibit the *real* benefits of a preservation ordinance:

**“Historic designation is associated with average property value increases ranging between approximately 5 per cent and 20 per cent of the total property value.”**

*Historic Preservation and Residential Property Values: An Analysis of Texas Cities*, Leichenko, Coulson and Listokin, *Urban Studies*, 2001.

**“A study of (an)...Historic District in Tucson showed that between 1987 and 2007 the average assessed value of homes in this district appreciated 15 percent higher than the average in a nearby neighborhood with housing stock of similar age, construction, and design...”**

*The Economic Impact of Historic Preservation: The Speedway-Drachman Historic District, Tucson, Arizona*. L'Orange, H. Peter 2007 Historic Preservation Planning Practice (PUP 526). Planning Department of the College of Environmental Design and Architecture, Arizona State University.

**“An average property within the local historic district increased in value 5.05% each year between the revaluations while properties not within the historic districts increased 3.91% per year.”**

*Connecticut Local Historic Districts and Property Values*. Connecticut Department of Economic and Community Development & the Connecticut Trust for Historic Preservation. 2011--*Place Economics*, Washington, DC



<http://www.phmc.state.pa.us/bhp>

## Economic Benefits

of Historic Preservation  
Activities in  
Pennsylvania

December 2011

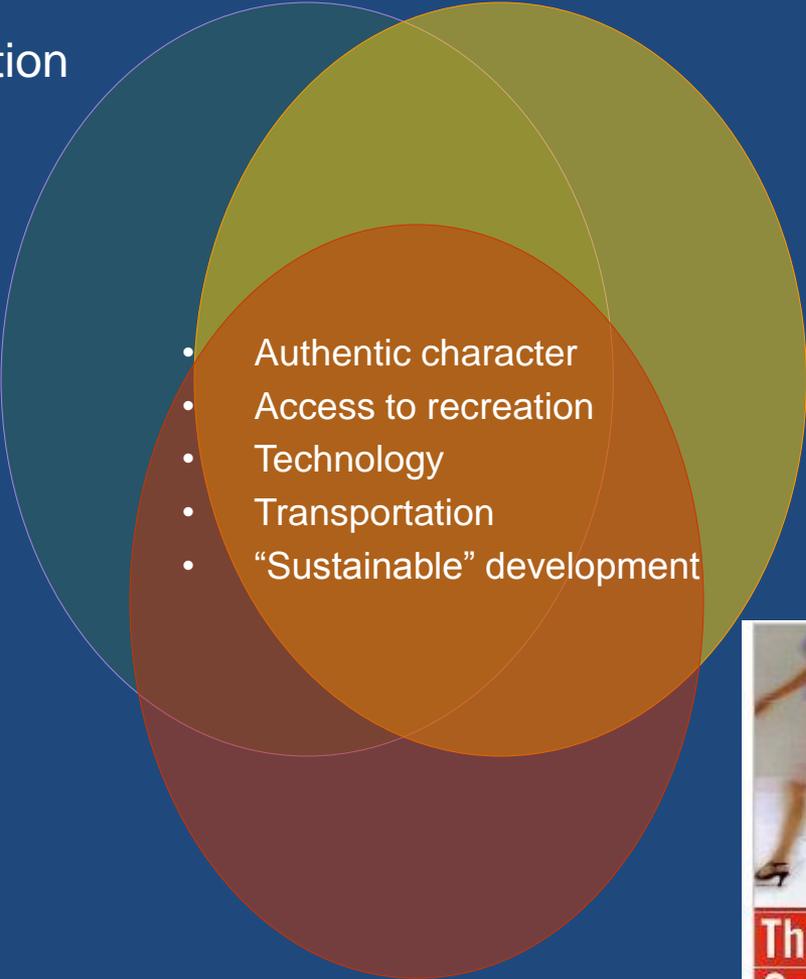
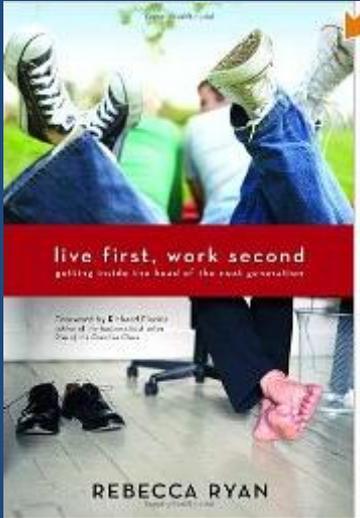
The *real* benefits of a preservation ordinance: To stabilize and increase relative property values

- House prices in the Mexican War Streets Historic District appreciated an annual rate 4% higher than the average in surrounding Pittsburgh neighborhoods... in the year immediately following the District's expansion in 2008, house prices increased by 15%
- The 2006 expansion of the West Chester Historic District has resulted an average \$36,000 premium over houses in West Chester.
- House prices in the Powelton Village Historic District increased by 63% in the year immediately following historic designation, and continued to increase by 3 percentage points more per year than the citywide average in the years following historic designation.

# The intent of an ordinance...marketing to changing demographics

Retiring “baby boomers”

Millennial Generation



- Authentic character
- Access to recreation
- Technology
- Transportation
- “Sustainable” development

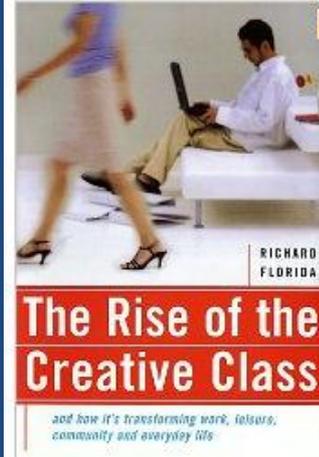


Amber Waves September 2009 > [Features](#) > Article

## Baby Boom Migration Tilts Toward Rural America

*Baby boomers, poised to retire, are expected to increase rural and small-town populations, bringing both additional benefits and costs.*

John Cromartie  
Peter Nelson, Middlebury College

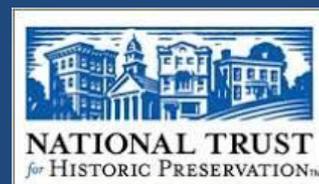


“Creative Class”

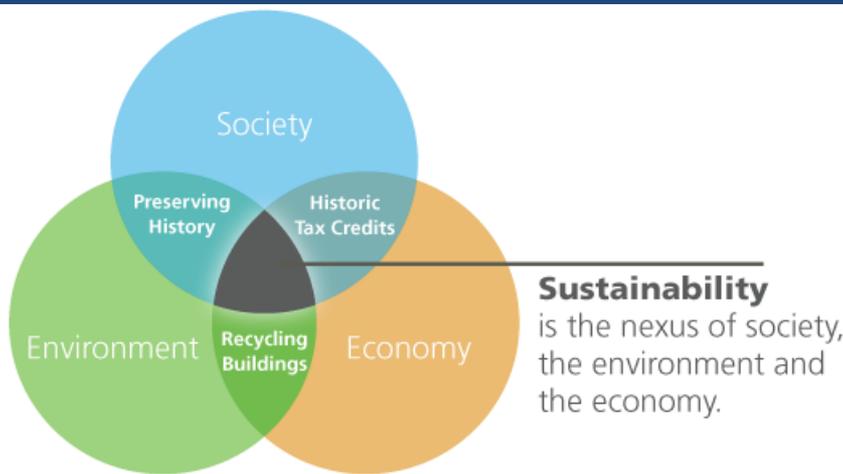
# The intent of an ordinance...marketing to environmental concerns



**PRESERVATION GREEN LAB:**  
**Looking for the Greenest Building?**  
Start with the one that already exists.



**Saving Windows, Saving Money:**  
**Evaluating the Energy Performance**  
**of Window Replacement and Retrofit**

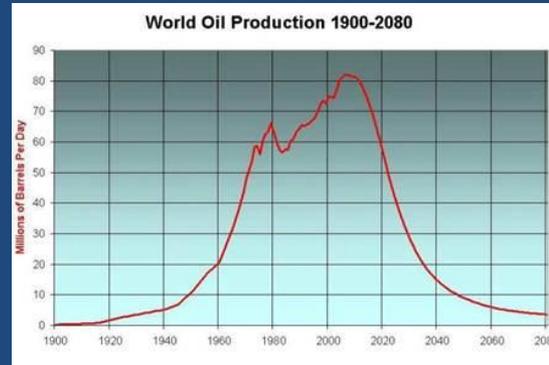


# The intent of an ordinance...marketing to energy concerns

**Newsweek**  
**BUSINESS/TECH**

- [TECHNOLOGY](#)
- [PERSONAL FINANCE](#)

**Are you Ready for \$20 Per Gallon Gas?**  
By [Nancy Cook](#), Jul 7, 2009



**\$20 Per Gallon**

How the Inevitable Rise in the Price of Gasoline Will Change Our Lives for the Better

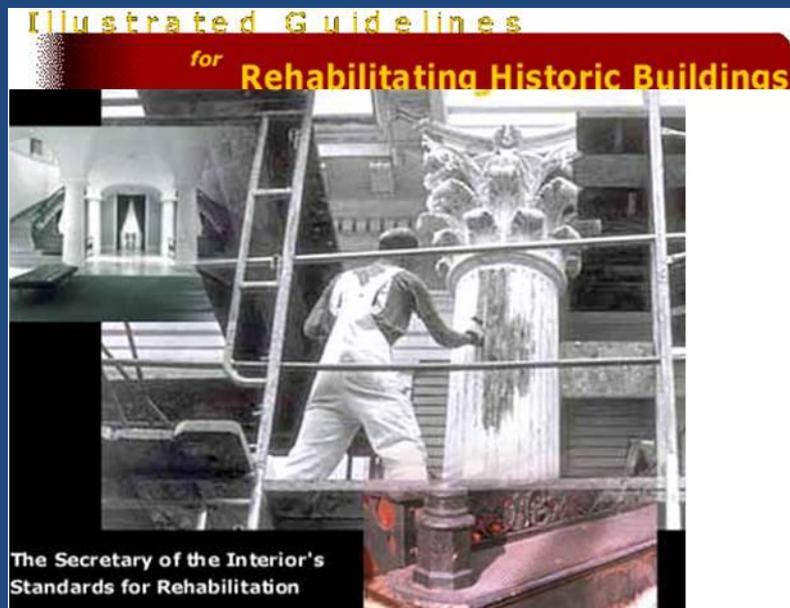
**CHRISTOPHER STEINER**



What will happen to inner suburbs & urban centers when cheap oil runs out?

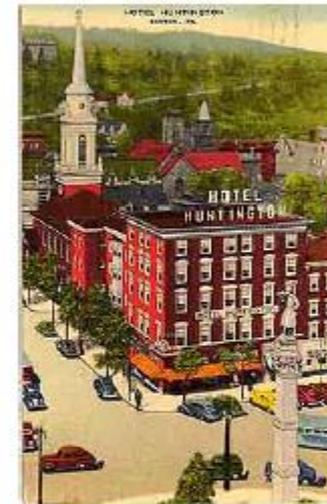
# The intent of an ordinance...what does one look like?

Preservation ordinances are simply a management tool, a way to promote community character and maintain property values through good design principles...



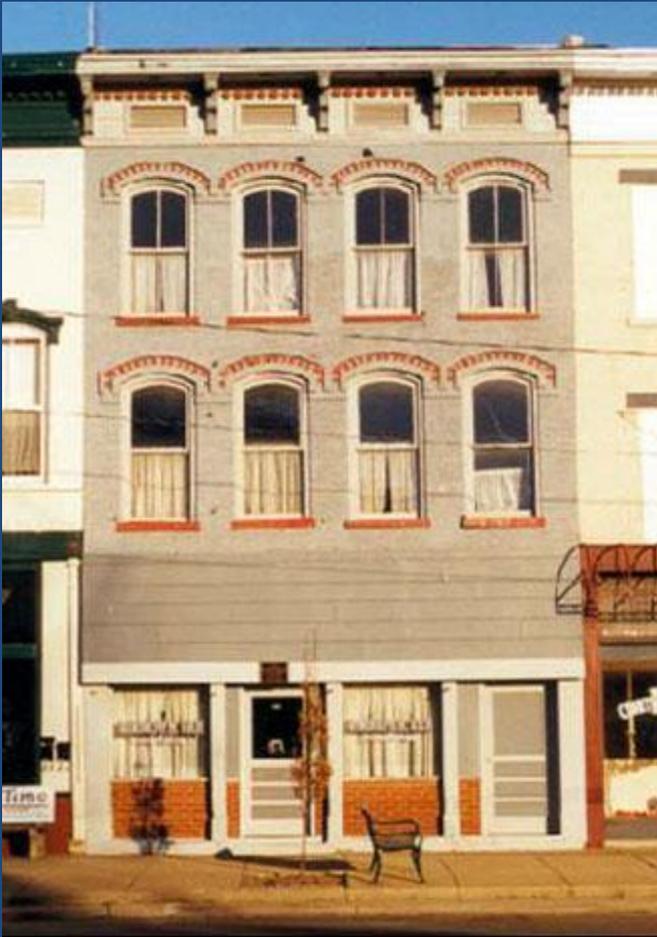
*Guided by Design: A Manual for Creating Design Guidelines*

*Historical Architectural Review Boards (HARB), Main Street, and Elm  
Street Design Review Committees*



Allison A. Marshaus  
Ellen M. Ryan  
Harrisburg, Pennsylvania  
August 11, 2006

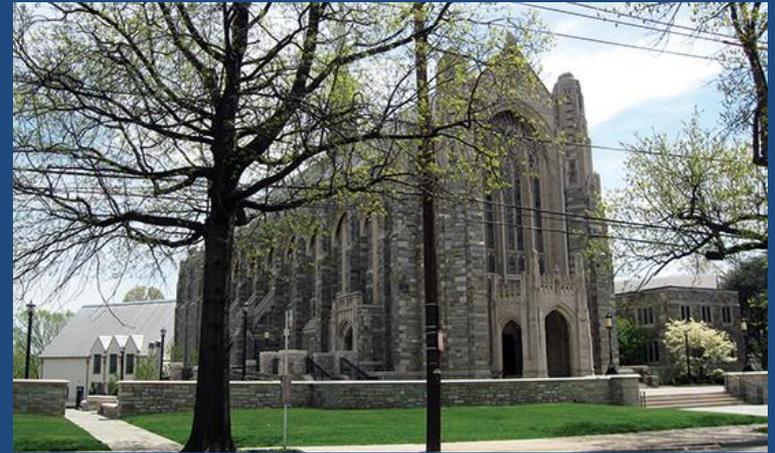
Design guidelines do not need to be complicated...



...or expensive



...and will not stifle new development or creative new design.



# Secretary of the Interior's *Standards for the Treatment of Historic Properties*

- Restoration
- Preservation
- Reconstruction
- ***Rehabilitation***

## **Secretary of the Interior's *Standards for Rehabilitation***

### 10 Standards – 3 Basic Principles

1. Retain and repair
2. Retain historic character even if use changes
3. Design compatible, reversible additions, alterations

# Standards for Rehabilitation

## 1. Appropriate Use



# Standards for Rehabilitation

## 2. Retention of Historic Character



## Standards for Rehabilitation

### 3. Recognition of time, place and use—avoid false history



# Standards for Rehabilitation

## 4. Retain significant changes



**Historic changes may be considered significant**

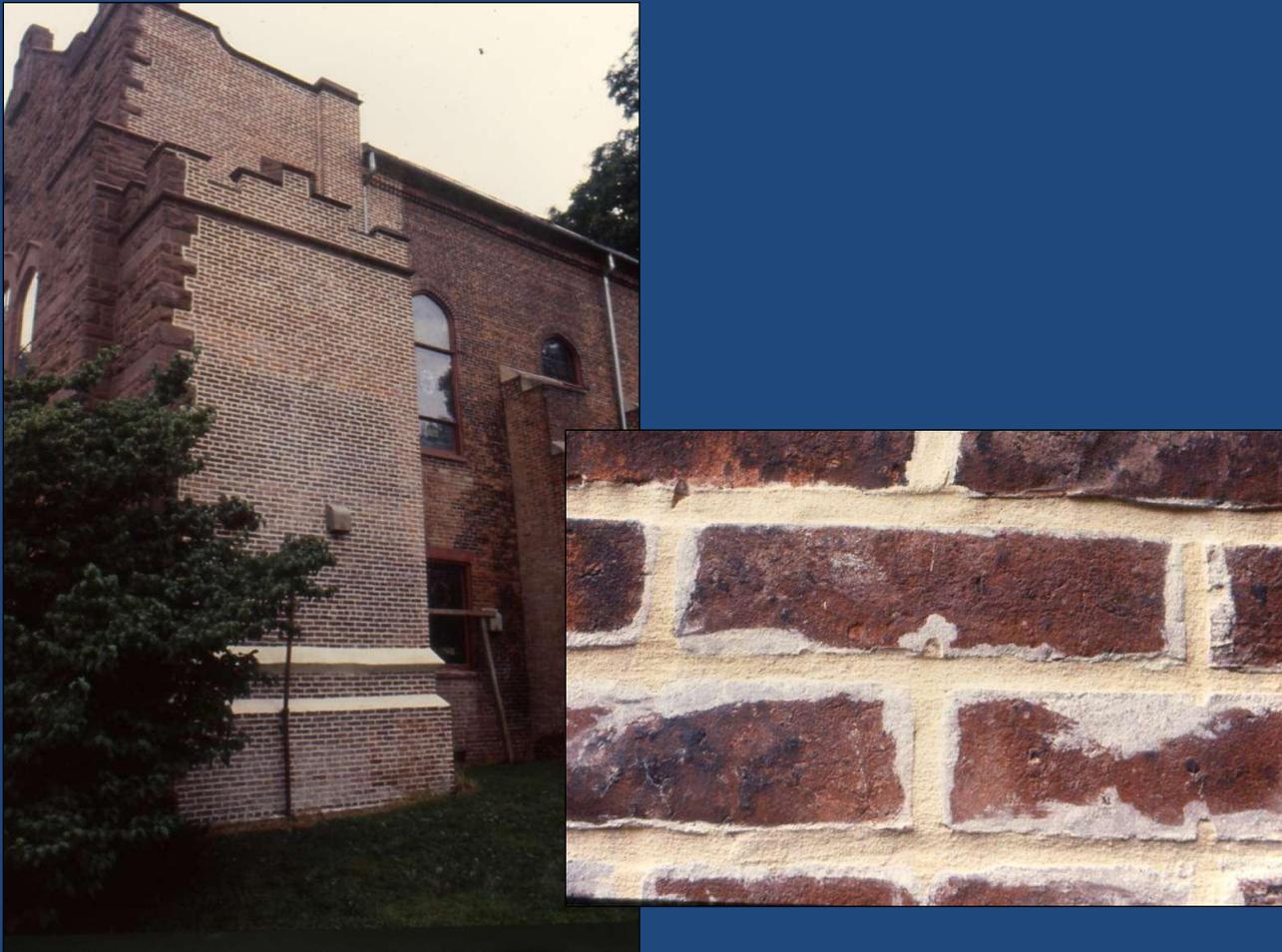
## Standards for Rehabilitation

### 5. Preservation of distinctive features and craftsmanship



## Standards for Rehabilitation

### 5. Preservation of distinctive features and craftsmanship



## Standards for Rehabilitation

6. Retain, then repair---replace only when irretrievably deteriorated



## Standards for Rehabilitation

7. Use the gentlest chemical or physical treatments possible



# Standards for Rehabilitation

## 8. Protection and preservation of significant archaeological resources



# Standards for Rehabilitation

## 9. Compatible new construction



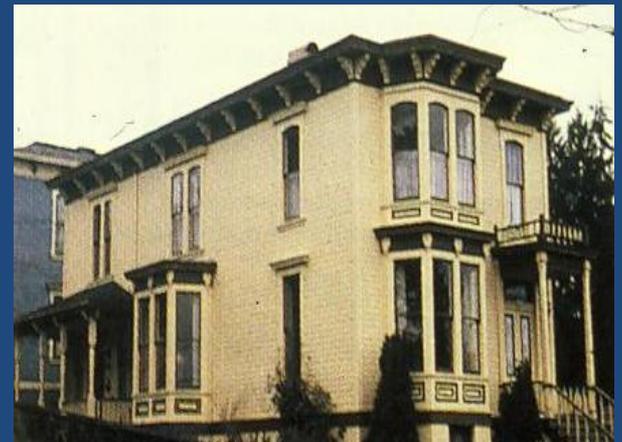
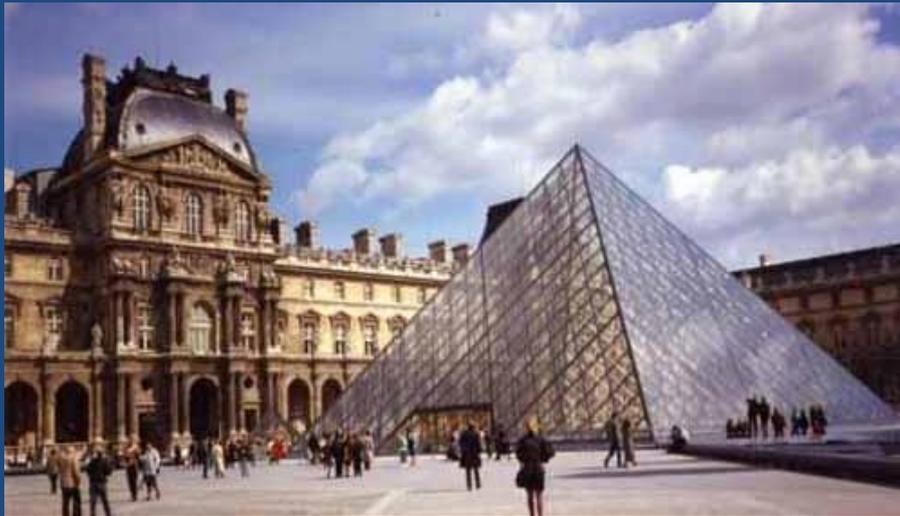
# Standards for Rehabilitation

## 9. Compatible new construction



# Standards for Rehabilitation

## 10. Reversible new construction



Additive vs. subtractive changes

# Community character counts

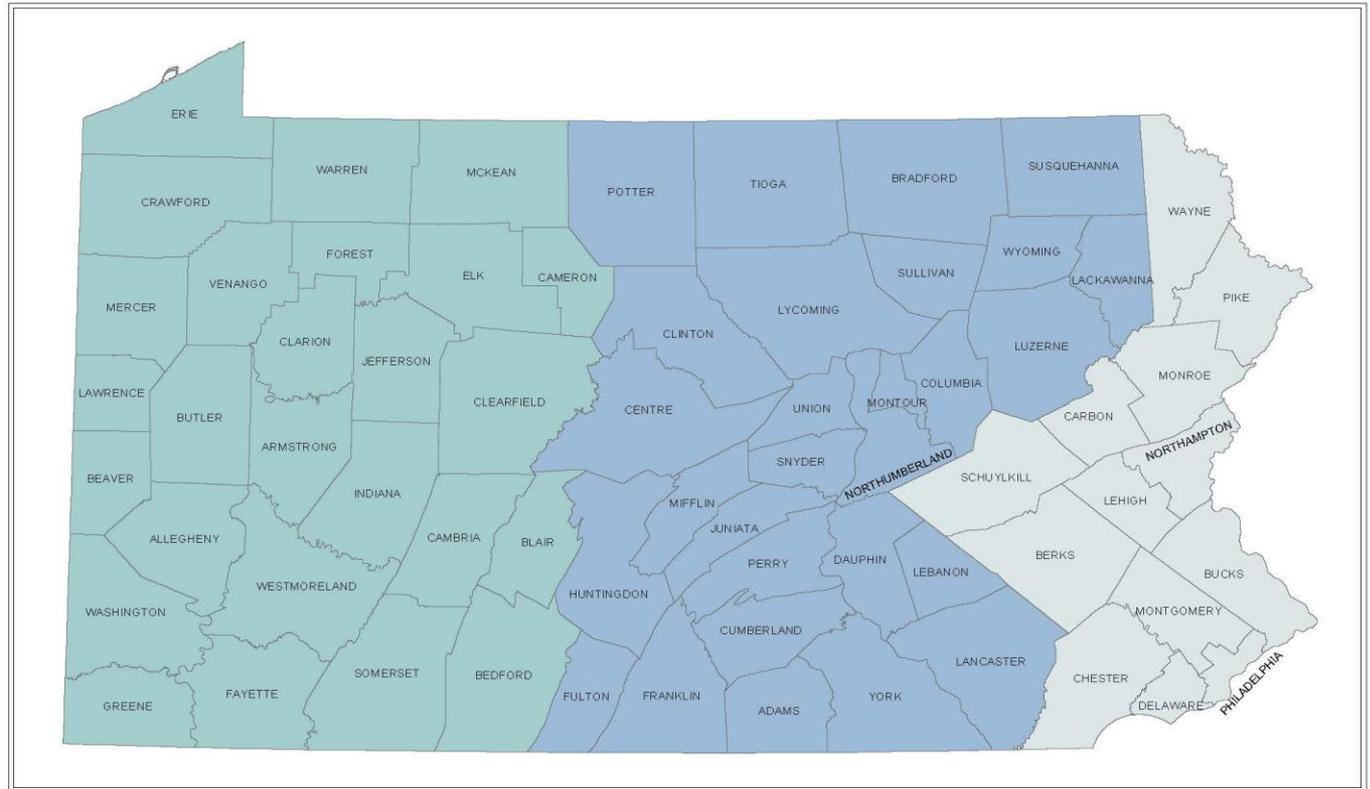
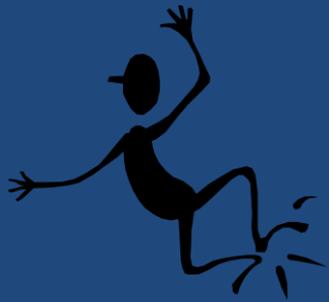


*“Historic districts are a positive influence on property values. Homebuyers are willing to pay for the assurance that the neighborhood surrounding their houses will remain unchanged over time.”*

*-- Deborah Ann Ford, in the Journal of the American Real Estate and Urban Economics Association*

# The End

- Thank you
- Thank you
- Thank you



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