



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
- Certified Local Government program
- National Register of Historic Places
- Historic buildings/archeological surveys
- Federal Rehabilitation Tax Credit
- Federal and state regulatory review

Allegheny County Courthouse
National Register of Historic Places
National Historic Landmark

Historic Preservation--Why bother?



Community Development-cultural preservation

- *Reconnect citizens to their past*
- *Revive community spirit and encourage local participation*

Economic Development

- *Maintain authenticity*
- *Restore tax base*
- *Create jobs*
- *Stimulate private investment*
- *Promote smart growth*

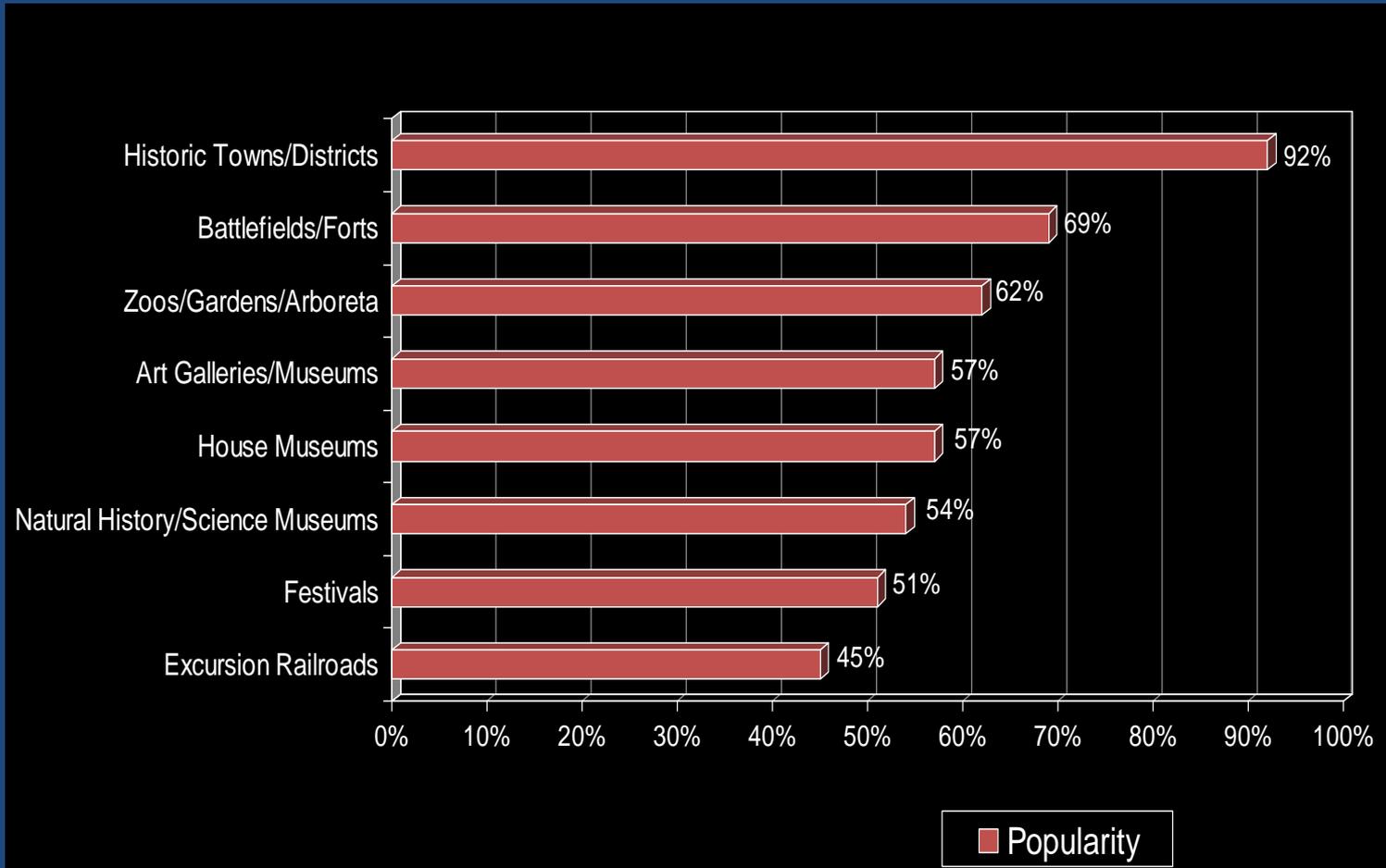


Federal and state regulations

- *Section 106 consultation*
- *State History Code*

Heritage Tourism: The second biggest industry in PA

Most Popular Tourism Sites



Source: Heritage Tourism in Pennsylvania, June 1999

Heritage Tourism (cont'd)

- Visitors to historic communities:
 - Stay longer: 4.7 vs 3.4 nights
 - Shop more
 - Spend nearly 30% more per visit:
\$623 vs \$457
- Largest percentage of spending goes toward lodging, food, and retail purchases.

Franklin, Venango County



Property owners--

- Enjoy greater price appreciation and subsequent sale prices
- Receive “investment protection”
- May be eligible for financial incentives



Beaver Borough



Harmony

“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.

Business owners--

- Experience increased customer traffic and subsequent sales
- Have a greater chance of achieving “small business” success



Grove City



Oil City

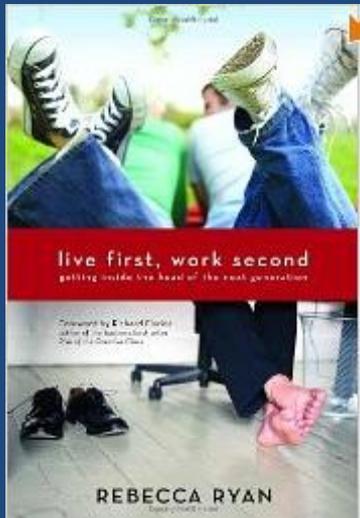
“...property values in the local historic commercial district grew about 385% over 30 years, those in the non-designated comparison area grew just 72%.”

Source: Michigan Historic Preservation Network Special Report, November, 2006; 2004-05 study of Kalamazoo, Michigan

Demographic/Economic shifts

Retiring “baby boomers”

Millennial Generation



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

Creative Class



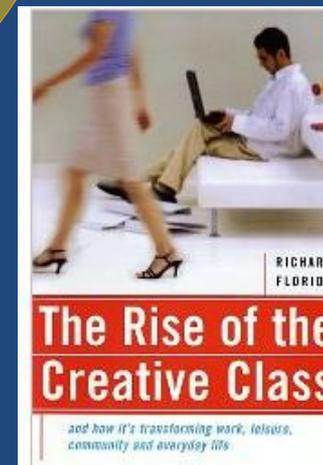
[AmberWaves September 2009](#) > [Features](#) > Article

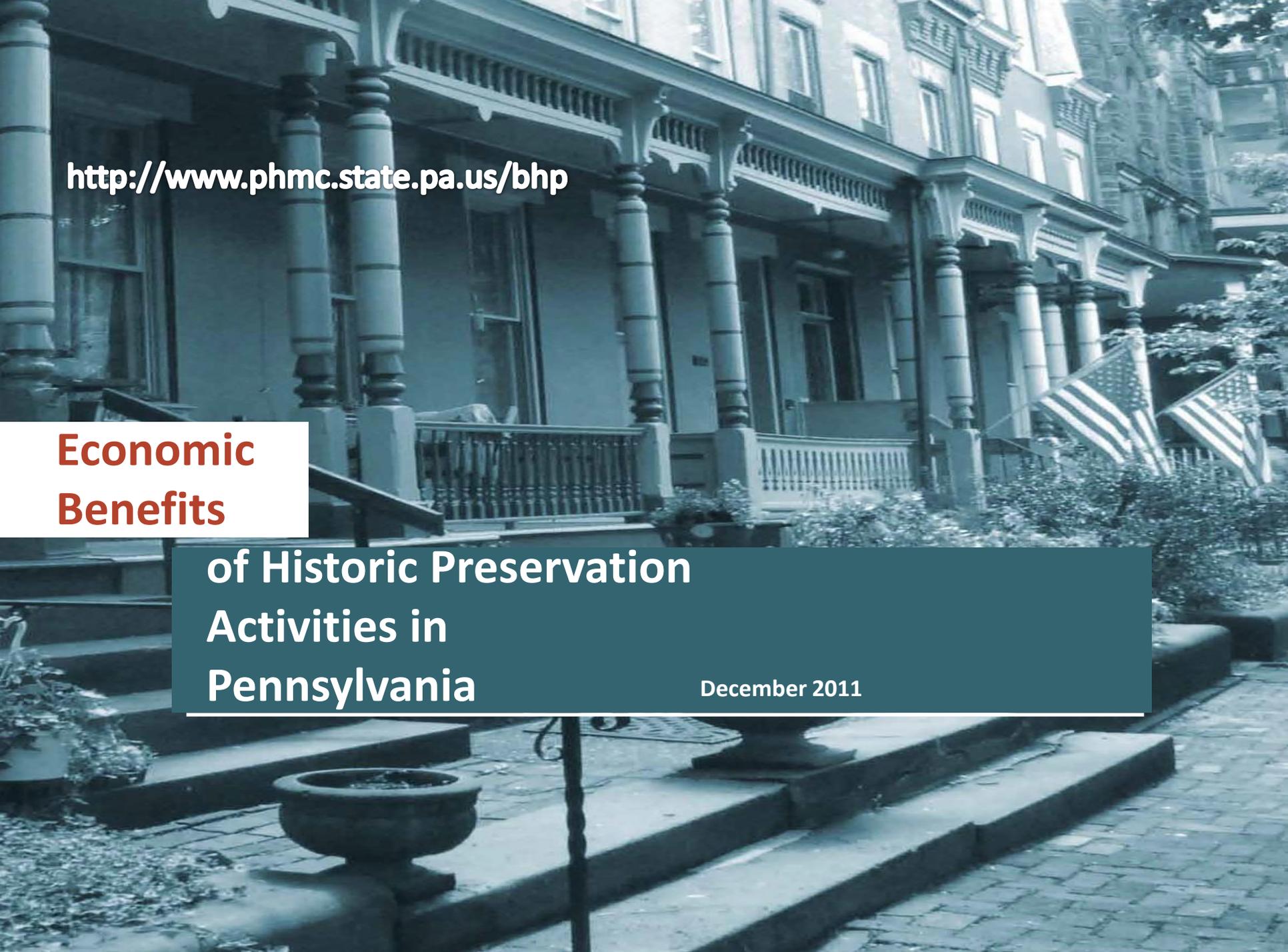
Baby Boom Migration Tilts Toward Rural America

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





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

**Economic
Benefits**

**of Historic Preservation
Activities in
Pennsylvania**

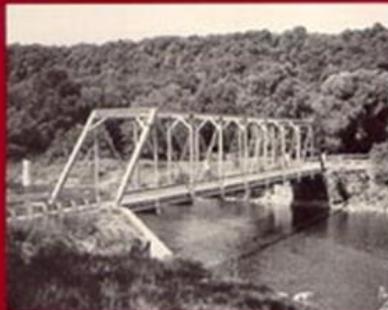
December 2011

The National Register is not the only type of historic designation

NATIONAL REGISTER BULLETIN

HOW TO APPLY THE NATIONAL REGISTER CRITERIA FOR EVALUATION

National Park Service
U.S. Department of the Interior



What does it mean??? Historic place???

The federal government maintains several types of historic place designation:

National Historic Landmarks

National Historic Sites

National Monuments

National Memorials

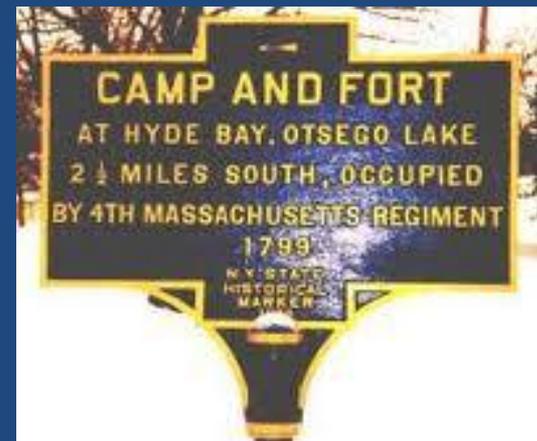
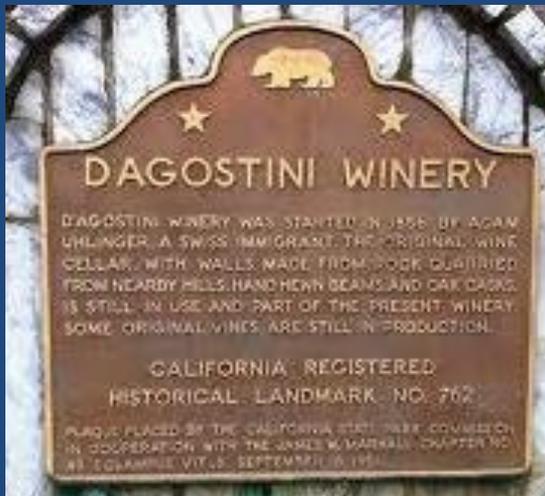
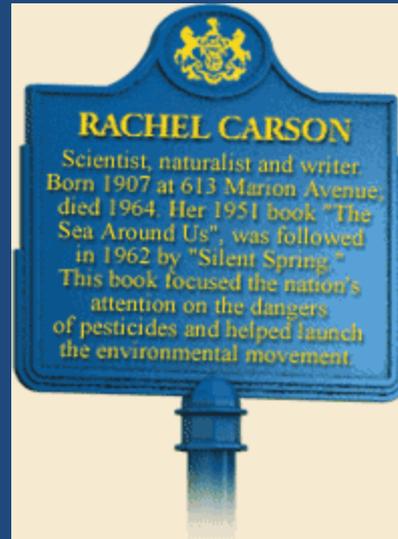
National Historic Parks

National Battlefields

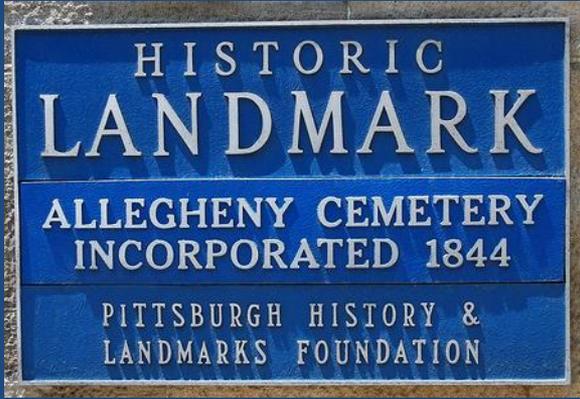
National Register of Historic Places- may be significant **locally**, statewide or nationally



Many states maintain *state* historic place designation--*not required or enabled by National Register designation*



Many organizations have recognition programs, such as PHLF's Historic Landmark program--*not required or enabled by National Register designation*



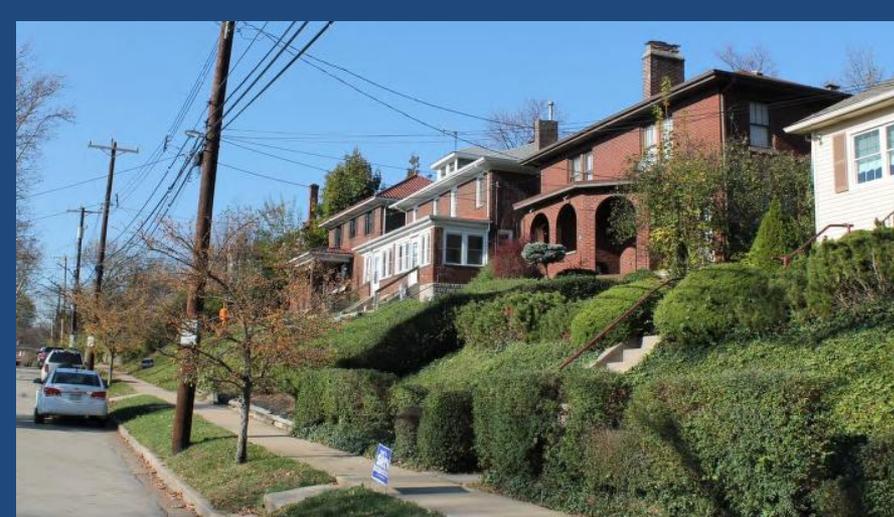
National Register of Historic Places

The National Register is the nation's list of significant historic properties, properties worthy of preservation.



National Register of Historic Places in a nutshell:

- Properties at least 50 years old
- Properties must be *significant*, not just old
- Must have a high degree of *physical integrity*
- Does not impose restrictions on private property



The National Register DOES:

- Provide important recognition to historic properties;
- Encourage preservation;
- Provide an excellent marketing/promotional tool;
- Promote community & economic development and tourism;
- Provides essential planning information
- Provide basic eligibility for financial incentives.



The National Register DOES NOT:

- Restrict a private property owner's ability to alter, manage or dispose of a property;
- Require properties be maintained, repaired or restored;
- Invoke local zoning or local ordinances;
- Require public access to private property.



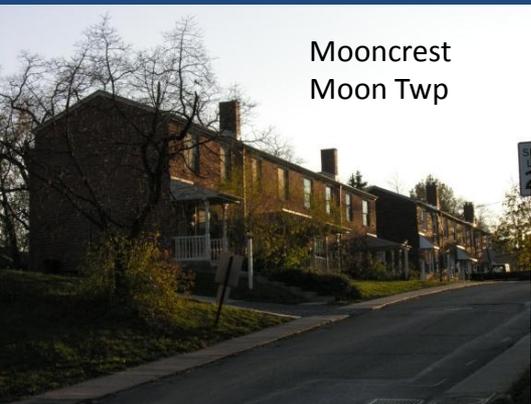
Jobber's Canyon National Register Historic District, Omaha NE
All 24 contributing buildings were demolished in 1989.

Local Designation & Protection

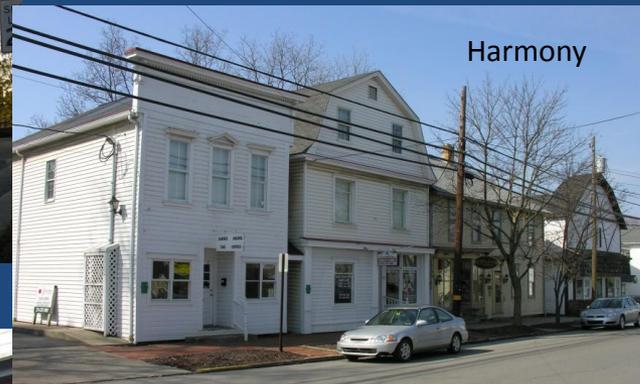
Boards of Historical Architectural Review—aka HARBs

Enabled by the state Historic District Act or Act 167

Strictly a local government decision—*not required or enabled by National Register designation.*



Mooncrest
Moon Twp



Harmony



Beaver



Mexican War Streets
Pittsburgh



Ambridge

Local Designation & Protection

Local historic preservation regulations through zoning are enabled by the Pennsylvania Municipalities Planning Code (MPC)--*not required or enabled by National Register designation.*

North Hills Historic District
New Castle



Water Street Historic District, Lock Haven Clinton County





Intent of local preservation
ordinances & zoning

What's worse?

This slide's color or the design of this rehab?



Intent of local preservation ordinances & zoning

PHMC Funding Programs

Certified Local Governments (CLG)

- Program that allows us to translate a federal program to a local government
- Government-Government program
- Funding for staff support & training, sometimes for other projects
- CLGs are given priority in other PHMC grant programs



Bradford



Moon

Rehabilitation Investment Tax Credits (RITC)

2 Types of credits

- 20 % credit for historic buildings
- 10% credit for non-historic buildings built before 1936



A building built before 1936—10%



Park Place School-
Point Breeze
20%

PHMC Funding Programs

Keystone Historic Preservation Grants

Historic Preservation Project Grants

- Surveys
- Planning assistance
- Design guidelines
- National Register nominations

Form 20-300 (Rev. 6-72) UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: PENNSYLVANIA
COUNTY: BUTLER
FOR NPS USE ONLY
ENTRY DATE

1. NAME
COMMON: HARMONY HISTORIC DISTRICT
AND/OR HISTORIC:

2. LOCATION
STREET AND NUMBER: PA. RT. 68
CITY OR TOWN: HARMONY CONGRESSIONAL DISTRICT: TWENTY-FIVE
STATE: PENNSYLVANIA CODE: 42 COUNTY: BUTLER CODE: 019

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC	
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

Brick and Mortar grants

- Rehabilitate historic buildings owned/operated by local government or not-for-profit agencies.



Soldiers and Sailors Memorial

Community character counts

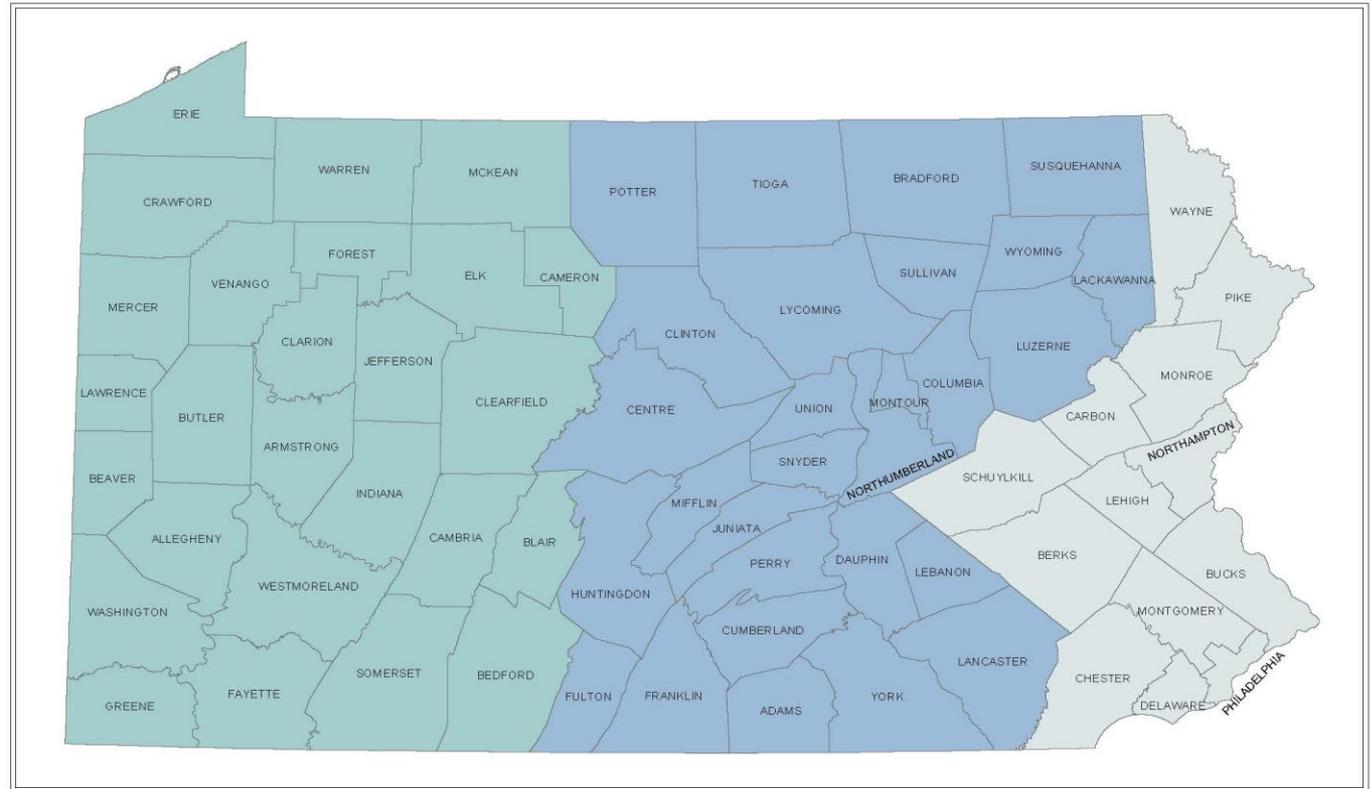


“Historic districts are a positive influence on property values. Homebuyers are willing to pay for the assurance that the neighborhood surrounding their houses will remain unchanged over time.”

-- 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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Community Preservation Coordinators Regions

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