

# Community Asset Planning and Management: Historic Preservation as an Economic and Community Development Tool

Dormont 10-30-13





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

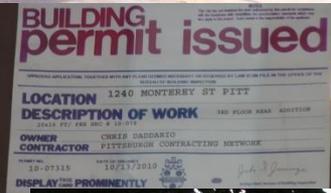


### State Historic Preservation Office (SHPO)

- 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

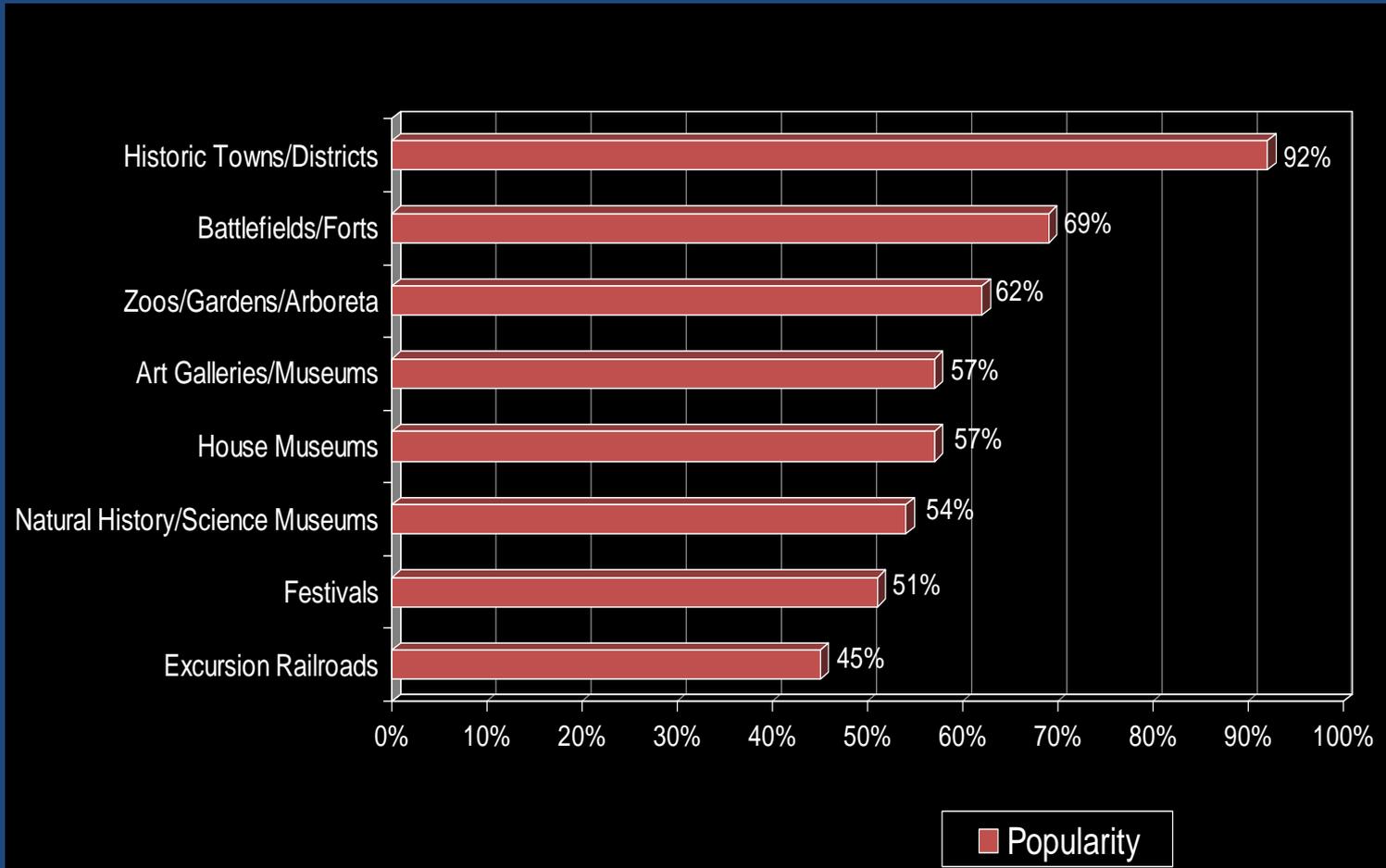
- *Maintain authenticity*
- *Restore tax base*
- *Create jobs*
- *Stimulate private investment*
- *Promote smart growth*

## 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

## 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

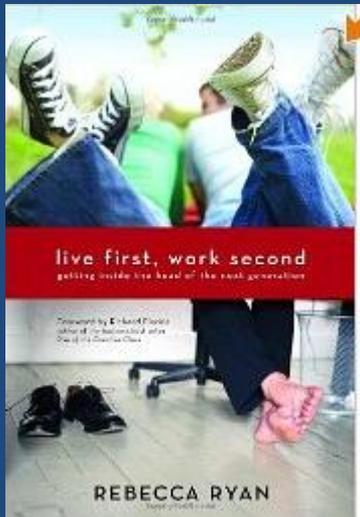
***“...property values in the local historic commercial district grew about 385% over 30 years, those in the non-designated comparison area grew just 72%.”***

*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



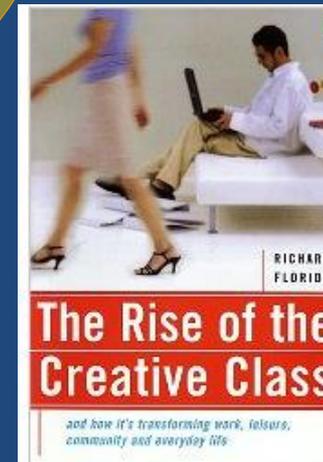
[AmberWaves September 2009](#) > [Features](#) > Article

## 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>

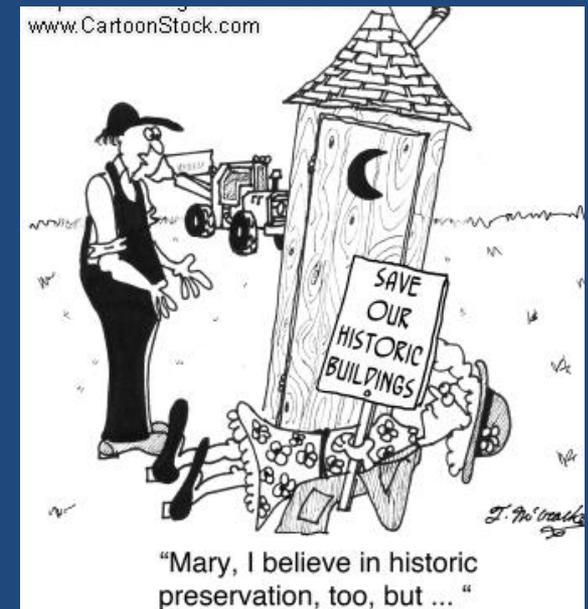
**Economic  
Benefits**

**of Historic Preservation  
Activities in  
Pennsylvania**

December 2011

# Understanding historic properties as community assets—Where to start???

## Planning and management strategies



# Planning and management strategies: Identify assets



# Planning and management strategies:

## Define needs/problems

- Disinvestment?
- Inappropriate alteration?
- Empty storefronts?
- Teardowns?



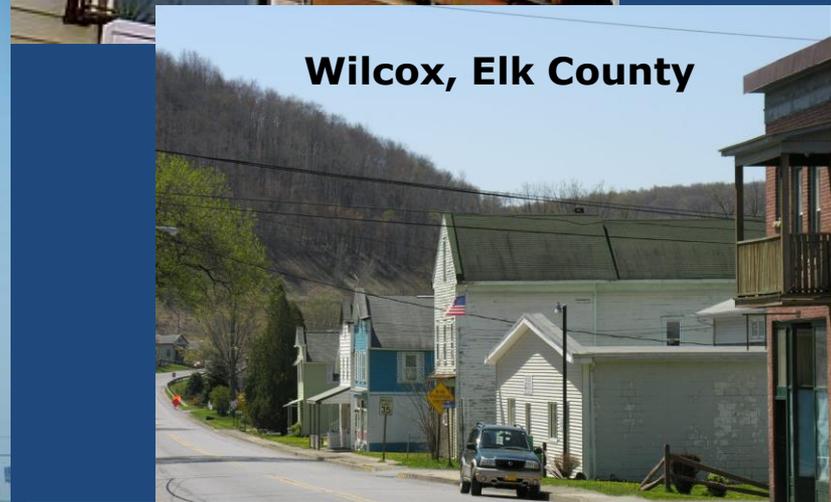
# Planning and management strategies:

Define a vision--what do you want Dormont to look like in 10, 20, 50 years?

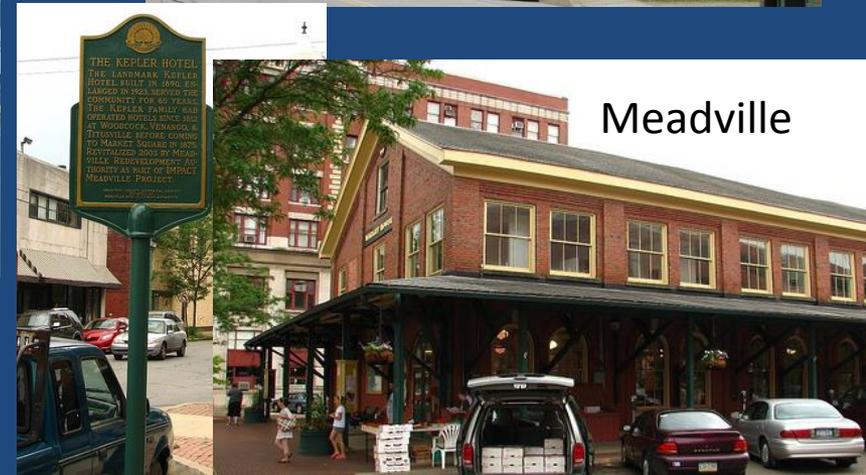
Anywhere, USA



Mt. Lebanon



Wilcox, Elk County



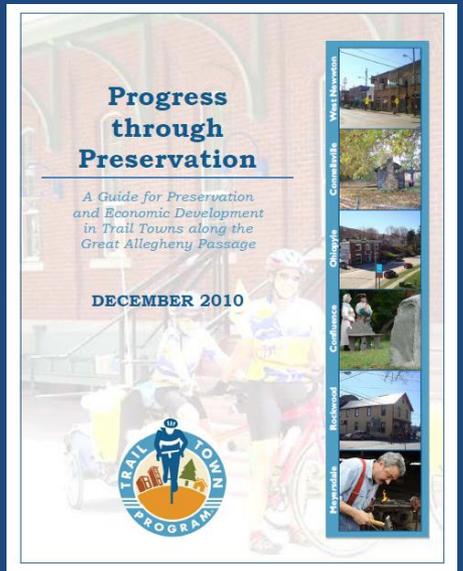
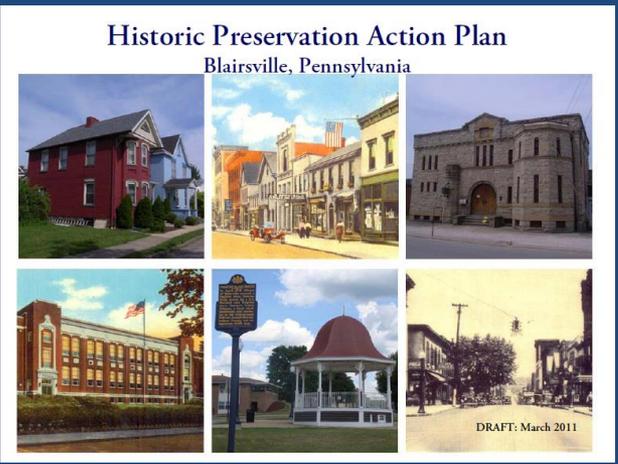
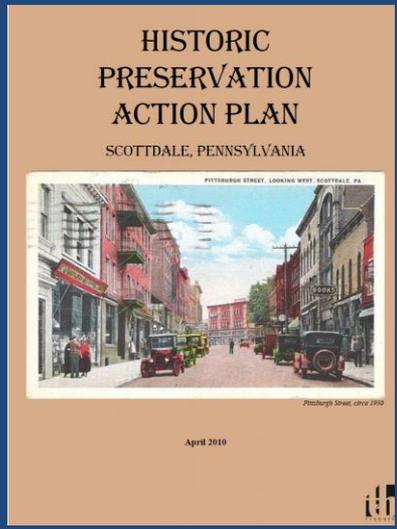
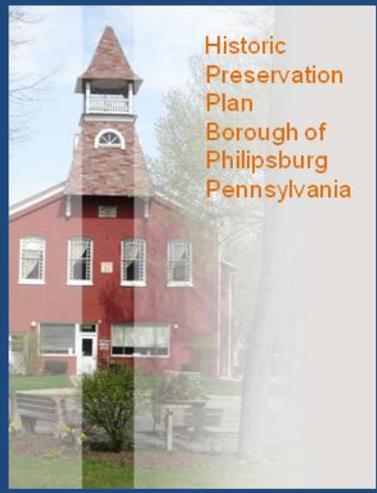
Meadville

# Planning and management strategies

Develop a work plan that articulates goals, objectives and implementation strategies



- Dedicate time
- Keep it simple!
- Prioritize
- *Be practical*
- Ask for help



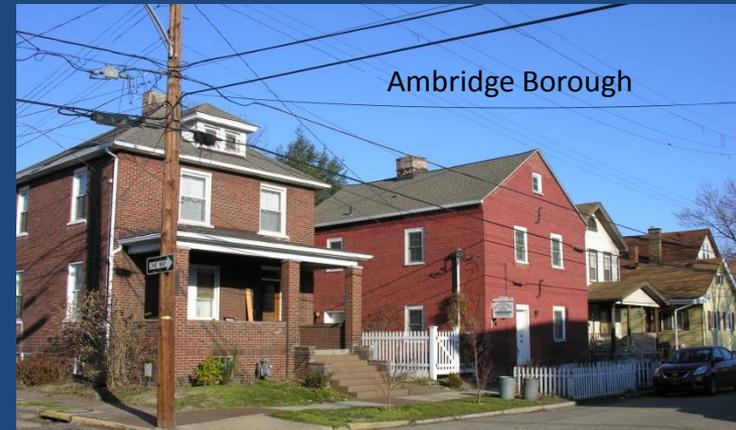
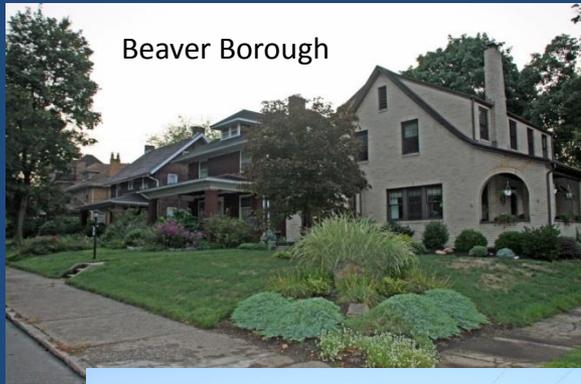
# National Register of Historic Places

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



# 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.



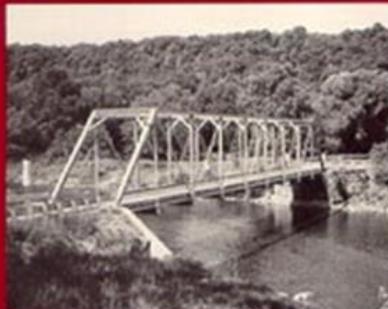
Jobber's Canyon National Register Historic District, Omaha NE  
All 24 contributing buildings were demolished in 1989.

# 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



The federal government maintains several types of historic place designation:

National Historic Landmarks

National Historic Sites

National Monuments

National Memorials

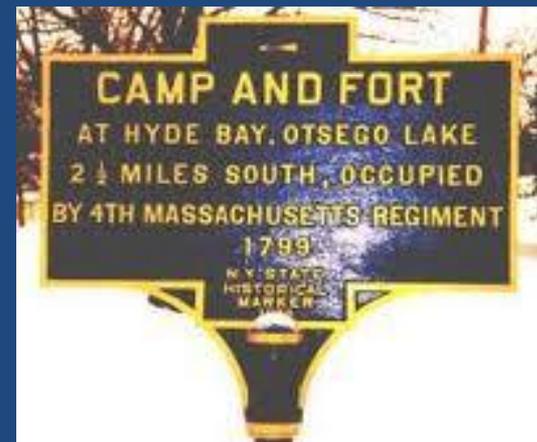
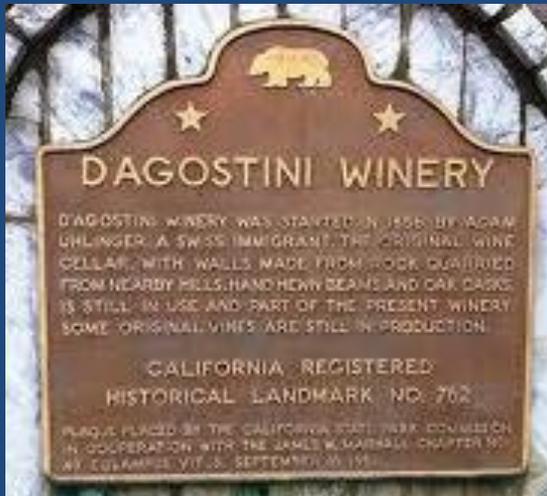
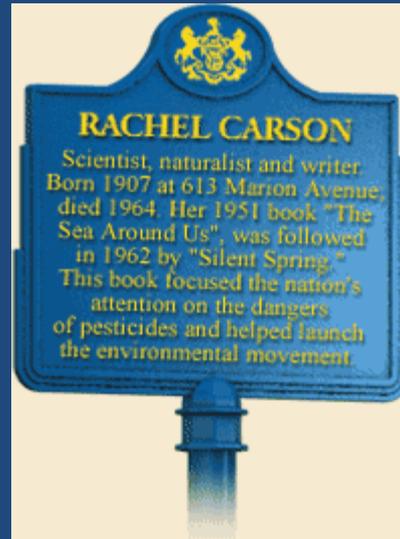
National Historic Parks

National Battlefields

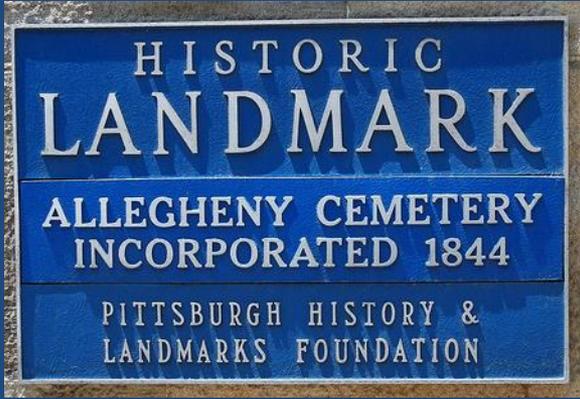
*National Register of Historic Places*- may be significant **locally**, statewide or nationally



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

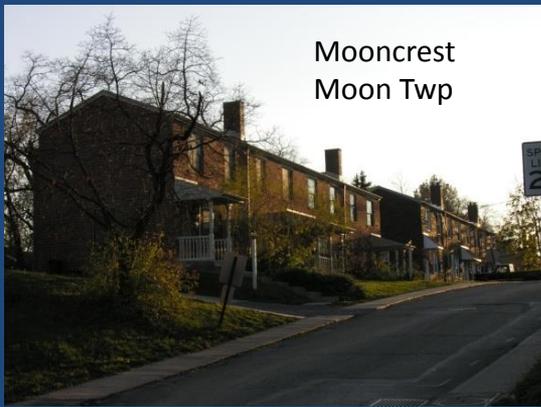
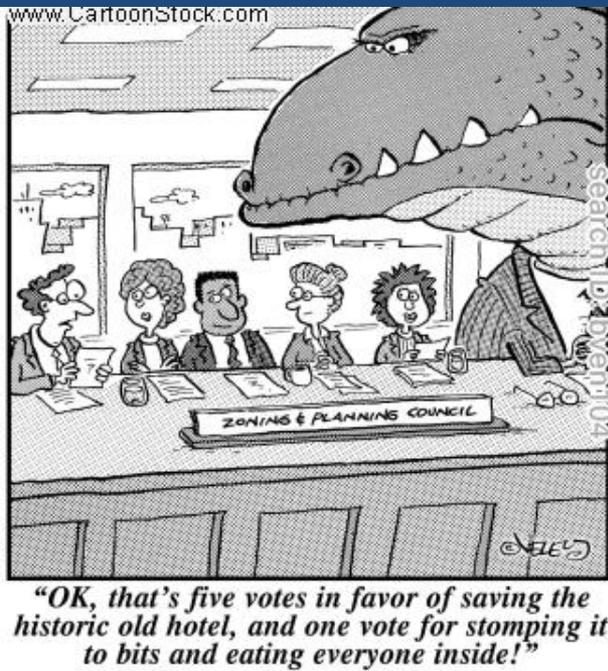


Many organizations have recognition programs, such as PHLF's Historic Landmark program--*not required or enabled by National Register designation*



# Local Designation & Protection

Boards of Historical Architectural Review—aka HARBs-- Pennsylvania has over 90 municipalities with *local* historic districts enabled by the Historic District Act or Act 167



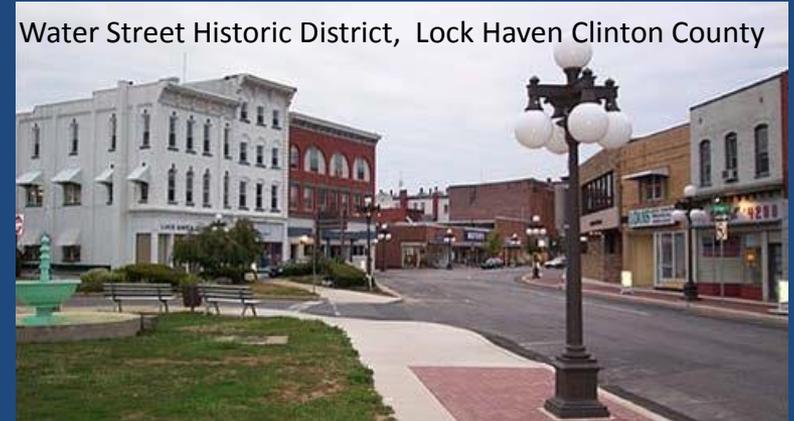
# Local Designation & Protection

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

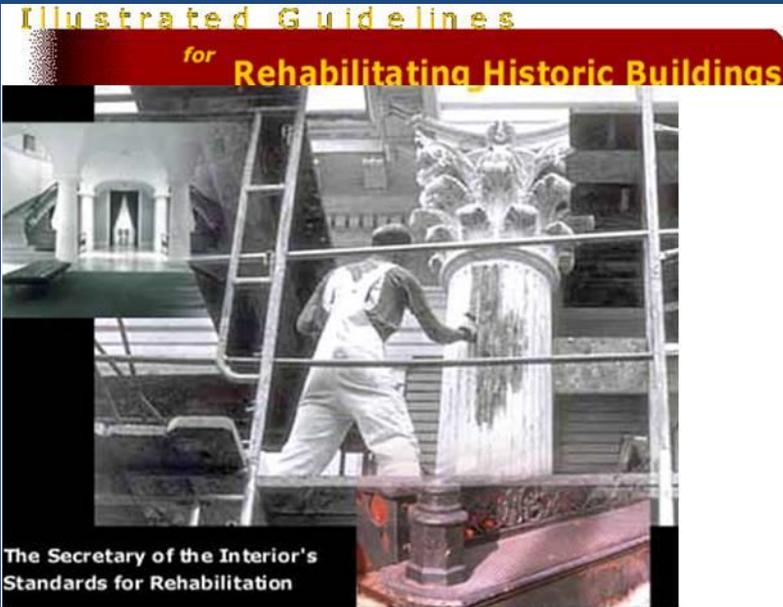


# Planning and management strategies—

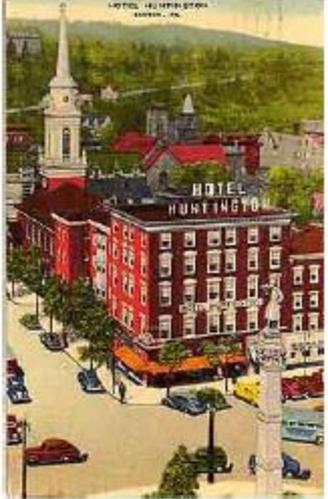
## Design Guidelines: Promoting economic development through good design



Design Guidelines are a management tool, a way to promote economic development through good design principles...

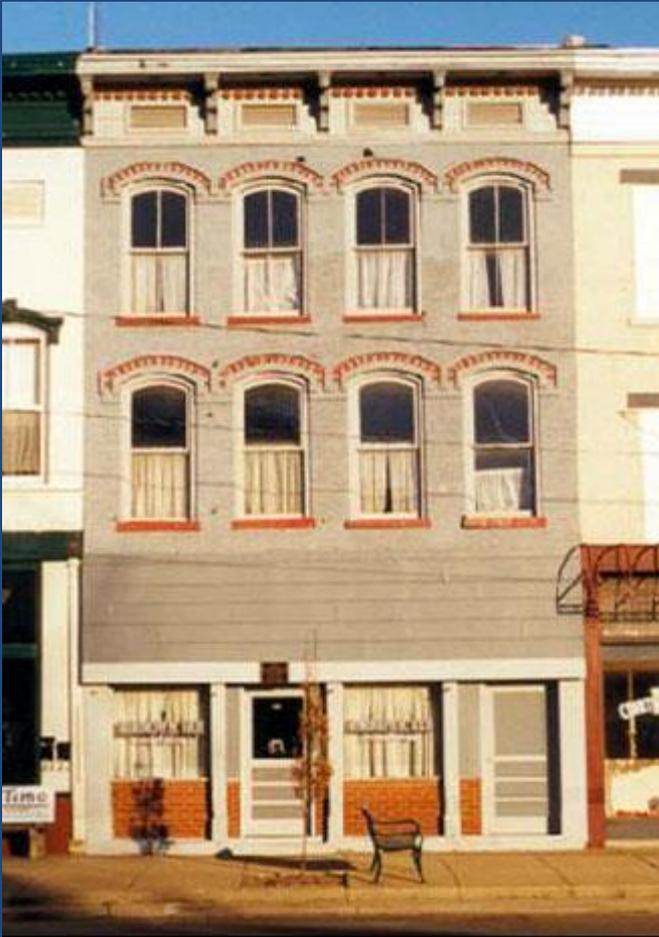


*Guided by Design: A Manual for Creating Design Guidelines*  
*Historical Architectural Review Boards (HARB), Main Street, and Elm*  
*Street Design Review Committees*



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

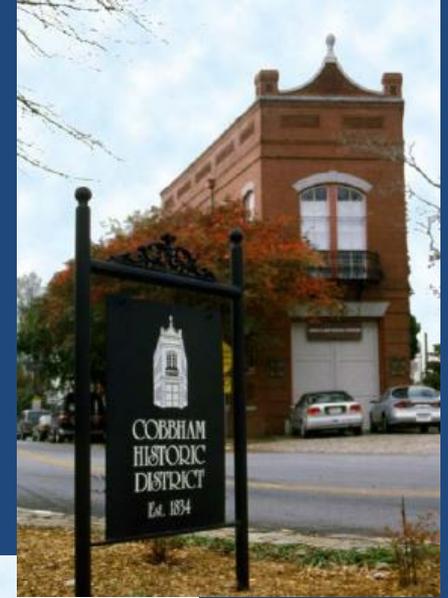
Design guidelines do not need to be complicated...



...or expensive



...and will not stifle new development.



If asked even national corporations will work to meet community *and* company needs



# 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



Pittsburgh  
Mexican War Streets



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%



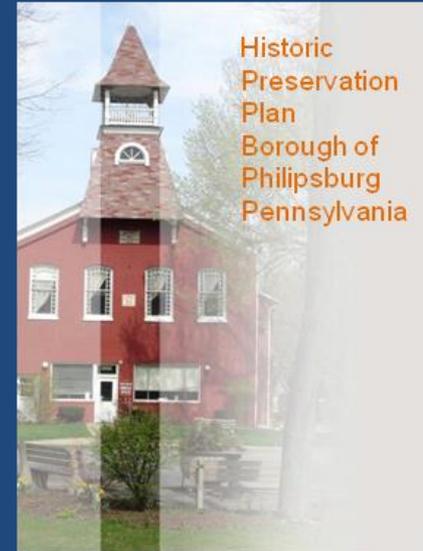
Park Place School-  
Point Breeze  
20%

# PHMC Funding Programs

## Keystone Historic Preservation Grants

### Historic Preservation Project Grants

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



### Brick and Mortar grants

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



Soldiers and Sailors Memorial

# Community character counts

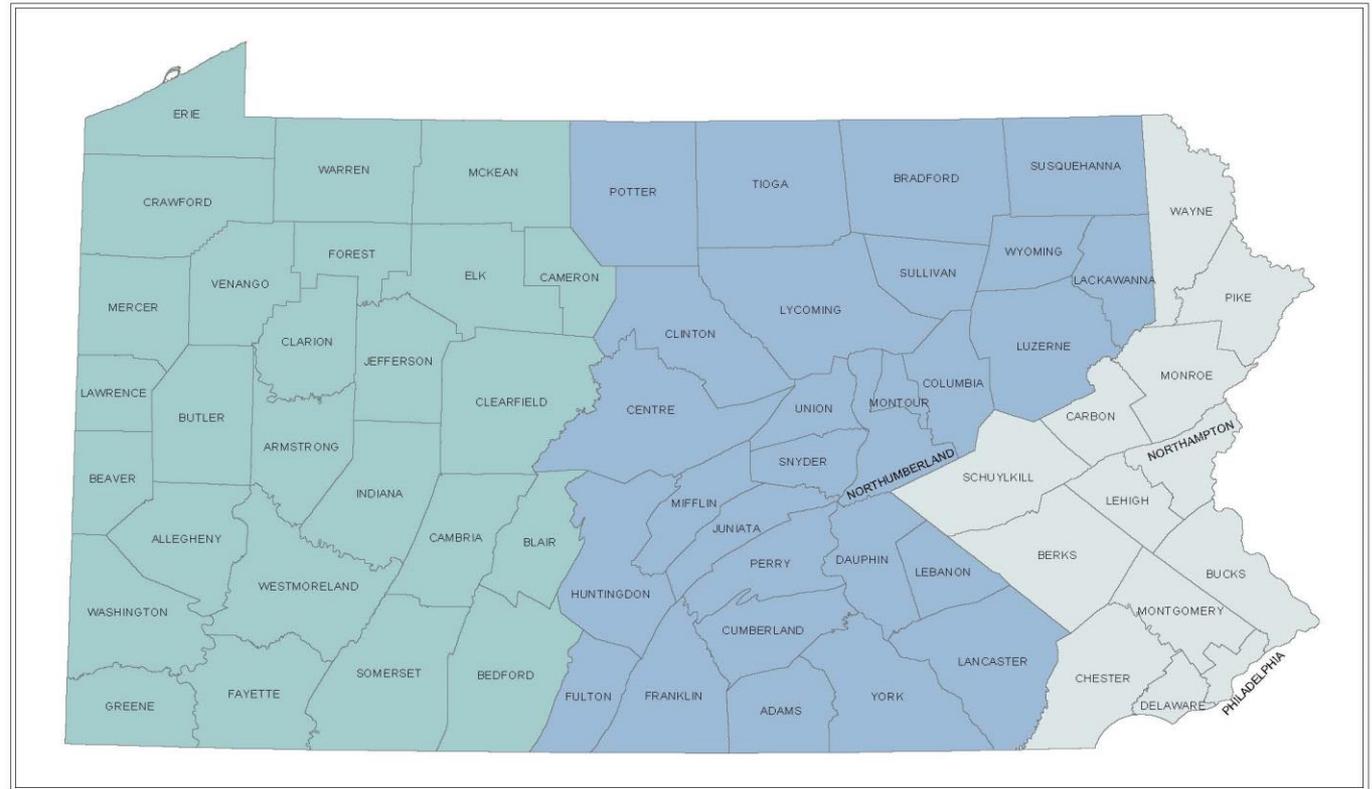


*“Historic districts are a positive influence on property values. Homebuyers are willing to pay for the assurance that the neighborhood surrounding their houses will remain unchanged over time.”*

*-- 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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