

Putting Your Buildings to Work

Waterford, April 20 2016

Thank you:

Representative Ryan Bizzarro



Pennsylvania Route 6 Alliance



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION



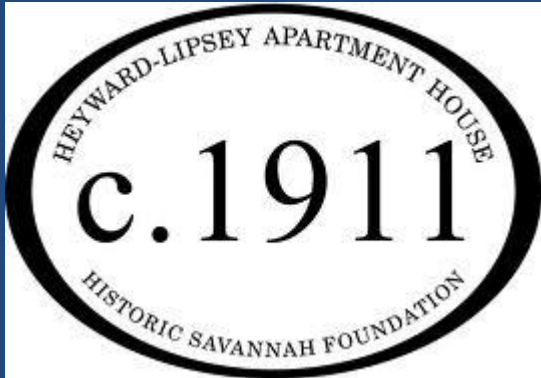
Historic Preservation—what is it?

Wait,
what???

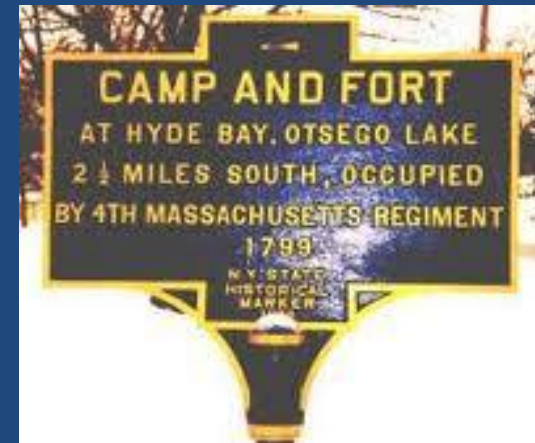
You're
Historical!



Many organizations have recognition programs--



Many states maintain *state* historic place designations



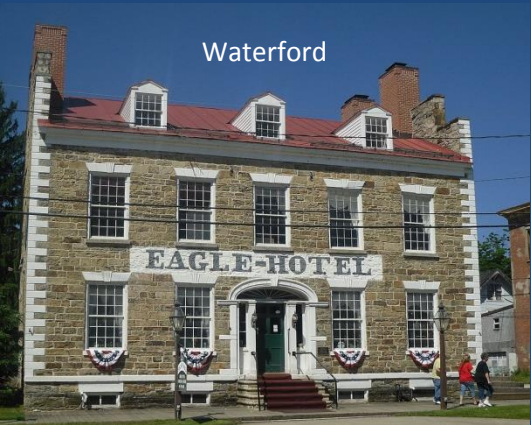
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The National Register of Historic Places—is our country’s list of significant historic properties, properties worthy of preservation.



Corry Armory



Waterford



Brig USS Niagara



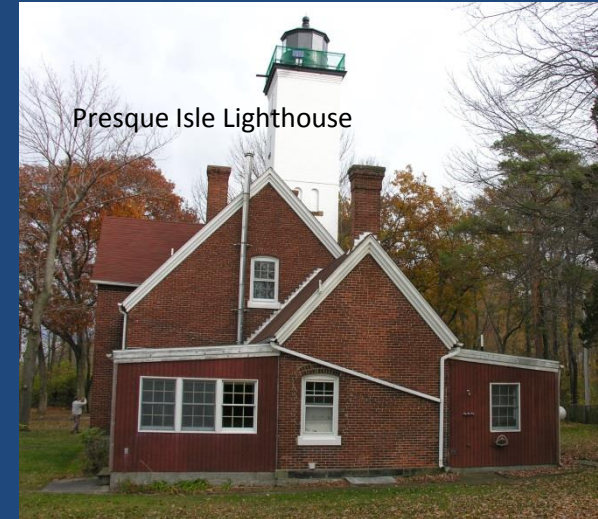
Park Dinor
Lawrence Park



Union City Historic District

The National Register DOES:

- Provide prestigious recognition to historic properties;
- Encourage preservation of historic properties;
- Promote community & economic development and tourism;
- Provide basic eligibility for financial incentives.



The National Register DOES NOT:

- *Provide protection for historic properties.*
- *Trigger federal/state design review.*
- *Trigger local design review.*



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

Local Designation & Protection—2 methods

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



Franklin



Saxonburg



“OK, that’s five votes in favor of saving the historic old hotel, and one vote for stomping it to bits and eating everyone inside!”



Bradford

Local Designation & Protection—2 methods

2. Municipalities may zone specifically for historic properties: “...zoning ordinances shall provide for protection of natural and historic features and resources.” Sec. 603(g)(2)



Pennsylvania Municipalities Planning Code

Act of 1968, P.L. 805, No. 247 as reenacted and amended.



North Hills Historic District
New Castle



Water Street Historic District, Lock Haven Clinton County

Historic Preservation—But what does it LOOK like?

Ways to think about preservation design:

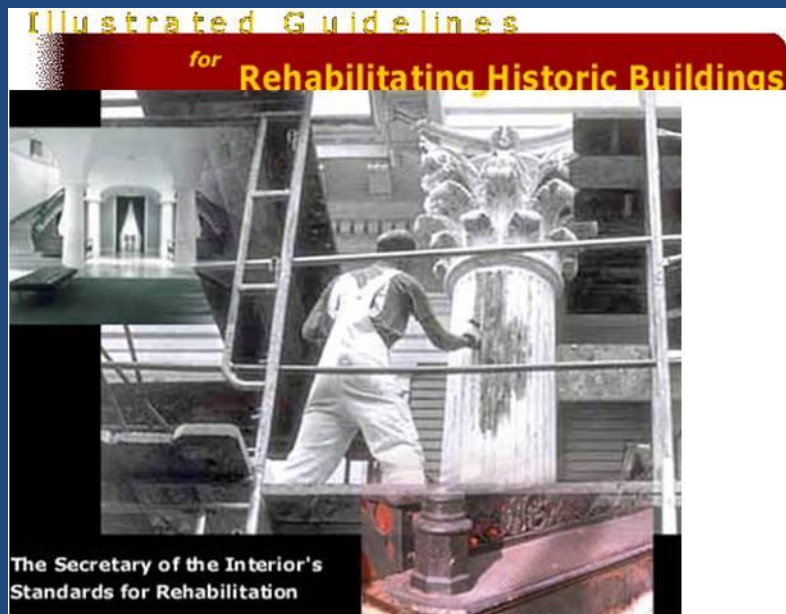
- Restoration
- Preservation
- Reconstruction
- ***Rehabilitation***

Rehabilitation--4 Basic Principles

1. Retain and repair
2. Retain historic character even if use changes
3. Design compatible, reversible additions & alterations
4. Make the building useful



Design guidelines are a management tool, a way to promote economic and community 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

Preservation-based 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



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*



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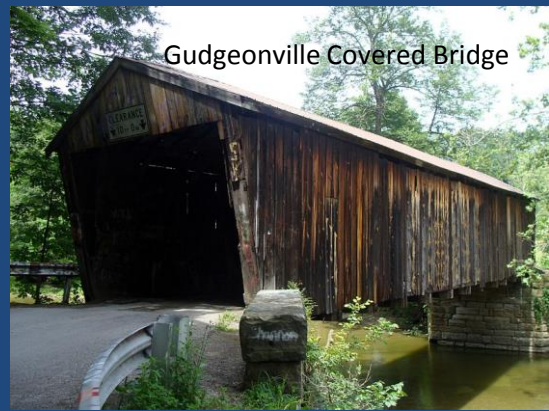
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Tourism and Preservation: Tourism-the second biggest industry in PA

You do not see people flocking in to see modern buildings, you see them flocking in to see historic buildings and historic streets. They attract retail in a downtown area and a Main Street area. And retail loves density and it likes buildings right at the sidewalk, and that's what old buildings present.



Arthur Ziegler, Pittsburgh History & Landmarks Foundation
Historic Preservation: Part of the DNA of Pittsburgh
PlaceEconomics, 2015



Gudgeonville Covered Bridge



Brig Niagara



Northeast HD

Tourism and Preservation

DCNR's Statewide Recreation Plan:

“Quaint, small-town charm is one of Pennsylvania’s tourism selling points. Many travelers today are looking for authentic experiences. Surveys show that most outdoor enthusiasts also enjoy history and heritage and often combine these experiences in their trips.”

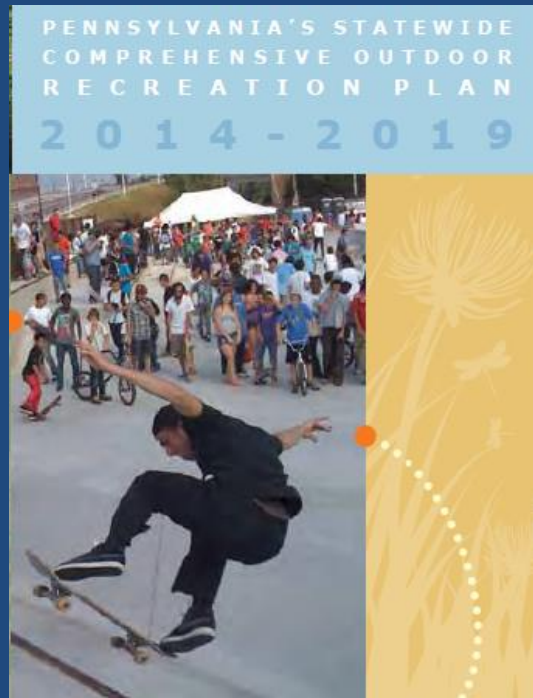
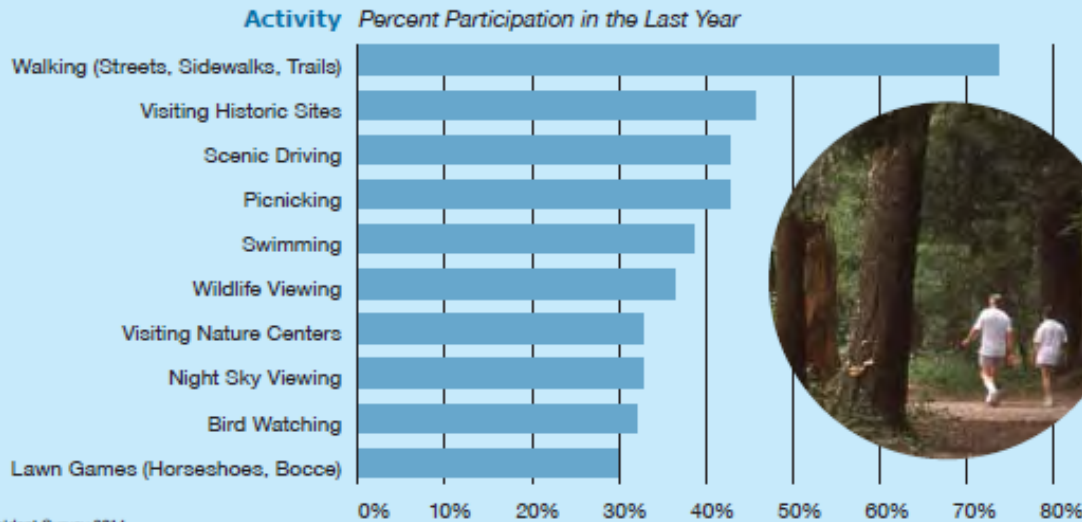


Figure 2: Top 10 Outdoor Recreation Activities



Presque Isle



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Tourism and Preservation-Connections to experiences

Communities

- City
- Boroughs
- Townships
- Villages

Corridors

- Trails
- Water Trails
- Byways

Landscapes

- Natural
- Historic
- Cultural

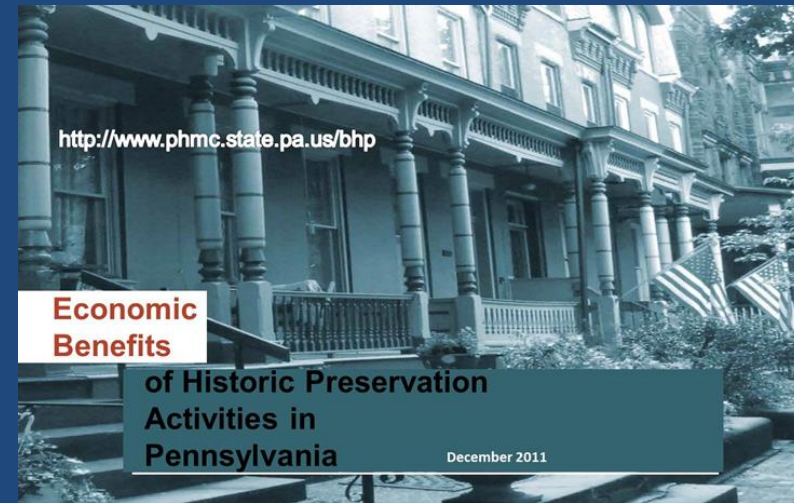


Scenes along the Great Allegheny Passage-Somerset, Fayette & Westmoreland counties

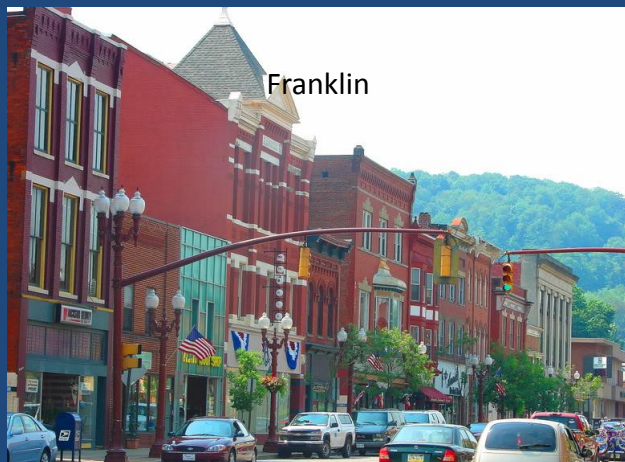


Property owners—Stabilize and increase relative property values

- Enjoy greater price appreciation and subsequent sale prices
 - Receive “investment protection”
 - May be eligible for financial incentives
-
- **House prices in the Mexican War Streets Historic District appreciated an annual rate 4% higher than the average ... 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 (the rest of) West Chester.**



*“Economic Benefits of Historic Preservation Activities in Pennsylvania”
Econsult Corporation for the PA Historical and Museum Commission, 2011*



Business owners—

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



“...I cannot identify a single example of sustained success in downtown revitalization where historic preservation wasn’t a key component...(but) examples of expensive failures in downtown revitalization have nearly all (demolished) historic buildings...Downtown revitalization through historic preservation is the best example in this country of sustainable economic development.”

Donovan Rypkema, Principle, Place Economics—Keynote address 2010 Pennsylvania Downtown Center Annual Conference, Lancaster PA



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The local economy— Investment opportunity and job creation

“...investment in historic rehabilitation yields markedly better effects on employment, income, (Gross State Product), and state and local taxes than an equal investment in new construction or many other economic activities.”



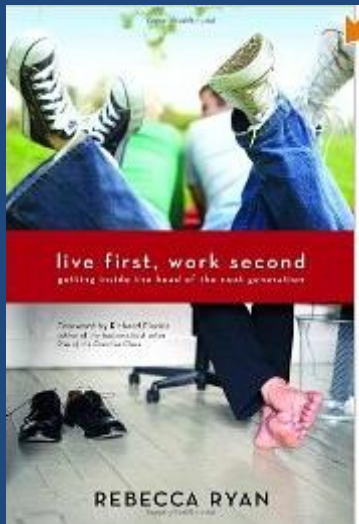
Executive Summary: “Annual Report on the Economic Impact of the Federal Historic Tax Credit for FY 2013”
National Park Service Technical Preservation Services & The Center for Urban Policy Research, Rutgers University, August, 2014



Understanding Demographic & Economic shifts

Retiring “baby boomers”

Millennial Generation



- **Authentic character**
- Access to recreation
- Technology
- Transportation
- **Sustainable development**

Creative Class



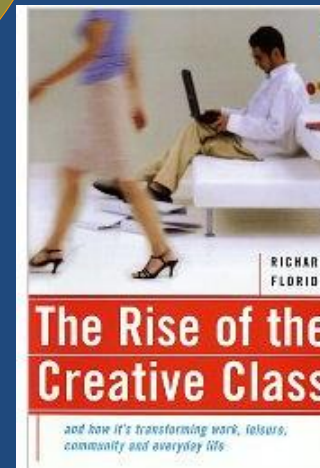
[AmberWaves September 2009](#) > [Features](#) > Article

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



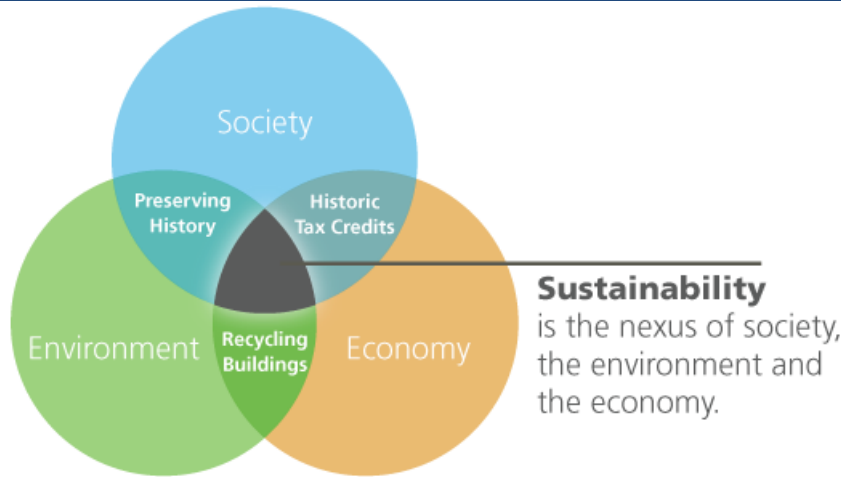
The economics of preservation...marketing to environmental concerns



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



In addition to the proven economic development benefits, preserving and adapting an existing building is the most sustainable development strategy possible. Even the greenest new building uses more energy than the adaptation of an existing building... Pittsburgh Mayor Bill Peduto

Historic Preservation: Part of the DNA of Pittsburgh
PlaceEconomics, 2015



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

Identify assets

Erie County is chock full of historic assets; historic properties.

<http://preservationerie.org/>

Erie County's Historic Resources

A Service of Preservation Erie

Home

2014 Survey

Search

Districts

Styles

Classes



Welcome to Erie Buildings

This website, a service of Preservation Erie, documents historic buildings in Erie County, Pennsylvania. It is based on a survey of over 30,000 buildings conducted by Wise Preservation Planning LLC in 2014.

Preservation Erie thanks the Erie County Assessor's Office for the use of photographs of properties; most images used on this website were provided courtesy of the Assessor's Office.

All information on this site is © Preservation Erie and should not be used without attribution.

Planning and management strategies:

Define needs/problems

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



Engage the public

- Property & business owners & residents
- Elected officials
- Municipal staff
- Local press/media
- Local organizations



Old school becomes recreation building

By Kelly McKinney

The former Level Green Elementary School on Route 130 in Penn Township has served many purposes over the years.

"It's amazing how many people say to me, 'I went to kindergarten here,'



Planning and management strategies:

Define a vision—

What do you want your community to look like in 10, 20, 50 years?



Mt. Lebanon
Allegheny County



Anywhere, USA



Wilcox, Elk County



Meadville
Crawford County



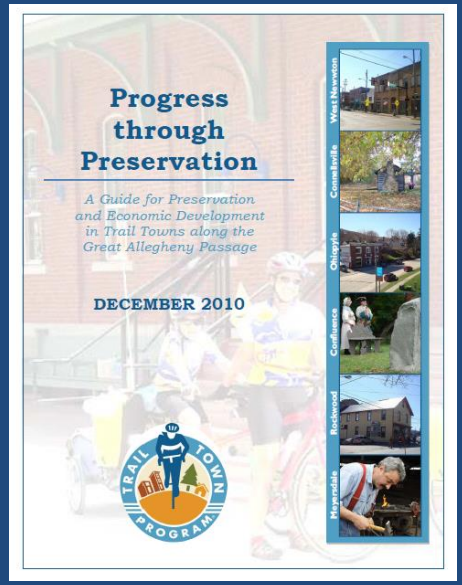
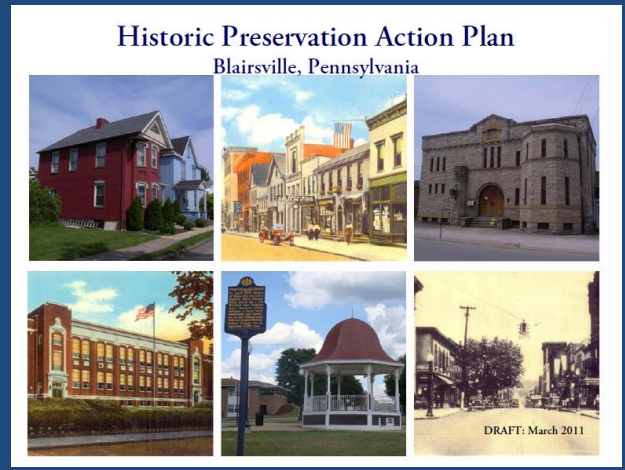
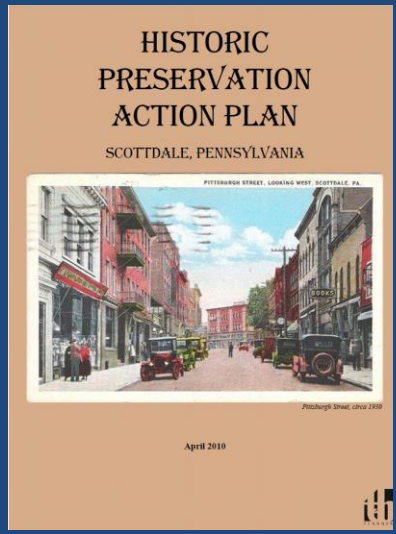
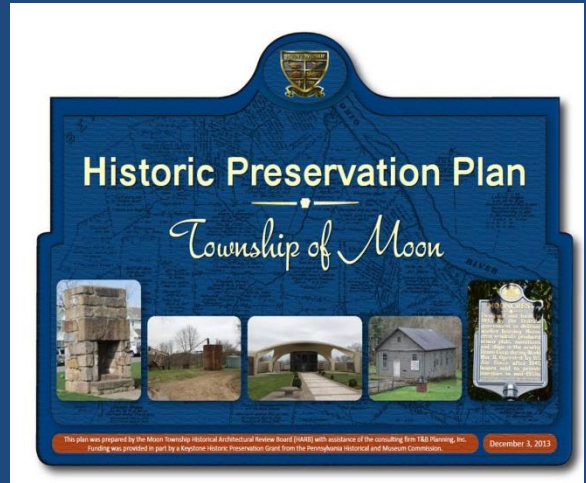
Planning and management strategies

Develop a work plan—

That articulates goals, objectives and implementation strategies



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



Community character counts

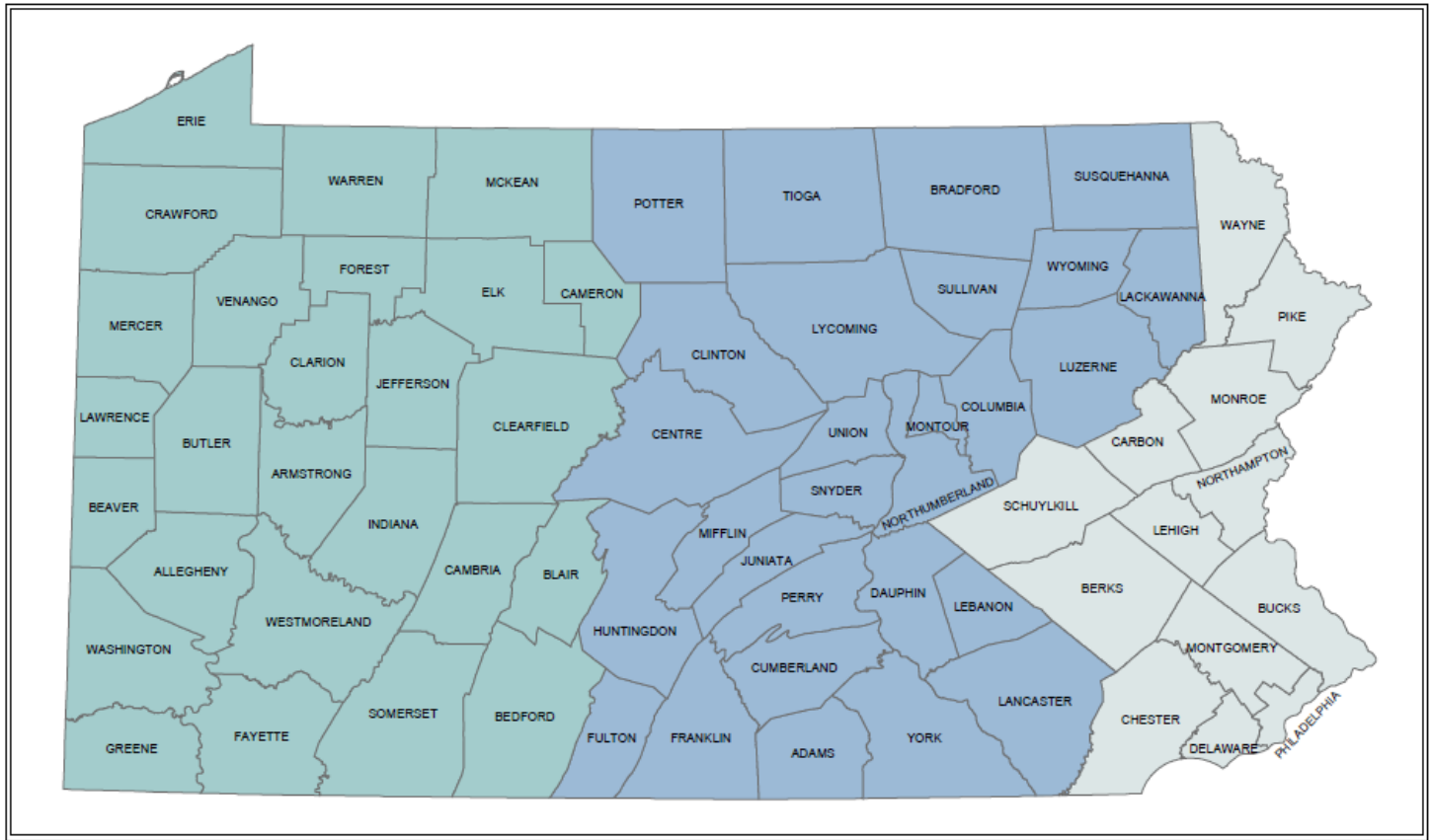


“Historic districts are a positive influence on property values. Homebuyers are willing to pay for the assurance that the neighborhood surrounding their houses will remain unchanged over time.”

-- 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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