

**INTRODUCTION**

The Region's history is reflected in its architecture, people, and culture. In the Tri-Borough region two organizations, the Dallastown Area Historical Society and Red Lion Area Historical Society, are active in documenting the history of the region and promoting the protection of historic resources. Historic resources connect us to the past, emphasize our sense of community, and often provide aesthetic value. Protected Historic resources can provide a climate for investment and tourism benefits, which in turn can lead to economic development opportunities. Planning for the protection of historic resources is especially important because historical resources are not renewable.

The following information is from *Historic District Designation in Pennsylvania*, by Michael B. Lefevre of the Pennsylvania Historic Museum Commission:

In Pennsylvania, there are two main types of historic districts.

*National Register Historic Districts* are areas that possess a significant concentration, linkage, or continuity of historic buildings, structures, objects, or sites designated by the National Park Service as worthy of preservation. The National Register of Historic Places is the official federal list of resources reflecting the nation's cultural heritage. Eligibility or inclusion in the National Register affords the State Historic Preservation Office (the PHMC's Bureau for Historic Preservation), local government and the public, input from the effects of a federal agency's actions that assist, permit, or license activities on a historic resource.

*Municipally Regulated Historic Districts* are areas that are either residential or commercial neighborhoods, or a combination of both. They are delineated by boundaries that include buildings, structures, objects, or sites that may be listed in or eligible for the National Register, and are subject to regulation and protection by local ordinance. Historic district ordinances generally contain provisions regulating demolition and exterior alteration of buildings and structures within the historic district. In Pennsylvania, the Historic District Act requires that a Board of Historical Architectural Review (BHAR) be established to review and make recommendations to the elected governing body (borough council or supervisors) as to the appropriateness of changes to buildings.

Listing in the National Register of Historic Places *does not* protect historic buildings or structures from demolition or inappropriate alterations by private property owners who use their personal funds. On the other hand, local historic district ordinances can regulate demolition, alterations, additions, and new construction of buildings and structures, thereby providing protection of the historic and architectural character of a historic district.

Red Lion has an historic district on the National Register. That district, or portions of it, could be protected by historic overlay zoning, but currently is not. Dallastown has an eligible historic district, which also is not protected through an historic district overlay. Yoe does not have any identified historic district. The Borough should determine whether it wants to identify such a district.

## **ACTIONS TO PROTECT HISTORIC RESOURCES IN TRI-BOROUGH AREA**

- Determine if National Register Listed status will be pursued for the Dallastown Historic District.
- Determine if an historic district in Yoe is feasible.
- Continue support of the Dallastown Area and Red Lion Area Historical Societies' preservation efforts. Continue efforts to educate the public regarding historic preservation.
- Determine the extent to which historic resources in the Region will be protected through municipal regulations. See discussion in Chapter 7, Design Considerations. Some of the alternatives include:
  - Historic Resource Overlay Zoning
  - Demolition by Neglect Provisions
  - Historic Resource Impact Study, Mitigation and Buffering Requirements
  - Adoption of Design Guidelines
  - Utilizing a type of Form-Based zoning district which is concerned with form and scale (the character) of development, rather than focusing only on distinctions in land-use types
- Appoint a regional or municipal historical commission or committee which is actively involved in historic preservation. The commission would be instrumental in administration of any historic resource overlay zoning that is adopted. The commission would also:
  - Identify, evaluate, mark and foster awareness of historic resources
  - Investigate participation in Certified Local Government Program
  - Encourage retention, restoration, enhancement and appropriate adaptive reuse of historic resources and discourage removal of historic structures
  - Develop programs, events and interpretive signage and exhibits that emphasize the history of the Region
  - Support the adoption of voluntary or mandatory Design Guidelines and Sign Controls for the Historic Districts
- Work with corporations, lenders and organizations to develop local-level funding and grants for preservation. Pursue foundation grants for historic preservation.

## FORM-BASED ZONING APPROACH

Traditional neighborhoods are incorporated into an overlay district designed to preserve the architectural integrity of traditional areas, ensure new buildings are compatible with existing traditional areas and find viable uses for old buildings that are no longer suitable for their original use. The effect can be to review/regulate the following as determined appropriate by the Borough:

- The demolition of buildings
- Proposed additions to existing buildings
- The size, height and design of new buildings
- The location and design of parking lots
- Revisions to building facades

Applications for demolishing a building, constructing a building or constructing an addition to an existing building can be reviewed by a designated agency (such as the Planning Commission or historic commission) with a recommendation on the application made to the Borough Council.

The types of design guidelines which can be considered as appropriate include the following. The guidelines would vary with each Borough:

<u>Category</u>	<u>Existing buildings</u>	<u>New buildings</u>
Demolition	Applicant must demonstrate that there is no viable alternative.	Design review required for new buildings replacing demolished structures.
Architectural style	Retain architectural features wherever possible.	Be compatible with the architectural style of existing historic buildings.
Building placement		Should have the average setbacks as existing buildings on the same block within a certain radius.
Building size and width		Should be the average size as existing buildings on the same block within a certain radius, or appear to be from the street.
Building height		Should be the average height of existing buildings on the same block within a certain radius.
Proportion of	Window and door openings	The proportion of walls to openings

<b><u>Category</u></b>	<b><u>Existing buildings</u></b>	<b><u>New buildings</u></b>
building walls to openings	visible from the street in existing historic buildings should be maintained.	on walls visible from the street should be compatible with surrounding historic buildings.
Building form		Buildings should match existing buildings on the same block as either vertical or horizontal form.
Texture and pattern of exterior materials	New materials, such as siding, should appear similar to original materials.  No vinyl siding over brick or stone walls.	Exterior building materials should be compatible with the materials used in nearby historic buildings.
Additions	Additions should be at the rear, in a very few cases the side, but not the front. Additions should be similar in form, scale and materials to existing building.	
Accessory Buildings		Garages should be same general size, height and placement as existing garages and similar accessory buildings on the same block within a certain radius.
Parking Lots	Should be located to the rear of buildings whenever possible. Second choice: Side of buildings. Access should be from alley or side street whenever possible.	Should be located to the rear of buildings whenever possible.  Second choice: Side of buildings  Access should be from alley or side street whenever possible.

## HISTORIC RESOURCE PROTECTION OVERLAY DISTRICT

The objectives of such an overlay are to:

- Encourage property owners and developers to preserve, protect, and enhance historic resources within the Boroughs.
- Foster increased public awareness of the history of and historic resources within the Boroughs.
- Support efforts of organizations to identify and protect historic resources.
- Require new development to reflect and consider the history, architecture and development patterns of the Boroughs in order to preserve the important historic and architectural resources of the area.
- Determine the role which the Boroughs should play in historic preservation through land use ordinance incentives, controls and regulations, and efforts to create historic districts and/or historic overlay zoning.
- Encourage adaptive re-use of historic structures where appropriate.

Such an overlay district will:

- Apply to historic resources identified on a map or list adopted by the Borough or historical commission created by the Borough.
- Create a Historical Commission
- Create classes of historic resources
- Establish application procedures and application requirements for a permit for a building on the list of historic resources.
- Require review of the application by the Historical Commission in accordance with “The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings,” and report to the Zoning Officer. Those standards are:

### Standards for Rehabilitation

- Any proposed rehabilitation, alteration, or enlargement of a historic resource should be in substantial compliance with the Secretary of the Interior’s currently adopted Standards for Rehabilitation, as amended. Those standards were as follows:
  - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  - Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
  - Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
  - Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
  - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  - Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- Require buffering of impacts on historic resources from subdivision and land development activity.
  - Discourage demolition by neglect.
  - Establish a review procedure when demolition of a historic resource is proposed.
  - Protect the integrity of historic settings of historic resources.

- Set standards for the location of parking facilities.
- Provide adaptive reuse opportunities for historic resources.

### **Historic Resource Impact Study and Mitigation Requirements**

When there are concerns about impacts on identified historic resources and historic districts from development nearby, or where an historic resource will be reused or demolished, an historic resources impact study can be required when site improvements are proposed.

The nature of the historic resource is analyzed, the proposed development and its impacts on the historic resource identified, and a plan for mitigating impact on historic resources prepared.