

How to Protect and Preserve the Places You Love



City 'grieving' as historic church is suddenly demolished

Historic building in Hartford threatened with demolition being offered for \$1

Sewickley officials delay taking action on parish demolition request

Bethlehem City Council approves Banana Factory demolition

High-end development threatens historic M

Building with 'historic local importance' threatened with demolition

For Buffalo's endangered buildings, local landmark status may not stop the wrecking ball

'Demolition by neglect' threatens historical Abbott House

Pennsylvania At Risk (as of May 2022)

By the numbers:

255 properties listed as At Risk since 1992

89 – Saved! (35%)

27 – Partially Saved (11%)

58 – Lost (22%)

81 – At Risk (32%)

What Have We Learned?

Categories/Themes of Threats

- **Development Pressure** (in strong real estate markets)
- **Weak Local Economy** results in vacancy, abandonment and deferred maintenance and eventually physical deterioration and demolition
- **Financial Capacity** of owners can't maintain the building
- **Lack of Local Tools** that support maintenance and preservation goals
- **Functional Obsolescence** leads to inappropriate alterations, physical deterioration and demolition
- **Site Control** with a reluctant owner and no willingness to negotiate

What Have We Learned?

Sometimes Statewide Attention Can Make A Difference

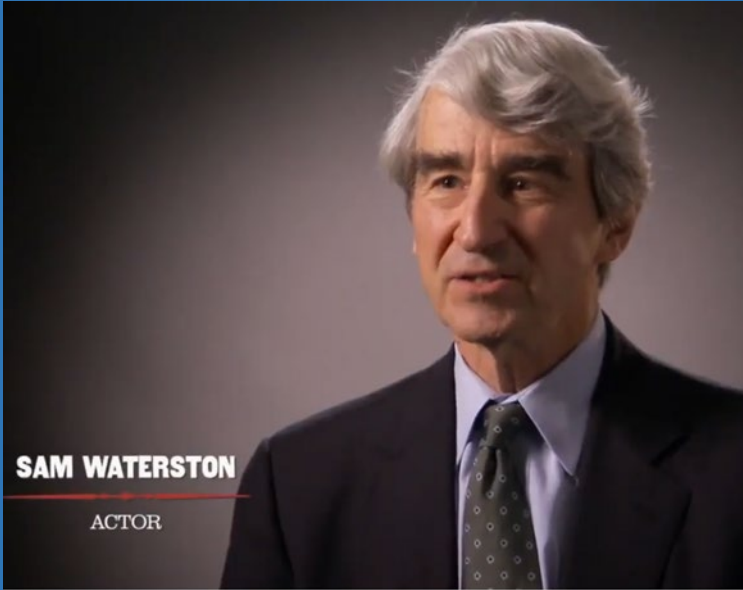
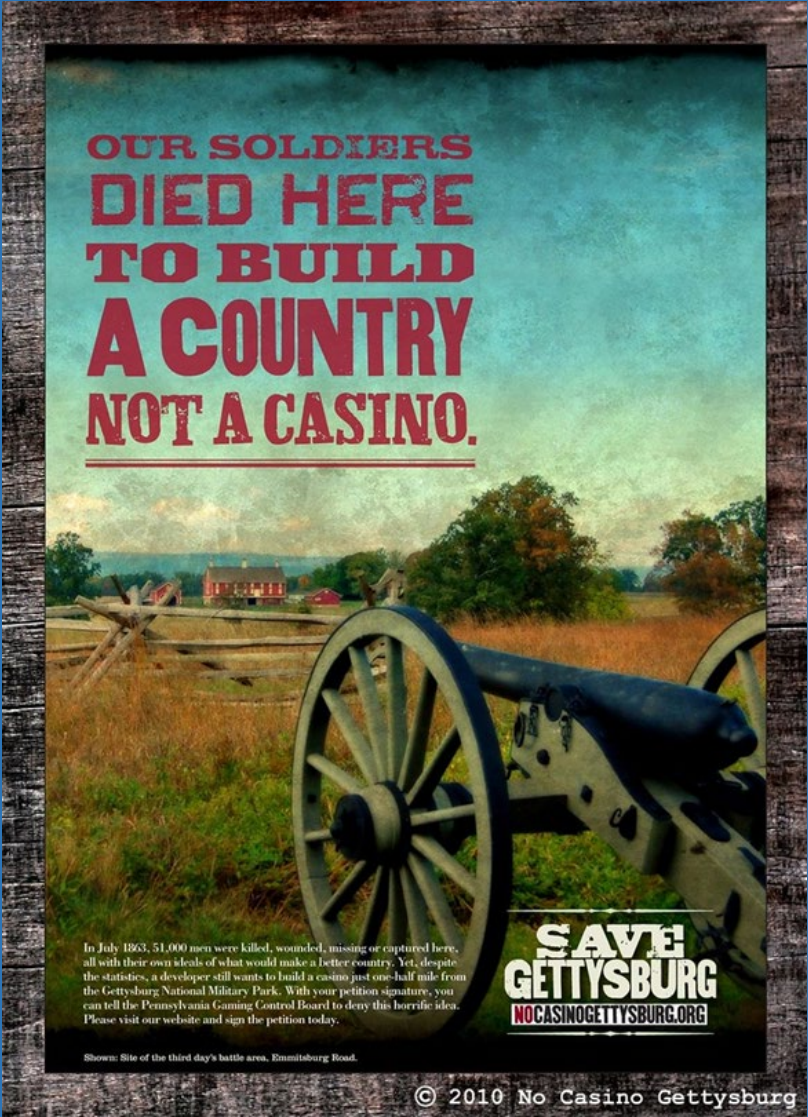
Camp Archbald,
Susquehanna County
PAR 2019
Saved 2020



What Have We Learned?

Sometimes National Attention Is Even Better!

Gettysburg National Military Park
Adams County
PAR 2008 Saved Twice!



What Have We Learned?

Sometimes You Need a Lawyer (and some patience)

Lazaretto
Delaware County
PAR 2001
Award 2020



What Have We Learned?

Sometimes You Need Children (and a good architect)

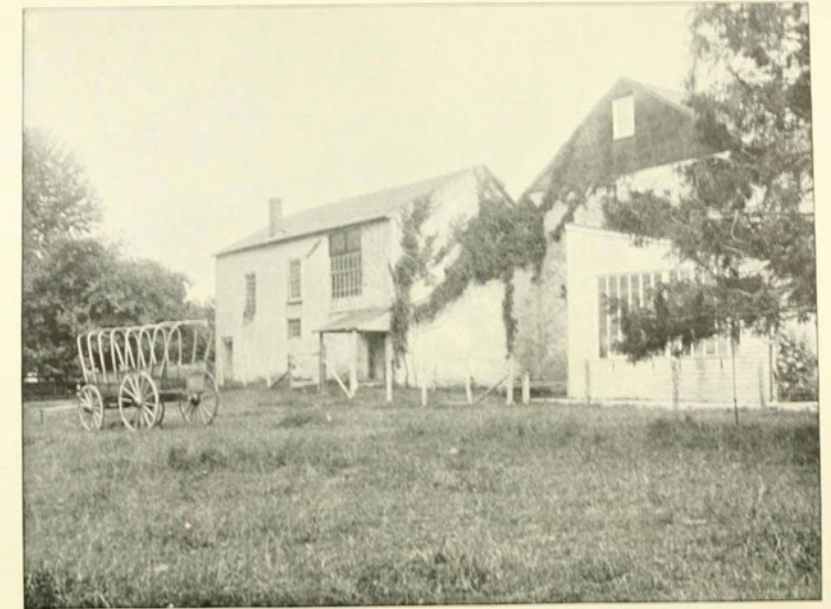
Hazleton School
Luzerne County
PAR 1998
Award 2012



What Have We Learned?

Sometimes You Need A Leader (and a village)

Abolition Hall
Montgomery County
PAR 2017
Saved 2021



ANTI-SLAVERY HALL—WHERE MANY ANTI-SLAVERY MEETINGS WERE HELD
IN RECENT YEARS USED BY THE LATE THOMAS HOVENDEN AS HIS STUDIO



Making the Case for Historic Preservation

- Let's Save Something!
- But How?



Understand the Problem

Identify the Threat

- Demolition?
- Neglect?
- Incompatible alterations?
- Change of setting?
- Lack of resources
- Ownership?



Understand the Problem

What Do You Want to Do?

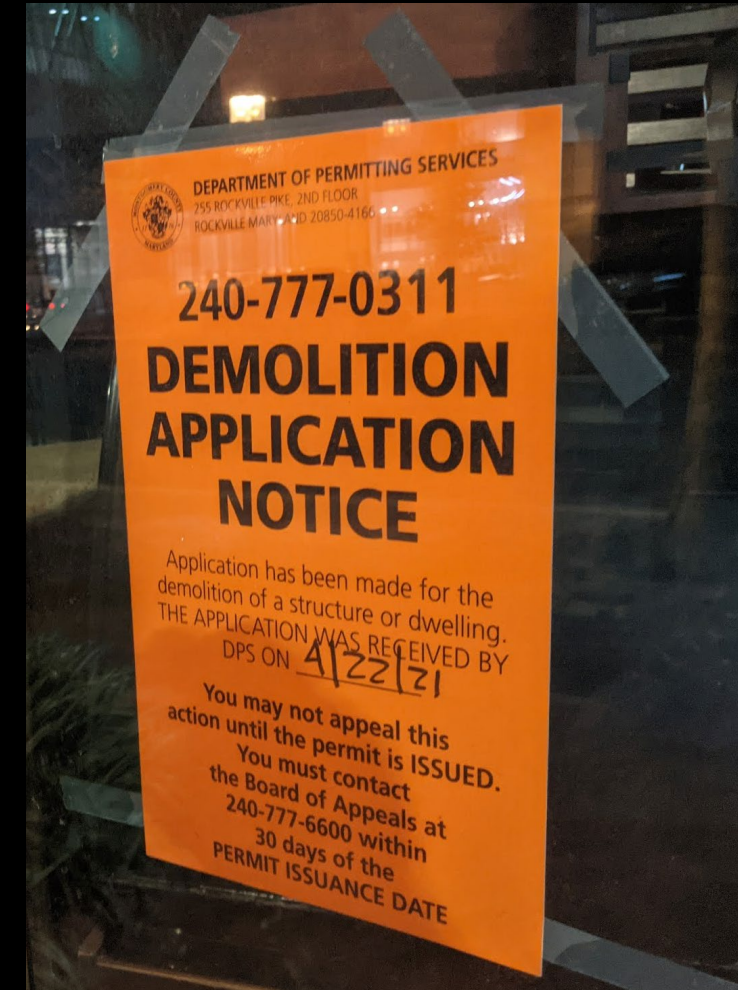
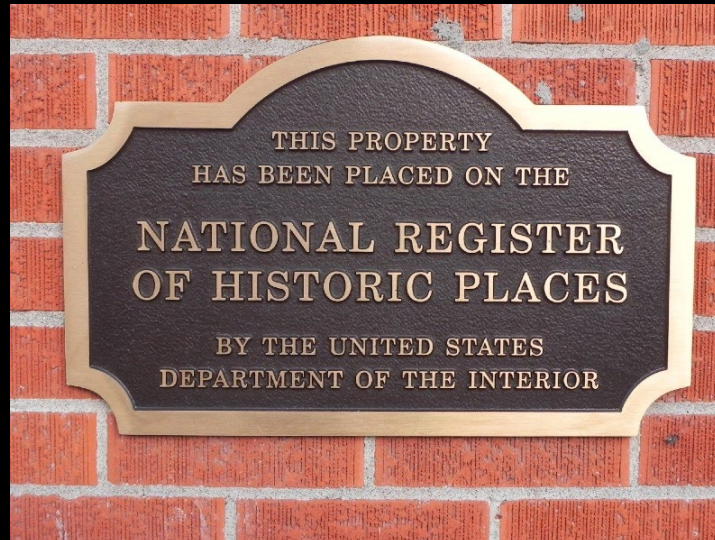
- Stop the project?
- Avoid demolition?
- Gain control of the resource?
- Find a compromise?
- Complain?



Understand the Problem

Do Some Research

- Is the resource historic?
- Listed or eligible for the National Register?
- Is it locally designated?
- Local review?
- If the answer is no, what's next?
- Is it too late?



Understand the Problem

Process and Barriers

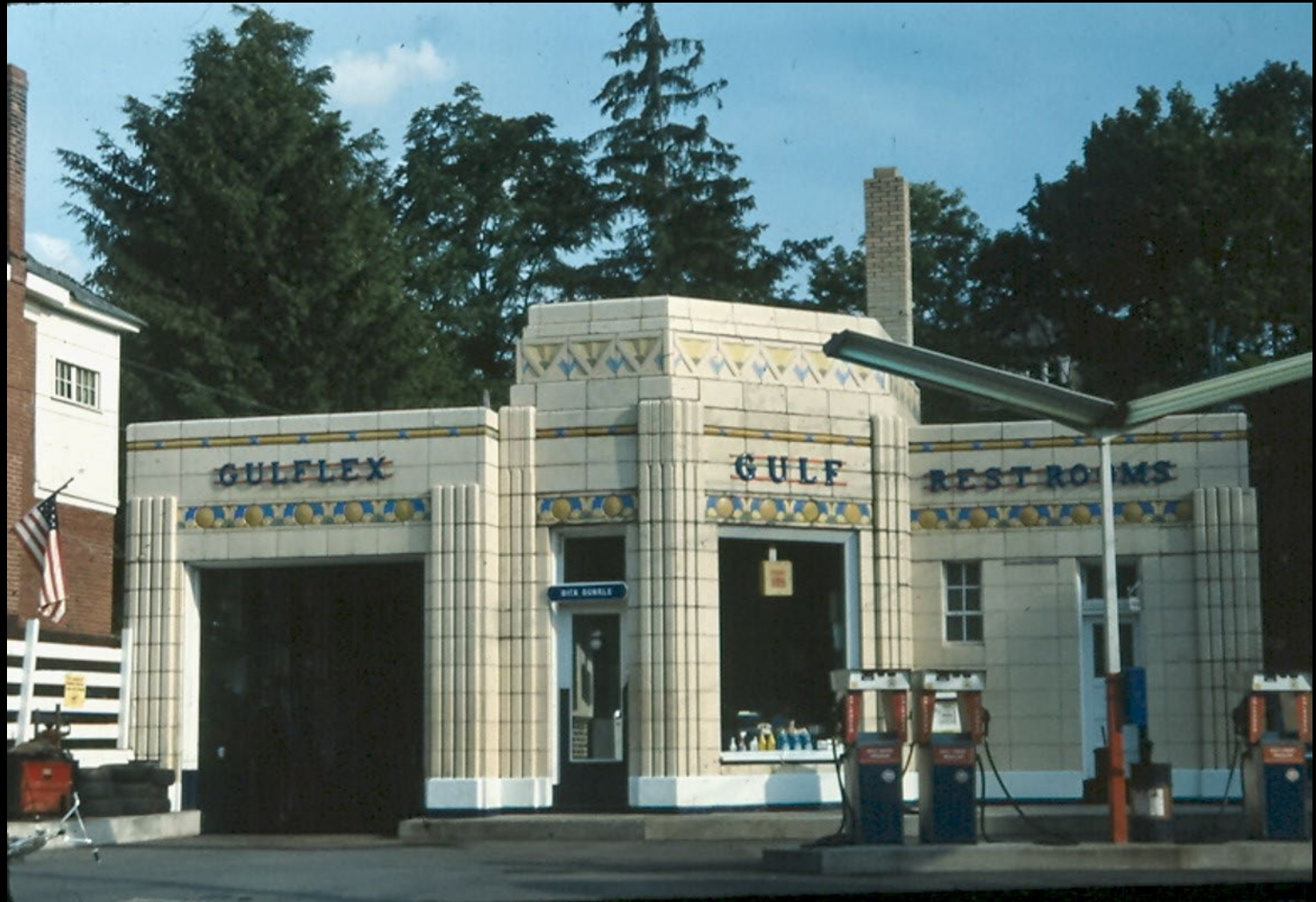
- Status of project?
- What parties are involved?
- Status of reviews?
- Approvals?
- Timeline?
- Is it too late?



Understand the Problem

Communicate with the Owner

- Absentee?
- Not recognized as historic?
- Don't know what to do?
- Lack of Funding?
- Is it for sale?



Build Support

How Do Others Feel?

- Adjacent property owners
- Area businesses
- Municipalities
- Current or potential users/tenants
- Local community/groups
- Who's willing to be on your team?



Build Support

Consider Outside Factors

- Local Economy
- Perception
- Real Estate Market
- Local Laws and Ordinances
- Politics
- Funding Sources
- Not about history



Build Support

Build Public Support

- Positive, well-researched testimony
- Be truthful and fact-based
- Seek positive media coverage
- Involve the public
- Reach out to legislators
- Be willing to listen to opposing views



Define Clear Goals and Objectives

What Would Be a Win to You?

- Stop a project?
- Prevent a demolition?
- Find a different use for a site?
- Buy the building?
- Change the system?



Define Clear Goals and Objectives

Seek Common Ground

- Is the owner willing to consider other ideas?
- Is there support from the municipality?
- Can the project be changed?
- Can the resource(s) be reused?
- Are they willing to sell?
- Is the community supportive?



Define Clear Goals and Objectives

Objectives of Property Owner

- Do they want to sell?
- Do they want to rehabilitate?
- Do they want the property for something else?
- Do they need funding?
- Flexibility?
- Compromise?



Define Clear Goals and Objectives

Objectives of Developer or Future Owner

- Is this the only option?
- Can the building/resource be reused?
- Do they want tax credits?
- Flexibility?
- Compromise?



Define Clear Goals and Objectives

Objectives of Preservation/History Groups/Others

- Why is this place important?
- Can it fill a community need?
- Are there other issues not related to the resource?
Traffic? Change in zoning?
- Flexibility?
- Compromise?



Define Clear Goals and Objectives

Case for Support

You are more likely to be successful if you can clearly state that something should be preserved and why, and what the impacts or benefits of doing so will be.



Important to Remember

Listen to the Opposition

Seek Common Ground

Think Creatively

Control Your Emotions



Making the Case for Historic Preservation

Grassroots Advocacy

- Still the primary way to “save” a building
- Small dedicated group of individuals who work together to tell their story



Making the Case for Historic Preservation

Grassroots Advocacy

- Recruit others to join their efforts
- Letter writing
- Appearing at public meeting
- Meeting with opposing parties to compromise



Making the Case for Historic Preservation

Grassroots Advocacy

- Does that mean chaining yourself to the bulldozer?



Making the Case for Historic Preservation

Grassroots Advocacy

- Compromise saves more buildings than laws
- Successful grassroots efforts follow a process
- This gives the effort credibility
- Not just radicals trying to save everything



Things to Remember...Please!

- Don't be the Preservation Police
- Don't live in the Land of No
- Pick Your Battles Carefully



Things to Remember....Please!

Speak The Language

- Be Passionate...
- But educate yourself
- And know the facts
- Clear up misconceptions

Demystifying Historic Tax Credits:
A Powerful Tool for Revitalizing Main Street



NATIONAL REGISTER BULLETIN

Technical information on the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register History and Education

How to Apply the National Register Criteria for Evaluation

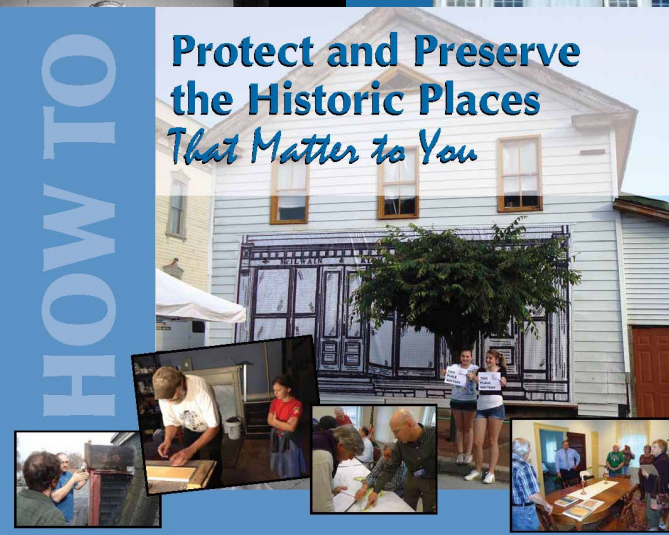


Considering the REPAIR,
RETROFIT and REPLACEMENT
of Historic Windows

preservation

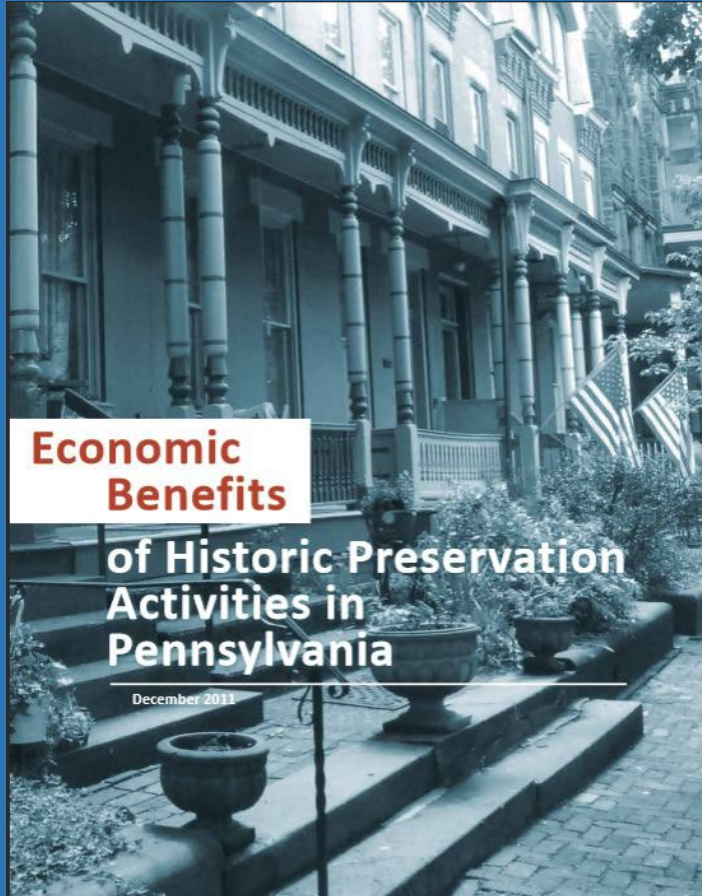
**Protect and Preserve
the Historic Places
That Matter to You**

HOW TO



Things to Remember...Please!

Economic Benefits



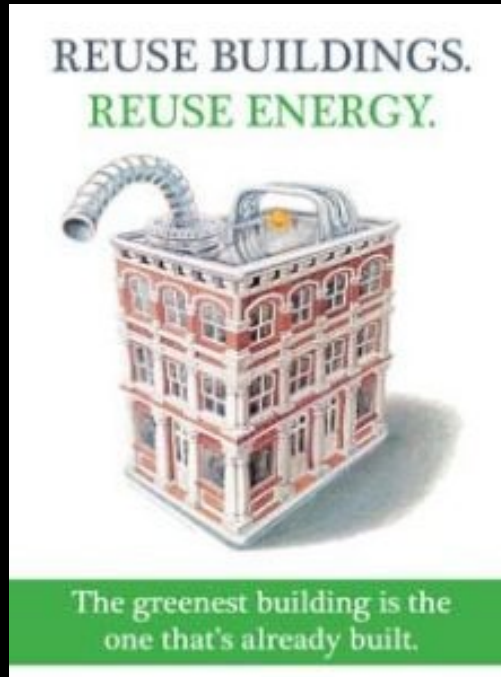
Historic preservation is not only an aesthetic, cultural or historical movement. It is an economic development strategy that stabilizes neighborhoods and helps to revitalize communities.

Downtown Revitalization
Heritage Tourism
Job Creation
Property Values
Tax Revenue Generation

Things to Remember...Please!

Good for the Environment

- The energy embodied in the bricks alone in a typical three-story main street storefront building is roughly equal to the amount of energy embodied in 3,900 gallons of gasoline – enough to keep the average American driving for more than eight years.



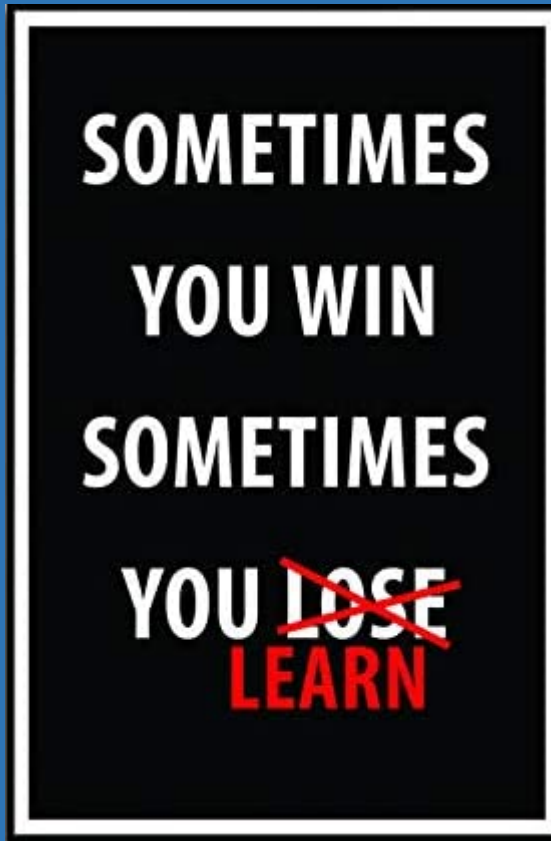
Things to Remember...Please!

Re-evaluate Your Position Often



Things to Remember...Please!

Don't Burn Your Bridges



Things to Remember...Please!

Be Creative!



Things to Remember...Please!

*Celebrate Your
Victories!*



Things to Remember...Please!

Give Credit *(even when it's not due)*



Things to Remember....Please!

Don't Be a Sore Loser!

I'm taking my marbles
and I'm going home!



som^{ee}cards
user card



And finally...

Don't Take Yourself Too Seriously!

I'm a column-hugging,
nomination-writing,
mortar-repointing,
house-restoring,
sprawl-avoiding,
paint-scraping,
history-loving,
photo-taking,
PRESERVATIONIST!



Saving the Places You Love!



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