The City of Harrisburg's Historic District Design and Preservation Guidelines

Guidelines for Understanding, Maintaining, and Rehabilitating Historic Buildings in the City of Harrisburg

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This document is dedicated to all the public servants and non-profits who work to preserve our cultural heritage. Without public and private partnerships historic preservation in the City of Harrisburg and throughout the Commonwealth of Pennsylvania would not be possible. The staff and volunteers at the Pennsylvania Historical and Museum Commission, Historic Harrisburg Association, and Preservation Pennsylvania continually ensure that historic preservation is used as an agent to enhance our communities. These guidelines are also dedicated to the citizens of Harrisburg who work to ensure our neighborhoods are equitable and prosperous places to live, work, and play.

Table of Contents

Introduction.....*6*

Chapter 1: Historical Overview.....*7*

Chapter 2: Architectural Styles.....*14*

Chapter 3: Historic Preservation Planning *31*

Municipal Historic Districts.....*32*

Architectural Conservation Overlay Districts.....*40*

National Register of Historic Places.....*42*

Chapter 4: Application and HARB Review.....*43*

Determination of Visibility.....*43*

Project Review Guide for Municipal Historic Districts HARB.....*44*

Review Process.....*45*

COA Application Submission.....*46*

Determination of Appropriateness.....*47*

Chapter 5: Building Maintenance and Rehabilitation.....*51*

Siding Materials and Wooden Exterior Details.....*53*

Historic Masonry.....*59*

Historic Roofing.....*65*

Architectural Metals.....*71*

Historic Windows.....*73*

Doors and Entrances.....*80*

Porches.....*86*

Signs and Awnings.....*92*

Storefronts.....*96*

Fences and Walls.....*100*

Historic Paints.....*103*

Painting Historic Buildings.....*105*

Building Accessibility.....*108*

Chapter 6: Additions to Historic Buildings.....*112*

Chapter 7: New Construction in Historic Districts.....*115*

Chapter 8: Demolition in Historic Districts.....*118*

Chapter 9: Building Site and Setting.....*122*

Chapter 10: Utilities and Mechanical Equipment.....*127*

Chapter 11: Energy Efficiency.....*130*

Architectural Salvage.....*132*

Chapter 12: Historic Preservation Organizations.....*133*

Introduction

The City of Harrisburg's rich architectural and historical heritage is represented primarily in the historic buildings and neighborhoods. These assets contribute to the community's character, quality of life and economic vibrancy, and also serve as tangible links to the city's past. Maintaining the appearance and integrity of these historic buildings and neighborhoods is an important goal for the City of Harrisburg. The purpose of these Historic District Design Guidelines is to provide comprehensive information regarding Harrisburg's local history and architecture as well as specific guidelines for appropriate maintenance, rehabilitation, and new improvements that preserve and enhance the character and appearance of Harrisburg's important historic buildings and neighborhoods. The manual serves a variety of users in the following ways:

• The manual provides practical guidance for property owners and tenants on how to perform exterior maintenance of historic buildings. Proper maintenance helps to preserve and extend the life of original materials, providing a more sustainable and cost-effective option than replacement with new materials.

• The manual also assists architects, contractors and others involved in improving historic properties to plan and implement rehabilitations and new construction projects (i.e., room additions and new buildings) that are appropriate to the styles and periods of the original buildings as well as compatible with the architectural and aesthetic character of the neighborhood.

• Additionally the manual provides education and resources to the Historic Architectural Review Board and assists them in making well-informed decisions that are essential to protecting and maintaining the overall character of the Historic District as well as the architectural integrity of the district's individual buildings and other locally designated historic structures.

While the manual focuses on key architectural styles found in the Historic Districts, these styles are also prevalent in other older residential neighborhoods surrounding downtown. Therefore, the manual may be used as a reference source for the rehabilitation of traditional buildings beyond the Historic District boundaries as well.

How to Use this Document

This document is specifically designed to be a field guide for homeowners, contractors, business owners, and all City residents to understand and protect our collective heritage, cultural resources, and historic architecture. Each section is designed so anyone can read them individually and understand the necessary regulations to proceed with a specific project. Each project is unique and these guidelines cannot anticipate all possible scenarios but this document can assist you in understanding how to preserve our historic city.

Please visit the City of Harrisburg's Planning Bureau and Historic Preservation webpages for more resources and information:

harrisburgpa.gov/planning/

harrisburgpa.gov/historic-preservation

Chapter 1: Historical Overview

Early Harrisburg

Land use, development patterns, and urban growth within Harrisburg are intimately linked to their relationship with the [1]Susquehanna River. For thousands of years, humans have disproportionately settled within Pennsylvania's floodplains to reap the land's natural resources.

The Susquehanna, which drains over twenty-one thousand square miles of Pennsylvania, contains the vital resources to sustain life and communities. The watershed has been continually used as an avenue of transportation, for farming its nutrient rich soils, and used as a primary source of power, food, and [2] water. Had it not been for the Susquehanna, the story of Harrisburg would have never been told.

With the help of Edward Shippen, English immigrant John Harris capitalized on the location of an existing Native American village called "peixtan" or "paxtang" and situated his trading post and ferry on the banks of the Susquehanna[3].

It was here that various Native American pathways intersected while tribes traveled throughout the region. Harris's Ferry began service in 1733 and transported Scots-Irish, English, and German immigrants and goods across the Susquehanna. It was here at Paxton that the Harris ferry served as a nexus between the more populated eastern Pennsylvania and the western frontier of the [4]colony.

The deliberate planning and success of Harris' Ferry laid the foundation for continued future economic activity. Upon John Harris's death in 1748, his son, John Harris Jr. inherited his father's assets and political network. Harris' Ferry was strategically important during both the French and Indian and Pontiac's Wars when colonial land claims turned bloody. Throughout these struggles Harris' rudimentary log home transformed into a protective stockade where Governors, provincial diplomats, influential traders, and native Americans met to discuss colonial [5]conflicts.

Harris Jr. was then able to expand the ferry business and subsequently built a Georgian style home in 1766, which still stands today on South Front Street. Although there had been various structures near the Susquehanna on the Harris estate, it wasn't until after the American Revolution that the area known as Harris's Ferry was seriously considered to be a permanent location for a town.

[1] Kurt W. Carr and Roger W. Moeller, *First Pennsylvanians: The Archaeology of Native Americans in Pennsylvania,* (Harrisburg: Pennsylvania Historical and Museum Commission, 2015) 73.

[2] Pennsylvania Department of Environmental Resources, *Programs and Planning for the Management of the Water Resources of Pennsylvania,* (Harrisburg: November 1971) 5.

[3] Israel Daniel Rupp, *The History and Topography or Dauphin, Cumberland, Franklin, Bedford, Adams, and Perry Coun es,* (Lancaster: Gilbert Hills, Proprietor & Publisher, 1846) 225.

[4] Ken Frew, *Building Harrisburg*

In 1785 Dauphin County was established by an act of the Pennsylvania General Assembly where the small hamlet of Harris's Ferry was named "Louisbourgh" in honor of King Louis of France for his assistance in the Revolution. Louisbourgh was incorporated as a borough in 1791 although five years later the name was changed to [6] "Harrisburgh." Simultaneously, John Harris Jr. contracted his son in law, William Maclay, to develop a town plan for his expanding [7]village.

Constructed in the middle of the 18th century, the Harris-Cameron Mansion is one of the oldest structures in the City of Harrisburg.

Constructed in 1792, William Maclay's home is an example of Georgian architecture from the 18th century. Although modified, it has retained many of its character defining features.

[5] Rupp, 253-264.

[6]Frew, 6.

[7]Lewis R. Harley, William Maclay United States Senator from Pennsylvania 1789-1791, (Philadelphia: Central High School, 1909) 16-17.

Maclay's town plan was loosely based on the Philadelphia plan and featured a public square, courthouse, and jail on Market and Walnut Streets[8]. Initially Harris had set aside the long rocky ridge between Third and Walnut Streets as a potential site for the Commonwealth to use as a seat of government. Harris then sold all the land between South and North Streets to Maclay and in 1792 he built his Georgian style home at the corner of South and Front Streets. Much of this area was once known as "Maclaysburg" for he had platted 54 lots to be sold for development[9]. Maclay incorporated the idea of reserving this hillside for "public grounds" and incorporated this into his town plan. This original town plan was platted in 1796 with ink on linen and is one of the City Archives most important documents.

The earliest known town plan of Harrisburg. Drawn in 1796 by William Maclay, Pennsylvania's first Senator.

Following the death of John Harris Jr. in 1791, "Harrisburgh" grew steadily at the turn of the century. Several newspaper outlets began publication including the Oracle of Dauphin; Market square had its first public sheds; and in 1817 the famous Camelback bridge was constructed over the Susquehanna.
The town expanded enough to fulfill the dreams of Harris and Maclay in 1810 when the Pennsylvania Legislature voted Harrisburg to become the new site for the state capital. The original red brick capitol building was completed in 1822 by architect Stephen Hills. Hills would continue to elevate the architectural status of Harrisburg and would go on to design and build several structures in Harrisburg including two federal style townhouses and stately Greek revival (William Griffith House) on North Front Street that still stand today. With Hill's influence, there was a sense of architectural permanency in Harrisburg.

As the new seat of state government for the Commonwealth, Harrisburg continued to grow and various types of architectural styles and methods began to replace simple vernacular log structures.
Masonry or framed structures taking the form of highly fashionable architectural styles began to fill vacant lots in the growing borough. Materials such as limestone, brick, and milled lumber became the preferred building materials. Thanks to the geology and geography of where Harrisburg is situated, these materials came to be easily accessible by those looking to invest in the burgeoning borough.

[8] Ken Frew

[9] Ibid, 7.

[10]lbid, 13-14.

Transportation, Market, and Industrial Revolutions

As the 19th century progressed, the once marooned hamlet of Harrisburg quickly increased in population and evolved into an industrialized economic center which specialized [11] in energy, manufacturing, and transportation. The national economy began a radical shift from being a conglomerate of localized agrarian economies into specialized regional industrial economies. Technological advancement and shifting attitudes made traditional 18th century commerce increasingly obsolete thus further transforming the local and national economy. The federal government of the early republic began to encourage economic growth by funding large scale infrastructure and transportation projects. Since Harrisburg occupies an easily accessible lowland floodplain, it is geographically situated to easily receive and process Pennsylvania's raw materials such as coal, oil, timber [12], and water. Harrisburg was a prime location for both the transportation and market revolutions to be fostered. Harrisburg was geographically central to Philadelphia, Baltimore, Pittsburgh, and New York thus served as an ideal location to process and ship raw materials. The City's early beginnings as a transportation hub continued when two revolutionary modes of travel arrived in the Capital city. The Pennsylvania Canal began service on the eastern edge of Harrisburg around 1830 near the Paxton Creek. Meanwhile one of the earliest railroads in the United States began running locomotives on the Cumberland Valley Railroad through Harrisburg beginning in 1836. The first half of the 19th century was arguably the most transformative period for Harrisburg due to the land use patterns that occurred to maximize trade, transportation, and production. These patterns of land use are still evident in Harrisburg's landscape today and continue to define how Harrisburg residents develop their sense of place and urban identity. Particularly the Cumberland Valley Railroad and the Pennsylvania Canal and their placement on the northern edge of what was the Borough of Harrisburg during the 1830's continue to define Harrisburg's sense of place. Since this was the eastern extent of Harrisburg at the time, the majority of development was west towards the Susquehanna.

A plan for the Borough of Harrisburg from 1844.

[11] John Larson, *Market Revolution.*

[12] *Randall M. Miller and William Pencak, Pennsylvania: A History of the Commonwealth, (University Park: Pennsylvania State University Press, 2002) 154-155, 223.*

As free market capitalism, transportation, and industrialization transformed the Northeast, Harrisburg rapidly expanded throughout the 1850's and 1860's. Harrisburg was incorporated as a City in 1860 and held strategic importance during the Civil War due to its extensive transportation infrastructure and being the capital of one of the most powerful states in the Union. With several railroad bridges, iron and steel foundries, and a cotton processing factory, the City had been a powerful economic driver for the Union during the war. Camp Curtin became the site of the largest Northern barracks during the war with over 300,000 enlistments having been stationed in Harrisburg throughout the war. The nearby Broad Street Market, which continues to serve Harrisburg to this day, helped feed thousands of these soldiers during the war.

Despite this presence, the City was woefully unprepared when Harrisburg was nearly attacked by Confederate forces in June of 1863. Confederate forces made their way through the Cumberland Valley where they reached Camp Hill, just a few miles from the City. Fortunately, Harrisburg escaped the wrath of war as Confederate forces were notified to retreat near Gettysburg, setting the stage for the most infamous battle of the Civil War. Throughout the latter half of the 19th century, Harrisburg steadily expanded its industrial capacity in processing Pennsylvania's raw materials. Between 1860 and 1870 Harrisburg nearly doubled in population causing housing shortages for new residents[13]. Given this, the vast majority of building stock in the river wards were constructed in the decades following the American Civil War in the late 19th century.

Constructed in 1863, the Broad Street Market's stone building is a prime example of how historic preservation enhances the economic development of communities.

[13] Frew, 73.

The City's variety of historic architecture is the physical legacy of how Harrisburg has evolved over time.

The growth prompted expansion north of Broad Street (Verbeke Street) which brought new and ever-changing neighborhoods and architectural styles[14]. The need for additional residential housing stock and a variety of readily available building materials led to new and extensive changes to the City's homes.

High style romantic architectural influences define many of the neighborhoods in the central part of the City. Between 1870 and 1900 fashionable styles such as Italianate, Gothic Revival, Queen Anne, Second Empire, Romanesque, and Chateauesque defined the majority of new construction through the turn of the 20th century. Institutions, churches, residences, and commercial buildings composed of these architectural forms elevated Harrisburg as a fashionable city.

City Beautiful Movement

Until the early 20th century, Harrisburg's land use patterns were largely organic and un-regulated. Although there had been general large-scale platting for parcels, planning throughout the 19th century in Harrisburg was largely on an ad hoc basis and performed by surveyors or engineers. The rapid urbanization of early Harrisburg allowed the private market to capitalize on the City's location and its relationship to the Susquehanna in order to establish critical transportation routes via canals, railroads, and bridges. The hasty industrialization of Harrisburg led to ecological devastation and at the close of the 19th century, Harrisburg had become a polluted, unsightly, and crowded city. The rapid extraction of Pennsylvania's natural resources including timber, coal, and oil, allowed for cities like Harrisburg to expand in population. Pennsylvania's virgin lands and bountiful resources were exploited causing ecological devastation, which motivated a reactionary movement to conserve and protect the Commonwealth's beautiful landscapes.

Plans dated May 1925 showing the spatial relationships in the Academy Manor neighborhood. The planning of this neighborhood was heavily influenced by the City Beautiful movement of the early 20th century. It is important to preserve these relationships between significant buildings, parks, and residential housing stock.

[14] Harrisburg Map, 1881

By the late 1800s, Harrisburg was conspicuous as a crowded and polluted industrial city. Through a 1901 speech to the Harrisburg Board of Trade entitled "The City Beautiful," Mira Lloyd Dock exposed the city's horrible conditions and challenged city leaders and the public to devote funding and attention to addressing these issues. J. Horace McFarland, president of the American Civic Association, became Dock's closest ally in her crusade. Together they convinced community leaders and the public to contribute resources to an unprecedented revolution in municipal improvements. Within 20 years, many of these beautification and recreation improvements – paved streets, clean water, a city hall, land for parks, and a covered sewer interceptor along the river were in place. Most are still amenities for residents and visitors. Because of their efforts in the first half of the 20th century Harrisburg was widely celebrated as one of the most beautiful and progressive cities in the country.

Many of Harrisburg's most well-known historical and cultural resources date to Progressive Era conservationists and their role in the City Beautiful movement of the early 20th Century. This movement encompassed the planning of architecture, infrastructure, and urban planning and focused on introducing beautification, nature, and monumental grandeur in cities. These resources include Riverfront Park, the Capital Greenbelt, Italian Lake, Wildwood Park, and the Dock Street Dam.

The philosophy promoted beauty not only for its own sake, but also to create moral and civic virtue among urban populations. Although the movement took hold in cities such as New York, Chicago, and Washington DC, Harrisburg's implementation was the cradle of conception for the City Beautiful movement and has been celebrated by historians and planners as the most successful urban reform movements in the country.

Riverfront Park is part of the legacy of the City Beautiful movement thanks to Mira Lloyd Dock. After a century the park continues to be a recreational destination.

Chapter 2: Architectural Styles

The architecture of Harrisburg represents over 200 years of design and construction evolution, ranging from the 18th to the 21st centuries. Although each property is historic in its own right, the integrity of the relationship between buildings is more important. It is this integrity of neighborhoods that we aim to protect by establishing historic districts. Every property within an historic district has an important impact on its cohesiveness and overall integrity. Not all buildings neatly fit into a singular architectural style. Many historic buildings in Harrisburg have architectural elements from a variety of styles.

The following is an overview of the most common historic architectural styles found in Harrisburg. Each style is described by its most common character-defining features. A building of any style may have additional unique features not listed that are important to its historic character and worthy of protection. A property may also be a blending of styles, or a style not discussed here; its exclusion does not mean that it is any less important to the architectural history and streetscapes of Harrisburg.

Historic State Street and Pennsylvania's Capitol Building.

Vernacular Architecture (Locally 1730-Present)

Vernacular architecture is characterized by the use of locally acquired materials and knowledge. Buildings that are identified as vernacular may have forms or features of other popular architectural styles, in an attempt to emulate national architectural trends, but are constructed to be functional rather than highly aesthetic. This type of building stock was usually constructed without the planning and design skills of a trained architect and are typically simple yet practical buildings.

Federal or Adam (1780-1820)

Federal is a style of architecture with symmetrical fenestration, gabled roofs with dormers, masonry or wood exteriors, and metal or shingle roofing. The style is executed in both high style and vernacular form as row homes in many of Harrisburg's Historic Districts. Vernacular styles of the federal style form were constructed throughout the 19th century in the City.

Classical Revival/Neoclassical **(Early period 1770-1850 & Late Period 1895-1950)**

There are two distinct periods for this type of architecture. The early period of this architectural style is the earlier predecessor of the greek revival style. The neoclassical style imitates the architectural symmetry, balance, and proportions of ancient Greek buildings. They commonly have six over six windows, central entrances and a dentiled cornice. The example to the left is located in the Harrisburg Historic District downtown. Known as the Fager School building, it was originally built in 1842 and remodeled in 1868. Finer examples have columns, porticos, and box gabled roofs. This style was often the form used for schools, banks, courthouses, and other institutional buildings.

Greek Revival (1825-1860)

Greek Revival was the dominant architectural style in the early decades of the 19th century. Based upon the principles and styling of ancient Greece and Rome, the resurrection of this building type was an ode to the new constitutional republic government in the United States. Several defining features of this type of architecture include gabled or hipped roofs, porches with columns, and strong cornice lines.

Gothic Revival (1840-1880)

Gothic Revival was inspired by medieval cathedrals of Europe. There are very few Gothic Revival style houses in Harrisburg as it was an architectural style designed for rural homes. However many of Harrisburg's churches are in the Gothic Revival style. This style have have steep gabled roofs, gothic arched windows, and often adorned with decorative millwork, gable trim, and cantilevered or oriel windows.

Second Empire (1855-1890)

Named after the French Second Empire of Napoleon III (1852-1870), this is a common architectural style throughout Harrisburg's Historic Districts. The style is distinguished by slate mansard roofs, dormers, detailed millwork, bay windows, and double wooden front doors. Most examples of Second Empire buildings in Harrisburg have masonry exteriors. The style is sometimes called Mansard Style because of the dominance of the roof. Mansard roofs often have patterned slate, as this was the roofing material of choice in the late 19th and early 20th centuries.

Italianate (1840-1890)

This architectural style was inspired by the villas of Italy and was popular from the mid-1800's to the turn of the century. It is defined by prominent cornices, single or paired brackets, and vertically strong windows. Italianate buildings often have two-over-two double- hung windows with curved tops and decorative lintels. Flat or hipped roofs are the typical roof style. Italianate was a popular style for both residential and commercial buildings. Italianate buildings can be either frame, or constructed of brick, as is often the case in Harrisburg.

Queen Anne (1880-1915)

Queen Anne was a popular style of residential architecture from 1880 to the 1910's. It is an imaginative form of architecture with elaborate details and millwork. Queen Anne style buildings can have either a wood or brick exterior. They often have turrets, multi-gabled roofs, dormers, decorative millwork ornamentation, and expansive front porches with decorative brackets, balustrades, and posts. They also typically have bay windows and feature wooden double- hung windows and paneled doors. Many Queen Anne structures in the City also have elements of Shingle style architecture.

Romanesque Revival (1880-1900)

Rough stone exteriors with dramatic arches inspired by ancient Rome define the Romanesque Revival style of architecture. The architect Henry Hobson Richardson and the subsequent “Richardsonian Romanesque” is the source of the style’s development with the construction of his designs for the Allegheny Courthouse in Pittsburgh and Trinity Church in Boston. Romanesque buildings were most often institutional or public buildings. The style was only adopted by the wealthy for residential construction due to the substantial cost of stone.

Stick (1860-1890)

Stick is a type of Victorian architecture that incorporates Queen Anne elements but is entirely done with wood. They often have the look of half-timbering like Tudor style buildings, but not with stucco, only wood clapboards or ”sticks.” The result is a highly textured and ornate exterior.

Colonial Revival (1880-1960)

Colonial Revival was a popular style at the end of the 19th and well into the 20th Centuries. The style uses Georgian and colonial designs to create symmetrical facades with a central entrance and classical detailing. Palladian style windows are often used for accent, but otherwise windows are all of uniform size and evenly spaced. The example shown are located in the Academy Manor Historic District, where the style is common.

Commercial (1850-1920)

Commercial style is a type of architecture constructed for mixed uses along primary streets which included storefronts, showrooms, and restaurants. Commercial style architecture is defined by large storefront windows usually topped with a decorative entablature, symmetrical window patterns, and a strong cornice. Buildings are typically constructed with brick, but can be composed of wood or stone. Many of the commercial style structures in Harrisburg were constructed between 1860-1900 with Italianate architectural styling. There is usually residential housing above the storefront in the 2nd and 3rd floors.

Tudor Revival (1890-1940)

The Tudor style of architecture is a revival style derived from medieval structures found in England. Tudor style is defined by half-timbers combined with stucco to create a patterned exterior. They typically have ornate chimneys, masonry exteriors on the first level, steep (often cross-gabled) roof lines, and multi-paned windows.

Art Moderne/ArtDeco/Streamline Moderne (1910-1940)

These three styles are technically different, but are often categorized together as they have similar characteristics. These styles were truly “modern” in that they utilized the most current materials and methods of construction. The heavy use of metals, concrete, and porcelain emphasized a new modern age. The use of egyptian, nautical, and cubist motifs can be found in the design of these styles. Unfortunately, these styles were short lived as WWII caused a disruption in architectural expression. These styles were the precursors to the International Style. The City has several examples of Art Deco and Moderne style architecture.

3

International Style (1940-Present)

Known as a modern style of building, International style architecture rebukes the ornamentation of earlier architecture and utilizes modern materials in a simple yet modern way. This type of style emphasizes strong horizontal and vertical lines usually with concrete, brick, and glass and typically have flat roofs. Furthermore, this style is typically used for office and apartment buildings. The International Style became very common following the aftermath of WWII in the rebuilding of Europe. There are several examples of this style in Harrisburg's historic districts, primarily in the downtown neighborhood.

Other Styles:

There are a vast array of architectural styles within the City of Harrisburg, where we decided to only list the most common ones above. Other architectural styles in the City, are English cottage style, French Provincial, Dutch Colonial, Collegiate Gothic Revival, Beaux-Arts, Neoclassical, Georgian, Eastlake, bungalow, shingle, French eclectic, Italian renaissance American four-square, Art Deco, Spanish Mission, Brutalism, modern and post-modern style buildings. These various architectural styles blend together in our neighborhoods and commercial districts to create unique places worth preserving.

The City of Harrisburg has a diverse array of historic architecture. Local historic district designations are designed to preserve this rich physical heritage. Historic preservation helps to maintain the uniqueness of the City and one's sense of place.

Chapter 3: Historic Preservation Policy in Harrisburg

Historic Preservation Planning

The City of Harrisburg contains many historic neighborhoods, commercial districts and individually significant historic buildings. Historic preservation involves protecting the historic character of these neighborhoods and buildings so that new construction, demolition, and alterations do not have negative effects on their historic character and value. Historic preservation often involves local, state, and federal preservation planning policies and regulations to achieve this. Local historic preservation planning is the most effective method of preserving significant places. A framework of preservation tools, guidance, regulation, and funding results in a successful historic preservation program. The final piece of this preservation puzzle is the people and organizations in Harrisburg. Through their involvement and cooperation, historic preservation is, and will continue to be, a successful aspect of our community's economic and social renaissance.

Preservation Planning Tools

MUNICIPAL HISTORIC DISTRICTS These districts are created at the local level as part of the zoning code and allowable by law due to the Municipal Historic District Act of 1961. Through local administration the buildings in these districts cannot be altered without special prior approval. Similarly, new construction and demolition in these districts is reviewed prior to issuance of permits.

NATIONAL HISTORIC DISTRICTS The designation of an area as a National Historic District does not impede the activities of private property owners, but does provide special funding opportunities. Publicly owned or publicly funded projects in these districts are reviewed by law to reduce negative impacts on historic buildings.

THE NATIONAL REGISTER OF HISTORIC PLACES The National Register of Historic Places is kept by the National Park Service which oversees the list's administration. The list recognizes the importance of a place as relevant to our broader history as a nation. Properties of historic significance can be listed on the National Register as a means to acknowledge their unique importance. Listing also provides avenues for preservation funding. An individual property may also be listed as Eligible for the National Register, without being officially listed.

ELIGIBLE NATIONAL HISTORIC DISTRICTS This designation is like that of National Historic Districts except for the fact that a fully documented nomination has not been prepared and accepted by the National Park Service. In this case, the district has been documented to the extent that its historic importance is identified and acknowledged.

ARCHITECTURAL CONSERVATION OVERLAY DISTRICTS (ACOD) These local districts protect historic neighborhood streetscapes without the formal designation of an historic district.

Harrisburg's Municipal Historic Districts

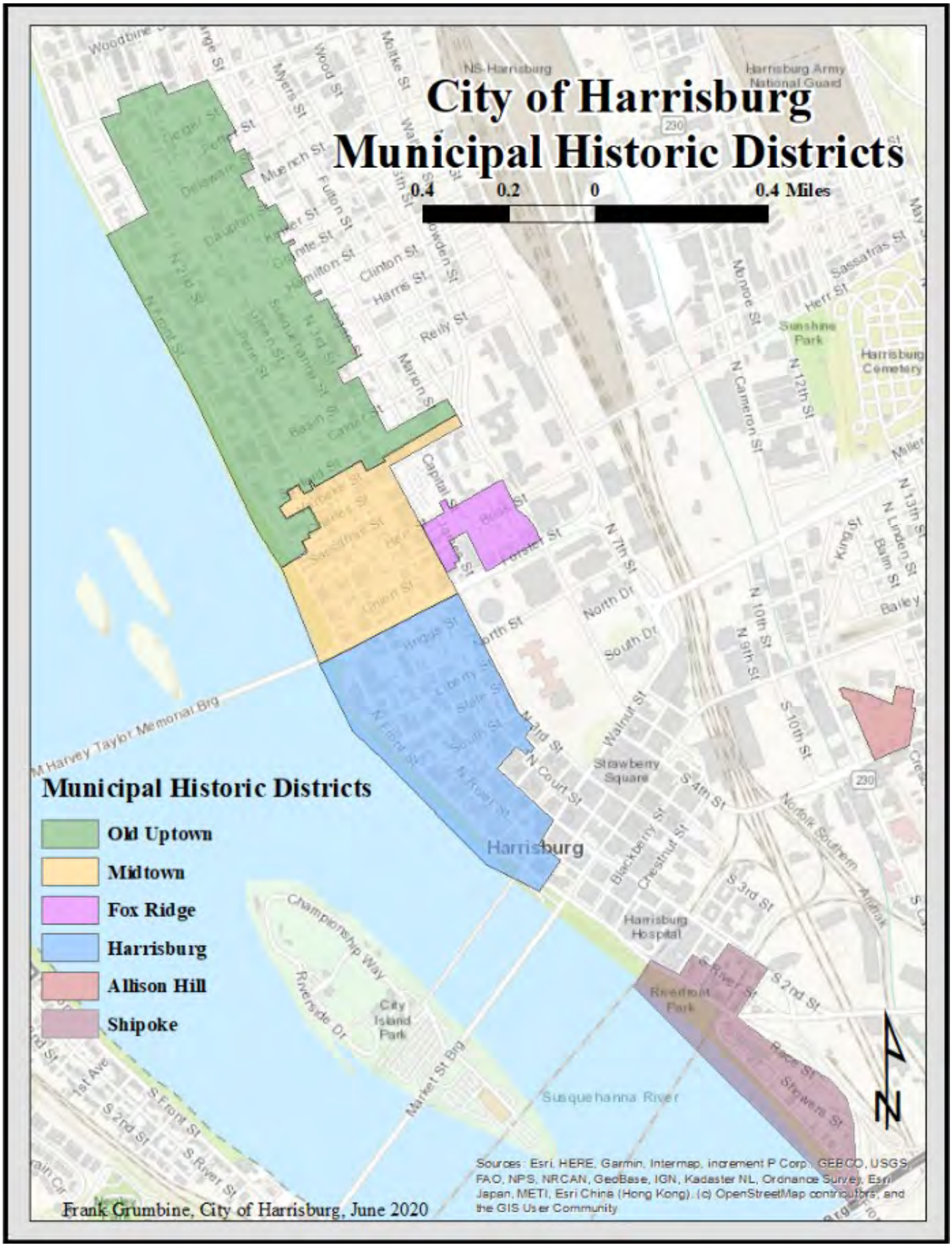
The City of Harrisburg has established six Municipal Historic Districts. The properties and boundaries of the districts are based on surveys and research of the City's early development.
These special areas of the city are protected by this status so that demolition, new construction, and exterior alterations to existing buildings do not negatively impact the remaining historic architectural character. The Harrisburg Architectural Review Board (HARB) and City Council have the authority to review all such projects in order to protect these areas as stated in the City's Historic District
Ordinance and as further explained in this Design Guide. The map in this document demonstrates the contiguous nature of many of our districts. The maps on the following pages provide more detailed boundaries.
As stated in the City of Harrisburg's Zoning Code the purpose of municipal historic districts is to:

(1) Protect the portions of the City which recall the rich architectural and cultural heritageof Harrisburg and the State;
(2) Increase interest in the City's history and promote the general welfare, education, and culture of the City;
(3) Strengthen the City's economy by improving property values and economic activity; and
(4) Provide for new buildings and alterations that will be harmonious with existing historically and architecturally significant buildings.

Establishing a Municipal Historic District

A new Municipal Historic District can be created when an area of the city has been identified to have significant historic architecture in need of protection. After the historic buildings and boundaries of a new district have been documented, the Mayor, Planning Commission, and City Council will review the proposed district and consider its establishment. This process involves public meetings to discuss the merit and nature of a proposed district. The State Historic Preservation Office then must survey the proposed district and certify its historic integrity. If you and your neighborhood are interested in forming a new municipal historic district, contact the Planning Bureau for guidance.

Harrisburg's Midtown municipal historic district is a cozy and inviting neighborhood which warrants protection.


City of Harrisburg
Municipal Historic Districts
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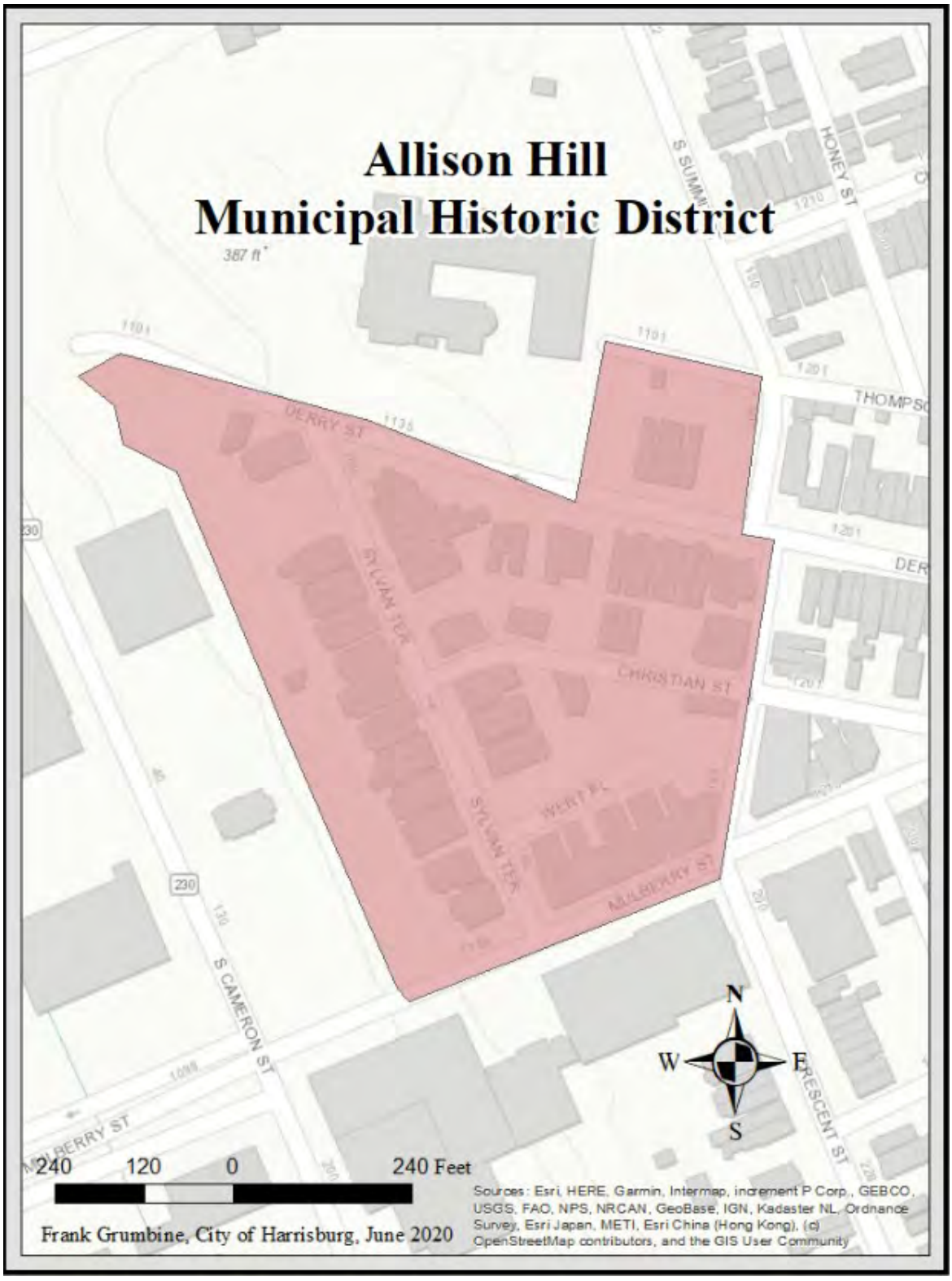
Municipal Historic Districts
Old Uptown
Midtown
Fox Ridge
Harrisburg
Allison Hill
Shipoke
Harrisburg
Susquehanna River
Frank Grumbine, City of Harrisburg, June 2020
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Allison Hill

The Allison Hill Municipal Historic District was established in 1987 and is a small part of the much larger Mount Pleasant National Historic District. The general boundary of the Allison Hill district is Derry, Thompson, Summit, and Mulberry Streets, and the rear property lines of Sylvan Terrace's west side. The district overlooks the Cameron Street corridor and features various, predominantly brick, residential architecture originating from the City's first expansion up from the Susquehanna riverfront.

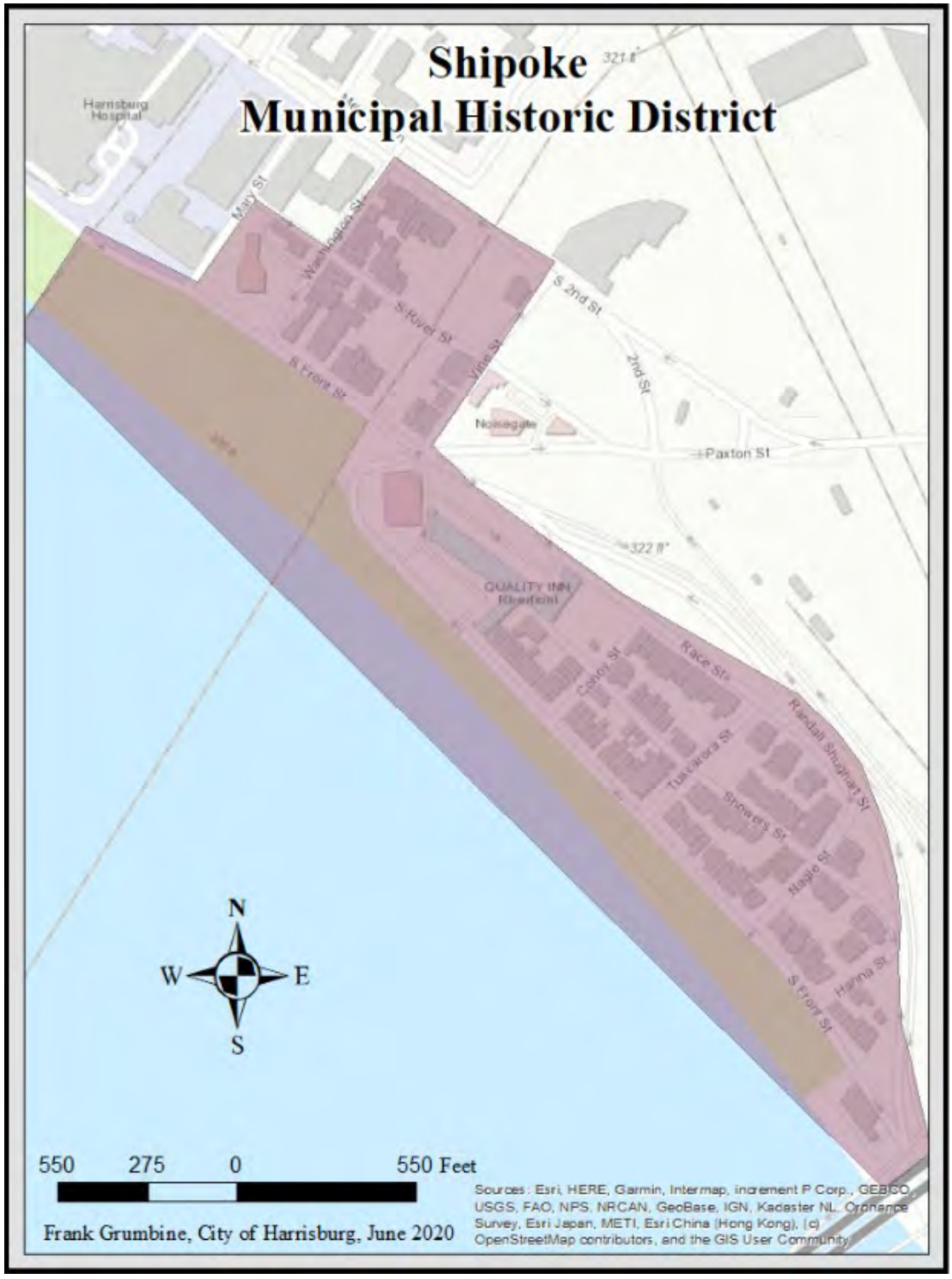


Harrisburg

The Harrisburg Municipal Historic District is roughly bound by Third, Forster, Front, and Walnut Streets. The district encompasses portions of Harrisburg's oldest area. The district has a wide variety of building types including residential, commercial, and institutional buildings. It was created in July of 1974 in conjunction with the Shipoke District as the City's first municipal district.

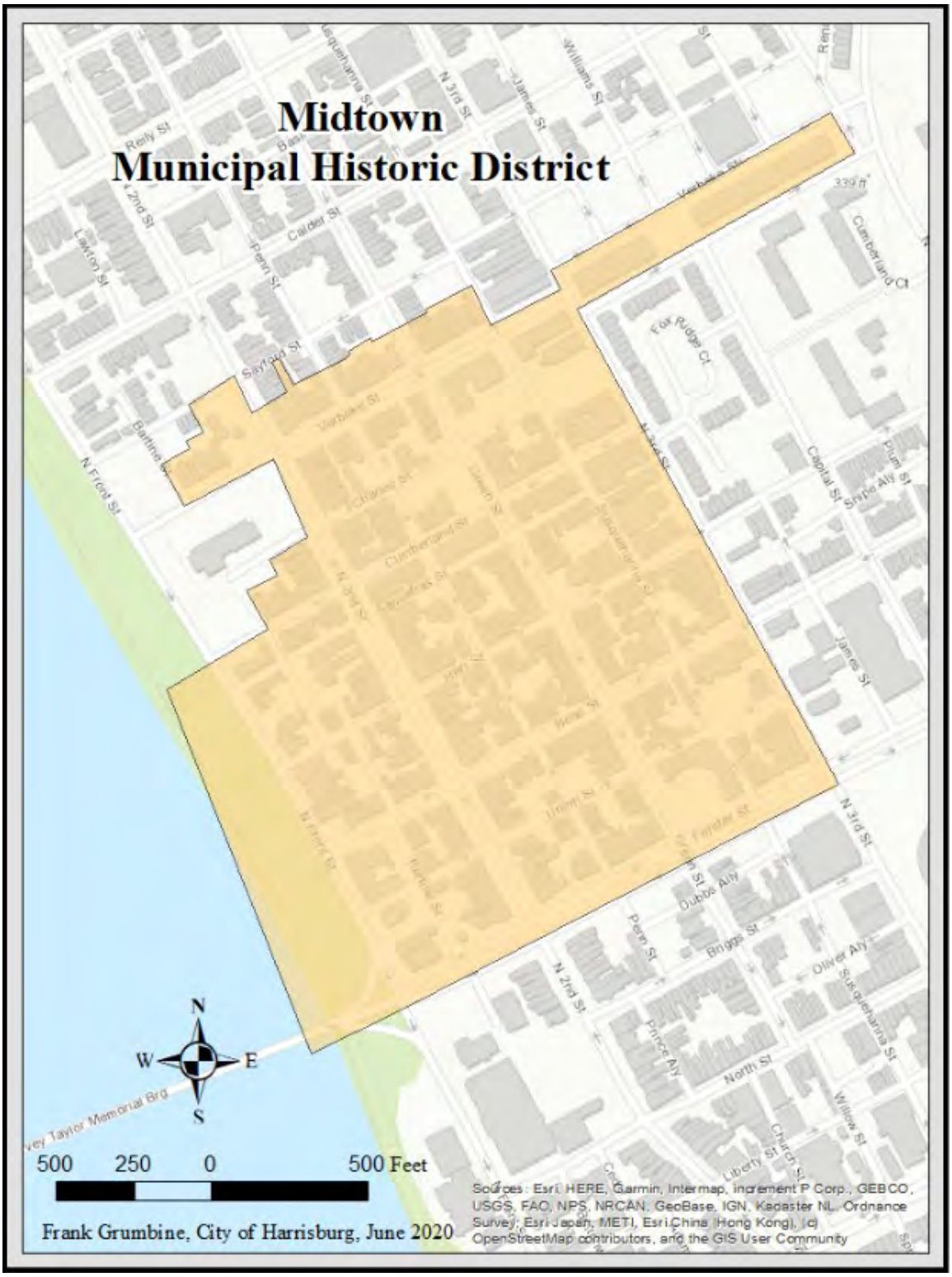
Shipoke

The Shipoke Municipal Historic District is south of the downtown and bound by the Susquehanna River on the west and an industrial corridor to the east. It includes the site of Harrisburg founder John Harris' original tavern and ferry. Historic buildings in this district are mainly residential with some commercial properties. It was established in July of 1974 along with the Harrisburg district as the City's first municipal historic district.



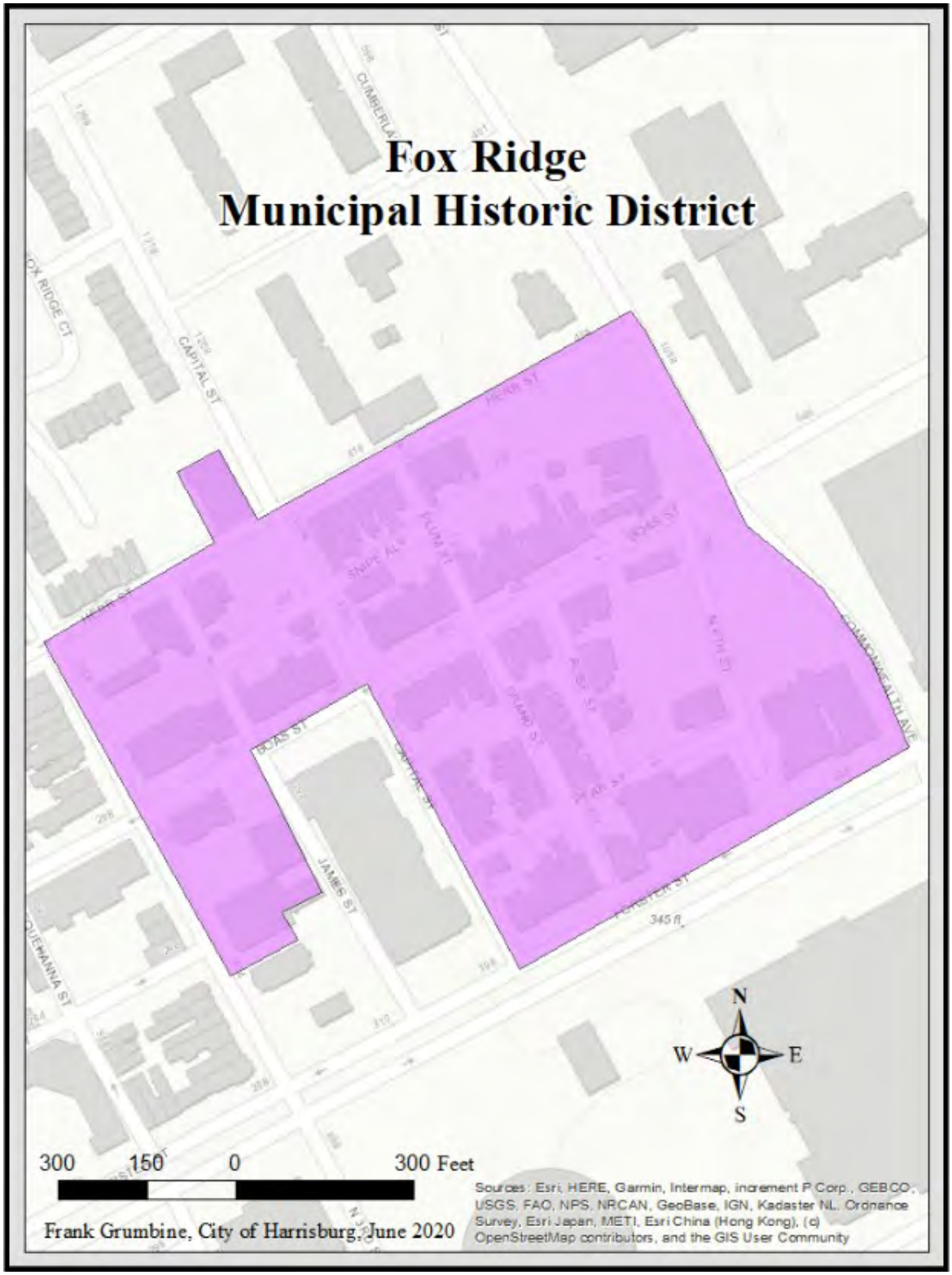
Midtown

Third, Verbeke, Front, and Forster Streets roughly bind the Midtown Municipal Historic District. This district features 19th and early 20th Century structures. The area is primarily residential but includes significant commercial sections and structures, primarily along North Third Street. This district was created in 1983 as the third municipal district established in the City.



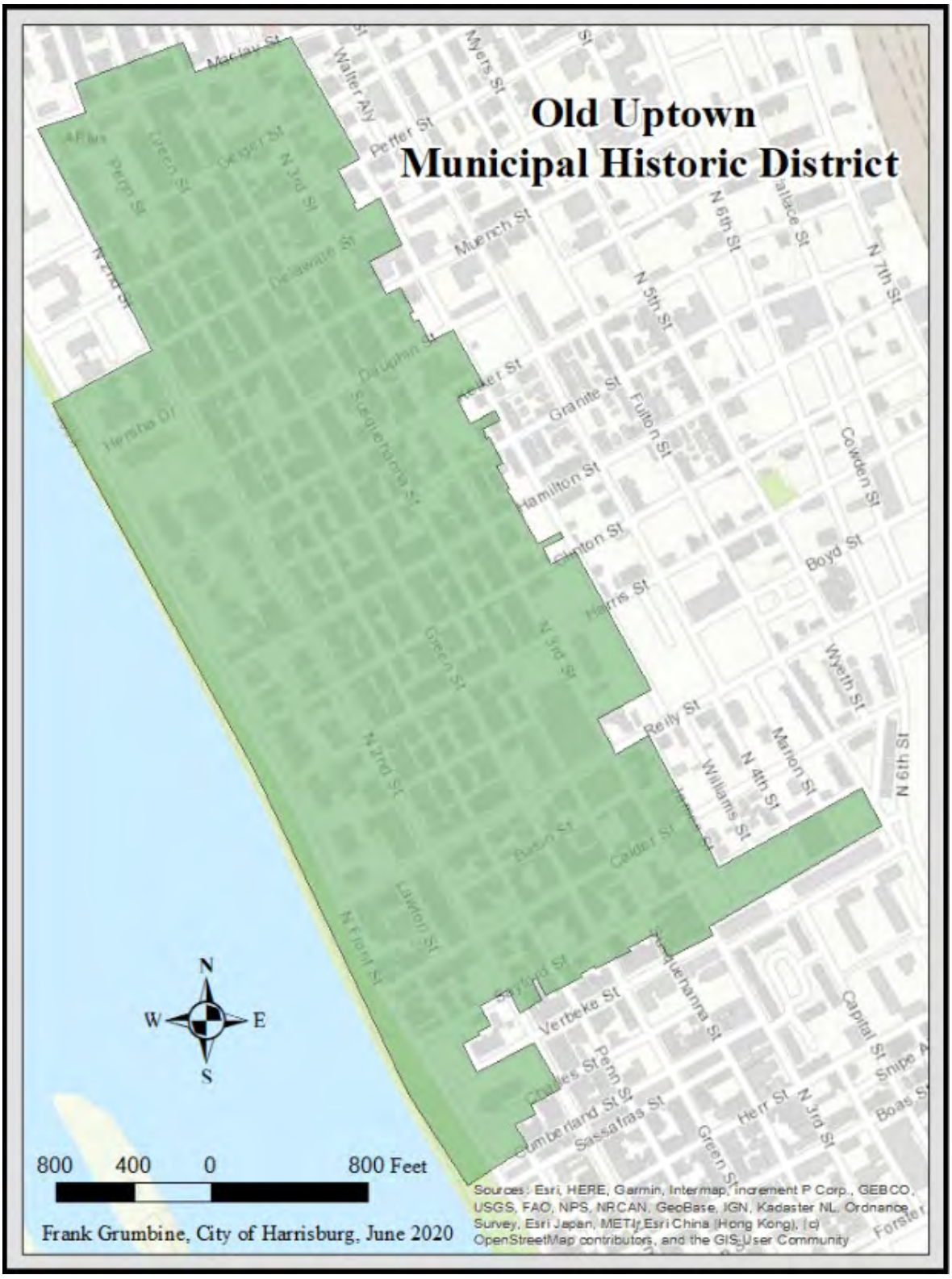
Fox Ridge

The Fox Ridge Municipal District is just north of the State Capitol Complex and is bound by Sixth, Herr, Third, and Forster Streets. This district is primarily residential 19th century construction with some commercial and institutional properties. The district was established in 1983 and was certified by the National Park Service in 1985.



Old Uptown

The Old Uptown Municipal Historic District is roughly bound by Third, Maclay, Front, and Verbeke Streets. This district primarily dates from 1895-1905 with some earlier 19th century structures. There is also a significant amount of modern construction intermixed with the historic properties. The district was created in 1990 and is also certified by the National Park Service.



ARCHITECTURAL CONSERVATION OVERLAY DISTRICTS

An Architectural Conservation Overlay District (ACOD) is a special zoning district for a specified historic area. It is used when the property owners in that area recognize that the unique historic character of the neighborhood and streetscape warrant protection from unwanted changes. Creating an ACOD is a valuable tool in sustaining the historic character of a neighborhood streetscape, and both the real and intrinsic value associated with it. Creating an ACOD district is a good option for historic areas that do not warrant or desire to be a Municipal Historic District.

Establishing an ACOD

The Planning Bureau is available to work with neighborhood groups interested in establishing an ACOD. The following must be met in order to present a new ACOD to City Council for adoption.

1. A petition with the following:
    A. Signatures of "representatives" of no less than sixty percent (60%) of all housing units located within the proposed ACOD boundaries.
    B. Such petition must include the signatures of no less than fifty-one percent (51%) of all owner-occupied housing units within the proposed boundaries.
    C. A "representative" of a housing unit is one adult person living on the premises whose name appears on the deed, lease, or formal agreement of sale.

2. A list of all neighborhood organizations located within the proposed ACOD with the name of the presiding officer and contact information.

3. A map clearly delineating the boundaries of the proposed ACOD including the names of all streets within and adjacent to the district.

4. The proposed ACOD must:
    A. Be at minimum 12 square blocks.
    B. Have eighty percent (80%) of the buildings in the ACOD be at least 80 years old.
    C. Have seventy-five percent (75%) of the residential buildings within the ACOD be occupied.

5. A proposed set of Design Guidelines for the ACOD. The Guidelines must address alterations to existing buildings, new construction and expansion of buildings, and demolition.

The HARB and Planning Commission will review the proposed ACOD at public meetings. Then a City Council hearing will be held to discuss the proposal. City Council then has the authority to approve or deny the new ACOD. City Council may make changes to the boundaries or guidelines as part of their approval.

ACOD's are administered by the Planning Bureau through the review of Building Permit applications. All applications in the ACOD are reviewed to ensure the proposed work complies with the established Guidelines

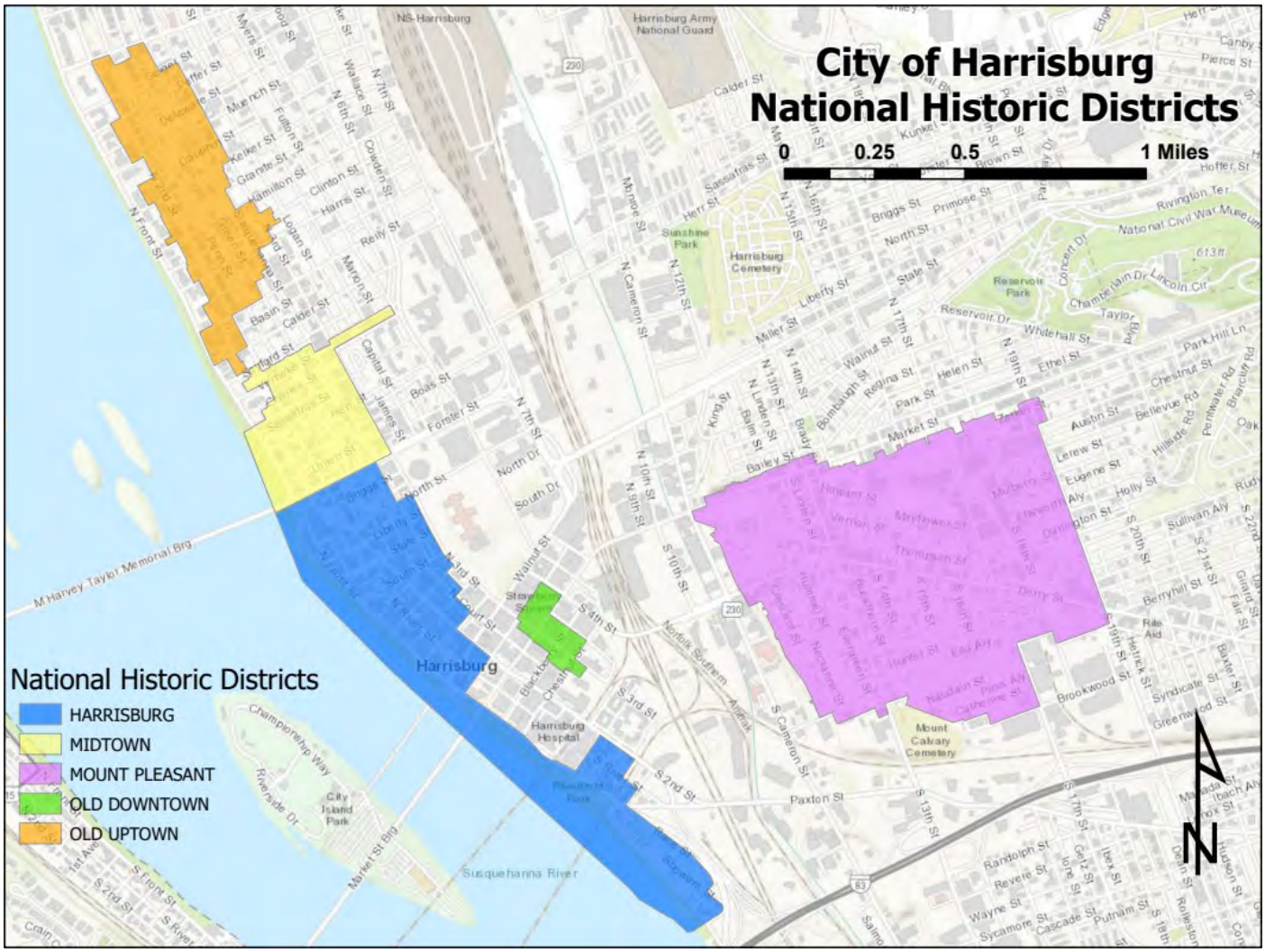
Summit Terrace

There is currently one ACOD in Harrisburg. It is the Summit Terrace neighborhood bound by State Street, North Thirteenth Street, Bailey Street, North Twelfth Street, and Royal Terrace. This ACOD was established in 1998 and has helped to prevent unwanted alterations and new construction from degrading the historic neighborhood. Please contact the Planning Bureau, Summit Terrace Neighborhood Association, or visit the City's website for more information.

National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Resources listed on the National Register are not subject to HARB review unless located within a Municipal District. Other historic resources have been deemed eligible for listing, but have not been fully documented for full listing. The design guidance presented in this book is applicable for projects in these broader historic areas, although HARB and City Council review is not required. The Nomination forms for the National Historic Districts and individually listed places within the City can be accessed Online.

Listed National Historic Districts: Old Uptown, Midtown, Harrisburg, Old Downtown Harrisburg Commercial, Mount Pleasant
Eligible National Historic Districts: Academy Manor, Bellevue Park, Fox Ridge



Chapter 4: Application and HARB Review

Harrisburg's Municipal Historic Districts are protected under the City's Historic District Ordinance as a result of the Pennsylvania State Enabling Legislation Act 167 of 1961, also known as the Historic District Act. Subsequently, the City has established the Harrisburg Architectural Review Board (HARB) to administer the appropriateness of alterations within the City's Municipal Historic Districts. The HARB provides recommendations to the City Council on issuing Building Permits and Certificates of Appropriateness regarding exterior alterations within municipal historic districts.

Exterior Alterations Visible From a Public Right-Of-Way:

A public right of way is any public street, alley, sidewalk, or any other named street. If any part of the building or structure within a municipal historic district is visible from a public right of way, then it is legally subject to historic district regulations. HARB review is required for most projects or alterations that are visible from a public right of way including:

- Windows and Doors
- Siding and Masonry
- Demolition or Addition
- Signs and Awnings
- Roofs and Dormers
- Porches, Decks, Fences

Any proposed project or alteration that is considered a repair, in-kind replacement, emergency, or general maintenance usually does not need HARB review. Any significant alterations that may potentially impact the character of the neighborhood or integrity of the structure will have to be reviewed by HARB.

Applications for HARB review are called "Certificate of Appropriateness Applications" and can be obtained from the Planning Bureau in the City Government Center or found on the City's Planning Bureau website, Harrisburgpa.gov/planning/

Determination of Visibility

The question of whether a feature or facade within a historic district is visible is a common issue that HARB members and the Planning Bureau are faced with when reviewing potential projects. When there is a potential project or proposed alteration within one of the City's municipal historic districts, the City's Planning Bureau staff performs a survey of the subject property to determine the visibility of the area from a public right of way. If the proposed alteration is visible from any public right of way, then it is subject to historic district regulations. Facades or architectural features that are obstructed by other buildings, infrastructure, or evergreen vegetation are not subject to historic district regulations. If deciduous trees obscure a facade for only part of the year and it becomes visible in the winter, then it is considered visible from a public right of way.

Architectural elements that are only partially visible from a public right of way are also subject to historic district regulations. If there is a disagreement between the Planning Bureau and a homeowner or contractor regarding the determination of visibility, then the project will be reviewed by HARB where the question of visibility will be determined.

Right of Ways include: streets, sidewalks, alleyways, grocer allies, parks, and other public spaces.

Project Review Guide for Municipal Historic Districts

What does "In-Kind" mean? In-kind means the repair or replacement of a feature that replicates the original in appearance, material, texture, profile, size, and scale. An in-kind replacement should be nearly indistinguishable form the original.

1. Repairs - Work Not Requiring HARB Review

Minimal in-kind repair or replacement that is an exact match to the existing/historic material does not require review by the City. (Repairs that match exactly in design, material, style, texture, shape, etc.) Any feature needing full replacement will likely need staff or HARB approval depending on the project.

- Repair of historic windows, doors, exterior wooden or masonry elements, or other in-kind repair.
- Repairs or alterations not visible from a public right-of-way.
- Interior repairs or alterations.
- Minimal brick pointing and repairs. Must use high lime content mortar and perform work in
- accordance with the National Park Service Preservation Brief #2.
- Repair of items using epoxy, splices, caulk, putty, or other materials.
- Installation of utility meters (e.g., gas, water, electric). It is strongly recommended
- Selection of paint colors and the painting of existing painted surfaces.

2. Replace In-Kind - Work Eligible for Planning Bureau Approval

More intensive in-kind repair or replacement of existing historic features usually requires a building permit and staff review. A Building Permit application is required if your project involves in-kind repairs or replacement over $1,000 or involves structural changes. This is all that is needed if the part of the building being altered is not visible from a public right-of-way (all named streets and adjoining sidewalks). To expedite common requests, applications can be administratively approved by the Planning Bureau staff and would not require HARB review and would result in the issuance of a building permit. This includes routine maintenance, emergency repairs, and identical replacement of deteriorated features too damaged to successfully repair.

- Routine Maintenance
- Emergency Repairs
- In-kind replacement of historic materials too deteriorated to repair
- Extensive masonry repointing
- Storm doors and storm windows
- In-kind replacement of windows, roofs, doors, or other exterior elements

3. Change, Remove, or Alter - Work Requiring HARB Review

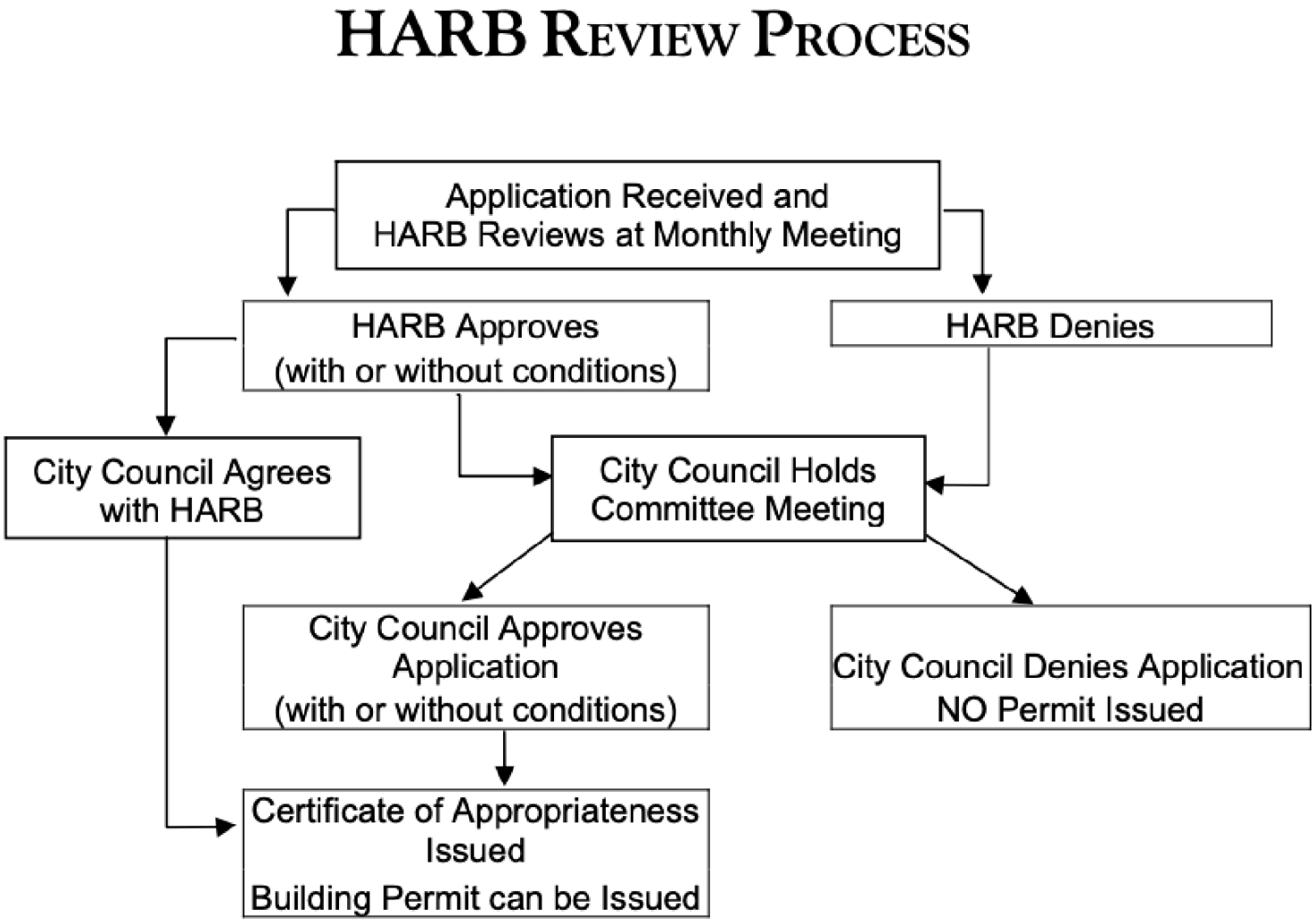
Alterations, removals, or changes to any building, structure, or its architectural features that are visible from a public right-of-way and located in a designated Municipal Historic District must be reviewed and approved by the HARB. Any proposal to change or remove existing historical materials or architectural elements must be reviewed by HARB.

- Change in window, roof, door, or siding material or type.
- Change or removal of historic architectural features.
- Additions, new construction, and new features.

HARB Review Process

The HARB meets regularly on the first Monday of every month in the City Government Center. You will be notified on the time and place of the meeting when your application is to be considered. Please check the City website for the current Board meeting schedules or call or email the Bureau of Planning Bureau at 717-255-6637.

The HARB votes on each application at the meeting, thus establishing their recommendation to City Council. Decisions are based on the merits of each individual application. City Council then makes the final decision on each application, usually within 30 days from the HARB meeting. If the HARB has recommended approval of your application, and City Council agrees, you will receive your Certificate of Appropriateness and the Bureau of Codes will issue your Building Permit.

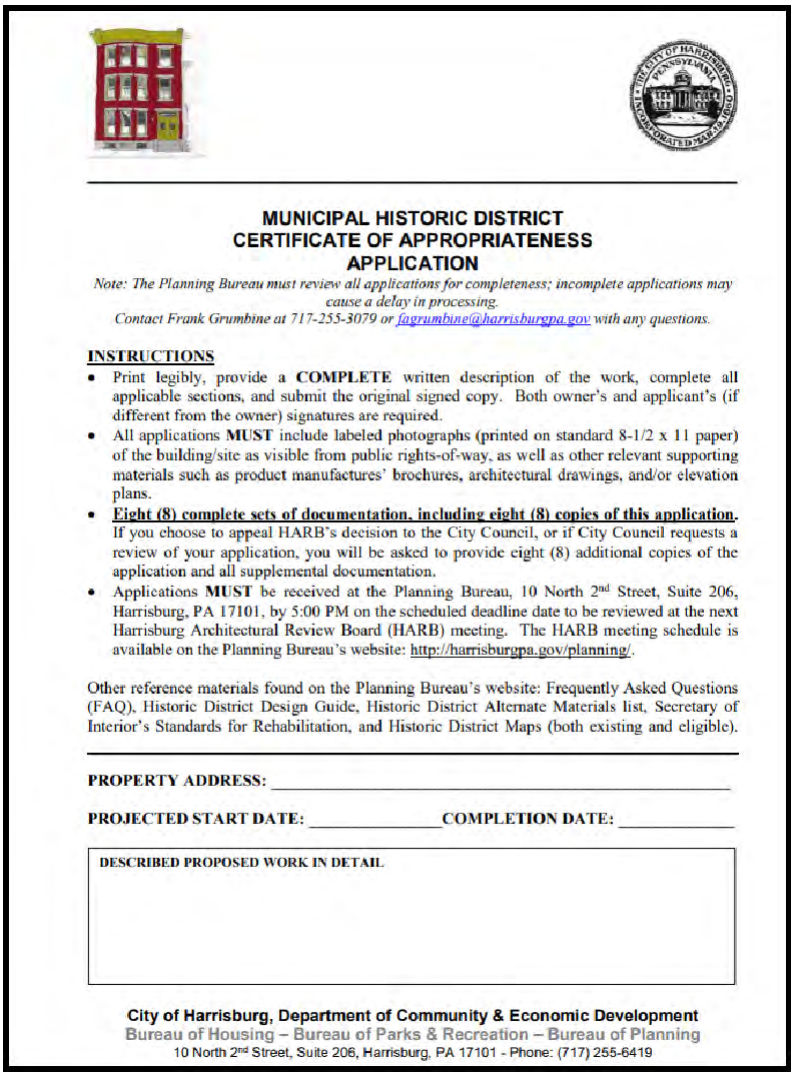


If you have questions or require advice or consultation on your project please contact the City of Harrisburg's or Historic Preservation Specialist at 717-255-3079.

Certificate of Appropriateness Application Submission

When filling out a HARB application read the instructions on the front page completely. Try to imagine yourself as the person who has to review the application. A clear and detailed explanation of what you plan to do is needed. Photos of both the entire building and detailed photos of parts impacted by your proposed work are critically important. Specification sheets and samples of materials you are proposing to use will also be needed. Finally, be sure the owner of the property signs the application. If something more is needed, city staff will work with you to ensure the application is complete.

Two (2) sets of photos/attachments are required with your application unless instructed otherwise by the Planning Bureau. Digital submission of your application may be appropriate depending on the project. Contact the Planning Bureau to confirm the most current application submission procedure. There is no application fee unless your project is already begun or completed before the required HARB review or issuance of a Building Permit. A $500 fee is required for all "after-the-fact" applications.



MUNICIPAL HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS
APPLICATION

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.
Contact Frank Grumbine at 717-255-3079 or fagrumbine@harrisburgpa.gov with any questions.

INSTRUCTIONS

- Print legibly, provide a **COMPLETE** written description of the work, complete all applicable sections, and submit the original signed copy. Both owner's and applicant's (if different from the owner) signatures are required.
- All applications **MUST** include labeled photographs (printed on standard 8-1/2 x 11 paper) of the building/site as visible from public rights-of-way, as well as other relevant supporting materials such as product manufactures' brochures, architectural drawings, and/or elevation plans.
- **Eight (8) complete sets of documentation, including eight (8) copies of this application.** If you choose to appeal HARB's decision to the City Council, or if City Council requests a review of your application, you will be asked to provide eight (8) additional copies of the application and all supplemental documentation.
- Applications **MUST** be received at the Planning Bureau, 10 North 2nd Street, Suite 206, Harrisburg, PA 17101, by 5:00 PM on the scheduled deadline date to be reviewed at the next Harrisburg Architectural Review Board (HARB) meeting. The HARB meeting schedule is available on the Planning Bureau's website: http://harrisburgpa.gov/planning/.

Other reference materials found on the Planning Bureau's website: Frequently Asked Questions (FAQ), Historic District Design Guide, Historic District Alternate Materials list, Secretary of Interior's Standards for Rehabilitation, and Historic District Maps (both existing and eligible).

PROPERTY ADDRESS: _____

PROJECTED START DATE: _____ **COMPLETION DATE:** _____

DESCRIBED PROPOSED WORK IN DETAIL

City of Harrisburg, Department of Community & Economic Development
Bureau of Housing – Bureau of Parks & Recreation – Bureau of Planning
10 North 2nd Street, Suite 206, Harrisburg, PA 17101 - Phone: (717) 255-6419

Pre-Application & Project Consultation

This step is optional but highly encouraged for major construction projects or alterations in historic districts. Anyone who has questions or concerns regarding HARB or historic preservation is encouraged to contact the Planning Bureau. This is an opportunity for an informal review of a project, to receive feedback from the Planning Bureau and gain familiarity with the design guidelines. Contact the City's Historic Preservation Specialist if you are interested in having a pre-application review at 717-255-3079.

HARB Denial Appeal Process

If the HARB recommends denial, the City Council will closely consider your application prior to making their final decision. If the City Council decides to deny your application, you will be notified of the decision in writing. You have the right to appeal the denial by law and City ordinances. If your case has been denied by HARB and City Council and desire to appeal the decision, please contact the Planning Bureau Staff.

Building Permit Applications

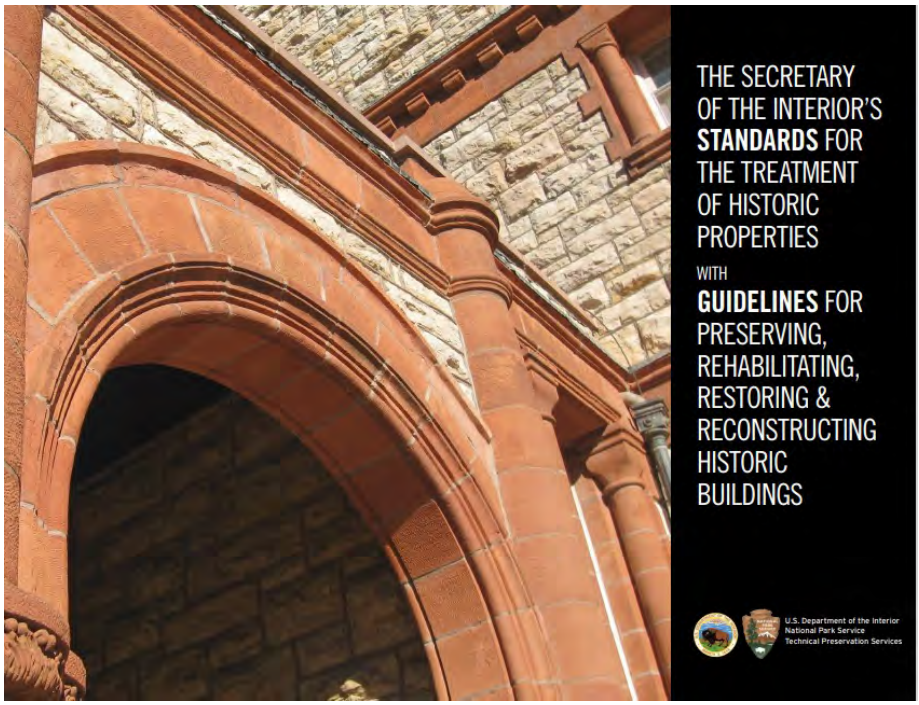
If your project requires HARB review, it is likely that your project also requires the acquisition of a building permit. Any work of over $1,000 or any work that involves structural alterations requires a building permit prior to work being performed. A building permit application can be submitted concurrently with a COA application or can be submitted following the conclusion of the HARB meeting.

Determination of Appropriateness:

How does the HARB and the Planning Bureau determine the appropriateness of a project in a municipal historic district?

1. The Secretary of Interior's Standards for the Treatment of HistoricProperties

The primary source of guidance for the treatment of historic buildings nationwide is *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. They are often referred to as *The Secretary's Standards*. This set of guidelines is published by the National Park Service and is widely adopted as the primary resource to interpret the appropriateness of changes with historic buildings.



Visit the National Park Service's Technical Preservation Services website to learn about the Standards and other preservation resources.

The Secretary's Standards are intended to promote responsible preservation practices that help protect irreplaceable cultural resources. They do so by providing a consistent approach to historic preservation based on the type of alterations a property is receiving. The Secretary's Standards are divided into four levels of treatment depending on the nature, condition, and type of historic property. The four treatment approaches defined by The Secretary's Standards are preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is the level of treatment adopted by the HARB as a basis for this document.

The Standards for Rehabilitation are also used by the HARB when examining applications. Rehabilitation as a treatment emphasizes the retention and repair of historic materials.

Rehabilitation is defined by *The Secretary's Standards* as, "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values." The Standard's can be found online in a PDF format along with other types of resources including technical Preservation Briefs published by the National Park Service.

Applying the Standards

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained. However, an assumption is made prior to work that the existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in ***The Standards for Rehabilitation and Guidelines for Rehabilitation*** to replace extensively deteriorated, damaged, or missing features using either traditional or in some special cases, substitute materials.

Identify, Retain & Preserve, Repair

Guidance for rehabilitation begins with a recommendation to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character. These must be retained in order to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; and exterior features, such as roofs, porches, and windows.

Protect & Maintain

After one has identified historic materials and features that must be retained in the process of rehabilitation work, then protection and maintenance of the features are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re- application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Replacement

The next step in the rehabilitation hierarchy is replacing an entire character-defining feature with new material because the level of deterioration or damage precludes repair (for example, an exterior cornice; or a complete porch or storefront). Replacement is appropriate if the essential form and detailing are still evident. This way, the physical evidence can be used to re-establish the feature. Like the guidance for repair, the preferred option is always replacement of the entire feature in-kind, that is, with the same material. Because this approach may not always be

technically or economically feasible, provisions are made to consider the use of a compatible substitute material and design.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that-- although damaged or deteriorated--could reasonably be repaired and thus preserved.

2. Harrisburg Historic District Design Guidelines

The Planning Bureau and HARB utilize this document in collaboration with the Secretary of Interior's Standards to review projects within historic districts. Typically, both documents reiterate the same principles of historic preservation, but in the Harrisburg Historic District Design Guidelines are more specific to the context of Harrisburg.

3. National Park Service Preservation Briefs

The National Park Service's Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. Additionally, the briefs outline the recommended preservation methods to rehabilitate historic structures. These technical guides are used by historic home owners to preserve, maintain, and repair historic materials.

4. Hierarchy of Facades

The Historical Architectural Review Board (HARB) regulates any facade which is visible from a public right-of-way in a designated Historic District. Facades are categorized as primary and secondary. Facades that are visible from a public street or sidewalk and include the front entrance or historically significant architectural features are considered primary facades. Corner properties have two primary facades. Facades that are considered the rear of a building and are not visible from a primary or major street are secondary facades. Primary facades generally have the most character defining features and therefore will be reviewed more closely by the HARB than secondary facades.

Example of Primary Facades

Example of Secondary Facades

5. Classification of Historic Buildings

The Planning Bureau has adopted a classification system for historic buildings within the City to determine their significance. Prior to the HARB review, the Planning Bureau reviews the project and the property to determine if the proposed alteration will have a negative effect on the historic building. The classification of a building will influence the appropriateness of alterations for that structure. If a structure has a higher classification assigned to it, it means that it retains a high degree of historic integrity or has other prehistoric, cultural, architectural, or social significance to Harrisburg. The lower the classification, the less integrity or significance the building has.

Once the Planning Bureau receives a Certificate of Appropriateness Application, the City's historic preservation specialist will evaluate and research the property and then assign it a classification grade. Proposed alterations will be viewed within the context of this classification to determine whether the proposed changes are appropriate.

Grade A: Buildings or sites of state, national, or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type. Grade A buildings and sites are likely to be eligible for listing on the National Register of Historic Places.

Grade B: Buildings or sites of regional or of high local importance, or major examples of some particular period, style or building type which may have been slightly altered.

Grade C: Buildings or sites of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered.

Grade D: Buildings or sites of little to no architectural or historic importance, buildings that have been severely altered from their original form or otherwise have lost their original form or features.

6. Historical Context of the Building and Site

Each structure and neighborhood is unique in its design, construction, and materials. Due to the wide variety of building types, a recommended preservation treatment for one building may not be appropriate for another. Historic building materials and styles vary greatly over the past two centuries, therefore their methods of preservation and repair also vary. All projects are interpreted and viewed within the context of the building, its integrity, age, significance, and environment.

Buildings are not stand alone structures but are one part of a built environment. Their relationship and association with other buildings plays a major factor in determining the appropriateness of certain projects. A building is one part of an entire streetscape and neighborhood and therefore a structure's surrounding environment and its integrity is always taken into consideration when a project is being reviewed.

Chapter 5: Building Maintenance and Rehabilitation

Preserve, Repair, & Replace In-Kind

Maintenance of historic buildings is essential to ensure their long-term preservation. Keeping historic buildings in good repair allows for future owners to appreciate their detail and character. Many of these places have existed longer than we have been alive and with proper stewardship and maintenance, they shall exist for the benefit of future generations.

There are three standard methods considered by the HARB and the City's Planning Bureau to review work in municipal historic districts. These methods are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. The standards state that repair should be the first method of preserving historic architectural features. Repair allows for the most accurate representation of a building's architectural character from it's period of significance. If repair is not possible, in-kind replacement must be considered as an alternative. In-kind replacement should only be considered for severely deteriorated or missing architectural features. In-kind replacement requires that the feature to be replicated as closely as possible to maintain the building's architectural character. The use of alternate materials is the third option only if repair and in-kind replacement are found to be infeasible. Alternate materials should be selected to replicate the appearance of the feature to be replaced as closely as possible.

This historic Front Street residence has undergone extensive rehabilitation to its exterior including a porch restoration and a fresh paint job.

Guidelines for Utilizing Modern Alternative Materials

New building materials are increasingly being developed to replace traditional historic materials. Fiber cement, cellular PVC and composites are available under many brand names as siding, windows, roofing, trim boards and decking. Many new materials attempt to replicate wood or slate but without the possibility of rot or deterioration and often at a lower cost. The HARB is increasingly asked to consider applications to use these materials for replacement of a historic feature that is too damaged to repair and therefore must be replaced. The HARB is open to the idea of new materials but is wary on this subject because most "maintenance free," lower-cost materials do not meet the visual standards of in- kind replacement.

They have developed the following standards for such cases:

A. The use of substitute materials on primary or secondary elevations in the "touchzone" (first and second story) directly adjacent to a sidewalk should be minimized if possible when the existing authentic material is available for in-kind replacement.
B. Substitute materials may be used on the first and second floor of visible secondary elevations that are not directly adjacent to a sidewalk, such as rear elevations viewed through the backyards of other properties or properties with setbacks.
C. The dimensions, shape, design, operation, installation, and detail of the replacement feature must be the same as the original feature being replaced, so that the only aspect of the replacement that varies from in- kind replacement is the material itself.
D. If the substitute material is to replicate wood, it must be paintable, painted upon installation, and maintained as a painted feature, so that it appears like other painted wooden features on the property and those properties around it.
E. The level to which the feature is an important historic character- defining feature may also be considered by the HARB or Planning Bureau in determining the appropriate use of a substitute material in lieu of the other criteria.
F. Modern replicate materials are often acceptable for new construction, additions, and replacement of non-historic features or materials.

Administratively Approved Materials for Municipal Historic Districts

Administratively approved materials for use in municipal historic districts are those that can be approved by the Planning Bureau without HARB review. These materials have been evaluated by the HARB to be appropriate replacements for historical materials in matching their appearance, quality, and texture. If a product or material is not included on this list contact, the Planning Bureau to inquire about the appropriateness of a particular product. Keep in mind that these materials are approved for in-kind repair or replacement to replicate existing historic materials. New architectural features using these materials may require HARB review.

Siding: Wood Clapboard & Cementitous Fiberboard Siding (HardieBoard)
Windows: Wood & Real Wood Composite (Fibrex)
Porches, Trim, & Wood Details: Wood, Wood Composite (Trex), Polymer Composite (Boral), High Quality Cellular PVC (Azek, Aeratis)

Siding Materials and Wooden Exterior Details

The Secretary's Rehabilitation Guidelines recommend identifying, retaining, and preserving aspects of exterior siding materials that contribute to the historic character of a building. No other feature could likely be considered more important to architecture than exterior walls. The majority of Harrisburg's historic buildings have brick exteriors, while a lesser number use stone and wood clapboard. These are the most common historic exterior materials. Protecting and maintaining them is always recommended. This may include repairs and regular painting to wood siding, repointing mortar joints, and general cleaning. Doing so will enhance the appearance of the property, maintain property value, and prevent extensive deterioration.

A series of late federal vernacular style row houses on Capital Street in Fox Ridge municipal historic district. Notice the texture and character defining appearance of the historic wooden siding. Also notice the variation of colors, brick sidewalks, and tree lined streets which makes this neighborhood a cozy and inviting place to be.

Repair and Replacement of Historic Wood Siding

When historic wood clapboard is so deteriorated that it needs to be completely replaced, it should be done in-kind so that the material, design, dimensions, texture and overall appearance of the historic siding is replicated in every detail. There are different types of wood siding which refer to their exterior profile. Be sure to match the existing profile. It is not recommended to remove all historic wood siding to replace it with new wood siding to achieve a "new and uniform" appearance. Existing wood siding should be preserved and maintained. All new siding must be painted.

This homeowner on 2nd Street has replaced deteriorated wooden siding in-kind with new wood siding.

Repair and Replacement of Historic Wood Shingles

Wood shingles should be treated the same as wood siding. They should be maintained, repaired, or replaced in-kind. Historically a variety of different styles and types of wood shingles were used where the majority of them were used on Queen Anne and Shingle style homes. Be sure to match the existing style and type of wood shingle.

The wooden shingles on this turret have been properly maintained and repaired.

Appropriate and Recommended Replacement Siding Materials

Where the historic wood siding is completely missing, installing new wood clapboard siding is recommended. There are often "sister" buildings on the block that can guide such restorative installations by providing information on how wide the boards should be and other detailing.

When the historic exterior material is no longer present, a new exterior may be designed. This includes the use of compatible alternative material. An alternative siding material that may be suitable for use on an historic frame building, where the wood siding is no longer present, is smooth finish fiber-cement siding. It is sold in planks like clapboard and holds paint well, providing a strong likeness to wood siding.

This once blighted Uptown property has cementitious fiberboard installed where wooden clapboard once existed. This product has a strong resemblance to historic wood siding.

Modern Siding Encapsulation

Altering an exterior through the removal or encapsulation of the historic siding material and the installation of a modern replacement, such as vinyl siding, is never recommended. Doing so reduces the historic architectural character of an historic building. It may also hide a more severe problem that could create worse deterioration in the future, potentially leading to the loss of the building.

In some cases the historic material, whether wood or brick, has been removed or has been encapsulated under a more modern siding material. These non-original materials include fake stone commonly called Formstone or Perma-stone, aluminum siding, asphalt shingles, vinyl siding, T1-11 siding, and faux brick in shingles or sheets commonly called Insul-brick. None of these materials are original types of siding on historic buildings and detract from the authentic historic architectural character of historic materials.

Removal of Inappropriate Siding Materials

Removal of alternative non-historic siding materials and restoring the building to its original exterior material is highly encouraged. Removing alternative siding materials, such as aluminum, vinyl, formstone, or insulbrick in order to reveal the historic exterior of a building enhances the historic

architectural character of the building. Doing so also contributes a great deal to the historic architectural quality of the Historic District as a whole. This kind of project is commonly referred to as an “unveiling” because the removal of the alternative siding often reveals dramatic historic materials and architectural details that had long been covered and forgotten. Good examples of formstone and cementitious/asbestos shingles have retained historic integrity in their own right and can be preserved if removal would damage the original historic materials.

Insulbrick and Asphalt Shingles

Insulbrick or "Inselbric" is an asphalt panel system used on exteriors and was widely popular in the 1940's and 1950's. When installed, the product covered up the original historic exterior siding material as a “remedy” to reduce maintenance costs and to "insulate" the exterior. This product is generally not appropriate for use on historic materials as it was not the original siding material. If possible insulbrick should be removed to reveal the original exterior. Some insulbrick may contain asbestos, so use caution if attempting to remove the material or contact a professional. Some historic asphalt type exteriors can be maintained and preserved if in good condition.

Formstone & Permastone

Formstone and Perma-stone may be the only preservation exception. These materials were widely distributed and installed in the 1930’s and 40’s and may have some historic significance of their own, depending on its condition and the context of its location. If this imitation stone is in good condition, it should be removed only when the new exterior material will be a more historic material to the building, such as revealing an historic brick or wood clapboard exterior. Formstone should not be removed in order to install a more modern alternate material, such as vinyl siding.

Here is a row of homes which have lost much of their historic integrity. many of these homes had vinyl and aluminum siding installed. These contemporary materials have eliminated and destroyed original historic features.

Vinyl and Aluminum Siding

Vinyl and aluminum siding have been the most common exterior material throughout the past 50 years. These materials have encapsulated millions of historic buildings and homes and this trend is evident in Harrisburg. The wide availability and ease of installation is enticing to homeowners with a false promise of "zero" maintenance. This of course is not entirely truthful. The installation of vinyl or aluminum siding over historic materials is never appropriate. Doing so destroys the building's historic integrity and severely alters its character defining features and may compromise materials behind it. If vinyl or aluminum siding exists on an historic building, it is recommended that it is removed to reveal the original historic exterior.

Exterior Insulation Finishing System (EIFS)

Exterior Insulation Finishing Systems (EIFS) have been used locally for several decades. Recently it has been a primary exterior cladding material for new construction. EIFS can be described as a modern synthetic stucco. This material is not appropriate for use on historic structures to cover or encapsulate historic materials. EIFS is not appropriate for use in historic districts.

Asbestos-Cement shingles are long lasting and durable. Preservation treatments for this material depend upon the context of the building.

Asbestos-Cement Shingles

Composed of asbestos impregnated with portland cement, this material was used in the first couple decades of the 20th century. This product was used for both roofing and exterior siding applications. Like other products, it was used to encapsulate historic siding materials but was also used in new construction in the 1910's-1930's. If it is evident that the shingles are covering the original historic exterior, it is encouraged that it be removed to rehabilitate the original siding. If the shingles are in good condition, it may be appropriate to paint and maintain the shingles. This decision should be based on the context of the building, its location, and what is historically appropriate for the building. Use caution if removing shingles, asbestos is a carcinogen and must be handled and disposed of with methods complying with current environmental regulations.

Visit the National Park Service's preservation brief on the appropriateness of substitute siding materials:
Aluminum and Vinyl Siding on Historic Buildings

Exterior Details

Some of the most character defining features of historic buildings are the exterior details such as trim, wood shingles, corner boards, pediments, cornices, fascia, and brackets. These architectural features are often subject to deterioration as they are largely exposed to the elements. It is important to inspect these features for deterioration such as rot and paint failure on an annual basis. All exterior details should be regularly painted to protect them from water infiltration, pest infestation, and UV exposure.

If these architectural details are rotting, they should be repaired. The type of repair can vary depending on the severity of rot, but a wood epoxy filling has been a widely successful technique in repairing historic wooden detailing. If they are deteriorated beyond repair, details should be replicated with the same size, texture, materials, and texture as the original. The covering or capping of exterior details with modern materials, such as vinyl or aluminum, is not recommended.

This wonderfully preserved home in Midtown still boasts many of its original exterior features. These exterior wooden details should always be maintained and preserved.

Notice the detrimental impact on the neighborhood when historic exterior features are removed and historic buildings are encapsulated with modern materials. Once historic buildings are encapsulated they are no longer contributing features to the historic streetscape.

Historic Masonry

Masonry is a common character-defining element of many historic buildings in Harrisburg. Historically, brick was the predominant masonry material used in Harrisburg, but as styles and availability changed other types of masonry such as granite, limestone, brownstone, marble, cast stone, and stucco were used. Masonry conveys architecture in the method and pattern in which it is laid. There are many types of brick and stone patterns found on historic buildings in Harrisburg. Color is another important and wide-ranging aspect of historic masonry buildings.

Historic masonry should be identified, retained, and preserved. Because of its unique and varied characteristics, preservation can be challenging. Sometimes masonry is extremely hard, soft, or porous. The various differences of mortar including its color, joint size, hardness, and style also need to be considered. All of these features can make masonry a complex material to maintain.

This fieldstone structure was properly repointed by an experienced mason. The original mortar joints were accurately replicated.

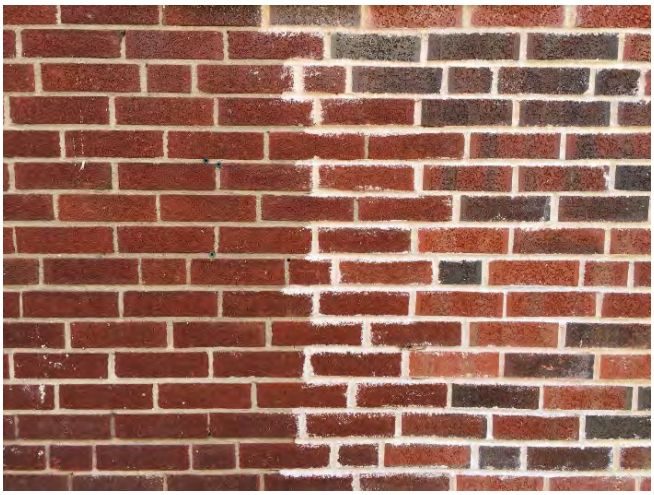
Protect and Maintain

Masonry should be cleaned as needed by the gentlest means possible. This means non-abrasive low-pressure water washes in most cases. Sand-blasting is not allowed under any circumstances as it will severely damage soft brick and stone. Masonry must also be periodically evaluated so that developing problems such as cracking, spalling, deteriorating mortar joints, and efflorescence can be addressed before they develop into serious conditions. The National Park Service has written numerous *Preservation Briefs* on masonry issues. Please see the Resources section of this chapter for links to these informative resources. Brick and soft stone, such as marble, serpentine, and brownstone, are extremely susceptible to acid rain and other environmental exposure. It is important to inspect masonry on an annual basis to identify and repair any visible deterioration.

Repointing

Repointing masonry where the mortar has deteriorated or is missing is a common maintenance procedure on all historic masonry. It is not as simple as it may appear and only experienced masons should be employed for such work. If not done correctly, the appearance of the masonry can be significantly altered and damaged. Inexperienced masons often expand historic mortar joints thus resulting in the loss of historic integrity and increasing the potential of masonry failure.

Some issues that masons must consider when repointing include removal of remaining mortar, matching the historic mortar in color, hardness, and joint width and shape. The areas being repointed become obvious patches when these issues are not carefully considered. Sometimes the entire facade takes on a new appearance because the new pointing is much brighter or wider than the original mortar.



On this historic brick wall, it is clear that an inexperienced mason performed the work. Notice that the new joints are wider, the mortar is a different color, and the mortar has been smeared onto the brick face.

The hardness of mortar is controlled by the ratio of lime to sand that is used. Historic mortars had high ratios of lime to other materials resulting in a soft mortar appropriate to the hardness of the bricks being used. Modern brick is much harder than historic brick and subsequently common mortars used today on new construction are much harder. Only appropriately soft mortars selected by an experienced mason should be used on historic brick. The use of portland based mortars is not appropriate unless historically used on a building. Utilizing a soft lime based mortar allows for moisture to escape through the mortar rather than the brick or stone.

Visit the National Park Service's preservation brief on repointing masonry :

Repointing Mortar Joints in Historic Masonry Buildings

Repair of Historic Masonry

The repair of historic masonry can be a daunting task and should be performed by experienced masons. Repairing masonry by patching, splicing, consolidating, or reinforcing the masonry using recognized preservation methods is recommended. These preservation treatments vary depending on the type of masonry as stone and manufactured masonry materials have widely different properties. Masonry repair may include replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes. Masonry elements that are particularly susceptible to deterioration include terra-cotta, soft brick, sandstone, brownstone, marble, and other soft and porous stone.

Brownstone and other natural sandstones are naturally porous and are susceptible to spalling and deterioration. Acid rain and the freeze thaw cycle are main causes of failure. Sidewalk and road salt also accelerate deterioration of soft masonry.

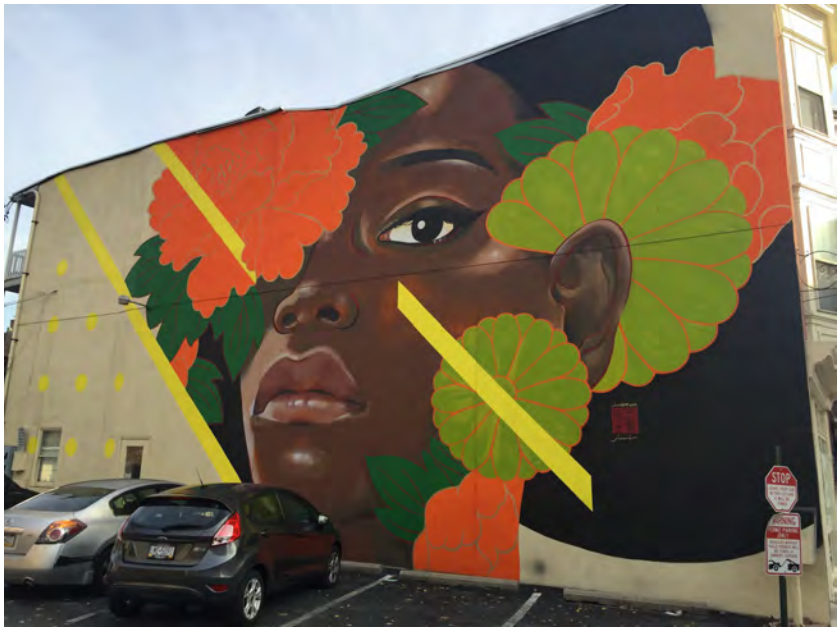
Architectural features made from glazed terra-cotta are prone to deterioration. Repair or replacement of terra-cotta with appropriate alternatives may be necessary due to the availability of these features.

Replacing Deteriorated or Missing Masonry

Rehabilitation of a masonry exterior may involve the replacement of missing or deteriorated masonry. This is encouraged if it means returning an historic building's exterior to its more authentic appearance. It can be difficult to match brick or stone for a patch in an historic wall. Consultation with an experienced mason should occur when trying to match historic masonry. Historic limestone or brownstone masonry is easier to match as they are naturally occurring materials which can be locally sourced. Matching missing masonry should be done so with experienced persons and use a large enough sample viewed from both close proximity and from a distance to ensure a quality color match. Texture, size, the coursing of the brick or stone will also be important to replicate. All of these aspects must match the original masonry for the replacement to be successful. Missing lintels or sills for windows can be replaced with similar styles of stone usually found in hardscape catalogs. Any missing masonry features that cannot be replicated or matched should be replaced with products or materials that closely resemble the original in style, texture, and size. Covering or encapsulating historic masonry is not recommended.

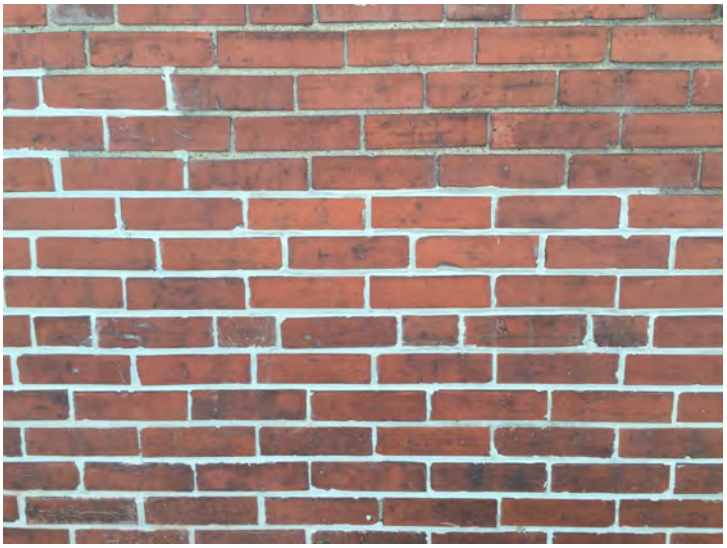
Painting of Masonry

The painting of historically unpainted brick or stone is not an appropriate preservation treatment. Painting historic brick or stone can trap moisture within the masonry, which can cause failure of paint, mortar joints, and brick resulting in spalling and peeling of the historic masonry. Historically painted brick can be continuously painted, but it is important to prepare and clean all surfaces and then utilize the correct type of masonry paint for the project. Other masonry products that have been historically painted, should be regularly maintained and painted utilizing high quality masonry paint. If there is a desire to paint unpainted historic masonry, the proposal would need to be reviewed by the HARB.



Murals

The City has a robust public art program including various murals throughout the historic districts. Murals are typically painted on brick or stucco walls. Even though the painting of unpainted historic brick is typically not recommended, the addition of public art to the City's neighborhoods adds texture, increases tourism, and creates a sense of community. It is important, but also difficult, to balance historic preservation with change and growth, which is why the HARB reviews mural proposals carefully. Proposals to paint murals in historic districts are reviewed based on their location, context, existing surface condition and building significance, and purpose. Murals should never be painted as forms of advertising and should always use the highest quality paints appropriate for the type of substrate for which it is being applied.



A masonry sealant was used to improperly repair deteriorated mortar joints. As a consequence, the historic brick will likely experience failure in the future.

Coatings and Sealants

The Secretary of the Interior's Guidelines for Rehabilitation do not recommend "applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for re-pointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration."

Waterproof and water repellent coatings are typically not recommended because they are generally not needed and can potentially cause serious damage to the masonry. However, in certain cases, waterproof or water repellent coatings may be considered if the condition of the masonry justifies such treatment.

For more on this subject please consult *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings* before undertaking such a project. Sometimes historic masonry may require expansion joints, in which case an appropriate masonry caulk or sealant can be used to protect the joint from water infiltration.

Although severely altered, the original Methodist Church and Ohev Sholom Temple on North 2nd Street was constructed in 1820. The building maintains its original stucco exterior.

An example of a stucco party wall in Midtown. These walls can be repaired and maintained as needed.

Stucco and Render

If an historic building was originally constructed with stucco or the stucco has retained historic integrity or significance, it should be maintained and repaired using lime mortar to match the existing stucco.

For most cases in Harrisburg, stucco has been used to coat deteriorating masonry walls or to coat party walls. Applying stucco to historic masonry surfaces is usually not recommended. This is often performed based on the idea that applying stucco over failing brick will resolve an existing masonry issue. Unfortunately, this practice will not only destroy historic materials but will accelerate masonry spalling by trapping moisture.

It is encouraged to remove non-historic failing stucco to restore historic materials if the removal will not cause irreversible damage to the original materials. Additionally, if existing stucco is in good condition and its removal would cause irreversible damage to the historic masonry it is encouraged to maintain and repair the stucco as necessary.

Historic Concrete

Some historic buildings in Harrisburg utilized concrete in their designs. Concrete as a material is highly variable in its composition and therefore can have a variable lifespan depending on how it was used and how it was made. Historic concrete should be preserved or repaired in-kind. Removal or the encapsulation of historic concrete is not recommended as it would result in the loss of historic integrity. Sections of historic concrete can be replaced in-kind using the same lime or portland to aggregate ratio and should be replicated in the same style, design, size, and texture. Concrete was often used as an architectural material in Art Deco, Streamline, and International style buildings in the 20th century. Alternative materials or ratios may be appropriate if the original appearance of the historic concrete can be achieved.

Chimneys

Chimneys are common throughout the City's historic districts. Chimneys serve as both architectural features and functional infrastructure for historic buildings. Chimneys contribute to the historic character of a building through the use of decorative masonry, and the consistency of form among a group of buildings which all have the same roofline and chimney. Maintaining and repairing existing chimneys is recommended. This often involves re-pointing the brick with appropriately soft mortar of the same color and joint width as the historic mortar. This ensures the chimney does not become unstable on a rooftop. Chimneys should not be removed, as doing so will likely diminish the historic character of the building. If historic chimneys are no longer in use, they should still be maintained and preserved.

Although they don't have the architectural grandeur that other chimneys have, simple chimneys like this one should also be preserved if possible.

This structure on North Front Street boasts an imposing monolithic masonry facade which was a renovation of an older building in the early 20th century. Although the facade is not original to the building, it has gained historical significance for its design and craftsmanship. Also notice the variety of chimneys on the streetscape.

Historic Roofing

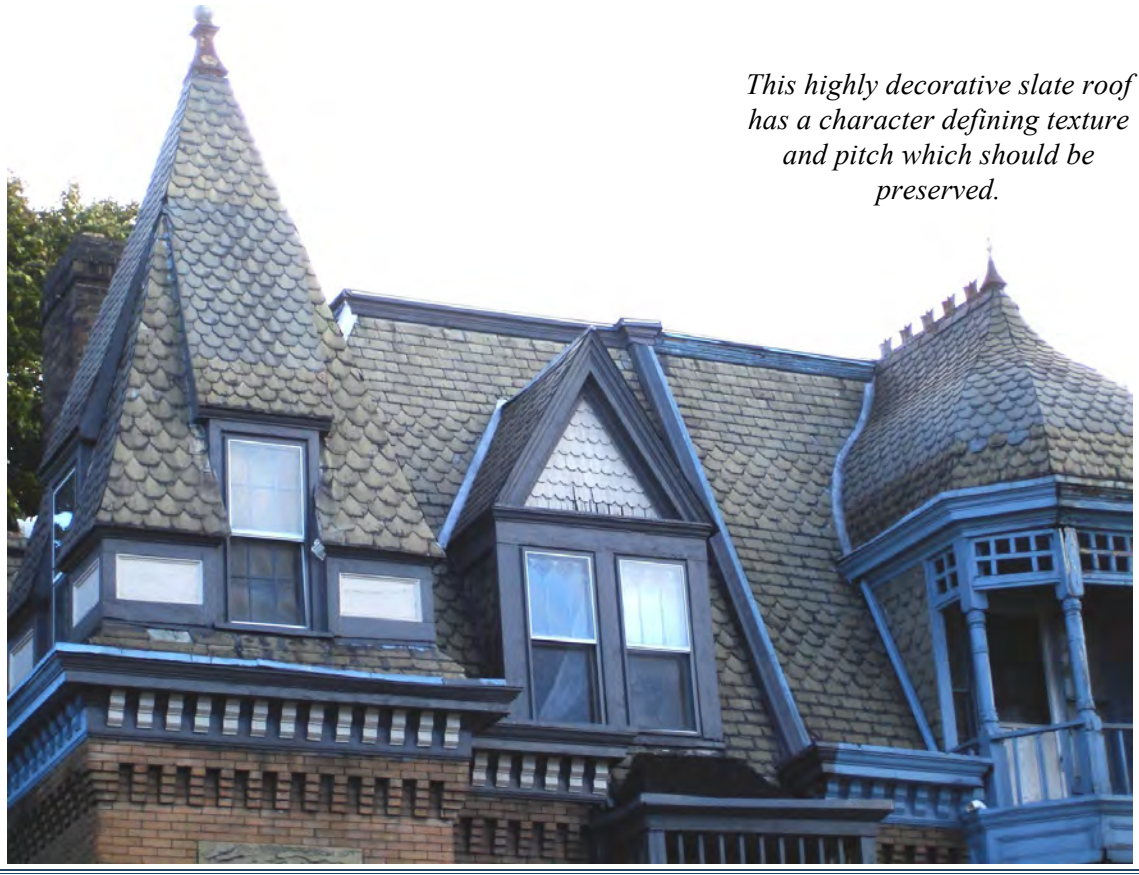
Roofs, with their distinctive styles and materials, as well as their decorative features, are functional character-defining features of historic buildings. There are many styles of roofs in Harrisburg's Historic Districts which are composed of various types of materials. Historic roofing materials primarily include wood, metal, slate, tile, and asphalt. Maintenance of historic roofs is critical to protect the rest of the structure from unnecessary deterioration. Depending on the type of roof and its materials, recommended preservation treatments may vary.

Maintenance of Historic Roofs

Roofs should be maintained by means appropriate to that specific roof style and its materials. This includes keeping gutters clean and ensuring that valleys and peaks are properly sealed A periodic inspection of the attic to check for leaks is also a preventative maintenance task. For historic materials, such as standing seam metal and slate, conducting periodic maintenance and needed repairs will lengthen their useful life. For standing seam metal, this means coating the roof on a cyclical basis to prevent premature deterioration and rusting of the metal. In the case of slate roofing, securing loose slates or replacing only broken slates is a common way to maintain and keep the entire roof secure. It also prevents the need for a costly complete replacement. If the severity of original material deterioration requires replacement, the roofing material should be replaced in-kind with the same material of the same design, color, texture, and pattern. When in-kind replacement is completed, the authentic historic character of the roof is not diminished. Cleaning and maintenance of gutters should be performed on an annual basis. Clearing debris from gutters allows for stormwater to quickly evacuate from the roof.

Roof Types and Styles

The general shape, function, and appearance of a roof constitute its style. There are many historic roofing styles. The most common roofing types include gabled, mansard, flat, shed, and hipped. No matter the style, the retention of that style is important to the character of an historic building. Changing the roofline or entire roof into a new style is not recommended. Similarly, alterations to an historic roof, such as adding or expanding dormers, or the removal of turrets, should not be undertaken. The only exception to this is when there is evidence that the current roof or feature is not the original style. In cases such as these, the proposed new roof should be based on physical or pictorial evidence, or be of a design in keeping with the remaining historic character of the building.



This highly decorative slate roof has a character defining texture and pitch which should be preserved.

Historic Roofing Materials

The material that covers roofs further defines the character of historic buildings. Roofing materials contribute to the historic character of a building through their unique attributes such as shape, texture, color, designs, shadow lines, and the variations in roofs that contribute to the overall architecture of a building. Common historic roofing materials found in Harrisburg include slate shingles, clay tile, wood shingles, standing seam metal, and sometimes various types of asphalt shingles. Historic roofing materials should always be retained or repaired in-kind. One of the most common types of roof is the almost vertical mansard roof, usually covered in slate. This type of roof is a common feature of Second Empire style buildings with various styles and amount of dormers. Flat roofs are common on Queen Anne, Shingle, and Italianate row houses. Flat roofs historically were likely sheathed in metal but the majority of them today are covered in rubber. Additionally most gabled roofs in the City have historic standing seam metal or have since been replaced with asphalt shingles. Below are the most common historic roofing materials in the City.

Slate

Slate was one of the most commonly used roofing materials throughout the 19th and early 20th centuries. Slate roofs should be inspected on a periodic basis on both the interior and exterior of the roof. Missing, cracked, broken, or laminating shingles should be replaced in-kind. If properly repaired and maintained slate roofs can last indefinitely.

Metal

Standing seam metal roofs were also a commonly used material throughout the City's history. Historic metal roofs varied in their particular composition ranging from steel, tin, and lead but the majority of them today are steel. Metal roofs typically require periodic painting or coating to ensure their longevity, which can last over 100 years or more.

Terra-cotta

Terra cotta tile roofs are less frequent in the City's historic districts but are certainly a welcomed long lasting asset. The most cost effective measure to ensure the preservation of terra-cotta roofs is through regular maintenance. It is recommended to replace broken tiles with new tiles that closely resemble the original.

These handsome Italianate style buildings in Midtown have flat roofs. Since their roofing materials are not visible from a public right of way they are not subject to historic district regulations.

Repair & Replacement of Historic Roofing

After ensuring that a historic roof has been maintained, sometimes repair or replacement may be necessary due to material failure or deterioration. Existing roofing materials can be repaired or replaced in-kind with a staff level approval. Repair involves limited replacement in-kind of deteriorated components whereas replacement is the complete reproduction and installation of an historic roof or roof features. Repair is always recommended if possible, as replacement often removes historic materials that are repairable. Replacement is also far more costly than repair of historic roofs. Repair and in-kind replacement can be done so with approval from the Planning Bureau. The replacement of an historic roof with a modern material is not recommended and requires HARB review.

Alternate Roofing Materials

Unfortunately, many historic roofing materials have been replaced resulting in the loss of historic integrity at some point in the past. Many historic slate and metal roofs have been removed and replaced with modern asphalt shingles. Although in some cases, asphalt shingles can be considered the original historic material depending on the date of construction and existing materials. Removal of original roofing materials diminishes the historic character of the building and is not recommended. Additionally, flat roofs are rarely visible to the public right of way and are usually not subject to historic district regulations. Today, flat roofs are usually sheathed in rubber and usually require a staff level approval. Requests to replace historic and existing materials in-kind can be administratively approved by the Planning Bureau.

Synthetic Slate

Synthetic slate has become a popular product aimed to be an affordable replacement for historic slate. Requests to install synthetic slate is a common in Harrisburg's historic districts and requires HARB review. HARB is generally sympathetic towards the use of synthetic slate depending upon the context of the project.

Asphalt Shingles

Asphalt shingles are one of the most commonly used roofing materials. Asphalt shingle roofs can be replaced in-kind with new asphalt shingle roofs. Requests to remove historic roofing materials to install asphalt shingles requires HARB review.

Rubber

Rolled rubber roofing is often installed on flat roofs throughout the City's historic districts. Flat roofs are usually not visible from a public right of way and therefore are not subject to historic district regulations. The installation of rubber roofing on visible roofs is not recommended and requires HARB review.

Metal

Metal roofs can be historically contextual and appropriate for many buildings, but sometimes historic materials are inappropriately replaced with metal. Additionally, contemporary metal roofing materials have drastically different appearance than historic standing seam. If replacement is deemed necessary, it is important to match historic metal roofs as closely as possible.

Replacement of Inappropriate Roofing Materials

When the historic roofing has already been removed and the new material needs to be replaced, designing a replacement that will befit the historic character of the building may be undertaken. Theproposednew roofing material may be based on physical or pictorial evidence that it was once the historic roofing material. An example of such a new design would be replacing asphalt shingles or siding on a mansard roof with slates of the same style, color, size, and pattern as found on neighboring properties of the same architecture. The result would be the restoration of the lost historic feature significantly improving the historic architectural quality of the building.

Roof Alterations & Additions

Sometimes it may be necessary to alter or change part of an historic roof to accommodate a new use for the building. Any proposal to change or alter roof shape or materials visible from a public right of way is generally not appropriate and must be reviewed by HARB. Changes to the roof usually involve the installation of mechanical equipment, additions of stair or elevator towers, dormers, solar panels, or decks. The design of these alterations must be inconspicuous on the site and from the public right-of-way and must not damage character defining historic features.

This roof and its decorative features have been properly maintained and preserved.

Roof Features

Finials, crests, box gutters, gutters, dormers, ridge caps, and cornices are also commonly found on roofs and should be maintained and repaired as needed. These kinds of decorative features should not be covered with another material or permanently removed from a roof. If the severity of deterioration requires the item to be replaced, it should be replaced with a replica feature, so that when completed, the historic character of the roof is not diminished. Where cornices have been covered with metal or vinyl, that material should be removed and the historic cornice re-exposed. It will likely need some repairs, but will have a significant impact on restoring the historic character of the building.

Cornices

A cornice is the decorative trim located at the meeting point between exterior walls and a roof. Cornices are located right below the roofline and are often highly decorative and are typically significant character defining features. Historic cornices should always be preserved and repaired. Removal or alteration of an historic cornice is rarely appropriate and requires HARB review.

For more information visit the National Park Service Preservation Brief on maintaining and repairing historic slate roofs and roofing for historic buildings.

Dormers

Dormers are the projecting windows from a roof and vary in size and shape. Dormers are both a functional and aesthetic feature of many historic buildings in Harrisburg. Existing historic dormers and their features must be maintained and preserved. The removal or alteration of historic dormers is not appropriate and requires HARB review if visible from a public right of way. Construction of new dormers may be appropriate if the original dormers have been removed or if the building requires them for a new use.

A pair of gabled dormers projecting from a slate Mansard roof. Mansard roofs were usually constructed with built-in box gutters.

Gutters & Downspouts

Gutters are a functional part of the roof which drains water away from the building. Gutters are not regulated by the historic district regulations. Box or "yankee" gutters are built into many of Harrisburg's historic buildings. These types of gutters should be maintained and preserved to ensure they function properly. The lining of box-gutters with the appropriate membrane is critical to ensure that water does not damage the cornice or other materials. Metal half-round gutters are the recommended style for historic buildings whereas the common "K" style gutters are not. PVC and vinyl gutters are not recommended. Significant character defining gutters should be preserved.

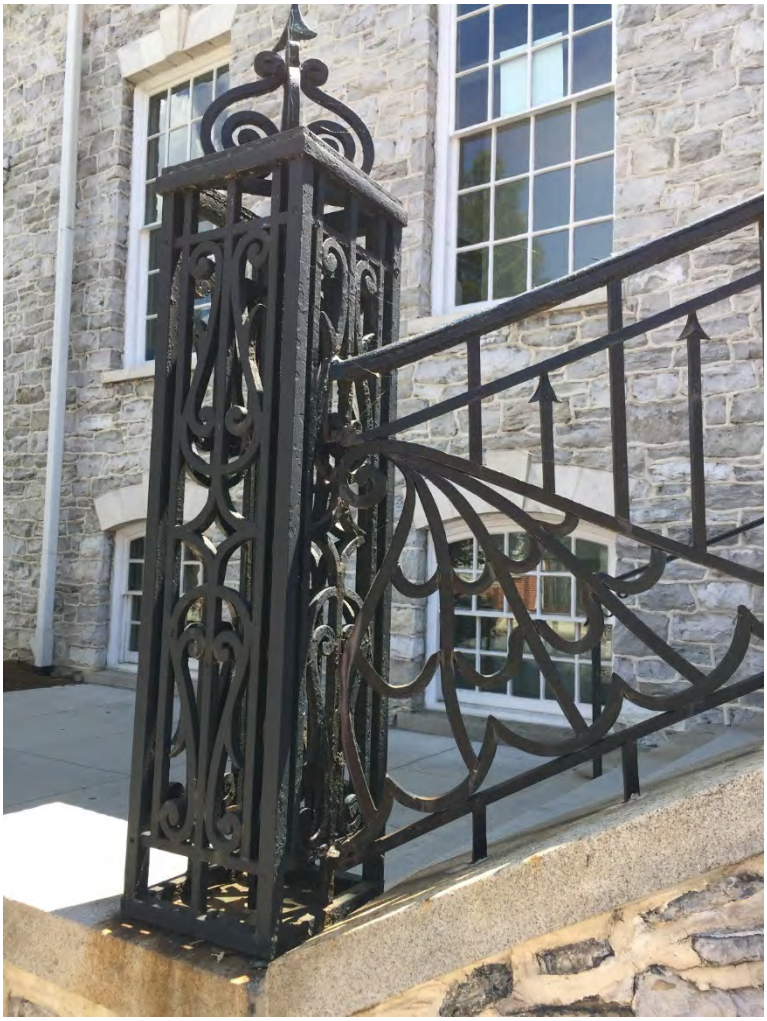
This historic copper gutter is a character defining feature and should be preserved.

Ridge Caps, Valleys, & Drip Edges

Historic metal ridge caps and valleys should be preserved if possible. Many of them are composed of historic copper with a unique green patina. Caps and valleys can be character defining features of the roof. These features can be repaired or replaced in-kind with the same material. Drip edges are often a necessary functional part of a roof and should be installed where needed. Drip edges should not alter or damage existing historic materials or features.

Architectural Metals

Architectural metals such as cast iron, wrought iron, copper, tin, sheet metal, aluminum, steel, lead, zinc, brass, and bronze are all traditional architectural metals that contribute to the character of historic buildings. They do so through their distinctive forms, finishes, and details. Throughout Harrisburg, distinctive features can be found that have been cast, wrought, pressed, or rolled of metal. This includes fences and gates, columns, balustrades, gutters and downspouts, roofs, cast iron facades, cornices, siding, roof cresting, doors, window sash, and hardware. These are often highly decorative and are usually important in defining the overall historic character of a building. Highly skilled artisans often created historic metal building components and still do so today. Identifying, retaining, and preserving historic architectural metal features and their finishes and colors is recommended.



Architectural metals are usually found in railings, fences, grates, cornices, bay windows, and roof ornamentation.

Protect and Maintain

Preventing corrosion is important to protecting architectural metals. One method is by ensuring proper drainage is in place so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.

Clean architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings. Identify the type of metal prior to any cleaning procedure and then test to assure that the gentlest cleaning method possible is selected. By testing you may find that a cleaning method is inappropriate for the particular metal.

Use the gentlest cleaning methods for cleaning hard metals such as cast iron, wrought iron, and steel in order to remove paint buildup and corrosion. If hand scraping and wire brushing have proven ineffective, low pressure grit blasting may be used as long as it does not abrade or damage the surface. Clean soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because blasting methods can easily abrade metal finishes and limit the life of the feature. Removing the natural protective green patina from copper is not recommended. This green color is a desirable characteristic of the metal.

Apply appropriate paint or other coating systems after cleaning to prevent corrosion. Choose colors that are appropriate to the historic building and type of feature (such as handrails being black). Apply an appropriate protective coating, such as lacquer, to an architectural metal feature that is subject to heavy use or weather.

Repair and Replacement

Repair damaged architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repairs may also include the limited in-kind replacement of extensively deteriorated or missing parts or features with a compatible substitute material when there are surviving prototypes.

Sometimes entire architectural features are too damaged to repair. In these cases, the feature may be replaced in- kind if the overall form and detailing are still evident to use as a model to reproduce the feature. The new replacement feature must match the original historical feature as closely as possible. If using the same kind of material is not technically or economically feasible, a compatible substitute material may be considered by the HARB. The removal of intact historic architectural metals to install incompatible contemporary materials is generally not appropriate. Historic metal fire escapes are subject to historic district regulations.

Recreate Missing Features

When an historic metal feature is completely missing, a replacement may be designed and installed on the building. The new feature, such as a new railing, may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building. Seeking salvaged architectural metal for such projects is recommended. For example, metal grates are common on basement windows and should not be removed, but maintained. If grates are no longer present, installing new or salvaged ones is encouraged as long as they are the correct size and style for the building.

Historic Windows

Windows are an important character-defining feature of historic buildings. They are not only a decorative part of a building's architecture, but are functional aspects of the architecture of buildings. Windows provide light and ventilation that make the interior of a property more valuable and useful. It is important to identify, retain, and preserve historic windows whenever possible. Their materials, craftsmanship, designs, and unique details make them important, historic character defining features. Window pattern, size, shape, style, and location all have a substantial effect on the architectural characteristics of a building and a streetscape. Changes to historic windows or their openings, particularly on primary facades, have dramatic impacts on the outward appearance of the building.

Materials

The vast majority of historic windows in Harrisburg are composed of old growth lumber with panes of hand made or manufactured glass. The tight grain of old growth lumber makes historic windows naturally rot resistant and the wavy impurities of hand made glass give historic windows their unique and long lasting qualities. Other historic window materials include steel, lead, and sometimes aluminum. Historic window materials are unique in that they are an expression of historic craftsmanship and usually locally made high quality materials. This craftsmanship is evident in the abundance of stained glass windows, usually in the form of transoms throughout the historic districts. In the latter half of the 20th Century there were a variety of new window materials including aluminum, fiberglass, vinyl, and other composite or synthetic materials. The proper identification of historic windows, compared to contemporary windows, is an important step to preserving and maintaining original materials and removing insensitive alterations.

The McFarland Press Building constructed in 1906 was meticulously rehabilitated in the 1990's. Notice that the character defining windows have been repaired and replaced in-kind.

Maintenance

Maintaining historic windows can ensure many years of continued service. Common maintenance includes regular cleaning, painting, glazing, weatherizing, and installing storm windows for protection. Annual inspection of window systems should be completed to ensure that there are no signs of paint or glazing failure, deterioration, or wood rot. Routine maintenance may also involve weather stripping, caulking, or sealing on fixed joints to repel water infiltration

Repair

The repair of historic windows should always be considered first before opting to replace them. The repair of historic windows is significantly cheaper than wholesale replacement. Most historic wood windows in Harrisburg are composed of old growth lumber which is far more resistant to rot than new young growth wood windows. Repairs to historic windows should always be in-kind. The same type of materials used as the original window should be used in the repair. Additionally, the use of wood consolidants or epoxies where wood has deteriorated is an appropriate preservation method of repair. Replacement of individual components with the same material and dimensions is appropriate. If individual panes of glass are broken, only those panes and its appropriate glazing or putty should be replaced. Historic window assemblies sometimes need to be rebuilt due to natural deterioration of materials and systems that make the window operational.

For more information visit the National Park Service Preservation Brief on the repair of historic wooden windows.

Window Replacement

When deterioration has made an existing historic window irreparable, then in-kind replacement is recommended. Always replace historic windows in-kind if they cannot be repaired. In-kind replacement means the new window will be of the same size, design, operation, lite pattern, and material as the existing window. Changing any of these aspects of a window may have a negative effect on the historic architectural character of a building. If the existing window material or style is inappropriate for the building, a new compatible window replacement is recommended.

The Secretary's Guidelines recognize that increasing energy efficiency is often an important aspect of rehabilitation projects. This work must be assessed for its "potential negative impact on the building's historic character." For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

Window Replacement Materials

In addition to real wood windows, real wood composite windows (such as Fibrex) are considered in-kind replacements for wood windows. Wood composite and wood windows require staff level approval whereas all other window materials require HARB review. Be aware that the word "composite" is widely used by window manufacturers where the majority of "composite" windows are actually vinyl. Only real wood or wood composite windows are appropriate. Where most historic buildings have wooden windows, some younger buildings have steel, aluminum, or even clad. If the existing windows are historically appropriate for the building then they can be replaced in-kind with the same material. Additionally, new windows may have insulated glass in lieu of single-pane glass, and may have simulated divided light in lieu of actual divided lite as long as the original lite pattern and mullion size and profile are replicated. Other contemporary window materials including fiberglass, aluminum clad wood, and aluminum require review by HARB and are considered on a case by case basis depending on the context of the request.

Notice the visible incompatibility of these vinyl windows in this historic streetscape on Calder Street. The size of the glass is too small for the opening and the reveal of the vinyl windows are not appropriate for the building. Vinyl windows have a negative impact on the integrity of an historic neighborhood.

Vinyl Replacement Windows

Homeowners often consider replacement windows made of various types of vinyl. Window wholesalers claim that vinyl windows are "maintenance free" and will last a lifetime. This of course is simply a marketing scheme. Vinyl windows are not found to be adequate replacements for historic wood windows because the sashes are of a different scale, they often cannot be painted, and the size of the glass is often much smaller than that of the historic window. Vinyl as a material is never historically contextual to Harrisburg's historic building stock. The replacement of historic wood windows with vinyl windows is an inappropriate alteration that should always be avoided. Requests to install vinyl windows within the City's municipal historic districts requires HARB review and is almost always denied.

Replacement of Inappropriate Windows

Choosing new windows for your property may be necessary for other reasons as well. Sometimes the historic windows of a building have already been replaced with windows not befitting its architectural character or are not historically contextual. This kind of insensitive replacement might include changing the size of the window, changing the design of the window (such as replacing a double- hung window with a casement style), or changing the material to something modern such as vinyl. When a non-historic window is in place, consider replacing it with a more accurate replication of the historic type of window. Materials, size, design, and operation are all factors to consider in choosing a suitable replacement window. Avoid choosing window materials, designs, and features unlike the historic wooden windows, such as vinyl replacement windows with snap-in grilles. These imitation features are not generally successful in replicating the true divided lite of an original window. Replacement of non-historic windows with windows that are more historically contextual or appropriate requires staff level approval.

Criteria Considered when Replacing Windows

When replacing property windows or installing storm windows, consider the original details, or age appropriate qualities and details, including the following:

- Reveal (frame size and shape, and setback dimension)
- Sightlines (depth and width) of jambs, sash, mullions, muttons
- Sill exposure
- True divided light or simulated divided light (SDL)
- Glazing compound profile
- Material
    - Wood (Old Growth vs New Growth Wood)
    - Steel (1930s+)
    - Aluminum (1930s+)
    - Aluminum Clad Wood (1960s+)
    - Vinyl Clad Wood (1970s+)
    - Composite
    - Fiberglass
- Construction
    - Mitered vs Butt joint Corners
- Glazing
    - Single, Double or Triple Pane
- Finish
    - Paint or Coating

Recently installed wood composite window with a reconstructed header and sill.

The infill of this historic window opening severely disrupts the rhythm and pattern of the building's exterior.

Storm Windows

Interior or exterior storm windows are recommended to protect historic windows. The installation and removal of storm windows is not regulated by historic district regulations and therefore do not require HARB approval. It is recommended that exterior storm windows are painted to match the building or window.

Window Openings

The pattern, balance, and rhythm of window openings on a building have an immense influence on the appearance of a historic streetscape. It is recommended to retain character defining window openings on primary facades. The framing in or removal of character defining window openings is rarely appropriate and requires HARB review. Building out historic window openings to accommodate smaller windows sizes is never appropriate. Conversely, it is sometimes necessary to remove window openings or install new ones on secondary facades for adaptive reuse projects. The removal or addition of windows on secondary facades may be necessary for the building to have a new use. If the proposed window removal or additions are visible from a public right of way, then the proposal must be reviewed by HARB.

Character defining historic windows should be maintained and repaired as necessary. Replacing curved bow windows or multi-lite windows can be difficult and expensive thus making it important to take preventative measures to preserve them.

Shutters

Shutters are an authentic historic feature of many historic residential buildings. Like windows, shutters are functional architectural elements to help regulate temperature and to protect windows. If historic wooden shutters exist, they should be maintained and repaired as needed. If shutters are too damaged to be repaired, they should be replaced in-kind to retain this important historic feature. If there is evidence that your historic building once had shutters, but none are present today, they may be added with approval from the Planning Bureau.

New shutters must comply with the following in order to have a positive effect on the historic character of the building:

1. Shutters must be the correct size in both height and width for them to close over the window and meet at the center.
2. New shutters must be made of wood or an appropriate alternative material and be painted.
3. New shutters must be installed with metal hinges and held back against the building with hooks known as "shutter dogs."

If there are fiberglass or vinyl shutters installed on your home, you should consider removing them or replacing them with authentic wooden ones. Vinyl shutters available at big box stores are never appropriate for use on historic buildings. Similarly, if your building has shutters fixed in place with screws instead of hinges, you should consider re-installing them in the traditional manner. Today there are shutters available which are composed of newer contemporary materials, such as solid core PVC or other composite materials, which have the likeness of authentic wood shutters. These types of shutters may be appropriate for use in historic districts, but may require approval by the HARB.

This historic window has been restored and is complemented by historic wooden shutters, hardware, and a new storm window.

RECOMMENDED

- Maintaining windows on a regular basis to ensure that they function properly and are completely operable.
- Retaining and repairing historic windows when deteriorated.
- Weather stripping and caulking historic windows, when appropriate, to make them weather tight.
- Installing interior or exterior storm windows or panels that are compatible with existing historic windows.
- Installing compatible and energy-efficient replacement windows that match the appearance, size, design, proportion and profile of the existing historic windows and that are also durable, repairable, paintable, and recyclable, when existing windows are too deteriorated to repair.
- Replacing missing windows with new, energy-efficient windows that are appropriate to the style of historic building and that are also durable, repairable and recyclable.
- Retrofitting historic windows with high-performance glazing or clear film, when possible, and only if the historic character can be maintained.
- Retrofitting historic steel windows and curtain-wall systems to improve thermal performance without compromising their character.
- Installing film in a slightly lighter shade of the same color tint when replacing glazing panels on historically-dark-tinted windows to improve daylighting.
- Maintaining existing, reinstalling or installing new, historically-appropriate shutters and awnings.
- Retaining the original glazing color of windows.

NOT RECOMMENDED

- Neglecting to maintain historic windows and allowing them to deteriorate beyond repair with the result that they must be replaced.
- Removing repairable historic windows and replacing them with new windows for perceived improvement in energy performance.
- Replacing repairable historic windows with new windows.
- Installing incompatible or inefficient replacement window units when existing windows are deteriorated beyond repair or missing.
- Retrofitting historically-clear windows with tinted glass or reflective coatings that will negatively impact the historic character of the building.

This wood replacement window closely matches the original window in size, lite pattern, and sash configuration. This would be considered an in-kind replacement and only requires staff level review.

Doors and Entrances

Entrances to buildings are made up of many parts, not only the door, but also the surrounding trim and detailing such as brackets, transoms, windows, light fixtures, and hardware. All of these elements combine to create historic entrances not typically found in modern construction. Entrances to historic buildings are often character-defining features that should be preserved and maintained. In instances where elements of an entrance feature require repairs, they should be done in-kind so the form anddetail of the entrance is not further destroyed.

Door Surrounds

Decorative wooden door surrounds are a common architectural feature of Italianate, Second Empire, and Queen Anne buildings in Harrisburg. They may be highly detailed with fluted pilasters, dentil moldings, brackets, paneled reveals, and other carved wooden features that make the entrance to the building gracious. Entrances are often character-defining features of historic buildings and should be retained and preserved. It is always recommended to maintain and repair historic entrances and their detailing. Doing so retains the historic integrity of this very important feature of a building. Entrance surrounds should be maintained with a sound paint surface. Any rotten or missing sections of an entrance surround should be replaced with exact replica pieces or repaired when possible. If an entrance surround has been removed from a building, but it is clear from physical or pictorial evidence that a surround did exist, it is recommended to restore the missing feature as much like the original as possible. Other homes of similar architectural design on the same block or within the same neighborhood can often serve as examples of what the entrance surround would have looked like.

Doors

Doors are important exterior architectural features that significantly impact the appearance of an historic building. Historic doors can be highly ornate and detailed, of dramatic size, and made of high quality woods. They often contain beveled glass, carved details, and are sometimes set in pairs creating wide entrances. The vast majority of historic doors are composed of solid old-growth wood. The maintenance and repair of historic wood doors is recommended whenever possible. Maintaining and preserving historic wooden doors is of the utmost importance as they are a finite cultural resource. Historic wooden doors were either painted or stained and this original finish should be preserved.

Transoms and Sidelites

Transoms are a common feature above exterior doors in many historic buildings in Harrisburg. Transoms provide additional light into the building and architectural scale to the entrance, which is often adjacent to equally tall windows. Transoms may have clear glass, decorative colored or leaded glass, and sometimes serve as a place for the house number to be displayed as either a design feature of the glass or with paint. Historic transoms should never be removed, altered, or covered. They should be maintained if in good condition and repaired as needed. If they have been modified or covered, they should be restored. Covering a transom was sometimes done to eliminate the maintenance of the feature, to accommodate an interior dropped ceiling, new siding installation, or as a quick solution for broken glass. An additional positive outcome of uncovering a transom is an increase of natural light coming into the building. Sidelites are the fixed panes of glass to either side of an historic door frame. Not all historic entrances have sidelites, but if they are present, they should always be properly maintained and preserved. Sidelites should never be removed or altered, unless they are a contemporary or modern installment. Wholesale removal of sidelites is not recommended, whereas the repair of individual panes is recommended.

Garage Doors

The preservation and rehabilitation of historic garage doors is also an important aspect in maintaining the character of a streetscape. The maintenance and repair of original historic garage or overheads doors is recommended. If replacement is necessary, the new door should be composed of wood, or composed of a historically contextual material, and be compatible with the building. The new door shall be of a design that is historically appropriate which usually consists of recessed panels with lites. It is recommended that steel doors are replaced with more appropriate style doors in the historic districts. Requests to remove historic wood garage doors to replace with steel or fiberglass is generally not appropriate and requires HARB review. In-kind repairs or replacements of garage doors can be administratively approved as long as the new material and design matches that of the original.

Alterations

The design, materials and scale of entrances and doors are important character-defining aspects of historic buildings. Primary entrances are some of the most important aspects of historic buildings as they engage both the occupants and the public. Making excessive alterations to a building's primary entrance is not recommended. It is rarely appropriate to change or remove historic features from an entrance or door surround. Sometimes it may be appropriate to change or alter non-character defining doors and entrances on secondary facades if the building requires a new use. If proposed alterations are visible from a public right of way, then they must be reviewed by either the Planning Bureau or HARB.

The preservation of historic wooden doors and their surrounds enhances the streetscape experience which also increases property values.

Repairing Historic Wooden Doors

Doors, entrances, and door surrounds should be inspected annually to ensure there is no hidden deterioration or dry rot. Wooden elements should be painted or stained on a cyclical basis to ensure their long term preservation. It is encouraged that all historic features of doors and entrances are repaired rather than replaced. Repair methods can involve splicing, dutchman joints, or epoxy repair of wood. If repair is not possible due to loss or extensive deterioration, then architectural elements must be replaced in-kind. The new architectural element must match the original in appearance, size, scale, texture, and material. Alternative materials may be appropriate if original materials are not available.

This damaged historic door should be repaired rather than being replaced. The cost to replace this ornate door would be far greater than repairing it.

Door Replacement

The style of a replacement door is important and should be chosen carefully. New doors must not detract from the historic character of an entrance. Unless there is physical or pictorial evidence of the style of the original door, new doors should be rather simple in design. Other homes of similar design on the same block or within the neighborhood that retain their historic doors can often serve as examples of what the historic door may have looked like.

If a new front door is required due to deterioration, extensive damage, or incompatibility the new door should be historically appropriate for the period of the building. The new door should be wood and should match the style and architecture of the neighborhood. Determining the appropriateness of a new door is based on the condition and originality of the existing door as well as the characteristics of the proposed door. Pre-hung style doors are generally not recommended as they often require damaging or removing parts of the original door frame. Changing the material or style of an existing historic door requires HARB review.

A new door must be the correct size for the historic entrance. The frame surrounding a door should never be modified to suit a new door. Changing the size would result in a loss of architectural scale that would be apparent and deplete the historic architectural quality of the property. Entrance doors that have been painted should not be stripped of paint and left a natural or stained color. Doors that are stripped and left "natural" in this manner often do not befit the historic intent of their design. The only exception is if there is evidence that the front door was varnished instead of painted as is sometimes the case with highly ornate doors. Having quality locksets, deadbolts, and making sure the jamb and casing around doors is secure is the best way to make them as safe as possible.

Many replacement doors today, particularly steel and fiberglass doors, have flattened panels and are less recessed than would have been found on historic wooden doors. These types of doors are usually not appropriate for use on historic buildings. The recessed panels and raised moldings that can be achieved on a wood door are more appropriate for historic buildings. For historic doors with multiple glass panes, replacement doors should have simulated- or true-divided lights. Muntins sandwiched between the panes of glass or that can be removed are not appropriate as they do not replicate the profile on historic doors.

This historic entrance has been severely altered by the removal of its original surround and door. The new steel door is not appropriate replacement.

The door and surround on the left has been maintained and preserved whereas the door and surround on the right has been severely altered.

Removal of Inappropriate Doors

If the historic wood door has been replaced with a door of modern design or material, replacing that door with one that is more historically accurate is recommended and can be administratively approved by the Planning Bureau. Wood is an excellent choice for a replacement door in an historic home, not only because it is a historic material, but it also provides excellent soundproofing and insulation value. Reviewing other historic doors in your neighborhood can give you an idea of what type of door would be appropriate. Salvaged wooden doors are a viable option when looking for a door to replace a modern one that does not befit the architecture of an historic building. Steel, vinyl, and fiberglass doors are generally not appropriate for use on historic buildings and require review by the HARB.

Storm Doors

Storm doors are allowed for increased energy efficiency and protection of historic wooden doors that do not benefit from a protective porch. Storm doors should be the full-view style to reduce their visual impact. The installation must be easily reversible and not destroy any aspect of the historic door framing or jamb. The installation of storm doors does not require HARB review as long as historic materials are not removed or altered.

Recommended

- Maintain and preserve original historic features and materials of the door and surround.
- Repairing existing materials using common repair techniques and methods.
- Removing non-historic materials and features, such as a steel door, to replace with historically contextual features.
- Replace in-kind to match the size, shape, texture, and appearance of original features too deteriorated to repair.

Not Recommended

- Changing a double-door entrance to a single door with additional framing.
- Covering or eliminating a transom.
- Removing all or part of a decorative door surround or paneled door jamb.
- Installing a hand-rail system too large or of a material or design that does not befit the architecture of the building.
- Removing an historic wooden door for a modern replacement not made of wood.

This pair of historic double doors and transom were removed to install a contemporary door. This type of change is never appropriate for historic buildings.

Historic Porches

Porches are important character-defining features of historic buildings throughout the City of Harrisburg. Porches are some of the most important aspects of an historic neighborhood as they engage both pedestrians, visitors, and residents with the streetscape. For these reasons historic porches are both culturally and economically valuable. The maintenance and rehabilitation of historic porches is critical to preserving the feeling and atmosphere of an historic neighborhood. Porches are complicated systems and are largely exposed to the elements which is why they are often times so heavily altered or removed. These potential points of failure make historic porches vulnerable which is why it is critically important to maintain and repair them as needed.

A series of historic porches in the Allison Hill historic district have been maintained and preserved. Maintained and preserved historic porches add depth and texture to a neighborhood and gives communities a sense of place.

Maintenance of Historic Porches

Historic porches are subjected to environmental degradation and heavy use which they must be maintained and protected. This often involves painting and small repairs on a regular basis. Replacing an element of the porch may also be needed, but should be done in-kind so that the replacement is seamless. The property's value will benefit from having a useful porch that contributes a great deal to the streetscape and historic character of the building and neighborhood.

Periodic assessments of historic porches is necessary to ensure that any deterioration or settling issues are resolved. Cyclical painting and caulking is also a common maintenance task to preserve historic wooden porches. Paint failure, such as cracking or bubbling, sometimes indicates a deeper problem such as a roof leak or high moisture content. Fungal deterioration or water damage is likely to occur to many historic porches making it important to maintain gutters and roofs, to keep porches free of debris and snow buildup, and to allow proper ventilation. Periodic cleaning of the porch such as sweeping or mopping is a basic task to prevent moisture and eventual decay. Additionally it is also important to keep vegetation and trees from crowding the porch as branches and roots promote moisture buildup which in turn can cause premature deterioration.

The continuity of historic porches on North 2nd Street creates an inviting and welcoming neighborhood atmosphere. The collective maintenance and preservation of porches on a block maintain quality of life and property value.

Repairing Historic Porches

Historic porches commonly require the replacement of deteriorated elements including floors, balusters, entablatures, columns, rails, lattice, and roofs. All missing or deteriorated elements of the porch should be replaced in-kind and should match the original in size, material, scale, and appearance as closely as possible. The splicing, consolidation, or reinforcement of historic porches using recognized preservation methods is appropriate. The replacement of historic features using alternative or substitute materials may be appropriate if the original feature cannot be replicated using the original material. The repair of roofs and foundations is also a common maintenance task that should be performed on an as needed basis.

Replacing or Altering Historic Porches

Unfortunately, many historic buildings have had their porches altered, removed, or otherwise replaced in ways that do not reflect their original historic architectural character. Porches are subject to deterioration and heavy use which is why they are often removed or replaced. Porches should be assessed to identify their original features and how rehabilitation might restore the porch. Because of the way Harrisburg's neighborhoods were built, there is often at least one historic porch remaining on a given block of otherwise identical houses. That remaining historic porch may serve as a prototype for porch restoration, along with physical clues and historic photographs of the block.

Altering or modifying intact historic porches is rarely appropriate and is not recommended. This includes the replacement of historic railings with ones of a different material, size, design or location, removal of historic detailing such as brackets and spandrels, permanently enclosing the porch, and eliminating the porch to create a new type of entrance. The removal of historic porches or features when they can be stabilized or repaired is not recommended. Wholesale replacement of historic porches with new materials to achieve a "uniform" appearance is not recommended.

When an entire exterior feature is missing, it no longer plays a role in physically defining the historic character of the building. Although accepting the loss is one possibility, its replacement is always recommended.. If adequate historical, pictorial, and physical documentation exists, the feature may be accurately reproduced. Designing and constructing a new feature based on such information is appropriate. A second acceptable option is to develop a design that is compatible. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Here is an example of an historic porch rehabilitation project in the Allison Hill historic district. Notice the rails, balustrades, and posts match the original materials and design.

An example of porch features that have been maintained and preserved. Notice the ornate spandrels, dentils, and brackets.

The following porch features must be considered when undergoing a porch rehabilitation project:

Foundation

Porch foundations are usually composed of brick or concrete piers which support the weight of the porch. Sometimes the foundation is a character defining feature of the porch and in this case the original appearance and materials should be retained. It is common to perform masonry work to ensure that porch foundation is sound and functional.

Roof & Entablatures

Porch roofs and entablatures are maintained and repaired the same as primary roof structures. A unique challenge of a porch roof structure is the relationship of the porch roof to the primary building and how they are connected. Water infiltration and structural failure can occur if the roof is not properly maintained. Oftentimes, it is necessary to repair or replace the fascia or frieze of the entablature especially if the gutters have not been properly maintained.

Posts and Newels

The style, placement, and size of the posts and newels must be in-kind replacement or match that which was known to be the historic style. If there are no posts left on the porch, the new posts must be of a style, size, and placement congruent with the overall style of the property and those like it nearby.

Shown in this photo is an historic Midtown porch undergoing a full in-kind rehabilitation. The new porch will match the original in appearance, material, and texture.

Brackets and Spandrels

Brackets, spandrels, and decorative fascia of a porch should not be removed. Conversely, brackets or spandrel sections may be added only if there is physical or pictorial evidence to support the new design.

Balustrades

The style of the balustrade, its height, location, construction, and detailing is very important to the character of a porch. If a porch clearly has a replacement balustrade that does not befit its architecture, the balustrade should be replaced. A new balustrade must be designed based on physical evidence on the porch, photographs, or using identical intact balustrades of otherwise identical construction as a guide. Balustrades that are lower than current building codes do not need to be replaced with higher railings. The height and design of such railings are likely to be character-defining features of an historic building and should be retained. If higher railings are desired, a booster rail may be considered, but is not required.

These historic Uptown porches have been maintained and still have most of their original character defining features. Urban porches engage both residents and visitors with historic streetscapes.

Ceilings and Floors

Historic ceilings and floors of porches are generally painted tongue and groove lumber. Plywood, vinyl, sheet metal, outdoor carpeting, and pressure treated wood are not acceptable replacement materials for historic porch ceilings or floors. These materials do not convey the same texture and pattern as tongue and groove lumber that has a distinctive traditional appearance and is always painted. Using these non-historic materials on porches detracts from the historic character of a property.

Historic porches in Harrisburg are typically painted wood, brick or stone, or combinations. A generally acceptable metal feature is a metal handrail on steps leading off of the porch even when no handrail was historically present. These handrails are often decorative wrought iron. Metal, vinyl, unpainted pressure- treated wood, and plywood are generally not appropriate materials for historic porches in Harrisburg.

Apron and Lattice

The open area under a porch should be enclosed with framed and painted wooden lattice. This part of the porch is extremely susceptible to moisture as stormwater can splash onto the area. The use of plywood, vinyl, or metal is not appropriate. Repairs or replacements must utilize the original material and appearance which must be painted for protection. The lattice must be framed to create a finished look.

For more information visit the National Park Service Preservation Brief on preserving historic wooden porches.

New Porches and Decks

A common request in the City's historic districts is the addition of a new rooftop deck. Rooftop decks may negatively impact the historical integrity of a property, but they can also make the building more livable and appealing to new residents as outdoor space is limited in densely populated neighborhoods. It is important to balance the preservation of character defining features of the structure while enhancing its livability. If the location of a proposed rooftop deck is visible from a public right of way, the proposal would require review by the HARB. New rooftop decks should be simple in design, composed of wood or metal, and be painted. Rooftop decks must also be compatible with existing historic materials and must not damage character defining features of the building. The roof and its materials as well as its structural integrity must also be in good condition to allow for the additional load of a deck and people.

Alternative Materials

There are a variety of alternative products on the market designed for the rehabilitation or reconstruction of historic porches. These products range from high to low quality and also vary in material composition. Some of these products and materials, such as wood composite, may be appropriate for use on historic porches if the original materials or architectural features are unavailable. The term "composite" is oftentimes a catch all term used by manufacturers. The use of PVC or other vinyl porch products are generally not appropriate for use on historic porches. Depending on the material makeup of a new product, proposals to utilize alternative products or materials, usually require review by the HARB. Consult the Planning Bureau about your proposed alternative materials.

A rooftop deck was recently installed on this Uptown home. Rooftop decks can have an impact on property values. Rooftop decks have a large visual impact on the historic district and usually require HARB review.

Signs and Awnings

Signs and awnings have been used in Harrisburg as identifiers of goods and services for over two centuries. Despite this, there are few historic signs that remain as they are continually replaced or updated. When intact, historic signs should be preserved even if the sign does not represent the current function or use of the site. Their design, placement, illumination, size, and material can have a significant impact on the character of an historic building or a streetscape. Additionally, awnings are functional and decorative features which have been used to cover goods and people outside of a building, these too have an immense impact on the nature of an historic district. All such factors must be taken into account when considering a new sign or awning. The installation of a sign or awning usually requires review by the HARB if the building is located in a Municipal Historic District .

Signs

When historic signs remain, they should be identified, retained, and preserved. This may require maintenance and repairs to the sign that will vary depending on its material. Historic signs are usually unique and add authentic charm to a commercial building.

Free standing, projecting, wall, and painted window and door signs are generally suitable to historic buildings. The final selection of the type of sign will depend on the architectural character of the building and its relationship to the streetscape. For example, a business in a traditional storefront with large plate-glass windows would choose window lettering in combination with a painted projecting sign on a metal bracket. Whatever type of sign is chosen, it must be compatible with the historic architectural character of the building in its style. For example, an Art Deco building should have an Art Deco style sign. Iconographic signs that convey the type of business through imagery are encouraged, as is the original use of neon to accent and illuminate signage in commercial areas. An example is a shoe repair shop having a wooden projecting sign shaped like a shoe.

This sign and bracket match the aesthetics and textures of the building and neighborhood. Notice that the sign is compatible yet functional.

Some signs may be administratively approved if a new sign matches an existing sign in material and style and the sign does not have a direct effect on historic materials.

For more information visit the National Park Service Preservation Brief on the preservation of historic signs.

Sign Materials, Location, and Mounting

The material chosen for a sign can have a significant impact on its compatibility with an historic building as well. Painted wood, metal, glass, and neon are traditional sign materials. High-density sign foam may also be acceptable depending upon how it is used. This modern material can be shaped like a carved wooden sign and is well suited for projecting signs. It is important to allow a variety of signage within an historic district to add character and texture to the streetscape. There are a variety of sign types but the most appropriate styles for historic districts include wall, projecting, hanging, awning, or painted window signs. Dimensional letter signs, monument, and free standing signs can also be appropriate if the design and its materials are compatible with the building and the neighborhood.

The location of the sign should not obscure or destroy any character defining features. The sign should be compatible with the scale of the building in its size and not overpower a facade. There are often clear solutions as to where a sign should be positioned when one steps back and views the building from across the street. Illuminated box or cabinet signage is usually inappropriate for use in historic districts.

Many signs, particularly projecting signs, require the anchoring or mounting of a bracket on to a facade of a building. It is important that the bracket does not damage or destroy any character defining features and is also compatible with the building. Brackets must be anchored into mortar joints onto masonry facades. All aspects of signage must also comply with the Harrisburg Zoning Code, this includes the number of signs on a property (usually one per façade), illumination type, size, and location.

Inappropriate Sign Materials & Types

Internally illuminated plastic and box signs and adjustable lettering signs are not compatible with historic buildings and are discouraged. Vinyl or canvas banner signs are generally not appropriate for use in historic districts.

Awnings

Awnings can be used to provide shade to a window, shelter for a door, or draw attention and provide coverage for a storefront. Historic awnings were usually made of canvas on retractable metal or wood frames on both homes and storefronts. Some historic awnings were more permanent and constructed of decorative metal and glass. These types of awnings should always be preserved. If a building did not historically have awnings, they should not be installed on the structure. When historic awnings remain they should be maintained or restored as needed. The canvas of an awning can be replaced, while the metal framing should be maintained and repaired. The character of historic awnings is difficult to replicate with awnings built today. Remaining historic awnings should be used as models for new awnings.

This awning is appropriate for the building and its setting as it blends in with the neighborhood while serving a function.

Design Considerations for a New Awning in Historic Districts

Designing a new awning for an historic home or storefront today can be done well if the following aspects of the new awning are taken into account along with the historic character of the building.

Materials: New and replacement awnings must be made of canvas fabric stretched over a frame. The fabric should be fire- retardant and weather resistant.

Framing: The frame for awnings should be metal. The frame should be simple and not include a plastic grill (egg-crate) that encloses the underside of the awning. The frame may be retractable or fixed in place depending on the needed functionality of the awning.

Placement: Awnings should be placed below decorative door surrounds, over transoms, and not extend onto wall areas. Awnings are to be placed over doors and windows only. They must be installed in wood features or through mortar joints in masonry buildings. Careless installation of an awning frame into bricks or stone can cause permanent damage that leads to water infiltration and deterioration of the masonry.

Size: The awning should not extend beyond the outside frame of the window or entrance. Many awnings are best placed on the framing of the window itself, not extending beyond.

Style: The style of the awning should relate to the style of the building and window or door on which it is placed. If the window over the door is curved, then the awning shape should be curved to match.

Lighting: Internal illumination of bright colored awnings is not appropriate for historic buildings.

Awning Removal

Aluminum awnings popular in the mid- 20th century generally are not appropriate for historic buildings. Removing metal awnings (circa 1945-1970's) from historic buildings not of that era is encouraged. Doing so removes the distraction of the metal awning and reveals the historic character of buildings. Adding a metal awning to an historic building today is generally not appropriate, whereas the removal of metal awnings does not require HARB approval. If metal awnings are an original design feature of a 20th century building, then the awnings should remain.

Aluminum awnings are not original to most building and their removal is encouraged to reveal historical details. If removed, the aluminum can be recycled.

Storefronts

Commercial storefronts are common throughout Harrisburg's neighborhoods and historic districts. Commercial buildings are often residential on the upper floors with the storefront at street level. Few are exactly as they were when first constructed as they were often redesigned and altered to fit with the styles of changing times. Historic storefronts are one of the most important character defining features of commercial buildings. Their intact preservation ensures that a neighborhood has the ability to always have storefronts, thus contributing to the long term economic success of the street. The architectural quality, materials, design, and signage of storefronts contribute a great deal to the character of historic commercial and mixed-use buildings. Following *The Secretary's Guidelines* for storefronts is important. Doing so ensures that historic fabric and designs are not unnecessarily lost through additional modification. It also ensures that any new alterations only work to further restore the historic character of a storefront, not further diminish it.

This block of historic storefronts on North 2nd Street have been continuously used for commercial use for over a century. Preserved historic commercial streetscapes are oftentimes economic drivers for neighborhoods.

Maintain and Preserve

The first step is to identify, retain, and preserve the form and details of the storefront's materials and features, which are important in defining the building's historic character. These features must be retained in order to preserve the original form of the building. Removing, covering, or destroying historic storefronts is not recommended. Likewise, if you find that such a feature is covered, steps should be taken to reveal and restore it to its original appearance. The preservation of historic storefronts is important to retain the economic vitality of an historic neighborhood.

Maintain, repair, and conduct in-kind replacement when necessary to keep storefronts in good condition. Maintenance is preservation. Performing annual evaluations of a storefront to inspect for damage or general deterioration is an important task to identify issues before they become problematic. Periodic cleaning, painting, and caulking is common maintenance to preserve historic storefronts. Historic storefronts are usually composed of a combination of materials including glass, wood, metal, and masonry. Given the potential variety of materials utilized in historic storefronts, there are various preservation or repair methods necessary for each of these materials which have been described in previous chapters. Maintaining these original materials will benefit the value of the building and its contribution to the neighborhood. Keeping the storefront in good repair is the best method to ensure it continues to tell the story of your building's history in the community.

These historic Midtown storefronts have been properly maintained and preserved over the past century. These original storefronts are highly decorative and are attractive to new and future businesses.

Repair and Rehabilitation

Storefronts are somewhat complicated systems of large windows, doors, and other structural components which receive heavy use and will therefore degrade overtime. If the storefront on your property has clearly been altered in a way that detracts from its historic character, you should consider restoring it to a previously known design, or create a more compatible new design. Sometimes later alterations may have acquired historic significance, depending upon its materials and design. Frequently historic aspects of a storefront were covered over, but not removed during a renovation. Finding original fabric in place is valuable and will help in creating an authentic restoration. If encapsulated in modern materials, it is recommended to reveal the historic features of a storefront. This process may require HARB review, depending on the project. Contact the Planning Bureau to ensure your project can be successful.

Storefront Alterations and Replacement

Storefront alterations are viewed very carefully as historic storefronts are some of the most important features of an historic streetscape. The alteration of historic storefront materials is not recommended. When historic storefronts have been either removed or altered to the point where there is little to no historical integrity then it may be necessary to alter or redesign a new storefront. The HARB must review any substantial alterations to historic storefronts.

Preservation Brief #11: Rehabilitating Historic Storefronts **provides the following guidelines for designing replacement storefronts:**

1. **SCALE** Respect the scale and proportion of the existing building in the new storefront design.
2. **MATERIALS** Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
3. **CORNICE** Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the storefront's sign.
4. **FRAME** Maintain the historic proportions of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements with varying degrees of detail in the woodwork.
5. **ENTRANCES** Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.

For more information visit the National Park Service Preservation Brief on rehabilitating historic storefronts.

6. **WINDOWS** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
7. **SECONDARY ELEMENTS** Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

Residential Storefronts

Sometimes storefronts of historic buildings are no longer used for commercial enterprise, but have become part of a residence. There are many examples throughout Harrisburg of how a storefront can be compatible with residential use without alterations. Altering a storefront for a more "residential" look is discouraged and would likely be denied by the HARB. All historic storefronts, regardless of their location or use, should be preserved. If an historic storefront is utilized as a residence, interior window treatments such as blinds or shades should be used as the exterior windows should never be covered up or removed. It is important to retain the storefront as it still has the potential to become a retail establishment at some point in the future.

The above historic storefront in Fox ridge Historic District has been retained despite its function as a residence. Once the retail location of "Fisher Brothers Plumbing and Tinning." Other similar storefronts in Midtown have been retained but are no longer in use. It is important to retain historic storefronts as character defining features, but also reserves the storefront for potential future use as a functional businesses again.

Fences and Walls

Fences and decorative or privacy walls are common features in Harrisburg's historic districts. They are used to define property lines, create private yards, produce a visual buffer around parking lots, and provide aesthetic charm to historic neighborhoods. The most common materials for fencing are wood, masonry, and ornamental metal such as wrought iron whereas walls are exclusively masonry. Existing historic fences should be maintained and protected. These are often detailed metal fences that do require some care to ensure they remain intact and secure. Painting, and otherwise maintaining and repairing fences is recommended. This might include regular painting or staining wooden fences, and repointing mortar joints in masonry fences. Doing so prevents rust, rot, and deterioration that could contribute to blighting conditions.

Preservation of Historic Fencing and Masonry Walls

All historic fencing should be maintained and preserved. The majority of historic fencing in Harrisburg's historic districts are composed of either iron whereas some are composed of stone or brick. The preservation historic masonry and metal have been discussed in previous chapters. Since fences require a fair amount of maintenance, the cleaning, painting of fences and walls is essential to their long term preservation. Unfortunately, the City's stock of historic fencing is being lost at an alarming rate due to theft, removal, and scrapping. It is important to preserve these features as they are highly contributory features to the historic districts. The repair or in-kind replacement of historic fencing or walls can be approved by the Planning Bureau. Any proposal to remove historic walls or iron fencing visible from a public right of way must be approved by the HARB.

The desire for more privacy did not negatively impact the original cast iron fence on this property. The original fence was preserved while a compatible wood fence was installed behind it.

New Fences

New fences must be approved by the HARB if they will be visible from a public right-of-way in any of the Municipal Historic Districts. The HARB often approves fence applications when they are compatible with the surrounding architecture in design, materials, placement, and height. New fences usually don't have a direct impact on above ground historic materials but have the potential to disrupt associations and relationships between buildings. Fences may also have an impact on historic and prehistoric archaeological resources. New fences also impact the setting and feeling of historic districts by impeding sight lights and visibility.

The majority of new fences installed in municipal historic districts are composed of wood or metal. The majority of wood fences that are approved are either a shadow box, louvered, or dog eared style fence which are often constructed from pressure treated lumber. There are a wide array of fence configurations and it is important to ensure that the new fence is not distracting or intrusive to the neighborhood. The finished side of a wood fence must be facing outside towards right of ways and must always be painted.

Metal fencing must be of high quality and adequately coated or painted. Like wood, metal fencing designs are infinite and it is important that the new design is compatible with both the building and the setting. Most new metal fences in historic districts are composed of steel or aluminum and are powder coated to resemble cast or wrought iron.

New Fence Considerations in Municipal Historic Districts

Height

The Zoning Code prescribes the maximum height of fences. In residential areas where the fence will be in front of the building, the maximum height is 42 inches. In rear and side yards the maximum height is six feet from the grade on which it is being installed. Of course, fences can be lower than the maximum height if that is desired. If a higher fence or wall is desired, a special exception or variance would be required.

Placement

The placement of new fences should make sense in relationship to the building, the sidewalk, pedestrian alleyways, and property lines. Fences can be installed directly along property lines, or set back to allow for shrubbery or other plantings. Fencing must always be installed with the finished or decorative side facing the sidewalk and adjacent properties. The placement of the new fencing must also abide by the City's Zoning Code.

Material

The materials of a fence are very important to its character. Wooden fences should be constructed so that the finished side faces outward. Wooden fences must also be stained or painted once drying has occurred. Unpainted or unstained wood was simply not used during the era when most historic Harrisburg buildings were built. Ornamental metal may be a good choice if the fence is within the floodplain, or if visibility through the fence is desired. Masonry may be used for the entire fence or piers that finish sections of metal or wood fencing. The Zoning Code expressly prohibits the installation of vinyl fences in Harrisburg's Municipal Historic Districts. Vinyl fencing is never appropriate for use in the City's historic districts. Additionally, the use of chain link fencing is not generally not appropriate for use in historic districts.

Design

The design of the fence should be appropriate to the architecture of the property it surrounds and the general historic character of the neighborhood. Finish details such as capping posts are encouraged to create a more refined appearance. All bracing of fence sections must be on the inside of the fence, with the finished sides facing the street or other properties.

Contemporary powder coated metal fences are generally appropriate for use in historic districts. The material blends in with existing historic materials and is appropriate for the setting.

Historic Paints

Lead Paint

Paint containing lead was commonly used in homes constructed before 1978. It was banned that year due to the prevalence of lead poisoning and its detrimental effects. When lead is absorbed into the body, it can cause damage to the brain and other vital organs. Lead may also cause behavioral problems, learning disabilities, seizures, and in extreme cases, death. Of greatest concern is that even "low level" lead exposure reduces a child's ability to learn.

Both children and adults can be poisoned by lead, but it is most prevalent today in small children when they come in contact with and ingest paint chips and dust from deteriorating lead-based paint or lead contaminated soil. Lead dust is the most dangerous for small children because it is virtually invisible and can be sweet tasting. As a property owner, you have the ultimate responsibility for the safety of your family, tenants, or children in your care. You must identify potential lead hazards and take steps to minimize or eliminate them in your property.

Lead-based paint can be found on any painted surface, both inside and out. This includes wood windows and window sills, doors and door jambs, porches, floors, baseboards, cabinets, stairs, wood siding, and painted brick. When lead-based paint is in good condition, it is usually not a hazard. It becomes a hazard and needs immediate attention when it begins to peel and chip, or becomes chalky or cracked. It is important to know that removing lead-based paint improperly can increase the hazard to your family by spreading even more lead dust around the house.

Test for Lead

Have your home assessed for lead-based paint hazards by a qualified professional. Call 1-800-424-LEAD for certified lead-based paint professionals in our area. These trained professionals use visual inspections, lab tests, portable x-ray fluorescence machines, and surface dust tests to determine if paint is lead-based and in a hazardous condition.

Visit the National Park Service Preservation Brief for appropriate methods for reducing lead-paint hazards in historic housing.

Peeling exterior paint on this early 19th century home likely contains lead. Lead awareness is the best method to avoid exposure.

Interim Controls

Prevent lead poisoning if there is lead- based paint in your home by doing the following:

- Keep children from chewing window sills or other painted surfaces.
- Have children wash their hands frequently, especially before they eat and before nap and bedtimes.
- Wash children's toys often.
- Keep window sills clean and mop and keep clean indoor play areas where lead-based paint is present.
- Where paint is chipping and peeling it should be wet-scraped to remove loose paint and encapsulated in new primer and paint. Never use dry sandpaper or a heat-gun to remove lead-based paint.
- Grass can be planted over lead contaminated soils to prevent children from having direct contact with the hazardous soil.
- Ensure small children do not handle or eat lead-based paint chips.
- Ensure children eat a healthy diet since children who get vitamins and minerals in healthy amounts are less likely to absorb lead.

Abatement

In order to remove lead-based paint hazards, have the paint completely removed or replace the painted features in their entirety. When this is done, the new feature, such as a window, should be replaced in-kind so as to not have a negative effect on an historic building's architectural character. The most common lead abatement is encapsulation. This is when the lead paint is encapsulated or covered with new paint. When lead paint is encapsulated, it poses less of a health risk.
Precautions must be taken before disturbing painted surfaces and hiring a lead certified contractor should ensure that your home will remain safe during remodeling and be free of lead hazards when the work is completed. Call 1-800- 424-LEAD for certified lead-based paint contractors in our area.

Resources

The City of Harrisburg's Bureau of Housing works to reduce lead-paint hazards in households with small children in conjunction with Pinnacle Health's Childhood Lead Poisoning Prevention Program (CLPPP). This partnership provides lead-paint hazard reduction to qualified residences while educating small children about lead- paint hazards and safety. The CLPPP also provides free lead poisoning screenings, free cleaning kits, and home assessments.

City of Harrisburg Department of Building and Housing Development Bureau of Housing 10 North Second Street, Suite 206 Harrisburg, PA 17101 717-255-**6480**

Pinnacle Health CLPPP Community Health Center 2645 North Third Street Harrisburg, PA 17110-2098 717-782-6442 or 1-800-374-7114

Pennsylvania Department of Health Toll-free Lead Information Line (LIL) at 1-800-440-LEAD (5323) www.health.state.pa.us

National Lead Information Clearinghouse: 1-800-424-LEAD

U.S. Dept. of Housing and Urban Development (HUD) Office of Lead Hazard Control 451 Seventh Street SW P-3206 Washington, DC 20410 (202)755-1785 www.hud.gov/lead

Painting Historic Buildings

Paint on historic buildings has two primary functions. First it is a protective coating for many types of building materials and secondly it is an aesthetic feature that conveys color, enhancing architectural features of the building. Paints in their most basic form have been used for thousands of years. Paint protects a variety of substrates from premature deterioration and its use is critically important to ensure the preservation of exterior features, primarily wood and metal. Today there are many varieties of paints available, so it is important to ensure that the correct paint is being applied.

This pair of early 19th century Federal style homes have been painted with a polychromatic color scheme that is historically appropriate for the period and visually striking.

Protective Coating

Paint prevents the deterioration of wood and metal features by creating a smooth sealed surface that water does not penetrate. It is critically important to maintain the exterior paint of all historic wooden and metal features such as porch railings, brackets, wood and metal cornices, doors, windows, wooden lintels and sills, porch floors and ceilings, door surrounds, and metal roofs. Doing so will prevent their untimely deterioration.

If features have begun to deteriorate due to lack of paint maintenance, it is important to remediate the deterioration prior to repainting so that the new paint will adhere and the deterioration will not continue underneath. Consolidants, epoxies, and rot prevention products are readily available to accomplish this remediation, and can be found online or at home improvement and hardware stores.

Paint Failure, Removal, & Application

When paint has lost its ability to protect a surface it is usually evident based on its appearance. Paint failure can occur for a variety of reasons usually due to moisture infiltration or improper application methods. Cracking, chalking, peeling,, and blistering are all forms of paint failure that should be addressed to ensure the substrate is adequately protected.

With the exception of hand scraping or hand sanding, paint removal should be avoided unless it is absolutely necessary. Paint removal is extremely labor intensive. Justifications for extensive paint removal should be based upon the identification of severe paint failure such as deep cracks or extensive peeling. Removing paint to have a "wood grain" appearance is not recommended unless the feature was historically unpainted. When necessary paint should be removed without damaging the substrate material. Methods of removal include: abrasive, thermal, and chemical.

The majority of historic paints were oil based and it is likely that most painted surfaces on the historic structures in the City of Harrisburg were painted with oil based paint. It recommended that a high quality oil based primer and oil based topcoat are used on historic properties as these paints will adhere best to the existing oil based paints. High quality latex topcoat paint may also be used if painted on an properly prepared oil based primer.

Painting of Masonry

Paint is a necessary and historic material, but it can likewise be inappropriately used on historic masonry that has never been painted. Painting masonry buildings that have not been painted before is not recommended. Doing so impacts a building's balance of moisture and airflow. By creating a barrier of paint, a building will not be able to "breathe" and significant moisture problems may result. Creating such a moisture barrier causes brick and stone to spall, crack, and prematurely deteriorate. It also changes the appearance of a masonry building by eliminating the contrast between the bricks and mortar, and color variation of bricks. Stone should never be painted, this includes lintels, sills, foundations, and steps. It is important to note that some brick buildings in Harrisburg were made with a very soft brick that was painted from the beginning. For this reason, masonry buildings that were originally painted may remain painted.

If the paint on a masonry building is known to be non-historic and its removal is desired, it should be removed in the gentlest means possible. This often involves low-pressure washing and use of a natural bristle brush. Sand-blasting is not recommended because it removes the outer layer of the brick, thereby changing its appearance and durability. Please reference The National Park Service's *Preservation Brief# 1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings* for more information on paint removal and the use of water-repellent treatments on masonry.

Color

As an aesthetic feature, the color of paint can have a dramatic impact on the appearance of an historic building. Choosing the exact color of paint for your historic exterior is up to you as the property owner. Consider the historic color pallets devised by many paint manufacturers for general guidance on choosing colors that enhance your historic building's architecture. Paint manufacturers often pair colors with appropriate accent colors and provide images of buildings using the colors as inspiration.
The HARB does not govern or review color samples unless requested to do so by an applicant. The use of garish colors that clearly do not befit the historic architectural character of historic districts are strongly discouraged.

Murals

The City has a robust public art program including various murals throughout the historic districts. Murals are typically painted on brick or stucco walls. Even though the painting of unpainted historic brick is typically not recommended, the addition of public art to the City's neighborhoods adds texture, increases tourism, and creates a sense of community. It is important, but also difficult, to balance historic preservation with change and growth, which is why the HARB reviews mural proposals carefully. Proposals to paint murals in historic districts are reviewed based on their location, context, existing surface condition and building significance, and purpose. Murals should never be painted as forms of advertising and should always use the highest quality paints.

For more information visit the National Park Service Preservation Brief on exterior paint problems on historic woodwork.

Accessibility

Improving accessibility into historic buildings for persons with disabilities is important. Allowing all individuals to access our cultural resources and the benefits they provide is an important social and economic hurdle to overcome. Historic commercial and residential buildings are often not accessible because they are designed with multiple steps up to entrances, narrow doorways and halls, and have high thresholds. The American's with Disabilities Act (ADA) and Harrisburg Bureau of Codes can provide guidance as to when and how historic buildings should be made accessible.

This ramp was constructed on the primary facade of the building and is minimally intrusive on the character and integrity of the building.

For more information visit the National Park Service Preservation Brief on making historic properties accessible.

Design Approval

Most accessibility modifications require a Building Permit from the Bureau of Codes. If the building is located in a Municipal Historic District, it will also require HARB review if the modification is visible from a public right-of-way. The HARB review is to ensure the accessibility features are as sensitive and appropriate as possible for the historic building and site.

The Secretary of the Interior's Guidelines recognize that increasing accessibility is often an important aspect of rehabilitation projects, but that this kind of work must be assessed for its "potential negative impact on the building's historic character." For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character defining materials or features in the process of making a building more accessible. Materials used to construct a new ramp should be compatible with the historic building and sympathetic to existing historic building materials. It is recommended that ramps are installed on a secondary or lesser visible elevation of an historic building to ensure that the primary facade and other character defining features are not altered. Furthermore, it is important to balance accessibility and historic preservation for the betterment of the City and its neighborhoods.

Small alterations that do not have any significant impact on an exterior, such as adding a doorbell with a small sign, generally do not require HARB review. The most common modifications reviewed by the HARB are the replacement of doors and the installation of ramps and lifts.
A Building Permit issued by the Bureau of Codes is required before beginning any structural accessibility project to ensure the required dimensions and designs mandated by the Codes Bureau are incorporated in your plans.

Ramps

Steps pose a significant barrier to accessibility to persons using a wheelchair or walker. A ramp at the front, side, or rear entrance is one of the most common solutions to overcome a step barrier to an entrance door. Ramps effectively remove the barrier by creating a smooth, even surface on which a wheelchair can easily travel. Ramps allow a person with a disability to ascend or descend from entrance doors safely and without assistance.
Every building, site, and ramp is different and will require approval by the HARB on a case-by-case basis prior to construction. This ensures the style and material of the ramp are well suited to the characteristics of the building and site. Ramps should be constructed of concrete or masonry materials with metal or wood handrails. Ramps made completely of wood are not recommended. In all cases ramps should be designed with the features, materials, and scale of the building in mind. The goal is to make the ramp a new feature that does not dominate a front entrance or deplete historic character.
The City Codes Bureau should be consulted to determine the required dimensions and slope for a ramp. Depending on the necessary overall height of the entrance off the ground, the historic nature of the building, the required type of handrail and slope ratio of the ramp can vary. Too steep of a ramp does not truly improve accessibility by creating an unsafe situation for potential users.
A rise to run ratio of 1:12 is recommended for most ramps. For example, an entrance 10 inches high would require a ramp of 120 inches (10 feet) to have the required slope. Of course, a ramp can always be less steep if it would be better integrated into the site.

The City of Harrisburg Bureau of Codes cannot grant a variance to dimensional requirements prescribed by current codes. Any deviation from the prescribed slope ratios would require an approved special exception from the Pennsylvania Department of Labor and Industry (L&I). Special Exceptions may be granted by the L&I Accessibility Board if the applicant can demonstrate that complying with the required dimensions are not "technically feasible" or will "threaten or destroy"important historic character- defining features of an historic building. The Pennsylvania Historical and Museum Commission – Bureau for Historic Preservation may be of assistance in supporting your application.

This ramp was installed on a secondary facade and it blends in with the historic neighborhood without causing any adverse effects on historic materials.

Portable Ramps

Portable ramps may be a solution to overcoming a single step barrier to an entrance. However, they are considered a last resort or temporary solution. If a portable ramp is suitable for an entrance, so might be the construction of a permanent low ramp, potentially only a few feet long. The use of a portable ramp does not require a building permit or HARB approval because it is not a permanent change to a building or site. Signage similar to that at doorbells should be installed to make persons aware that a portable ramp is available for use if the building has a business use.

Entrances

Another way to assist a person with a disability into your place of business is to install an automatic door opener or an assistance bell. By installing an automatic door opener, the need for clear space to maneuver the door open is removed and makes entering a business easy. A doorbell may also be added to a commercial entrance instead of an automatic opener. This is often a less costly approach, but does require business employees to be trained to promptly open the door for a customer when the bell is rung and offer assistance if necessary. Be aware that "assistance" does not include lifting a wheelchair up steps. This poses a significant threat to both the person in the wheelchair and the employee. This type of "assistance" should never be done.

Hardware

Sometimes the hardware on an entrance door is difficult for people with limited dexterity to grasp and turn in order to open a door and pass through. In these cases, business owners should replace door hardware with accessible hardware which is easily grasped and used, even with a closed fist. Swing-away hinges are a potential solution when the entrance door itself, not the framing, creates an entrance less than 32 inches wide. These hinge devices increase the usable width of a door opening by allowing the door to swing out of the door opening, thereby increasing the clearance for someone to pass through. Simple modification of hardware on an existing entrance door will not require approval by the HARB, but should be chosen to suit the door's style as much as possible without significantly damaging historic doors.

Lifts

Platform lifts are another solution to overcome step barriers at the entrance to an existing building, especially when the construction of a ramp will not be suitable on the site or the steps are architecturally significant to the historic character of the building. Lifts can be highly intrusive and can impact the integrity of a property and dramatically degrade an historic streetscape. Lifts should always be installed on a secondary facade if possible. A word of warning though, lifts can be difficult to operate and maintain. They can also be subject to mechanical failure that disrupts their use. Mechanical lifts should not be considered as a solution unless others have been explored, such as making a secondary entrance accessible.

Resources

Preservation Brief #32: Making Historic Properties Accessible Prepared by the National Park Service

Center for Independent Living of Central Pennsylvania 207 House Avenue, Suite 107 Camp Hill, PA 17011-2308 Website: http://www.cilcp.org

The Access Board Phone: (800) 872-2253

Pennsylvania Department of Labor and Industry (L&I) - Accessibility Board Room 1700 7th and Forster Streets Harrisburg, PA 17120 General Information - 717-787-5279

Pennsylvania Historical and Museum Commission - Bureau for Historic Preservation (PHMC-BHP) Commonwealth Keystone Building 400 North Street, 2nd Floor Harrisburg, PA 17120-0093 Phone: 717-783-8946

This wooden ramp located on a primary facade is an incompatible ramp for the building and the streetscape. The ramp does not blend in with the built environment.

Chapter 6: Additions to Historic Buildings

New additions may be acceptable for historic buildings if they are absolutely necessary and their design is carefully considered. An addition must be architecturally compatible with the character-defining features of the historic building and the surrounding neighborhood. The new addition should be differentiated so that a false historical appearance is not created. Additions, that if removed in the future, should allow the essential form and integrity of the original house and the setting be unimpaired.

Additions should always be subordinate to the historic building and it is recommended that the addition is located on the rear or secondary elevations of an historic building while respecting its scale, massing, and size. Additions are viewed very closely by the HARB. There are some basic universal standards for which additions on historic buildings must follow but it largely depends on the setting and context of the addition. Each addition is different and its appropriateness is based upon its final design and how it relates to the historic structure and neighborhood.

The Hickok Mansion on North Front Street was rehabilitated and required a new addition for continued use. The small addition to the left of the mansion is a compatible yet subordinate to the historic building.

Relationships

The overall relationship of a design for an addition to an historic structure must be carefully evaluated. Designs that are compatible interpretations of an historic building and traditional in shape and detailing are generally appropriate in historic districts. Compatibility with the existing building is necessary for additions in historic districts, but a visual distinction between the new and the old should be apparent so that it is evident that the addition is not part of the historic building. A modern design for an addition may be appropriate if the massing, size, and relationship between windows and wall areas are compatible with the historic building. The identical replication of an historic building is generally not recommended for new additions. Additions should be designed as secondary features to the primary façade. The subordinate appearance of a new addition can be acquired through setbacks, detailing and scale. The placement and setback of an addition should be consistent with the patterns that exist on neighboring properties.

Secretary of Interior's Standards: Additions

The Secretary's Standards for Rehabilitation state: "The construction of an exterior addition to a historic building may seem to be essential for the new use," but it is emphasized in the *Rehabilitation Guidelines* that, "Such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed."

The Standards further explain, "The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created." Additions should always be located on the rear or secondary elevations of an historic building while respecting the size and scale of the historic building.
Of course, using the historic material of the main section of the building and having the addition reveal its era through other architectural aspects is recommended. Such an architectural feature might be the size, pattern and location of fenestration.

New Addition Considerations

Height, Scale, & Massing: Height, scale, and massing of a building or addition refers to the structure in all of its dimensions and how its shape and size relates to its environment. Rooflines, roof types, fenestrations, size, and porches all play a role into how the massing of an addition is perceived. Additionally proportions are important and is the concept where there is balance and harmony among architectural features. Height, scale, massing, and rhythm of a new addition should be compatible with the historic structure and the surrounding buildings.

Proportion: Proportion is the articulated balance between size and shape of architectural elements and how they relate to each other. Architectural proportions are the intersection between mathematics and art. Proportions in architecture are important to ensure that a new addition is compatible with an existing historic building. Balance and harmony refer to the visual and spatial distribution of major architectural features and openings.

Visit the National Park Service Preservation Brief on new exterior additions to historic buildings.

Balance and Rhythm: Balance and harmony refer to the visual and spatial distribution of major architectural features and openings. This is particularly important when referring to fenestration openings because they usually attract the eye and how the new openings relate to the historic openings. Balance is also important because it plays a direct role in the symmetry of a building or addition. The balance and rhythm of a new addition should

Exterior Materials: The exterior cladding or structural materials that are installed on a new addition must be compatible yet differentiated from historic materials. Exterior materials can be contemporary but their composition and appearance should be sympathetic and harmonious with the historic building. Exterior wall materials should blend in with the historic built environment. When an addition is planned it may utilize an appropriate modern siding material or the historic material of the main building. The reason the new material may be suitable is that it is a modern addition and it can represent its period of construction. Despite this, vinyl siding or other incompatible exterior materials are not appropriate for additions on historic buildings.

Compatibility & Differentiation: New additions within historic districts must be both compatible yet differentiated from the original structure. It is important that the scale, massing, proportions, balance, and materials are sympathetic to the existing historic fabric of both the historic building and the neighborhood. It is also important that the new addition is different from the historic building so a false sense of historicism is not created.

Even though not in a historic district, this large roof addition on this property on North 6th Street is wildly inappropriate as it destroys the form of the original gambrel roof. The addition removes the original features on the primary facade and destroys the historic integrity of the property. This addition is not appropriate.

Chapter 7: New Construction in Historic Districts

New construction can make a positive contribution to an historic district. But to be successful, the new architecture must be sympathetic to the existing historic buildings surrounding it. Essentially, the context of the historic district must be taken into account in the new design. New construction designs should be inspired by surrounding buildings and the historic architecture of the neighborhood. This contextualism is achieved through the massing, scale, materials, and site design of the new building. The new construction must blend into the existing built environment and shall not be an intrusion in the historic district. The HARB reviews all new construction in the Municipal Historic Districts for this reason. Even though they are new buildings, they must not detract from the general historic character of the area.

New construction should not replicate neighboring historic buildings. New architecture should reflect its period of construction. This creates a timeline of architectural style that represents the evolution of architecture and construction methods. After all, this is part of the reason behind retaining historic architecture. Following this tenet will allow us to likewise retain the architectural character of new construction as symbolic of the tastes, construction methods, and materials of its time. Well-designed buildings are "timeless" and are always valued for their pleasing design character, no matter what the current trends may be.

The newer infill construction on Green Street is compatible with the scale of the existing historic building stock.

New Construction Considerations

Height, Scale, and Massing: The general height and massing of the new building should be similar to the surrounding buildings. This is generally prescribed by the City Zoning Code to create a consistent height along streets and retain the scale of the streetscape. In some cases additional upper floors are allowed. This additional height may be minimized by a stepped design or through the use of a strong cornice or similar feature to define and emphasize the lower, pedestrian-scale, floors of a building. This keeps the streetscape as consistent as possible in scale and massing, while allowing for taller modern buildings.

Setbacks: The setback and site placement of new buildings should be consistent with that of the surrounding buildings. This creates a streetscape without any irregularity. In historic areas this often means that buildings are built right up to the sidewalk. This is particularly important on corners where buildings traditionally create a visual anchor for the corner, helping to set the tone for the block.

Fenestrations: The existing ratio of fenestration (windows, doors, or other openings) to solid wall creates a rhythm of solid to void that should be considered in the design of new architecture, no matter its style.

Above is an example of new construction infill within Shipoke municipal historic district. These buildings are sympathetic and compatible with neighboring historic structures but are clearly differentiated.

Exterior Materials: The type of exterior materials should be compatible with historic materials. Materials for new construction may be modern, traditional, or a combination. This includes the use of many modern materials such as brick face in lieu of structural masonry, modern window materials, metals, glass, wood, imitation wood products, and some modern siding materials. The choice of materials must take into consideration the common historic materials in the surrounding area and the architectural style of the new building. The use of vinyl or aluminum siding is generally not appropriate for use in historic districts.

Street Level Character: Entrances, street level character, and parking considerations are important design features within historic areas. The street level of a new building and its entrance should engage the sidewalk and surrounding streetscape, not be removed or walled off from the sidewalk. This is usually accomplished by active entrances, windows that provide views of the street, and storefronts that allow passers-by to see inside. Parking should always be secondary and located behind the new construction. If parking is located adjacent to a new building, it must be screened as required by the Zoning Code.

Compatibility vs Differentiation: New construction within historic districts must be both compatible yet differentiated from the original structure. Although seemingly contradictory, one can think of compatibility and differentiation as a spectrum. Generally it is more important to have the building compatible with the historic neighborhood than it is to ensure intentional differentiation. It is important that the scale, massing, proportions, balance, and materials are sympathetic to the existing historic fabric of both the historic building and the neighborhood. It is also important that the new addition is slightly different from the historic building so a false sense of historicism is not created. It is important to reference historic architecture and materials but not replicate it.

These new infill row-homes in Shipoke reference historic architecture of the neighborhood but are clearly differentiated. Referencing the local building stock is recommended to maintain the continuity of texture, materials, and feeling of the historic district. This type of new infill is recommended.

This dwelling in Uptown is clearly differentiated as it is an attempt to intentionally oppose local historic architecture and materials. This type of infill is not recommended as it is an intentional design intrusion on an otherwise historic street.

Chapter 8: Demolition in Historic Districts

The retention of historic structures and their integrity is one of the primary roles of the HARB and the City's historic preservation program. Despite this, demolition in historic districts does occur if existing structures are deemed structurally unstable, economically unfeasible, or are not contributing features to the neighborhood. All demolition permits in Harrisburg's Municipal Historic Districts are subject to HARB and City Council review. The HARB has adopted specific Demolition Criteria to ensure fair and consistent review of such permits. Demolition of historic buildings is taken very seriously and applications are scrutinized to ensure that needless demolitions do not take place.

Guarantee of Appropriate New Construction

To further prevent unnecessary demolitions, an ordinance was passed by the City of Harrisburg in 2008. It requires a guarantee when proposed demolition of an historic building is associated with the construction of a new building on the same site. The guarantee is linked to the Planning Commission's review of the proposed project in the form of a required bond, escrow account, or letter of credit in an amount equal to the replacement construction value of the existing building(s) proposed for demolition. At such time that a developer would demolish an historic building(s) and then fail to construct the approved new building, the funds would go to the City for neighborhood betterment or historic preservation efforts. (Ordinance 9- 2008, 7-331.15)

The following Demolition Criteria should be reviewed prior to submitting an application for demolition to the HARB. All pertinent information regarding the historic structure and future use of the site are required to assess applications in light of these criteria.

Demolitions due to Fire, Flood, Collapse, or Structural Failure

The architectural integrity and significance of the structure and the structure's contribution to the municipal district. The HARB's past policy has been to support the demolition of any structure that has been declared a clear and present danger by the Bureau of Codes or where restoration of the structure has been determined to not be feasible. The policy of the Bureau of Codes is to recommend demolition when a structure has been destroyed beyond 50% of the original structure, or is in a state of collapse, or when the structure is deteriorated beyond the point of being sound and safe. Damage to the structure may have been caused by fire, water, storm or other elements, or by an accident. The case for demolition should be supported by testimony and documentation provided by the Bureau of Codes and/ or an independent third party structural engineer. This policy shall remain intact. Each application for demolition is reviewed based upon its individual merits and context. The Board takes additional evidence and arguments presented by the applicant into consideration.

HARB Demolition Criteria

The Harrisburg Architectural Review Board (HARB) sees as its primary purpose the preservation of the City's historic resources.

The HARB, in making its decision considers:

- The effect of the proposed change upon the general historic and architectural character of the district;
- The appropriateness of exterior architectural features, which can be seen from a public right of way only;
- The general design, arrangement, texture and material and color of the buildings and structures in the district.

These criteria are outlined in Harrisburg's Codified Ordinances. Notwithstanding the importance of preservation, there are times and circumstances when property conditions do not lend themselves to reuse and restoration and where concern for the public health, safety and general welfare require the HARB to consider the demolition of historic structures or structures located within the City's Municipal Historic Districts.

Demolition Considerations Evaluated by HARB

1. What is the existing condition of the structure?
   - The building has been destroyed by collapse, fire, flood, or other means.
   - The building is structurally unstable and presents a danger to public safety.

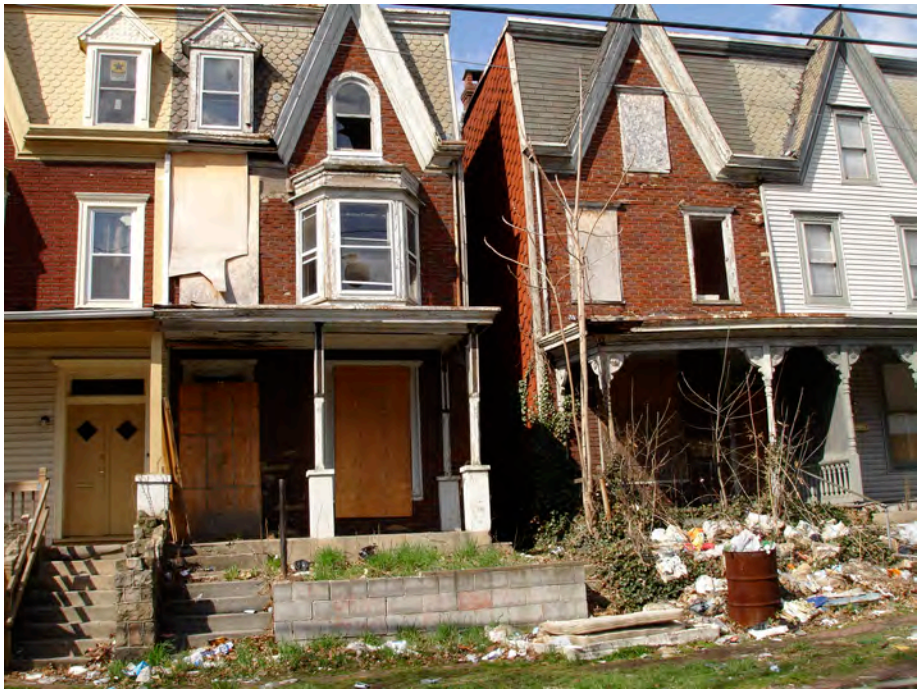
2. Is the structure individually listed on the National Register or is an architecturally or historically significant building in the historic district?
   - Whether the structure is a contributing structure to the district.
   - Whether the structure contributes little or nothing to the historic nature of the district.
   - Whether the structure exhibits unique and contributing architectural value or is associated with significant people, events, or trends in local or national history.

3. Is the structure either a design or an historic intrusion?
   - A design intrusion is a building or structure that does not contribute to the existing pattern of the surrounding contribute to the existing pattern of the surrounding streetscape, in terms of materials and scale of development.
   - An historic intrusion is a building or structure, which does not contribute to the historic significance of the district.
   - The structure is a later, incompatible addition to the district or was constructed in the same time period as the district's significance.

4. What is the structure's contribution to the streetscape and street design?
   - Whether the structure is located on a primary street, a secondary street, or an alleyway.
   - Whether the structure is a primary structure or an accessory structure.

5. What type and quality of development is being proposed to take the place of the demolished structure?
   - Compatibility of the proposed design and materials with adjacent buildings/streetscape.
   - What public purpose, if any, the development may serve.
   - Whether applicant will provide a bond to guarantee that construction will occur as planned.

6. What alternatives are there to demolition?
   - Economic feasibility of reuse of the structure.



Abandonment, neglect, and blight are problems in all urbanized areas. These issues are difficult problems to solve, but with historic preservation these issues can be mitigated through rehabilitation or appropriate new construction if demolition is absolutely necessary.

Architectural Salvage

If demolition of an historic building is approved by the HARB, it is typically conditional upon the salvage and reuse of the building's significant architectural features. If demolition of an historic structure must occur, then its most prominent architectural details should be saved for reuse elsewhere. Slate shingles, doors, moldings, decorative metals, and masonry should be carefully disassembled and donated or sold. Many of these features are highly sought after by other homeowners in the surrounding neighborhood as they may match or be compatible for missing features on nearby buildings.

Archaeological Potential

Those conducting the demolition should be aware of the potential for archaeological findings on the property. The likelihood of finding prehistoric periods of occupation are low, but it is likely that some historic features or artifacts will be found. Significant earth disturbances may yield clues of previous occupations and uses of the property. If significant archaeological findings are uncovered, the City of Harrisburg and the Pennsylvania Historical and Museum Commission should be contacted.

Chapter 9: Building Site & Setting

While much of the focus of historic preservation is geared towards primary buildings and structures, the existing relationships between historic features, settings, and buildings is what makes historic neighborhoods special places. Associated outbuildings, sidewalks, gardens, and mature trees are all contributing features of historic properties. These relationships and associations all play a part in creating the cultural landscape of historic streetscapes. The maintenance and preservation of a building site is an important task to ensure the integrity of the landscape and its contribution to the built environment. When planning a project that may impact the building site and exterior relationships, consider the impact the project will have on the setting, feeling, and associations of the historic building.

The site and setting of the Civic Club of Harrisburg retains great integrity as it has been maintained and preserved over the past century. Mature trees, shrubs, and other species make this an attractive space for wildlife as well.

Secondary Buildings

Outbuildings or other secondary structures include any buildings on the property other than the primary structure or dwelling. These buildings are also subject to historic district regulations if they are visible from a public right of way. Historic garages, carriage houses, and other auxiliary buildings are important features of an historic landscape as they are tangible connections of how the property was historically used. These buildings should be maintained and preserved with the same methods as primary structures. Secondary buildings are usually located on alleys or secondary roads and are less visible from primary streets and thoroughfares but are nonetheless important features of the built environment of an historic district.

Landscaping & Hardscaping

The charming feelings of an historic district is in part due to the mature growth from street trees and private landscaping. The maintenance of historic gardens and mature trees is a critical task to ensure that the coziness of an historic district is preserved. Retaining walls, fences, and other permanent landscape features are subject to historic district regulations. Although non-structural features of private gardens and street trees are not subject to historic district regulations, they are still contributing features. It is not recommended to allow ivy or other vegetation to climb onto the exterior of buildings. Climbing vines can cause significant damage to exterior materials by prying into mortar joints and siding. It is also important to properly prune trees and other shrubs away from historic structures. Keeping the building clear of vegetation allows adequate airflow and sunlight to minimize moisture and leaf matter accumulation. The Construction of new patios, retaining walls, or other hardscape features usually require review by the HARB if the work is visible from a public right of way. Hardscape features alter and change the historic building site and each case is reviewed based on the context of the site and setting in coordination with the proposed design. It is recommended to install semi-pervious or permeable pavers if possible to reduce stormwater runoff.

The McFarland Rose Garden is an important garden landscape and cultural resource that should be maintained and preserved.

Street Trees

Street trees are important assets to any neighborhood. They provide character, shade, and a habitat for urban dwelling animals. Street trees are trees that are in the city's right-of-way, generally between the sidewalk and curbing of a public street. Street trees are regulated by the City of Harrisburg. However, street trees are owned and must be maintained by the owner of the property on which the street tree is located. Trees growing elsewhere on a property are not regulated by the City, EXCEPT when such a tree poses a threat to public health, safety, or property. Street trees have enumerable benefits to neighborhoods which enhance the well-being of a community. Trees absorb stormwater runoff, provide for safer walking environments, slow down traffic, minimize urban heat island effect, and provide oxygen. Most notably, street trees are beautiful and provide a visual aesthetic quality to historic districts.

Parking Lots & Impervious Surfaces

Parking in densely populated neighborhoods, such as many of the City's historic districts, is always a contentious topic of discussion. As Harrisburg became more autocentric, the demolition of historic structures for the installation of parking lots has caused the irreversible loss of historic integrity throughout the 20th century. Large surface parking lots cause severe adverse impacts on the cultural landscape. Parking lots and all impervious surfaces also contribute to stormwater runoff thus increasing the amount of pollutants that enter the Susquehanna river and Paxton Creek. Impervious surfaces such as parking lots, particularly in floodplains, greatly contribute to increased flooding during storm events. Proposals to install surface parking in the historic district requires review by the HARB and are not viewed favorably due to how impactful parking can be to an historic neighborhood.

Cast iron boot scrapers were once common on Harrisburg sidewalks. The few that remain should be maintained preserved.

Historic Features

Throughout Harrisburg's municipal historic districts there may be functional or aesthetic relics of past features that continue to exist. Such features include hitching posts, sidewalks, watering troughs, boot scrapers, date stones, fire insurance plaques, and other potentially obsolete historic features. These are features that should be preserved and are subject to historic district regulations. HARB does not have purview over public sidewalks. These features should be maintained as part of the building and should not be removed or altered.

Interpretive Signs and Markers

Throughout the City's historic districts there are several types of signs and interpretive plaques that engage residents and visitors with the history of Harrisburg. Plaques and signs are important aspects of public history to encourage interest in local historic preservation efforts. These interpretive signs can be appropriate if properly installed and are minimally intrusive. The mounting of plaques or signs usually require HARB review depending on the visibility of the plaque or sign. Contact the City of Harrisburg Planning Bureau to discuss potential interpretive markers.

Historic and interpretive signs and plaques are important public history tools to engage residents and visitors of Harrisburg's rich heritage.

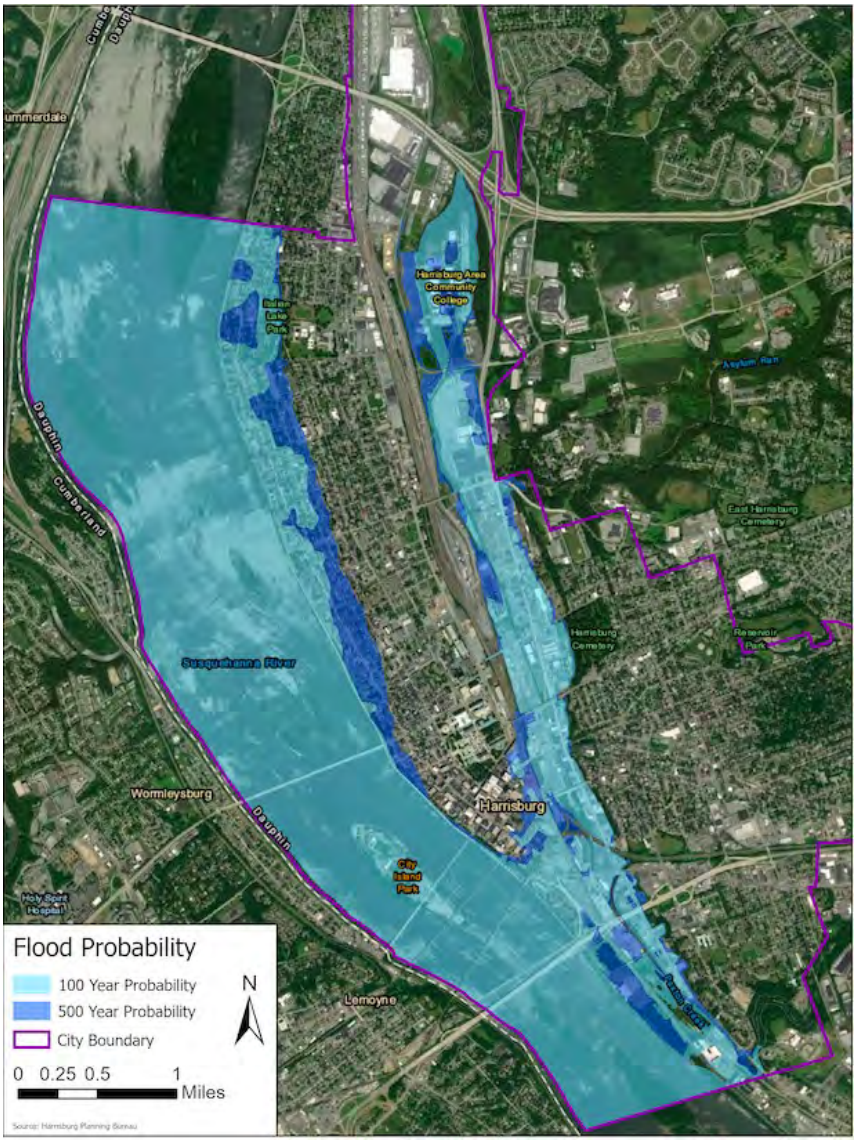
Climate Change and Flooding

The City of Harrisburg and its residents have a long and intimate history with flooding. Harrisburg's geographic and cultural relationship with the Susquehanna River and the Paxton Creek have created several major flood events in the past two centuries. Many of the City's historic districts, particularly Uptown and Shipoke, have experienced catastrophic flood events in 1936 and 1972. Historic buildings and resources within the City's floodplains are vulnerable to loss due to flooding and climate change. Flood and storm events in the future may become more common and severe thus accelerating the potential loss of our cultural resources.

Tropical Storm Agnes, June 1972

Floodplain Awareness and Disaster Planning

Those living in historic districts located in floodplains must be aware of their potential to be inundated with floodwaters. It is not a matter of IF, but is a matter of WHEN flooding will occur within the City's floodplains. Acknowledging and educating oneself on a property's probability of flooding will allow its occupants to be adequately prepared in case of a flood or storm event. Awareness and preparedness are the two best tools to protect yourself from loss of life and property.



Chapter 10: Utilities and Mechanical Equipment

Mechanical, electrical, and communications equipment and devices such as heat pumps, ventilation louvers, registers, fans, alarms, cable boxes, utility meters, satellite dishes and security cameras should be mounted on secondary facades. Overall the equipment is objectively unattractive and can disrupt the building site or even damage historic materials. Mounting mechanical, electrical, and communications equipment and devices on a primary facade is not appropriate. Equipment and devices should be mounted in an unobtrusive location, painted, or obscured to minimize their visual impact.

Gas Meters and Regulators

The delivery of natural gas to the City's historic districts requires the installation of both meters and regulators for each property. This hardware is undeniably an intrusion on the historic district and is visually incompatible with the texture and feeling of an historic streetscape. As per the Pennsylvania Utility Commission, owners of properties within national or municipal historic districts can request that a natural gas meter be located on the interior of a building. Regulators must remain on the exterior for safety purposes. If natural gas utility companies are performing work within historic districts on meters and regulators they must notify the homeowners of the option to install meters on the interior.

Heat Pumps, Condensers, HVAC Units, Climate Control

To ensure their long term preservation, historic buildings must be able to be retrofitted for climate control systems in order for them to be functional assets to the community. Heat pumps and other HVAC systems and equipment should always be installed on a secondary facade or rooftop. These systems should be obscured and minimally visible from public right of ways. If these systems are visible from a public right of way, then their installation requires review by the HARB. If it is necessary to install mechanical equipment visible from a primary right of way, it is usually suggested that the equipment is screened using fencing or vegetation.

Installation of a central air system poses a different set of issues with the need to locate the condenser units outside. For most commercial buildings this means roof-top installation done in a way that is not visible from primary elevations. For residential row-home installation, the unit should be located in a remote place. The goal is to have the unit in a place where it won't be seen from primary elevations and will not cause damage to the building from constant water dripping.

Window Air Conditioners

The modern convenience of air conditioning can be installed in historic buildings. Such projects must be done cautiously and with care so as not to cause permanent damage to historic materials. Window air conditioners are popular and usually fit well into double-hung windows. They can usually be padded with weather-stripping foam to ensure minimal damage to the window and sill. They should be installed on a

secondary elevation whenever possible to minimize their visual impact. Be aware of water dripping from the unit. Ensure that it is dripping in such a way that water is not running directly down a wall, causing damage. Additionally, a window should never be removed to install an air conditioner, especially on a primary elevation. They should also never be installed through holes cut into exterior walls. Doing so destroys historic masonry and clapboard and has a negative impact on the historic character of a building.

Communication Lines, Satellite Dishes, Cameras

Equipment such as cameras, satellite dishes, and communications equipment should be mounted in a way that does not obscure, damage, or detract from character defining features. Satellite dishes should not be mounted on sloped roofs visible from the public right of way. Cameras should be mounted in a way that is discreet and does not damage historic materials. Other communication equipment should be installed on a secondary elevation if possible.

This historic streetscape is diminished by the installation of several satellite dishes. Such utilities should not be mounted on primary facades.

Chapter 11: Energy Efficiency

Nothing is more environmentally sustainable than continuing to use and maintain existing old buildings. The encompassed energy and resources that they hold are tremendous, not to mention the intrinsic value they provide to our community through beautiful historic architecture. Improving energy efficiency can have a negative effect on the historic character of your property if not performed correctly. This chapter touches on two major issues facing our historic districts related to energy efficiency.

Historic Preservation and Environmental Stewardship

The preservation of historic buildings is in fact a grand act of environmental stewardship. Preserving the embodied energy of material extraction, processing, and transportation ensures that new materials are not harvested. This immense amount of energy has long been expended and it too imposed a cost on the environment. Furthermore, many historic materials were extracted in less than desirable methods such as clear cutting ancient forests, so it's critical that these resources were not extracted in vain. In a culture of consumerism and instant gratification, it is important to be patient with historic rehabilitation projects as recycling existing materials is an important aspect of preservation.

Windows and Doors

Windows and doors are often targeted for replacement in the name of increasing the energy efficiency and "greening" of an historic property. They are relatively easy to replace and are an easy target for marketing and sales campaigns. The cost of window and door replacement work must be weighed against the actual impact on energy bills such replacement will have and how many years it will take to recoup those costs,the energy and materials used in making the new window versus continuing to use an existing window, and the visual impact of the replacement window on the historic character of the property. When all of these factors are considered, replacement may not be the quick fix or as environmentally sensitive as it appears. It takes an immense amount of energy to produce and transport new materials which can have a far greater carbon footprint than repair or retrofitting existing materials.

Weatherizing existing historic windows is often the most cost effective means to increase energy efficiency of such windows with minimum investment in new materials. Installing storm windows, weather stripping, and caulking are all effective. Storm windows may be installed without HARB review as long as they are the correct design and size for the windows. There are both interior and exterior storm windows on the market. Exterior storm windows have the added feature of protecting your historic windows from taking a direct hit from severe weather. Floor and attic insulation can also have a dramatic effect on energy efficiency and air exchange.

Another type of storm window to consider is historically accurate wooden storm windows that provide authentic historic character. Added benefits of a wooden storm windows are that the material is renewable and is also a much better insulator than plastic or metal commonly used for modern storm window construction.

Solar Panels & Renewable Energy

A newly constructed home in the Mount Pleasant neighborhood fitted with solar panels.

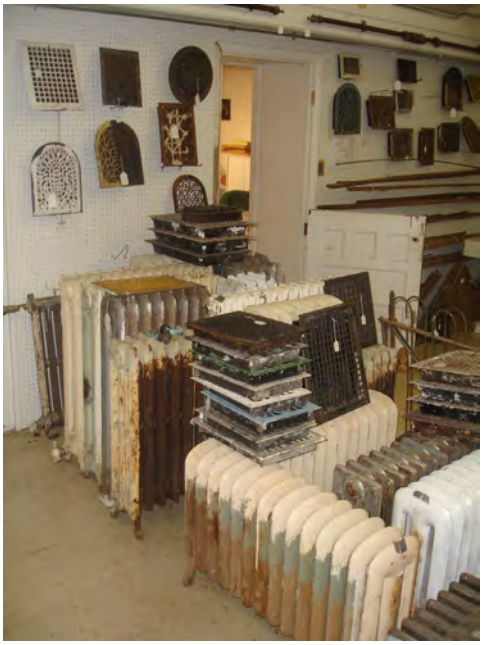
The use of solar panels is of increasing interest to many home and business owners as a "green" means of producing energy. Just because your property is in an historic district does not mean that you are prohibited from installing solar panels. After all, long term preservation of historic properties depends in part on the ability to adapt a property to changing circumstances. But whether in a Municipal Historic District and subject to HARB review or not, using *The Secretary's Standards for Rehabilitation* when considering the installation of a solar panel array is necessary to ensure the project won't have a negative effect on historic property. As the *Standards* state, "particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code and energy requirements."

In keeping with the *Standards*, ensuring that a solar panel array is not visible from the public right-of way is highly encouraged. By doing so, there is no negative visual effect on the property or surrounding district's character. Short of not being visible from the right-of-way, the HARB will consider solar panels with the following recommendations on their placement and design. Not all properties will be viable candidates for the subtle installation of solar arrays, but when invisible or minimally visible, such an installation would be supported by the HARB.

- Panels may not be located on the primary roof elevation.
- Panels should be positioned on secondary and rear roof elevations.
- Low profile panels must be used to minimize the visibility of the array.
- Historic roofing materials that are difficult to replace, such as slate or terra-cotta tile, should not be permanently damaged or removed in order to install the solar panels.
- The visual impact of the array must be minimal.

Architectural Salvage

Salvaging parts of historic buildings that are being torn down is an important form of recycling and therefore is environmentally sustainable. Many traditional building materials can be useful salvage for restoration and rehabilitation of historic buildings or used as decorative features for the interior of homes and businesses. Some commonly salvaged items include wooden doors, shutters, hardware, corbels and brackets, porch parts, wood flooring, moldings, bathroom and kitchen fixtures, hardware, wavy, colored and leaded glass, slates, fireplace mantels, radiators, metal heating vents, and fencing. Using salvaged building materials may be considered when the replacement of an historic feature is warranted. The item or material must exactly match what you are seeking to replace. If your historic feature is completely missing, the salvaged part must be of a design compatible to the architecture of your property. A good example of using salvaged materials is replacing a single modern door and sidelights with a set of wooden double doors that fit the original opening. The Rehabilitation Guidelines state, "The new part should always take into account the size, scale, and material of the historic building itself, and most importantly, should be clearly differentiated so that a false historical appearance is not created." Salvaging parts from a sound historic building instead of rehabilitating that building and its historic features is not recommended. In no case should the desirability of salvaging from a building be a factor in the decision to demolish the building. But, salvaging building materials can be a positive outcome of a demolition if the building as a whole cannot be saved. Salvaged materials from a reputable salvage warehouse enables property owners to rehabilitate historic properties with authentic materials that are sometimes difficult and expensive to purchase or reproduce.



Historic York Inc. & Architectural Warehouse is the largest architectural salvage retailer in our area. There are also many salvaged building materials for sale on the Internet. It is always a good idea to know where the items you are buying came from, as there may be unscrupulous salvagers who sell stolen items.

Refindings Architectural Warehouse
465 Prospect St. York, PA 17403
(717) 854-7152
www.refindings.com

Oley Valley Architectural Antiques
2453 North Reading Road
Denver, PA 17517
717-335-3585
www.oleyvalley.com

Historic Preservation Organizations

Historic Harrisburg Association

1230 North 3rd Street
Harrisburg, PA 17102
Phone: 717- 233-4646
Website: www.HistoricHarrisburg.org

Preservation Pennsylvania Inc.

257 North Street
Harrisburg, PA 17101
Phone: 717-234-2310
Website: www.PreservationPA.org

Pennsylvania Downtown Center

130 Locust Street
Harrisburg, PA 17101
Phone: 717-233-4675
Website: www.PADowntown.org

Pennsylvania Department of Community & Economic Development (DCED)

400 North Street, 4th Floor
Commonwealth Keystone Building
Harrisburg, PA 17120-0225
Phone: 866-466-3972
Website: www.dced.pa.gov

National Trust for Historic Preservation

2600 Virginia Avenue NW Suite 1100
Washington, D.C 20037
Phone: 202-588-6000
Website: www.preservationnation.org

Historical Society of Dauphin County

219 South Front Street
Harrisburg, PA 17104
Phone: 717-233-3462
Website: www.Dauphincountyhistory.org

Pennsylvania Historical and Museum Commission (PHMC) State Historic Preservation Office (SHPO)

Commonwealth Keystone Building
400 North Street, 2nd Floor
Harrisburg, PA 17120-0093
Phone: 717-783-8946
Website: www.phmc.state.pa.us

National Park Service: Technical Preservation Services

Website: https://www.nps.gov/tps/about.htm