



Beyond the Ordinance: Historic Preservation in 21st century Philadelphia **Issues to consider – March 2018**

1. Do no harm
2. What makes a place special?
3. What should a survey and historic inventory achieve?
 - What kind?
 - How sustained?
 - Who conducts?
 - Who reviews?
 - Who updates it?
 - Engage the public in understanding context and identifying resources?
 - How will it be used? By whom?
 - What are we protecting? For whom?
 - How should properties of cultural significance be recognized?
 - How can survey be proactive rather than reactive?
4. Protection/regulation for “zones of wonderfulness”
5. Historic districts and their role in protecting historic resources
6. Making designation more advantageous for owners
7. Designation process
 - Old building vs. historic building meriting city protection
 - Should every “historic” building be designated? What are the considerations?
 - Creation of a new category of “eligible” for local listing
 - Role of community input – for/against – in historic designation decisions
 - Timing of notice to property owners in third party nominations
 - Protecting cultural heritage
8. Defining when/how delisting a property for development is appropriate
9. Are other city offices and agencies integrating preservation?
 - PCPC
 - L&I
 - RDA
 - Housing
 - Public Property
 - Parks and Recreation
 - Streets Department
 - SEPTA
 - Other
10. Easing some city regulations/practices for historic properties
11. Integrating preservationists into planning and development and vice versa
12. Relationship of city preservation with state and federal programs
13. Structure and composition of Historical Commission
 - Add the Department of Licenses & Inspections and the Commerce Department as ex officio members of the Historical Commission
14. Correlating zoning with historic properties
15. Managing change as a major theme of the work
16. Linking incentives, significance and regulation
 - Incentivize adaptive reuse

17. Reviewing the city tax abatement
 - Balancing new construction incentives with preservation
 - Extending abatement for approved rehabilitations
18. City financial support / assistance for preservation
 - Transfer development rights
19. Formalizing archaeological process / requirements
 - Separate archaeology ordinance or similar enabling legislation
 - Creation of archaeology related rules/regulations
 - PHC staffing for archaeological resources
 - Commission training related to archaeological preservation/process
20. Defining and strengthening education and outreach
 - To what end?
 - Who convenes?
 - Who owns?
 - Who is audience?
 - Dedicated staffing?
21. Providing online preservation tools for citizens
 - Develop Design Guidelines – Limit Guidelines to maintenance and alterations?
22. Engage citizens
 - Make preservation tools and information widely accessible
 - Engage residents to learn about their needs and vision
 - Engage development community
 - Incorporate public input into preservation-related plans impacting Philadelphia’s future
 - Activate the public to support reforms to the preservation apparatus
 - How do we create a people-centered historic preservation focus?
 - Create partnerships that increase public awareness of preservation benefits
23. Consistency in the regulatory review process
24. Regulation of “undeveloped” sites in Historic Districts
25. Performance Standards
 - Create a set of principles that we can use to make the case for our work
 - Identify evaluation tools to benchmark progress – Not necessarily percentages
 - Values-based principles drawn from civic conversation
 - Examples?
26. Creation of a variety of types of resources
 - Districts as well as individual property significance
 - Similar to New Orleans with varying levels of protection and regulation from an a la carte menu?
 - Partial control historic districts
 - Connect local conservation district legislation with the goals of historic preservation
 - Create new form of conservation district in the city
27. Demolition of locally un-designated historic resources
 - Development pressure
 - City-ordered demolitions – Blight, unsafe condition
 - Demolition delay process
28. Linking preservation and sustainability through incentives and education
29. Assist historic property homeowners to address housing affordability
30. Linking preservation and skilled job creation