

## COMPARISON OF THE NATIONAL REGISTER AND LOCAL HISTORIC DISTRICTS

National Register Historic District	Local Historic District
Listed in the National Register of Historic Places under the National Historic Preservation Act	Designated by a municipal ordinance under the Historic District Act or the Municipalities Planning Code
Intended to protect properties in the district during the planning process for projects involving federal funding, licenses or permits	Protects a municipality's historic properties from demolition and inappropriate construction or alteration through a local design review process
Criteria for evaluating eligibility and defining district boundaries are established at the federal level by the National Park Service	Designates properties and district boundaries based on local criteria and procedures
Makes income-producing properties eligible for the federal Rehabilitation Investment Tax Credit Program	Offers no financial assistance or tax incentives unless such are provided by local ordinance
Requires owners to meet the Secretary of the Interior's <i>Standards</i> when rehabilitating their property with the assistance of federal funding or tax credits	Requires a local board or commission to review and act on all work proposed in the district based on local design guidelines and/or standards
Does not restrict a private property owner's use of their property if no federal funding is involved, nor does it obligate owners to preserve or restore their property for the benefit of the public	Private owners are allowed to use their property within the restrictions of the local zoning ordinance

NOTE: This document provides a generalized summary of these programs and laws as they are most commonly applied in Pennsylvania. Individual municipalities may implement preservation programs in various forms and combinations, including the use of different terminology.

## COMPARISON OF HISTORIC PRESERVATION ORDINANCES IN PENNSYLVANIA

<b>Historic District Act</b>	<b>Municipalities Planning Code</b>
<p>Authorizes municipalities to review work on buildings or properties in the historic district:</p> <ul style="list-style-type: none"> <li>● Demolition</li> <li>● New Construction</li> <li>● Repairs, alterations, and additions</li> <li>● Signs</li> </ul>	<p>Authorizes municipalities to review changes to historic buildings and properties in historic districts, including their setting and landscape</p> <p>Municipality can also provide zoning incentives to encourage preservation and discourage demolition or inappropriate changes</p>
<p>Regulates within one or more defined historic districts</p>	<p>May establish a zoning overlay to regulate dispersed historic resources as well as historic districts</p>
<p>Historic District must be certified by the PHMC as "historical"</p>	<p>No PHMC approval is required</p>
<p>A Board of Historical Architectural Review (often known locally as the Historical Architectural Review Board or HARB) is appointed by the governing body</p>	<p>Some municipalities establish a Historical Commission to review applications for changes on designated properties covered by the ordinance</p>
<p>Board reviews applications and makes its recommendation to the governing body</p>	<p>Applications may be reviewed by the municipal Planning Commission (which makes its recommendation to the governing body) or submitted directly to the Zoning Hearing Board</p>
<p>Governing body approves issuing a Certificate of Appropriateness</p>	<p>Governing Body or Zoning Hearing Board grants a Special Exception or Conditional Use</p>
<p>Zoning or Codes Enforcement Officer issues the appropriate permit (building, demolition, or sign)</p>	<p>Zoning or Codes Enforcement Officer issues the appropriate zoning permit according to the requirements of the MPC</p>

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