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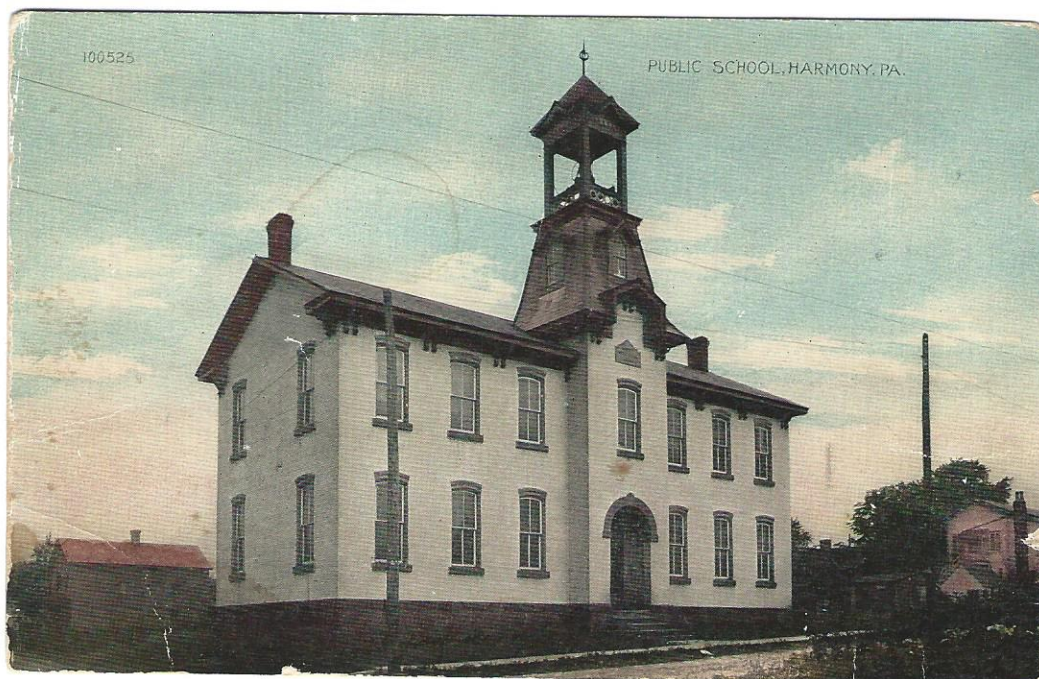
Exterior Renovations?

Exterior Additions?

Exterior Demolition?

Or Exterior Alterations of any kind?

If your structure is within the Harmony National Historic District, you need to read this information guide to learn more about the approval process and how the Historic Architectural Review Board (HARB) can help you along the way.



**Borough of Harmony
Historic Architectural Review Board
Information Guide**

The Historical Architectural Review Board

The Harmony Historical Architectural Review Board (HARB) is a seven member volunteer body whose members are appointed by the Borough Council to a Five year term (Code of Ordinances of the Borough of Harmony, Chapter 11), the state legislation which established the local historic district process, states that the HARB must include:

1. A registered architect
2. A licensed real estate broker
3. The Borough's Building Inspector
4. Persons with knowledge of and interest in the preservation of historic properties.

At least four members of the HARB must be property owners in the Harmony Historic District. The HARB members are appointed by your elected Borough Council members from a field of knowledgeable people who are sensitive to the character of the Harmony Historic District and who want to work with owners and tenants in developing successful construction and repair plans.

In no way does the Harmony Historic District require the creation of museums throughout the district or the application of museum quality conservation treatments to the buildings within the district. The Code of Ordinances of the Borough of Harmony, Chapter 11 provides protection and a degree of aesthetic control only over the *exterior architectural character* of the buildings in the district. There is no restriction on the sale or leasing of any privately-held property in the district and it is not necessary to notify the HARB of sale or lease of property within the district. However, in order to avoid misunderstandings, it is recommended that existing owners and potential new owners or tenants become familiar with the process. Also should be mentioned, to HARB, is the removal/demolition of buildings in the historic district.

FOR ALL WHO ARE PLANNING EXTERIOR ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, AND/OR DEMOLITION

If a property owner, tenant, or contractor plans to undertake any alterations or additions to the exterior of properties located in the historic district (including the installation of signs, awnings, fencing, etc) the ordinance requires that the plans be submitted to the Borough Office for review by the HARB. Other than the general requirements of the building permit process in Harmony, no permit or review is required for interior alterations, except as such alterations may affect the exterior appearance of the property.

Applications should be filed with the Borough at least ten days prior to the HARB meeting at which the project is to be reviewed. This is an important part of the procedure for securing a *Certificate of Appropriateness* within the Harmony Historic District, since the proposed work must be reviewed by the HARB before a *Certificate of Appropriateness* and a Building Permit are issued. The HARB's review will be based upon these this Guide (Section 11-106). Applicants will always be notified of the date and place of the HARB meeting when the plans will be reviewed (generally the 1st Monday of the month at 7:00 PM in the Harmony Borough Municipal Building), so that they can attend and be an active part of the process.

After reviewing the proposed project, the HARB will offer its opinion as to the appropriateness of the work and its conformity to the *Design Guidelines*. At the next meeting if the HARB finds that the proposed work meets the *Guidelines*, a *Certificate of Appropriateness* will be issued at the meeting and sent to Council for their approval.

If it is the decision of the HARB that the proposed work does not conform to the *Guidelines*, the HARB will recommend to Borough Council that the *Certificate of Appropriateness* be denied. Council will review the issue and will either support the recommendation of the HARB or will reverse the HARB's recommendation and order the issuance of a Certificate of Appropriateness.

WHEN IS A CERTIFICATE OF APPROPRIATENESS REQUIRED?

Any treatment which affects the exterior of the building and is visible from the street requires the approval of the HARB and The Borough Council, *before the work begins*. This includes the modification of nearly every aspect of the building exterior but is not limited to:

1. Window changes
2. Modifications to doors
3. Roofs
4. Porches
5. The installation of siding
6. Storefront remodeling
7. Fences
8. Signage
9. Awnings
10. New units visible from the street such as storage units or garages
11. Visible on the street (Air Conditioners/Heating Units)
12. Exterior paint colors
13. Hardware on doors, windows, etc.
14. Lights on buildings or property

The HARB is aware that the needs of the twenty-first century are vastly different from those of the nineteenth, when most of the buildings in the district were built. The HARB is keenly interested in helping owners and tenants to find appropriate and cost-effective ways to meet modern requirements without seriously affecting the architectural integrity of the property. Seldom will a historical or exact reproduction be recommended by the HARB. Owners and tenants within the Harmony Historic District are encouraged to consult with the HARB concerning physical aspects such as landscaping, paving, etc, so that the result will be in harmony with the general historic and architectural character of the district from any historic period in the past.

EMERGENCY REPAIRS

In isolated cases, the Building Inspector of the Borough of Harmony may determine that a building within the Harmony Historic District requires immediate repair or stabilization in order to protect the building, its contents, or the public. In such cases, the owner of the building may make temporary repairs to accomplish such stabilization as is necessary to protect the building, its contents, or the public. Owners should do no more work than is reasonable to provide such protection without complying with the other provisions of this Guide.

BENEFITS OF PROPERTY OWNERSHIP IN THE HARMONY HISTORIC DISTRICT

Historic preservation assists with the revitalization, stabilization, and enhancement of our community. In many cases an important result of preservation activities is increased property values, a fact which has been demonstrated in communities and neighborhoods with established historic districts. The creation of a historic district typically results in improved property maintenance and a heightened sense of cooperation, all of which is directed at making Harmony a better place in which to live, work, and play. Historic designation fosters community cohesion, identity, and pride, along with an appreciation of the historic character of the community and concern for its future.

THINGS TO REMEMBER

The HARB always welcomes questions relating to exterior improvement, restoration, and sensitive rehabilitation of properties in the Harmony Historic District. Before making any commitment for exterior alterations to buildings within the Harmony Historic District, owners, tenants or contractors should consult with the HARB and obtain all the necessary permits. The HARB meets at the Borough Building on a published monthly schedule; contact the Borough Office for specific information regarding the meeting schedule.

Note: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings can be found on line at www.nps.gov/history/hps/tps/tax/rhb/stand.htm. However they are not a substitute for coming and presenting your plans at a HARB meeting.

FOR MORE INFORMATION
CALL THE HARMONY BOROUGH OFFICE AT 724-452-6780 EXT 3

Email: harmonyborough@zoominternet.net

Web Site: www.harmony-pa.us

Amended: January 3, 1995

ST. WATER

ST. EUTAW

ST. ZEIGLER

ST. JACKSON

ST. MONROE

ST. MERCER

ST. LIBERTY

ST. CHURCH

ST. MAIN

ST. MILL

ST. WOOD

ST. CONNOQUENE

ST. CREEK

ST. NEW

ST. SPRING

ST. FIRST

ST. RT. 68

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