Meeting Agenda
State College Borough
Historic Resources Commission
November 15, 2016
Room 241 / 7 p.m.

I. **Call To Order**

II. **Roll Call**

III. **Approval Of Minutes**

IV. **Chair Report**

V. **Public Hour**

VI. **House Plaque**

A. House Plaque – 501 East Hamilton Avenue

B. House Plaque – 346 Ridge Avenue

VII. **Land Development Plan**

A. Final Plan For Proposed Improvements, Additions And Renovations To 243 South Pugh Street, Project Design By Michael C. Haluga, Inc., Registered Architect, Dean And Linda Spanos, Owners.

VIII. **Work Program**

A. 2016 State Of Preservation Report

IX. **Official Reports And Correspondence**

X. **Adjournment**

Documents:

Complete Historic Resources Commission Agenda Packet 11-15-16.pdf

Meeting Agenda
State College Borough
Historic Resources Commission
November 15, 2016
Room 241 / 7 p.m.

I. Call to Order

II. Roll Call

Eric Boeldt, Chair
Richard Bryant
Susan Bardo
Katsuhiko Muramoto
Gary Patterson
Eric White
Vacant
Vacant

III. Approval of Minutes – October 18, 2016

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. House Plaque

A. House Plaque – 501 East Hamilton Avenue

Application for 501 East Hamilton Avenue has been submitted by the property owner to purchase a plaque for their home located in the Holmes-Foster/Highlands Historic District. The following text is for the Commission to consider and approve.

This Colonial Revival Home
Built in 1939
For H.N. Worthley

Commission action**:** Members are requested to consider the draft text as suggested by the applicant. A motion is required to approve.

B. House Plaque – 346 Ridge Avenue

Application for 346 Ridge Avenue has been submitted by the property owner to purchase a plaque for their home located in the College Heights Historic District. The following text is for the Commission to consider and approve.

This Colonia Revival Home
Built in 1937
Clarence Bauchspies
For S. P. Mazza

Commission action**:** Members are requested to consider the draft text as suggested by the applicant. A motion is required to approve.

VII. Land Development Plan

A. Final Plan for Proposed Improvements, Additions and Renovations to 243 South Pugh Street, Project Design by Michael C. Haluga, Inc., Registered Architect, Dean and Linda Spanos, Owners.

This home is a 3-story frame and is permitted as a home. This structure at the corner of Orchard Alley and South Pugh Street is a rental property. The property is approximately .18 acres in the Commercial District. This property is a contributing building to the Holmes Foster/Highlands Historic District. The existing main structure is believed to have been built around 1925.

The project proposes to add to the front of the building to create a total of four dwelling units. The parking lot configuration illustrates that 15 parking stalls exist and the proposal requires nine parking stalls.

Attached to the agenda is an aerial view, a street view and the plan submission on **pages 9-18**.

Historic Resources Commission Action**: Review the plan and offer any design suggestions deemed appropriate. The ordinance requires an advisory review of the projects since the front porch is proposed to be removed.**

VIII. Work Program

C. 2016 State of Preservation Report

Attached to the agenda is the draft 2016 report. Minor modifications were made to update the house plaques added, but no demolitions have occurred since the last update. The plan also notes the combining of the Commission with the Design Review Board in 2017 and the HARB work.

Historic Commission Action: Review and make edits if applicable. Please make a recommendation to approve.

IX. Official Reports and Correspondence

A. Draft HARB maps

B. Planning Commission

C. Borough Council

D. Design Review Board

X. Adjournment

Meeting Minutes
State College Borough
Historic Resources Commission
October 18, 2016

The State College Borough Historic Resources Commission (HRC) met on Tuesday, October 18, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Chairman Boeldt called the meeting to order at 7:00 p.m.

Members Present

Eric Boeldt, Chairman; Richard Bryant, Chairman of the Design Review Board; Gary Patterson and Eric White

Others Present

Anne Messner, Planner/Zoning Officer and Denise Rhoads, Staff Assistant

Approval of Minutes

A motion to approve the September 20, 2016 minutes as submitted was made by Dr. White and seconded by Chairman Boeldt. The vote was unanimously in favor.

Chair Report

Chairman Boeldt had nothing to report.

Public Hour

No one was in the audience who wished to discuss matters not on the agenda.

Work Program

<u>2016 State of Preservation Report</u>

Ms. Messner noted, since the last report, there have been no demolitions of contributing buildings. There have been four house plaques requested for review and approval.

She asked that the report be revised so it can be presented at the end-of-year update to Borough Council in December. She stated the Commission was welcomed to add additional items if they wish.

Commissioners' comments included:

- Chairman Boeldt stated they should add something to the effect that the HRC is disenfranchising and combining with the Design Review Board (DRB).
- Dr. White suggested adding the fact that the Commission is working on an Historical Architectural Review Board (HARB) ordinance for the Borough.

HARB Work and Continued Review – PART 1

Ms. Messner noted the Pennsylvania State Historical and Museum Commission (PHMC) is mandated to approve the HARB map that will be the official map used to identify which properties fall under HARB review.

She discussed the two maps (one for College Heights and one for Holmes-Foster/Highlands historic districts) that were attached to this agenda that reflect the current historic district boundaries for the two Borough historic districts. These maps also reflect the current conditions of lot configurations not the lot configurations of the approved 1994 submission. Therefore, lots that have been consolidated in some locations cross the district boundary. Ms. Messner stated it should be noted most of the lot consolidations included demolition of contributing properties and, therefore, there is no structure eligible for HARB review.

Ms. Messner noted that the PHMC would like to have an application submitted for approval. She stated she has asked PHMC for samples of applications and they have not responded yet.

She also stated once the draft maps and application is reviewed and accepted by the PHMC staff, the HARB ordinance and district map can be introduced to Borough Council for their consideration. Additional steps are required after the review and approval by Council with PHMC.

Ms. Messner stated that Council will not look at this until 2017.

Commissioners' comments included:

- Chairman Boeldt suggested not including those properties in the HARB districts that no longer have a building on it.
- The Commissioners' in general suggested not including the upcoming Metropolitan building in the HARB district.

HARB Work and Continued Review – PART 2

Ms. Messner discussed the draft ordinance and the modifications that the Planning Department has made to clarify the document based on local ordinance practices and advice from PHMC.

She noted she had a conversation with the contact from PHMC and he stated we are not limited to the model and if there are things that we want to add we can do so.

She briefly mentioned the sections on the "Delineation of Historic Districts" and "The Creation and Membership of the Historical Architectural Board".

Ms. Messner noted she will rewrite the description of the "building code inspectors" section.

She stated under Section 402 (F), (s & t) would be the most challenging.

Ms. Messner also stated she tweaked the section on “Contents of Written Report”.

She also noted that she envisions both Sections 700 and 800 will come under a lot of discussion with Council.

She stated there are some items that she will have our Borough Solicitor look at to make sure the language is up-to-date.

Commissioners’ comments included:

- Chairman Boeldt stated the Commission decided to add a paragraph about use of solar panels.
- Mr. Bryant asked if this ordinance pertains to both the exterior and interior and Ms. Messner stated exterior only. Mr. Bryant suggested that we make sure it is listed in the ordinance.

Official Reports and Correspondence

Staff Update: Ms. Messner stated a date of November 9, 2016 has been set for the joint meeting of the DRB/HRC at Noon in Room 241.

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 7:39 p.m. was made by Mr. Bryant.

Respectfully submitted by:
Denise L. Rhoads, Staff Assistant

Holmes-Foster/Highlands Historic District

Borough of State College, PA.

Centre County

>> Historic Resources Property File <<

All Historic Properties — SOUTH DISTRICT ONLY — Date Printed 02/21/95

Property Address	1982	Orig Owner	Date	Architect	MO	Builder	Orig Use	Build/Facade Matl	Style	#Strs	Cur Use
221 E HAMILTON		J. Ben Hill	1939	H.O. Smith		H.O. Smith	R	F S	Cor CC	1.50	R
225 E HAMILTON		W.E. White	1940	H.O. Smith		H.O. Smith	R	F S W	Cor	2.00	R
228 E HAMILTON		R.A. Lepley	1936				R	F Bk	Cor	2.00	R
231 E HAMILTON		A.S. Hurrell	1940	H.O. Smith		H.O. Smith	R	F S Sl	Cor	2.00	RR
234 E HAMILTON		A.L. Tobias	1932				R	F Bk	Cor	2.00	RR
237 E HAMILTON		P.H. Dale	1939	H.O. Smith		H.O. Smith	R	F S	Cor	2.00	R
240 E HAMILTON		H.I. Tarpley	1926				R	F Bk Cla	DCr	2.00	R
245 E HAMILTON		W.B. & Pauline Mack	1925				R	F Bk	Tr	2.00	R
246 E HAMILTON		George B. Newman	1932				R	F S Cl	Tr	2.00	R
254 E HAMILTON		R. Adams Dutcher	1926	Fred Disque			R	F Bk	Cor	2.50	R
255 E HAMILTON		William R. Young	1929				R	F Bk Cl	DCr	2.00	R
262 E HAMILTON		H.A. Everett	1925	Fred Disque			R	F S W Sl	DCr	2.00	R
300 E HAMILTON		John Henszey	1936	Kennedy & Kapp		John Henszey	R	F S Cla	Tr	1.00	R
305 E HAMILTON		S.K. Hostetter	1924				R	B Bk	Cor G	2.50	R
310 E HAMILTON		NC	1960							0.00	
315 E HAMILTON		A.S. Morse	1925				R	F Br Cla	DCr	2.00	R
320 E HAMILTON	*	J.W. Henszey	1922	A. Lawrence Kocher			R	B Bk Sl	Cor G	3.00	R
323 E HAMILTON		Edward Steidle	1929	H.O. Smith		H.O. Smith	R	C Bk	Tr	1.50	R
331 E HAMILTON		Wayland F. Dunaway	1930				R	F Bk	Cor	2.00	R
343 E HAMILTON		C.E. Marquard	1932				R	F Bk	Tr	2.00	R
360 E HAMILTON		Chi Phi	1931		N		F	F S	Tr	2.50	F
400 E HAMILTON		NC	1946				R	F Bk	Cor	2.50	R
408 E HAMILTON		NC	0							0.00	
420 E HAMILTON		H.G. Turner	1937				R	F Bk W	Tr	2.50	R
428 E HAMILTON		H. Watson & D. Stover	1937	Kennedy & Kapp	N		R	F Bk	CC Cor	2.00	R
429 E HAMILTON		Theta Kappa Phi	1929				F	F S	Cor	2.50	F
436 E HAMILTON		Millard & M. M. Bunnell	1937	Kennedy & Kapp	N	Arthur Stephens	R	F S	Cor G	2.00	R
446 E HAMILTON		H.M. Tietz	1937				R	F Cla	Cor	2.00	R
447 E HAMILTON		Albert E. Coopepr	1935				R	F S Cla	DCr	2.00	R
451 E HAMILTON		E. Douglas Grimson	1939				R	F S Cla	Cor	2.00	R
452 E HAMILTON		J.S. Bowman	1935	H.O. Smith	N	H.O. Smith	R	F S	Tr	2.00	R
500 E HAMILTON	*	Frank C. Whitmore	1933	Sears Custom	Y	John Henszey	R	F Bk	Fr	2.00	R
501 E HAMILTON		H.N. Worthley	1939				R	F S	Cor	2.00	R

All properties are contributing except where the letters NC appear under "Orig Owner."
An asterisk indicates properties were identified in a 1982 preliminary survey of historic resources of the Centre Region.

College Heights Historic District
Borough of State College, PA.
Centre County

>> Historic Resources Property File <<

All Historic Properties — NORTH DISTRICT ONLY — Date Printed 02/21/95

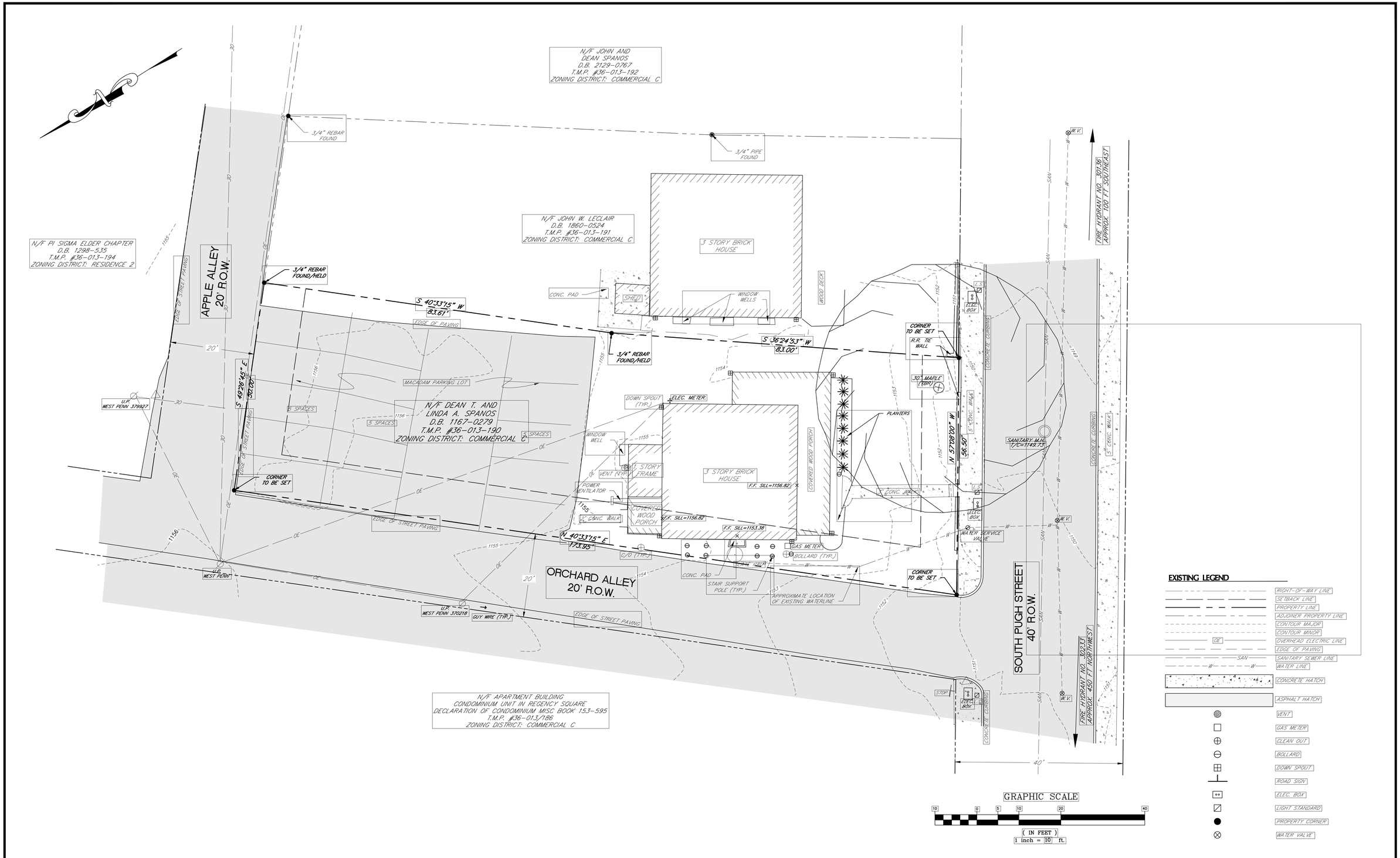
Property Address	1982	Orig Owner	Date	Architect	MO	Builder	Orig Use	Build/Facade Matl	Style	#Strs	Cur Use
326 RIDGE		L.D. Madison	1920		Y		R	F Cla	4S	2.50	R
329 RIDGE		H. Clyde Knandel	1921				R	F Cla	DCr	2.50	R
336 RIDGE		MacLean M. Babcock	1928			William Kennedy	R	F Ced	Cor CC	2.00	R
337 RIDGE		John C. Harper	1921				R	F Bk	Cor	2.50	R
345 RIDGE		Harold R. Gilbert	1930		Y		R	F Cla	DCr	2.00	R
346 RIDGE		Mazza	1937	Clarence Bauchspies	N	O.W. Houts	R	F Bk	Cor	2.00	R
355 RIDGE		Vernon R. Haber	1935				R	F Lim Sl	Cor G	2.50	R
363 RIDGE		H.N. Willard	1935	Lynnhaven	Y		R	F S Cla	Tr Cot	2.00	R
413 RIDGE		John O. Pepper	1939	Amherst	Y		R	F S Cla	Cor	2.00	R
418 RIDGE		Hayes T. Darby	1936			McCormick	R	F S Cla	Cor CC	2.00	R
423 RIDGE		Walter McCormick	1939				R	F S St	Cor	2.00	R
426 RIDGE		John Friese	1938	John Friese	N		R	F Bk	Tr	2.00	R
433 RIDGE		NC	1965							0.00	
434 RIDGE		S.M. Nissley	1939				R	F S Cla	Cor	2.00	R
441 RIDGE		W. Jeffries/J. Major	1939				D	F S	Cor	2.50	D
442 RIDGE		Edna McCormick	1939			McCormick	D	F S	Tr	2.00	R
503 SUNSET		John R.B. Dichey	1908				R	F Al	DCr	2.50	R
506 SUNSET		NC	1950	Milton Osborne	N		R	F S Al	B	2.00	R
520 SUNSET		NC	1950				R	F Bk	Tr	1.00	R
523 SUNSET		NC	1960							0.00	
526 SUNSET		H. Burton Musser	1936		Y		R	F S	Tr	2.00	R
608 SUNSET		Clarence Bauchspies	1935	Clarence Bauchspies	N		R	F S Bk W	Tr	2.00	R
616 SUNSET		George Zundel	1939				R	F Bk Al	Cor	2.00	R
617 SUNSET		Douglas Mead	1929			O.W. Houts	R	F Al	Cor	2.50	R
620 SUNSET		James Sinden	1939	Lynnhaven	Y		R	F S	Tr Cot	2.00	R
626 SUNSET		George J. Free	1935				R	F S Al	Cor	2.00	R
629 SUNSET		Fred Merkle	1935	Clarence Bauchspies	N		R	F S	Cor	2.50	R
636 SUNSET		NC	1950				R	Bk	Cor	2.00	RR
705 SUNSET		NC	1945							0.00	
706 SUNSET		Orrin Frink	1939				R	F Cla Sl	Cor CC	1.50	R
711 SUNSET		David Mason	1939				R	F Al	DCr	2.00	R
712 SUNSET		Harold W. Loman	1941				R	F Bk Sl	Tr	2.00	R
717 SUNSET		NC	1955							0.00	

All properties are contributing except where the letters NC appear under "Orig Owner."
An asterisk indicates properties were identified in a 1982 preliminary survey of historic resources of the Centre Region.

Aerial View of 243 South Pugh Street

243 South Pugh Street (Source: Google Maps)

243 South Pugh Street (Rear) (Source: Google Maps)



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Date	Description	Chk. By	Rev. By
8/31/16	STATE COLLEGE BOROUGH COMMENTS		

REVISIONS

AS NOTED

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SHEET TITLE:

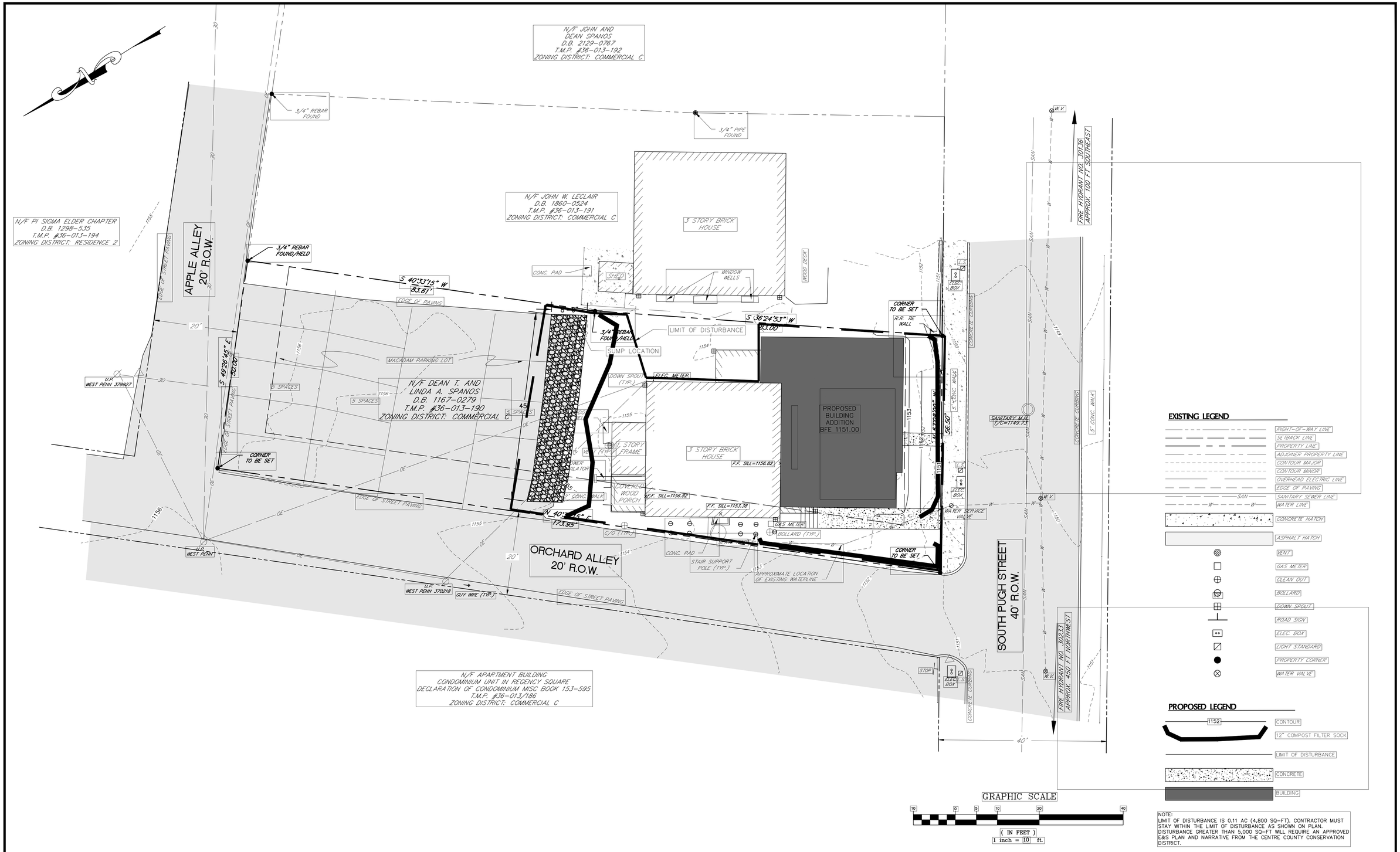
EXISTING CONDITIONS PLAN

PROJECT TITLE:

243 SOUTH PUGH STREET ADDITION

SWEETLAND ENGINEERING & ASSOCIATES, INC.
Corporate Office:
600 Science Park Road
State College, PA 16803
(814)-237-6518 Phone
(814)-237-1488 FAX
www.sweetland-eng.com

CLIENT:	DEAN & LINDA SPANOS
SITE LOCATION:	STATE COLLEGE BOROUGH, CENTRE COUNTY
DRAWN BY:	CET
DESIGNED BY:	CET
CHECKED BY:	SMK
SCALE:	1" = 10'
DATE:	10/31/2016
PROJECT NO.	6267-A
DRAWING NO.	D-10767
SHEET NO.	C2



NOTE:
LIMIT OF DISTURBANCE IS 0.11 AC (4,800 SQ-FT). CONTRACTOR MUST STAY WITHIN THE LIMIT OF DISTURBANCE AS SHOWN ON PLAN. DISTURBANCE GREATER THAN 5,000 SQ-FT WILL REQUIRE AN APPROVED E&S PLAN AND NARRATIVE FROM THE CENTRE COUNTY CONSERVATION DISTRICT.

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Date	Description	Chk. By	Rev. By
8/31/16	STATE COLLEGE BOROUGH COMMENTS		

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SHEET TITLE: E&S PLAN

PROJECT TITLE: 243 SOUTH PUGH STREET ADDITION

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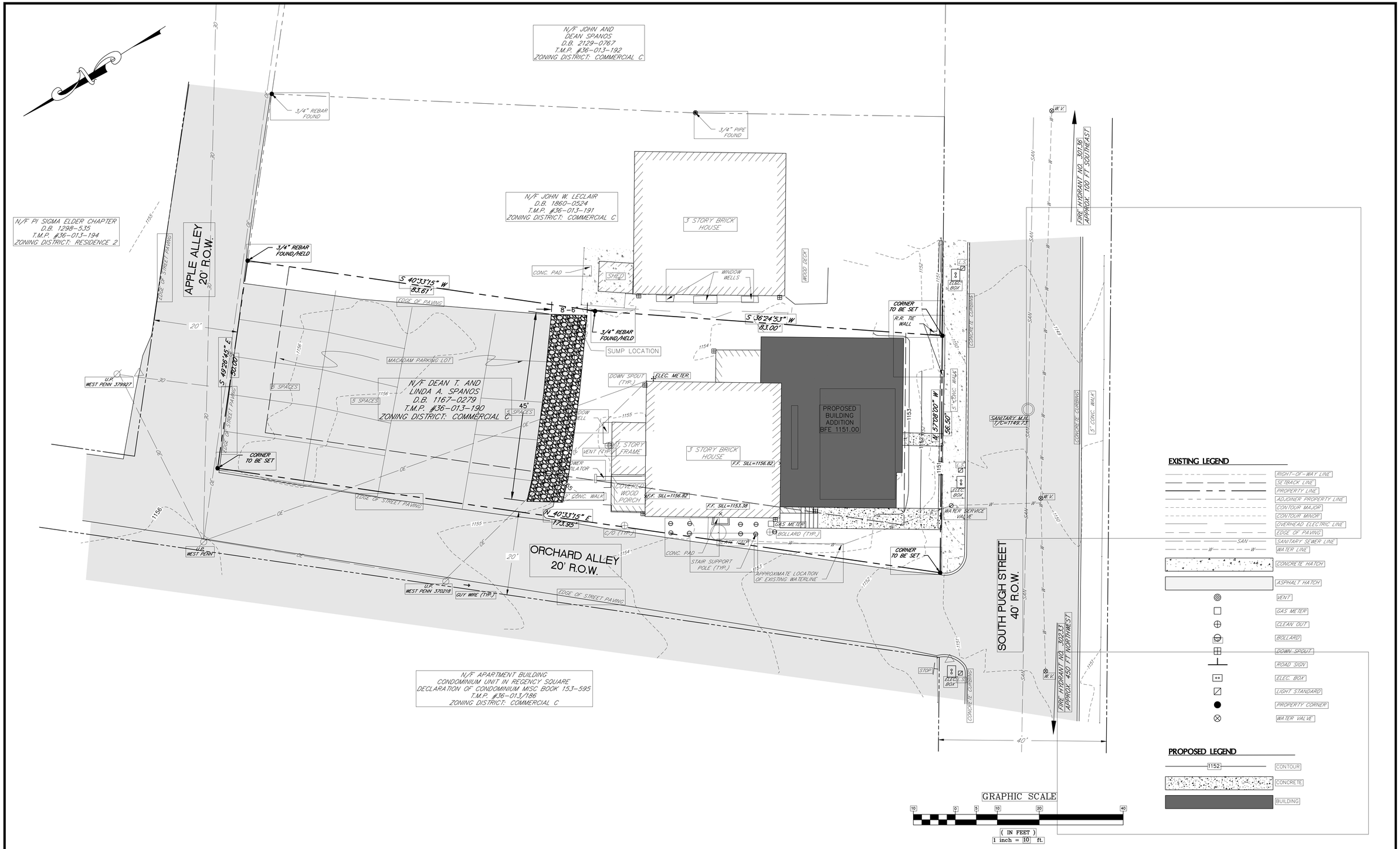
CLIENT:	DEAN & LINDA SPANOS
SITE LOCATION:	STATE COLLEGE BOROUGH, CENTRE COUNTY
DRAWN BY:	CET
DESIGNED BY:	CET
CHECKED BY:	SMK
SCALE:	1" = 10'
DATE:	10/31/2016
PROJECT NO.:	6267-A
DRAWING NO.:	D-10768
SHEET NO.:	C3



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Date	Description	Chk. By	Rev. By
8/31/16	STATE COLLEGE BOROUGH COMMENTS		

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SHEET TITLE:
PROPOSED SITE & GRADING PLAN

PROJECT TITLE:
243 SOUTH PUGH STREET ADDITION

SWEETLAND ENGINEERING & ASSOCIATES, INC.
Corporate Office:
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State College, PA 16803
(814)-237-6518 Phone
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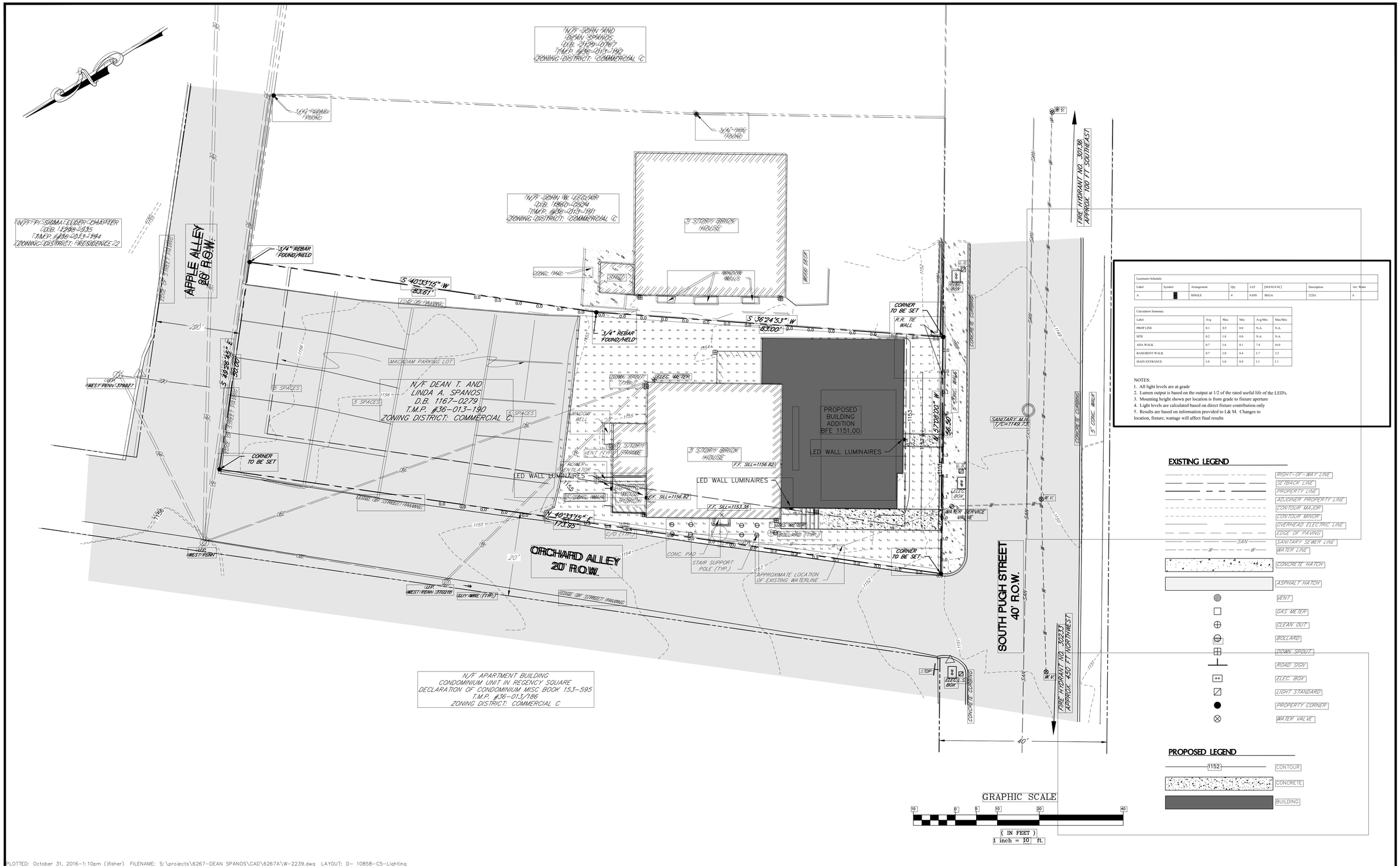
CLIENT: DEAN & LINDA SPANOS	SCALE: 1" = 10'
	DATE: 10/31/2016
SITE LOCATION: STATE COLLEGE BOROUGH, CENTRE COUNTY	PROJECT NO.: 6267-A
DRAWN BY: CET	DRAWING NO.: D-10858
DESIGNED BY: CET	
CHECKED BY: SMK	SHEET NO.: C4



Luminaire Schedule							
Label	Symbol	Arrangement	Qty	LLF	[MANUFAC]	Description	Arr. Watts
A		SINGLE	4	0.930	BEGA	22261	6

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	0.1	0.5	0.0	N.A.	N.A.
SITE	0.2	1.8	0.0	N.A.	N.A.
ADA WALK	0.7	1.6	0.1	7.4	16.0
BASEMENT WALK	0.7	1.0	0.4	1.7	2.5
MAIN ENTRANCE	1.0	1.0	0.9	1.1	1.1

NOTES:
1. All light levels are at grade
2. Lumen output is based on the output at 1/2 of the rated useful life of the LED's.
3. Mounting height shown per location is from grade to fixture aperture
4. Light levels are calculated based on direct fixture contribution only
5. Results are based on information provided to L& M. Changes to location, fixture, wattage will affect final results

EXISTING LEGEND

- RIGHT-OF-WAY LINE
- SETBACK LINE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- OVERHEAD ELECTRIC LINE
- EDGE OF PAVING
- SANITARY SEWER LINE
- WATER LINE
- CONCRETE HATCH
- ASPHALT HATCH
- VENT
- GAS METER
- CLEAN OUT
- BOLLARD
- DOWN SPOUT
- ROAD SIGN
- ELEC. BOX
- LIGHT STANDARD
- PROPERTY CORNER
- WATER VALVE

PROPOSED LEGEND

- 1152 CONTOUR
- CONCRETE
- BUILDING

PLOTTED: October 31, 2016-1:10pm (jfisher) FILENAME: S:\projects\6267-DEAN SPANOS\CAD\6267A\W-2239.dwg LAYOUT: D- 10858-C5-Lighting

Date	Description	Chk. By	Rev. By
8/31/16	STATE COLLEGE BOROUGH COMMENTS		

REVISIONS

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SHEET TITLE: LIGHTING PLAN

PROJECT TITLE: 243 SOUTH PUGH STREET ADDITION

SWEETLAND ENGINEERING & ASSOCIATES, INC.
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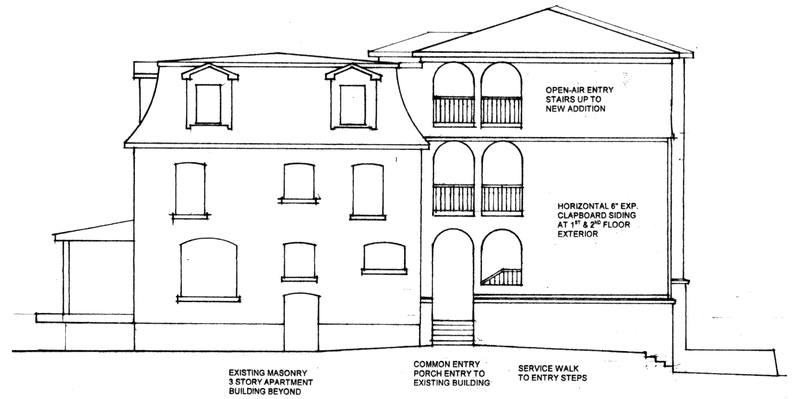
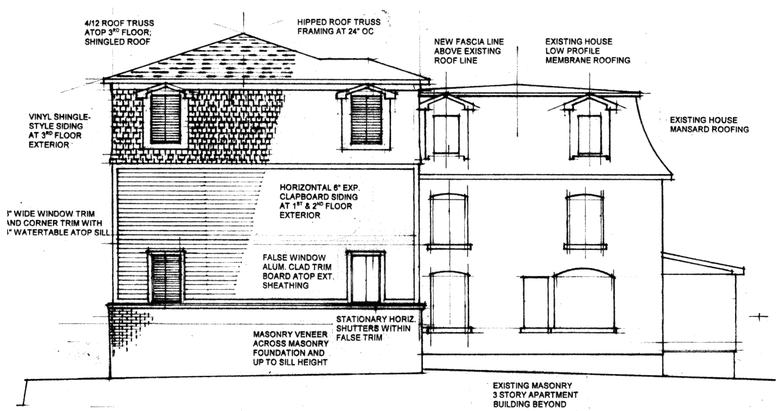
www.sweetland-eng.com

CLIENT: DEAN & LINDA SPANOS	SCALE: 1" = 10'
	DATE: 10/31/2016
SITE LOCATION: STATE COLLEGE BOROUGH, CENTRE COUNTY	PROJECT NO.: 6267-A
DRAWN BY: CET	DRAWING NO.: D-10886
DESIGNED BY: CET	
CHECKED BY: SMK	SHEET NO.: C5

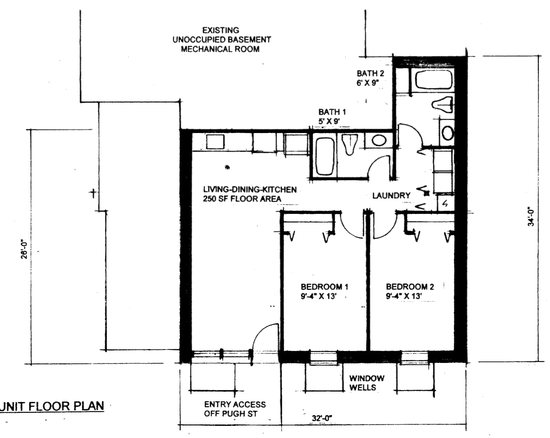
S. PUGH STREET
FRONT ELEVATION
SCALE 1/8" = 1'-0"



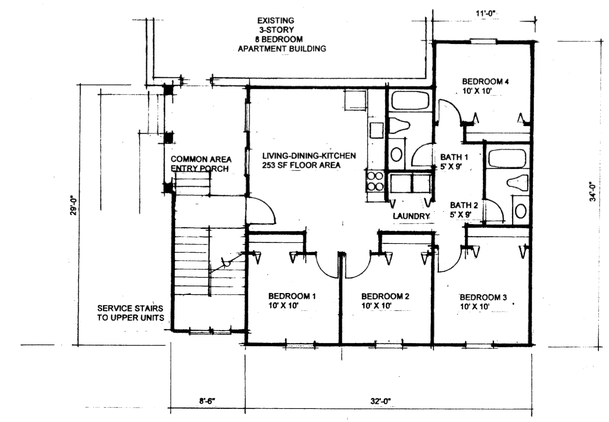
ORCHARD ALLEY
LEFT END ELEVATION
SCALE 1/8"= 1'-0"



RIGHT END ELEVATION
SCALE 1/8" = 1'-0"



BASEMENT UNIT FLOOR PLAN
SCALE 1/8" = 1'-0"



TYPICAL FLOOR PLAN
FIRST, SECOND AND THIRD FLOORS
SCALE 1/8" = 1'-0"

MICHAEL C. HALUGA
INCORPORATED
REGISTERED ARCHITECT - ARCHITECTURAL DESIGN - PLANNING
P.O. BOX 1136 STATE COLLEGE, PA 16804
TEL / FAX 814-234-1022
E-mail: haluga_inc@netzero.net

August 11, 2016

Charles Tabb
Sweetland Engineering & Associates, Inc.
600 Science Park Road
State College, PA 16803

Re: Spanos job
243 S. Pugh Street

Dar Charles,

The following is in response to your May 31, 2016 draft that addresses the State College Boro DRB, Planning Commission and zoning office comments prepared to date. Your letter can include the response 'see attached' where appropriate.

1. A typical 3-bedroom / 2-bath floor plan will be provided for all 3 levels above the basement level 2-bedroom apartment unit
2. The existing 3-story apartment building will share a common open-air entry porch accessible via a service walk from both S. Pugh Street and Orchard Alley
3. The common entry open-air porch will include stairs that will lead to the (3) new 3-bedroom apartment units
4. The basement level 2-bedroom apartment will be accessible off S. Pugh Street sidewalk and include a decorative manufactured concrete stackable retaining wall approx. 24" high and will run along the S. Pugh Street walkway. The elevated planter beds will include a mulch ground cover
5. The basement level apartment exterior foundation wall along with a portion of the first floor apartment exterior wall will include a brick veneer that will extend to the window sill height as illustrated. This brick finish will include all 4 exterior building elevations
6. The remaining portion of the first floor exterior wall framing and the second floor exterior wall framing for the entry stairs and the apartment units will include a horizontal clapboard siding with the corner building and window trim as noted
7. The third floor portion of the exterior wall framing will include a shingle-style siding meant to compliment the existing building's third floor mansard roofing shingle finish
8. The new addition will include a low profile hipped roof to mimic the existing building's low profile roof framing
9. Due to the limitations outlined in the 2009 IBC, no operating window units are proposed along the right end elevation as originally presented. The exterior building elevations illustrate shuttered window units and trim to add an element of detail and relief as suggested by the Boards
10. A color pallet has been provided per 305.a(23) that represents the exterior finishes proposed

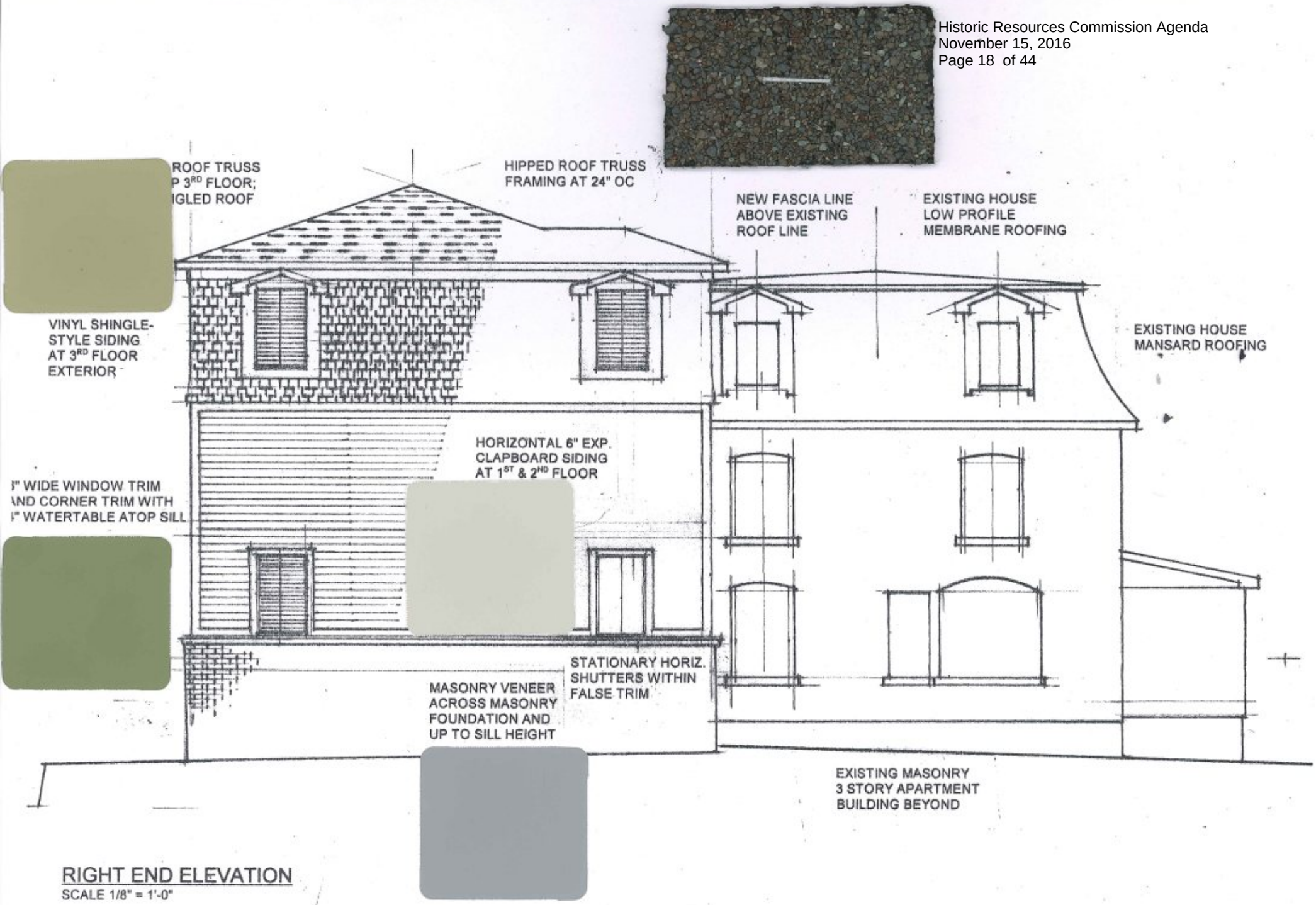
This property will include the existing 3-story (11) bedroom apartment building, the new 2-bedroom basement level apartment unit and (3) 3-bedroom apartment units, bringing the total to (5) apartment units and 22 bedrooms.

Feel free to call with any questions.

Sincerely

Michael C. Haluga Inc.

c: Dean & Linda Spanos



RIGHT END ELEVATION
SCALE 1/8" = 1'-0"

State of Preservation Report

State College Borough
Historic Resources Commission

Draft Update for 2016

Introduction

Background

The Historic Resources Commission (HRC) was established in 1995 to advise Council on matters pertaining to historic resources, advocate for the preservation of those resources, and serve as a clearinghouse for information and education on such matters. They review and make recommendations on construction plans involving historic structures and work closely with the State College Planning Commission and Design Review Board. Additional duties are described in the mission statement below.

HRC Mission

It is the mission of the Commission to:

- to advise Borough Council on matters pertaining to historic resources;
- identify historic resources within the Borough of State College;
- advocate for the preservation of these historic resources; and
- serve as a clearinghouse for information and education on historic resources in the community and the preservation thereof.

Purpose of this Report

As previously stated the Historic Resources Commission's mission is to advise, advocate, and educate the general public on preservation matters. The Historic Resources Commission (HRC) is committed to supporting these goals and fostering an appreciation for our rich and unique 20th century heritage. This report stresses the benefits of historic preservation, highlights losses, as well as accomplishments, in the community, and provides a set of activities which the HRC will focus on in the future.

Currently the Commission works to fulfill its mission through a variety of tasks. These include ongoing efforts such as the approval of plaque applications and maintenance of the HRC website. Future projects, such as evaluating potential National Register Historic Districts properties, are also a part of our mission. More detail and insight will be provided on these projects later in the Report.

The HRC recognizes historic preservation and neighborhood preservation are linked. There are some property owners that also embrace the concepts in the HRC mission by completing successful projects that have embraced neighborhood preservation and their positive impact on neighborhood preservation, such as: the revitalization of a historic home in the 100 block of East Hartswick; the restoration of 317 East Hartswick; the survival of; new construction at 700 West College Avenue, renovation of Beta Theta Pi at 220 North Burrowes Street and the conversion of a single-family home at 334 South Atherton Street into an attorney's office.

The Commission as an advisory board and therefore does not have the ability to require preserving contributing structures in the Borough Historic Districts and historic properties outside the historic districts. The commission does review projects that involve all or partial demolitions, to be made aware of what activities are impacting contributing buildings in the Borough. In the last two years two contributing buildings in the Holmes Foster/ Highlands Historic District were demolished. No contributing buildings in the Borough were lost to fire. In the last two years three contributing buildings were partially demolished to modernize, repair or expand the buildings.

The Commission tracks these contributing properties and other properties of interest that have been lost to demolition or fire. A complete listing and a map illustrating the location of these properties is provided at the end of this report in Appendix A.

There are additional properties that are threatened to be demolished. The historic properties that the Commission believes are threatened are the Post House and the Train Station adjacent to North Atherton Street. However, no proposals have been submitted to demolish either.

The losses and potential losses are the greatest incentive the HRC has for reaffirming its commitment to educate the public on preservation issues and to advocate for more diligent stewardship of these resources. The HRC believes it is worth noting that loses will not always be replaced and continued efforts must be made to maintain the integrity of the Historic Districts. Education can lead to appreciation, and this appreciation can in turn lead to advocacy in support of preservation. In order to provoke appreciation, there are some benefits that land owners and members of the community should be aware of and commission members can help providing this awareness.

Benefits of Historic Preservation

There are a number of benefits that a region with emphasis on historic preservation can enjoy. These benefits can affect the economy of the area, the community of locals, and the natural environment at large.

- *Economic Benefits*- Multiple reports indicate the economic benefits of historic preservation. Not only is economic impact felt, but jobs are created, and state tax revenue is generated. A report released in Pennsylvania dated February 22nd 2012 states that the annual average economic impact of historic preservation efforts in the state is 534 million dollars, along with the creation of 4,600 jobs, and 12 million dollars generated in state tax revenue. A similar report released in Georgia states that during a five year period of rehabilitating properties 7,550 jobs were created and 201 million dollars were generated in earnings.

  Heritage tourism can also have great economic impact. The “Economic Benefits of Historic Preservation Activities in Pennsylvania” (link: http://www.preservationpa.org/page.asp?id=50) report states that in a year an average of 1 billion dollars account for total visitor spending, 2.9 billion dollars account for total expenditure, and 37,000 jobs are accounted for in total employment. 90 million dollars are also generated in state tax revenue due to heritage tourism in PA. These multiple reports serve to highlight the potential importance of historic sites to a region’s economy.

- *Community Benefits*- Members of the community who live in a historic district tend to experience an increase in property value. Historic landscapes or buildings add certain uniqueness to the area in which they are located. Through learning, understanding, and displaying the historic subtleties of the area, a sense of pride is incited. Older communities can experience revitalization, improving the safety and security of its citizens.

- *Environmental Benefits*- Historic buildings transition easily into green buildings. The fact that no new resources are being used, nor is there any significant amount of construction work in the process of preserving or repairing older homes, means it is a form of sustainable development. Preserving historic buildings also means preserving the natural environment; urban sprawl into the countryside is prevented, thus conserving natural green space. In a way, the preservation of historic buildings is the highest form of recycling.

Accomplishments

- *Draft HARB Ordinance* – The Commission spent time developing a HARB ordinance. Final edits are needed and a submission to PHMC is required for work to continue in 2017.
- *Merging of Historic Resources Commission with Design Review Board* – Borough council enacted an ordinance to merge these two ABCs in 2016. It is anticipated that there will be some challenges the merger and will need to be addressed in 2017.
- *Historic District Plaque Program*- Since the inception of the program, 95 plaques have been requested. Two plaques were requested in 2016.
- *HRC website*- The HRC website can be found as a part of the Borough's website. It is updated periodically with information about the Borough's history and architecture
- *Demolition of contributing structures and enclosures of porches on contributing properties*- The HRC is informed on the demolition of structures and provides advisory input. The locations of these demolitions are shown in an attached map. Alterations are reviewed by the Commission. Many times changes made are in keeping with the style of the property. The commission makes suggestions to further enhance the proposal. Appendix B notes information on partial demolitions.
- *Signag*e- Historic District Signs have been implemented throughout the Borough, thanks to efforts from the HRC and the Neighborhood Association Presidents. Installations began in 2007 and the majority of the signs have been installed based on the budget for the project.
- *National Register Historic District*- The importance of registering historic districts, buildings, or sites is well understood by the State College Borough. The initial submission for expansion of the College Heights Historic District has been submitted for initial review by the Pennsylvania Historical and Museum Commission. The PHMC received the inventory and had comments that the area would be considered too large and additional information would be needed.

- *Historic Streetscape*- Street trees present among historic districts add quality and character to the districts. Some of these face infestations and diseases; the Commission fully supports the Tree Commission in maintaining these street trees as part of the Borough's historic district.

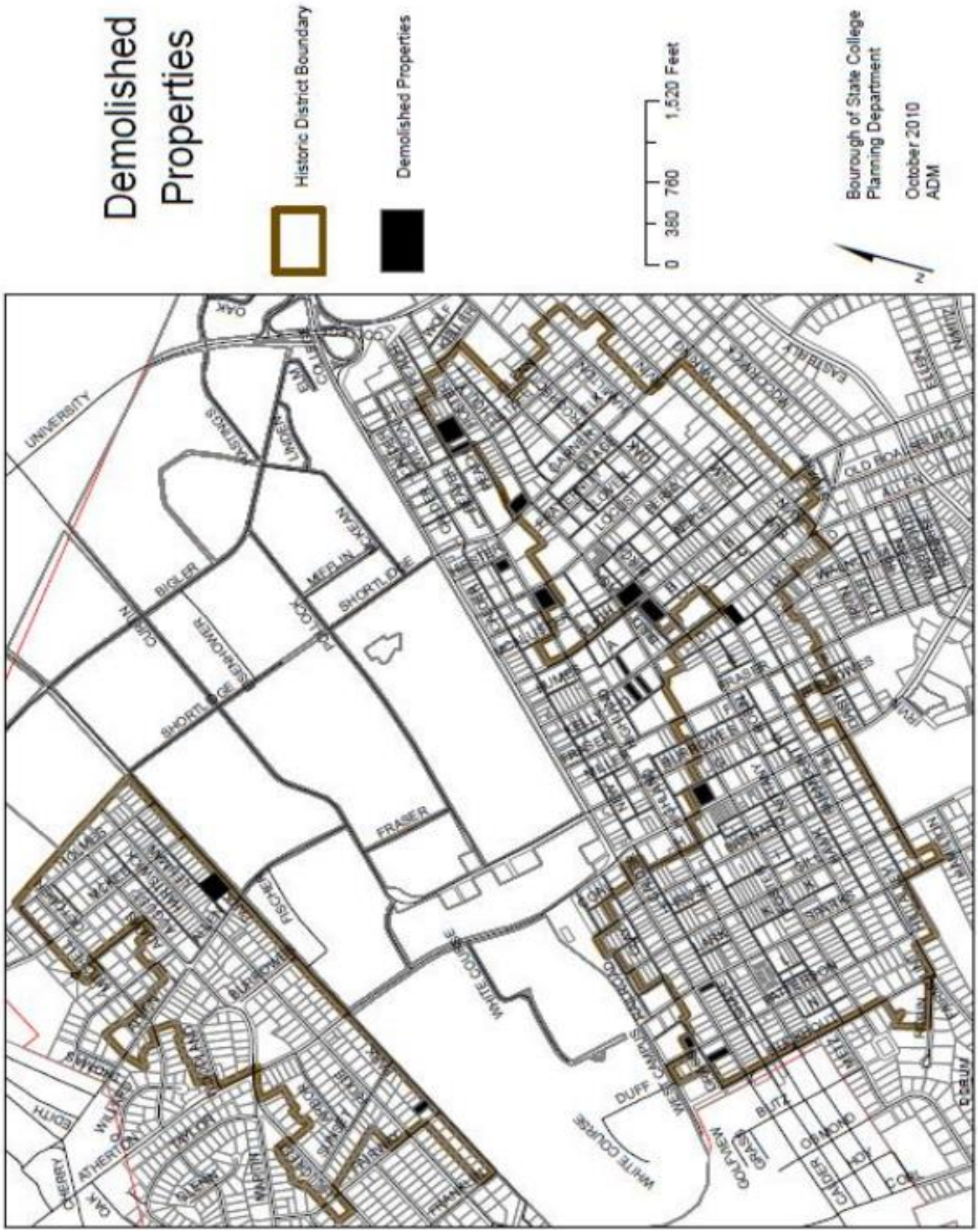
- *Coordination with the Planning Commission*- The HRC provides feedback to the Design Review Board and the Planning Commission when required.

Continued Tasks and Future Projects

- *Public Education and awareness*- The Commission has worked to provide information by discussing potential projects and holding meetings on these projects. Efforts can be taken to ensure that citizens of the community learn about the historic districts located in the Borough. Education of the architectural and geographic history can stimulate sentiments of pride, leading to a stronger sense of community. The Borough recognized May as Historic Preservation month on the Borough web page. This resulted in local television coverage of our contributing buildings.
- *Mid-Century Inventory*- Houses built between 1945 and 1960 are of great interest to the Borough's historic preservation efforts. During the period following World War II, from 1946 to 1966, the Borough experienced great expansion in its populations, as well as its landscape and buildings. The homes and architecture created during this period will continue to be reviewed for consideration as contributing properties. Staff has not been able to make progress on this project due to limited time available to devote to this effort.
- *Walking and House Tours*- Organized tours of specific historic houses and walking tours of historic neighborhoods will create increased appreciation of architectural historic site. This appreciation can raise advocacy of the citizens in favor of historic preservation. If the commission is willing, they can assist with future tours. None are known at this time.
- *Historic House Plaque Programs*- Plaques for historic households help in educating and raising awareness for preservation. Planning staff aids property owners in researching historical information on the structure. The text for the plaque, which contains the historical information of the structure, is then approved by the HRC. Approval of applications for properties within the Holmes-Foster/Highland and College Heights District will be reviewed.
- *HRC Website*- The website, a part of the State College Borough website, will experience continued updates, creating a learning environment for those interested in the history of the Borough.

- *Joint HRC/IFC Projects*- Many fraternity houses have historic significance. With that in mind, when the opportunity presents itself working with the IFC to promote preservation and schedule house tours is in our best interest. Being that fraternities are often engaged with the community, working closely with the IFC can have multiple benefits in regards to creating a safe and walkable environment. This is no longer an active project for the commission.
- *Advise property owners*- Advice will be given to owners who submit demolition plans or enclosures of porches. Maps will also be updated in response to any contributing properties lost or demolished.
- *Continued Evaluation of Properties*- Properties that could potentially contribute to the existing historic districts will be reviewed and amended to the National Register Historic Districts.
- *HARB* – The new Board in 2017 is anticipated to continue work on this effort after review by the PHMC.

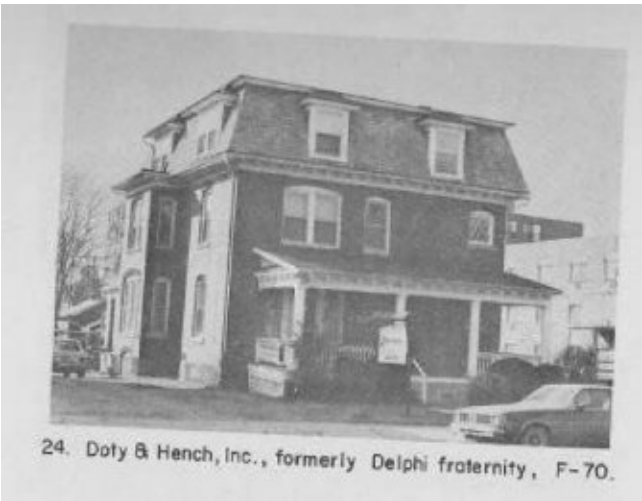
Appendix A


Demolished Properties
Historic District Boundary
Demolished Properties
0 380 760 1,520 Feet
Bourough of State College
Planning Department
October 2010
ADM
N
UNIVERSITY
BIGLER
SHORTLOCK
MERLIN
SHORTLOCK
FRASER
WHITE COURSE
DUFF
BLITZ
GRAY
COLFAX
CALDER
OAK
ATHERTON
WILLARD
EDITH
CHERRY
OAK
EAST
WEST
EASTMALL
OLD ROAD
ALLEN
BURROWES
BEAVER
HIGH
PRIDE
GARNER
PLACE
LOCUST
PARK
FRASER
PISCHKE
BUTLER
WHITE COURSE
WEST CAMPUS TERRACE
COLFAX
GRAY
BLITZ
DUFF
CALDER
OAK
COLLEGE
WILLARD
ATHERTON

List of Contributing Properties Lost

In 1995 there were 1005 properties listed in the Holmes Foster/Highlands and College Heights National Register Districts. In 2010, 15 years later, there are 981 remaining. The following is a list of losses within and outside of our historic districts that have been demolished since 1995:

1. 314 South Pugh Street - Doty & Hench House



Today

2. 301 South Pugh Street - John Henszey House – c. 1940, 2 story brick frame apartment complex, possible slate roof, Colonial Revival style

3. 319 South Pugh Street - Dr. Harry's House – c. 1910, 3 story, frame house with brick façade, asphalt shingle roof, Colonial Revival style

Today 301 and 319 S. Pugh Street

4. 236 South Allen Street - Robison House

5. 237 South Allen Street - Sigma Tau Gamma Fraternity

6. 811 West College Avenue - Margaretta Way House – c. 1920 – 2½ story brick frame house, dormers, wooden shingle roof, Colonial Revival style

Today

7. 224 Locust Lane - Hillel House

8. 329 East Beaver Avenue - Sigma Tau Gamma Fraternity

9. 514 East Beaver Avenue - Single Family House – c. 1920 – 2½ story brick house

Today

10. 518 East Beaver Avenue - Abramson House – c. 1925, 2 story frame house, stone and clapboard siding, Dutch Colonial style

Today

11. 524 East Beaver Avenue - Single Family House – c. 1925, 2 story brick frame house, Sears home, Tudor Revival style

Today

12. 530 East Beaver Avenue - Single Family House – c. 1935, 1½ story, brick frame structure, asphalt and slate shingle roof, Colonial Revival-Cape Cod style

Today

13. 241 South Atherton Street - Single Family House – c. 1922, 1 story frame bungalow, wood siding, Sears home (The Sunshine model)

14. 245 South Atherton Street - M.T. Lewis House – c. 1922, 1 story frame bungalow, wood siding, Sears home

Today 235, 241 and 245 South Atherton Street

15. 500 South Allen Street

Today

16. 121 N. Patterson Street

Today

17. 223 South Garner Street – Mildred Fowler House – c. 1925, 2 story Colonial Revival stone home

Today

18. 229 South Garner Street – Neil Fleming House – 1925, 2 ½ story Dutch Colonial wood frame home

Today

19. 700 West College Avenue – Earl Meyers – 1915, 2 ½ story Colonial Revival wood frame home

Today

20. 500 East Beaver Avenue – Benjamin Hanns – 1920, 2 ½ story brick home

Today

21. 445 West Park Avenue – Benjamin Hanns – 1920, 2 ½ story brick home

Today

22. 204 North Burrowes Street

Today

23. 113 East Park Avenue – Vernacular Queen Anne, 1905

24 & 25. 117 and 123 East Park Avenue – California Bungalow, 1923 and Vernacular, 1907

113, 117, and 123 East Park Avenue Today

26. 412 and 418 West College Avenue – 1948, Georgian and 1910, Vernacular

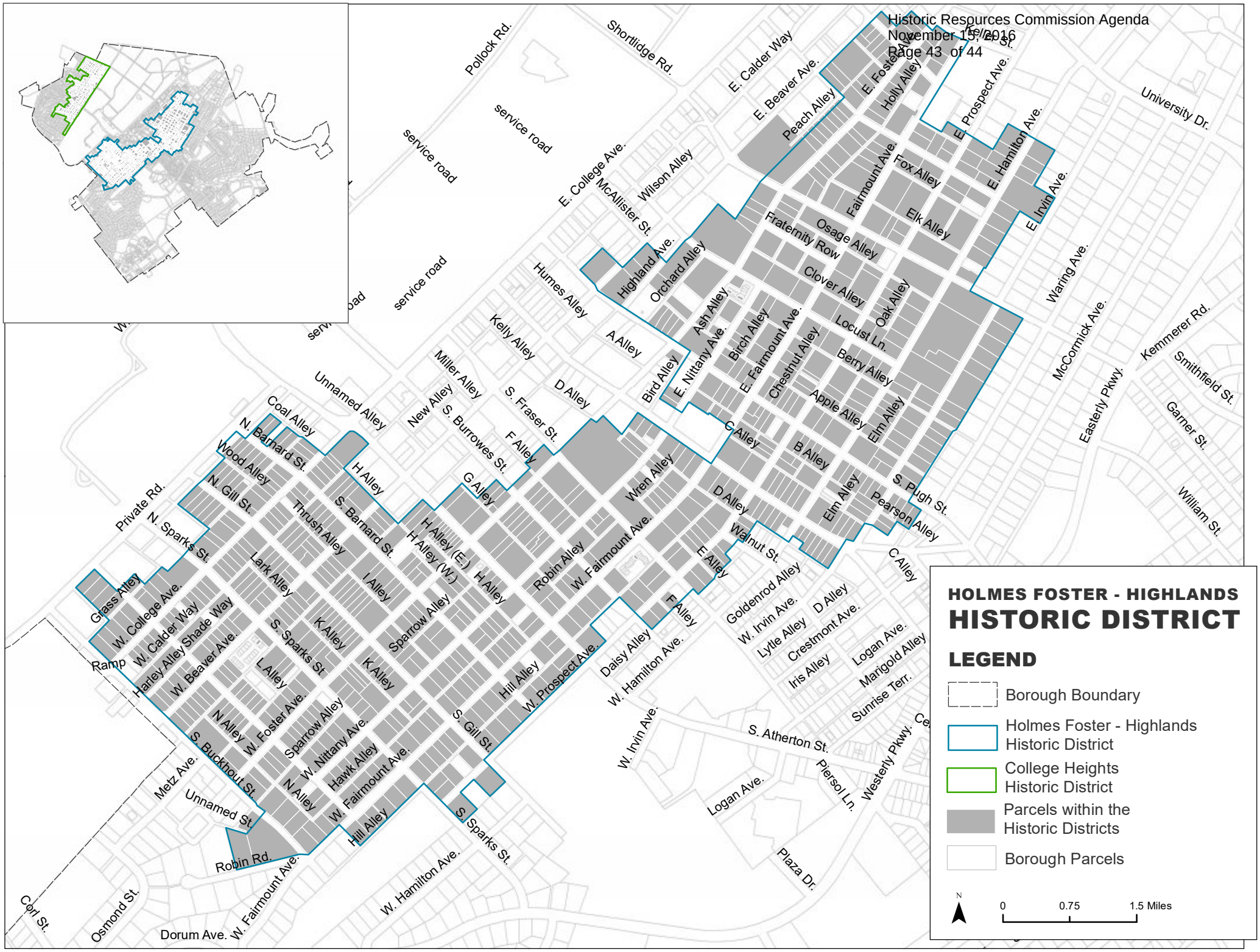
Proposed

APPENDIX B

In addition, to demolished buildings portion of buildings have been demolished. These have occurred for a number of reasons. The most common are repairs, improving living space or building expansion. Enclosing porches also requires advisory review by the Commission.

Below is a list of contributing buildings that had partial demolition activity or porch enclosure activity:

- 805 Holmes Street – remove room and garage
- 434 West College Avenue – enclose porch
- 230 South Sparks Street – remove porch pillars
- 218 Adams Avenue – porch enclosure
- 423 West Park Avenue – remove porch garage and small building wing
- 732 West Nittany Avenue – remove porch
- 804 West Fairmount – remove porch
- 617 Sunset Road – remove first story roof
- 720 West College Avenue – remove porch
- 139 North Gill Street – remove infill on porch (see photo below)
- 229 Locust Lane - remove entrance
- 517 West Park Avenue – alterations to the home


HOLMES FOSTER - HIGHLANDS
HISTORIC DISTRICT
LEGEND
Borough Boundary
Holmes Foster - Highlands Historic District
College Heights Historic District
Parcels within the Historic Districts
Borough Parcels
N
0
0.75
1.5 Miles
Pollock Rd.
Shortridge Rd.
E. Calder Way
E. Beaver Ave.
Peach Alley
E. Foster Ave.
Holly Alley
E. Prospect Ave.
University Dr.
E. Hamilton Ave.
E. Irvin Ave.
service road
E. College Ave.
McAllister St.
Wilson Alley
Fox Alley
Fairmount Ave.
Elk Alley
Fraternity Row
Osage Alley
Clover Alley
Oak Alley
Locust Ln.
Berry Alley
Apple Alley
Elm Alley
Waring Ave.
McCormick Ave.
Kemmerer Rd.
Smithfield St.
Easterly Pkwy.
Garner St.
William St.
Humes Alley
Highland Ave.
Orchard Alley
Ash Alley
Birch Alley
E. Fairmount Ave.
Chestnut Alley
E. Nittany Ave.
Bird Alley
Kelly Alley
A Alley
D Alley
Miller Alley
Unnamed Alley
New Alley
S. Burrowes St.
S. Fraser St.
F Alley
G Alley
C Alley
B Alley
Coal Alley
N. Barnard St.
Wood Alley
H Alley
Wren Alley
S. Pugh St.
Pearson Alley
Private Rd.
N. Gill St.
Thrush Alley
S. Barnard St.
H Alley (E.)
H Alley (W.)
Walnut St.
N. Sparks St.
Lark Alley
I Alley
Robin Alley
W. Fairmount Ave.
E Alley
Goldenrod Alley
Grass Alley
W. College Ave.
W. Calder Way
Harley Alley
Shade Way
W. Beaver Ave.
S. Sparks St.
K Alley
Sparrow Alley
Daisy Alley
W. Hamilton Ave.
W. Irvin Ave.
D Alley
Lytle Alley
Crestmont Ave.
Iris Alley
Logan Ave.
Marigold Alley
Sunrise Terr.
Ramp
L Alley
W. Foster Ave.
Hill Alley
W. Prospect Ave.
S. Atherton St.
Piersol Ln.
Westerly Pkwy.
N Alley
S. Buckhout St.
Sparrow Alley
W. Nittany Ave.
Hawk Alley
S. Gill St.
Metz Ave.
Unnamed St.
Robin Rd.
Plaza Dr.
S. Sparks St.
Corl St.
Osmond St.
Dorum Ave.

COLLEGE HEIGHTS HISTORIC DISTRICT
LEGEND
Borough Boundary
Holmes Foster - Highlands Historic District
College Heights Historic District
Parcels within the Historic Districts
Borough Parcels
N
0
0.75
1.5 Miles
McKee St.
November Alley
October Alley
September Alley
Holmes St.
Lehman Way
E. Park Ave.
Bigler Rd.
Curtin Rd.
Shortlidge Rd.
Pollock Rd.
Allen Rd.
Fischer Rd.
Long Meadow Ln.
N. Allen St.
E. Mitchell Ave.
Jackson St.
Thomas St.
Adams Ave.
August Alley
Hartswick Ave.
Lehman Way
Lewis Alley
Willard St.
W. Mitchell Ave.
W. Cherry Ln.
Oak St.
Oak St.
Worth Rd.
Taylor St.
Woodland Dr.
N. Burrowes St.
Glenn Cir. South
Orlando Ave.
Martin Terrace
Arbor Way
Sunset Rd.
McCormick Alley
Fairway Rd.
Westview Ave.
Hillcrest Ave.
Clarence Ave.
Ridge Ave.
Franklin St.
Glenn Rd.
W. Park Ave.
N. Atherton St.
Whitecourse Dr.
service road