

West End

The West End neighborhood has historically been considered a part of the Holmes-Foster neighborhood. In fact, this area was the first area of rapid residential growth in modest Victorian style homes that eventually led to the growth of the large, historic homes that today make up the Holmes-Foster neighborhood. The West End area has evolved over time, however, to one with a much different character than the Holmes-Foster neighborhood. Particularly, it is now a collection of offices, commercial establishments, churches and rental housing that border the West Campus edge of the Pennsylvania State University.

The blocks that make up the eastern half of this area were part of the original Borough boundaries when it was incorporated in 1904. Annexations of land that make up the rest of the West End area took place in 1922.



Many buildings in the West End are contributing structures to the Highlands-Holmes Foster National Historic District. As the college became more successful, and prosperity in the community grew, the neighborhood formed. Neighborhood growth began as a series of modest Victorian homes near downtown and led to much larger, architecturally detailed housing made with brick and stone from local materials. Much of the historic housing was built between 1896 and 1941 and the beginning of World War II. College Avenue boasted many prominent buildings, including the only remaining fraternity in the western part of the Borough and an apartment building that was at one time the first hospital in State College.

The West End has been an area of the Borough that has been studied in much detail for many years. This is due in part to its prominent location as a gateway into and out of the Borough along the College and Beaver Avenue corridors, and its role as a transition area between the Holmes-Foster neighborhood, West Campus and Downtown. It has also been studied due to its conversion from a mixed-use neighborhood to one of scaled-back investment and predominately student-occupied rental dwellings. The West End Revitalization Plan, prepared in the mid-2000s, laid out a vision for this area to become a more dense, mixed-use neighborhood that would be attractive to undergraduate and graduate students as well as young professionals. The Plan called for infill to promote the neighborhood's historic character, to compliment the downtown, and to provide for more housing opportunities in a walkable environment. It also called for a number of community spaces and improvements to make the area more safe and accessible by pedestrians and cyclists. The Downtown Master Plan, adopted in 2013, explored the concepts of this West End Plan and recommended that they be implemented in conjunction with the Downtown Plan's activities.

Neighborhood Characteristics

The population of the West End area according to the 2010 Census was 2,324. This represents 5.5% of the total population of the Borough.

Residents in this area are typically between the ages of 18 and 24, the presumed age group for undergraduate students. This age cohort represents 88.8% of the population in the West End. Within only 2% of the neighborhood's housing units reside families with children.

Of the West End's 819 Occupied Housing Units, 96.3% are owner-occupied and 3.7% are renter-occupied. The West End is one of the few areas of the Borough's neighborhoods in which nearly all of the housing is maintained as renter-occupied. According to the Borough's Registered Student Home list in December of 2013, there were XX single-family homes or duplexes with student home permits in the neighborhood. This represents roughly XX% of the

occupied housing units in the area.

Land use in the West End is mixed, and has the potential to support neighborhood-scale commercial venues. In addition to rental housing, this small area also hosts a mix of commercial establishments such as auto service station, an equipment rental facility and a beer distributor. There are also several professional offices and a church located in the West End. This area abuts Penn State University's West Campus and such campus structures as the West Campus power substation and the historic train depot which is now a regional bus hub. (See the Land Use map on page 31 and the Housing Tenure map on page XX.)

West End by the Numbers

Population (2010)	2,324
% of Borough	5.5%
Age of Residents (2010)	
Under 18	1.3%
18-24	88.8%
25-34	5.7%
35-44	1.2%
45-64	1.6%
65 & up	1.3%
Occupied Housing Units (2010)	819
Owner-Occupied	3.7%
Renter-Occupied	96.3%
Registered Student Homes (2013)	XX

