

Why Historic Preservation Matters



We all know that Beaver is “Someplace Special”. But why? Is it our downtown? Parks? River view? Schools? Festivals? It’s really a little bit of all these things and more. One of the most important things that makes Beaver so special is our historic architecture. In fact, much of our community makes up one of PA’s largest and most concentrated Designated National Historic Districts.

Historic preservation is vital to communities like ours because it maintains authenticity, enhances real estate values, and encourages private developer activity by showing that

our town is “a preferred place for investment”. Beaver is attractive because of its authenticity, and that it’s not another generic Everywhere-else, USA.

“a preferred
place for
investment.”

Studies show that property values in designated historic districts increase at 10-15% or higher annual rate than do those in non-designated areas. Home sale data shows that historic

COMMUNITY CALENDAR

May 14 – Beaver Town Yard Sale, 8 a.m. to 4 p.m. (no permit needed)

May 21 – Spring Clean Up Day, South side of 3rd St.

May 30 – Memorial Day Parade, 10:30 a.m., Beaver Area Heritage Foundation (BAHF)

June 4 – Spring Clean Up Day, North side of 3rd St.

June 4 – Beaver VFD and Heritage Valley Health System 5K/10K Race (10K start 8 a.m., 5K, 9 a.m.)

June 4 – Beaver Memorial Library Book Sale, 9 a.m. to 5 p.m.

June 11 – Garrison Day Show and Sale, Central Squares, 9 a.m.

July 2 – Community Day, Shaw Park

July 3 – Independence Day Concert in the Park, Quay Square, 7 p.m.

Aug. 6 – Hot Summer Nights Car Cruise, 3rd St., 3-9 p.m.

Aug. 13 – Beaver Cross Country “Howl at the Moon 5K”, 8:30 p.m., Beaver High School

Aug. 20 – Town Scavenger Hunt, 3rd St. Business District

Sept. 10 – Beaver County BookFest, Central Squares

Sept. 10 – Vietnam Veteran’s Memorial. www.vva862.org

Sept. 17 – Wine Festival, 3rd St. Business District

districts are a positive influence on property values, meaning buyers are willing to pay a premium for the assurance that their neighborhoods are protected and not disrupted.

Back in 2011, the Planning Commission reported to Council that the Borough’s lack of legal control left the town exposed to demolition without notice or recourse. Even if Beaver’s historic homes underwent

continued

subtle changes, those changes could have a cumulative and irreversible negative effect on the town's character. The commission further suggested that outside economic influences could result in swift and permanent damage to our community's valued historic identity.

Bottom line: unless we took swift action to protect our historic homes, the Beaver we know and love today could be at risk.

These recommendations led Council to appoint a citizens committee to study the issue, an Historic Architectural Review Board (HARB). There was a clear need for a procedure to identify, evaluate, and, when appropriate, protect against demolition of those properties included within the National Historic District—those very properties that collectively make Beaver such an attractive and inviting town. The committee suggested that this be accomplished by the following:

- Formalize a process that helps manage inevitable change that considers and would permit demolition if any one of the following three criteria is met: 1) serious and immediate threat to public safety, 2) unreasonable economic hardship, or 3) when demolition is determined to be “in the Borough's best interest”.
- Appoint a Historic Architectural Review Board, whose only function would be to make a systematic review and written recommendation to Council, who then would have the final say on whether or not to permit a

proposed demolition.

The seven members of the HARB volunteer their time to implement Beaver's historic preservation demolition ordinance that was adopted in June 2011. Pennsylvania law stipulates specific qualifications for HARB members including composition of seven members appointed by the Borough Council. The membership of HARB includes a registered architect, a licensed real estate broker, a building inspector, a member from the planning commission, and three at-large members with interest in neighborhood conservation and preservation of the Beaver Historic District. The HARB conducts a systematic review of proposed demolition application of historic properties in Beaver and then makes written recommendation of approval or disapproval to Borough Council, who then makes the final decision.

In addition to presiding over a demolition review and recommendation process, an equally interesting and important aspect of the HARB duties includes developing ways of educating and energizing the community about the value of historic preservation. These efforts heighten respect for Beaver's tremendous architectural resources and heritage and encourage owners of historic properties to proudly maintain these properties in a historically sensitive manner.

The HARB meets the fourth Thursday of each month at 7 p.m. in the Borough Building. Please join us and take part in this important, ongoing conversation about historic preservation in our special town!

Rental Registration Ordinance

On February 22 a proposed draft Rental Registration Ordinance was presented to the Code Enforcement Committee and interested citizens. With the cooperation of Jason Dailey, Director of Operations in Cranberry Township, Butler County. This proposed new ordinance was designed to upgrade Beaver's current ordinance to cover today's rental registration requirements. As described in a previous newsletter, this ordinance is intended to attain the following goals:

Ensure the fitness and safety of rental units for occupancy.

Help preserve the quality of housing stock in Beaver and to prevent housing blight.

Ensure that municipal officials can reach the owner or manager of a rental unit if there are problems with the unit or with his occupants.

Aid law-enforcement in dealing with problem tenants.

A recent work session was held with a number of Beaver's major landlords for comments and suggestions. Their positive comments and helpful suggestions will be incorporated in upcoming landlord correspondence. Currently the Borough is compiling a database of landlords and their rental units under the Borough's existing ordinance.

If you are a landlord, please contact **Chuck Copeland**, Director of Operations, at the Borough office @ 724-773-6700 x203.

Beaver Alerts

Beaver Alerts allows you to sign up to receive periodic emails that provide timely information on Borough events, programs, and general news of interest, including this quarterly newsletter that you can forward on to friends and relatives. With over 600 households that have already signed up, we encourage you to help us reach the goal of having all 2,000+ Borough households linked electronically to town happenings. Simply provide your email address at www.beaverpa.us/government/newsletter.

BASDEF

– Supporting our Students, our Community, Our Future!

The Beaver Area School District Education Foundation was established in 1985 to enhance the quality of education within the Beaver Area School District (BASD). A certified non-profit 501(c)(3) charitable organization, the foundation's 15 Trustees conservatively manage specifically focused endowed funds through a general fund to produce both income and growth with disbursement designations for scholarship, mini-grants, and purposed project and event activity.

The direct beneficiaries of the Education Foundation's efforts are, of course, BASD students who enjoy increased opportunities for academic and cultural enrichment that may not otherwise be possible. By enhancing

the established standard of excellence in our school system, all of our citizens benefit from the effects of the community's desirability as a terrific place to live.

The success of the foundation's efforts depends on both financial support and community involvement. Please consider the BASD Education Foundation as a serious candidate for memorial gifts, tax deductible charitable contributions, and group donations from community organizations. If you would like to contribute to the foundation or would like more information on becoming involved, please visit our website at www.basd.k12.pa.us/BASDEducationFoundation.

And watch for the date of our 2016 Annual Golf Outing!



Beaver Station Open for Business

Following a \$2.7-million-dollar renovation project, the former 1897 P&LE Train Station, aka Beaver Station, is now available for community use. The waiting room has been returned to its original grandeur and transformed into the elegant 2,500 sq. ft. 1897 Event Center. Occupying the station's 6,000-sq.-ft. lower level Cultural Center are the Beaver Area Heritage Museum's ever growing Collections & Research Center, a branch

of Sweetwater Center for the Arts, the Beaver County Genealogy & History Center and two multi-use meeting rooms.

Planning an event in 2016? Experience the vintage elegance you'll only find at Beaver Station! Rental inquiries, please contact *Leanne Rogowski*, Venue Manager, at events@beaverstation.org or (724) 987-8060. Find out more at www.BeverStation.org.

Beaver Library Annual Book Sale

The Beaver Area Memorial Library's annual book sale will take place on Saturday, June 4, from 9 a.m. to 5 p.m. The fee to attend the pre-sale on Friday, June 3, from 5-7 p.m. is \$5.00. Donations of useable hardbacks, paperbacks, and DVDs will be accepted starting May 24. Magazines, textbooks, and encyclopedias will not be accepted.



Borough Facility Rentals

The Beaver Borough Community Room, Shaw Park Pavilion, and Gazebo are now all available for rental to the community. Reservation forms can be found at www.beverpa.us. Reservations are based on a first-come, first-served basis, and the fee is due at the time of reservation. All reservations must be made in person at the Borough building at 469 Third Street.

To reserve the Community Room, contact the Police Department at **724-773-6702**.

To reserve the Gazebo and/or Pavilion, contact the Borough Office at **724-773-6700**.



Beaver Pool to Open May 29

Opening Day: **Sunday, May 29**

May 30 — June 3 (modified hours to be announced)

Regular hours:

Monday — Saturday: 11 a.m. Sunday: Noon — 6 p.m.

2016 SEASON TICKET PRICES			
<u>Category</u>	<u>Price</u>	<u>10% Discount May 10, 14, 18</u>	<u>Daily Price</u>
Resident - Student	\$80	\$72	\$5
Resident - Adult	\$100	\$90	\$7
Resident - Senior Citizen*	\$90	\$81	\$5
Resident - Family (2)	\$160	\$144	
Resident - Family (3)	\$210	\$189	
Resident - Family (4)	\$250	\$225	
Resident - Family (5+)	\$280	\$252	
District** - Student	\$90	\$81	
District - Adult	\$90	\$99	
District - Senior Citizen	\$90	\$90	
District - Family (2)	\$90	\$153	
District - Family (3)	\$90	\$198	
District - Family (4)	\$90	\$234	
District - Family (5+)	\$90	\$261	
Non-resident - Student	\$110	\$99	
Non-resident - Adult	\$130	\$117	
Non-resident - Sen. Citizen	\$120	\$108	
Non-resident - Family (2)	\$190	\$171	
Non-resident - Family (3)	\$240	\$216	
Non-resident - Family (4)	\$280	\$252	
Non-resident - Family (5+)	\$310	\$279	

* Age 65 and older

**Brighton Township, Bridgewater, Vanport

Pre-sale dates and times:

Tuesday, May 10, 6-8 p.m.

Saturday, May 14, 11 a.m. to 1 p.m.

Wednesday, May 18, 6-8 p.m.

There is a \$20 charge to replace pool passes. Pool passes are non-transferrable.

Code Enforcement and Zoning Information

Building and Zoning Permits

Most construction work within the borough requires both zoning and state building applications. These applications can be picked up at the Borough office. Zoning and building permits are required for change of use or prior to construction activity such as rebuilding, moving, enlarging, or physically altering a building or other structure, including but not limited to:

- Major Remodeling
- Changes to Rooflines
- Additions including Garages/ Carports
- Fencing
- Signs
- Porches
- Decks or Patios
- Swimming Pools

- Storage Buildings
- New Electrical & Plumbing
- Demolition

Maintenance activities, minor repairs or alterations do not require a permit if the basic structure of an existing building is not affected such as new siding, painting, re-roofing, landscaping or replacement of same size doors or windows. Keep in mind that this is not a complete listing. For specific answers to questions regarding your situation contact Borough Zoning Officers Dan Martone at 412-292-6199 or Rick Sprecker at 724-462-4314.

New Ordinance Related to Code Enforcement

On February 9, 2016 this ordinance became effective. The ordinance gives the Code

Paper Recycling Drop OFF Containers

There are three paper recycling containers in the borough for your convenience:

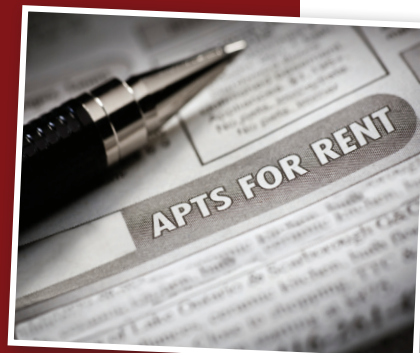
- College Square Elementary School — Side Parking Lot, 4th & Insurance Street
- Saints Peter and Paul School — Back Parking Lot
- Win Services — Behind building, 3rd Street and Taylor Avenue



Important Notice to Landlords

Rent is taxable under business privilege tax

A year ago this newsletter noted a Commonwealth Court ruling that rents were not subject to the Business Privilege Tax. However, in late December 2015 the Supreme Court of Pennsylvania reversed that ruling, so that rental income for 2014-2015 is indeed subject to BPT. Therefore, such income must now be included in prior and current BPT returns.



Enforcement Officers the authorization to issue a ticket whenever a Code violation exists. The owner of a property shall be deemed responsible for its condition, or activity thereon, even if the owner is not currently occupying the property. The occupant of a property shall likewise be deemed responsible for its condition and/or activity. The amount(s) payable due to a violation shall be as follows:

- Twenty-five dollars (\$25) for the first violation within a twelve (12) month period
- Fifty dollars (\$50) for the second violation within a twelve (12) month period
- One hundred dollars (\$100) for a third violation in a twelve (12) month period

Three hundred dollars (\$300) for a fourth and any subsequent violation within a twelve (12) month period

A ticket charge shall be due and payable within five (5) business days after the serving date of the ticket. The refusal or failure by a violator to pay in full and within the prescribed time shall be issued an additional and separate ticket. For further details reference Ordinance Number 817.

A Few General Code Enforcement Ordinance Reminders

6-403 Washing, tracking or otherwise depositing dirt, mud, stone or other

debris upon or onto the pavement of any street or sidewalk without removing the material that same day on which it was deposited is considered a violation of this ordinance. Note that yard waste such as grass clippings, weeds, branches and leaves are considered debris. The only exception is for leaves during the Fall Leaf Pickup Program.

304.3 All premises must have proper identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

25-104 A landowner, at their own expense, shall care for and maintain trees on their property or on the adjoining Borough strip, so as to keep them free from disease, free of damaged or dead limbs, and free from any other condition which may constitute a hazard to people and property. If required the landowner shall be responsible for the removal of trees growing on their property or on the adjoining Borough strip.

201-1 All curbs and sidewalks within the Borough shall be the full responsibility of the abutting property owners. The owners shall construct, maintain, repair

and/or replace any and all curbs and sidewalks abutting their premises and keep them in safe condition at all times. 302.3 All sidewalks, walkways, stairs, driveways and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

403.1 It is unlawful to park upon any curb and/or any portion of a sidewalk.

304.1 All structures shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 302.7 All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

1600-3 Signs may not be attached to utility poles or street trees.

Help Keep Beaver a Safe, Healthy, and Attractive Community!

Beaver is ramping up enforcement of its municipal codes relating to the health, safety, and living conditions of its residents. Code Enforcement officers are visiting all properties in the borough to identify code violations and working with residents to correct the violations. For further details contact Borough Code Enforcement Officers *Rick Sprecker* at 724-462-4314 or *Randy Morrow* at 724-601-9953.

Drinking Water in Beaver Borough

With the nation's attention recently focused on Flint, Michigan's water supply, many of our residents may wonder about Beaver's water supply. The primary concern in Flint has been the high lead level in household tap water. Flint lead levels have exceeded action limits established by United States Environmental Protection Agency (EPA). In Pennsylvania, communities receive further lead level oversight and guidance from Pennsylvania Department of Environmental Protection (DEP). The Borough of Beaver works closely with DEP on all water quality issues.

Beaver Borough's water is drawn from an aquifer source below the Ohio River through 5 wells located along the northerly side of the Ohio River. The source water has high mineral content (a.k.a. "hard water") that forms deposits called "scale" within pipes. The "scale" tends to line or coat the inside of pipes. Chlorine is the only chemical added to Beaver's source water for disinfection

purposes. There is no detectable level of lead in Beaver's source water.

In order to oversee water and waste water operations, Beaver established the Beaver Borough Municipal Authority (BBMA) in 1957. That entity exists today although operations and management have been contracted through the Borough. BBMA owns the wells, water works (pump house), 3 million gallon reservoir, and water supply lines throughout the Borough. There is no lead in any of BBMA pumps, wells, tanks, or water supply lines.

The water service lines between BBMA supply (main) lines and the resident's homes/businesses are owned and the responsibility of the property owner. Newer homes use copper water service lines; however, some older homes may have lead service lines. Possible sources of lead contamination are lead solder connections, old brass fittings that contain lead and the lead water service lines. The high mineral content ("hard water") present in Beaver's water discourages lead leaching from resident's pipe and

solder connections (due to hard water forming deposits within the pipes). The BBMA is currently considering the use of a treatment compound that produces a natural coating on the inside of the distribution pipes to further reduce the possible leaching of metal from the pipes.

On a regular basis, the BBMA tests household tap water for lead and other possible contaminants and test results to date have been within EPA and DEP standards. Those reports are available for viewing on our website (www.beverpa.us). Lead and copper tests will next be performed this summer. Additionally, individuals may choose to have their household water tested. Water samples can be analyzed at a local water laboratory.

The Borough of Beaver will continue to closely monitor water quality to insure a safe source of drinking water for the future.

- *Daniel J. Martone, PE/PLS*
Beaver Borough Municipal Authority
Engineer



Beaver County's Swift911 Notification System

Beaver County's Emergency Notification System, Swift911 is a high-speed system that alerts residents to emergency situations like severe storm warnings, evacuations and more in the local area. The program has the capability of delivering messages to the entire County via telephone, cell phone, email, text message and social media sites. Some phone numbers are not in the system and residents are encouraged to update their information and

contact preferences, or add phone numbers, cell phones and email addresses.

To register your information go to www.beavercountypa.gov and click on the SWIFT 911 banner on the right-hand side. You can also text "SWIFT911" to 99538 to customize your information.

Registering through the Swift911 web portal ensures that residents have access to the most immediate notice of an emergency in their area.



A Message from Shell

The local area is very familiar with the work taking place on Shell property located in Potter Township. For those of us that have driven by the site, we can appreciate the large scope of the work and many moving parts it takes for this type of project. With this level of activity, there may be scopes of work that have some level of impact to the local community.

A recent example revolves around work being done to build a retaining wall along the CSX rail line on the east side of I-376. The work is time sensitive, and in an effort to complete the work on schedule, Shell had crews installing piles from 6 a.m. to 2 a.m. during the week. In an effort to minimize noise, Shell decided to drill holes for the piles instead of driving; however,

community members called and explained the sounds they were hearing during sleeping hours.

This feedback allowed those within Shell to investigate. What we found is that there was noise affecting those across the river during sleeping hours. In an effort to be good neighbors, there were schedule changes made that allowed the work to cease at 10 p.m. each evening.

At Shell, we take our communities and their concerns seriously. This is an example where helpful feedback assisted Shell in making a positive change for our neighbors. We appreciate feedback from our local communities as it helps in making adjustments when possible.

Community Garden

There are several plots still available for the 2016 growing season at Beaver's Community Garden down by the river. Participating in a community garden can be a fun, rewarding, and educational experience. If

you are interested or have questions, please contact Lynn Clayton at lynnjclayton@comcast.net or 724-775-5759.



Attention Business Owners:

Beaver Police need to update a listing of business owner information. In case of an emergency, the officers need a 24 hour contact phone number. Please contact the office at 724-773-6709 x 120 to receive the proper form.

Updated Website



The Beaver Borough webpage has been completely redesigned to serve our residents better and showcase our beautiful town. Check it out at www.beverpa.us

Rules for Bicycles and Skateboards

Spring has sprung. After a long cold winter, Beaver residents are anxious to enjoy the nice weather, scenic parks and vibrant business district.

Bicycles and skateboards are a great way to travel throughout the community. However, did you know that it is prohibited to ride bikes and skateboards on the sidewalks in the business district on Third Street between Beaver and Insurance Streets? With shoppers bustling in and out of stores, patrons dining outdoors and people walking their pets, the business district can be dangerous to try and maneuver a bike or skateboard though the bustling activity.

The Beaver Business District Authority in conjunction with the Borough of Beaver is installing bike racks throughout the business district. This was made possible by a generous donation from Snitger's Bicycle Store. The hope is that people will park their bike at the racks and walk to their destination, or they can walk to the shop along side their bike or with their skateboard. Most of all, common sense is key. If the sidewalk is busy, park it or walk it.

Share the sidewalk between peddlers, pedestrians, patrons and pets. Thank you for your cooperation. Let's be safe out there.

HARB Architectural Recognition Award

Beaver's Historical and Architectural Review Board (HARB) works to protect and preserve our town's many historic homes and buildings. However, in order to maintain a town's unique character, it's also important that new construction is done tastefully and in a way that enables the new home or building to blend seamlessly into the streetscape.

Beginning with this issue of the Beaver Borough Newsletter, the HARB will be recognizing examples of new construction in the town that enhance our already charming neighborhoods and serve as a model for others.

The Williams house at 216 College Avenue is a fine example of new construction that complements Beaver's Historic District. The home features similar building materials with the stone on the front of the building to the



north.

The structure maintains the setback that the rest of the buildings on the block have, and the front façade is sympathetic to the district with a window-door-window pattern. The height of the home falls between the shortest and tallest buildings on the street, which help makes the neighborhood more cohesive.

Congratulations and thank you to Don and Terry Williams for this beautiful new addition to our town!

Beaver Community Day - July 2

Mark your calendars for Beaver Community Day, Saturday, July 2! Free to all residents of the borough, the celebration will take place in Shaw Park, right behind the Beaver Pool. Reconnect with old friends and neighbors as you enjoy food vendors, local bands, and tons of activities for the kids, including inflatables, arts and crafts, a dunk tank, corn hole tournament, and more. There will even be a movie under the stars that evening. Sign up for Beaver Alerts at BeaverPa.us for the latest updates on this annual celebration.



Flowering Parks Program

Calling all green thumbs, volunteers, and sponsors! Please help us plant and maintain flowering trees and gardens in Beaver, a Tree City, USA. Welcoming all donations of time, gardening supplies, and money to support this beautiful tribute to our community.

Purchase from a selection of flowering trees to honor a special person, resident, or to promote your business! 2.5" - 3" Diameter flowering trees are \$200. Add a personalized plaque for \$275. Care for your tree and watch it grow in Beaver!

We are pleased to have the support and guidance of Beaver Borough. To volunteer, purchase a tree, or become a Company Sponsor, please call: **George Kauffman** at 724-774-6980 or **Ray Hoppa** at 724-728-2770.

The FPP meets monthly, every third Thursday at 7:00 p.m. in the Beaver Municipal Building located at 469 Third Street.



Borough of Beaver
469 Third Street
Beaver, PA 15009



BEAVER BOROUGH NEWSLETTER

EDITOR: Valentine Brkich, valentinebrkich.com

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Your Borough Leadership

Beaver Borough Council Members

Walter McDermott – Ward 1

James Perini – Ward 1

Patrick Sims – Ward 1

Alexander Andres – Ward 2

Alex Sebastian – Ward 2

Sean Snowden – Ward 2

Daniel Deceder – Ward 3

Michael Deelo – Ward 3

Ron Embaugh – Ward 3

Dan Madgar, **Borough Manager** 724-773-6700

Chuck Copeland, **Director of Operations** 724-773-6700

Mayor Thomas Hamilton 724-773-6701

Solicitor John Petrush 724-775-8600

Borough Office

469 Third Street

724-773-6700

Office hours: Monday – Friday, 8 a.m. – 4 p.m.

Meetings

(All meetings are held in the Beaver Municipal Building, 469 3rd Street. Check beaverpa.us for dates and times.)

- Beaver Council, 2nd Tuesday of the month at 7 p.m.
- Shade Tree Commission, 4th Monday of the month at 7 p.m.
- Planning Commission, 3rd Monday of the month at 7 p.m.
- Business District Authority, 4th Wednesday of the month at 8:30 a.m.
- Civil Service Commission (meets as needed)
- Zoning Hearing Board (meets as needed)

Call For News

The Beaver Borough Newsletter is a great way to share good news with your neighbors. If you have information about an upcoming non-profit or charitable event, or if you have an idea for a story, please email it to valbrkich@gmail.com.

Next issue: Fall Submission deadline: July 15

Stay Informed with Beaver Alerts

Beaver alerts provide timely information on Borough events and news in emails, text messages (if less than 130 characters) as well as voice recordings. If you would like to sign up for the notification system, please send your contact information to beaverborough@comcast.net or call 724-773-6700.