

Beaver Borough Plan & Guidelines

2nd Meeting / Project Update
February 22, 2018

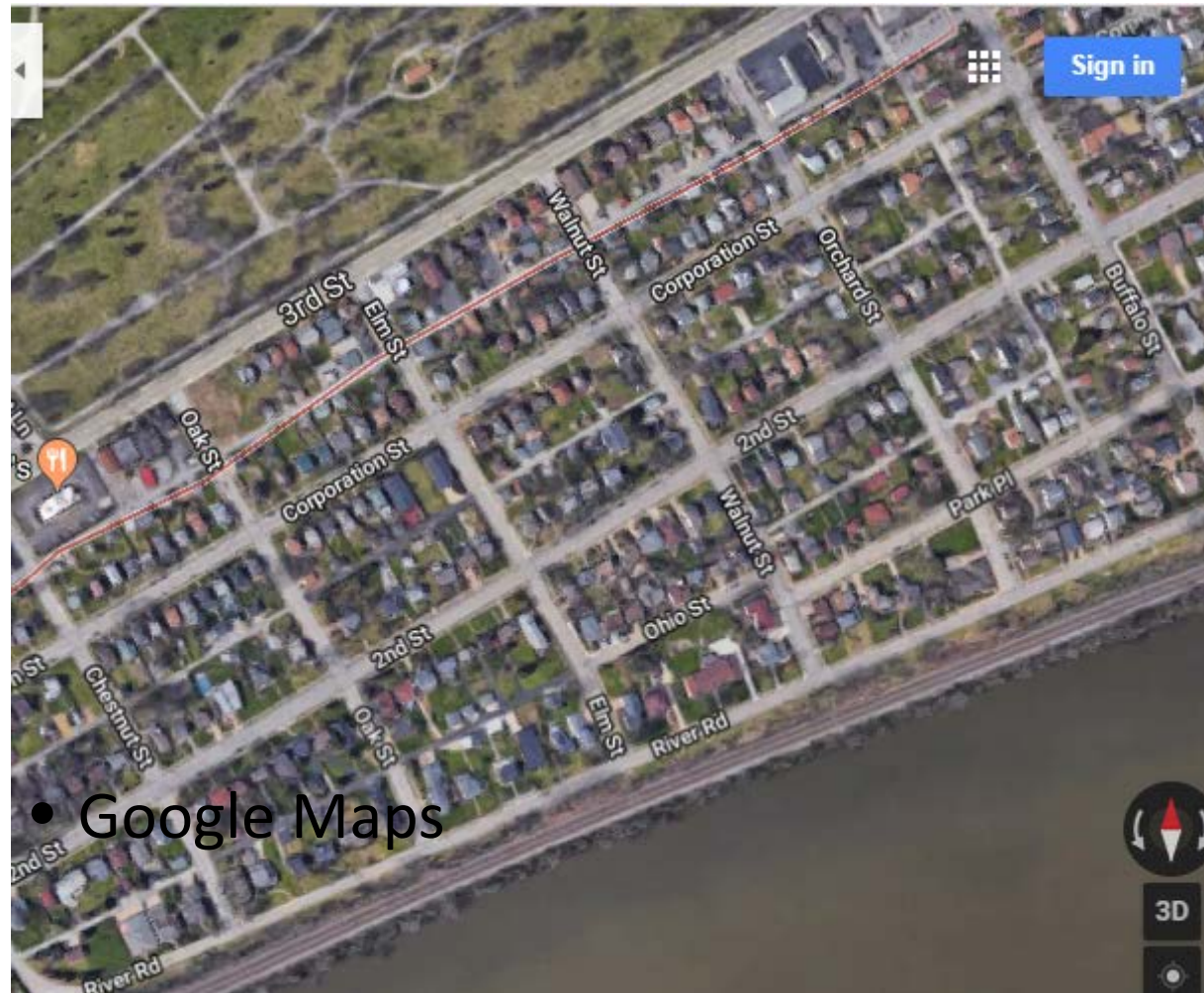


Beaver County Court House, Beaver, Pa.

- SE - “Hoopes Plan” - Hoopes estate, laid out c. 1941, built 1946-1950
- SW - “Groveland Plan” - mainly post WW II, Michael Baker Engineering employees.
- 6th Street Extension to the east of Beaver Street
- 5th & 6th Streets between Dravo and Market Streets
- 6th Street between Buffalo and Navigation Streets
- . 1090 7th Street, Federal style, may be eligible for National Register
- Swimming Pool WPA?
- Frank Catanese homes, 1955
- 5th Street, Sunoco gas storage, “Pews Company”



Survey Findings – Groveland Plan



100 block of Oak Street



Survey Findings



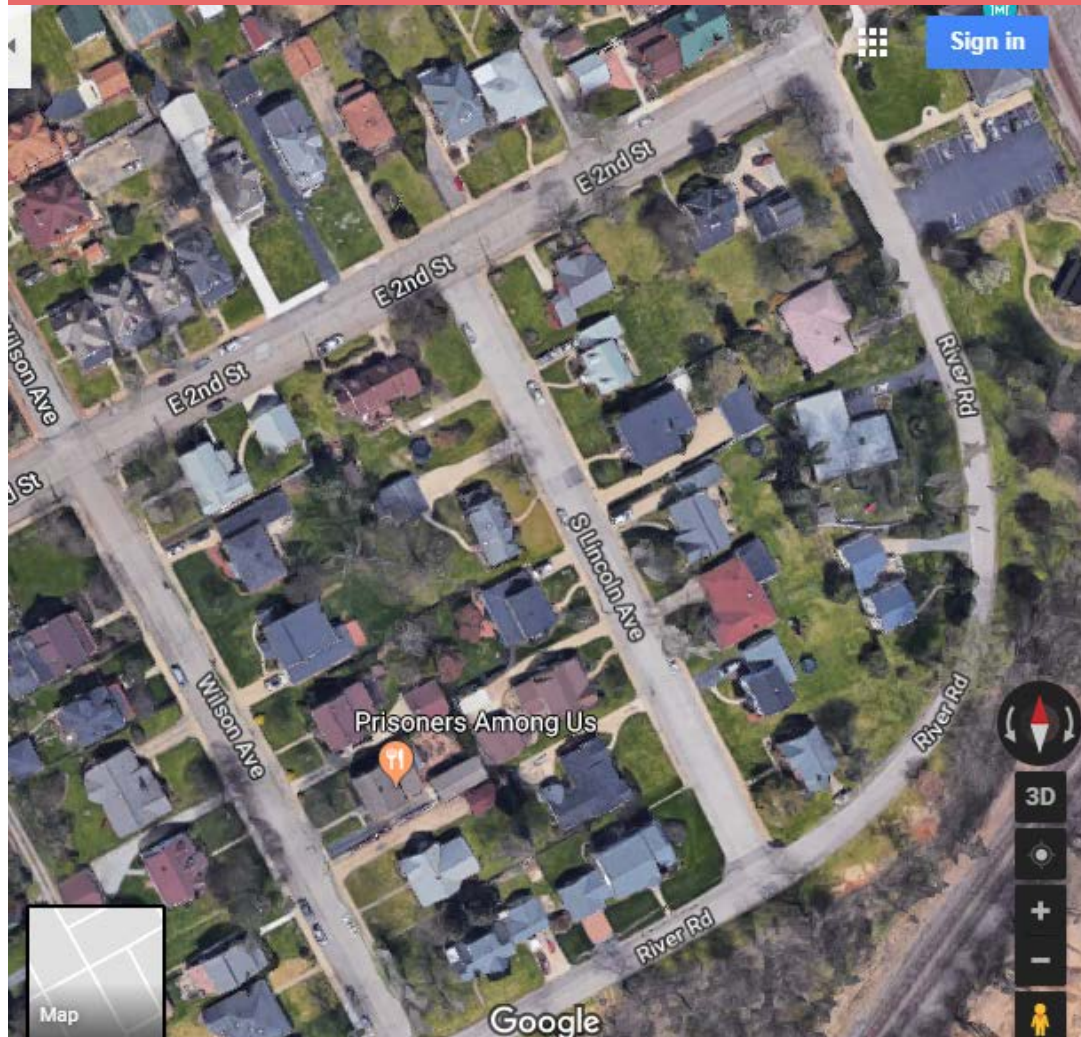
Groveland Plan



River Road



Survey Findings – Hoope Plan Area



S. Lincoln Ave.



Survey Findings – Hoopes Plan



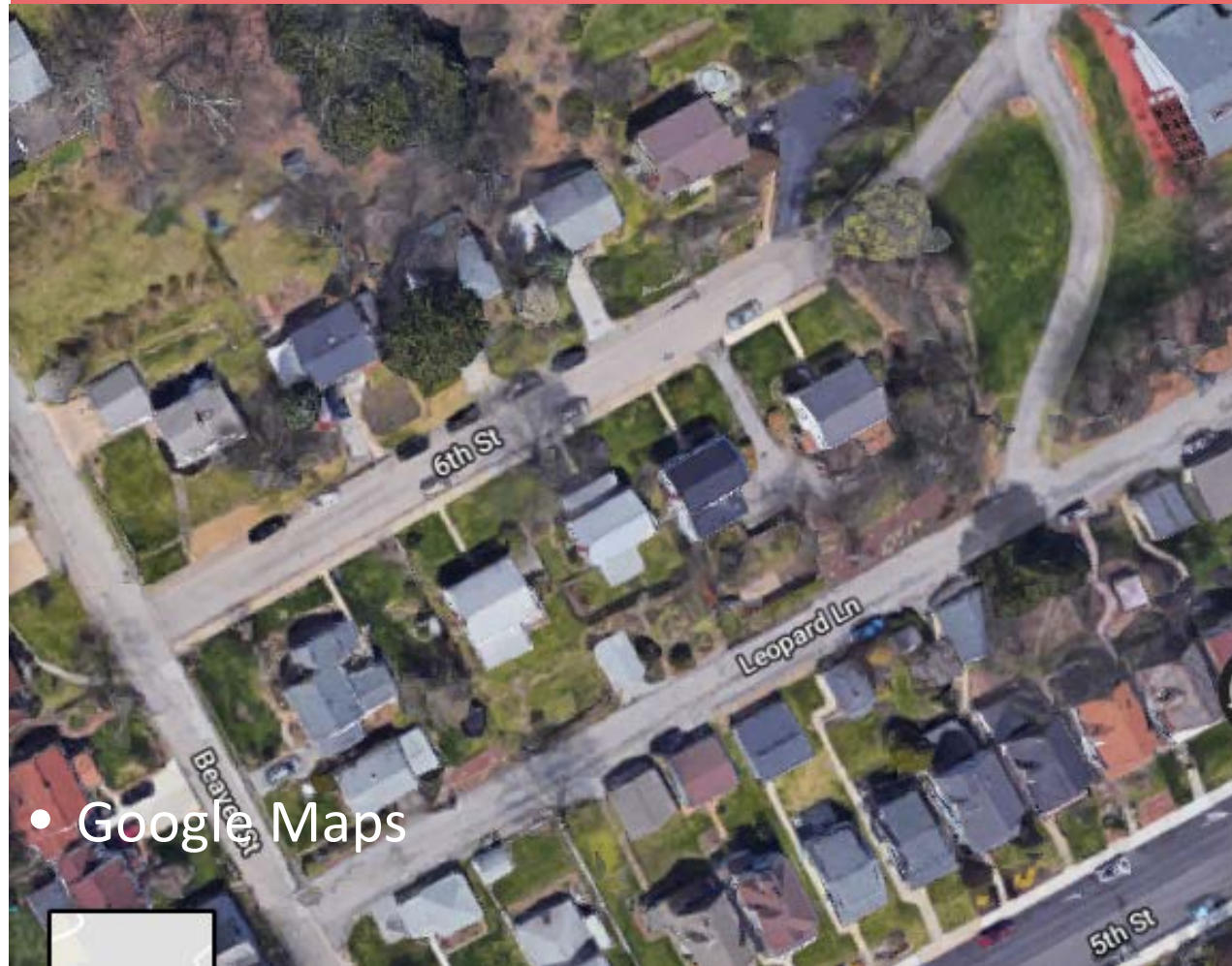
Wilson Ave



S. Lincoln Ave



Survey Findings – Sixth St. east of Beaver St.



- Google Maps

300 block Sixth Street



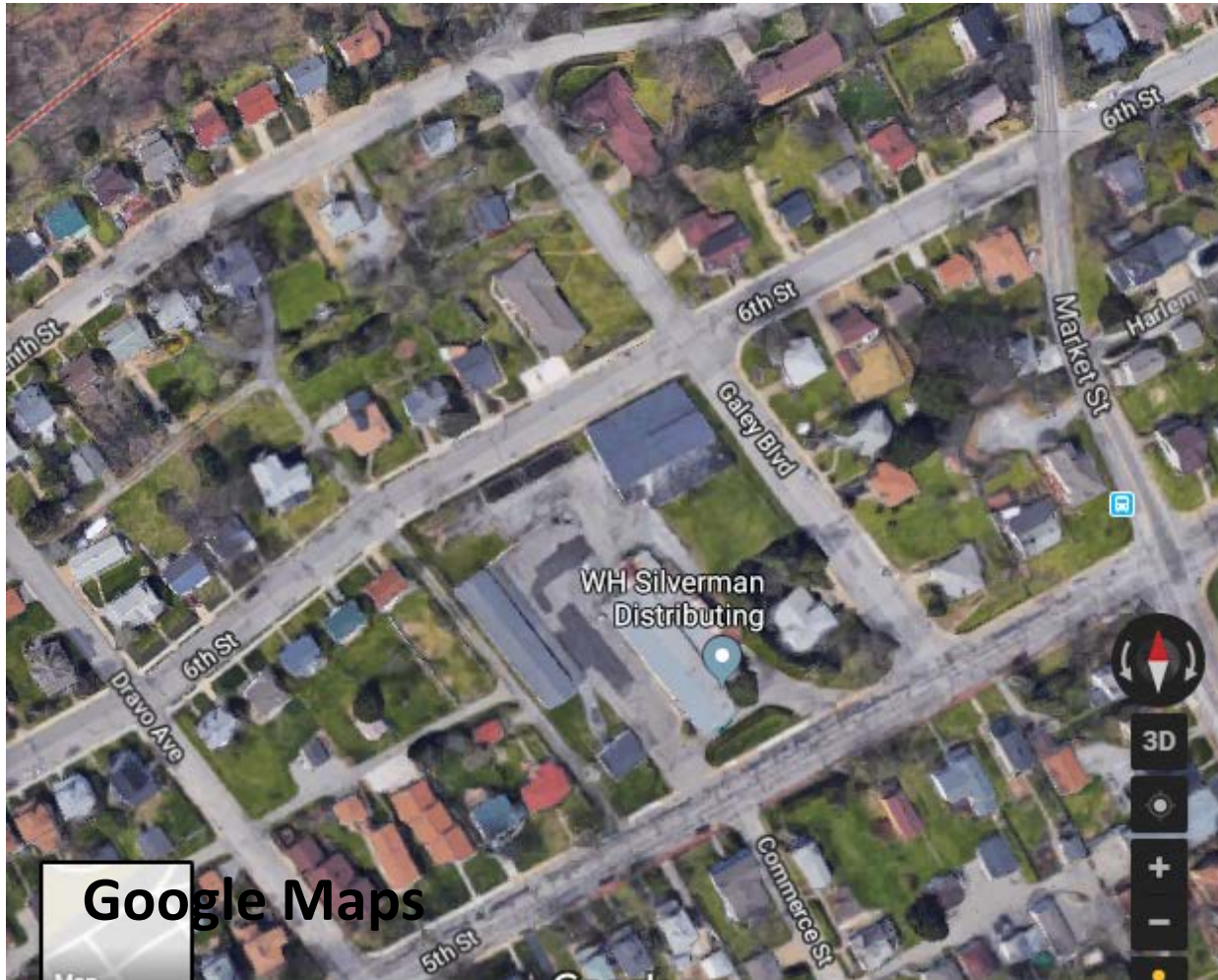
Survey Findings



300 block of 6th Street



Survey Findings – 5th/6th bet. Dravo & Mkt.



Survey Findings



500 block of Gayle Blvd.



Survey Findings



800 block of Sixth Street



Survey Findings



800 block of Fifth Street

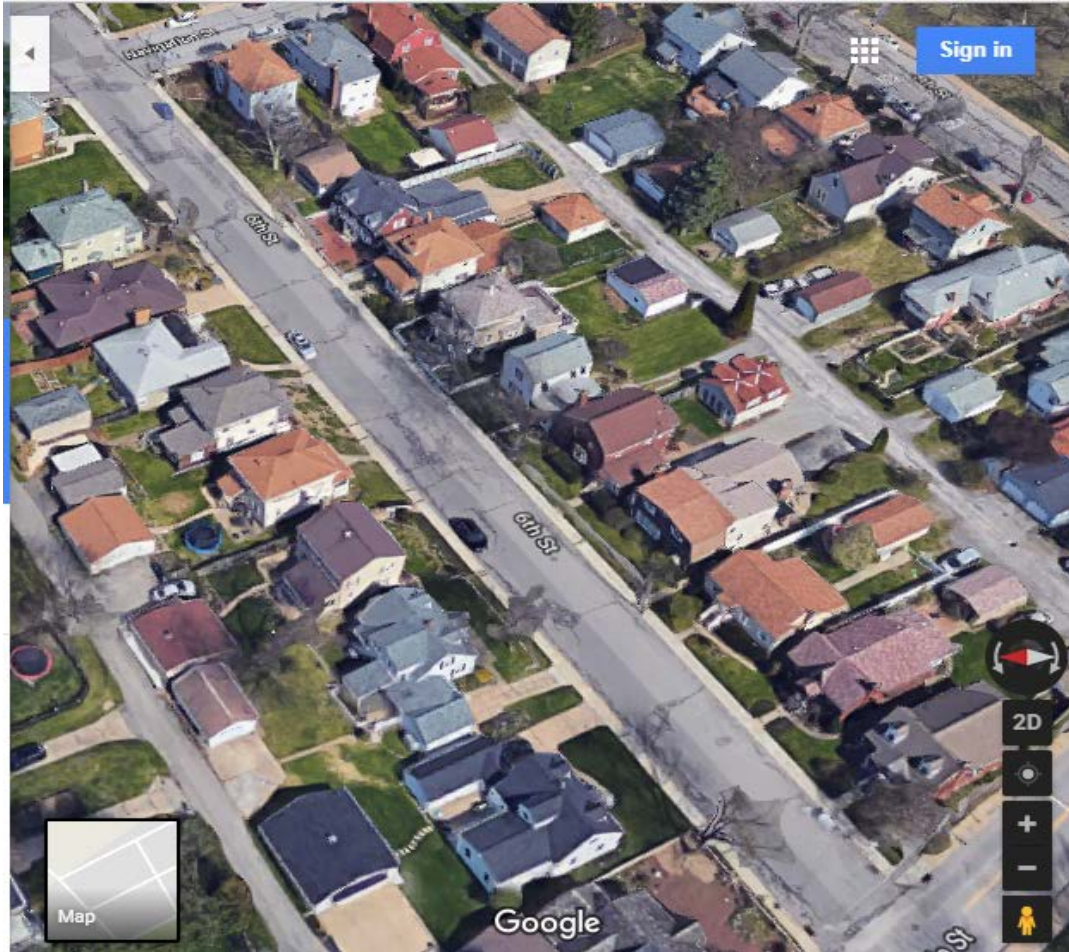


900 Block of Fifth Street



Survey Findings

1100 block of Sixth Street



Survey Findings



1100 block of Sixth Street



Survey Findings – Misc.



1090 Seventh Street



Former Sunoco Storage Facility



Survey Findings/Recommendations



Architecture

- Mixed
- Mainly not Architectural Significant
- Loss of Integrity
- Mostly post WWII
- 800 block of 6th notable
- 1090 7th – National Register potential
- 1100 block 6th – 4 Squares

Recommendations

- No stand-alone HDs
- Found no reason to add to BHD
- Pursue 1090 7th St. Nat. Reg. determination
- Consider SW portion (Groveland)
- Consider 1100 block 6th

Public Survey “Survey Monkey”



- RGA/Frens/HARB/S C/PA SHPO input
- Mid-January, 2018
- Posted Borough website, etc.
- Approximately 200 respondents



Public Survey (Key Results)



- 78% live in HD
- 58% believe historic preservation should be required for major alterations/new construction
- 62% unsure of current ord.
- 63% ord. should cover all resources in HD
- Biggest threat to HD:
 - 32% Conversion of homes to multi-family rentals
 - 32% new construction, property maintenance, demo
 - 28% loss of streetscape
 - 12% loss of historic features
- 5% own/rent on 3rd St
- 34% believe loss of historic resources is biggest threat to 3rd St.
- Promotion of Historic Resources
 - 90% Design Guidelines
 - 86% Referral Listing
 - 80% Voluntary design consultation
 - 74% lectures
 - 50% no to increasing size of HD

Public Survey (Key Responses)



- “Good Luck!”
- “Historical preservation is important, as long as it doesn’t become hysterical preservation...”
- “Preservation should be completely voluntary.”
- “I do believe landlords need to be held accountable for their properties.”
- “Shouldn’t be able to build new homes that look nothing like the rest of town...”
- “I feel very strongly about the preservation of historic architecture and landmarks...I would encourage education, consultation, resources and guidelines...I am fine with the demo ordinance.”
- New commercial property is not a threat as long as they conform to the historic design like the Trinity Building on Third.”
- “Thanks.”

Internal Survey



- **HARB**
- **Steering Committee**
- **Borough Official**
- **Borough Council**
- **10 respondents**
 - **4 HARB**
 - **2 HARB/SC**
 - **1 Borough Official**
 - **3 Borough Council**



Internal Survey (Key Results)



- Med-High: ordinance effectiveness (new const. a threat)
- High: HARB Membership
- Medium: support from Borough staff & council
- Low: HARB funding
- Low: HARB community education
- Low-Med: Increase HD size (comment: add River Road areas?)
- Low: Reduce HD size (comment: limit to most historic)

- Low: keep ord. as is
- High: ord. should cover exterior changes, new construction (mainly HARB/SC) – particularly major changes
- Med-High: amend ord. for entire HD (Res vs 3rd St)
- Med: HARB confidence for amended ord.
- Low: Council confidence for amended ord.
- Mid-Low: Property owner's ok

Internal Survey (Key Results)



- High Importance: amend ord. for new construction, exterior changes (med. for Council)
- High: Design Guidelines
- High: Education
- High: Adequate Contractors
- Med-High: Absentee Landowners; Rental Properties
- High: New Construction; 3rd Street Parking, Development

- Mixed: Maintenance Cost
- High: Public view of importance of preservation
- Mixed: Impact of Shell (comment – rental housing a concern)
- Med: Cert. Local Govt.
- Mixed: Incentives

Internal Survey (Key Responses)



- **Robust & aggressive education and awareness program; tours (borough-wide)**
- **Council: Historic preservation important & should be strongly encouraged; also need to be considerate and respectful of rights of property owners. .**
- **HARB: concerns: lack of design guidelines when replacing a demolished building; absentee landlords; “stripping” of architectural details such as front porches or stained glass windows.**
- **Council: For HP (changes, new construction), worried about costs for property owners.**
- **Council: Reduce HD to most concentrated area (near Station)**
- **HARB: Establish different levels of submittal and review requirements for different types of projects (new building or addition than window replacement or roof replacement).**

Survey(s) “Takeaways”



1. Current HD

- a. Keep as is
- b. Historic Preservation important

2. Current Ordinance

- a. Moderately effective

3. Threats to HD

- a. New Construction
- b. Demolitions
- c. Lack of Maintenance
- d. Streetscape
- e. Rentals

4. Welcomed Activities

- a. Design Guidelines
- b. Education
- c. Contractor List

5. Changes to Ordinance

- a. Not Onerous
- b. Voluntary and Mandated
- c. District-wide

Visioning (Very Preliminary)



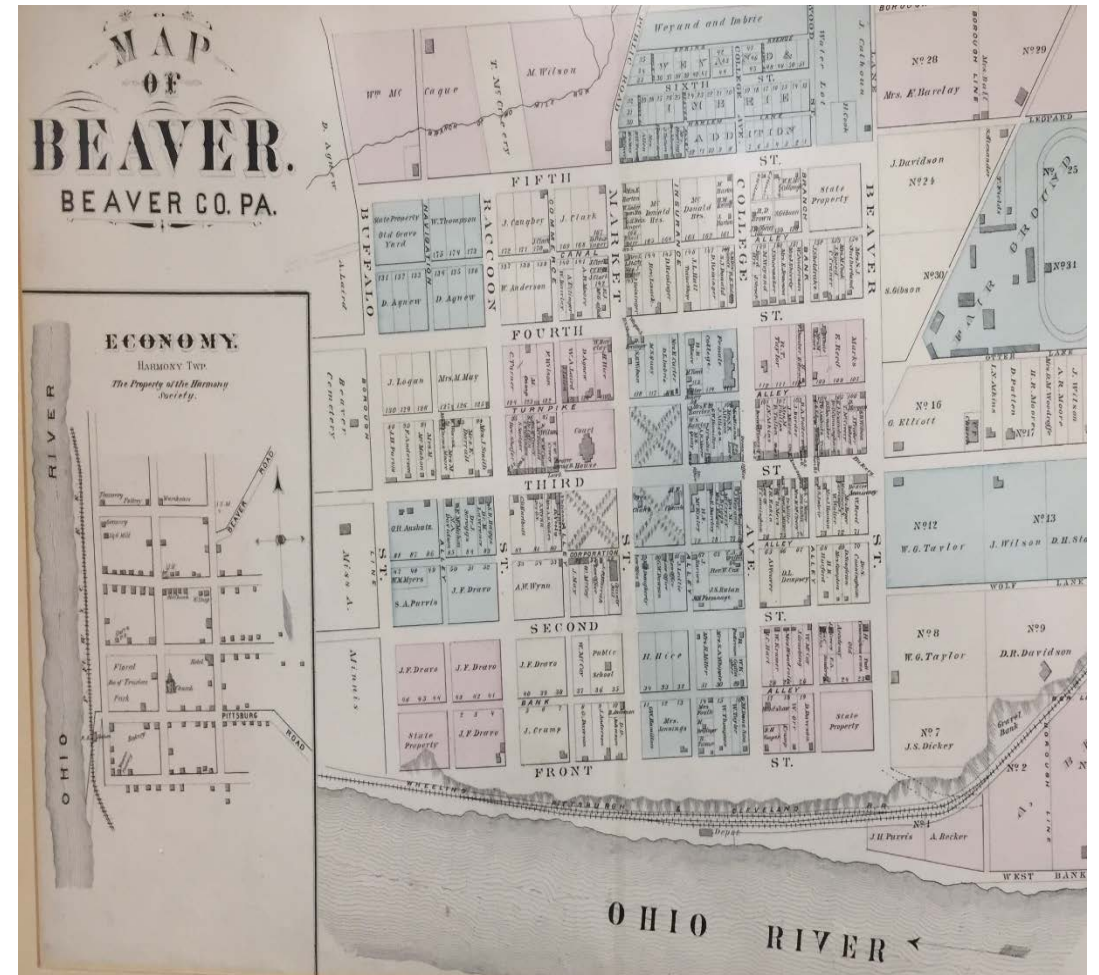
1. HARB – Educational Role
2. Design Guidelines!
3. HD – Keep as is (?)
4. Nothing Onerous
5. Tiered Ordinance (?)
 - a. COA (Certificate of Appropriateness) for Demo, New Construction.
 - b. COA for major alterations (demo of addition or porch, additions).
 - c. HARB Review other alterations (no COA required).
 - d. Voluntary review for in-kind maintenance.



Visioning (Very Preliminary)



1. Demo by Neglect / Maintenance
2. Absentee Landowners / Rentals Provisions
3. Streetscape Provisions
4. Street "furniture"
5. Tighter provisions for 3rd St.
6. Contributing vs. Noncontributing
7. Ancillary Buildings (Garages)
8. Economic Hardship Provisions
9. Comp Plan 3rd Street Provisions
10. HARB Training



Property Values & Owner-Occupation



- The results of these studies are remarkably consistent: property values in local historic districts appreciate significantly faster than the market as a whole in the vast majority of cases and appreciates at rates equivalent to the market in the worst case. Simply put—local historic districts enhance property values (Rypkema 2002:6).
- Designation as a historic district raises the value of investments, promoting increased levels of home ownership and longer residence. This stabilizing effect on residence patterns has been documented by a study conducted in Indiana, which found that designated historic districts have higher rates of owner-occupation, and longer durations of residence by both homeowners and renters, than do similar, undesignated neighborhoods (Rypkema 1997:2, 6, 10).

Next Steps

- 3rd Public Meeting (4/26/18)
- Initial Draft of Preservation Plan
- Breakouts
- Public Input

