

Hollidaysburg Historic District Property Owners Manual



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Hollidaysburg Historic Architectural Review Board Members

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Introduction

The Borough of Hollidaysburg Historic District is your community's part in a much larger, national historic preservation movement.

The Federal Government solidified the framework for the protection of historic properties in 1966 with the passage of the National Historic Preservation Act. This Act created the National Register of Historic Places, State Historic Preservation Boards, The Advisory Council on Historic Preservation and requires the Section 106 review process for Federal Agencies. From a legal perspective, much case law has occurred over the years to confirm the Federal Government's ability to consider impacts on historic resources in its actions.

The Commonwealth of Pennsylvania had previously provided for the existence of historic districts through the PA Historic District Act (Act 167 of 1961) and the Municipalities Planning Code (Act 170 of 1988).

The Hollidaysburg Historic District Ordinance was created in 1989 by Borough Ordinance #645 for the following purposes:

- A. To protect those portions of the Borough which reflect the cultural, economic, social, political and architectural history of the Borough, State and Nation.
- B. To awaken, in our people, an interest in our historic past.
- C. To strengthen the Borough's economy, both in the public and private sectors.
- D. To stabilize and improve property values in said district.
- E. To promote the use of historic portions of the Borough for the culture, education, pleasure and general welfare of the people of the Borough, State and Nation.



Aerial view of the 'Diamond District', Hollidaysburg's commercial 'Main Street'

In 1994, Hollidaysburg Borough published a Historic District Homeowners' Manual. This document, funded with assistance from the National Park Service, Department of the Interior, has been used to assist property owners understand the Historic District and its regulatory process.

This Manual is an 'update' to this earlier publication and strives to further 'de-mystify' the HARB process and provide updated information to assist in the on-going preservation of Hollidaysburg.

The Hollidaysburg Historic District

The boundaries of the Hollidaysburg Historic District are consistent with those of the National Register Historic District. The official Historic District Map is available on-line at: www.Hollidaysburgpa.org

If you have any doubt as to whether your property lies within the Historic District, it is safest to contact the Borough directly. (814) 695-7543.

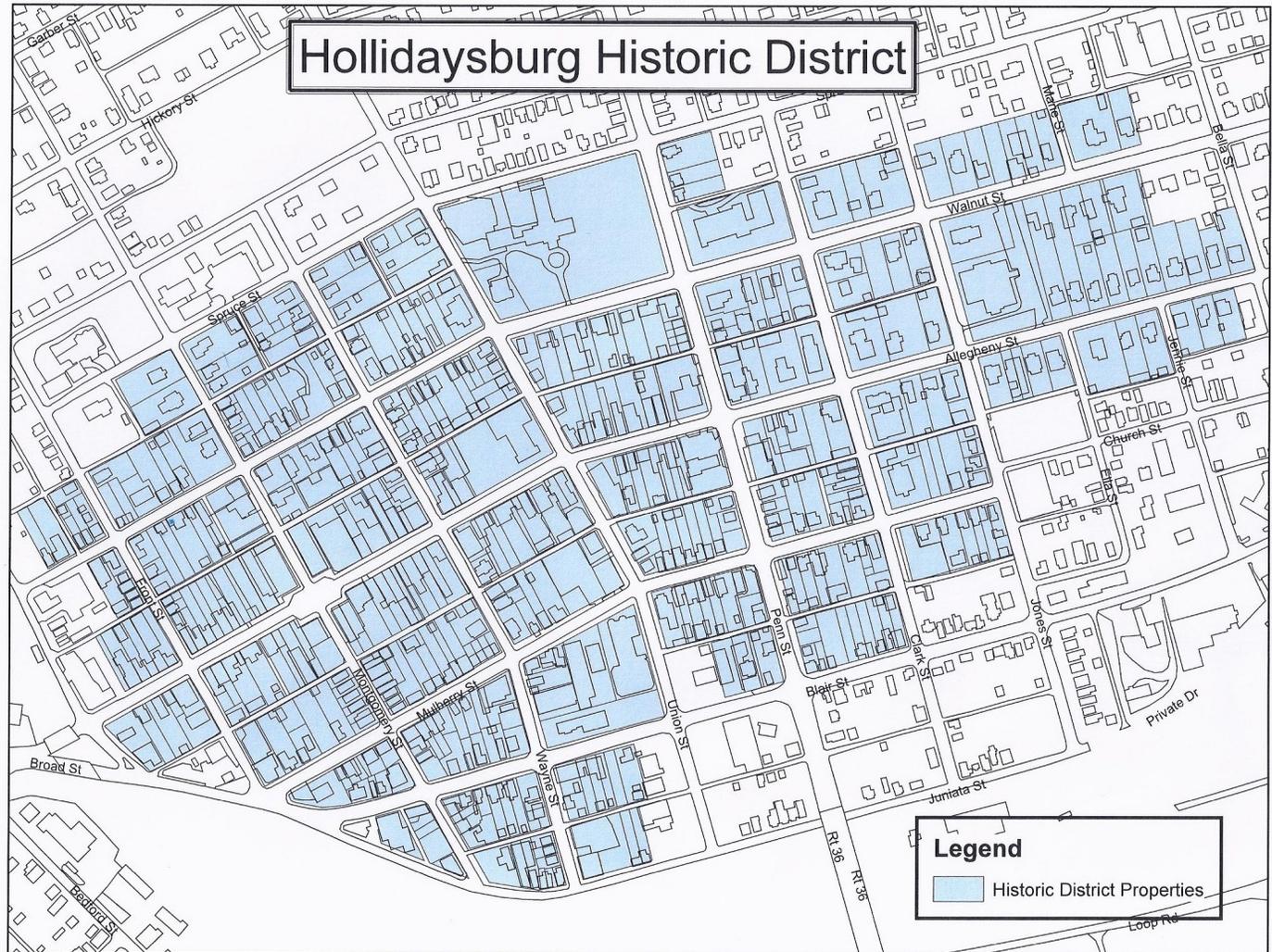
The National Register of Historic Places Nomination Form, created in 1985 lists 457 total buildings within the historic district, of which:

- 33 were considered 'Significant',
- 395 were considered 'Contributing', and
- 29 "Intrusive' or 'Non-Contributing'

Due mainly to the presence of the Historic District Ordinance, this building inventory has remained relatively stable over the past 25 + years.



Special Street Signs are located throughout the Historic District to help mark its boundaries.



The Hollidaysburg Historic District

What is the Hollidaysburg HPC?

The HPC stands for Historic Preservation Commission.

Its legal authority is codified in Part 3 and Part 9 of the Hollidaysburg Zoning Ordinance (Chapter 27 of the Borough Code of Ordinances).

Part 3 is the Historic District Overlay District which outlines how the Historic District Ordinance will be enforced and specific zoning criteria that apply within the historic district.

Part 9 is the actual Historic District Ordinance itself. Item 5 (905) creates the Hollidaysburg Historic Preservation Commission. The HPC is an 11 member body of volunteers appointed by the Borough Council. Members includes “individuals with expert knowledge and interest in historic preservation or in fields closely related...”

The HPC has specific functions and duties which mainly pertain to research, documentation, and recommendations for changes to the Historic Resources Overlay Zoning District Ordinance and Map.

The HPC is required to meet at least four times per year. Currently the HPC meets concurrent with the HARB on the first Thursday of each month.

Seven members of the HPC also serve as the Historic Architectural Review Board, see following page for additional information on the HARB.



General view of Hollidaysburg streetscape and 'skyline'.



The Hollidaysburg Historic District

What is the Hollidaysburg HARB?

The HARB stands for Historic Architectural Review Board.

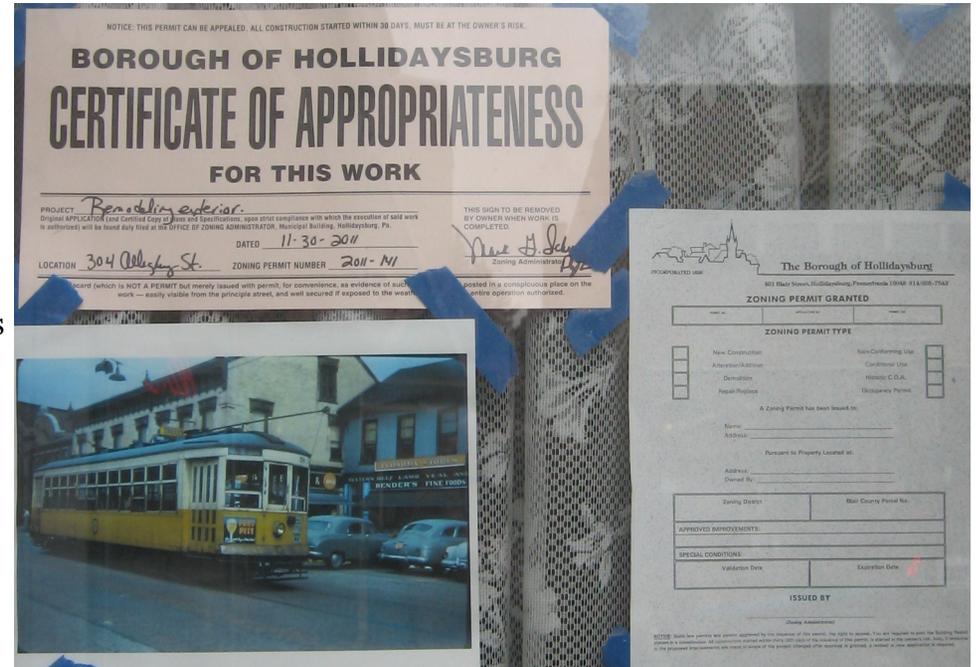
Its legal authority is codified in Part 3 and Part 9 of the Hollidaysburg Zoning Ordinance (Chapter 27 of the Borough Code of Ordinances).

It is a volunteer 'board' of citizens with an interest and expertise in historic buildings. The HARB members consist of seven (7) members appointed by Borough Council from among members of the Hollidaysburg Historic Preservation Commission. The membership includes; a registered architect, licensed real estate broker and the Borough Code Official.

Each month they meet to review projects that have the potential to impact the integrity of the Hollidaysburg Historic District. From April through October, they actually meet twice per month. They review each application and make recommendations to the Borough Council regarding the advisability of issuing any Certificates of Appropriateness.

The Borough Council will then issue a Certificate of Appropriateness. With few exceptions; no permit will be issued within the Historic District for the erection, reconstruction, alteration, restoration, demolition or razing of any building or structure without a Certificate of Appropriateness.

If you are in any doubt as to whether the work you are considering will require a permit or Certificate of Appropriateness, contacting the Borough is your best first step. Each month the HARB designates a liaison who is available for consultation and advice with regards to your project.



The HARB meets within the Borough Building's Council Chambers located at 401 Blair Street.



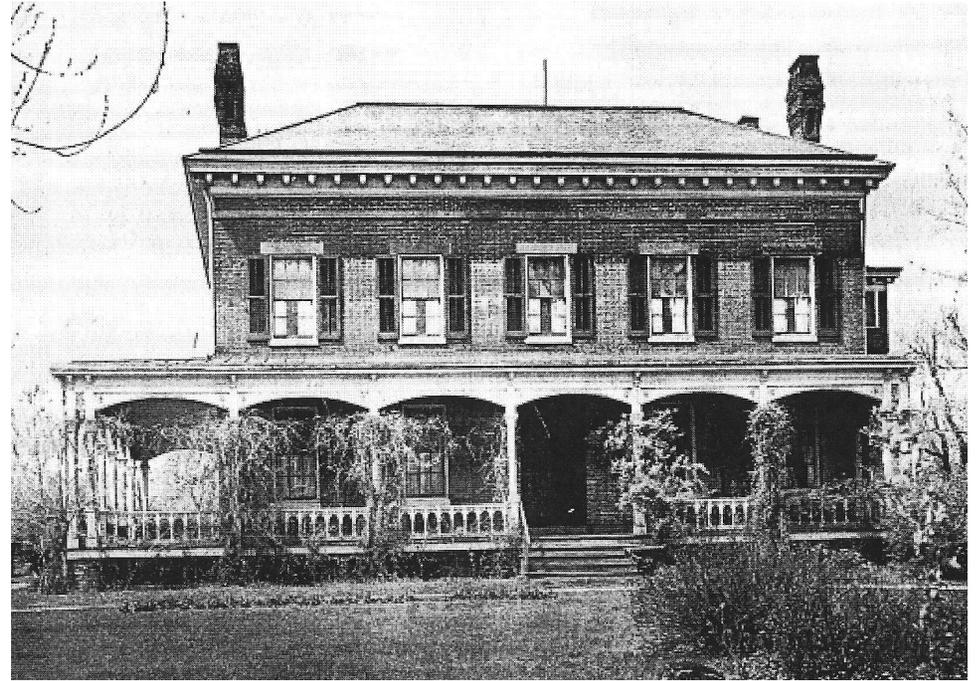
The Value of Preservation

The Value of History

A Historic District is a direct connection to a community's past. Hollidaysburg's historic buildings represent the events and people who created them. They are what makes Hollidaysburg, 'Hollidaysburg'. Demolition of a community's historic resources disconnects it from its past, and each lost building removes a piece of a community's soul.

Creating and Maintaining a Livable, Sustainable Community

The Hollidaysburg Historic District remains a viable, livable community. The streets, sidewalks, and utility infrastructure remain a viable and valuable asset. Over the past decade, we as a society have realized the disconnection that suburban sprawl can create. Existing, walkable communities have always been, and continue to be a more sustainable, healthy way to live, work, and shop.



The Bell House is an unfortunate example of lost Hollidaysburg. Formerly located at 801 Allegheny Street, this house was torn down in 1954. Demolition is forever, and once the physical remains of history are lost, only photographs and written records remain. (Photo courtesy of Blair County Genealogical Society, Inc.)

Funding Opportunities—Historic Preservation Tax Credits

The Rehabilitation Investment Tax Credit (RITC) is a federal program that has become the most widely used incentive to preserve historic properties. Approved planning and construction activities are eligible for a 20% tax credit on contributing buildings within the Hollidaysburg Historic District. In July 2012 Pennsylvania also enacted legislation to allow a companion state tax credit program. Both programs are administered through the Pennsylvania Historical and Museum Commission and can greatly assist property owners in making the preservation of historic properties more economically feasible.

The Value of Preservation

The Financial Case for Preservation

...historic preservation has become a fundamental tool for strengthening American communities. It has proven to be an effective tool for a wide range of public goals including small business incubation, affordable housing, sustainable development, neighborhood stabilization, center city revitalization, job creation, promotion of the arts and culture, small town renewal, heritage tourism, economic development, and others. from Measuring Economic Impacts of Historic Preservation, A Report to the Advisory Council on Historic Preservation, November 2011.

Specifically, a 1997 study entitled “The Effects of an Historic District on Property Values” which looked at property values in Hollidaysburg both within and outside the Historic District concluded the following;

Between 1989 and 1994—Property values within the Historic District INCREASED 32%

Between 1989 and 1994—Property values outside the Historic District DECREASED 18%

This is a 50% differential between properties within the Historic District and those outside.

Between 1994 and 1996, this differential increased to 95%!

Statewide, the Federal Historic Rehabilitation Tax Credit results in an average annual \$534,000,000 of investment which creates 4,600 jobs and \$12,000,000 in total revenues. Heritage Tourism further impacts the state economy with \$1 billion in visitor spending supporting 37,000 jobs and creating \$90,000,000 in tax revenues annually. (Information from 2011, PHMC Study entitled “Economic Benefits of Historic Preservation Activities in Pennsylvania.”)



The HARB Review Process

1. Obtain HARB application from Borough Municipal Bldg (401 Blair St), also available on-line at; www.Hollidaysburgpa.org

HARB Application for Exterior Work
 The Borough of Hollidaysburg
 Incorporated 1836
 401 Blair Street, Hollidaysburg, PA 16648
 www.hollidaysburgpa.org

I. PROPERTY INFORMATION
 Street Address _____
 Zoning Classification _____

II. APPLICANT INFORMATION
 Applicant Name _____
 Street Address _____
 City State Zip _____
 Phone _____
 Name of Owner _____
 Address of Owner _____
 Owners Representative _____

(If the owner or the applicant is unable to attend the HARB meeting, the owner's representative should have the authority to commit the owner to changes authorized by the HARB)

III. APPLICATION INFORMATION
 Application type:
 Remodeling Demolition
 New Construction Addition
 Signage Other _____

Attachments to Application: (The HARB requires elevations, site plans, photographs, material samples, etc for its review in the proposed work. Please indicate the attachments that are being submitted.)

Elevations Rendering
 Site Plans Photographs
 Streetscape Material Samples, Description, Specs.

IV. DESCRIPTION OF PROPOSED WORK
(Describe the exterior changes to be made or the exterior characteristics of the structure to be erected. Include information on dimensions, placement, materials, colors, etc. Indicate how existing building materials and elements will be changed or affected.)

V. ANTICIPATED PROJECT TIMETABLE/SCHEDULE

VI. SIGNATURES
 Owner: _____ Date: _____
 Applicant: _____ Date: _____
(If other than the owner)

QUESTIONS?
 A HARB liaison is assigned each month to assist, contact the Borough for the liaison's information and review your questions with them as you fill out your application

2. Submit application at Borough Bldg. (401 Blair St) You will receive notice in the mail when your hearing is scheduled.

Photographs, sketches and product information are invaluable in describing your project.

If your project is mainly repair/replacement type of work; photographs of your building and product information on your proposed materials will likely suffice.

If your project involves an addition or change in windows/door openings or roof lines you will likely also need a drawing/sketch to adequately describe your project.

HARB meets each month on the first Thursday at 5:00pm.
 From April through October the HARB also meets on the third Thursday, also at 5:00pm.

3. HARB MEETING: You or a designated representative should present your project verbally to the Board, they will have already reviewed your application independently

The HARB Review Process



Photograph of actual HARB meeting, held within Borough Council Chambers, 401 Blair St.

4. HARB & HPC members will have questions. Options will likely be discussed. If members feel you should consider alternative treatments for your project, they will offer suggestions. Once a consensus is reached, the HARB will make a motion and vote on your application.

NOT satisfied with HARB's Recommendation?
Contact the Borough to be put on the agenda for the next Borough Council Meeting

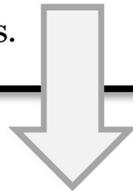
Satisfied with HARB's Recommendation?
No need to do any more, Borough Council will 'approve' your application at their meeting and release the information to the Code Official



Prepare a rationale for your disagreement with HARB's recommendation. Be prepared to clearly explain why you think HARB's decision is unreasonable.

- Does it require you to spend significantly more \$\$ than you would otherwise?
- Does it limit your use of the property?

5. BOROUGH COUNCIL MEETING
Council actually 'approves' your application based upon HARB's recommendation. Council has the authority to 'overturn' HARB's recommendations.



6. Pick up your Building or Zoning Permit with your Certificate of Appropriateness at the Borough Bldg. (401 Blair St.)

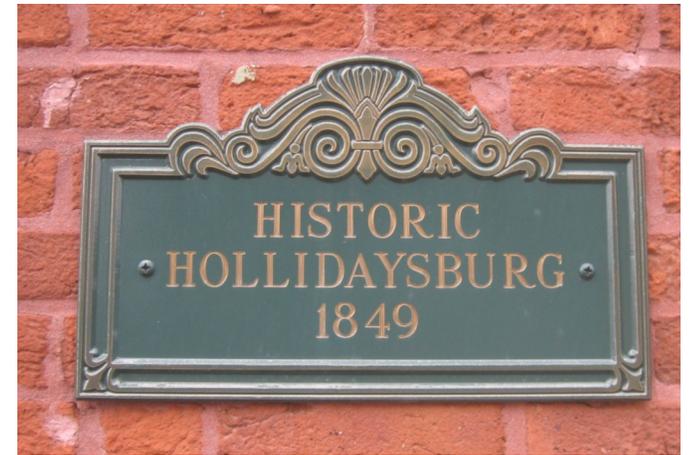
Frequently Asked Questions?

How long will the HARB review take?

The HARB & HPC meet once a month from November through March and twice a month from April through October. Your application, if properly prepared, will be reviewed at the next regularly scheduled HARB meeting—always within 30 days of your application. Typically, the HARB recommendation is transmitted so that the actual Certificate of Appropriateness can be approved at the next Borough Council meeting. **Overall, the full process typically takes around 45 days.**

There isn't a plaque on my property, does that mean it is not 'historic'?

Many properties, but not all, within the Hollidaysburg Historic District have plaques which indicate their approximate date of construction. These have nothing to do with the HARB review process. The street signs within the historic district are also a helpful clue, however, **the official HARB Map (see page 5) is what determines if your project requires a Certificate of Appropriateness.**



Won't HARB tell me what color I can paint my house?

NO! The HARB has no jurisdiction to require certain colors on the outside of your home! The only area where HARB can comment on color is in materials—such as brick—where the color is an inherent property of the material itself.

The Hollidaysburg Historic District contains a wide variety of building types, materials, and styles, each representing a period of time.



Frequently Asked Questions?

Doesn't being in the Historic District mean repairs to my house will cost more?

NO! Actually many of HARB's recommendations can save you money. When maintaining and preserving a historic property, often times doing less is more. Simply keeping your roof intact with good gutters and downspouts is the best thing you can do to preserve your property. Also, simple repairs to existing wood elements can be significantly cheaper than replacement, or covering with another material. See page 31 for specific cost savings associated with preserving your windows.

Don't I need a professional to prepare my HARB drawings?

Not typically. In most cases property owners and their contractor can provide the information necessary on your HARB application. Photographs of your property, mainly from the street are critical. If you are proposing to replace existing materials with an alternate material, detailed information from the manufacturer of the new material is important. If you want to demonstrate that a feature of your home is deteriorated, a photo will be very helpful in making your case.

Simple, hand sketches for minor changes to your building may suffice, but be clear to highlight any changes in dimensions or profiles/shape. In general, projects that involve relocation of windows/doors, changes to your roof line, or an addition, would best be represented via professional drawings.

NEW PITCHED ROOF

LOW-SLOPE, HIP ROOF TO BETTER SHED WATER WHILE MAINTAINING INTEGRITY OF HISTORIC STRUCTURE.

ROOF MATERIAL:



This application proposes to re-roof an existing porch with a new metal roof with a slightly steeper slope. Using photography and information on the new product are key to describe the work.

Why is my Property Important?

Properties within the Hollidaysburg Historic District are the physical remains of over 200 years of history.

What makes Hollidaysburg Historic?

The town of Hollidaysburg was first laid out in 1796; by 1814 it consisted of several houses and a tavern. Hollidaysburg became the main transfer point between the Pennsylvania Canal and the Portage Railroad, a gateway to western Pennsylvania. The canal and Portage Railroad spurred industrial and commercial development in Hollidaysburg in the 1830's.

In 1836, Hollidaysburg was established as a borough.

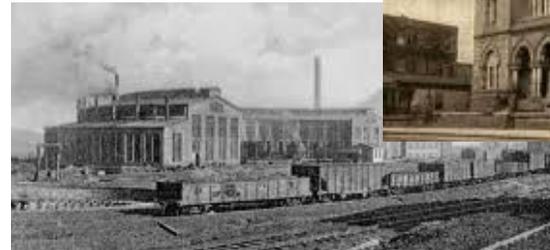
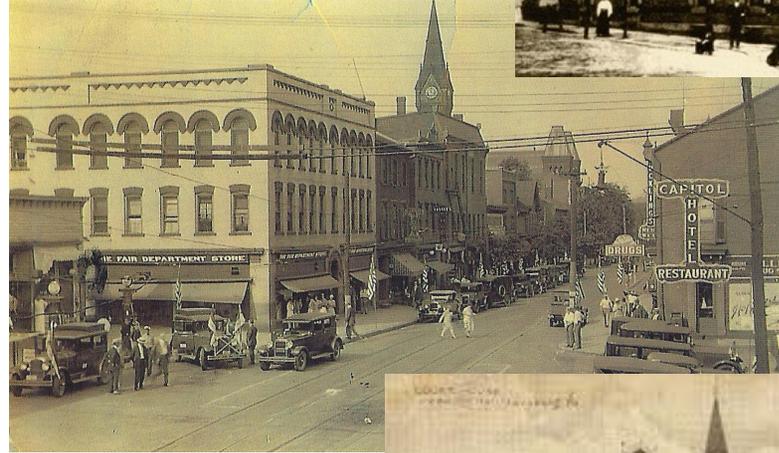
When Blair County was organized in 1846, the Borough of Hollidaysburg was designated the county seat. This designation allowed the Borough to prosper when politicians and attorneys became attracted to the Borough.

In 1853, the local iron ore was discovered to be ideal for the new coke-fired furnaces, which helped spur industrial development.

In 1903, the Pennsylvania Railroad constructed a large switching yard which helped stabilize employment in the Borough. When US Route 22 was directed through the Borough, Hollidaysburg secured its importance as a transportation hub which it remains today.

Contributing structures within the Hollidaysburg Historic District contain the physical remains of the Borough's history. These physical remains are referred to as historic fabric. Within the Historic District Ordinance are guidelines with the following statement:

“It is not the intent of the Guidelines to require that historic buildings be returned to their original appearance. Rather, the purpose is to ensure that the existing historic fabric that composes the Hollidaysburg Historic District is maintained, preserved, and protected to the greatest extent possible, so that it (the Historic District) can continue to reflect the cultural, economic, social, political, and architectural history of the Borough for educational, cultural, and economic benefit to the Borough residents.



Why is my Property Important?

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals:

1. the preservation of historic materials,
2. the preservation of a building's distinguishing character.

Every old building is unique, with its own identity and its own distinctive character. *Character* refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

Details worth preserving...



These two properties help indicate the vast range of elements that define the character of a resource.

Shape

Gable forms

Roof and Roof Features

Overhangs & Chimneys

Openings

Multiple types/combinations

Projections

Porch, Dormer

Trim and Secondary Features

Major trim band

Materials

Brick, stone, wood shingles

Setting

Landscape buffer to street

Craft Details

Stone arch, scalloped shingles

Rectilinear

Parapet wall

Repeating patterns

Awning

Corner 'piers' & window frame element

Brick with stone accents

Set flush to adjacent building lines

Brick cornice, decorative glass @ transom



Character Defining Features that should be Preserved.

1. Shape The projecting bays, gable and hip roofs and wrap around porches define this home's character.

What is there about the form or shape of the building that gives the building its identity? Is the shape distinctive in relation to the neighboring buildings? Is it simply a low, squat box, or is it a tall, narrow building with a corner tower? Is the shape highly consistent with its neighbors? Is the shape so complicated because of wings, or ells, or differences in height, that its complexity is important to its character? Conversely, is the shape so simple or plain that adding a feature like a porch would change that character? Does the shape convey its historic function as in smoke stacks or silos?



2. Roof and Roof Features The steeply sloped mansard roof is critical to this home's design.

Does the roof shape or its steep (or shallow) slope contribute to the building's character? Does the fact that the roof is highly visible (or not visible at all) contribute to the architectural identity of the building? Are certain roof features important to the profile of the building against the sky or its background, such as cupolas, multiple chimneys, dormers, cresting, or weather vanes? Are the roofing materials or their colors or their patterns (such as patterned slates) more noticeable than the shape or slope of the roof?



3. Openings The regular placement and rhythm of these windows are integral to this building's façade.

Is there a rhythm or pattern to the arrangement of windows or other openings in the walls; like the rhythm of windows in a factory building, or a three part window in the front bay of a house; or is there a noticeable relationship between the width of the window openings and the wall space between the window openings? Are there distinctive openings, like a large arched entranceway, or decorative window lintels that accentuate the importance the window openings, or unusually shaped windows, or patterned window sash, like small panes of glass in the windows or doors, that are important to the character? Is the plainness of the window openings such that adding shutters or gingerbread trim would radically change its character? Is there a hierarchy of facades that make the front windows more important than the side windows? What about those walls where the absence of windows establishes its own character?



4. Projections The interplay of the porches create a layer between the public street and private interior of this home.

Are there parts of the building that are character defining because they project from the walls of the building like porches, cornices, bay windows, or balconies? Are there turrets, or widely overhanging eaves, projecting pediments or chimneys?



Character Defining Features that should be Preserved.

5. Trim and Secondary Features The rake detail, porch brackets, and window trim are important elements to preserve.

Does the trim around the windows or doors contribute to the character of the building? Is there other trim on the walls or around the projections that, because of its decoration or color or patterning contributes to the character of the building? Are there secondary features such as shutters, decorative gables, railings, or exterior wall panels?



6. Materials This building is composed of unique brick with accents that contributed to its character.

Do the materials or combination of materials contribute to the overall character of the building as seen from a distance because of their color or patterning, such as broken faced stone, scalloped wall shingling, rounded rock foundation walls, boards and battens, or textured stucco?



7. Setting This home is set back from the street, creating a unique setting and presence.

What are the aspects of the setting that are important to the visual character? For example, is the alignment of buildings along a city street and their relationship to the sidewalk the essential aspect of its setting? Or, conversely, is the essential character dependent upon the tree plantings and out buildings which surround the farmhouse? Is the front yard important to the setting of the modest house? Is the specific site important to the setting such as being on a hilltop, along a river, or, is the building placed on the site in such a way to enhance its setting? Is there a special relationship to the adjoining streets and other buildings? Is there a view? Is there fencing, planting, terracing, walkways or any other site feature that adds to the character of the property?



8. Craft Details The level of detail and craft turn this porch into a feature that warrants preservation.

Is there high quality brickwork with narrow mortar joints? Is there hand tooled or patterned stonework? Do the walls exhibit carefully struck vertical mortar joints and recessed horizontal joints? Is the wall shinglework laid up in patterns or does it retain evidence of the circular saw marks or can the grain of the wood be seen through the semitransparent stain? Are there hand split or handdressed clapboards, or machine smooth beveled siding, or wood rusticated to look like stone, or Art Deco zigzag designs executed in stucco?

Almost any evidence of craft details, whether handmade or machinemade, will contribute to the character of a building because it is a manifestation of the materials, of the times in which the work was done, and of the tools and processes that were used. It further reflects the effects of time, of maintenance (and/or neglect) that the building has received over the years. All of these aspects are a part of the surface qualities that are seen only at close range.



What are Appropriate Treatments for my Property?

The Secretary of the Interior is the designated federal agency charged with administering programs dealing with historic preservation.

Rehabilitation is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”

The Secretary of the Interior’s Standards for Rehabilitation include guidelines broken down into the following categories:

Masonry

Wood

Architectural Metals

Roofs

Windows

Entrances and Porches

Storefronts

These aspects are further described on the following pages.

The Secretary of the Interior’s STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

What are Appropriate Treatments for my Property?

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations:

Relative importance in history. Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition. What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as churches, forts, ice houses, or industrial buildings may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.



These two properties await redevelopment. The HARB Ordinance allows for flexibility in their re-use while protecting the overall integrity of the Historic District.



What are Appropriate Treatments for my Property?

Masonry

Masonry in building construction is composed of two distinct materials:

Masonry Unit—This is the brick, cut stone, rubble stone, concrete block or other similar units which are stacked in some pattern to create a wall.

Mortar—This is the ‘mastic’ that typically holds the units in place and creates a water tight enclosure.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

In general, the Masonry Units on your building should last indefinitely with little, to no, maintenance. The Mortar is a ‘sacrificial’ material that will periodically require attention. To this end, the Mortar MUST be softer (lower compressive strength) and more porous than the Masonry Unit.

The three biggest mistakes that lead to significant damage to a masonry structure are:

1. Improper re-pointing with Mortar which is the wrong type for the application. (see Mortar Type chart).
2. Application of a sealant which traps moisture within the wall.
3. Allowing water to penetrate the wall from either above (roof) or at horizontal projections (cornice, windows, belt courses, other roof elements, etc.)



Mortar Types				
Designation	Cement	Hydrated Lime or Lime Putty	Sand	When to Use
M A	1	1/4	3 to 3 3/4	Should NOT be used with Historic Masonry Units
S O	1	1/2	4 to 4 1/2	Should NOT be used with Historic Masonry Units
N W	1	1	5 to 6	Only use with very hard granite or modern brick
O R	1	2	8 to 9	Use with molded, hard brick, limestone, and other durable stone
K	1	3	10 to 12	Use with soft brick, handmade brick, soft sandstone and marble
'L'	0	1	2 1/4 to 3	Use with soft brick, handmade brick, soft sandstone and marble

The above Mortar Type chart depicts the hierarchy of mix formula. If you are in doubt as to the composition of your Mason Units, it is best to error on the ‘soft’ side (i.e. lower on the chart). Using too hard of a Mortar will cause your Masonry Units to crack and spall with the smallest movement.



What are Appropriate Treatments for my Property?

Masonry

The Secretary of the Interior's Standards for Rehabilitation recommends the following:

Identify, retain and preserve

Historic masonry elements should be retained and preserved in their original state. Removing, replacing, or rebuilding masonry elements is rarely justified. Doing less is typically the best approach. Masonry should not be coated or covered in any way. For masonry that has already been coated, the coatings should be maintained and not radically changed.

Protect and maintain

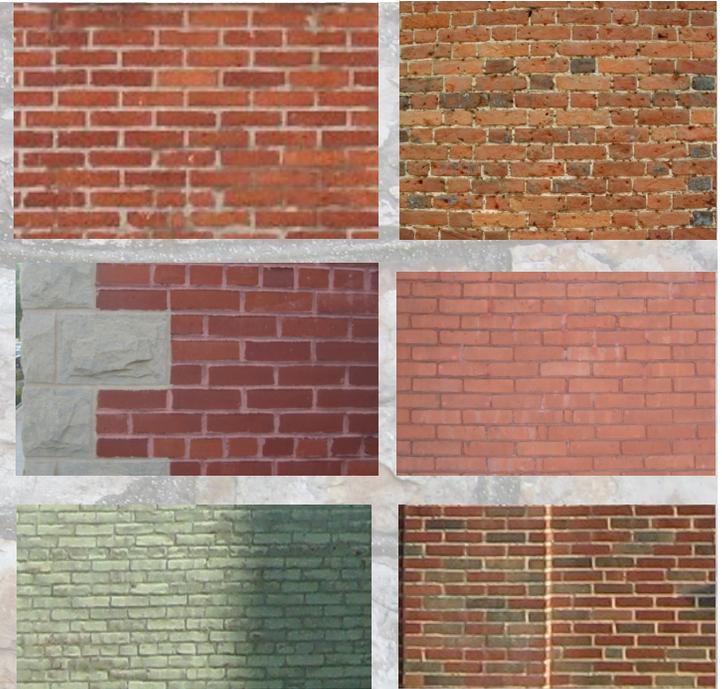
It is critical to continually monitor and prevent water from gaining entry into masonry walls. Improper cleaning of masonry walls often leads to significant damage. Cleaning should only be undertaken when soiling or vegetative growth is causing damage and then surface cleaning tests should be undertaken to determine the gentlest means for removal.

Repair

When Mortar does deteriorate, only the deteriorated Mortar should be carefully removed and re-pointed matching the original in joint profile, color, texture, compressive strength and porosity. If the Masonry Units deteriorate to a point which allows accelerated degradation, the damaged units should be patched, pieced-in or consolidated using recognized preservation methods.

Replace

When repair is no longer an option, Masonry Units should be replaced 'in kind' with units that match to original in size, texture, color, and composition



Brick Patterns found within the Hollidaysburg Historic District. Note the brick texture, bond patterns, and presence (or absence) of coatings.



What are Appropriate Treatments for my Property?

Wood

Wood products have been used since the earliest settlement of Hollidaysburg.

Structure—The very first structures in the region were likely log houses. Later, balloon and platform framing became the structure of choice for most dwellings within what is now the Historic District. Even masonry buildings typically have interior wall construction and roof frames constructed of wood elements.

As an exterior material, wood is very versatile and easily worked into many assemblies and elements.

Skin—Wood siding and shingles are prevalent throughout the Historic District. Traditional lap siding is often a target for being covered with modern ‘maintenance free’ products. Typically, covering any materials on the exterior of your building is not a recommended treatment. Often, the new materials trap moisture and can lead to significant deterioration of not only the siding beneath but the structure itself.

Trim—Elements such as corner boards, skirt boards, window casing, and rake boards are used where two different materials meet. These wood elements serve to transition between these elements/assemblies and are detailed to allow differential movement and shed water.

Fascia and Soffit—These areas, where the exterior wall meets the roof are problematic for two main reasons. First, they are exposed to more extreme weather given their location at the edge of the roof where water typically runs off. Secondly, they are often two or more stories off the ground and are less accessible for maintenance. As a result, the fascia and soffit are often proposed to be covered with vinyl or aluminum products.



The buildings above are examples of wood elements that have deteriorated due to a lack of maintenance of their protective coatings. Each retains its integrity and could easily and cost-effectively be preserved. Below are good examples of properly maintained wood surfaces.



What are Appropriate Treatments for my Property?

Wood

The Secretary of the Interior's Standards for Rehabilitation recommends the following:

Identify, retain and preserve

Wood has been used extensively within the historic district due to its availability, workability, durability, and cost effectiveness. Typically, wood elements are important in defining the overall historic character of a building. Wood is often used in three main areas; siding, windows/doors, and trim/decorative elements.

Protect and maintain

It is critical to maintain effective drainage so water does not accumulate on wood elements. Wood is almost always coated to protect it from deterioration caused by moisture and sunlight. The coatings must be continually inspected and when deterioration occurs, the deteriorated coatings should be removed to the next sound layer using the gentlest method possible and new, compatible coatings installed.

Repair

When deterioration of the actual wood element occurs, only the deteriorated areas should be repaired. Methods include: patching, piecing-in (Dutchmen), consolidation or reinforcement. Wood's flexibility allows many options to address only the areas where deterioration is present, thereby preserving the surrounding historic materials in place.

Replace

If an element is too deteriorated to repair, replacing in kind with new wood is the preferred option. Original elements should be used to match profiles and detailing. See also *Making Changes* for discussion about substitute materials.

Maintaining the painted finish on wood elements is the best way to preserve their longevity.



What are Appropriate Treatments for my Property?

Architectural Metals

The Secretary of the Interior's Standards for Rehabilitation recommends the following:

Identify, retain and preserve

Metal is often used within the historic district to aide in water management via gutters, downspouts, and flashing. It can also be used in decorative applications such as columns, cornices, window hoods, railings, and roof cresting. It is important to understand the nature of the actual material. Some metals are meant to be exposed to the weather (copper, terne-coated stainless steel), while others are meant to be painted.

Protect and maintain

Deterioration of metals typically occurs when water is allowed to lie on its horizontal surfaces. Effective drainage and slope must be maintained to prevent corrosion of the metal and/or its coatings.

Repair

When deterioration of the actual metal occurs, only the deteriorated areas should be repaired. Methods include: patching, splicing, consolidation or reinforcement. Metals flexibility allows many options to address only the areas where deterioration is present, thereby preserving the surrounding historic materials in place.

Replace

If an element is too deteriorated to repair, replacing in kind with new metal is the preferred option. Original elements should be used to match profiles and detailing.

Roof cresting—likely wrought iron with a painted finish.



Gutters & Downspouts and a Storefront, both copper.



Iron fencing, painted.



What are Appropriate Treatments for my Property?

Roofs

The Secretary of the Interior's Standards for Rehabilitation recommends the following:

Identify, retain and preserve

Your building's roof has two primary attributes: first; to protect the building from the elements, and secondarily; to often be an important character defining feature of the building's composition. The shape, material, and any decorative elements should be preserved.

Protect and maintain

Being vigilant about maintaining your water management systems: like gutters, downspouts, and flashings is likely the most important thing you can do to preserve your building. Beyond the obvious rain/snow impacts, wind and ventilation are also important sources of deterioration that cannot be overlooked.

Repair

Some roof materials and elements lend themselves to repair when deterioration does occur. Slate roofs can often be spot repaired to extend their life cycle indefinitely. Decorative elements can also be repaired in kind successfully—see discussions on wood and metals.

Replace

Many actual roof coverings are difficult to repair and replacement is the recommended option. Roof materials should be replaced 'in-kind' with new materials matching the original in color, texture, material, and configuration



Above—a Slate roof with decorative patterning. This roof is a significant character defining feature of this building. Even though some inappropriate repairs have been completed in the past, this roof would seem to have an indefinite service life and should be maintained.

Below—a raised seam metal roof. The texture and material are both important features that should be maintained.



What are Appropriate Treatments for my Property?

Windows

The Secretary of the Interior's Standards for Rehabilitation recommends the following:

Identify, retain and preserve

Windows are both a functional and decorative element in a historic building. Windows encompass many individual elements which each contribute to the overall character of a resource. These elements include; frames, sash, muntins, glazing, sills, heads, hoodmolds, jambs, and shutters.

Protect and maintain

Deterioration of windows typically occurs when water is allowed to lay on their horizontal surfaces. Effective drainage and slope must be maintained to prevent corrosion of the wood, metal and/or its coatings.

Repair

Windows are typically an operable component of the building envelope. Repairs should be completed to maintain their operational, thermal, and aesthetic properties. Depending on the material, repair methods will vary. Wood elements can be treated with very localized attention—See Wood Treatment.

Replace

If an element is too deteriorated to repair, replacing in kind with matching material is the preferred option. Original elements should be used to match profiles and detailing. Since windows can be made of a few different materials; wood, glass, glazing putty, metals, etc. it is important to understand how these materials interact through expansion/contraction.



The windows on the right include appropriate aluminum storm windows.

The divided light pattern, or lack thereof is critical to the overall character of a building.



What are Appropriate Treatments for my Property?

Entrances and Porches

The Secretary of the Interior's Standards for Rehabilitation recommends the following:

Identify, retain and preserve

Historic properties are often defined by their entrances which are typically highlighted by porches and overhang elements. These elements can be vulnerable to deterioration and are often modified to changing uses within a property.

Protect and maintain

Porches, Plazas, and similar elements are often built of a different material than the buildings they are attached to. Porch piers and other masonry elements must be continually monitored for water management. The bottom edge of wood columns, balustrades, and stairs is a continual source of problems. Keeping effective drainage is a key to maintaining your historic property.

Repair

Each component element will require its own repair methodology. Wood, metals, masonry, and concrete elements each should be treated as discussed in other sections of this Manual. As with all repairs, localized repairs are the best way to preserve the character defining features of your building.

Replace

If an element is too deteriorated to repair, replacing in kind with matching material is the preferred option. Original elements should be used to match profiles and detailing. Since entrances and porches can be made of a few different materials, it is important to understand how these materials interact through expansion/contraction.



These porches are quite different, but each relate to the building they are attached with their scale, detailing, and configuration.



What are Appropriate Treatments for my Property?

Storefronts

The Secretary of the Interior's Standards for Rehabilitation recommends the following:

Identify, retain and preserve

Storefronts are often modified as business uses change within a historic building and reflect more the use of the space or style of the period, rather than relate to the historic building itself. Identifying an appropriate storefront for your building can be a process of removal of later 'improvements' to reveal original window openings, signs, transoms, kick plates, corner posts and entablatures.

Protect and maintain

Storefronts are typically composed of masonry, wood, and metal elements. These elements should be maintained through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems

Repair

Each component element will require its own repair methodology. Wood, metals, masonry, and concrete elements each should be treated as discussed in other sections of this Manual. As with all repairs, localized repairs are the best way to preserve the character defining features of your building.

Replace

If an element is too deteriorated to repair, replacing in kind with matching material is the preferred option. Original elements should be used to match profiles and detailing. Since storefronts are often changed over time and subject to unusual amounts of wear and tear, using compatible substitute materials is often an appropriate approach.



These two storefronts are designed to compliment the overall building design.



Some storefronts are designed independent of their buildings which allows them more freedom to change.



What are Appropriate Treatments for my Property?

Signage

Within the Historic Resources Overlay District there are specific requirements with regards to signage within the Historic District. These are fully detailed as Section 10.

The HARB may recommend and Council may issue a certificate of appropriateness for a sign which is not permitted by the regulations of the underlying zoning district if the proposed sign is shown to be historically accurate by documentation acceptable to the HARB.

Special Standards include:

- (1) Illumination of any sign shall be neon or indirect only and shall be shielded or otherwise arranged to prevent glare.
- (2) Acceptable sign types include:
 - (a) Wall signs or flush signs
 - (b) Painted directly on the building in a historically appropriate location.
 - (c) Hanging shingle signs (max projection is 2', min. 8' above sidewalk)
 - (d) Etched or painted on window glass (max 20% of glazed area)
 - (e) Awning or canopy signs.
- (3) Signs shall be placed in traditional locations on building facades.
- (4) Installation of signs shall not obscure significant architectural features.
- (5) Sign colors shall be compatible with the colors of the building and adjacent buildings.
- (6) All signs on a single building should be compatible with each other with the building on which they are located, and with the overall streetscape.



These two signs, types (a) and (c) are designed to compliment the overall storefront design.

The sign below represents type (b) and is a character defining feature of an otherwise simple building.



Making Changes

Energy Conservation

There exist many myths and much misinformation with regards to 'improvements' you can make which could 'save' energy and therefore, money.

Windows are often seen as the weakest point in a building's thermal envelope and therefore targeted for 'improvement'. There is no doubt that windows are truly the weakest point in most buildings, when it comes to energy loss. This, however, is true, no matter how efficient your windows are. Even the most efficient, triple pane, EnergyStar certified windows, typically have an equivalent R-value of an un-insulated, 2x4 wall!

Air sealing is the MOST important aspect in the energy performance of your windows and throughout your home.

Historic windows, when properly maintained, can be very easily made to be as tight as the newest replacement window on the market.

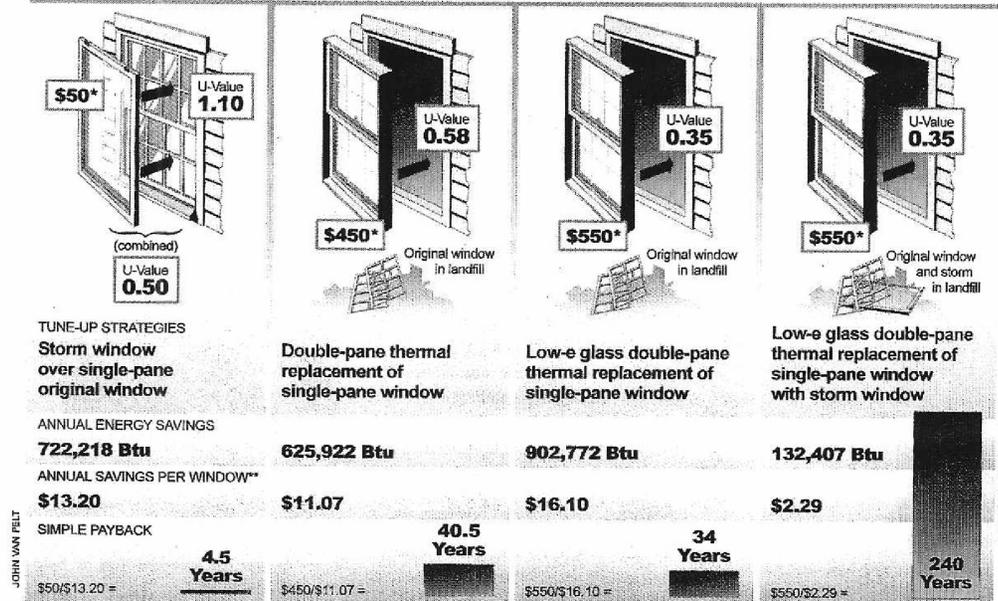
As the chart to the right indicates, you are better off preserving your original windows and, if necessary, adding a high-quality aluminum storm window to increase your energy performance.

There are many weather-stripping and air sealing products that are cost effective and easy to use. Your windows have likely lasted 75+ years already, why would you consider replacing them with a vinyl product with an effective 20 year life-cycle?

The most effective way to increase the energy performance of your building is to make sure you have a minimum R-38 insulation at your roof. Most historic buildings were not built with anywhere near the insulation that is required to meet today's energy codes. Luckily, adding insulation within your attic is a very inexpensive and typically easy to do improvement.

Secondly, as with your windows, make sure the exterior is well air-sealed. Key areas to investigate include: Doorways, eaves, sill plates, basement openings, vents, and exterior lights. Any element that penetrates the exterior skin of your building is a natural pathway for air infiltration. Again, these areas can be easily and cost effectively sealed with modern foams and caulks.

Let the Numbers Convince You: Do the Math



*Cost of 3' x 5' window, installed
 **Assuming gas heat at \$1.09/therm

Source: Keith Haberern PE, R.A.
 Collingswood Historic District Commission

A 2007 study found that window replacement was generally not cost-effective for homeowners. Image source: <http://blog.timesunion.com/holland/this-message-brought-to-you-by-the-letter-%E2%80%9Cw%E2%80%9D/131/>

Making Changes

Low Maintenance

Similar to vinyl replacement windows, vinyl siding is often ‘sold’ to homeowners as a way to conserve energy and reduce maintenance.

Wood siding/trim, when properly prepared and maintained, should be able to hold paint for 15+ years. The wood itself will last indefinitely and damaged areas can be repaired with ease. Vinyl siding will fade and become brittle in about the same 15 year period. When damaged, it cannot be repaired and typically full replacement is your only option.

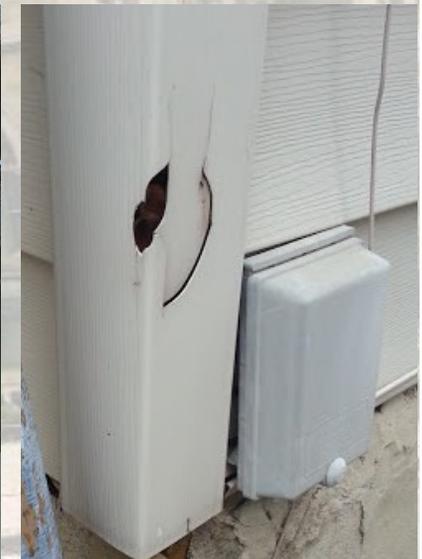
Within the Historic District Ordinance there is a special section entitled Vinyl & Aluminum Siding Guidelines. Detailed procedures and requirements are outlined within with summary conclusion as follows:

In each and every case where a property owner is seeking permission for the use of vinyl and/or aluminum siding and/or vinyl and/or aluminum trim there shall be a presumption that the existing historic siding and/or trim can be reasonably repaired and the applicant shall have the burden of proof with respect to showing that any siding and/or trim cannot be reasonably repaired. With respect to the issues of “reasonable repair” and “owner neglect,” the applicant shall have the burden of proving to the satisfaction of the Hollidaysburg Historic Architectural Review Board that the siding or trim in question cannot be reasonably repaired and that said condition is not due to owner neglect.



The detail and variation in these two examples would be virtually impossible to replicate in vinyl.

The fallacy of ‘low maintenance’ is clearly visible in this example. Vinyl siding becomes brittle with age and is susceptible to impact damage. Damage is almost impossible to repair and replacement is a costly option. The wood trim and siding to the left has survived for generations and remains in tact.



Making Changes

Additions and New Construction

The addition to the Blair County Courthouse (bottom photo) is an excellent example of an addition to an historic structure which employs appropriate materials, scale, and massing to complement the original building while not trying to copy its every detail.

The carriage house behind 800 East Allegheny St. (top photo) is a good example of new construction within the Historic District which uses appropriate materials, scale and massing to fit within its context.

The parking garage which serves the County Courthouse is an unfortunate example of an unsympathetic piece of new construction. The scale and massing, in particular make no attempts to fit within the context of the Historic District. Although brick was used on the 'street front', the long horizontal bands and uninterrupted cornice line completely disrupt the rhythm of the street and neighborhood.

Handicapped Accessibility

Many of the storefronts within the 'Diamond District' include a step or two to access their interiors. As these buildings change uses or undergo substantial renovations, the need to incorporate handicapped accessibility will increase. There are many good examples where accessibility is incorporated with simply re-grading sidewalks or incorporating interior ramps to minimize the need for extensive ramps with railings. In the most prominent locations, side entrances can be made accessible to allow original front entrances to remain unaltered.

The access to the County Courthouse is well planned and fully integrated into the overall landscape design of the plaza.



Appendix of Additional Resources

Local Resources

Hollidaysburg Borough Website (www.Hollidaysburgpa.org)

Your official resource for HARB applications, The Historic District Ordinance, and Code/Permitting Requirements.

Blair County Historical Society (www.blairhistory.org)

A great resource for history of Hollidaysburg and surrounding county.



State Resources

Pennsylvania Historical and Museum Commission

(www.phmc.state.pa.us)

The Commonwealth's official governmental agency charged with preserving our history. Resources include:

Grants & Funding (http://www.portal.state.pa.us/portal/server.pt/community/grants_and_funding/3748)

Community Preservation (http://www.portal.state.pa.us/portal/server.pt/community/community_preservation/3770)

Tax Credits

(http://www.portal.state.pa.us/portal/server.pt/community/rehabilitation_investment_tax_credit_program/2646)

Cultural Resource Database (<http://www.portal.state.pa.us/portal/server.pt/community/crgis/3802>)

Preservation Pennsylvania (www.preservationpa.org)

State-wide non-profit dedicated to preserving our history.



Appendix of Additional Resources

National Resources

National Park Service (www.nps.gov)

The Federal Government's official agency charged with the preservation of our nation's history and historic resources. Specific resources include:

Preservation Briefs (<http://www.nps.gov/tps/how-to-preserve/briefs.htm>)

Great technical publications (free PDF downloads) on specific preservation topics such as: Re-pointing Mortar Joints, Repair of Historic Wooden Windows, Making Historic Properties Accessible, and Preserving Historic Wooden Porches, to name a few...

Technical Preservation Services (<http://www.nps.gov/tps/>)

Resources specific to the Rehabilitation Tax Credit, The Secretary of the Interior's Standards, and the National Register Program.

National Trust for Historic Preservation (www.preservationnation.org)

Nationwide non-profit dedicated to preserving specific, landmark properties as well as raising general awareness.

Other Resources

Old House Journal (www.oldhousejournal.com)

Traditional Building (www.traditional-building.com)

Association for Preservation Technology (www.apti.org)

National Alliance of Preservation Commissions (www.napc.uga.edu)

This Old House (www.thisoldhouse.com)



An aerial photograph of a residential neighborhood, showing a dense arrangement of houses with various roof colors (grey, brown, red) and green trees interspersed throughout. The houses are arranged in a somewhat grid-like pattern with narrow streets.

The activity that is the subject of this booklet has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of Interior.

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