

HISTORIC AND CULTURAL RESOURCES

ACKNOWLEDGEMENTS

The cooperation of local experts in various fields is essential to the development of a Comprehensive Plan.

Specific to the Historic and Cultural Resources Analysis three contributors to this document deserve recognition. Lee Stout, Penn State University Archivist, authored the sections on Geologic History and European Settlement and the History of Centre County's Changing Economy. Mary Alice Graetzer, President of the Bald Eagle Archeological Society, wrote the text for the section on Prehistoric Centre County. And, Jaqueline Melander, President of the Centre County Historical Society, contributed technical assistance as well as overseeing the update of the Centre County Historic Resources Inventory. Mr. Stout, Ms. Graetzer and Ms. Melander are to be commended for generously giving of their time and expertise to this effort. Thank you.

Cover (Drawing): Projectile point found in Centre County dating back to 1500-2000 BC. Mary Alice Graetzer, Artist

EARLY CENTRE COUNTY

Geologic History

Much of the economy and character of Centre County has been determined by its geology. Over millions of years, a succession of mountain building events alternated with periods where seas and wetlands covered what is now Pennsylvania. As mountains eroded and beaches and seas moved back and forth, Pennsylvania received heavy layers of sedimentary sandstones, shales and coal alternating with limestones. Perhaps 250 million years ago, the last phase of mountain building compressed and folded the layers of sedimentary rocks towards the northwest into a series of ridges and valleys that have been eroding ever since. Our characteristic flat ridge tops are the remaining edges of beds of hard, erosion-resistant sandstones, while valleys tend to be underlain by more easily eroded limestones and dolomites, which also result in sinkholes and caverns.

This geologic history left us with extensive deposits of high-calcium limestone, valuable in iron making and as agricultural lime, and also deposits of lesser-quality limestones and dolomites suitable for crushing and use in road-making. Clays, found near coal deposits, suitable for refractory brick making, and silica

rocks from sandstones, used for glassmaking, have also been quarried in the County. Bituminous coal has been mined on the Appalachian Plateau since before the Civil War. The geology of the sedimentary beds on the plateau differ dramatically from the ridge and valley region. Tilted by the compression at the Allegheny Front, they gradually flatten as one moves north and west (Figure 1). The land is heavily forested again today after being nearly clear-cut a century ago. The shaley soils are too rocky for farming and the deep cuts of easily-eroded streambeds make travel across the plateau difficult.

The counties' creeks are part of the Susquehanna River basin, draining into either the West Branch, the main River to the east, or the Juniata portion of the watershed to the south. The limestone underlayment of the Spring Creek watershed, which covers much of the ridge and valley portion of the county, has been characterized as a large "bathtub" from which the bulk of the population, divided into numerous local jurisdictions, draws potable water. The interdependence of the various communities in avoiding pollution and protecting the resource has only recently become clear.

Prehistoric Centre County

Imagine being among the first group of people to see the area we know as Centre County. Who were those people, when did they come here and what did they see?

Archaeologists believe that people first came into this area about 12,000 years ago (10,000 B.C.). There is evidence from the Meadowcroft Rockshelter in southwestern Pennsylvania that people were there several thousand years earlier. We refer to these people as Paleo-Indians. Some of the distinctive stone spearpoints they made, known as Clovis points, have been found in Centre County. These spearpoints were skillfully crafted from high quality stone



Figure 1: Relief Map of Centre County showing the changes in the elevations

materials, such as chert, flint or jasper, some of which they found in this area.

When the first Paleo-Indians arrived here, this region was in transition between the last Ice Age and the warmer period that has followed it. The ice sheet that had covered much of northeastern and some of northwestern Pennsylvania had retreated into southern Canada. The ice sheet had never come closer than about 25 miles to the northern edge of Centre County. The Ice Age tundra vegetation of grasses and low shrubby heaths had been replaced first by open spruce parkland, consisting of spruce stands, dwarf shrubs and wet meadows, and then by a spruce-dominated forest. By about 10,000 B.C., the forest community was dominated by pine, but it also included some spruce and oaks and small numbers of other deciduous species.

Ice Age animals were also in transition. Some, like the mastodon, mammoth, saber-tooth cat and giant beaver, were about to become extinct. Others, like the caribou and musk-ox, moved north as the ice sheet did. Paleo-Indians probably hunted caribou and the smaller Ice Age animals most of the time. If they successfully hunted the larger ones, they may have hastened their extinction.

The Paleo-Indians are believed to have lived in small extended family bands of perhaps 15 to 20 people. These bands would have moved frequently, following animal herds, collecting useful plants and catching any birds and small mammals they could. They were hunter-gatherers, living off the land and making all the things they needed for survival.

By about 8000 B.C., the climate was significantly warmer and forests were a mix of pine, oak, birch and moderate numbers of other deciduous species. Over the next several thousand years more deciduous species became established. By 5000 B.C. the forests were predominantly oak, with all the other tree species present that are here now. The animals living here then were those that are familiar to us today, with the addition of species such as elk, wolf and mountain lion that have disappeared in recent centuries. The people who lived here between about 8000 B. C. and 1000 B.C. are known as Archaic Indians to archaeologists. Again they were hunter-gatherers who probably were

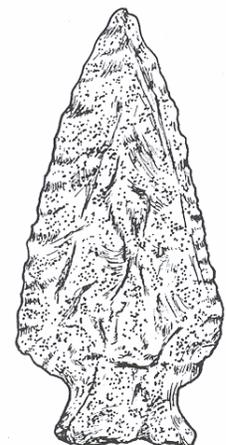
organized into small, egalitarian bands of related individuals that moved seasonally or more often to take advantage of food resources. Their major needs were food, shelter, water, and stone for making tools. In addition to making stone spearpoints, drills, knives and scrapers (Figure 2), they also shaped river cobbles into axes, adzes and gouges to cut and shape wood. Large flat stones served as mortars for processing nuts and other plant materials. Stone tools were also used to fashion tools from bone and antler. Personal items like beads were made from stone, bone, antler or shell.

Areas that often produced large quantities of food, e.g. nuts, might have been used as camp sites by Archaic family groups or larger bands of people many times over thousands of years. On the other hand, a small camp site might have been used only once by one group. Stone tool making, which was probably a daily task in any group, produced many waste pieces of stone that were left on camp sites. Along with occasional whole or broken tools, this stone debris is the way we recognize an Indian camp site.

Archaic people hunted deer primarily, although bones of elk, bear and many small mammals and bird species have been identified on sites where bones are preserved. Seeds or other plant parts that were used for food or medicine were sometimes charred and preserved on sites. From this information we know that Archaic people gathered and used many plant species. Nuts of hickories, walnut and other trees were an important food source. Fish runs along the Susquehanna West Branch and Juniata River and their larger tributary streams were probably an important seasonal food source.

Roasting over a hearth may have been supplemented by cooking in a container using hot rocks from a hearth to

Figure 2: Drawing of a projectile point from Centre County dating back to 1500-2000 BC. (Mary Alice Graetzer, Artist)



cook a stew. Such cooking vessels may have been made of skin, wood or a water-tight basket. Shelters probably consisted of a sapling framework covered by hides, thatch, or bark.

Although we can conjecture about how these Archaic people lived, it is impossible to learn as much as we would like to know from the limited range of artifacts available from most known campsites. We can be certain, however, that they were resourceful people who knew their environment and territory very well.

The same can be said of what we call Woodland Indians, the people living in this region from 1000 B.C. to about A.D. 1600. Some changes occurred during this time period, however. The knowledge for making pottery became widespread by about 1000 B.C. Fired clay pots must have been welcome as cooking and storage containers. Experimentation with planting seeds from useful plants, e.g. sunflower and gourd, gradually led to the domestication and greater use of some plant species. Woodland Indians also began to use corn, beans and squash when these non-native domesticated plant seeds became available through trade contacts. A corn variety that was adapted to this climate was widely planted by A.D. 800.

Even though Woodland Indians planted some domesticated crops, hunting and gathering remained very important. Hunting was probably made easier by the adoption of the bow and arrow technology about A.D. 600 in this region. This hunting method replaced the use of the throwing spear. Stone arrow tips that were thin and triangular replaced larger stemmed or notched spearpoints.

Planting crops seems to have led to a somewhat more settled life, with small villages appearing by A.D. 1000 along major streams, such as the

Susquehanna West Branch and lower Bald Eagle Creek. (Figure 3 shows Delaware Indian village life.) Several Woodland sites that have been studied in Centre County indicate that some family groups may have spent the winter in a village and the growing season in small hamlets of several houses on floodplain areas along smaller streams. By doing that they utilized more of the available easily tilled floodplain soils for their crops, which they planted with digging sticks and cultivated with stone hoes. The fact that some villages were

surrounded by stockades suggests an increase in warfare or increased concern for the protection of people and stored food.

During the late 1500's and early 1600's more frequent contacts between European explorers and colonists and Indian groups along the Atlantic coast

started irrevocable changes among Indian groups.

Guns began to

replace bows and arrows, brass kettles replaced clay pots, and the desire to trade beaver and other pelts for European goods led to more territorial disputes as animal populations decreased.

The number of Indians in central Pennsylvania appears to have decreased by the early 1600's. The reasons for that decrease are unclear. One major possibility is that European diseases, such as smallpox and measles, may have decimated many Indian groups. Survivors could have moved north to join Iroquoian tribes or southeast to join the Susquehannock tribe that lived then in villages in Lancaster County. Warfare between the Susquehannocks and the Seneca Iroquois over hunting rights in central Pennsylvania may have led any remaining groups to leave. These factors and others may have been involved in a population decrease.



Figure 3: Delaware Indian Occupation, *Indians in Pennsylvania*, Paul A.W. Wallace

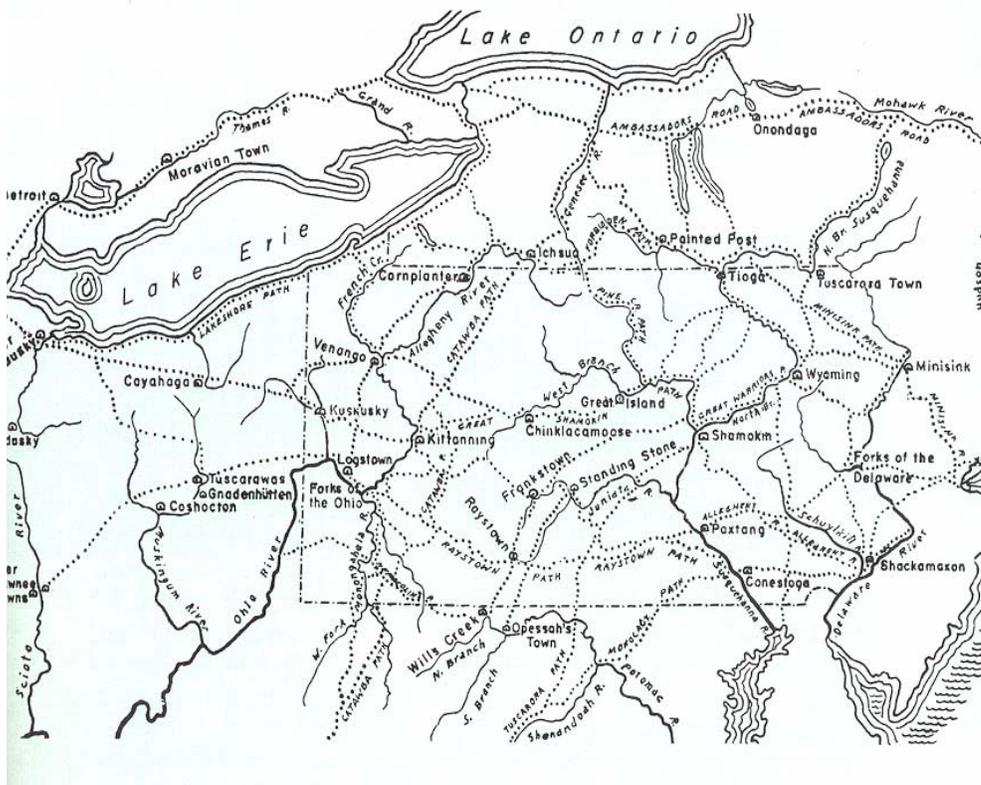


Figure 4: Main Indian Paths of the Eighteenth Century (circa 1700), *Indian Trails to Super Highways (Revised)*, William H. Shank, P.E.

During the early 1700's various Indian tribes from east and south of this region moved through central Pennsylvania on their way to areas farther away from European colonists. (Figure 4 shows main Indian paths of travel in the 18th Century.) Delaware (Lenni Lenape) and Shawnee Indians were among these groups. Some of these Indians stayed in this region for varying periods of time. By then they had adopted many European customs. A Delaware Indian named Bald Eagle lived in a log cabin near the confluence of Spring Creek and Bald Eagle Creek, now Milesburg, in the mid 1700's. His English name has lived on in area place names.

Indians in Pennsylvania divided their loyalties between the English and French during the French and Indian Wars and later between the English and the colonies during the Revolutionary War. Raids on settlements in this region by Iroquoian Indians allied with the English led to the Great Runaway in 1778, when

many settlers in Penns Valley and along the West Branch retreated to Sunbury and other places east of here for protection. After the Revolutionary War almost all Indians left the territory of Pennsylvania. Many of them moved west, first to Ohio and later often as far as Oklahoma.

As of 2002, there were over 500 prehistoric and historic sites recorded in Centre County. (See Map) shows the generalized location of prehistoric sites in the County.) These sites were registered with the Pennsylvania Bureau for Historic Preservation and are part of the Pennsylvania Archaeological Site Survey.

Recorded sites are considered when state or federal permits are required for construction projects. If preliminary archaeological studies determine that a site may contain significant information, the site will be mitigated by more extensive excavation and study before the project can proceed. Another option is to redesign the project to avoid the site.

A recent local example of such a mitigation project is the Hatch Jasper Quarry, which is located on East Park Avenue on the Penn State campus. This jasper source provided stone material for tools for many Indian groups over thousands of years and appears to have been one reason many groups came to this area. Before the quarry site was to be buried by road fill, it was studied extensively by personnel in the Penn State Anthropology Department, with support from Penn State University. Other important sites may not be known or recorded yet and are therefore in danger of potentially being destroyed in the future without due consideration of the information they may contain.

European Settlement and the History of Centre County's Changing Economy

The earliest known European settler of Centre County is Andrew Boggs who built a cabin near Bald Eagle's Nest in 1769. Traders and other frontiersmen were traveling the Shamokin Path and among the first Europeans to venture south into what would become Centre County were two militia captains, James Potter and William Thompson. In 1763, they came up the Bald Eagle Valley from The Great Island (Lock Haven), turned south at Bald Eagle's Nest, crossed the Nittany Valley and climbed Mount Nittany above present-day Pleasant Gap. Gazing out over Penn's Valley, Potter is said to exclaimed, "By Heavens Thompson! I have discovered an empire." (Figure 5) They went down into the Valley and turned east, following the Penn's Creek Path back to Fort Augusta. Returning to Philadelphia, Potter filed his application for a patent with the colonial land office and, with Reuben Haines in 1770, became the first major landowner in Penn's Valley.

After the Revolution, settlers began to enter the Centre County region in a more systematic way. State land office surveyors Joseph Wallace and Daniel Turner visited in 1784 and reported the existence of high quality iron ore as well as abundant limestone, and of course, hardwood



Figure 5: *The valley James Potter saw from Centre Hall Mountain in 1764. "Plains" at the foot of Egg Hill may have been as free of forest then as now.; 15 Sketches of Our 200 Years, Douglas Macneal. Courtesy of the Centre County Historical Society's Website*

trees for charcoal. Two Revolutionary War colonels Samuel Miles and John Patton, who had experience in the iron industry in Chester County, quickly recognized the significance of these reports and began buying land in Centre

County. In 1791, Centre Furnace went into blast along Spring Creek, the second iron furnace west of the Susquehanna.

Isolated from the main sweep of Pennsylvania's eighteenth-century westward migration, Centre County lured its earliest settlers with deposits of iron ore and limestone, trees to make charcoal, and streams for water power. These were the raw materials for making iron and they were abundantly available here. With that discovery, Pennsylvania's late eighteenth-century iron industry gradually moved west across the Susquehanna and into the Juniata River watershed, making the state the "seed bed for an industrial revolution."¹ Although hampered by a lack of navigable streams, Centre County's industrial and agricultural products gradually became accessible to the outside world by the extension of turnpikes, canals and railroads into the region.

The county's population was a mosaic, reflecting at a distance the Commonwealth's larger trends. Earliest settlers were primarily Scotch-Irish, Germans, and a sprinkling of English Quakers. They found, in addition to iron, some of the best farmland in the state in the limestone valleys of the southeastern half of the County. Exploitation of the northwestern portion, however, largely awaited the post-Civil War booms in bituminous coal and lumber. The economic growth from those industries brought new ethnic groups -- Irish, Italians, and Eastern European immigrants -- to the Appalachian Plateau.

The twentieth century has seen the rise and fall of smokestack industries in Pennsylvania, the replacement of railroads by modern highways, trucking and automobiles, the growth of suburban developments and shopping centers at the expense of older downtown commercial districts, and the rise of historic preservation and heritage tourism as new elements in the economic mix of our communities. Each of these changes, in more modest terms, is reflected in Centre County as well.

The most conspicuous change locally has come in the transformation of the Pennsylvania State University and the surrounding community of State College. From a quiet village at the turn of

¹ Pennsylvania Atlas, 4.

the twentieth century, State College and its environs have now grown to become a metropolitan area, as designated by the U.S. Bureau of the Census. The University's enrollment and research activities have grown and flourished since World War II and, in turn, Penn State has spun off and attracted modern high-technology industries and all manner of service businesses to support the growing population.

With this growth, the pastoral isolation of historic, small-town central Pennsylvania is changing and at the turn of the new century, the question for Centre County, unlike its neighbors, is not how to stay vital, but rather how much change and growth is acceptable in an environment that we cherish for its beauty and rural character.

PRESERVING OUR PAST

Historic Preservation Tools

As custodians of Centre County's historic legacy, we have a responsibility to make certain that places rich in history are preserved. Preserving these finite resources is important not only to future generations but also to today's communities and local economies. Protecting these irreplaceable resources from decay and destruction should be a high priority, and putting the necessary tools in place is the key to preserving these links to the past, our heritage.

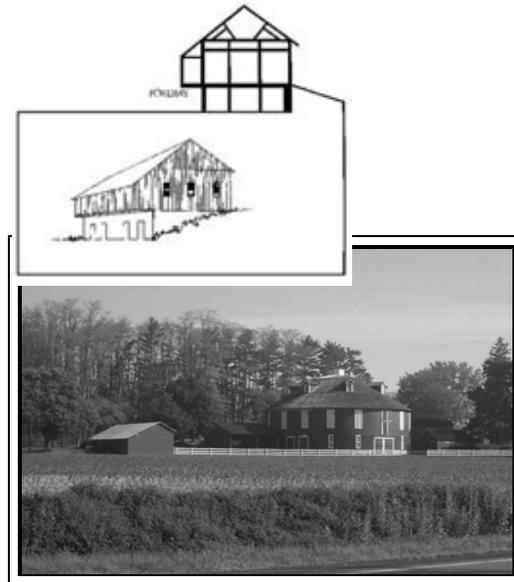
Historic Resources Inventory

Tools come in many forms. One of the most basic tools is an inventory of an area's historic resources and their settings. Inventories are important because they provide a written and photographic record of properties or areas of historic significance. This documentation is essential for developing other tools.

In the late 1970s, the Centre County Board of Commissioners and the Centre County Historical Society cosponsored the Centre County Historic Sites Survey. This inventory was limited to structures and communities identified as being eligible for the National Historic Register and noteworthy properties. National Register of Historic Places is "...the

Nation's official list of properties recognized for their significance in American history, architecture, archeology, engineering, and culture. It is administered by the National Park Service, which is part of the U.S. Department of Interior. National Register properties include districts, sites, buildings, structures, and objects. They can be significant to a local community, a State, an Indian Tribe or the Nation as a whole."² Properties and communities eligible for listing in the National Register are generally at least 50 years old.

Today, the scope of conducting a historic sites inventory in Centre County has been expanded to include Rural Historic Districts. Inventorying these districts requires evaluating and documenting the rural historic landscape which is defined as a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possess a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.³



Figures 6 and 7: Architectural drawing of a Pennsylvania Bank Barn, first built by German settlers (Top), Courtesy of the Centre County Historical Society Website; The Round Barn in Potter Township (Photo taken by Centre County Planning Staff)

² Advisory Council on Historic Preservation, *Protecting Historic Properties, A Citizen's Guide to Section 106 Review*, Washington, D.C., p. 6

³ U.S. Department of Interior, National Park Service, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, September 15, 1995, p. 2

The Centre County Historical Society is in the process of updating the 1981 Centre County Historic Sites Survey. The Society is first concentrating its efforts on an area which encompasses the Penns Valley Region and a portion of College and Harris Townships. Based on this Region's rich agrarian history, the Society conducted a historic resource inventory of this area.

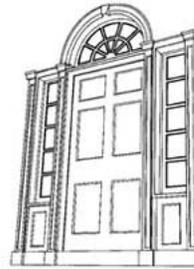
Figures 6 and 7 show examples of the historic resources that are present in this Region.

As part of this Rural Historic District inventory, the Society has been assessing 11 characteristics, as defined by the US Department of Interior,

- land uses and activities – farming, and by extension, iron making, and the Farmers' High School
- patterns of spatial organization - i.e., settlement patterns, the layout of farms, villages
- response to the natural environment – effects of fertile valleys, forested ridges, springs/streams
- cultural traditions – ethnic, religious, social customs
- circulation networks – means of transportation for people, goods and raw materials
- boundary demarcations – for example, farm fields, hedgerows, tree lines
- buildings, structures and objects – identification and description of those remaining and in use
- clusters – i.e., the way buildings have been grouped
- archeological sites – both prehistoric evidence and historic ruins
- small-scale elements – i.e., road traces, fence posts, planted trees.⁴

Guidelines that serve as a basis for these inventories are *How to Complete the Pennsylvania Historic Resource Survey Form* published by the Bureau for Historic Preservation, Pennsylvania Historical and Museum Commission, and *Guidelines for*

Evaluating and Documenting Rural Historic Landscapes published in the *National Register Bulletin* under the US Department of the Interior, National Park Service.



In addition, the Centre County Historical Society serves as an invaluable local resource for researching and inventorying structures, buildings, sites and special places. The Society has published a guide, *Researching Historic*

Properties, that provides basic techniques and resources for researching properties of historic significance. A companion document, *Centre County Architecture-A Guide to Styles*, also supplies useful information in helping to establish the age of a structure through its architectural style.

Completed inventories of a property, community or landscape may be submitted for nomination to the National Register of Historic Places by first being certified by the Pennsylvania Historic and Museum Commission.

As an example, the Penns Valley and Brush Valley Rural Historic District (See Map) Survey was submitted to the Pennsylvania Historic and Museum Commission (PHMC), and the proposed district has been determined by PHMC staff to be 'eligible for listing' in the National Register of Historic Places. Next, the boundaries of the district will be finalized through a site visit by a member of PHMC staff and a member of the State Historic Preservation Board. In addition, this process requires that the applicant carry out a public participation process to inform the public and property owners about the effects of the National Register listing, what the district is, why it is significant, why it is being nominated and how the nomination was developed.

A detailed nomination for a National Register listing is then prepared and considered by the State Historic Preservation Board. If the Board and the State Historic Preservation Officer (SHPO) agree on the eligibility then the nomination is forwarded to the National Park Service for listing.

⁴ Jackie Melander, "A Look at Penns and Brush Valleys, Springs & Sinks, November 2001

Once the Penns Valley and Brush Valley Rural Historic District nomination has been completed, the update of the 1981 inventory will continue in the other regions of the County. Other characteristics such as coal, clays and timber resources will also be considered.

National Register Listing

Listing in the National Register of Historic Places is not only a special designation for a property of historic significance but also establishes eligibility for federal tax benefits and qualification for federal assistance for historic preservation.

National Register properties and districts are also given consideration in the planning for federal and federally-assisted projects, specifically, the federal projects which may have an effect on historic properties. This provision of the National Historic Preservation Act (NHPA) requires that the Advisory Council on Historic Preservation be afforded an opportunity to comment on federal projects, commonly known as a Section 106 review. Section 106 reviews do not mandate preservation, but they do require an environmental impact statement be made on resources affected by state and federal transportation projects.

Section 4(f) of the Department of Transportation Act requires the Federal Highway Administration to study alternatives and the mitigation of impacts on parks or recreation areas that are publicly owned or open to the public, wildlife or waterfowl refuges, or any significant historic sites. A Section 4(f) Determination is the administrative action by which the Federal Highway Administration confirms that, on the basis of extensive studies and alternatives analysis, there are no "prudent and feasible" alternatives to the taking of land from protected resources.

Figure (See Map) shows the districts within Centre County which are listed in the National Register of Historic Places and those communities 'eligible for listing'. The Section 106 review applies to both.

The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and aesthetic values of the environment. Pennsylvania's natural resources are the common property of all the people, including generations to come. As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people.



Local Historic Districts

When we build, let us think that we build forever.⁵
John Austin

The *Pennsylvania Constitution* provides for the protection of our historic resources through Article I. These resources are considered common property to be conserved and maintained for the benefit of all the people. This Article serves as the constitutional basis for the adoption of a municipal historic district ordinance which affords communities the opportunity to preserve these resources at the local level. Faced with the challenge of preserving their community's history, local governments can best protect historic buildings through this type of ordinance. The intent of adopting such an ordinance is:

- To promote, protect, enhance, perpetuate and preserve historic districts for the educational, cultural, economic and general welfare of the public through the preservation, protection and

⁵ The Princeton Language Institute, *21st Century Dictionary of Quotations*, New York, Dell Publishing, 1993

Map of HARB-Regulated Historic District – Bellefonte

- regulation of buildings, structures, and areas of historic interest or importance with the municipality;
- To safeguard the heritage of the municipality;
- To preserve and enhance the environmental quality of neighborhoods;
- To strengthen the economic base by the stimulation of the tourist industry;
- To establish and improve property values;
- To foster economic development;
- To foster civic pride; and,
- To preserve and protect cultural, historical and architectural assets of the municipality which have been determined to be of local, state or national, historical and/or architectural significance.⁶



Figure 7: Map of Bellefonte Borough's HARB Regulated Historic District, *Bellefonte Preservation*, Volume 1 Issues 1, November 1998

To date, Bellefonte Borough is the only municipality in Centre County that has created a local historic district. The ordinance was adopted in 1970. State College Borough is in the process of considering a draft municipal historic district ordinance.

These powers are granted through Act 167, the Historic District Act, which authorizes counties, cities, boroughs, incorporated towns and townships to create historic districts for the protection of their distinctive historical character and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the historic districts. The Pennsylvania Historical and Museum Commission certifies the historical significance of a municipality's district and insures the municipality's ordinance is in accordance with Act 167. (A model ordinance for Local Historic Districts is available through the Bureau for Historic Preservation.) It is important to note that listing in the National Register of Historic Places is not a requirement for designation of a local historic district.

⁶ Pennsylvania Historical and Museum Commission, *Pennsylvania Model Historic District Ordinance for Local Governments*, 1997

The appropriateness of proposed changes to existing buildings or new construction within a local historic district as specified in a municipal ordinance are considered by a historical Architectural Review Board (HARB) once an application is made for a Certificate of Appropriateness (COA). The HARB then advises the governing body by making a recommendation on the appropriateness of the plan. The governing body is responsible for determining whether or not the Certificate of Appropriateness should be issued. Once issued, the applicant may proceed by applying for the necessary permits for the project. Figure 7 shows the HARB Regulated District for Bellefonte Borough.

Historical Architectural Review Boards are required by state law to be composed of not less than five members and must include a registered architect, licensed real estate broker, and a building inspector. The remaining members shall have knowledge of and interest in preservation of historic districts. Annual training of eight hours per year is recommended by the Bureau for Historic Preservation as a means to professionalize HARBs. PHMC publishes *A Manual for Pennsylvania Historical Architectural Review Boards and Historical*

Commissions which provides local governments with guidance for establishing HARBs.

Historic Preservation through Zoning

The *Pennsylvania Municipalities Planning Code*, Act 247 of 1968, is the legal framework for planning in Pennsylvania. In addition to Act 167, (the Historic District Act), this Code includes provisions, specifically Sections 604 and 605, which enable local governments to preserve historic resources. Section 604, Zoning Purposes, authorizes the municipality to “promote, protect and facilitate” the “preservation of the natural, scenic and historic values in the environment.” Section 605, Zoning Classifications, requires “all provisions shall be uniform for each class of uses or structures, within each district, except that additional classifications may be made within any district: (vi) places having unique historical, architectural or patriotic interest or value.”

Historic resources may best be preserved through the use of an overlay district. An overlay district would superimpose certain additional regulations upon a zoning district. An adopted local historic district ordinance may also act as an overlay ordinance. It is important to assure that zoning classifications complement a community’s goals for historic preservation. Regulations on building height, signage, setbacks, and off-street parking should be written so as to retain the character of a historic streetscape.

Treatment of Historic Buildings

With respect to preserving or changing historic buildings, *The Secretary of the Interior’s Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* offers guidance on the most appropriate methods for maintaining or enhancing the integrity of a historic structure. These guidelines were intended for the treatment of National Register properties but may be applied to all historic buildings. These guidelines could also serve as a basis for developing municipal design guidelines for repairing, maintaining and rehabilitating buildings of historic significance.

Design guidelines for the treatment of historic buildings provide standards (Figure 9) for which a Historical Architectural Review Board’s recommendations and decisions are made.

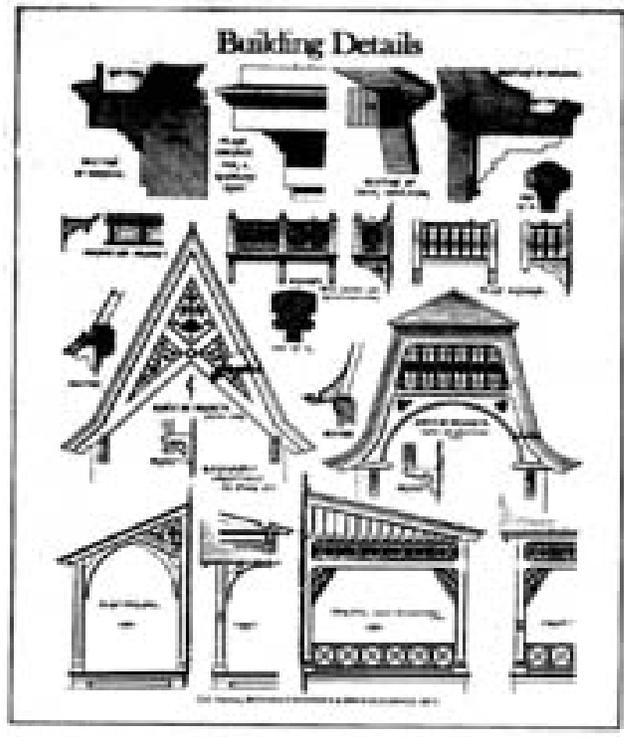


Figure 9: Examples of architectural details for guiding design. Courtesy of the Centre County Historical Society’s Website

Certified Local Government



Federal certification of a local government’s adherence to a historic preservation program comes in the form of Certified Local Government (CLG) status. This

designation was established under the National Historic Preservation Act, and the primary requirement in Pennsylvania is municipal enactment of a historic preservation ordinance. The federal government, through this designation, certifies that the local government has met all the requirements of the local historic district program.

The benefit of a Certified Local Government status is that the municipality is then eligible for grant monies made available by a 10% set aside requirement of a state’s federal historic preservation grant funds for CLGs. Local

governments are eligible for 60 percent funding from the Pennsylvania Historic and Museum Commission with the CLG providing a 40 percent match (cash and in-kind).

Eligible activities under this grant program include: preparation of nominations to the National Register of Historic Places; staff work for historic preservation commissions; public information and education activities, development and publication of design guidelines, preparation of façade studies or condition assessments; and, training for commission members and staff.

Historic Preservation Tax Credits



Tax credits are an effective way to provide an incentive for rehabilitating historic properties. Although no incentives are available to

single family homeowners, legislation has been introduced at the federal and state levels to provide homeowners with tax credits for rehabilitating historic homes. These legislative initiatives would provide a 20% income tax credit for historic home site rehabilitation. In addition, the state measures also offer an exemption from sales tax on rehabilitation-related purchases, and exemption from transfer taxes on the sale of historic home sites.

Tax credits are available for income producing historic properties at the federal level. The 20% tax credit is for buildings listed on the National Register or a contributing building to a Local Certified District. Rehabilitation work must comply with the Secretary of the Interior's *Standards for Rehabilitation*, and the building must be owned by the same owner and operated as an income producing property for five years. Other qualifying criteria under this program known as the Rehabilitation Investment Tax Credit (RITC) program also apply.

Example Centre County Architecture (Above): Half Georgian-Row House, Courtesy of the Centre County Historical Society's Website

Historic Preservation Easements

An easement is a legal method used to protect a property in perpetuity. A historic easement may protect the property, the structure or just the façade or interior and may be purchased by or donated to a historical society, government entity, non-profit or any other vehicle which has the capability to receive and to manage the easement.

Financial benefits in the form of reduced federal income and estate taxes are incentives for entering into a voluntary easement agreement. The Internal Revenue Service (IRS) requires that the easement preserve either a certified historic structure or a historically important land area to qualify for federal tax deductions.

Easements are a valuable tool in preserving historic properties for future generations.

Adaptive Reuse

Encouraging the rehabilitation or restoration of existing historic buildings for other uses is another way to protect a community's historic resources from loss or degradation. One example is the former Bellefonte Area School District classroom building situated on Bishop Street, Bellefonte Borough, which was used as the Bellefonte Borough Municipal Building and is now used for multi-family housing (Figure 10).

The reuse of historic structures retains the condition of the building, the streetscape and the character of downtowns, villages and neighborhoods. In the example of the Bishop Street schoolhouse, the reuse also contributed



Figure 10: Example of adaptive reuse in Bellefonte Borough

to maintaining the integrity of the Borough's local historic district. This example serves as a role model to other communities in planning for the reuse of retired buildings as it relates to provision of new housing opportunities.

One other benefit of adaptive reuse is to bring vitality to communities. Whether it be conversion to housing units, office or retail space or other uses, the reuse contributes to the local economy and the local tax base. Finally, adaptive reuse serves to decrease land consumption or sprawl in the County's undeveloped areas.

Main Street Program

In 1980, the National Trust for Historic Preservation developed a comprehensive, community-based approach for revitalizing communities known as the Main Street Program. The original intent of this program was to save commercial architecture and the built environment; however, it has evolved into an effective tool for economic development and community revitalization.

This program entails four components: design, promotion, organization, and economic restructuring for America's main streets. Developing a strategy around these four components entails planning for improvements to the physical condition of the main street, selling the Main Street to shoppers and attracting new businesses, getting everyone to work towards common goals, and finding new or better purposes for the Main Street. Under the Pennsylvania Department of Community and Economic Development, this program has been transformed into a new state initiative, New Communities. Local governments, redevelopment authorities, and non-profit organizations may apply for funding through this program for the designation as a Main Street. Eligibility criteria are outlined in the New Communities program guidelines.

To date, Philipsburg is the only Centre County community with an active Main Street Program; however, Bellefonte Borough had a Main Street Program that operated for three years during the mid-1980s. Several significant projects resulted from this program, which includes the rehabilitation of Woodrings (125 South

Allegheny Street), the Gamble Mill (160 Dunlap Street) and the law office of Lee, Martin, Green and Reiter (115 East High Street). The rehabilitation of the former Mid-State Bank Building (108 South Allegheny Street) received state recognition. Another outcome of the Main Street program was the formation of Historic Bellefonte, Inc. which continues to provide opportunities for residents and visitors to enjoy Bellefonte's heritage.

Façade Improvement Program

Façade improvement programs are specific to each individual structure and to the local main street vision. Communities participating in a Main Street Program are eligible for matching grant dollars for the purpose of giving their community a facelift. Facelift options include: renovation, redesign, and rehabilitation.

A downtown area must decide how the façade improvement program will be designed and the area in which it will be implemented. Guidelines need to be established for any program and cooperation is needed by those participating and others with a vested interest in the program, i.e., local government, lending institutions, and merchants.

CDBG (Community Development Block Grant Program) funds may also be used by eligible communities for façade improvement. Communities with blighted commercial areas may be eligible for this funding source. The Philipsburg Revitalization Corporation received CDBG monies from the County for a façade improvement program for the Borough's business district.

TOURISM

Preservation of our historic resources not only protects them for future generations but also serves as an economic boost to communities throughout the County. Visitors are attracted to Centre County's historic sites, villages, downtowns and viewscapes.

In the rural areas, pristine landscapes offer picturesque views of our iron and agrarian history. These landscapes surround rural



Figure 11: Centre Mills Bed and Breakfast-1813 Mill-owner's Home in Smullton. Listed on the National Register of Historic Places. Courtesy of the Centre County Convention and Visitors Bureau Website

historic villages and are connected by historic paths and roads rich in history. Visitors seek out specialty shops, quaint restaurants established in historic buildings, the Amish culture as well as the scenic drives. Tourism is an integral part of these local economies.

Our downtowns offer historic streetscapes and are home to buildings constructed and detailed with various architectural period styles. These downtowns offer tourists a destination to experience. Restored theaters, local churches and museums, self-guided walking tours, historic plaque programs, and historic buildings which are home to shops and restaurants all have a story to tell, and these stories make each community distinct.

Historic homes in villages and in neighborhoods adjoining our downtowns, as well as historic farmsteads, are being converted to bed and breakfasts in increasing numbers. Bed and



Figure 13: Village of Historic Boalsburg Attractions-Courtesy of the Centre County Convention and Visitors Bureau Website

breakfasts not only offer special amenities but also serve to encourage tourism.

Throughout Centre County, the local communities which have inherited historic legacies are very proud of these resources and recognize their value both in terms of historic significance as well as economic development. National Register historic villages, such as the Villages of Boalsburg and Lemont, market their villages in a historic context as destinations for shopping, eating, and provision of services or special events.



Figure 12: An example of a restored theater, Rowland Theater, Philipsburg Borough; Courtesy of Centre County Historical Society's Website

Promotion of tourism has in some respects been a 'shot in the arm' for our historic resources, with communities continuing to seek ways to preserve these resources in order to attract visitors and sustain or improve their local economies.

Lumber Heritage

The vast forest resources of north-central Pennsylvania have played a major role

throughout the history and development of Pennsylvania. The heritage associated with lumbering

and associated industries runs deep in north-central Pennsylvania and continues to play a



Figure 14: McNitt-Huyett dinkie, Snyderstown

The McNitt-Huyett, or McNitt-Hewitt, Company was a major Centre County lumber operation, with mills in Snyderstown and Waddle. They used dinkies to bring logs to the sawmill, where they could be made into staves, ties, mine timbers, lumber, and even match stock for Bellefonte's match factory. Courtesy of Centre County Historical Society's Around the County Industrial Railroad's Exhibit from the Railroad Museum of Pennsylvania: Benjamin Kline Collection, PHMC

significant in the economies of these mostly rural counties.

A heritage region is a grass roots development process administered through the Pennsylvania State Heritage Parks Program of the Pennsylvania Department of Conservation and Natural Resources. The focus of all Heritage Regions is to showcase the industrial heritage of particular region of Pennsylvania. The Lumber Heritage Region of Pennsylvania was officially designated by Governor Tom Ridge on September 25, 2001.

This 15 county, 12,500 square mile region includes Centre County and encompasses an area to the north and northwest of our County. As part of the development of this Region, themes and events of the lumber history were developed and investigated. The five themes as defined in the Management Action Plan are as follows: Pioneers of Logging; Spars and Sticks: Timber Rafting and Log Booms; Bark Peelers and Lumber Barons: Railroad Logging Arrives; Forest Conservation and the Recovery of a Resource; and, A Second Forest and a Sustainable Approach: Modern Forest Management.

Five types of projects were identified to implement the historic preservation and cultural conservation component of the Lumber Heritage Region. They include identifying, documenting, and maintaining a database of key regional historical areas and structures; providing planning/technical assistance to partners for preserving and restoring historic sites, and promoting the adaptive reuse of historically significant buildings; documenting the oral history of the region's residents; conveying the story of the five areas of lumber history; and producing, in partnership with other organizations and agencies, historic and cultural interpretive materials.

The draft *Historic Contexts* document for the Lumber Heritage Region Management Action Plan identifies several areas that have traces of this area's lumber history. For example, the towns of Port Matilda, Linden Hall and Waddle had sawmills and historic railroad operations as well as the areas of Philipsburg and Snow Shoe.

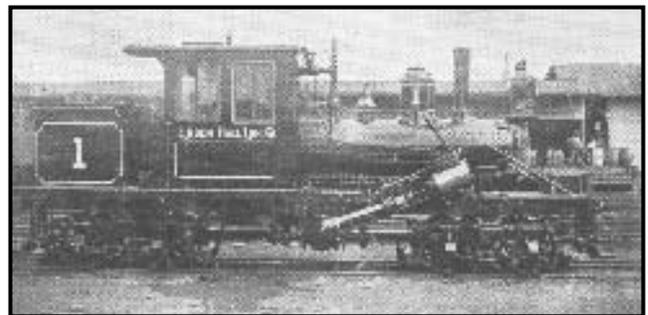


Figure 15: Linden Hall Lumber Company dinkie engine, ca. 1898 This brand-new locomotive was designed to run on either wood or steel rails. (Courtesy of Centre County Historical Society's Around the County Industrial Railroad's Exhibit from the Railroad Museum of Pennsylvania: Benjamin Kline Collection, PHMC

Figures 14 and 15 shows locomotives that were used to transport lumber to these mills. Unfortunately little of this history remains today.

Timber also was used to produce charcoal which in turn fueled 16 early iron furnaces in Centre County.

Implementation of this Plan will not only assist in preserving historically significant structures and features in this Region but will also serve to attract tourists. Gateways to the Region will be positioned near the boundaries. Centre County's gateway will be located in the

Bellefonte area and will act as a “launching points” from which visitors can begin their tour of the Region.

The Amish Culture

The Amish became a part of our cultural landscape in the early 1800s with the introduction of Amish families into Halfmoon Valley. At least half-dozen families bought land between 1813 and 1816; however, by 1839, the families had relocated to perhaps Mifflin and Juniata Counties. Today, the only remnant of this original community is a cemetery.

The Amish reappeared in Penns Valley in the 1940s, moving up from Kishacoquillas Valley, Mifflin County. The origin of this sect is the Nebraska Amish. Members of the Nebraska Amish are distinct from the Lancaster County Amish by having white top buggies, primitive farming practices and more traditional ways.

Faced with the pressures of an increasing population and finite land to farm, the Lancaster County Amish sent a group of Amish to Brush Valley in the 1960s. One of their first efforts was to establish a school. A few years later other Amish men and women followed, settling in Nittany Valley in the mid-1970s.

Today there is a significant Amish presence in Centre County. This is evident in the number of farms that the Amish have acquired and subdivided throughout these valleys, and in the number of cottage-type industries owned by Amish families. Baked goods and craft shops, greenhouses, outdoor and indoor furniture shops, lumber mills as well as other small scale enterprises all complement the Amish farming operations. In addition, skilled Amish craftsmen are contracted by area developers for local construction projects.

It is unknown as to whether the Amish population will be able to continue this rate of growth without having to seek out other settlement areas. Only time will tell.

Summary

Centre County’s landscape is experiencing constant change. Construction of highways and residential and commercial development has

reshaped this landscape. Increased development is a threat to our historic and cultural resources.

Preservation measures should be instituted and supported in order to protect these resources. Doing so not only protects the resource but also enhances the character of our communities and local economies.

Strategies for managing growth while protecting our unique cultural and historic resources include:

- Promote adaptive reuse and infill in the County’s existing historic villages and downtowns;
- Encourage growth in and around areas served by public water and sewer as well as public transportation;
- Continue to update inventories of prehistoric and historic sites; and,
- Support listing of buildings and districts in the National Register of Historic Places as well as the creation of local historic districts.

Implementation of these strategies will preserve our heritage for future generations.



Figure 16: The Centre Furnace Mansion (former residence of ironmaster Moses Thompson and his family, 1842-1891) serves as headquarters for the Centre County Historical Society. This National Register site represents a small portion of the late 18th-century iron making village once located here.

HISTORIC AND CULTURAL RESOURCES GOAL AND OBJECTIVES

In order to achieve the Historic and Cultural Resources Goal, *Preserve Centre County's historic and cultural resources for the benefit of current and future generations*, the following objectives and recommendations should be met.



OBJECTIVE: Determine the probable locations of archeological resources throughout the County.

Recommendations

- **Work in cooperation with the Pennsylvania Historic and Museum Commission and the Bald Eagle Archeological Society to identify and protect⁷ probable areas for archaeological resources throughout the County.**
- **Map these areas as a tool to protect⁸ them from future development activity.**
- **Modify the County's Subdivision and Land Development Ordinance to provide a site assessment by archeological experts when a high probability area may be impacted by proposed development.**
- **Encourage local governments with subdivision and land development controls to require a site assessment by an archeological expert when a high probability area may be impacted by proposed development.**

Protection of the County's archaeological resources can only be accomplished through the identification of probable locations of archeological settings and artifacts. Identifying these areas and developing an extensive resource database will provide valuable information to local, state and federal government entities for land use planning purposes and other related projects.



OBJECTIVE: Inventory significant historic landscapes, structures, and archeological resources for possible historic district designation.

Recommendations

- **Identify rural landscapes, villages and buildings of historic significance in Centre County and work with the Centre County Historical Society and other entities to inventory these resources for possible historic district designation.**

The Centre County Historical Society continues with its on-going process of inventorying the County's historic resources and submitting resource inventories to the Pennsylvania Historic and Museum Commission for determination on 'eligible for listing in the National Register of Historic Places'. This process builds on the resource database of Centre County's properties and communities of historic significance which is an essential tool for preservation.

⁷ and ⁸ Protection of an identified resource includes seeking ways to avoid, minimize or mitigate any adverse effects with compensation provided when appropriate.

Cont'd

- **Encourage the listing of these resources and districts in the National Register of Historic Places.**

Listing in the National Register of Historic Places establishes eligibility for federal tax credits and qualification for federal assistance for historic preservation. These benefits may provide the property owner with sometimes needed financial benefits for restoration of the resource. Maintaining the condition of a historic property not only preserves its historic significance but also the character of the community in which it was built. In addition, the listing of individual properties provides an incentive to other property owners to do the same.

- **Continue to support the update of the Centre County Historical Society's Inventory of Historic Resources either through a partnership effort, mapping support and/or financial assistance.**

Centre County government should continue to support the Society's efforts to update the Historic Resources Sites Inventory. This data provides needed information on resources which should be protected as it relates to the County's long-range planning efforts.



OBJECTIVE: Maintain the scenic agricultural and rural areas surrounding the communities in the County.

Recommendations

- **Identify rural resource areas in those municipalities having agricultural and rural lands in order to protect the production value of the land, and the scenic landscapes and viewsheds from incompatible development.**
- **Assist local governments with the delineation and designation of rural resource areas which preserve historic landscapes and viewsheds.**

The *Pennsylvania Municipalities Code* defines rural resource areas as *an area described in a municipal or multimunicipal plan within which rural resource uses including, but not limited to agriculture...forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted and public infrastructure services area not provided except in villages.* The Centre County Planning Office needs to assist local governments with the identification, delineation and designation of these areas within municipal and multimunicipal boundaries using GIS mapping and other resource inventories.



OBJECTIVE: Accommodate future growth in the County while maintaining the historic and scenic character of the communities.

Recommendations

- **Encourage Centre County communities to:**
 - **Promote infill which is in character with and in scale with existing historic neighborhoods, villages and downtowns.**

Development in existing communities should occur on vacant lots or on the perimeter as an extension of a village or downtown within a designated or future growth area. The size and architectural style of new buildings should complement the character of the community, and the development pattern of new growth should be consistent with the existing community.

- **Encourage new development to complement the historic architecture of the community.**

The communities throughout Centre County have their own distinct character. This character is shaped by many factors one of which is the community's architecture. The architecture tells a story about when the community was developed and for what purpose. Today's architectural styles can be designed to complement styles of the past linking the past and the present.

- **Adopt zoning and signage regulations which protect the historic streetscape or rural landscape.**

Regulatory provisions such as zero lot lines, minimal front and side yard setbacks, maximum lot size and height limitations on a building's front elevation all serve to protect the historic streetscapes of villages and downtowns. Adopting conventional rural or suburban regulations for villages and downtowns breaks up the continuity of the streetscape and should be discouraged, provided that public health and safety issues, and on-site parking needs are addressed.

Development in rural areas should be encouraged in areas which do not negatively impact the historic landscape or viewshed as determined by historical records and inventories.

Lighting should also be in character with the community. Replica period lighting and other styles that tie in with the character of a village or downtown should be encouraged and required.

With respect to signage, size, lighting, location and content of a sign are all important. Regulations should reflect the intent of any village, downtown or rural preservation zoning district or municipal historic district ordinance.

Finally, historically significant scattered sites in the path of development should be protected with buffers.

- **Discourage the provision of parking which detracts from the character of the community.**

Meeting parking needs is important to the economic vitality of a community; however, demolition of buildings in the historic areas of villages and downtowns for the purpose of developing surface parking areas disrupts the streetscape and should be discouraged. In village and neighborhood settings, parking should be encouraged behind buildings, on a lot behind building(s) or on a community lot which does not impact a historic streetscape.

- **Develop local design guidelines to serve as a model for restoration of historic buildings or for new construction.**

Design guidelines offer recommendations on architectural details, building scale, and materials as well as other elements which are tailored to the historic period of a community. These are an essential component for retaining the character of a historic community.

- **Adopt a municipal historic district ordinance.**

An effective method to preserve historic communities is the adoption of a municipal historic district ordinance. Through the adoption of this type of ordinance, municipalities can regulate the erection, reconstruction, alteration, restoration, demolition or razing of all or any part of a building or structure located within the historic district boundaries.

- **Modify the County’s Subdivision and Land Development Ordinance to include provisions which promote the preservation of historic villages, landscapes and viewsheds i.e., conservation design techniques and traditional neighborhood developments.**
- **Assist local governments with developing subdivision/land development and zoning regulations which promote the preservation of historic landscapes and viewsheds.**



OBJECTIVE: Encourage cultural activities and tourism through the preservation and promotion of the County’s historic heritage.

Recommendation

- **Discourage demolition or destruction of historically significant buildings and instead encourage adaptive reuse.**

Historic buildings are finite, non-renewable resources. When we demolish historic structures, we lose them forever. Every effort should be made to retain these resources by reusing them for other uses. Retired buildings provide opportunities for affordable housing, office and commercial or mixed uses. Adaptive reuse of structures also contributes to a community’s viability and cultural uniqueness.



OBJECTIVE: Encourage cultural activities and tourism through the preservation and promotion of the County’s historic heritage.

Recommendation

- **Work with the Centre County Convention and Visitors Bureau, the Centre County Historical Society, the Historic Bellefonte, Inc. and the Philipsburg Revitalization Corporation as well as other historic organizations such as Lumber Heritage to help promote our historic and cultural resources in communities throughout Centre County.**
- **Promote historic resources as destinations within the County’s Greenway planning efforts.**

- **Use funds from the County Hotel Tax to support the promotion, preservation, and enhancement of historic and cultural resources within the County.**

Attracting visitors to Centre County is a boost to our economy countywide. Promotion of our historic and cultural resources is one component of keeping the tourism industry viable as well as giving us the opportunity to showcase our heritage.



OBJECTIVE: Assist and educate municipalities and property owners in securing funding and developing strategies for historic preservation.

Recommendation

- **Develop a tool kit which provides funding opportunities as well as a range of regulatory and non-regulatory strategies for historic preservation.**

Expand on the options presented in this analysis and format the information into a user friendly toolbox for municipalities, community organizations, and property owners.

- **Provide municipalities and other entities with available data to meet grant application requirements.**

Make inventories and other data available to municipalities and entities applying for grant monies for historic preservation.

- **Initiate and participate in outreach efforts which focus on the preservation of historic and cultural resources as they relate to the County's long-range planning efforts.**

Educate the public on historic and cultural resources preservation and how it relates to the County's long-range planning efforts.