

# Historic Preservation Plan for the Borough of Charleroi

31 May 2016

prepared by the team of

Terry A. Necciai, RA, Historic Preservation Consulting

*"It has been said that, at its best, preservation engages the past  
in a conversation with the present over a mutual concern for the future. "*

- William J. Murtagh, First Keeper of the National Register of Historic Places

Charleroi Borough Council

Terry Newstrom, mayor

Council Members

Paul Pivovarnik, president

Ed Bryner

Debbie Buck-Kruell

Larry Celaschi

Randy DiPiazza

Jerry Jericho

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The project was initiated to meet the requirements of a Memorandum of Agreement (MOA) between the Redevelopment Authority of the County of Washington and Charleroi Borough, parties of the first part, and the Pennsylvania's State Historic Preservation Officer (PHMC) as required in consultation for use of federal Community Development Block Grants for the removal of blighted buildings in the borough.



# **Historic Preservation Plan for the Borough of Charleroi**

*Volume 1*

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## CHARLEROI HISTORIC PRESERVATION PLAN

### They Came to Charleroi and They Made Charleroi What It Is Today

At each meeting where this Preservation Plan was discussed, the Areas of Significance of the Charleroi Historic District were reviewed, including a reference to how there are other themes that are represented here, just not always as clearly reflected in the buildings as the three Areas of Significance. For instance, Charleroi has an important history as a transportation center, and it was the center of several unusual ethnic groups, but the buildings relating to these stories are more clearly reflective of the boomtown development, or of architecture, or the town's commercial significance.

At this point, Sylvia Whiten, when she was present, always pointed out that Charleroi was not just about buildings, but also the hard-working people who lived here.

In honor of Sylvia's concern, below are a few short synopses of stories of how certain families came to Charleroi. They were collected in 1990 for the Charleroi Centennial, but they may not have been published before:

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*Ted and Eleanor Hindman came to Charleroi on April 15, 1941. Mr. Hindman worked as Chief Engineer for the Lee-Norse Company and retired after 33 years of service.*

*Ferrari, Domenico and Assunta arrived somewhere in the early 1900s. There were 11 children in the family, 6 boys and 5 girls. The family has remained in the area until the last 10 years. The Ferrari family came from Pistoia, Italy. [- Teresa Ferrari.]*

*George B. West [came to Charleroi on] Sept. 17, 1903.*

*My mother's family – the Hazletts – came to this country in 1763 from Ireland. Before moving to Ireland, they lived in Scotland. My father's family came to this country from Germany in 1735. - Elma G. Hepler.*

*The Joseph Miller family came from Pittsburgh, Pa., on Mar. 4, 1890 [the day of the Charleroi Land Sale]. He was a boss or foreman with the Hussey-Binns Shovel Works. First home was the brick row on the hill. Joe Miller bought one of the first residential lots on Washington Ave. on Mar. 4, 1890. He had three children.*

*I came to Charleroi in December 1985, moving from Indiana, Pa., with my wife and two children. Now we [have] three children. - Lew Poorman.*

*My mother's family, the Roberts Family, came from Birmingham, England, in 1891. John Roberts was a pit boss at Charleroi Mine. They had 8 children. - Emma Jane Sweadner (Sloan).*

*I was born in Charleroi on May 25, 1920. My mother, the late Hilda Crites, was born in Charleroi May 20, 1898. Her family came to Charleroi in the year 1892. - Stewart R. Cole.*

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*George C. Martinet and Virginia Gros Martinet came to Charleroi from France in 1891. They operated the Martinet Bakery at 607 Fallowfield Ave. from 1895 to 1940.*

*The Monack Family came to Charleroi in 1890. N.J. Monack was the first Italian to come to Charleroi. His brother, Mike Monack, my father, came in 1890. They came from Rivisondoli, Italy. - Norman Monack.*

*I moved to Charleroi in 1953. My parents came to Monessen from Muhacs, Hungary, in the late 1890s. My wife is from Charleroi. - Rudy Malush.*

*My father came to Charleroi in 1919. After WWI, in which he served as a Lt., he came to Pitts., where he met George Macbeth. Mr. Macbeth offered him a position at his plant. My mother's name was Stephenson. Her mother and father John and Jane Euphemia came from England in 1880, settling right away in the Mon Valley. They came to Charleroi.*

*Frank Arnold Driessen and Marie Augustine Schruers Driessen came to Charleroi from Liege, Belgium, in the year 1902. They had 5 children, two girls, a son, and a set of twin boys. Mr. Driessen worked in the mines and glass factories. In 1915, he moved the family to North Belle Vernon, Pa., but Charleroi was always the place to go to visit friends and shop. [- Christine Driessen Hayduk Dobas]*



The sign hanging from the awning at the front porch of this house in the 700 block of Washington Avenue reads: ***Life isn't about waiting for storms to pass. It's about learning to dance in the rain.***

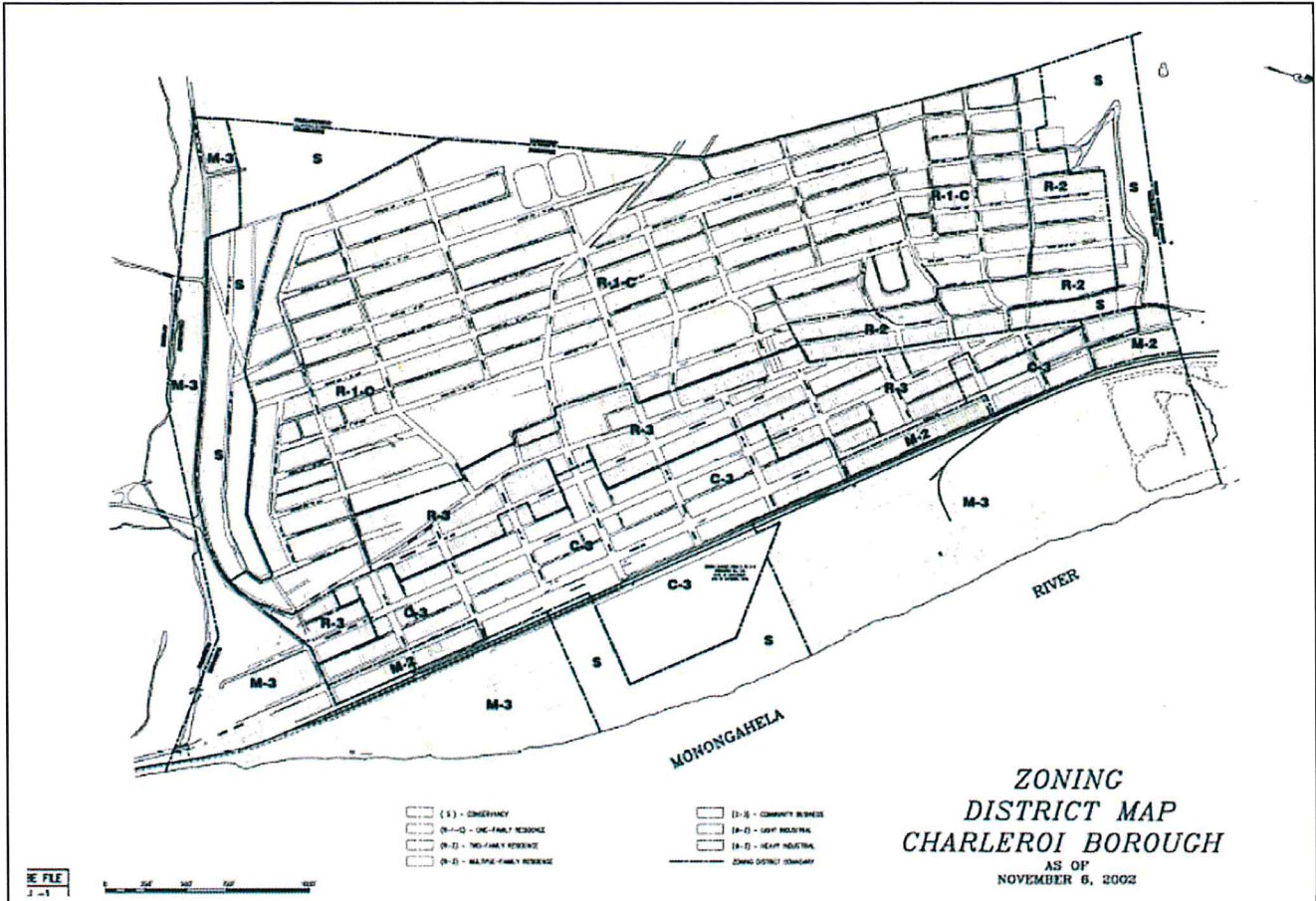
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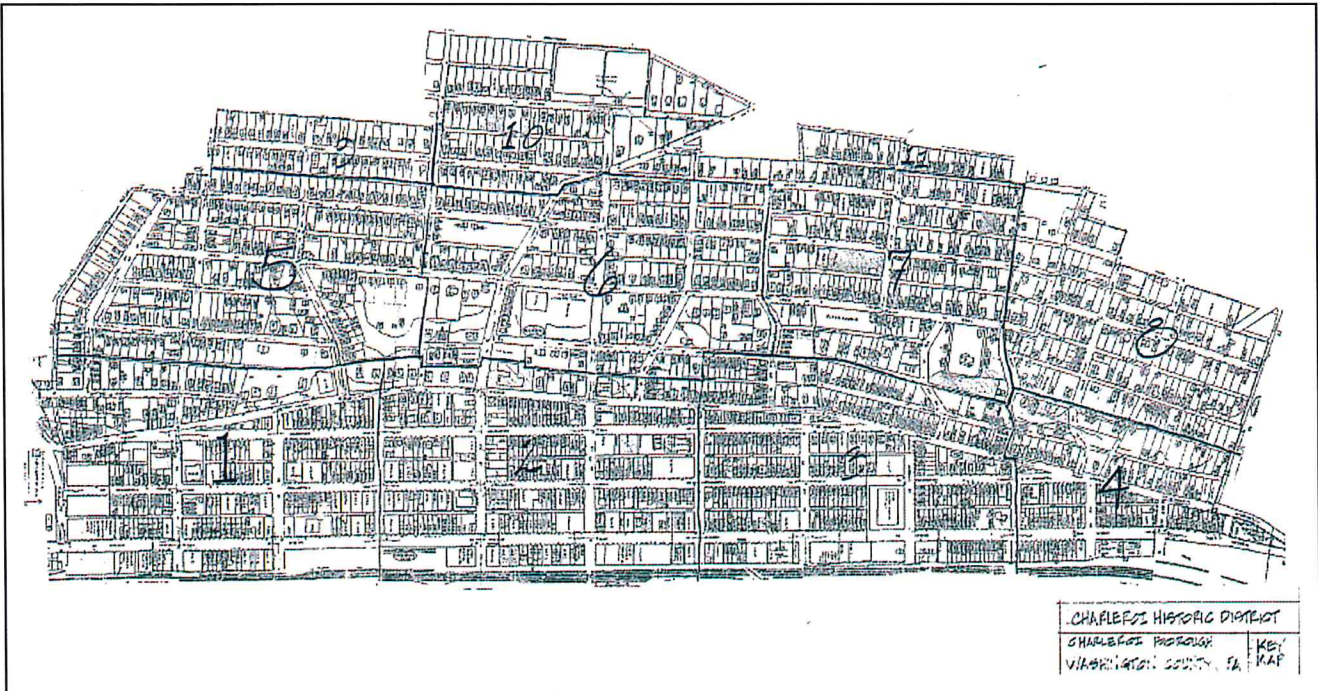
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The zoning map above, from 2002, shows the entire borough; it is currently being updated. The map below shows the extent of the historic district (it follows the boundary, except at the bottom edge, where not all blocks are in the boundary).



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# *CHARLEROI HISTORIC PRESERVATION PLAN*

## *Topical Summary*

The Charleroi Historic Preservation Plan is designed to help the Borough of Charleroi pursue community development as needed while taking meaningful steps in the preservation of historic resources.

The report that follows provides information to assist the borough in managing historic resources in Charleroi Borough, and specifically in the Charleroi Historic District (the historic district comprises almost all possible locations of historic resources within the municipal limits). Nothing in this report is intended to add additional restrictions to the treatment of private properties in Charleroi or to add to the procedures already regulating government activities in the borough. The report is intended to streamline the process.

This Topical Summary is a review of key findings. The topics are arranged in the summary in the order that they appeared in the Request for Proposals (RFP) for this project, but they appear in a different order in the other portions of the report, based on strategies for moving forward that became apparent in the course of the project.

The report is organized in two volumes. This Topical Summary, along with the Action Plan and Endangered Buildings Section that follow it (plus several shorter components) serve as Volume I. Volume II contains other sections that were developed as analysis, back-up documents to these conclusions, information on planning issues, potential funding sources, and similar items referenced in the RFP as part of the project.

## *History of Charleroi and Significance of the Historic District*

Almost all potential historic resources within the borough are located in the Charleroi Historic District, although a few properties outside the district could be considered historic at some point in the future (as addressed at the bottom of this section).

The Charleroi Historic District National Register nomination is based on three Areas of Significance:

- Criterion A in the Area of Community Development and Planning,
- Criterion A in the Area of Commerce, and
- Criterion C in the Area of Architecture.

Charleroi began as a boomtown development in 1890, arguably the fastest-built and possibly largest development of its kind in Western Pennsylvania. Some of its founders developed other towns like it before and afterward (Jeannette, Barberton [Ohio], Monessen, Donora, etc.), but they felt they were more successful here than in the others.

Rapid development led to a large concentration of small frame houses on narrow, often steep parcels. About 200 of the district's contributing resources are storefront buildings. (Additionally, there are about 100-200 other businesses in buildings that are not historic.) Most of the commercial resources are in a 5-block area centered at the eastern edge of the district. The business district follows two parallel main streets. There are also more than 50 former historic neighborhood store buildings at scattered locations in residential areas.

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Beginning about 1905, the small stores banded together to reach regional markets. They developed an unusually powerful commercial base for this region, leading to the Significance in the Area of Commerce. Although the population of the borough began to decline as early as 1920, commercial activities grew in importance. The commercial base was especially strong regionally at the end of the Period of Significance (1957).

The third Area of Significance is under Criterion C in the Area of Architecture. There are two general layers of architectural development. The initial layer makes up the “fabric” of the district, mostly small buildings built in the first 30 years of the town’s development. Over 1,000 of these are frame residences. In the business district, while most of the buildings are brick, about 10 frame storefront buildings have survived from the first decade of development. Some 50 noteworthy larger buildings were built within the historic district. Half of them are from the initial phase of development, while the other half, built between 1912 and 1930, represent the district’s maturation as a powerful center of commerce, industry, and transportation. Most of the larger post-1912 buildings have known architects, often big city firms doing similar work in other towns and cities.

Outside the boundary of the district, there are very few possibilities of preservation issues arising. Examples *could* involve two or three factory buildings, the railroad, the Charleroi Water Works, potential archaeological evidence of historic or prehistoric activities in the riverfront area, or the potential for industrial archaeology in the open land and parking lot areas between the railroad tracks and the riverfront where the original plate glass works was located. There are also two or three streets at the top of the hill that contain houses similar to those in the district but generally younger. However, these are only possibilities. None is known to represent a resource on par with the listed district.

### *Summary of Historic Preservation*

The Charleroi Historic District was determined by the State Historic Preservation Office (SHPO) to be Eligible for the National Register in the mid-1980s. At least two local demolition projects were appealed and the cases taken before the Advisory Council on Historic Preservation in the 1980s. The SHPO staff visited Charleroi in 1986 and proposed a district boundary. The district was listed in 2007, comprising 1,837 resources of which all but 141 were listed as Contributing. Since then, about 33 buildings have been demolished with federal Community Development Block Grants (CDBG), plus private demolitions. After a mitigation project allowing for the demolition of the Hotel Gelb (Columbus Hotel) in 2013, the current plan was developed as a mitigation measure to allow for the demolition of 19-20 small buildings, mostly houses, in 2014-2015.

### *Inventory of Endangered Properties*

The report that follows reflects the fact that Charleroi has a high number of small buildings in concentrated areas, many with limited market value, unusually steep topography, declining conditions, renovations that were often poorly executed, and other issues. As a result, there have been ongoing problems with landlords, vacant buildings, and absentee owners. Some of the most intact buildings were not highly valued in the local market. Permits have been issued for 99 demolition projects since the year 2000.



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The borough's Code Enforcement Officer oversees code issues and processes complaints, permits, and enforcement actions. The same person also conducts inspections of rental units. Recent enforcement actions included revoking the rental license of one owner with nine occupied rental units, and in another instance, an owner was jailed for refusing to make needed repairs. Several properties are currently on the verge of radical action.

In addition, the officer has attempted to track foreclosures and tax sales from bank notices and legal notices in local newspapers. A database has been started of properties where actions have been taken, complaints have been filed, or similar data has surfaced. The database is in the form of paper files, but electronic files are also in use, including some spreadsheet lists of properties categorized by the issues they reflect. A map was also developed by the code enforcement officer about two years ago (2013) showing vacant buildings, vacant parcels, owner-occupied vs. rental units, and borough properties.

The Endangered Properties section below is designed to integrate information from the National Register inventory, the lists of building permits and demolition permits, lists of properties where there have been complaints, observations from rental unit inspections, foreclosures, and similar sources of data. An "Endangered Properties Form" has been developed, as a basis for building a more comprehensive database, in order to predict problems before they are beyond control.

By 2013, many of the issues with low property values, absentee owners (often ones who bought properties to speculate on property values), unsafe buildings, and disagreements over how to proceed had reached a crisis point. At the same time, Charleroi may have had fewer businesses than ever, population numbers were continuing their nine-decades-long pattern of decline, and the community lost its last grocery store. There was also an unfortunate series of negative press stories often covering crimes and drug-related deaths.

As of late 2015, the steps the borough has been taking, with the assistance of the Redevelopment Authority of the County of Washington (RACW), the Mon Valley Initiative (MVI), the Monongahela River Towns Program, and other regional agencies appear to be making a noticeable difference. The removal of 19-20 derelict buildings (associated with the current plan) helped, and recent projects by groups like the Greater Charleroi Community Development Corporation (GCCDC) became more apparent as evidence of hope, and several new businesses opened by the end of the year.

### *Public Perception*

As detailed further in Volume II, the Charleroi Preservation Plan project involved discussion at several borough council meetings, several planning commission meetings, meetings of the borough's "Revive 2016" panel of community development groups and agencies, and two special public meetings, as well as presentations to most of the town's civic organizations, services clubs, community development groups, and historical organizations. Public feedback was encouraged at all the meetings. When the turn-out at some of the first meetings was light, the consultant agreed to be available at the Charleroi Market House at lunch time once a week for most of the summer to meet with anyone interested in discussing the project. Merchants, owners of commercial buildings, one or

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two landlords owning residential properties, and a variety of local officials from borough representatives to the president of the Friends of the Library were present.

There was a sense that building interpersonal trust in the community is an ongoing issue. The reason the public interaction was taken to so many different venues was that there is a general feeling that the community is deeply Balkanized and each organization tends to operate in its own isolated cocoon. Most participants who engaged in direct and candid conversation laid out the boundaries of which people or which groups they were able or willing to work with and which were not willing to work with *them*. At the same time, all generally expressed some sense that cooperation is needed more than ever at present.

Another factor was that the perception of safety in Charleroi was probably at an all-time low just before the project began, and most groups who meet in the community were experiencing their lowest attendance in decades. Only one group was an exception: the Goldenagers Club (a seniors group that builds its membership from Charleroi and surrounding communities primarily by sponsoring bus tours to nearby destinations). The Preservation Plan was outlined at a Goldenagers meeting at a point when the group had what may have been the largest attendance it may have ever had. Perhaps due to the size of the crowd and the fact that it was one of several topics covered at a meeting of people from several communities, the feedback was minimal from the large group in attendance.

At the various meetings, people generally expressed a sense of caution. Historic preservation is still a fairly new concept in Charleroi. Many were courteous while asking questions that suggested that they see preservation efforts as divisive in this community. Some of this was because of controversies over recent preservation topics that are only tangentially linked to the development of this plan (e.g., the Charleroi-Monessen Bridge, located one mile outside the borough, which was replaced several years ago).

On some specific topics there was more optimism and a greater sense of cooperation. The work the Greater Charleroi Community Development Corporation (GCCDC) has done in rehabilitating 13 Contributing houses generally drew cooperation and accolades. The most positive feedback came from the staff and students of the Charleroi School District. From the Superintendent to the 150 staff members in attendance at an In-Service Day, to a dozen teachers who participated in two tours, to the Middle School Art students and Art Teachers Mike Flaherty and Patrick Camut, all were remarkably enthusiastic about this project and what it means for the future of their community.

### *Municipal Regulations*

The consulting team reviewed the ordinances that were passed in the last 25 years for aspects that might be in conflict with historic preservation goals. They also looked at the existing zoning ordinance, made recommendations regarding zoning, planning, and similar municipal regulatory techniques, and attended several meetings of the Charleroi Planning Commission in which a new zoning ordinance was being discussed.

As a direct result of this interaction, the Preservation Plan consulting team was able to add a valuable perspective and make useful suggestions where zoning and historic

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preservation overlap. An example was the question of live-work spaces and multiple occupancies in the single-family residential areas. With guidance from the borough, there was a general consensus that most of the residential areas west of Lincoln Avenue should be zoned for single-family residences only. This was partly to encourage people to buy houses for owner-occupancy, rather than as rental investment properties. The input from the Preservation Plan consultants gave a way to allow some exceptions.

The zone in question had previously been sectioned into two parts to allow one small section of the borough to be developed into multi-family residential units. There was a concern about avoiding the division of any more houses in the aggregate area into multi-unit facilities. However, the same larger zone had about 25 buildings that had been built as neighborhood grocery stores, and, the preservation consultant was able to point out that from a preservation standpoint, it was most appropriate to maintain the non-residential character of these buildings. Most had been converted to apartments by removing the first story storefront glass, but it would be good to encourage future owners to restore the design. There were also 2-3 historic apartment buildings in this area.

The result of the discussion was to set up the new single-family zone to allow for special uses where an owner proposes to return the storefront area of a building to an appropriate non-residential use (such as a convenience store, an ice cream shop, a pizza shop, or a shop space for wood-working or ceramics) as long as the new design is in keeping with the historic use and appearance of the building. The language can be broad enough to allow historic apartment buildings that have found other uses to be returned to apartment use and to allow former churches and other meeting places to be returned to appropriate assembly uses.

### *Mitigation/Recordation*

The consultants looked closely at the question of what kind of mitigation techniques would be appropriate in the future. A key question was whether recordation (measured drawings, photographs, and research) of individual resources is recommended as a component, and, if so, what kinds of recordation would be appropriate. The team weighed various strategies. As per the Memorandum of Agreement (MOA) for the current project, the SHPO has to agree to the approach of these recommendations as well as the Action Plan (below). Feedback was sought from both Barbara Frederick at the SHPO's main office in Harrisburg and Bill Callahan at the SHPO's regional office in Pittsburgh. Both provided excellent guidance on this topic, including a very useful flowchart which is included as an appendix.

One of the problems the historic district has is that it is difficult to prioritize preservation issues and "pick battles" in a district with as many small, nearly identical resources as Charleroi has. The larger buildings, plus the district's commercial resources and the buildings that served as historic community activity centers (churches, lodges, etc.) provide a kind of hierarchy within the fabric of repeated small buildings, but this only helps to answer some questions. In other words, the district contains bank buildings, churches, commercial rows, and some individually distinguished houses that clearly represent a higher priority for preservation, or more research potential (e.g., if the



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buildings can not be saved), than the average individual house. However, this does not mean that the district would benefit from removing smaller houses and small storefront buildings in scattered locations without further analysis every time a problem is identified and funding is available to deal with blight.

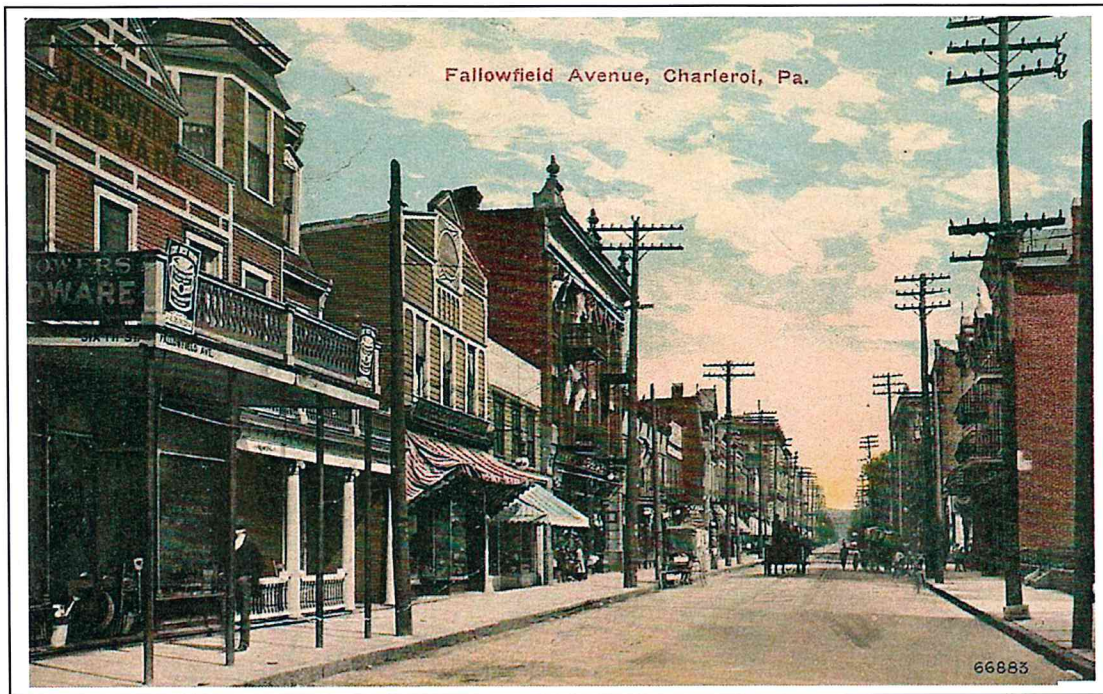
The consultants developed documents to support a sense of hierarchy for the smaller properties making up the “fabric” of various sections of the district. The architectural coherence that the repeated house forms, or rows of smaller storefront buildings, lend is more critical to the integrity of the district in certain high traffic areas, such as major corridors through the borough. The houses that are not individually distinguished also sometimes appear as ensembles that are distinguished as a group or critical as a set to the appearance and integrity of certain parts of the borough. The neighborhood grocery locations are also important to the integrity of the district. In areas where repeated rows of either houses or party-wall storefront buildings make up a distinctive appearance, this appearance should be maintained and scattered demolition projects should be avoided. Inversely, the loss of houses on steep hillsides in alley areas, where an isolated property is barely accessible, should not be treated equally with either individually distinguished pieces of architecture or buildings that make up distinctive rows along the borough’s main corridors. A map has been developed to help in making this distinction.

Within the boundaries of the Charleroi Historic District, recordation (architectural drawings, photographs, and new research) could be appropriate as a mitigation measure in the future for projects involving any of the 50 individual buildings and/or ensembles of buildings that are mentioned by name in the nomination. The research associated with recordation should also be geared to better understanding the three stated Areas of Significance in the National Register nomination (some properties might also be individually eligible, and in this case, might reflect other Areas of Significance that could also be researched). Additional research could be appropriate if it helps to understand the development of the district as a whole. In any event, mitigation should include at least ordinary photography of the resources and filing the images with any relevant historical information that surfaces when the demolition work is being discussed or is underway.

As an alternative to recordation, the SHPO has suggested a specific approach to future mitigation, a concept that has been developed in coordination with the team and discussed with Charleroi Borough staff. The approach addresses the above issues in the following manner: Each time federal funding is used in the future for a project that results in an Adverse Effect (demolition, inappropriate alteration, or other activity affecting the resource adversely), a small proportion of funding should be set aside and incorporated into a specially designated “Heritage Fund.” Special guidelines will be set up allowing this fund to be used for projects that address the heritage of the district as a whole, to the degree that an adequate amount has accumulated from various projects. This fund could support new research, other recordation activities, interpretive displays, educational activities, and similar projects. All projects must help in the understanding of and preservation of the historic resources of the community as a whole, or of individually distinguished resources.



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The above post card image shows the east side of 500 block of Fallowfield as it looked about 1905. The gingerbread is all gone today. The house in the 400 block of Washington Avenue that was rehabilitated in the 1980s to serve as a law office (below) is a good model of what can be done in Charleroi. In this case, the paint was stripped and the wood was repainted in a color scheme that draws out the character of the design.



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## *Action Plan*

The Action Plan (Mission, Goals, and Actions pages that follow) provides a set of goals and objectives for historic preservation in Charleroi, as well as some sense of timing and levels of funding needed to accomplish them. The Action Plan provides a relatively succinct summary of “where to go from here” in the specific topics it covers.

## **Charleroi Preservation Plan: Mission, Goals, and Actions**

These are the Mission, Goals, and Actions that came out of this project as the Charleroi Preservation Plan was developed. They were discussed at the public meetings. They are the themes that were under discussion throughout the year at various other meetings, including with borough council, borough staff, the planning commission, civic organizations / service clubs, historical organizations, the schools, and individuals.

The borough needs to embrace these topics now and in the upcoming years. The list below includes Actions that are logical, reasonable, and within its reach. With this plan, as the Actions are taken, the Goals can be reached. This is the basis for resolving the issues as development projects are pursued, as public funds are expended, and as historic properties are rehabilitated or lost because of blight.

The goal is to make the entire community work well again so the historic buildings and all others are well-maintained. If, however, a few historic buildings continue to fall into enough disrepair to be beyond rehabilitation, and if public funds need to be used again for demolition for the good of the community, this framework will also help with the strategies needed to streamline mitigation and move forward to the benefit of all.

## Overarching Mission

***Prepare for Logical and Smart Development in the Historic District. Preserve key Resources and Capitalize on the outstanding characteristics the District has to offer. Within and around the District, use Preservation Planning to accommodate “Development that helps to Preserve the Historic District and Community” and “Preservation that is rooted in positive measures for Development.”***

**Goal Number 1:** Focus Future Mitigation questions on the Opportunities the Historic District as a Whole has to Offer. Develop the Programs and Funding Mechanism Needed that Will Help All Stakeholders Work Together toward this Goal.

**Goal Number 2:** Increase the Borough-Level Capacity for Community Development.

**Goal Number 3:** Use the Existing Legal Framework and Tools Effectively, Adding Tools as Needed. Maintain the Existing Preservation and Community Development Programs and Build on Them. Be Prepared for Major Issues Still to Come.

**Goal Number 4:** Encourage Good Stewardship of Individual Private Buildings.



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**Goal Number 5:** Disseminate Positive Information to Improve the Public Image about the Historic District, the Borough, and the Community in General.

**Charleroi Historic Preservation Plan**

**Amendment**

**Dated August 10<sup>th</sup>, 2016**

Page 10 under **Strategy**

Set aside a small proportion, **(at the discretion of Council)** from each future demolition. Striking **(equal to about 10% of the cost of demolition)**.

Page 10 under **Timeframe**

Strike the **Charleroi Area Historical Society**



## **CHARLEROI HISTORIC PRESERVATION PLAN**

**Goal Number 1:** Focus Future Mitigation on the Opportunities the Historic District as a Whole has to Offer, including individual projects to encourage the rehabilitation of historic buildings to historic preservation standards. Develop the Programs and Funding Mechanism Needed that Will Help All Stakeholders Work Together toward this Goal.

**Strategy:** Set aside a small proportion, equal to about 10% of the cost of demolition, from each future demolition project. These funds should go toward establishing a “Heritage Fund” to support projects that help interpret and preserve the heritage of the Historic District as a whole. This would include using the fund to support activities that help individual property owners plan for development of and investment in historic properties. For instance, support the creation of a marketing/investment program for the commercial district specifically for businesses that choose to utilize existing buildings, or provide revolving loan funds or small grants to property owners to help maintain or rehabilitate their property. Pursue matching funds from other sources to augment these.

Use of these funds is to be reviewed by a locally based committee representing borough elected officials and staff, planning commission, business people, property owners, representatives of local and county historical organizations, citizens at large, etc.

The funds should be for projects that help all people to work together and that help, in a balanced way, to implement the other plan components that follow (the other goals).

### **Action Items:**

**Action A:** Borough council and staff to meet with Redevelopment Authority, PHMC, and others to establish the fund.

**Action B:** Borough to appoint a representative Review Board tasked with selecting projects once funds are in place.

**Action C:** Set up a Non-Profit framework so Grant Funding can also be pursued to Match funds from the 10% set-aside.

### **Timeframe:**

Setting up the Heritage Fund will initially involve creating a dedicated bank account or a line item within the borough’s existing accounts. The fund also needs to have its own steering committee or board made up of people from borough government, the Community Development Corporation (GCCDC), ~~the Charleroi Area Historical Society,~~ other local historical societies (e.g., county groups and/or the Rivers of Steel Heritage Area), and others. The Heritage Fund has been recommended by representatives of agencies (PHMC) that monitor the use of public funds for demolition and blight removal projects. As a matter of good faith, the fund should be in place at some scale before the borough attempts to use CDBG funds in the future for demolition projects.

In the second year, after the fund has been created, the borough should create an independent body with by-laws and pursue 501(c)(3) (non-profit) status with the IRS. This body should apply for grants for additional funds to allow for larger projects.

### **Budget/Funding:**

The budget for setting up a special fund is almost nothing. Within a year, however, the fund should be organized as a non-profit organization under the auspices of the borough

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(independent but with borough council/staff representatives) in order to qualify for support from foundations (or, if it remains a committee of the borough, it will have fewer options for matching funds). It needs to have its own broad-based membership (not just borough officials), and it needs to have an operating structure with by-laws. There may be a cost (say \$500-\$1,000) for legal services in setting up the by-laws, and a similar cost for fees for incorporation and IRS status in order for an autonomous entity to be created.

**Goal Number 2:** Increase the Borough-Level Capacity for Community Development.

**Strategy:** Find ways to Increase Community Development Capacity (Work with surrounding municipalities to hire a shared staff member dedicated to community development work?, or Add a community development specialist to the borough staff? or Add staff to GCCDC for this purpose? or Restart the Charleroi Main Street Program?)

- a. Focus on what the Borough is doing, could be doing, and needs to do
- b. Build on what the Non-Profit Groups are doing and can do
- c. Address the need for expansion of community development capacity

One possibility is to explore whether the need for community development staff can be addressed by expanding existing regional group to add a community development specialist, or by creating or restarting an organization such as the borough's former Main Street Program, or by creating a second community development corporation (parallel to GCCDC, but more focused on downtown issues and larger mixed-use development opportunities, with a staff that could perhaps provide some assistance to GCCDC as well).

### **Action Items:**

**Action A:** Borough, RACW, GCCDC/MVI, and any other similar groups should meet together to discuss common goals, community-wide goals, and technical ways they can help each other add the community development capacity that Charleroi needs. This should be two or three meetings across six months. While together, investigate and discuss the local community development needs for some specific projects that everyone agrees are needed.

**Action B:** While meeting, also discuss which organization will seek out the resources for things like writing grants for community development projects on behalf of the borough, or acting as a liaison to other organizations that may also be able to help, such as Habitat for Humanity or painting assistance programs.

**Action C:** Once everyone agrees on which way to add community development staff capacity, move forward with applying for funding, writing a job description, interviewing, and hiring a competent individual or individuals.

### **Timeframe:**

The borough needs additional Community Development staff in some form or another as soon as possible, at the latest by the end of 2016.

### **Budget/Funding:**

An appropriate budget for a new staff member to handle Community Development would be in the range of \$65,000 to \$100,000 (\$45,000 to \$80,000 per year in salary, plus a

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budget of about \$20,000/year in benefits). An example of a town that might be comparable is Wilkeboro, North Carolina, population 4,245. They have a position advertised in the salary range of \$61,000-\$98,000.\*

\* Other examples: Monroe, Iowa, population 1,830, is looking for an Economic Development director with a salary range of \$45,000-\$52,000. St. Joseph, Minnesota, population 6,534, is looking for someone with a salary range of \$57,000 to \$77,500.

**Goal Number 3:** Use the Existing Legal Framework and Tools Effectively, Adding Tools as Needed. Maintain the Existing Preservation and Community Development Programs and Build on Them. Use these tools to be Prepared for Major Issues Still to Come.

**Strategy:** Charleroi has many excellent programs that are already in place. Maintain these and build on them. Some are already showing great promise. In fact, some signs of success are appearing in various parts of the borough as a result. Support these, make them stronger, find ways to keep them moving forward and adequately funded, and publicize the successes so other positive developments will follow on this foundation.

This “toolkit” includes the following (may not be a complete list):

### Current Programs

- Planning Documents in Effect (e.g., county comprehensive plan)
- Municipal Ordinances and Zoning (zoning is currently being updated)
- Code Enforcement
- Public Safety Committee, and increased crime prevention programs (cameras, drug sweeps, etc.)
- Entitlement Community Development Block Grants (CDBG) funded activities
- Home Rehabilitation Program (CDBG set-aside) administered by Redevelopment Authority of County of Washington (RACW)
- Facade grant program with the Mon Valley Regional Chamber of Commerce (funded by Local Share Account, or LSA funds)
- PHARE Program grants (\$10,000 housing grants, just about to start)
- Greater Charleroi Community Development Corporation rehabilitation projects
- Revive 2016 (as a panel to keep the other groups working together)
- SMAART (business plan competition, with cash prizes for 3 new businesses)
- Pop-Up businesses, etc.

### Current Projects

- Demolition Projects Underway in 2014-2015
- Updates to Zoning (almost finished, as of January 2016)
- Rehabilitation of the Borough Building (auditorium, elevator, etc.)
- Projects that CDC, Chamber, Historical Groups, etc. have underway

There are also “Major Building” issues and “Major Project” issues that will need to be addressed to the borough is prepared to deal with problems that may arise from large facilities, anchor buildings, large projects that are now aging, etc. E.g.:

- The now-aging 1980s McKean Avenue Project

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- What to do with large buildings on Fifth Street (e.g., the Odd Fellows Building, or other large buildings on Fifth Street between McKean and Washington Avenues; also, the possibility that a major organization, such as Citizens Bank, could close their downtown Charleroi office, leaving a large, central building that will be difficult to fill).
- The need for one large space for a grocery store
- The need for any other anchor businesses, etc.

Address the Relationship of these issues to Federal and State Rehabilitation Tax Credit programs

### **Action Items:**

**Action A:** Borough to ratify the Early Detection/Endangered Buildings procedure and staff to adopt it

**Action B:** Borough to pass (or not pass) Vacant Property Ordinance

**Action C:** Borough to pass (or not pass) Code Violation Ticketing Ordinance to streamline code actions and avoid court costs for smaller violations

**Action D:** Borough to adopt Land Banking when created by county

**Action E:** Borough, regional group, and county to pursue Regional Comprehensive Plan

**Action F:** Borough and/or GCCDC/MVI, and/or Revive 2016 should continue holding workshops or information meetings. The meetings help to keep everyone “on their toes” and working together, so they are prepared to act together as swiftly as possible if a major building becomes vacant suddenly or a major issue comes to the fore. If workshops are held on topics like tax incentives for projects involving larger buildings, the workshop tends to draw out the people who are interested and in-the-know.

**Action B:** Give careful thought to this question — *How Else can we be Prepared??* Keep the dialogue open between the borough, community development agencies, owners of large buildings, agencies providing funding, individuals with expertise, etc., and keep asking this question.

### **Timeframe:**

Most of the items on this list are already underway.

- Completing the Zoning Update in the near future is important, since it will make it possible to accommodate redevelopment work, for instance if a chain grocery store were to take an interest in coming to Charleroi again. It will also codify logical use of historic single-family homes, as well as possibly allowing for live-work use again at historic neighborhood store buildings, assembly uses of historic former church and lodge buildings, etc.
- The Early Detection/Endangered Buildings procedure should be initiated by staff immediately.
- The proposed new ordinances (Vacant Property Ordinance, Code Violation Ticketing Ordinance) should be taken under consideration in the next six months.
- The Land Banking Program and the Regional Comprehensive Plan will both take actions from other communities, and the projects will not be able to start until funding is secured.

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- Hold a meeting in late 2016 or early 2017 to assess the ownership, condition, and level of occupancy of key larger buildings in the historic district.
- Hold a workshop on funding programs, such as tax credits, to help owners of larger buildings in spring or fall of 2016.

### **Budget/Funding:**

The Early Detection/Endangered Buildings procedure will entail only staff time

The funding is already being sought for the Land Banking Program and the Regional Comprehensive Plan by agencies outside Charleroi

The budget for holding a meeting as an initial step toward being prepared for major issues still to come would be less than \$100 for the costs of advertising the meeting and providing agendas, etc.

For workshops on things like tax credit programs, the budget per workshop would be \$500 to \$2,000 to cover travel costs, honoraria, and the cost of advertising and printing agendas and other handouts, etc.



This antique shop in the 200 block of McKean Avenue is a good example of an early Charleroi building where the design has seen little change across a period of over a century, and now that design is part of the character that make it an appropriate place for an antique shop. Once a more mundane distribution facility, located next to the rail line, it's now also an opportunity for whimsical statuary and interesting signs.

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**Goal Number 5:** Encourage Good Stewardship of Individual Private Buildings.

**Strategy:** Develop a Building Owners' Guide (or a couple of them, one for residential owners, one for commercial owners, and a third category for churches, clubs, etc.) including a Summary of how the *Secretary's Standards for Treatment of Historic Properties* relate to Charleroi Historic District

Include Rudimentary Design Guidelines for Typical Examples of Charleroi Building Types

- 1). Residential
  - Houses retaining historic surface materials
  - Houses with changed surface materials
- 2). Downtown Commercial and/or mixed-use buildings
  - "Keeping-Up Appearances" approach
  - The importance of keeping plate glass windows
- 3). Other kinds of resources in the district
  - Churches, Lodges, Corner Stores, etc.

Develop a plaque program, in coordination with local historical organizations, to recognize owners who rehabilitate attractive properties and/or as a way to recognize properties of unusual individual significance that are owned by responsible, cooperative owners who show an interest.

## **Action Items:**

**Action A:** Borough will pursue developing a Building Owners' guide for: Residences, Store Buildings, Institutional Buildings, etc.

**Action B:** Funding to come from Heritage Fund

**Action C:** Borough will distribute the guide to the building owners

**Action D:** Borough will coordinate with the Charleroi Area Historical Society and the Washington County History and Landmarks Foundation to develop the details and announce a plaque program, with funding to come from the Heritage Fund and/or by way of selling the plaques to the individual owners.

## **Timeframe:**

The Building Owners' guides should be set up in three separate volumes, to be done one per year, in the following order: Home Owners' Guide, Commercial Building Owners' Guide, and Institutional Building Owners' Guide. The first volume of the Building Owners' guides should be developed as soon as enough funding has accumulated in the new Heritage Fund (1-2 years), followed by the Commercial volume the next year, followed by the Institutional one (churches, and club/lodge buildings).

Call a meeting to begin developing the plaque program immediately, or as soon as possible.



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### **Budget/Funding:**

The Building Owners' guides should be budgeted as three separate volumes: Home Owners, Commercial Building Owners' Guide, and Institutional Building Owners' Guide. For each volume, the borough should budget between \$4,000 and \$6,000 per volume. (Note that this concept is based on Home Owners' Guides that have been developed for other communities, which in turn were based on Design Guidelines that have been developed for various communities with local historic architectural boards; the budget for a complete typical set of Design Guidelines typically costs \$80,000-\$100,000 for a community similar in size to Charleroi, but a Home Owner Guide can be done more affordably here because it can be geared to small houses, simple designs, porch and window repairs, and almost entirely existing buildings; the more costly design guidelines are for communities with many different styles and types of historic buildings, much more new construction, and pressure from development projects.)

The plaque program may use an inexpensive type of plaque, such as the wooden plaques with silk-screened lettering used by the Washington County History and Landmarks Foundation. However, this should be a special plaque designed specifically for the Charleroi community. The cost of making the plaques will be only a small amount per location (maybe \$25.00?), and could come entirely from the Heritage Fund. However, it would be wise to charge the owner of the building for the plaque and to place that charge at approximately twice the cost of making the plaques, putting the extra amount received into the Heritage Fund. The program will be geared not primarily to buildings selected on a the basis of their individual significance, but on the basis of the pride, property maintenance, and interest expressed by the owner(s).

**Goal Number 5:** Disseminate Positive Information to Improve the Public Image about the Historic District, the Borough, and the Community in General.

**Strategy:** Some Communities hang plaques or create wayside markers. But Charleroi could and should use the available store windows in unoccupied historic store buildings as a place for interpretive information. As part of this, the displays should be lighted and kept clean, which will also increase the sense of safety in the community.

Do a Walking Tour brochure like the ones Monongahela and Somerset have.

The community could also build awareness of its historic assets by holding events e.g. a 10-mile walk, a music festival in the alleys, etc.

The school district is already working on an initiative of this kind. The art students at Charleroi Middle School have participated in special classes about the design of Charleroi's downtown buildings, and they've built models which are supposed to be put on display somewhere in the business district in the near future.

### **Action Items:**

**Action A:** Fund some "Heritage Events" and Window Displays with the Heritage Fund

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**Action B:** Plan a 10-mile walk through the district (there are about ten north-south streets, and the borough and each is nearly one mile in length)

**Action C:** Do a Walking Tour brochure like the ones Monongahela and Somerset have

### Timeframe:

Finish the first window exhibits of school projects by the end of 2016.

Develop more student exhibits in each following year.

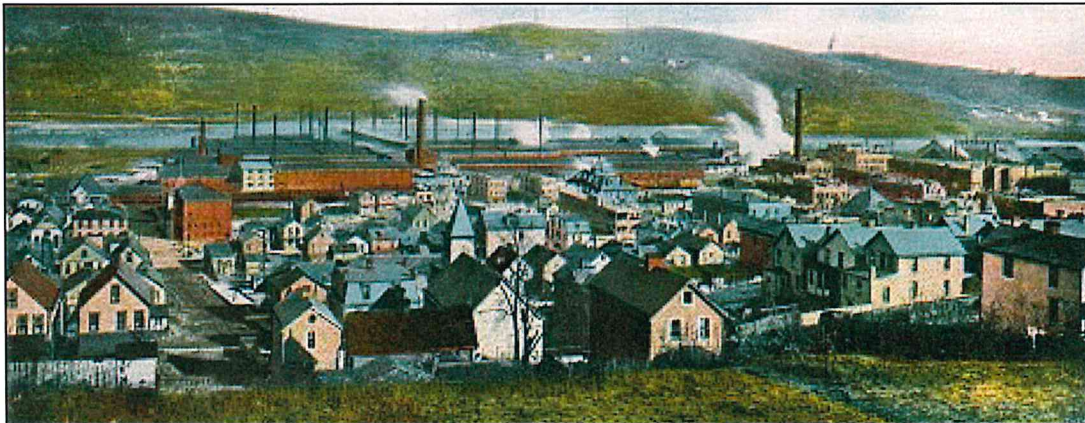
Develop a Walking Tour Brochure and a 10-mile walk in 2017.

### Budget/Funding:

Fund the school exhibit project with a budget of \$1,000-\$2,000/year in the first five years, with funding allocated to purchasing art materials for the students, backdrop materials for the windows, and lighting equipment as needed, as well as electrical service where needed. (A group from Pittsburgh, called Art Expressions, already funded the 2015 portion of the project, which consisted of after-school classes and the students building models.)

The Walking Tour Brochure in Monongahela had funding from the Washington County Community Foundation. They may be willing to fund something like that again, although the funds would probably need to go through an independent 501(c)(3) non-profit organization, such as one of the historical organizations.

For the 10-Mile Walk idea, there should be about \$500 in start-up funds for advertising, etc. The walk could ultimately be funded through people registering for a small fee to participate, and it is possible that it could serve as a fundraiser for the Heritage Fund.



Charleroi about 1907, from a post card view taken near the top of Eighth Street. Notice the glass factories at work, the small frame houses that match each other or nearly match each other, and the steep terrain



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The brick building in the 500 block of Fallowfield Avenue in the middle of the image above is one of the buildings currently on the borough's list for demolition. The interior of the building is filled with piles of modern remodeling materials that crumbled into 10 inches of "mud" as a result of the roof leaking for many years. But the facade (front wall) is actually a continuous design with the next building to the north (right side of the image). It is now hard to believe that the frame building on the left was once one of Charleroi's worst looking buildings. Recognized as one of Charleroi's oldest buildings, in 1988, the Magic City Main Street Program pushed hard to get it repainted, with some minor adjustments to the facade design. The project cost \$4,700, a fraction of what was spent on some other buildings. At the time, there was a brick building to each side, and they looked more stable. Now the brick building on the left is long gone, and the one on the right may be gone soon as well. The frame building, you might say, got saved, narrowly, by an inexpensive (but historically appropriate) paint and repair job. How can we make this happen again?



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### Historic Preservation and Charleroi Demographics - an Interpretation

Charleroi, Pennsylvania - Overview	2010 Census		2000 Census		2000-2010 Change	
	Counts	Percentages	Counts	Percentages	Change	Percentages
Total Population	4,120	100.00%	4,871	100.00%	-751	-15.42%
<b>Population by Age</b>						
Persons 0 to 4 years	219	5.32%	313	6.43%	-94	-30.03%
Persons 5 to 17 years	622	15.10%	686	14.08%	-64	-9.33%
Persons 18 to 64 years	2,506	60.83%	2,652	54.44%	-146	-5.51%
Persons 65 years and over	773	18.76%	1,220	25.05%	-447	-36.64%

Charleroi population by age in the 2000 and 2010 census years from Census Viewer (censusviewer.com)

Charleroi is literally getting younger. The number of residents, as a whole, continued to decline up to the last census, and there was some decline in each age group, but the number of people over age 65 has been dropping off much more quickly than the other age groups. In 2000, the percentage of people over age 65 was around 25%. In 2010, the percentage over 65 was less than 19%, meaning that 81% of the population was under that age. Numerically, the decrease was from 1,220 persons over age 65 to 773.

The population numbers decreased in all categories, and there are fewer families, fewer wage-earners, etc., to care for the borough's houses and other buildings. However, the change has been more noticeable in the number of people past retirement age. The change in numbers of younger people has been modest by comparison. The decrease in people in the wage-earning age bracket (age 18-64) between 2000 and 2010 was only 146 and the decrease in the number of people age 0-18 was only 158 (the average family size is also getting smaller). This means that while the total number of people in each age category is lower, - the percentage of the total population that is younger is rising.

As the older generation decreases, some of the nicer and often larger homes become available to attract new, younger families. Charleroi lost 447 people over age 65 between 2000 and 2010. This was a major shift, but not one that is likely to continue as precipitously because the 2010 census shows only 773 people over 65 remaining. This may have translated to as many as 200-400 houses becoming available. The market favors certain kinds of real estate at certain prices, and the least desirable houses then sit vacant when the demand is too low for the inventory, while the more desirable ones sell.

Younger families means more people who might have more children, buy more houses, start more businesses, and take more risks of other kinds. It also may mean that there are more young people in the community now who are more likely to stay. The loss in numbers is still there, but the loss in the number of wage-earners represented only about 50-100 households (146 people, but assuming more than half are couples or in families).

The Mid-Mon Valley has been adjusting to decline in the steel industry since Donora Mill abruptly closed in 1964. Charleroi was not as directly affected at that time, but the Donora closing foreshadowed the end for about 30 other Western Pennsylvania steel mills twenty years later. Charleroi had to adjust more directly when steel production ceased in Monessen and Allenport in the mid-1980s. The borough can attribute some of its losses in population, payroll economy, and retail activities to the loss of these steel mills both north and south of it at that time. However, this is only part of the story.

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Charleroi grew very quickly in its first ten years to a population of almost 6,000. The borough's residential population then began its decline, numerically, as early as 1920. The number of borough residents has not increased in a federal decennial census since that time. If anything, the trend appears to be leveling off and the population is currently at a point where it could conceivably see a modest increase for the first time in 100 years.

Interestingly, the larger neighboring towns and the city of Pittsburgh were growing in the 1940s and 1950s when Charleroi was in its third and fourth decade of population loss. The comparable towns immediately surrounding it saw fluctuating numbers in some census years, but generally did not experience continuous decline until a downward trend began in the 1950s-1970s. The City of Pittsburgh also began a decline in population around 1960 in a pattern that continued to the most recent census. However, the estimated Pittsburgh population figures at present suggest that it has gained population since 2010 (by about 130 people), the first such gain since 1960.

What this means for Charleroi's historic buildings is that everything was based on the circumstances when the initial Charleroi boom was underway, 1890-1900, and those circumstances didn't last long. By the 1920s when a second wave of buildings appeared, the town was actually already starting to shrink. A large number of houses initially built in Charleroi were built as investment rental units, apparently by people of modest means who already lived in the area and were hoping to make an income as landlords.

It may have been difficult for Charleroi residents to see the earliest aspects of the population decline because the community made substantial gains in commercial activities in the first 3-5 decades after the population started shrinking. Throughout the region, there is an assumption that the number of store buildings in place in the 1920s-1950s, before the arrival of strip malls and regional enclosed malls, was proportional to the population. This correlation appears to be off in Charleroi's case. The initial boom appears to have to put more store buildings in place by 1910 than the local population, by the 1940s, could possibly have supported. What probably sustained an overbuilt retail sector in Charleroi in this era were the waves of new immigrants who opened stores serving one foreign language group or another. As a result, the Charleroi retail community began reaching out at an early date to coal miners and union members in surrounding areas, keeping many ethnic "niche" stores in operation. But this was bound to shift after the immigration waves slowed down and everyone learned to speak English.

Although Charleroi's main industries were glass, coal, small manufacturing, small-scale retail, transportation, and some wholesale, the town came to rely on the steel industry jobs in the neighboring towns. As the wages rose, including at jobs at the surrounding steel mills, more of the houses in Charleroi became home-owner occupied. This trend appears to have reversed after the steel mills began closing in the 1980s. It was coupled with a trend for younger people to move away, leaving a large percentage of the homeowner occupied properties in the hands of retired people. That trend, however, was bound to reverse as the retired residents grew older. The result is that, right in step with the population decline, the number of rental properties has increased and more houses have been abandoned or begun to become problems. However, the silver lining is that a younger population is emerging, and this can be a basis for rebuilding the community.



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At the after-school presentation, the students studied photographs of Charleroi buildings like the above Google Street-View image of the 400 block of McKean, along with principles to explain the make-up of the architecture.

### Lessons in a Plate Glass Window

During the public interaction sessions, Ed Zelich, superintendent of the Charleroi School District, took an interest in the project as an opportunity for his faculty. This led to a presentation about the project to 150 teachers at the late-August In-Service Day, as classes were about to begin for the 2015-2016 school year. The consultant asked the teachers to consider having the students do projects that could be put on display in empty store windows in the business district. As one example, the students could study local architecture and make models that could be placed on display in two or three of the windows. In other windows, the displays could cover other topics, such as local military history, or scenes from local industry. Classes studying history, writing, industrial arts, drafting, voc-tech, and other topics could all have a part in this. Some could work on getting the buildings ready and get the lighting to work, while others could make backdrops, and others could write interpretive text. Even the music teachers offered to get involved, raising the possibility of live entertainment when the displays would be ready. For the town's benefit, the hope was to make the buildings look less empty, getting the lights turned back on, which would also make it safer at night, and make the downtown a little more active and considerably more relevant to local families.



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At the In-Service Day presentation, the faculty learned the Charleroi Historic District's themes and Areas of Significance, followed by examples of the kinds of displays the schools could do for downtown storefront windows. For instance, the sample military exhibit (right), found online, was aesthetically in keeping with the window at the former location of Riva Travel in the 400 block of Fallowfield Ave. (left).

A half dozen teachers showed an interest, but Charleroi Middle School Art Teacher Mike Flaherty was the first to move forward. Working with High School Art Teacher, Patrick Camut, he solicited help from a Pittsburgh organization, Art Expressions. This organization funds creative after-school art education activities. Over a 6-week period, Art Expressions provided supplies and a teaching assistant while Mr. Flaherty and Mr. Camut met with students in special weekly sessions as they came up with designs and built models to reflect what they saw in Charleroi-style commercial buildings.

As one component, the lead consultant for the Preservation Plan gave a slide presentation on architectural principles at work in Charleroi's storefront buildings as well as some of the historical background of the historic district. Then the students went to work exploring the storefront building type and adding imaginative touches to the prototypes they had before them in their community. The images below shows the results.



The students initially started making roofs that shed to the right and left, like the image on the left, but they revised the strategy to more of a box form after studying the architecture of the downtown rows. The final product exhibits amazing variety, but the buildings line up like Charleroi storefront buildings.

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### What Could be Done for a Reasonable Budget to Update a Typical Charleroi House?

To encourage private homeowners to maintain historic properties, a "Homeowner's Guide" is needed. This guidebook will provide basic information on affordable ways to repair historic materials and maintain the essential characteristics that remain in the design of each building. A large portion of Charleroi's houses have been altered with new siding, new windows, etc. Some of these changes have historic value, and some others are not holding up well. Some changes have been highly visible, including the loss of character-defining details like porches. The guide will need to offer solutions for houses that have been heavily changed and those that remain almost unchanged.

In anticipation of the future guide, some questions were posed to a local contractor, Jason Koon, of Steel Dog Construction. Jason is relatively new to the area, which may be an advantage in this case. He represents the demographic characteristics of a younger generation that is just now showing up in the area. A native of Seattle, he operated a construction company and helped build multi-million dollar homes in the northwest for a decade. He came to the Charleroi area with the natural gas industry boom, by way of a brief stint with the gas industry in Montana. He and his family feel at home here. They love this area, the historic homes, and the real estate opportunities the area has to offer. Steel Dog Construction was one of the winners of this year's SMAART program, a business planning competition sponsored by the borough and the River Towns Program.

Jason was given an image of three houses in the 800 block of Fallowfield Avenue and asked what kind of rehabilitation he thinks would make sense and how he would price it.

From Jason:

#### Siding Options:

Standard vinyl siding for any of these three houses will cost approximately \$9600 (\$400 per square) installed. Vinyl siding will have a life expectancy of 15-20 years. While the siding may last longer it will show age and fade which will require painting. Vinyl siding has a high expansion rate with temperature cycles, and this makes painting more complicated. Special care is needed when selecting a paint that will bond to the vinyl as well as having similar expansion rates to prevent paint from peeling. Due to the cost of painting vinyl, it is most common to remove old vinyl siding rather than painting it.

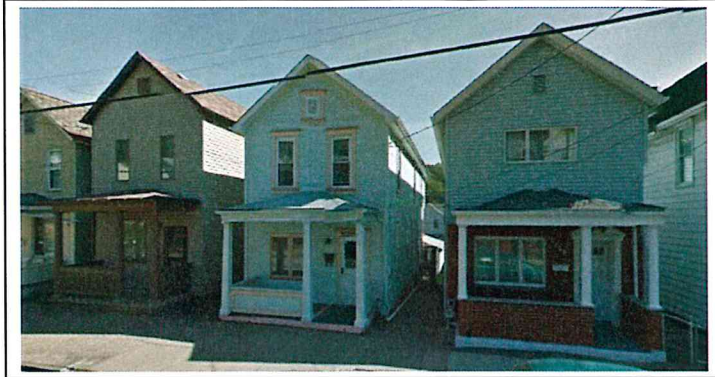
Concrete/composition siding (e.g., Hardie Siding) will cost \$12,000 (500 per square) installed and has a life expectancy of 50 years. It will need to be repainted every 10-12 years. Minimal expansion makes painting easy.

Wood siding will cost \$14,400 (600 per square) installed and the life expectancy is determined by the maintenance. A proper prime and paint job will yield many years of life without much maintenance. The advantage of wood siding is it will show any problem spots (peeling paint) so they may be dealt with before problems become severe. Although wood siding may have the highest initial cost, within 20 years of having to repaint the siding 2 times, the cost will be cheaper than removing and installing new vinyl siding.



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Removing lead paint from existing wood siding will run around \$10,000 and will leave a blank canvas of historic siding waiting for a fresh coat and paint. During the process any damaged siding will need to be repaired or replaced. After the siding is restored to a suitable condition, it will cost approximately \$5000 to repaint the siding.



Jason Koon was given the above left photo of the three houses to offer his reaction as a contractor. The information included the fact that the house that has been changed the least was also involved in a dispute that led to revoking the owner's rental license. Although 806 Fallowfield has been a problem, it is also a good example of unchanged style.

### **House-by-House for the three 800 Block of Fallowfield Avenue Houses:**

*The unchanged house at 804 Fallowfield Avenue:* To dress up this historically unchanged house, the damaged porch post could be replaced, other porch components could be repaired, and the siding could be repaired and repainted, all for \$1500.

*Brown-sided house at 806 Fallowfield Avenue:* The weathered old windows on front of the house could be replaced, repainting the front porch, and painting the corner boards only of the siding to add an accent color to the brown, for \$4500.

*Blue-sided house at 802 Fallowfield Avenue:* The second story window could be removed and converted back to two single hung windows to return some of the original appearance. The sliding window on first floor could be removed and replaced with a single hung sash. The first story brick façade and brick banister could be removed to return the appearance to the earlier design, replacing the siding with vinyl siding and thus matching the current siding above and to the sides. The porch could be restored to the original post and banister design and painted. All for \$9500.



Repeated front-gable frame houses on narrow lots are the most common building type across many blocks of Charleroi.

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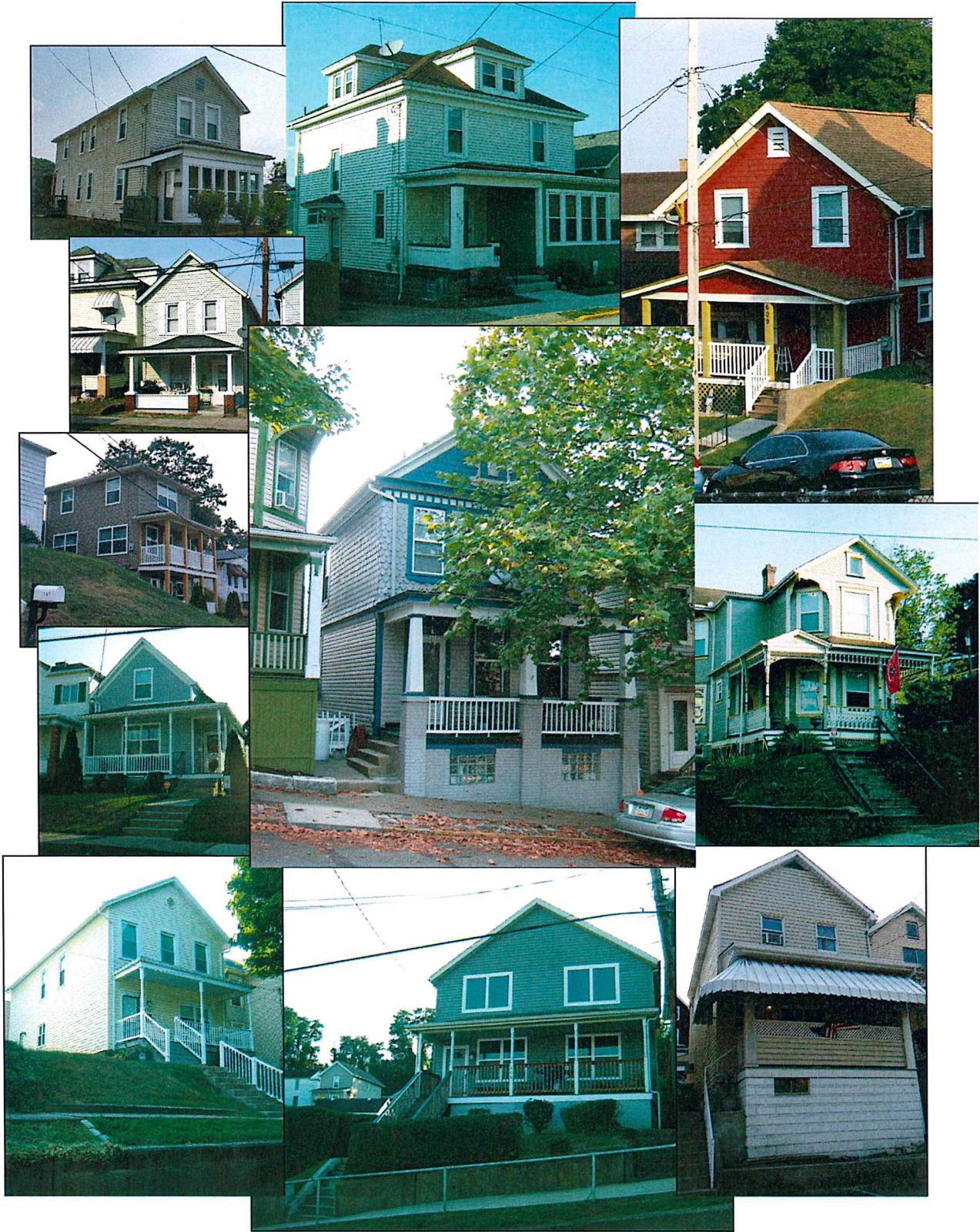
The Charleroi business district has many empty historic storefront buildings. In some blocks, the vacant buildings make up approximately 50% of the building stock. Also, some of those shown in the collage above are not even being offered for rent.

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The collage above shows 11 of the 13 residential rehabilitation projects done by GCCDC since it started in 1988.

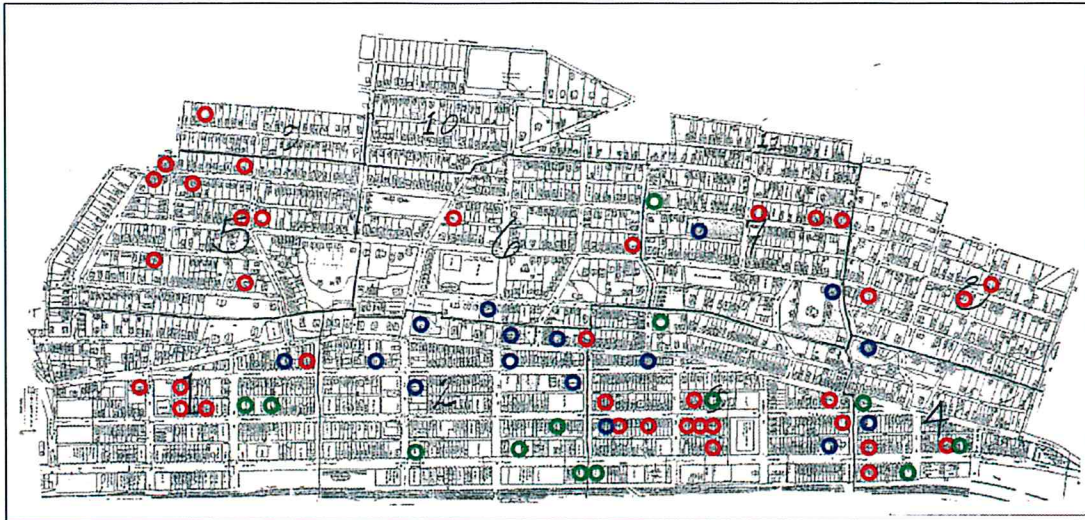
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Map of locations of buildings built as neighborhood groceries, churches, lodges, and for other similar uses (Note that a small percentage of these resources have been demolished or changed uses; the original use is what is being mapped here)

**Red Circle** — Neighborhood Groceries (commercial storefront buildings built outside the contiguous rows of the commercial core area)

**Blue Circle** — Church (some are modern, non-contributing buildings, some were built 1890-1957 as churches and now have other uses)

**Green Circle** — Lodge or lodge-related business (e.g., Belgian Cooperative Store, Goaziou Print Shop)

The borough is working on incorporating this information into a new zoning map, so that large areas of the borough will once again be zoned for single family residences, with a historic overlay that will allow any building built as something other than a single family home to be returned to a similar use, such as making a neighborhood grocery store building into a live-work space with a shop where crafts are made on the first floor and the owners live upstairs.



The building on the left (in the 300 block of Washington Avenue) exhibits the ideal level of property care using inexpensive preservation and maintenance techniques that would be ideal in Charleroi. The building on the right and its neighbors in the 600 block of Fallowfield Avenue has some historic components, but is an example of what to avoid having happen to historic buildings in the historic district. The remodeling materials are inappropriate, the building design is no longer clear or attractive, the condition is in decline, and the neighboring properties are about as bad.

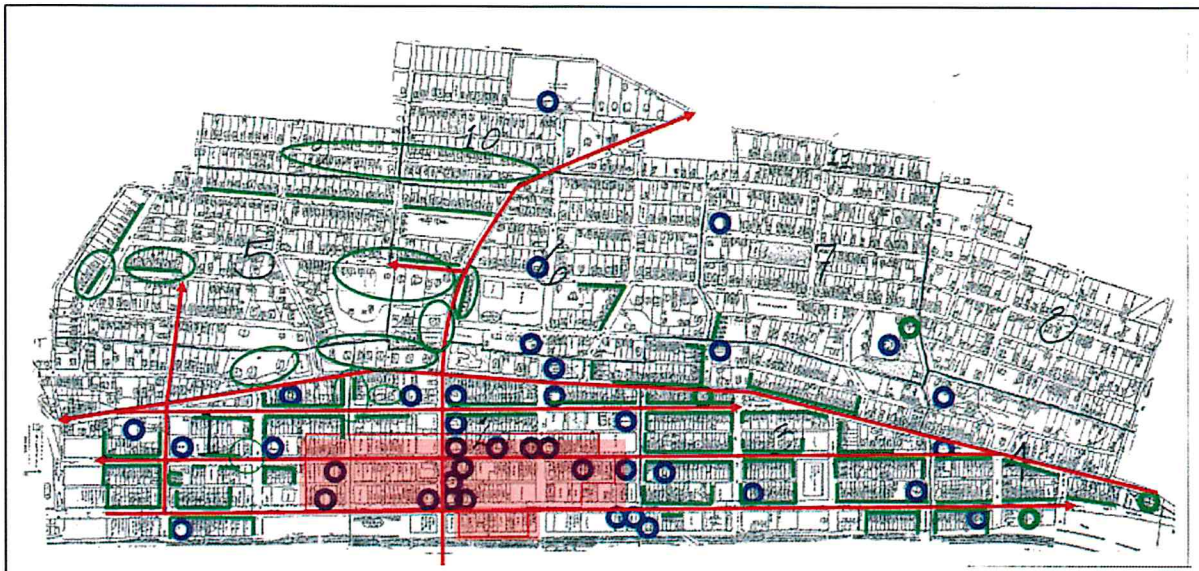
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# CHARLEROI HISTORIC PRESERVATION PLAN



The above map and the following discussion were developed to provide a way of evaluating the relative importance of resources within the Charleroi Historic District and priorities for their preservation.

## **Hierarchy and Priorities in the Historic District**

The highest priorities for preservation are along the major corridors that pass through the borough from Lincoln Avenue to the east. The buildings along these streets give the community a distinctive historic appearance that makes it what it is. The major corridors are the main north-south streets — McKean, Fallowfield, Washington, and Lincoln Avenues, plus the portion of 5th Street east of Lincoln Ave. This area breaks out into two kinds blocks of buildings:

1. The red-shaded area is the core business district – from the middle of the 300 blocks of McKean and Fallowfield Avenues to the end of the 500 blocks of the same two streets. It should be treated as one piece of architecture. Although there are now gaps, every building was designed to be part of a contiguous row, and every building now touches at least one other building. Demolition should be avoided in this area, but when demolition is necessary, every effort should be made to a). preserve the historic facade (even if the building behind it needs to be removed; a freestanding facade can be stabilized and retained place) (non-historic facade materials do not need to be retained in the process), and b). make plans when possible to add new buildings and re-fill the openings in the street-wall caused by the demolition.
2. In the remaining blocks east of Lincoln Avenue (generally north of 7th St. and south of 3rd St.), the individual building is not the point, but the rhythm of repeated forms. The architecture of these rows would be diminished if more than one house per block were lost. Make an effort to plan new houses on any lot where a historic house is lost to demolition.

The straight green lines on the map are intended to show “street-walls” that should be preserved, i.e., places where the form and facade walls of buildings shape the open area of the street in important ways. Where these lines are shown, the historic pattern is shaped by the way the



## *CHARLEROI HISTORIC PRESERVATION PLAN*

buildings line up, and this characteristic is important to the district's integrity. In most cases, any given individual building in any of these rows is almost never of individual significance. The individual building, in these locations, is almost always significant exclusively for the way it helps to create the row.

West of Lincoln Ave., the map shows ovals encircling "ensembles" of houses that have value as a group, even though they are often further apart or more architecturally varied. These ensembles are some of the most distinctive and often most valuable houses within the borough. Some date from the 1890s, Charleroi's first decade. They are the main areas where preservation is a priority west of Lincoln Ave., In some cases, they are along important secondary corridors through the borough, including 5th Street and the middle section of 2nd Street. Also, the blocks of Crest Ave. and Meadow Ave. that adjoin 5th and 2nd Streets are of importance, with highly visible ensembles.

In addition to the above, there are about 50 individually distinguished buildings in Charleroi (churches, other places of assembly such as theaters and lodge buildings, banks, the historic post office where J.K. Tener Library is now, etc.). They are marked (most of them) with smaller circles on the map. These should be preserved because they are architectural anchors and can be activity generators for the town.

The areas not listed above, or circled on the map, such as the quadrant west of Lincoln Ave. and north of 8th St., are not of as high a priority for preservation. Many of the blocks along smaller streets are in this category (e.g., north of 8<sup>th</sup> St. on Prospect Ave.).

Further information on these concepts and the logic the team followed in developing them, along with other related conclusions, will be found in Volume II of the report.



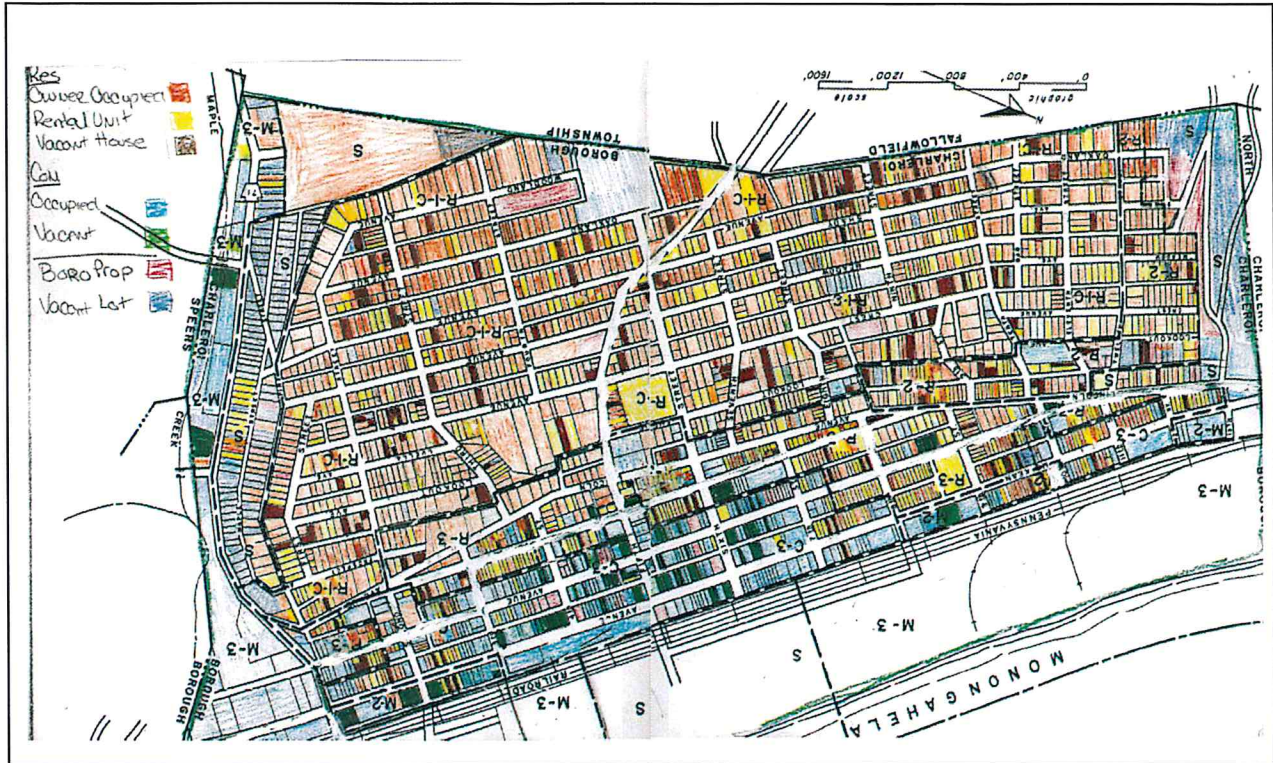
Many Charleroi buildings have the distinctive flavor of the 1890s. The building on the left is one of the early storefront buildings erected when wood frame was still allowed in adjoining storefront rows. The facade was rehabilitated in 2015 with a grant from a pool of Local Share Account funds (gaming funds) that the borough and Mon Valley Regional Chamber of Commerce manage together. Although the project involved adding siding for the first time, the execution of the work retains key features and respects the character of the original 1890s design.

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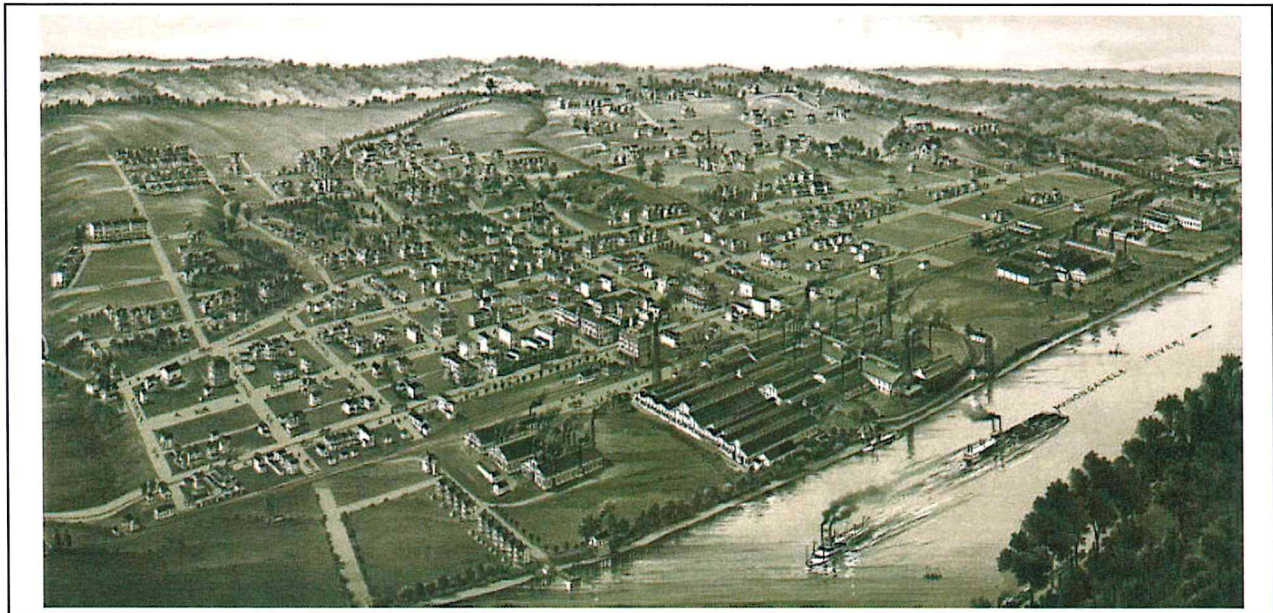
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# CHARLEROI HISTORIC PRESERVATION PLAN



This map was developed by the Charleroi Code Enforcement Officer in 2013 as a way of tracking and mapping conditions that posed a threat to real estate in the borough. Vacant houses are shown in brown. Owner-occupied houses are in red, while those that are rented as shown in yellow. Occupied commercial buildings (and open portions of parcels in commercial use, such as parking lots) are shown in blue, while vacant commercial buildings are shown in green. Borough property and completely unused vacant lots are also indicated.



Charleroi as it appeared in a map drawn by T.M. Fowler in 1897, from the Library of Congress web site. About 1/3 to 1/2 of the parcels contained buildings by that time, and in most instances, the same building is still there today. Although the site of Charleroi was a farm in 1889, the land sale was so successful in March 1890 that there were 6,000 people living in the community by 1900, 50% more than today's population, but housed in fewer buildings with not as many large ones as today.

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## *CHARLEROI HISTORIC PRESERVATION PLAN*

### *Early Detection / Endangered Buildings Procedure*

One of the tasks in the Preservation Plan project was to investigate creating an “early detection” procedure for tracking endangered buildings. The intention was to allow the borough’s code enforcement program to prioritize and to be able to act as swiftly as possible on those properties where the endangerment is clear and where the action needs to be as high a priority as possible.

A spreadsheet needs to be developed showing all properties in the borough.

The next “tool” in this “toolbox” should be the inventory from the National Register nomination. If the property is listed as “Contributing” in the nomination, then the buildings qualify for certain incentives such as tax credits, and inversely, mitigation will be required if demolition becomes a necessity. If the property is outside the district boundary, neither the preservation incentives nor the mitigation rules will be applicable. The spreadsheet of all properties should contain a column for whether a property is in the National Register boundary and whether it is Contributing or Non-Contributing.

The code enforcement officer keeps files on properties where there has been a complaint from a neighbor, and/or if the staff has noticed untended lawns, broken windows, building openings that are not secured, and evidence that the owner has not been present to tend to maintenance. This information should be noted in a special column on the spreadsheet, with a code indication which problems were noted.

When information arises that an owner or the tenants have not been seen for an extended period of time and no one in the neighborhood or borough offices has heard from them, this should be noted separately on the spreadsheet.

Another column on the spreadsheet should be available to track any information on unpaid property taxes, proposed county tax sales, and related information.

Another column on the spreadsheet should be available to track any information on bank foreclosures and other evidence that indebtedness is a threat to the property.

Another column on the spreadsheet should indicate when the last rental unit inspections were conducted.

Other “tools” will include information gathered from Safeguard Properties, which lists information on foreclosures and similar signs of a threat. When the borough suspects a problem, they register the property with this program, letting other parties know of a possible problem, and that sometimes leads to more information from other concerned parties.

If the borough passes the proposed Vacancy Notification Ordinance, they will enter into an agreement with an organization that tracks compliance issues for a fee. Information received this way should also be entered in the spreadsheet.

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The spreadsheet should contain a column for rating those properties where a high number of negative factors have been entered. The 50 with the largest number of problems should be color-coded (highlighted in a color). The next 150 after them should also be color-coded, but in a different color. This will allow the borough to focus on the 50 worst properties, while also being aware of others. The color coding should be updated every three months. Within the "50 worst," the borough will probably want to identify the 10 that are the highest priority for action, and each year, it is likely that 3 or 4 on the list will be bad enough that the borough has to take remedial action (demolition, eminent domain, or other steps to force a change, especially to preserve neighboring properties).

	In historic district?	Contributing?	Condition	Owner / Tenant Missing?	Tax Sale?	Fore-closure	Last Rental Inspection	Safeguard Properties Notified
1501 McKean Avenue	N						2015	
1503 McKean Avenue	N		HG				2013	
1505 McKean Avenue	N						2014	
1507 McKean Avenue	Y	C	HG			Forecl.	2015	
1509 McKean Avenue	N						2015	
1511 McKean Avenue	Y	C	BW, HG				2013	
1513 McKean Avenue	Y	NC			Tax Sale		2012	
1515 McKean Avenue	Y	C	Complaint	Missing			2012	Notified

The above sample is to show what the Endangered Building / Early Detection Spreadsheet might look like. The addresses are fictitious (there is no 1500 block on McKean Avenue in the borough). All properties with a "Y" in the first column will say either "C" or "NC" in the second column. The abbreviations stand for the following:

- "Y" = Yes it's in the Historic District; "N" = Not in the Historic District; C = Contributing; NC = Non-Contributing
- HG = High Grass; BW = Broken Window
- Complaint = Complaint from Neighbor
- Missing = Owner (or tenant) not seen in months
- Tax Sale = Tax Sale announced, underway, etc.
- Foreclosure = Foreclosure announced, underway, or pending
- Notified = Information has been filed with Safeguard Properties to find owner

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# CHARLEROI HISTORIC PRESERVATION PLAN

## Criteria for Meaningful Mitigation\*

### Significance of the Property

- Relevant to the area of significance or property type
- Commensurate with the property's significance
- NHLs or properties of national significance warrant greater levels of mitigation

### Public Benefit

- NHPA recognizes that preservation is a public interest
- Developed through dynamic consultation (seek, discuss, and consider)
- Should give back to the community in which the resource is located

### Accommodates the Needs of all Parties

- Consider the needs of those who ascribe value or importance to a property
- Consider the interests and constraints of the agency/applicant

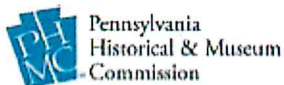
### Enhances Knowledge and Protection of Historic Properties

- Identify broader needs for a resource or property type
- Consider off-site mitigation option that is a benefit to the community

### Cost

- Commensurate with project effects and significance of the resource
- Use of tax payer money must be justifiable

\*Please note not all criteria need to be met



PA State Historic Preservation Office/  
Bureau for Historic Preservation



## **CHARLEROI HISTORIC PRESERVATION PLAN**

### **What Other Communities Area Doing**

*While the Charleroi Preservation Plan was underway, a number of similar issues were coming to the fore in other comparable areas. Charleroi may be able to learn from these.*

In Monessen, the city has taken an aggressive stance against blight, which has been covered many times in the local newspapers. Although Monessen's historical development is related to Charleroi's, the City of Monessen does not have advantage of a historic district. The gaps between the buildings from 1960s urban renewal projects appear to have ruled out listing of the downtown area as a district.

Throughout the valley, at least two groups held meetings that embraced a mix of communities and two bus tours were led from town to town to discuss issues with "blight" while this project was underway.

In Donora, the borough has been using local tax funds to demolish private properties. Donora's development is related to that of Charleroi and Monessen, and the downtown area has a high degree of historical integrity, but only a handful of businesses are still operating in a district that is more than 2/3 vacant. Donora has an eligible historic district, but it is not listed in the National Register.

In Marianna, the borough is struggling with how to approach blighted properties. Marianna is a small borough (population 494). A large percentage of the borough is listed in the National Register, but the size and geographic remoteness of the borough limits development activities. Most of the houses are listed as contributing in the National Register nomination, and some abandoned houses consist of just walls with no roof. The property values are low, and Marianna also has almost no business district.

Oil City has a preservation plan in the works. The community was developed very quickly like Charleroi, but as an oil industry boomtown. Oil City does not have the programs and organizations in place that Charleroi has, but the plan may recommend some similar steps to those already underway here.

West Newton has been working on a vacant properties ordinance, asking banks and others to notify them when properties go into foreclosure. The first draft of the ordinance may have been too narrowly defined, and it was sent back for revisions.

In the East Liberty section of Pittsburgh, the local community development corporation (East Liberty Development, Inc., or ELDI) has made tremendous strides across decades by buying buildings, rehabilitating them, and selling them. The strategy has been remarkably effective, and it has been part of an amazing transformation, making this once again a viable and desirable neighborhood. To refine their strategy, however, ELDI decided to target properties where the landlords have not been selective enough and have rented to people involved in the past in crimes. ELDI has been focusing their energy on buying the properties where they have observed this pattern, rehabbing the properties, and finding ways to be more careful to screen out people with criminal records.

In Brownsville, about \$4 million worth of development is about to begin in the downtown area. This includes a library expansion, a large housing project, and several projects underway by the Brownsville Area Revitalization Corporation (BARC) headquartered at the Flatiron Building Heritage Center. BARC owns eleven downtown buildings. BARC's projects were highlighted at a panel discussion in Charleroi as part of this Preservation Plan.

# CHARLEROI HISTORIC PRESERVATION PLAN

## Methodology and Public Perception

The Charleroi Preservation Plan project went under contract on June 1<sup>st</sup>, 2015, and there was a kick-off presentation before Charleroi Borough Council at their June meeting. A second kick-off presentation was also made to the “Revive 2016” panel, a forum group made up of community development organizations involved in various ways in Charleroi.

Early in the project, other team members toured the district with lead consultant Terry Necciai. This included a tour of the historic district with architectural historian Dan Pezzoni of Virginia to review the resources and the inventory compiled for the National Register nomination. A second tour included Sean Garrigan, AICP, and another planner from his office. While on this tour, Mr. Garrigan and his assistant remarked that the borough’s housing stock was in better condition than what they had expected based on other similar towns in the region they had worked in recently. During this tour, these three teams met with the manager of the Citizens Bank office to discuss its future.

A public meeting was held on July 7<sup>th</sup>, 2015. The meeting was announced in a press article that was included in a special newspaper section covering Charleroi topics. The special section went out to all readers of the *Valley Independent*, and extra copies were distributed to many distribution sites in the Charleroi business district (copies are still on display in many locations). Through this and other means, the July 7<sup>th</sup> meeting had been well publicized, but only about eight people were in attendance. These included the borough manager, a member of Charleroi Borough Council (Councilman Celaschi), two representatives of the Charleroi Historical Society, two other Charleroi residents, a resident of a neighboring city, and the lead member of the consulting team (Mr. Necciai). The presentation went well, but the feedback was minimal.

Seeing that it is hard to bring people and representatives of various sectors together in Charleroi these days, the consultant decided to “take the show on the road” and meet with as many civic groups as possible. This included making presentations to groups like the Rotary Club and the Lions Club, as well as other organizations.

As one strategy to make up for the low turn-out at the public meetings, the consultant agreed to come to Charleroi once a week at lunch time and meet at the Market House with whoever was interested in bringing their lunch and discussing the project. About 20 people came at various, some of them returning several times with new friends on each occasion. At one of these lunch meetings, two building owners asked the consultant to come and tour their buildings to look at rehabilitation work they had underway.

The consultant also, separately, toured the only downtown building on the demolition list. The tour was with a demolition specialist who was evaluating the building for environmental hazards prior to proceeding with the work. This was also an opportunity to look at options for preserving the facade and other building components while removing those materials that were contributing to the problem (the interior is full of layers and layers of remodeling materials that are rotting after a fire and years of water coming in through a leaking roof).

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Two or three brief presentations were made at Charleroi Rotary Club meetings, including a regional get-together, and another to the Rotary Club in nearby Monongahela. Several people offered their thoughts at these meetings, and one person in each of the two Charleroi service clubs offered to attend future public meetings and presentations. Some of the discussion at the Lions Club was about frustrations two or three individual members had had over recent preservation issues where the steps taken for mitigation were seen as having slowed down progress (e.g., when the Charleroi-Monessen Bridge was replaced). Questions were asked about the Coyle Theater project in Charleroi and how it relates to the plan. The Charleroi Rotary Club has a very small membership at present, with a weekly attendance of 5-8 people, and the Lions Club, which is larger (about 20 people), was about to break for the summer and take a month off.

Presentations were made to a couple of retirees clubs. The one to the Charleroi Goldenagers was before a record turnout for this group, with over 125 in attendance. The Goldenagers schedules bus tours for seniors, and their regular meetings involve a light lunch plus several other meeting activities including having another speaker at this meeting. It is a regional group, and the attendees were not all from Charleroi or even the Charleroi School District area. The feedback was minimal because of the size of the crowd and the timing of other presentations.

A presentation was made to the Corning Retirees, a group that meets at the Charleroi Senior Center. This presentation included an overview of the history of the glass industry and its relationship to the history of Charleroi and the development of the historic district. The group was very attentive and asked about having the speaker come again to a future meeting. These retired glass workers worked at a plant next to the building where the meeting was held, but they were largely residents of surrounding communities. Their interest was piqued because they knew very little about the history of Charleroi, very little about the historic district, and very little about the various kinds of glass making that occurred here in earlier generations. However, this was also because they are not residents or property owners, and some would not even consider themselves to be “stakeholders,” although they worked in Charleroi and still meet in the community.

The consultant met with the staff of the Charleroi Senior Citizens Center and the staff of the Southwestern Pennsylvania Area Agency on Aging (SPAAA), which is housed in the same building as the Charleroi Senior Center. SPAAA is a regional organization which operates 24 senior centers and 14 satellite centers in three counties. It is part of a larger agency, also located in the same facility, Southwestern Pennsylvania Human Services (SPHS). Its offices occupy one of the borough’s largest buildings. The agencies provide bus service to their constituents and similar services, and these may represent opportunities for preservation-based activities in the district. All personnel took some interest in the preservation issues, although their feedback and interest in initiating activities was minimal.

The lead consultant met once with the board of the Charleroi Area Historical Society and several times with the society’s membership. On one occasion, he made a presentation on the history of the glass industry with respect to the historic district. On another

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occasion, he organized a panel presentation on the activities of the community development corporations in Charleroi, Brownsville, and Monongahela over the last 25 years. This was a very useful forum. The Greater Charleroi Community Development Corporation (GCCDC) has rehabilitated 13 historic houses in the district, and they built seven townhouses on the site of a former school. The consultant (Mr. Necciai) photographed all of these projects and formatted the images as a PowerPoint presentation. The presentation provided an opportunity to photograph and compare these projects. All were in the borough's residential sections, and almost all were on the hill west of Lincoln Avenue.

At the same meeting, the presentation by the Brownsville Area Revitalization Corporation (BARC) showed that the equivalent CDC in Brownsville has done only one residential rehabilitation project, but they have developed a downtown museum which serves as a visitor's center and houses the organization's offices, and they are heavily involved in preservation efforts throughout that borough's downtown area. The group owns a dozen buildings in addition to the Flatiron Building Heritage Center, mostly in their borough's downtown area, which are in various stages of rehabilitation. The presentation on the Monongahela Area Revitalization Corporation (MARC) focused on events the group sponsors and beautification projects it has undertaken (MARC has done only one building development project since forming 27 years ago). Seven members of MARC were in attendance.

The consultant also met with the GCCDC membership twice, as well as an individual meeting with their president, and he also attended a regional meeting of CDCs (mostly representing communities closer to Pittsburgh) that was held in Charleroi. The regional director of the Pennsylvania Department of Community and Economic Development attended the regional meeting. The feedback at these meetings regarding the preservation plan was not extensive, but it was clear that the organization has made a big imprint in the historic district. It was also clear that the projects they have undertaken were heavily shaped by the funding that was available. And it was clear that it would take a step in faith for GCCDC to pursue projects involving larger downtown Charleroi buildings or any building containing storefront space. The question was posed to them if they would consider doing a downtown storefront building or a group of them. They explained that they had tried purchasing downtown buildings before, but the cost was prohibitive.

The lead consultant interacted with staff members from the Mon Valley Initiative (MVI) at meetings of Revive 2016 and of the Greater Charleroi Community Development Corporation (GCCDC). He also discussed the project in a special meeting with State Senator Camera Bartolotta and a meeting with a representative (Bernard Kubitzka) from State Rep. Pete Daley's office.

One of the most significant developments in this project occurred as a result of attending one of the GCCDC meetings. The consultant's presentation at the meeting caught the attention of the relatively new superintendent of the Charleroi School District, Ed Zelich, who had decided to come to the meeting looking for ways to get involved in a community organization. The chair of GCCDC is also the School Board member in charge of

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finances. Mr. Zelich asked lead consultant Mr. Necciai to meet in the business district some time for a tour and to discuss ways the schools and community could interact in relation to the Charleroi Preservation Plan. This meeting and tour occurred a few days later, and it led to the superintendent asking Mr. Necciai to present the basics of the plan as the main presentation at the first In-Service Day of the school year, in August just before the new school year begins. At that presentation, 150 school district personnel seemed remarkably attentive and interested in the topic. About seven teachers came forward to volunteer to find ways to reconnect the schools with the borough (for about 25 years, all the Charleroi schools have been on one campus a mile outside the borough). The teachers who came forward represented the following special areas: 3<sup>rd</sup> grade, 5<sup>th</sup> grade, art (middle school and high school), music, the gifted program, and others.

To follow up on the In-Service Day interest, Mr. Necciai then visited the school campus with Mr. Zelich, toured the facilities, and met over a dozen individual teachers. A short time after this, Mr. Necciai met on campus with Mr. Zelich to discuss specific project ideas, followed by a tour of the school facilities. The tour included meeting the teacher who teaches wood shop and the one who teaches drafting, as well as English, the Gifted Program, the band, etc. At a second In-Service Day, Mr. Necciai met on campus in a strategic session with about seven teachers, followed by a tour of the business district.

After this, the Middle School Art Teacher, Michael Flaherty, and the High School Art Teacher, Patrick Camut, put together a project for Middle School students to study architecture and make models of their interpretation of a Charleroi commercial building. The models are to be put on display in vacant store windows in the Charleroi business district. The project was funded by a grant from a Pittsburgh organization called "Art Expressions," and that group also send an adviser to participate in the development of the project. Mr. Necciai gave a presentation to the students on architectural principles at work in the downtown storefront buildings. The project is expected to finish after the Preservation Plan has been completed.

A second public meeting was held on December 1<sup>st</sup>, 2015. This meeting had a larger attendance. It was held at the end of a Planning Commission meeting in which the new zoning ordinance was being worked out. The December meeting(s) included participation by Sean Garrigan, AICP, of Stromberg-Garrigan Associates, who discussed funding strategies and zoning techniques, including some that can be borrowed from the "Form-Based" approach to zoning (even though the revised ordinance is being developed using "Euclidean" zoning). Mr. Garrigan also summarized the review he has made of Charleroi ordinances since 1991. Mr. Necciai made a PowerPoint presentation at the same meeting, and he presented the "Goals and Objectives" developed to serve as the Action Plan for the preservation planning project. The meeting ended with a presentation by Michael Flaherty, Art Teacher at Charleroi Middle School. Mr. Flaherty presented a model his students have made of a storefront building designed to fit into the Charleroi business district, and he explained that his students are studying Charleroi's downtown architecture this semester as a special project to coordinate with the Charleroi Preservation Planning Project and that the project is funded and partly staffed by Art Expressions, a group that aids schools in undertaking projects such as this.

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The *Secretary of the Interior's Standards for Rehabilitation* are the rules that apply when federal funds are being used for a rehabilitation project (there are also *Standards* for other Treatments, such as *Preservation, Restoration, and Reconstruction*). They are very useful as guidelines for preservation projects in general, although they are not in force when a project is privately funded (and involves no federal activities). The rules are easy to meet when the historic features are in good condition, the project does not involve removing or discarding historic features, when false (historic-looking) features are not being proposed, and when the owner's plans are a good fit to what is there already.

[http://www.nps.gov/history/local-law/arch\\_stnds\\_8\\_2.htm](http://www.nps.gov/history/local-law/arch_stnds_8_2.htm)

### **The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995**

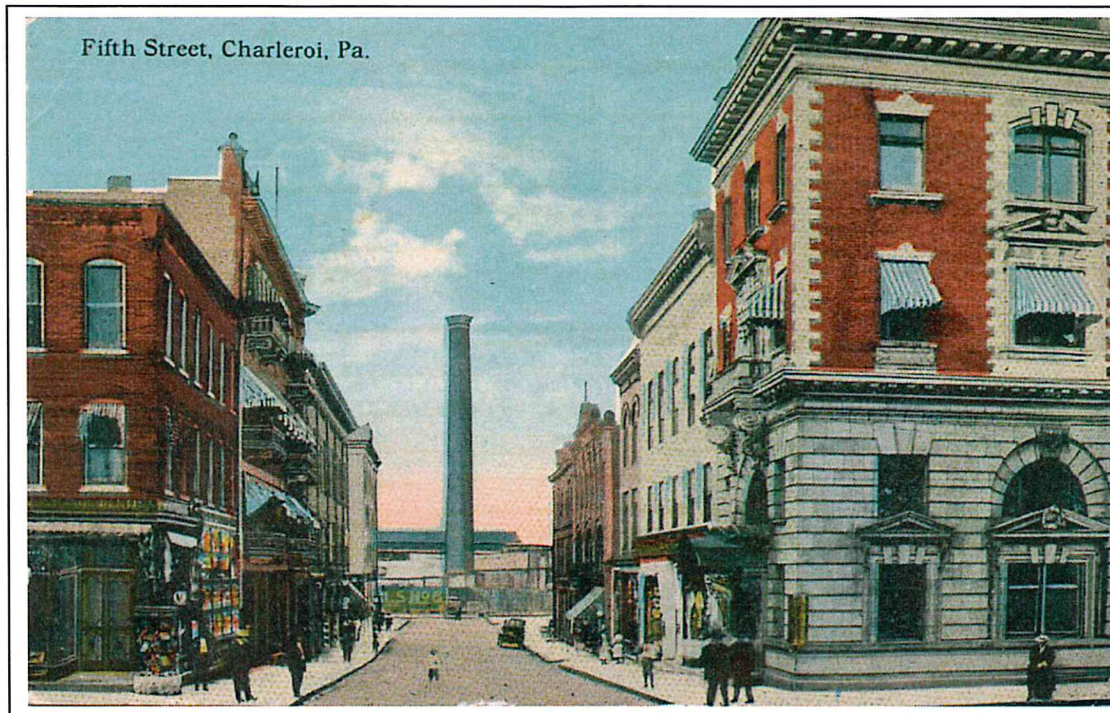
#### **Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

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# Historic Preservation Plan for the Borough of Charleroi

## Volume 2 - Supplemental Materials

May 2016

prepared by the team of

Terry A. Necciai, RA, Historic Preservation Consulting

*"Those who cannot remember the past are condemned to repeat it."*

- philosopher and poet George Santayana, speaking from Madrid Spain in 1863

Charleroi Borough Council

Terry Newstrom, mayor

Council Members

Paul Pivovarnik, president

Ed Bryner

Debbie Buck-Kruell

Larry Celaschi

Randy DiPiazza

Jerry Jericho

Frank Paterra

Roberta Doerfler, borough secretary

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# **Historic Preservation Plan for the Borough of Charleroi**

*Volume 2*

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# **CHARLEROI HISTORIC PRESERVATION PLAN**

## *Purposes of the Report*

The Charleroi Historic Preservation Plan is designed to help the Borough of Charleroi pursue community development as needed while taking meaningful steps in the preservation of historic resources.

A large percentage of the borough – about 65% of the land area and about 85% of homes and retail storefront locations – falls within one well-defined historic district. As a result of Charleroi's historic development and significance, the historic district has been recognized as historic for nearly four decades by state and federal agencies that are tasked to evaluate resources in the National Historic Preservation Act of 1966. Because of this community's significance, preservation issues will likely arise in all planning activities involving the borough government as well as most development activities (although privately funded activities are not restricted by the National Register, except when they involve a federal license).

In the short-run, this plan was prepared as part of the requirements when federal funds were used for the demolition of a group of contributing buildings in the Charleroi Historic District in 2014-2015. Beyond that initial purpose, the plan is intended to help the borough go forward in a logical and "smart" way, capitalizing on existing resources while facilitating good development. It should allow any future mitigation measures, as required in the use of federal funds, to be tailored in ways that are most appropriate to meeting these goals.

The borough contains many buildings that are now recognized as "historic resources." They should also be seen as "resources" in the revitalization and growth of Charleroi, a community that has experienced a long period of attrition.

What has worked in other communities may not always work here, because Charleroi has some unusual characteristics. The sheer number of historic resources in a concentrated area here suggests the need for careful planning. The district consists of a very large number small buildings many of which now have a limited market value on an individual basis. The value of those in poor condition is now sometimes as low as the local cost of demolition, at less than \$10,000. To use federal funds for demolition requires that the borough take mitigation measures. The conventional approach to mitigation, as it developed over several decades after 1966, has been to prepare photographs and drawings (recordation). However following this process for each building can cost as much as 25-50% of the cost of demolition (or of the property value) in Charleroi's case. Furthermore, the state and federal agencies are asking local governments to fund better solutions to mitigation than doing recordation without any other steps.

The point is to streamline the process so that an appropriate portion of the resources that the government entities have at their disposal can be put to use in the most effective ways to preserve and build on what matters most to the historic character of the Charleroi Historic District as a whole. In the event that mitigation is needed in the future to allow for use of public funds for demolition or activities involving other adverse effects, the



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intention of this report is to pave the way toward the most meaningful process possible and the most effective use of available funds and historic resources.

This plan was developed amid an overwhelming set of circumstances. This was partly due to the project occurring after a long period of community decline. The borough's economy and demographics have shifted dramatically in the last half century. It was a regionally important center of manufacturing and retail in the first century after its 1890 founding. It now contains a much smaller and generally less wealthy population, a larger percentage of renters, and fewer businesses than it did as recently as recently as the 1980s.

Some of these characteristics of the community appeared to be reaching a crisis point by 2014 when the latest round of demolition projects was taken under consideration and when the current planning project was proposed. Also, as this project was taking shape, there were many negative headlines about Charleroi in the local newspaper, a fair portion of them about disagreements over preservation-related issues (see bibliography), plus stories about remediation of blight here and in neighboring towns, landlord crises, drug-related issues and deaths, the limited and sometimes declining tax base, the stress of dealing with thinning resources, the challenge of being prepared to fight fires with volunteers in this setting, and similar problems. Some ambitious community development projects in the borough were under enormous stress and getting very bad publicity. The Chamber of Commerce has regionalized, and both the Chamber and a locally based bank have dropped the word "Charleroi" from their name. Just as the project was conceived, the borough's last grocery store was closing, and just as the plan was coming to completion, the local newspaper went out of business.

On the other hand, the demolition project and this preservation plan are both part of a larger pattern of positive developments that has gradually made itself apparent. At least a half dozen community development initiatives that have been established in the last few years as management techniques are beginning to bear fruit. The demographics appear to be settling in: after 90 years of population decline, without any census showing residential growth, there may have been some population growth, the average age has been getting younger, and the appearance of the borough has been improving.

While some things have stabilized, the numbers are staggering. A very large percentage of the borough is located within the bounds of the historic district. The listing, as completed in 2007, embraced 1837 resources, including 1,692 contributing buildings, two contributing structures (a reservoir and a gas well), and 2 buildings already individually listed (the 1912 Charleroi Post Office now known as J.K. Tener Library, and First National Bank, now Ductmate Industries), while only 141 of the buildings in the same boundary were considered not to be contributing. Many of those listed as contributing had been altered before the district was inventoried, but they were listed and shown as contributing because they still reflect the original boomtown development of the community.

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Almost 50 of these resources, particularly the larger ones and the buildings representing churches, lodges, union halls, and other community institutions, had enough individual significance to be called out by name in the nomination. There are also some ensembles of larger buildings that were discussed but were not individually named.

However, despite these exceptions, most of the contributing resources are very small houses or small storefront buildings. Many occupy unusually narrow parcels (20-30 feet of street frontage), resulting in a high density, in terms of the number of storefront buildings or residential units per square mile. About 50 of the contributing buildings have been demolished since the National Register listing was finalized. Some of these were in unusually bad condition when the district was being inventoried, but they were listed as contributing because they reflected the applicable Areas of Significance to a degree that was equivalent to their neighbors.

Although it is a tightly packed area, the borough only has about 2,500 real estate parcels, so that about 70% of the parcels are within the bounds of the historic district. The percentage of the borough's buildings (vs. parcels) located within the district is higher. In this same area are an even higher percentage of the borough's 2,258 households, which represent a total population of just over 4,000 persons. While the borough has a total land area of .8 square miles, the residences are in an area of only about 65% of the borough limits (.5 square miles), following a boundary that is very similar to that of the historic district.

This places the residential portion of Charleroi at a density of around 8,000 people per square mile, similar to Staten Island, New York (although Staten Island Borough's population is 100 times as large; Staten Island is similar in size the 10-mile radius area around Charleroi, a common definition for the term "Mid Mon Valley."). Roughly the same set of residential units in Charleroi, however, contained almost three times as many people about 1920, and it is frequently noted that the number of storefront buildings and other facilities still standing in the community were built for a population 2/3 of which is no longer there.

In general, the buildings outside the district boundary are a combination of about five industrial complexes, two or three post-1960 strip-mall type developments, several fast-food restaurant buildings, and the houses found on a few streets at the borough's western edge (excluded from the district because a larger portion were built after 1957). Only two or three of the industrial complexes beyond the boundary are in buildings pre-dating 1957 and have any historic architectural character reflecting that age. No archaeological sites are known to have been identified in the borough. Preservation issues are not likely to arise outside the boundaries of the historic district. Two possible exceptions could be if one or more of the industrial sites along the river were to be determined eligible for National Register listing, including the remains of a large, now-demolished plate glass factory, or if a street or two at the top of the hill were to be added into the boundary.



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Demolition has been proposed as a solution to various issues a surprisingly high number of times over the last 35-40 years. Half a block of densely packed buildings was removed to build the current post office in 1971. Several strategic demolition projects in the 1980s led to the development of a half dozen parking lots. At least three of the post-1980 demolition projects were federally funded actions that were recognized to be in conflict with an Eligible historic district. In one or two cases, the conflict was taken to the Advisory Council on Historic Preservation, our nation's "highest court" for preservation conflicts involving publicly funded actions. This was approximately 20 years before the historic district was formally listed, but the district had already been considered Eligible by the State Historic Preservation Office. The conflict involved outside agencies (no borough-based organizations are known to have had "Consulting Party" status at that time), and the local community was generally unaware that there was a conflict. The 2007 nomination helped to clarify what the boundary should be, how many resources there were, and exactly what it was that made Charleroi historic. It was listed following the same Criteria, regulations, and other guidance documents the National Register uses to evaluate such questions in all parts of the United States.

The district entails such a large number of contributing resources because the town grew to approximately its current size all at once, between 1890 and about 1897, in one of the fastest and largest boomtown developments the region ever saw (more likely *THE* fastest and largest). There were nearly 6,000 residents by 1900, 50% larger than the current population. Nearly all of the buildings in the district reflect some aspect of this rapid development and its continuing impact on local architecture and regional commerce through the 1920s.

Within the district, most of the individual buildings are modest in size and located on parcels that are small by today's standards. The topography of about half of the district is also unusually steep and difficult to maintain. In core areas at the base of the steep hill, especially in the business district, there are some larger buildings, about half of which were built using construction materials of a higher and more permanent quality than the rest of the town, such as the steel frames and limestone exterior walls of 1920s banks.

However, these larger buildings do not make the district as hierarchical as most small towns of this size. Most of the resources remain small houses and small shop buildings often built of wood frame. Many have lost their original exterior surface materials, windows, and other character-defining features, but they still reflect the boomtown development in a relatively equal way and were listed as contributing in the 2007 nomination. Most retain their overall form including footprint, roof shapes, and porch locations. More importantly, many blocks of the district are characterized by the repeated silhouettes of either storefront buildings or houses with distinctive characteristics of the 1890s-1920s. Along McKean and Fallowfield Avenues, the distribution of buildings also reflects the way building parcels, commercial buildings, and tightly packed houses were typically distributed along trolley lines in the streetcar era.

In the early of the town's development, many repeated house forms were constructed by investors who initially rented them to incoming industrial workers. By the 1950s, a large

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percentage of these had become home-owner occupied single-family homes. The industrial decline that occurred largely in the mid-1980s, coupled with an aging population by that time, led to a large percentage of the same homes becoming rental property again. In the 1980s, a small set of local investors were buying multiple family houses to offer them for rent as the population gradually became more transient. By the early 2000s, many were lying vacant and many others were being bought by people from other areas who were speculating on an expectation of rising prices.

These factors contributed to declining conditions and place many properties being labeled as nuisances. This led to a large number of proposals to demolish buildings just as the nomination was being filed. From 2000 to 2015, 99 demolition permits were issued. Of these, 20 were for privately funded projects, sometimes by neighbors who wanted to recapture the adjoining property for private use as a side yard. Some 20 of the demolition permits were rescinded when owners proposed solutions other than demolition. About 10-20 demolition permits were granted for buildings that are currently still standing (still possibly waiting to be demolished). About 40 of the demolition permits resulted in buildings being removed using public funds between 2000 and 2014, or an average of about three per year. In 2014, there was increase in local concern over blighted buildings, and 19-20 were scheduled for demolition in a window of time of about 18 months. That round of projects led to the current planning initiative.

### *Mitigation*

The stage was set for the current project when a single commercial building, the Hotel Gelb, better known as the Columbus Hotel, was demolished in 2013. At 4,400 square feet per floor and three stories plus basement, the Columbus Hotel was about six times the size of a typical Charleroi residence and about three times as large as the majority of the town's commercial buildings. The project hastened after the building caught fire. Mitigation for the demolition project was expensive enough to raise questions. However, the hotel, being that many times as large as a typical Charleroi house, was about a third the size of the combined area of the 19-20 buildings placed on the list in 2014.

While the cost of demolition of a small house in Charleroi is in the range of \$8,000-\$10,000, the cost of mitigation alone for the Columbus Hotel was actually comparable to the demolition cost for a typical individual property on the 2014-2015 list. This made Charleroi officials and staff at the Redevelopment Authority of the County of Washington realize that the scales had tipped so far that the cost of mitigation was disproportionate to the cost of demolition. After the hotel demolition was complete, demolition of the small individual houses on the 2014-2015 list was priced at about \$8,000 per property. At this rate, even if mitigation were to cost as little as \$1,000, it would be too expensive a price-tag to tack onto the individual blight removal project.

It is important to note that the purpose of mitigation is to counterbalance the loss of historic resources. The word itself means to lessen the severity of an action, or to make it less painful. However, in the preservation context, the issue is to preserve the essential characteristics of the larger resource, to keep from destroying the district as a whole in



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the process of culling out buildings and structures that have deteriorated beyond a reasonable plan for preservation; wherever possible, the goal is to preserve information.

Over the years, a conventional approach developed that involved recording the individual resource that was about to be lost in a uniform way following the highest standards in each of the various ways the property could be documented. This typically included preparing floor plans and other drawings, writing a verbal description, researching and writing a history, and preparing archival negatives and photographs using the best techniques available. However, following this format for each of the smallest resources was not always the best approach for dealing with a district as a whole. In Charleroi's case, it would result in preparing costly drawings focused on floor plans of interior and exterior wall configurations of small, heavily altered buildings, where the interior spaces and partitions never played a large enough part in the Areas of Significance of the district as a whole for this technique to be useful in representing the larger issues.

The problem is that the district as a whole should be preserved, but the conventional mitigation approach, recordation of the smallest, most marginal houses in out-of-the-way locations, only emphasizes the least common denominator, not the greatest. Repeated recordation of the smallest resources, especially small houses built on widely used patterns would not add very much meaningful information about Charleroi's most important themes. Furthermore, taking measurements and drafting floor plans represents a cost that is more-or-less fixed at over \$1,000-2,000 per building, a figure that is disproportionate to the cost of demolition in these instances.

The solutions offered in the present plan include the need to increase the borough's capacity for grant-writing and initiation of community development projects, as well as dissemination of historical information and promotion of historical and cultural values. Education is an important component, both in the literal sense of involving the schools and holding classes and workshops for citizens of all ages, and in the less literal sense of providing technical guidance and interpretive materials to all citizens of all ages.

The students in the Charleroi school system are the community's best-known future, and their education should include learning about their own heritage and coming to understand their own circumstances as well as possible through history, geography, and social studies that include engaging information about the town. The administrators, teachers, and students, in the process of developing this project, were the most positive and enthusiastic stakeholders involved in this planning project.

The material below also includes the proposal that the borough should create a special fund for heritage projects, tapping a small but appropriate portion off of any publicly funded project that includes adverse effects, and dedicating these funds to research, documentation, education, general information, and the promotion of a positive image for this community built on the base of historic preservation and awareness of architecture.

Terry Necciai, lead consultant  
March 2016

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### *History of Charleroi*

The National Register nomination for the Charleroi Historic District provides an adequate context for any preservation topic likely to arise within the district boundary. It is also adequate for most preservation issues that could be anticipated in the limited areas of the borough that fall outside of the boundary. The nomination contains an unusual amount of detail. It is not necessary here to recapitulate all the topics covered in the nomination. Rather, the reader is referred to the nomination (and the other documents cited therein, including the citations and bibliography) as a tremendously useful reference tool.

However, for the purposes of the present plan, a short summary was developed to give a sense of key aspects of the district that relate directly to the task of preservation planning, as follows. This summary will provide a sufficient introduction to the history of the borough and Historic District. It is specifically focused on the Significance of the District, in keeping with the National Register Criteria.

The Charleroi Historic District is listed in the National Register of Historic Places on the basis of three Areas of Significance: Under Criterion A for Community Development, under Criterion A for Commerce, and under Criterion C for Architecture. It is strong in all three areas.

The community development significance of the Charleroi Historic District relates mainly to the way it was developed, rather than to the way it was laid out or planned on paper. The founders of Charleroi started other boomtown communities both before and after this one, but they found ways to outpace the others in the first year(s) of Charleroi's development. The boomtown concept was sold initially on the strength of industrial jobs many of which were created by the same company of investors who chartered both the Charleroi Land Company and the Charleroi Plate Glass Works on the same day in 1889. The founders sold land to small-scale developers in the area who built many modest-sized rental houses as an investment. The plan took off very quickly. The 1,000 lots laid out on the McKean Farm (east of Lincoln Avenue) sold in less than a year, and a second 1,000 were laid out on what had been the Redd Farm (southern half of the area of the borough west of Lincoln Avenue) by the end of that year. By the time a birdseye view drawing was developed by T.M. Fowler in 1897, about one-third of the parcels contained buildings, and the majority of those appear to remain standing today.

Around 1903-1905, the community began reorganize its economy on the basis of retail, partly because the initial boom had created an unusually large number of storefront retail locations. Charleroi reached out to hundreds of surrounding towns and villages throughout the Middle Monongahela Valley offering both retail goods and wholesale distribution facilities. The rapid development of the town and its subsequent maturation led to at least two kinds of architecture in layered development: a large number of small houses and small storefront buildings, all tightly packed on modest-sized parcels, and a later wave of larger buildings built as banks, churches, theaters, a post office, a borough building, and so forth. The earlier layer comprises thousands of buildings, often in repeated or nearly repeated designs. Two or three local architects are known to have been kept busy overseeing the construction of some portion of these. About 1912-1917,

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the first couple of larger projects hit the scene, mostly with out-of-town architectural firms. In most of these cases, each firm did one project of note in the community.

Charleroi's history has many other chapters. Some generalizations are appropriate in commenting on resources that reflect other Areas of Significance. The district had important influxes of immigrant workers. Their presence is still felt in French language or Slovak or Italian or German/Austrian surnames, signs embossed or painted onto the upper portions of commercial buildings, and in the lively mix of churches. The waves of immigrants made certain blocks of the town into foreign language enclaves. It appears that the retail facilities became overbuilt by about 1905; yet the foreign language enclaves made the community attractive as a crossroads for people of this background or that in the surrounding countryside, especially the mining villages. This may have kept the town's infrastructure alive despite a redundancy of facilities.

Perhaps because of its rapid development, the community did not develop more than one or two neighborhoods with individual names within the borough limits. Yet nearly every block of the town had its own grocery stores and tobacconist, and nearly every block of the central business district had a hotel, a shoe store, a dress shop, a bakery, etc.

Transportation was another important theme. Streetcar lines were constructed to the north, south, east, and west so that they crossed in Charleroi, and the trolley barns for both the east-west company and the north-south company were located in the district in buildings that are still in place but now in other uses. River and railroad transportation were equally important, as were roads leading into and out of town in all directions. In fact, a Charleroi businessman, John K. Tener, became governor and built his reputation partly around highway development.

The glass industry was another important theme, along with a few other industries. Underlying it was the development of gas wells in the region in the 1880s and 1890s. The Charleroi Plate Glass Works was created to be the main employer for the new town, at the same time that the town plan was initiated. However, it was a large labor-based facility, and it began to fail after the Homestead Strike of 1892 and the financial Panic of 1894. It limped to its death a couple of decades later after it had been acquired, in 1895, by Pittsburgh Plate Glass, the slightly older company it had been created to rival. By the mid-1890s, Macbeth Glass had also moved to Charleroi. A company that made lamp chimneys for oil lamps, it diversified to make electric light shades, glass tile, glass block, picture tubes, dishes, lighthouse lenses, and many other products. Three smaller glass factories were also in Charleroi at some point, as well as a companies that made packaging and others that provided sand. Charleroi also had one of the largest coal mines in the entire valley for a few decades, and at least one company manufactured tools for miners throughout the valley. Another company made castings for coal mines and gradually evolved into a regionally important manufacturer of mining equipment.

The industrial facilities were almost all located outside the district boundary, and most of the buildings had been demolished before the nomination was started (with the important exception of the Macbeth-Evans plant, owned and operated by Corning after 1936, which

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is still operating under the name of World Kitchen). Therefore, the district boundary excludes their sites.

These last-listed themes (ethnicity/enclaves, transportation, glass, gas, mining, tool manufacturing, etc.) were not the basis for the nomination, but they are apparent in many of the resources. The themes, or Areas of Significance, used in nominating the district to the National Register were the basis for a short synopsis that was developed for presentations on this planning project. It was referred to throughout the project as the "Elevator Speech," the one-minute summary that would help most audiences see the basics for the Historic Significance of the District. It was presented in outline form as follows:

1. The Fastest Built 1890s Boomtown around  
(mostly built 1890 – 1920, about a third of it by 1897)
2. Major Center of Storefront Retail Businesses  
(especially 1905 – early 1980s)
3. A Very Large Collection of Small Houses  
(about 1,400 historic houses, 800 in just one style)  
  
and of Small Storefront Buildings  
(about 400 store buildings)

(The Community also Reflects:  
Glass Industry, Ethnicity, Transportation, etc.)



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### *A History of Planning, Redevelopment, and Historic Preservation in Charleroi*

The original distinguishing characteristic of Charleroi was a specific kind of planning, the planning and promotion of a boomtown development, probably the largest and most successful this region of the United States ever saw. Charleroi developed quickly and then, after World War I, transformed slowly. Newspaper accounts from before 1905 clearly show an unusually successful boomtown in constant development. The community was important enough by the late 1890s, as a new development, that it became the subject of a tour for 177 architects who were in Pittsburgh attending a convention and took a special train up the river to see the Magic City in November 1899. Several architects were also had their offices in Charleroi in this period, kept busy with thousands of construction projects that occurred in the town's first 15 years. About 200-300 storefront buildings were built here in the rush to get the town built, and almost 2,000 houses appeared filling almost the entire street grid that exists today by about 1930. The initial model, however, of building the town for a large number of factory workers appears to have been difficult to sustain, and, before the boom completely subsided, small-scale retail began to rise to a level of importance that was, in the aggregate, comparable to manufacturing. As the retail sector was getting up to full steam before and after World War I, Charleroi's demographics show that population numbers started on a steady decline, beginning as early as 1920, that has lasted down to the most recent decennial census (2010). The borough has not gained population in any decennial census since 1920.

Most people who are old enough only remember the bustling business district in the 1950-1980 time period. While very few people are now alive who can tell what the community was like before, say, 1945, the impression on the minds of the citizens throughout the Mon Valley who have been in the area more than 30 years, as reported in many conversations that unfolded during the development of the current Preservation Plan, is that Charleroi boomed until the late 1970s. In other words, they unaware that the population was on the decline from the time the very oldest people now living in the borough were born. This suggests that the rising importance of retail made up for – and masked – the continuous loss in sheer numbers of borough residents. Initially, the population may have reflected a large number of people living in each house or apartment, and the first decade or two of the decline may have led to fewer people per room rather than an emptying out of whole buildings. Additionally, some of the borough's larger buildings were built in the 1920s to replace the small buildings of the first wave of construction, making way for more apartment buildings of a larger size and more rental units, as well as larger commercial facilities in some locations, in the first decade of demographic attrition. Perhaps the pre-1920 population lived in smaller quarters in an even greater number of small buildings than what Charleroi has today.

By the 1950s, however, the community had become a regionally well-known retail shopping destination, and perhaps no one really noticed then that the population was in its third steady decade of decline. By the 1960s, the need to accommodate more automobiles to encourage shoppers to come from other communities eclipsed the need for more residents or residential facilities. Vacant or underutilized buildings at the edge of

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the business district began to appear more like opportune locations for cars and car-oriented buildings (drive-through restaurants, a post office with its own parking lot, etc.) rather than for more stores or residents, and this led to several new initiatives for community planning. As a result of these shifts, the loss of retail strength that began at least by the 1980s hit the community deeply when nearby steel mills and other sources of industrial employment in the Greater Charleroi area disappeared rather abruptly.

Construction also continued, at least at a modest rate, from the 1920s up to the 1980s even though the population was in decline. This was not generally along newly added streets or new subdivisions, because the street grid and small parcels of Charleroi filled almost all the land area within the borough by about 1930. Instead, new construction after 1940 tended to be isolated new houses tucked in between existing ones, very few of which were built on the sites of older buildings that had to be demolished first. First, a few large buildings were inserted into the district in the 1920s (these generally replaced older buildings), and then a few scattered houses were built, including ranch type homes and Modern Movement houses built in the 1960s through 1980s. Many remodeling projects were also undertaken after 1960 to update store locations and homes. As a result, about 75-80% of the borough's frame buildings now have replacement siding and/or replacement windows, in most cases dating to before 1990.

However, by the 1970s, many of the owners of retail establishments had relocated their families to surrounding townships or to the Pittsburgh area, leaving the retailers with only a limited possibility of having representation on borough council. The first noteworthy wave of merchants moving their families out of the borough may have resulted from the development of a new neighborhood known as Maple View in the borough of Speers, just across the southern boundary of Charleroi proper. The Maple View development was spawned by a development company organized by members of the Charleroi Chamber of Commerce. Known as the Charleroi Home Building Company, the organization held its first meetings in the summer of 1924. In a short period, a substantial enclave of houses had been built in Maple View (about half of the houses found there now), and most were occupied by owners of Charleroi businesses. Maple View continued to develop into the 1950s, and by that time other smaller development plans were appearing in Speers, Fallowfield Township, Carroll Township, and other places, where new homes could be built (although, on average, the houses built in the newer developments, up to at least 1975, were almost all small Ranch-type homes, much smaller than those built in Maple View, especially those built in the 1920s). By the 1980s, a considerable percentage of the owners of Charleroi businesses lived either in these plans, or in Peters Township (north central Washington County), or in various parts of the Pittsburgh area north of Charleroi.

Prior to the 1970s, Charleroi had a large enclave of Jewish residents most of whom owned small retail shops. The town claimed about 100 Jewish families at one point. Some of the Jewish families began relocating to Pittsburgh or other areas, and then others followed. For a period, Charleroi had the main Reform synagogue in the Mid-Mon Valley, while Monessen had a Conservative Synagogue, and Donora's synagogue was Orthodox. The Monessen temple was rebuilt in 1954; however, in 1967, the Charleroi and Monessen congregations merged using Monessen's building but settling on the

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Reform branch of Judaism. By the 1980s, a consideration voiced by some of the business people who were Jewish ethnicity was that there were too few Jewish children in the Charleroi community for the children of the remaining families to have a sense of Jewish identity. This was just one culture-based trend. Similar trends may have affected other religious or ethnic groups. For instance, Charleroi had an African Methodist Episcopal Church until the 1970s, but St. James AME closed (at some point between 1970 and 1982) as that community diminished in numbers and power. The issue, however, for the business district was not religion or ethnicity but the difficulty of getting someone who owned a business and lived in the borough (after so many had moved out of the borough limits) to serve on council and speak to the interests of the large business enclave here. The community had about 400 businesses up to the late 1980s, but very few merchants who lived in town and who could run for council.

The built fabric of the community changed very little between 1890 and 1960, but declining conditions and a changing society led to concerted efforts at planning and redevelopment after 1960. While the Charleroi retail sector was doing reasonably well in the 1960s and 1970s in a rapidly changing world, the question on the table was how small towns in general, across the country, could compete with shopping malls. Charleroi had a competitive mix of stores arranged at a density that created a similar experience to that of a mall, but the town's leaders were also thinking about whether mall-like development could be undertaken here. Charleroi did not experience clearance of large numbers of buildings in the era of Urban Renewal, but a number of redevelopment projects were undertaken clearing away three or four buildings here, a half block of buildings there, etc.

The largest single change to Charleroi involving the retail community and demolition occurred when the Charleroi Chamber of Commerce purchased the derelict site of the Charleroi Plate Glass Works from the Pittsburgh Plate Glass Company (PPG) in 1946. The plant had been built as Charleroi's main employer in 1890. In fact, the land development company for the new town and the glass factory were chartered on the same day in the Fall of 1889. The two companies had the same founding officers, who were also the officers of First National Bank of Charleroi, also built in 1890, and the same people also formed an association to build Charleroi's first hotel in 1890. Additionally, they formed an electric company that built the Coyle Theater a year or two later (as a venue that would make profitable use of electricity), and they also had their own construction company in the town's first years. Thus, making glass was not the entire story in the initial development of Charleroi, but the owners of the land company, bank, construction company, electric company, and theater were also the initial officers of a glass works built to give the town one large, central employer. Symbolically, the transition was complete with the Chamber's purchase of the Plate Glass Works in 1946, a transition from plate glass manufacturing (a lower skill type of employment, by contrast to other kinds of glassmaking, and therefore a less specialized labor market) to a community where the most important employer was retail and other forms of commerce.

It is difficult to say for certain if Charleroi's founders were more interested in making glass or in selling small parcels of land. The plate glass works appears to have been built largely to drive the economy of the highly publicized and remarkably successful March

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1890 land sale. The factory was also built to compete with its Pittsburgh competitor, PPG, which had been the first major producer of cast-and-ground plate glass in the United States. But the Panic of 1894, one of the nineteenth century's deepest economic depressions, had set matters back, and the plant only barely survived until the economy improved. During the depression, it was bought by its competitor, PPG (PPG may have been mainly interested in acquiring some of the plant's patented lines, particularly Carrara glass, a solid-colored structural glass product used like large pieces of ceramic tile or stone veneer to finish interior or exterior walls). PPG continued to operate the works at a limited scale until it was closed permanently either during or shortly after the Great Depression of the 1930s. In the PPG system, it had been referred to as Plant Number 6. Some of PPG's workers were transferred from Charleroi to other plants owned by PPG (e.g., in Ford City, Pa.) when the plant closed.

The Charleroi Plate Glass Works was the largest facility of any kind, manufacturing or otherwise, ever built in Charleroi. It was about two to three times the size of the adjoining plant of the Macbeth Evans Company (built 1893, and acquired by Corning Glass in the 1930s). In place of the plate glass works, the Charleroi Chamber of Commerce succeeded, after the 1946 acquisition, in building a large recreational park along the river and an incredibly large parking lot for the era, fronting on the railroad tracks, and large enough to accommodate 1,000 automobiles. The parking lot operated as a pay lot with a modest charge for parking by the day through the 1950s.

Some other changes occurred to Charleroi's built fabric in the post-war revival of the 1950s. For a brief period, they tended to be privately-funded or borough-funded projects, usually involving the private removal of one building to build another, or the public removal of buildings in strategic locations where it was felt that parking was badly needed. Two projects that involved demolition with no outside (e.g., state or federal) funding were the removal of buildings (four houses and adjoining garages) to make way for a new school for St. Jerome's Church in 1952 and the removal of a building next to the borough building in 1959 to build a new fire hall.

The Redevelopment Authority of the County of Washington was founded in 1956, based on the Pennsylvania Housing and Assistance Law of 1949 and the Urban Redevelopment Law of 1956. By October 1960, the new agency was holding workshops at nearby California State College for representatives from area communities including Charleroi. The sessions were billed as a "planning school." A multi-municipality joint planning commission for Charleroi and surrounding municipalities had already held some of its first meetings by the time the planning school got started. When the joint planning commission met on July 26<sup>th</sup> 1960 in Charleroi, it was to discuss a \$6,694 federal grant they had received to complete a comprehensive plan.

While Charleroi Borough does not have a complete copy of the multi-municipality comprehensive plan prepared at that time, it does have a copy of a Charleroi-specific comprehensive plan prepared in 1962 as part of the regional project. Entitled: "Comprehensive Plan Report / Charleroi Borough," and prepared for the Charleroi Borough Planning Commission by a firm known as "Community Planning Services, Inc."

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of Monroeville, Pennsylvania, the plan is 35 pages in length (however, excluding maps and title pages, it contains only about 22 pages of narrative). About two pages summarize conclusions about all eight communities involved in the regional Comprehensive Plan.

In August 1964, Charleroi was planning to make improvements to the borough's sewage system when \$40,000 was spent on the development of maps by McDonald Engineering for the project. By April 1970, however, the maps had been misplaced or lost and a story broke that caused the borough some embarrassment in the press (despite the publicity, they have never been found). At the same 15 April 1970 meeting where the missing maps were discussed, the borough adopted Daylight Savings Time (at that time, this was a town-by-town decision across Pennsylvania), and the borough considered a proposal by councilman Sal Rotolo to place canopies in front of businesses in the business district to make "the entire downtown business district into a sort of 'mall' atmosphere." The Charleroi Board of Adjustment had previously rejected councilman Rotolo's proposal, but the council members present voted unanimously in favor of it with the except of councilman Rotolo's abstention. Council also stated that the motion was contingent on the solicitor checking the legality of the plan, specifically referencing the question of how it might relate to the borough's zoning ordinance. No comment was given at that time as to how this plan was expected to be funded, and the canopies were not ever installed, although a few canopies were installed on a building-by-building basis in later projects. (A similar project was built in Monessen in this era; it was not actually helpful to the business district, and the concrete canopies were later removed at some expense; the canopies not only failed to produce thriving activities for the businesses behind them, but actually about half of the buildings in those same blocks of Monessen became chronically vacant in that era, and many have now been torn down, perhaps as a result of the project.)

In 1968, Charleroi's Borough Council may have been acting without county assistance or federal funds when it pursued purchasing property and demolition of buildings for the development of several parking lots at strategic locations in the business district. To this end, they acquired the Turner's Club (or Turn Verein), an ethnic club built by German-speaking residents as a place to teach gymnastics. Turners Clubs were a common fixture in Western Pennsylvania in the era of heavy industry. Their loss not only reflected the mainstreaming of German-Americans after the two world wars, as well as decline in German ethnicity as people learned English and fewer spoke German and as German families blended with other ethnic groups through marriage. It also changed the landscape for physical fitness, taking away one of the only private institutions that taught youngsters the value of exercise and trained young people in the area for possible careers as gymnasts or acrobats or in related fields. When the building had been built, this section of Charleroi may have been a German language neighborhood. The borough had an influx of Austrian glassblowers who came around 1918 as Macbeth-Evens Glass Company was developing a market for electric street lighting using large white glass globes. By 1968, apparently the officers of the club and the borough officials were ready to close this chapter of their history and embrace a new era of parking lot development to accommodate an ever-expanding number of private vehicles in town.

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Charleroi Borough and the Charleroi Chamber of Commerce were working together on physical improvements in 1968-69, along with the Redevelopment Authority and an outside consultant. Although this image says "1968," the "Charleroi Plan for Self Help" was apparently a precursor to the Physical Improvement Committee that Mayor Adrian Sannier announced in an article in the Monongahela *Daily Republican* on September 23<sup>rd</sup>, 1969. (Image courtesy of Ruth Corrin, from the files of her father, Ted Breuer, who was then president of Charleroi council.)

Additional parking lot development was an important topic of discussion by about 1968. The borough created its own planning commission by ordinance in 1969, and they almost created a parking authority as well at that time (eventually a parking authority was created).

In 1969, Mayor Adrian Sannier formed a new committee called the "Physical Improvement Committee." Committee members were given assignments such as to paint certain unsightly buildings, remove overhanging signs, and repair or remove broken sidewalk planters. Others members were assigned to arrange for displays to be placed in the windows of empty storefront buildings. The expected themes for the displays was to be something related to local industries and/or to the community's schools. The most ambitious goal of the "Physical Improvement Committee," according to the newspaper coverage at the time, was to remove some of the "eyesore" buildings.

Although the final outcome of the multi-community comprehensive plan discussed in 1960 is not known (all the borough's copies of the document were apparently lost over the years), at least two planning documents were developed for Charleroi borough between 1960 and 1971, the 1962 plan referenced above and a much more extensive 1971 one. The latter document, a comprehensive plan, was developed for the borough alone in 1971, prepared by the firm of Lorenzi, Dodds, & Gunnill. It was entitled: *General Development Plan, Borough of Charleroi, Washington County, Pennsylvania*. In 1991, the borough established a zoning plan and amended any existing ordinances related to planning and zoning. A new zoning map was passed in 2002, and a new one is again under way at present (2016). The document contains over 120 pages of narrative, not counting about 20 tables and diagrams and four oversized, fold-out maps.

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Also in 1971, the borough prepared for a new post office. The facility needed to be suitable to delivery trucks and provide convenient parking for patrons. The design may have been developed to serve as a regional distribution center. At the time, Charleroi was thriving as a regional center of commerce, and with a high volume of correspondence and packages being mailed to and from business people in the borough, it was appropriate that Charleroi would be the focus of the attention of post office authorities. With the help of the Redevelopment Authority of the County of Washington, the borough tore down six buildings to make a space for the new post office in 1969-70. These were storefront buildings that appear to have dated (based on photographs that survive) from the 1890s, some of them wood frame. Comprising half a block of the Charleroi business district, they were cleared away to make way for the new post facility. By interrupting the continuity of McKean Avenue, the project appears to have effectively isolated the State Theater and Turner's building area from the rest of the business district. The theater closed in 1981 or 1982, but the building, which was never repaired after it suffered from flooding during the 1985 Election Day Flood, remained in place, flooded and languishing in declining condition, until it was demolished about 1987.

The new post office project, however, had a silver lining, a considerable "consolation prize" for the architecturally aware sector of the local community: the limestone Classical Revival style palace that had served as Charleroi's post office since 1912 was to become the community's new library. The high-style building was suitable for adaptation to this new use, and the community embraced it, forming a friends group, incorporating a meeting space for community meetings, and developing an active program to interact with the community. The 1971 comprehensive plan discusses these developments and heralds the new era now that an alternative was available to the cramped library that had previously served Charleroi from an old building on a side street built as an electrical substation. The facility was named for J.K. Tener, a Charleroi banker who had been a United States congressman when the building was built. Tener had been credited with persuading the federal government to build an unusually refined post office here, a limestone palace (by contrast to brick post offices of the same era in neighboring towns), although he also resigned from congress when elected governor just as the building was being completed. In 1992, the Friends of the J.K. Tener Library contracted to have the building nominated to the National Register of Historic Places.

The Redevelopment Authority of the County of Washington called the project to build the new post office the "McKean Avenue Urban Renewal Project." While the project was underway, there was a disagreement between Charleroi Council and the county agency. A councilman proposed at the May 1969 council meeting that the parking needs could be better addressed by making the streets wider and the sidewalks narrower. At the same meeting, in mid-May, council prematurely released a parking study to the annoyance of the Redevelopment Authority, and then, in September 1969, they withheld their agreed to part of the funds for the project until some concerns they had over parking had been addressed. The amount they withheld was \$52,292. When a Redevelopment Authority representative came to a council meeting and complained, council countered that the county agency had not been keeping them adequately informed on what they were working on.

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Simultaneous to these planning and development activities, Borough Council was working with the Chamber of Commerce and the Redevelopment Authority to develop a strip mall on the Chamber's property and moving the Montgomery-Ward store (a department store) from the center of town to the new strip mall, where it would be one of several tenants and would be seen by visitors in the context of the 1,000 parking spaces in the Chamber's parking lot. The discussion of the mall plan at the county level made the newspaper by September 1969. By October, the Chamber of Commerce was ready to lease the land to the mall developer who had taken an interest, but in November 1969, Council expressed ambivalence and delayed their decision on municipal actions needed to bring the plan to fruition. The strip mall, however, was built within a year or two.

Also in December 1969, as the various groups were working out their differences on the mall project, council set aside money for the demolition of Crest Avenue Elementary School. This site of this school later became a playground. In 1965, the Charleroi School District had begun moving its school facilities out of the borough to a suburban campus about a mile northwest of the borough limits. The high school moved first, but eventually the campus was expanded to include a Middle School and an Elementary Center. The high school is one of the few such facilities in the United States to have its own planetarium. The complex also has an outdoor amphitheater and several other unique facilities. Its location is unusually isolated, at the end of a long lane that has a few scattered houses but almost no students within walking distance. In the borough, Second Street School and Ninth Street School were sold by the school district in 1977. Second Street School was acquired by a businessman who operated a dance studio and other commercial activities under its roof. The grand Ninth Street School, built in 1892 to a design by architect R.L. Barnhart, was destined to be torn down in 1975 to make way for a high-rise residential facility for senior citizens. Meadow Avenue School remained open for another decade, serving as an elementary school until a new elementary Center was added to the school campus in 1990. The site of Meadow Avenue School, between Meadow Avenue and Crest Avenue at Fifth Street, remained vacant for more than a decade until the Greater Charleroi Community Development Corporation built seven townhouses on its southern half. The northern half of the site remains to be developed.

In 1975, the borough demolished Ninth Street School, between McKean Avenue and Fallowfield Avenue at Ninth Street, to create a site for the new elderly housing facility. Designed by local architect Robert L. Barnhart and built in 1892, it was one of Charleroi's oldest school buildings. The new housing facility, which is still standing and in use today (2016) contains 104 apartment units and is eight stories in height. It is the tallest building by about four stories (other than church steeples, etc.) in the borough.

A second demolition project occurred on the opposite side of the same block from the new post office and back-to-back with the old post office with the removal of the Charleroi Turner's Club around 1980 (also called "Turn Verein," this was an ethnic lodge organized by German language immigrants with a focus on providing a facility for young people to learn gymnastics). The demolition of the building had been proposed in 1968, as mentioned in a news story in a nearby newspaper.

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At the time, the “State Theater” (movie house) was still operating across the street from the Turner’s Club. However, after the State Theater closed in the early 1980s, the building suffered flooding in the 1985 Election Day Flood and was torn down two years later as a result.

The Charleroi Historical Society was created in 1973. For about 35 years, the organization operated primarily as a social and educational group, with monthly meetings and a well-attended annual birthday banquet for the community each March. The group took on more of a preservation focus when they decided to pursue a National Register listing for the Charleroi Historic District in 2003-2007, and they also purchased the Goaziou print shop and set it up as a museum facility a year or two later.

One of the forces that shaped Charleroi’s central business district in the 1980s was a series of fires. An example was a large fire that destroyed the building containing Haas Shoe Store and caused smoke damage and other kinds of damage to several adjoining buildings on the east side of the 500 block of McKean Avenue. Two people rebuilt in the locations where buildings were lost in this fire, in both cases erecting a new 22-foot-wide building, on the traditional Charleroi storefront footprint, abutting the sidewalk, and filling more than half of a typical Charleroi-sized building lot. Both buildings are designed in an architectural style that reflects the 1970s and 1980s, although they also help fill out the loss of continuity in this row. Between these two buildings, two of the parcels became a parking lot. Several other fires occurred in the late 1980s, and at least one or two more of the traditional storefront buildings were lost this way as a result.

In 1980-1983, a large project was undertaken to renovate the facades of commercial buildings in the 300 and 400 blocks of McKean Avenue. Known officially as the “Central Business District Renewal Project,” over the years the project was more often referred to as the “McKean Avenue Project.” Using a combination of federal and state funds, this project involved about \$4million in work to facades, new street pavement, underground utilities, new sidewalks, and new light standards. The federal funds were a combination of Urban Development Action Grants (UDAG) and Community Development Block Grants (CDBG). It was toward the end of an era when large UDAG grants were available for projects of this kind. The project also used state funding provided through the Pennsylvania Department of Community Affairs. Completed in 1983, a formal dedication for the project was held with Gov. Dick Thornburg as the speaker.

The design of the McKean Avenue Project placed brick pavers on top of a concrete base as a sidewalk surface, added crosswalks, and had street lighting on posts that were spaced based on the 22 foot width of the original building lots in this section. The light posts were also short, partly because of the close spacing. The transformers for the lighting system were placed underground in vaults in projecting areas of the sidewalks. The area was also wired with a speaker system to play music. The sidewalks projected at corners to shorten the crosswalk distance for pedestrians. This also eliminated a couple of parking spaces per block. The projecting sidewalks are square enough in their shape that

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it tends to be difficult to parallel park next to them. The facades of buildings were condemned in order to give control of the design to the Redevelopment Authority (RACW) for a number of years. Up to about \$30,000 per building was spent on facade improvements. Several buildings were demolished in this project to create parking areas, including the Charleroi Hotel (built in late 1890 by a special corporation created by Charleroi's founders) at McKean Avenue and Fifth Street as well as a building at McKean Avenue and Fourth Street.

The submission of the McKean Avenue Project grant information to the Pennsylvania Historical and Museum Commission (PHMC, Pennsylvania's SHPO) triggered a review under Section 106. The project was designed by architects Robert Lettrich and Robert Buscanics of Charleroi, and architect Donald Lettrich of Greensburg. The Lettrichs did several projects of this kind in other towns and frequently worked with an associate, an architect named Don Standish of Decade Architects in Pittsburgh. A popular aspect of the project was a scale model that the architects made, which was placed on display for many years in the Borough Building. The project was not held up by a formal review for historic preservation issues, but the architects were asked to follow the then-new design guidance for storefront facades in Main Street Program communities (*Keeping Up Appearances*, by B. Clarkson Schoettle, 1983). This is believed to be the first time that Charleroi was identified as a National Register Eligible historic district.

A Main Street Program had been discussed for Charleroi at the beginning of the planning for the McKean Avenue Project. Even before this, a team from the National Trust for Historic Preservation had visited Charleroi, in the mid-1970s, visiting with Mayor Fred McLuckie, when the program had not yet been officially launched. The national Main Street Program's founders had apparently heard that Charleroi was thriving in the 1970s, with very little loss of core buildings and a business district that worked somewhat like a mall because of the tight spacing of the rows of store buildings. They must have felt that it was a good model that they should visit and study. All literature about the Main Street Program nationally says that the program began with three model towns in the Midwest around 1980, but the National Trust had apparently visited Charleroi about five years earlier, at the very beginning of the exploratory process that had resulted in the first Main Street Programs being established in those first three Main Street towns. They had come to Charleroi to see what it was that made the business district work so well here when other towns around the country were losing the competition with mall developments.

About 1980-1982, the initial effort was made to start a Main Street Program in Charleroi, but it was tied to the creation of a Business District Authority (BDA), which would have assessed each business with a fee. This effort was in the first year after Pennsylvania had passed enabling legislation allowing towns to create BDAs. At the time, Charleroi had just hired its first borough manager, Ron Halkias. The assessment aspect of the proposal (i.e., the dollar amount to be assessed to each property owner) became controversial and the idea was defeated as a result of a door-to-door petition; thus the Main Street Program did not go forward at that time. Mr. Halkias abruptly resigned at about the same time. The only other town looking at creating a BDA in Pennsylvania in this first round as the state legislation had passed was Mt. Pleasant in Westmoreland County. The Mt. Pleasant

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BDA effort was successful, largely because the assessment to each business was very low and treated initially as a voluntary contribution (i.e., non-payers were not pursued or punished). That program is still in existence today. The BDA has operated in some years with a main Street Manager and in other years with a more narrow scope of services.

The McKean Avenue Project created a sense of inequality, since a large sum of public money had been expended in the two-block area of McKean Avenue and no corresponding plan was in place for the corresponding three-block business district core area along Fallowfield Avenue. In 1986, to address the inequality, the Greater Charleroi Chamber of Commerce applied for state funding and state designation of a new Main Street Program for the town. Because the state then designated towns based on an application from the municipality that was basically a grant applications, and because they funded the program only as a matching grant to a given municipality, the Chamber of Commerce signed an indemnification agreement with the Borough Council saying the risk would be taken by the Chamber rather than the borough, and in July 1987 the new program was born and named "Magic City Main Street." It operated until July 1990.

Most of the Magic City Main Street Program's activities were not geared exclusively to Fallowfield Avenue, but the facade portion of the program was limited to areas that had not received work in the McKean Avenue Project. About 30 facade rehabilitation projects were undertaken by the program along Fallowfield Avenue in 1988-1990. The projects included restoring the facade of one frame storefront building, restoring Carrara Glass facings (made in Charleroi) on two or three other buildings, painting many others, and updating several signs and/or awnings.

The county also attempted to address concerns in the Fallowfield Avenue part of the business district by initiating two demolition projects to create parking lots. The first involved First Christian Church, built in 1901 to a design by local architect Robert L. Barnhart. Located at 553 Fallowfield Avenue, this was perhaps the most distinctive example still extant of the work of R.L. Barnhart. Barnhart was brought to Charleroi from New York in 1890 by the town's founders to help build the town. He was heavily involved in many buildings in the initial decade of construction in Charleroi, but this was one of his most distinctive designs. The church had moved to a new building in Fallowfield Township in 1974, and the building had served for several years (1977-1986) as a community center for senior citizens.

In 1986, the Redevelopment Authority (RACW) proceeded with plans to demolish the former church building. To meet the requirements of Section 106, a Memorandum of Agreement was signed between the RACW, the PHMC, and the Advisory Council for Historic Preservation. The MOA stipulated that a recordation project would be undertaken. The recordation was to be prepared to HABS standards (Historic American Buildings Survey) by Paul Driscoll of Mullin & Lonergan Associates, Inc., and submitted with plans, photographs, and some historical information to the Advisory Council for Historic Preservation on 30 January 1987. These documents are now on file with the Library of Congress, although only very crude floor plans were prepared at that time.

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The data pages of the recordation file for First Christian Church contain the following statement: "The structure is located in an area of the Borough determined eligible for inclusion on the National Register of Historic Places." The files are accessible online.

With all of the activity in Charleroi in this time period, staff members of the Pennsylvania Historical and Museum Commission (PHMC) came to Charleroi in 1986 and performed a driving survey to determine the extent of the Eligible historic district in accordance with the National Register's rules. The PHMC serves as Pennsylvania's State Historic Preservation Office (SHPO). Under the regulations of the National Historic Preservation Act of 1966, as amended, the SHPO in each state is charged with reviewing all applications for federal funds or federal licenses (Section 106 Review) in their state. All properties that are Eligible for the National Register are, in theory, equally protected by this review process (the law relates to all "Eligible" properties, not exclusively those that have been formally listed). To meet their requirements as the commonwealth's SHPO, the PHMC and other agencies like them in other states, as well as consultants hired by various other agencies that are obliged to meet the Section 106 Review requirements, regularly visit sites, as the question comes up, to make a field determination. The PHMC drew a map in 1986 identifying everything in Charleroi from the Pennsylvania Railroad tracks to at least as far west as Lincoln Avenue as being an Eligible Historic District.

The First Christian Church demolition project was followed by a similar demolition project to create a parking lot in the 400 block of Fallowfield Avenue in 1987-88. However, the 400 block project involved the removal of three storefront buildings, some of frame construction. The buildings had been remodeled, and no recordation is known to have been conducted.

By the end of 1988, an additional demolition project was underway with public funds at the edge of the district at Tenth Street and McKean Avenue. Tenth Street crosses the railroad tracks at this point, providing access to the Corning Glass Works and less directly, provides one of two ways in to the adjoining recreational park, a very large parking lot, and several retail spaces (the strip mall built ca.1970). The Corning Plant was in the process of expanding. With the help of RACW, they demolished an 1890s glass plant, originally known as the Hamilton Bottle Works, that had been acquired by Corning in an earlier expansion. Hamilton Bottle was south of, and smaller than the original 1890s Macbeth Plant. The demolition allowed Corning to build a large modern factory building where they announced they would be making teacups for their Corelle line (one of the main product lines made in Charleroi at the time). The demolition of the Hamilton Bottle buildings did not trigger a recordation project. However, the project also included widening Tenth Street on the west side of the railroad tracks, and this involved demolition of six very small frame worker houses, built as a row ca.1890, which were determined to be part of the Eligible district. Unusually small contributing resources, they were recorded, and the documents were submitted to the HABS archives.

The recordation of the Tenth Street worker houses was undertaken by Edward Guebtner of Mullin & Lonergan Associates, Inc. The material was prepared and submitted by 12 December 1988. The documents are on file at the Library of Congress, including online.

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At some point in 1988-1989, RACW allocated funding to replace sidewalks in the 400 block of Fallowfield Avenue and place the utilities underground. New trees and light standards were also placed in this block as part of this project. The project was designed by McDonald Engineers with Ken Kulak as the lead staff person. The county called the sidewalk work "the Main Street Project."

In 1987, a new group was organized to be a community-based development corporation within the community. Named the Greater Charleroi Community Development Corporation (GCCDC), the group was one of about 12 newly organized groups of its type (Community Development Corporations, or CDCs) in communities up and down the Monongahela Valley. In January 1987, the Allegheny Conference for Community Development had created a team of community organizers and sent them out to the 12 targeted communities from Homestead to Charleroi (and later as far as Brownsville and West Newton). The new program was funded by the Local Incentive Support Corporation (LISC), which in turn is affiliated with the Ford Foundation, although funding was also provided by the Heinz Foundation.

The concept of following the CDC format was that a newly created 501c3 non-profit group could reflect a cross-section of people in the community, and that this group could be well-suited to choose projects that the community would need and want. The purpose was for the 501c3 to act as a non-profit developer, so that any income from a given project might stay with the group to be used in funding the next project. This was in counter-distinction to the concept of a freelance developer who likely lives outside the local municipality, in a wealthier community, and who evaluates local projects only on the basis of how much profit he or she can make and take home to his or her own benefit.

In 1988, not long after the Charleroi CDC had begun meeting, a meeting was held at Rego's Restaurant in Charleroi to discuss the possibility of creating an umbrella for the 12 CDCs that had begun to form up and down the valley. Representatives attended the meeting from the other communities as well as the team of community organizers. A boon to the valley in general, this move was also in the best interest of the community organizers as the funding was about to run out for their salaries. Thus, at the meeting at Rego's, the name "Mon Valley Initiative" (MVI) was born, and the new umbrella group began to organize its own administrative structure. The group chose to have its offices in Homestead. Each of the CDCs sent two delegates to the board meetings of the MVI. The Heinz Foundation then gave the umbrella group an endowment of about \$30million to use as an investment fund. A special board of regional leaders was created to select projects that the individual CDCs had been developing which could then be funded, in part, by grants or loans from the investment proceeds from the larger endowment.

Also, in the late 1980s, the Mon Valley Progress Council had its own "Development Team" that worked with communities in the areas they represent. This Development Team was awarded \$1million by Gov. Thornburg before he left office, and a second \$1million by Gov. Casey after he came into office. The money was used to underwrite a staff and to offer grants for community development and economic development projects

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in the Mid Mon Valley area. This group tended to do more public infrastructure projects, such as sewage repairs or road pavement projects. As part of this program, the progress Council hired a public relations firm which attempted to re-brand the area as “The Mid Mon” instead of the Mid-Mon Valley.

Some other similar groups formed in the same era, such as the Steel Industry Heritage Task Force (SIHTF), also later known as the Rivers of Steel Heritage Area, and a second group, the Mon Valley Network. The SIHTF conducted field surveys to identify historic sites in a six-county area around Charleroi to determine what should be preserved to reflect the valley’s industrial heritage. Over 300 mining villages were visited and evaluated as well as about 30 steel mills. Charleroi and several other glass manufacturing towns were part of the survey as well. Today, the efforts of the Rivers of Steel Heritage Area are a little more specifically focused on the museum at their headquarters in the Bost Building in Homestead and at Carrie Furnace across the river in Rankin. At Carrie Furnace, the Rivers of Steel Heritage Area offers periodic tours of the massive furnace facilities as a kind of museum that is half in ruins. The location is across the river from Homestead in Rankin, downriver (northwest) from the bridge. Despite the distance from Charleroi (about 25 miles), at least one Charleroi Area resident (Charleroi High School art teacher Patrick Camut) has recently been involved in projects at Carrie Furnace.

The Mon Valley Network, on the other hand, was an effort to organize community leaders in both the Pennsylvania and West Virginia portions of the Monongahela Valley. The group was based at West Virginia University. The University also had a separate organization made up of industrial archaeologists called the Institute for the History of Technology and Industrial Archaeology. (The industrial archaeologists were largely students, former students, interns, and staff members of the institute.) In this era (1990s), industrial archeologists had been sent to visit the closed manufacturing sites along the Monongahela River to measure and record everything before they were destroyed and the information was lost. The region briefly had a chapter of the Society of Industrial Archaeologists which met in Pittsburgh. Charleroi was represented at many meetings of the above organizations when the Magic City Main Street Program was in operation.

Magic City Main Street also started an initiative to create a glass museum in Charleroi. Information was gathered from various sources and many glass items were collected. A window display was developed in one of the downtown storefront display areas, largely using glass items on loan from the Corning Glass Works. A grant was received, and a history of the glass industry in the area was prepared by staff at the Historical Society of Western Pennsylvania. The glass museum, when fully funded, was intended to be a satellite of the Historical Society of Western Pennsylvania (which was just then in the early stages of building the John Heinz Pittsburgh Regional History Center in Pittsburgh’s Strip District and re-branding itself under that name). The glass museum project was never funded enough to be established in a dedicated museum building, and the project died when the Magic City Main Street Program closed its doors in 1990. The written history entitled “A Magic City in an Industrial Valley: A Social History of Charleroi, Pennsylvania” (unpublished typescript, 1989) was prepared by social historian Curt Miner and glass industry historian Richard O’Connor. Both have subsequently

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become important figures in government programs for history and preservation. O'Connor is Chief of Staff at the national offices of the Historic American Buildings Survey (HABS), and Miner is Senior Curator of History at Pennsylvania's State Museum in Harrisburg. The history they wrote was used extensively in the preparation of the National Register nomination for the Charleroi Historic District. There was also an attempt to start a museum in Charleroi when the borough's second Main Street program, the Charleroi Main Street Program, was in operation. That effort had a temporary space dedicated to this purpose in the basement of the Cox Building at the northwest corner of McKean Avenue and Fifth Street.

In 1989, the Friends of the J.K. Tener Library retained Terry A. Necciai, RA, to prepare a nomination to the National Register of the former Charleroi Post Office, now serving as the community's library. The library is named for John Kinley Tener, the president of the First National Bank of Charleroi. Tener was a United States Congressman when this post office was being planned, but he was elected governor around the time the building was finished. He is credited with the fact that such high-style architecture and limestone and granite walls were used for the post office here. About eight years later (early 1920s), his bank acquired an 1890s hotel on Fifth Street and rebuilt it as a grand banking hall in the same style (and that building is also listed individually in the National Register, as mentioned below). The Post Office listing was completed in 1990. Necciai did the nominations for both the post office/library building and the First National Bank building [NR2007], as well as the district nomination completed in 2007.

In 1990, the borough of Charleroi celebrated its Centennial. A local history book was written for the Centennial celebration by George Martinet. Entitled *Charleroi, the First 100 Years*, it was the first book of its kind published in 50 years. Midway through the year, the three-year contract and funding for Magic City Main Street expired, and preservation planning activities in the borough slowed down after that point for some time. Another local history book of a similar scale was completed in 2000 entitled *Millennium 2000 Charleroi*; it was published by the *Valley Independent* (local newspaper), which underwrote the book and arranged for its printing.

One preservation battle that emerged in the early 1990s came about when the borough considered building a new borough building and giving up its immense 1917 municipal building. The debate over whether to rebuild or not led to two or three new faces on council as the pro-preservation side won. The building had several unused spaces, including an 6,600 square foot gymnasium/auditorium on the top floor, which the state reportedly had told the borough to stop using in 1978. The gymnasium/auditorium has a maple floor, a high ceiling, a stage with dressing rooms, and several other remarkable features. Sports events and dances were held here from the 1950s to the 1970s, when the borough stopped using it. In 1994, a plan was developed to replace the windows throughout the building, and an application was written for a Keystone Grant for \$40,000 to allow \$80,000 worth of new wood windows to be purchased. The grant application project resulted in a determination by the SHPO that the building was individually Eligible for the National Register. The grant was not funded that year, but the application

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was resubmitted for about five years until it was approved. However, aluminum windows were installed and the grant was apparently not used.

In 1999, a new Main Street Program was started, lasting until 2005. Like the earlier program, this program, called simply “the Charleroi Main Street Program,” brought new initiatives to the community, attracted several new businesses, and helped to fund individual facade rehabilitation projects. An example of one of its successes was at the Palace Theater Building, originally a movie house, built and operated by R.L. Barnhart. The facade of the Palace Theater had been covered by an enameled metal cover about 1960 when it became a men’s clothing store. The metal covering was removed, and the earlier facade design was restored, including a very large second story arch that was originally dotted with light bulbs but now has light-bulb-shaped ornaments.

After five years of state funding, there was an effort to keep the Charleroi Main Street Program alive by creating a Business District Authority (the second time this was tried, the earlier time being about 1982). A group arose in opposition to the assessments, and the initiative failed. The Main Street Program ceased to exist as an organization with a staff member, but a group of volunteers emerged from what was left of the program and reconstituted themselves as a new group called Team Charleroi. Team Charleroi, which still operates in this capacity, is now affiliated with the local Chamber of Commerce. A few years before this, what had long been the Greater Charleroi Chamber of Commerce re-branded itself as a regional group called the Mid-Mon Valley Chamber of Commerce. This allowed them to focus more on businesses outside the borough limits, even though their offices are still at the center of Charleroi. Team Charleroi’s activities became the main way that the Chamber of Commerce continued to serve the large concentration of businesses located within the borough as the chamber’s activities became more regional in scope.

About 2000, a new cultural trust was formed with the goal of creating a performing arts theater space in the valley. Rehabilitation of the Coyle Theater had been studied as a possible CDC development project in 1988, when the Greater Charleroi Community Development Corporation (GCCDC) was first created. The cultural trust has restarted the project several times since 2000. Most recently, volunteers painted most of the exterior. The board of the cultural trust signed an agreement in 2015 to allow one year of study and then consider turning the building over to another organization by the end of 2016.

Plans were discussed at various times about putting an elevator in the Charleroi Borough Building to make it easier to use the upper stories and to make the top floor auditorium available again to the public. A schematic was drawn up in the 1990s. In 2013, it was determined that a large grant that had been allocated initially to the Coyle Theater could not be used by the Cultural Trust because the Trust was unable to raise the match. The borough applied for a comparable amount from the same source, the county’s Local Share Account (LSA “gaming funds” from a tax on the casino industry), and the grant was awarded. The project was to install an elevator in the borough building to make the top floor more accessible. In a sense, because the amounts are comparable and the source

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was the same, this was the Trust grant being reallocated to the borough building. The borough proceeded with work to create an elevator shaft where that had previously been a fireproof vault on each floor. The project is currently underway and may finish in 2016.

The Charleroi Area Historical Society decided to pursue National Register listing for the Charleroi Historic District in 2003. The project to document the district was underway between 2004 and 2007. The listing was finalized at the end of 2007. The nomination was prepared by Terry A. Necciai, RA, Historic Preservation Consulting, then of Alexandria, Virginia. The state was very complimentary about the resultant nomination, and they have passed it out to others to use as a model for nominations of similar places.

In February, 2007, the First National Bank of Charleroi Building was listed in the National Register. The nomination was prepared in pursuit of a tax credit for a rehabilitation of the building as a new home to the headquarters of a local manufacturing company known as Ductmate Industries, or DMI. DMI had been brought to Charleroi with the assistance of the Charleroi Main Street Program in 2002. The individual listing had been started at that time because it would be needed for the tax credit project, and it was completed in 2007 despite the fact that the historic district nomination (started in 2004) would also have qualified the building for the tax credit project. The individual NR status would have been necessary in order to receive a tax credit had the bank project finished first and had the larger district not been listed in time. Ironically, DMI was experiencing a very successful period of a few years, and in the end, the tax credit was not used because their accounting department felt their unusually high taxable income that year disqualified them. The construction costs of the project, across about 5 years, was about \$1million, so the tax credit would have been in the range of \$200,000.

The individual listing was also appropriate because it helped to emphasize the importance of John K. Tener, Charleroi banker and businessman, who had been Pennsylvania governor in the 1910s and who had founded the PHMC. The library (former post office) is also named for Tener. It was listed in the National Register, as mentioned above, in 1990. All three listings (Charleroi Post Office, First National Bank, and the Charleroi Historic District) were prepared by the firm of Terry A. Necciai, RA, Historic Preservation Consulting, as was the tax credit documentation for the DMI project.

The Charleroi-Monessen Bridge (north of the borough limits) had also been listed in the National Register, in that case as a result of a nomination prepared by staff at the PHMC in 1982 in coordination with the Pennsylvania Department of Transportation (PennDOT), one of many bridge nominations the PHMC prepared that year to help PennDOT meet the transportation agency's requirements under various preservation laws. After structural flaws were found, the bridge was closed and imploded in 2011, to be replaced by a new bridge. The possibility of preserving the bridge was discussed for some time before its destruction, but the topic was controversial. Like the three nominations for Charleroi (the old Post Office/Library, First National Bank, and the Charleroi Historic District), the Charleroi-Monessen bridge had strong ties to John Kinley Tener. It was built in 1906 by a group Tener organized called the Mercantile Bridge Company. The intention was to bring shoppers from the Monessen area to Charleroi. The bridge also carried streetcar

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lines, and it was a toll bridge into the 1960s after most area bridges were free. There was never a major highway-related reason to have a bridge in this location, just commercial interests.

Susan Zacher played an important role in the mitigation procedures for the Charleroi-Monessen Bridge, as with several other federally funded projects where mitigation became an issue in the Charleroi area. Ms. Zacher spent her high school years in Charleroi where her father was serving as a Lutheran pastor. She worked for about four decades at the PHMC as the preservation professional in charge of mitigation issues that arose from the Section 106 Review process at various sites around the state. She was involved in the documentation of Pennsylvania bridges for the National Register in 1982. By the time the Charleroi-Monessen became a question for mitigation, she was nearing retirement, and she retired shortly afterward.

Just as the Historic District nomination was coming to completion in 2007, the borough was dealing with problem buildings that were listed as contributing. Several contributing resources were taken down with public funds in 2007-2008. Privately funded demolitions also resulted in the removal of some of the more intact or otherwise notable historic buildings in the residential areas in the same time period. The borough and the Charleroi Main Street Program took an interest in the possibility of moving the Charleroi Farmer's Market to a location in the 400 block of Fallowfield Avenue, an area that became available as three frame buildings were demolished in 2008. The three were among the oldest storefront buildings in Charleroi, but their appearance had been masked with layers of remodeling including an outer skin of stucco-covered Styrofoam (Dry-Vit) installed as part of the McKean Avenue project in 1980-1983. Rather than move the farmer's market to an open parcel, especially in this block, one of the most picturesque in the historic district, the Main Street Manager found funding to underwrite the construction of a pole barn-type covering and a screen of attractive brick piers and wrought iron fencing across the front that gives the impression that the market house is part of a continuous row of facades. Wrought iron fencing was also placed across the back of the facility to keep the alley side secure. The Charleroi Market House project cost approximately \$300,000 to build.

After local print shop owner Herb Goaziou passed away at 94 in 2008, the Charleroi Area Historical Society purchased the Goaziou Print Shop, at 807 Fallowfield Avenue, where Herb Goaziou's grandfather had worked in the 1910s. Louis Goaziou, the grandfather, was a national figure in the Socialist movement. He printed a French language newspaper from this shop that was distributed to Socialist groups around the country. He founded a special type of Masonic Lodges, called the Co-Masons, where women were treated equally to men as members and officers. Louis Goaziou died in 1937, but his son and grandson continued to run the print shop until Herb Goaziou died in 2008. Within about a year of the purchase of the shop by the historical society, the shop had been cleaned, the upstairs apartment had been refurbished and fully furnished, an accessibility ramp had been added, and the facility was opened to the public and specifically for occasional tours by school groups. The Society also held their monthly meetings in the building for a couple of years.

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After the Charleroi Area Historical Society acquired the Goaziou Print Shop, they were successful in attracting the Historic American Buildings Survey (HABS). Richard O'Connor, the Chief of Staff of the national HABS program. O'Connor had prepared a history of the glass industry in Charleroi in the 1980s. He was able to send nationally recognized industrial archaeology photographer Jet Lowe to document the print shop. The materials from this project are now on file with HABS and can be accessed online (which is also the case with the materials on the former First Christian Church and the rowhouses on Tenth, which were demolished in the 1980s).

Since its formation in 1987, the GCCDC has evolved from initially looking at a large project (rehabilitating the Coyle Theater) to undertaking housing rehabilitation projects and building new townhouses in the borough. The group has rehabilitated 13 houses and has built seven new townhouses. The townhouses are located on the site of the former Meadow Avenue School which was torn down about 1991. The parcel which is between Crest Avenue and Meadow Avenue also abuts Fifth Street. The Fifth Street portion of the site has not yet been developed because the group encountered some environmental issues or soil stability issues in this area. The open area now serves as a park and the group periodically holds its meetings there out-of-doors in warm weather.

The borough's zoning ordinance was updated in 2002. This version of the ordinance remained in effect down to the present. The borough is in the process of drafting a revised ordinance and will likely pass it in mid-2016, as discussed further below and elsewhere in this Preservation Plan report.

Washington County adopted its current Comprehensive Plan in November 2005. The plan does not discuss the Charleroi Historic District explicitly (the Charleroi Historic District nomination was then underway but not yet complete), but it does cover the entire county and explicitly discusses the importance of historic sites and their preservation to the county's character and identity. Chapter 2 of the Plan is entitled Historical Perspective and Community Character. Charleroi is discussed briefly as one of the "river communities" at the beginning of this chapter.

According to the records of the Charleroi Code Enforcement Officer, who keeps an electronic spreadsheet with the information, 99 permits for demolition projects in Charleroi have been issued since the year 2000. About 15% of these were for demolition projects that were carried out with private funds. About 5-10% of the permits were rescinded when better solutions were found that did not involve demolishing the building. Some 20 of the projects were scheduled in 2014-2015, resulting in the present planning project. The planning project was developed as Section 106 Review mitigation to offset the loss of the 20 buildings. Some of the permits were also issued for projects that have not yet occurred.

As the borough has been in the process of rewriting its zoning ordinance, some aspects of the proposed new ordinance came to be based on input from this planning project, as explained in more detail elsewhere. For instance, the Preservation Plan identified the

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locations of about 50 neighborhood store buildings in Charleroi, most of which are located in the residential areas west of Lincoln Avenue. The new zoning ordinance is looking to make this entire area a single-family-housing zone, intended to encourage home ownership, discourage future conversions to rentals, and disallow any additional division of a single building into apartments. However, the neighborhood stores have architectural qualities that make them different from most of the neighboring houses, and these characteristics should be preserved. In general, they are larger than single family homes and look like store buildings, not like typical single family homes. The same characteristics make them appropriate for use as certain kinds of live-work facilities, like a home that includes an ice cream shop, or a ceramics studio, or a teaching studio for acoustical music, or something similar. There are also a few former churches and former lodge buildings (including former union halls) in the area with similar characteristics. Most of these buildings are now divided up into apartments because they are a little too large to be a single-family home and do not have exactly the character or appearance of a house (making them less desirable to those seeking a single-family residence). Allowing live-work uses would help to preserve these buildings, maybe take them out of multiple apartment uses, and return them to their role as somewhat evenly distributed anchors of neighborhood activities.

While the current Preservation Plan project was taking shape, Charleroi and four other adjoining municipalities plus the Redevelopment Authority of the County of Washington had been in the process of applying for funds to prepare a multi-municipality Comprehensive Plan for five Charleroi area municipal governments. The group had been meeting for a number of years and applying for grants despite not being successful in getting enough grant funding to proceed with hiring a planner and undertaking the actual Comprehensive Plan project. However, as the current Preservation Plan was coming to completion, a funding source was found and funds were secured. That project is now underway, involving Fallowfield Township and the boroughs of: Charleroi, North Charleroi, Speers, and Twilight. It is hoped that the current Preservation Plan will appropriately inform that process.



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*Chronological Bibliography of Recently Identified Sources on Charleroi Planning History (This complements the bibliography given in the National Register Nomination)*

### 1890

“Yohe Brothers [of Monongahela] this morning shipped two carloads of lumber, and sent forward ten men to Charleroi, who will begin at once the erection of offices for the new glass company... This is the beginning of the upriver boom” [short statement presented as an untitled article], *Daily Republican*, Monongahela, 13 January 1890

“Founding a Town in a Year” [contracts Aggregating \$7,000,000 let for Charleroi, mentions an architect from New York who will be coming to help in building the buildings], *Pittsburgh Dispatch*, 15 February 1890

“It is predicted that Charleroi will have 10,000 people inside of a year” [short statement presented as an untitled article], *Daily Republican*, Monongahela, 15 February 1890

“Charleroi, Operations Assume Definite Form — Sale of Lots to Begin March 4<sup>th</sup>, Capital Coming from the Big Cities — New Post Office, etc.,” *Daily Republican*, Monongahela, 24 February 1890

“The Magic Town on the Monongahela,” *Connellsville Weekly Courier*, 28 February 1890

“Charleroi” [notes on lot sales and construction contracts], *Daily Republican*, Monongahela, 12 March 1890

“Charleroi contractors are scouring the towns looking for carpenters and masons,” *Daily Republican*, Monongahela, 25 March 1890

“D. Knox Miller, Architect for the Charleroi National Bank is Here Today,” *Daily Republican*, Monongahela, 26 May 1890

“The Connellsville Courier says: — ‘The new town of Charleroi will be the Magic City of the Monongahela before the snows of 1890 whiten the ground’” [short statement presented as an untitled article], *Daily Republican*, Monongahela, 1 April 1890

“Growing Together – Lock No. Four and Charleroi Fast Verging on Each Other – Business Opportunities,” *Daily Republican*, Monongahela, 18 April 1890

“Charleroi. How the Town Grows with Every Week’s End — Enterprise and Success Everywhere,” *Daily Republican*, Monongahela, 18 July 1890

### 1891

“They Need Houses” [in Charleroi], *Daily Republican*, Monongahela, 28 April 1891

“A Narrow Escape – On Tuesday, the Mouk Building, one of the handsomest in Charleroi, was threatened with destruction by fire” [August Markell, the painter, escaped], *Daily Republican*, Monongahela, 7 May 1891

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[Untitled blurb says that Gus Markell has finished the contract for painting 16 houses for Charleroi Plate Glass Company], *Daily Republican*, Monongahela, 8 June 1891

“Charleroi Chatter” [Charleroi Buildings: Yohe brothers building houses for shovel company, hotel underway, etc.], *Daily Republican*, Monongahela, 1 July 1891

“Town Building - The Man who Built Charleroi Talks about New Towns” [M.J. Alexander’s thoughts on the topic], *Daily Republican*, Monongahela, 12 November 1891

### 1895

“Charleroi Items” [Hagerty of Monongahela did stonework for a hotel; a brick works was producing 15,000 bricks/day; tenement houses are needed], *Daily Republican*, Monongahela, 20 November 1895

### 1896

“Charleroi Chatter” [mentions hotels under construction, etc.], *Daily Republican*, Monongahela, 28 March 1896

### 1897

“Prosperity in Nearby Towns...Charleroi...” [description of work on several early Charleroi buildings], *Daily Republican*, Monongahela, 9 July 1897

“Charleroi — A Caution” [says not to rush there for good jobs or high wages, reprinted from the *Charleroi Sun*], *Daily Republican*, Monongahela, 16 March 1898

### 1899

“Building to Be Built for Turner Hall,” *Daily Republican*, 10 January 1899

“Charleroi Chatter” [Proposal to add North Charleroi and Speers as wards of Charleroi], *Daily Republican*, Monongahela, 30 April 1892

“Other Magic City Items” [descriptions of several buildings under construction at the time], *Daily Republican*, Monongahela, 21 August 1899

“Austen Honored” [177 Architects visit Charleroi by train as part of a convention in Pittsburg(h)], *Daily Republican*, Monongahela, 16 November 1899

### 1903

“Charleroi Elks Will Build” [to plans by architect R.L. Barnhart], *Daily Republican*, Monongahela, 12 September 1903

### 1905

“We’ve Moved” [New Building of Home Furniture at 323 Fallowfield Avenue], *The Charleroi Mail*, 25 December 1905

### 1911

“May Land in Courts” [Coyle Theater is found to be unsafe and closed by the state’s deputy factory inspector], *Daily Republican*, Monongahela, 17 November 1911

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“To Ask Bids on New Federal Building” (Charleroi Post Office; now J.K. Tener Library), *Valley Independent*, 15 April 1912

### **1924**

“Charleroi Beats Us [Monongahela] to Home Building” [establishment of Maple View by Charleroi business people], *Daily Republican*, Monongahela, Monongahela, 10 November 1924

### **1946**

“Charleroi C. of C. Approves Price for Glass Firm Property” [Charleroi Chamber of Commerce purchasing the property of the plate glass works], *Daily Republican*, Monongahela, 16 July 1946

### **1952**

“Charleroi Buildings Being Demolished for Parochial School” [houses and garages being torn down to make way for St. Jerome’s School], *Daily Republican*, Monongahela, 11 September 1952

### **1956**

“Redevelopment Authority Was Formed in 1956,” *Observer-Reporter*, Washington, 15 August 1983

### **1959**

“Raze Charleroi Building for New Site of Fire Hall,” *Daily Republican*, Monongahela, 20 February 1959

### **1960**

“Planners Discuss Economic Report, Federal Aid Grant,” *Daily Republican*, Monongahela, 26 July 1960

“General Planning School Scheduled at CSC” [California State College], *Daily Republican*, Monongahela, 27 September 1960 [Planning classes being held for Mon Valley municipal leaders at California State College]

### **1962**

Comprehensive Plan Report — Charleroi Borough, Community Planning Services of Monroeville, Pennsylvania, for Charleroi Planning Commission, June 1962

### **1967**

“Charleroi Executive Named to Planning Commission” [about Robert Arthurs, Sr., being appointed], *Observer-Reporter*, Washington, 10 July 1967

### **1968**

“Good Year for Business and Industry in Charleroi,” *Observer-Reporter*, Washington, 27 January 1968

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“Charleroi Turner’s Club... slated for future conversion into an off-street, 20-car municipal parking lot...” [excerpt from longer photo caption], *Daily Republican*, Monongahela, 27 March 1968

“Charleroi Urban Renewal Program Uncertain, Updating Cost Involved,” *Daily Republican*, Monongahela, 3 September 1968

### **1969**

“Patron Parking Changes at New Post Office,” *Daily Republican*, Monongahela, 15 May 1969

“Study Bares Charleroi Parking Needs, Released Ahead of Schedule by Mayor Sannier,” *Daily Republican*, Monongahela, 15 May 1969

“Buchta Proposes Widening Streets” [to add more parking near new post office without building a parking lot between the new building and the rest of the business district], *Daily Republican*, Monongahela, 15 May 1969

“Mid Mon Valley Towns Approve Sewage Policies, Comprehensive Plan Outlined,” *Daily Republican*, Monongahela, 26 August 1969

“Charleroi Council Withholds Share of Development Costs,” *Daily Republican*, Monongahela, 11 September 1969

“Mayor Sannier’s ‘Magic City’ Physical Improvement Committee,” *Daily Republican*, Monongahela, 23 September 1969

“Including New Mall - Charleroi Development Plan Approved by County,” *Observer-Reporter*, Washington, 26 September 1969

“Charleroi Chamber of Commerce Prepared to Lease Land for Montgomery-Wards,” *Daily Republican*, Monongahela, 22 October 1969

“Charleroi Council Delays Decision on Redevelopment Project for Montgomery Wards,” *Daily Republican*, Monongahela, 20 November 1969

“Borough Sets Money Aside for Demolishing Crest Avenue School,” *Daily Republican*, Monongahela, 22 December 1969

### **1970**

“Upward Progress Seen for Mon Valley,” *Observer-Reporter*, Washington, via Google News, 7 February 1970

[Legal Advertisement for 1970 demolition of buildings in the 600 block of McKean for new post office], *Daily Republican*, Monongahela, 30 March 1970

“Bassi Reelected Charleroi C. of C. Head” [the C. of C. being the Chamber of Commerce], *Daily Republican*, Monongahela, 12 March 1970



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“Revenue from [Charleroi] Code Office \$474 in Feb., *Daily Republican*, Monongahela,” 12 March 1970

“Charleroi Council Seeks Missing Maps,” *Daily Republican*, Monongahela, 15 April 1970

“In Charleroi, First Demolition Contract Let” [Redevelopment Authority demolishing buildings in Charleroi], *Daily Republican*, Monongahela, 13 May 1970

“North Charleroi Gets Right to Raze House” [Roger Kraft’s House on the bend of Rt. 88 near the old elementary school], *Daily Republican*, Monongahela, 18 August 1970

[Legal Advertisement for demolition of 48 buildings in Monessen], *Daily Republican*, Monongahela, 11 September 1970

“Charleroi Development Is Alive,” *Valley Independent – Mon Valley Report*, 6 November 1970

“Fire Causes Church Damage in Charleroi” [St. James AME Church], *Daily Republican*, Monongahela, 16 November 1970

### 1971

General Development Plan, Borough of Charleroi, Washington County, Pennsylvania, [prepared by the firm of Lorenzi, Dodds, & Gunnill] (copies on hand at the Charleroi Borough Building), 1971

“Contracts Are Confirmed By Charleroi Post Office” [Ground will be broken for new post office about August 1<sup>st</sup>], *Observer-Reporter*, Washington, 4 June 1971

### 1972

“Authority Approves New Budget” [article says that new P.O. is almost finished and that landscaping will be done later; also, \$1,500 has been allocated for engineering services for future development projects in Charleroi], *Observer-Reporter*, Washington, 8 July 1972

### 1974

“Charleroi Gets Demolition Plans,” *Observer-Reporter*, Washington, 14 October 1974

### 1977

“Redevelopment Authority Issues Annual Report,” *Observer-Reporter*, Washington, 12 February 1977

“Housing Project in Charleroi,” *Observer-Reporter*, Washington, 12 February 1977

“Old School Site Sold in Charleroi” [sale of both Second Street School and Ninth Street], *Observer-Reporter*, Washington, 14 March 1977

“Charleroi Odd Fellows Change Location,” *Observer-Reporter*, Washington, 28 August 1977

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“Charleroi Awaits Funds for Housing,” *Observer-Reporter*, Washington, 8 September 1977

### **1978**

“Variance Granted - Charleroi Borough Building is Saved,” *Observer-Reporter*, Washington, 1 December 1978

### **1980**

“Charleroi Council Hires Consultant,” *Observer-Reporter*, Washington, 15 November 1980

“Council Approves Tentative Budget,” *Observer-Reporter*, Washington, 5 December 1980

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*Planning Considerations – By Sean Garrigan, AICP, Stromberg-Garrigan and Associates*

## **Background of Planning and Zoning in the Borough**

Historic Preservation within the Borough of Charleroi can be viewed as having overlapping roles in promoting quality neighborhoods, downtown economic development, and the overall enhancement of the quality-of-life of residents. Typically, a municipal comprehensive plan provides the overall context of policies, initiatives and regulations in which historic preservation plays a role. Although the Borough currently does not have an up-to-date Comprehensive Plan, it has other planning and policy documents that address key planning aspects within the Borough. In addition, the Borough is pursuing funding in partnership with several adjacent communities, and Washington County, to undertake a multi-municipal comprehensive plan. This Historic Preservation Plan can serve as supporting and specifically referenced addendum policy document to a future comprehensive plan.

## **Business District Revitalization Study, 2014:**

Charleroi undertook a planning process in 2014 for the business and commercial district from Fallowfield Avenue to the Monongahela River between 1st and 8th streets. The plan recognizing that the future of small urban centers like Charleroi's lies not just in retail and dining, but also in a healthy residential and service segment that will support the retail sector. The focus area of the Revitalization Study includes some of the Borough's largest and most significant historic structures. The Borough Smart Business Initiative, now known as "Charleroi Means Business" promoted a series of policies and initiatives identified in the study.

A major element of this study was a market analysis which considered market opportunities based on the immediate economy of Charleroi Borough, the Charleroi Trade Area (an area which includes the shortest driving distances from residents' homes), and the Greater Charleroi Trade Area (an area that contains potential customers that might travel to Charleroi, especially if their home trade area is not fulfilling their retail needs). The market analysis identified a series of conclusions, the following of which are most applicable when considering the opportunities to link with historic preservation, especially in terms of promoting the adaptive reuse of existing and potentially historic structures.

*Conclusions from the Business District Study that potentially impact Historic Preservation in Charleroi:*

- The Borough seems to have turned the corner on the population decline of the last nine decades and while the population growth is expected to be modest at 1% through 2017, it represents a shift in an important trend. Even modest population growth can support the need to improve existing residential properties and potential support the construction of new forms of housing such as artist studios, lofts, and stacked flats. Diversifying the market-rate housing choices in the Borough can create new adaptive reuse opportunities for existing buildings in the downtown.

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- The Borough has a younger population with smaller household size and lower household income when compared to the larger area. This is likely due to the higher percentage of renter-occupied housing units. Trends in younger living desires include more urban housing formats as well as desired to live in locations with mixed-use conveniences within close and walkable distances from housing.
- Owner-occupied units are projected to remain relatively stable while renter-occupied housing units are expected to grow by 4% through 2017. Vacant units are expected to decline. This projection seems to indicate the population growth will absorb some of the previously vacant housing stock and be primarily in renter-occupied housing. This trend may also be reflective of the recent housing crisis and the displacement of single family homeowners. This trend supports a potential increase in rental housing rental rates, making new residential housing developments, including adaptive reuse projects, potentially more economic viable and eligible for traditional private financing. Social lifestyle amenities, including “funky” yet sensitive adaptive reuse of existing structures for dining, services such as day-care, and social gathering will be important to attracting these age groups to new housing. These uses can also be a new way to fill ground floor retail spaces.
- The majority of population growth is projected to be in the 55 and over age groups. This trend supports housing types which require limited maintenance demands, including infill or adaptive reuse stacked flats within traditional residential neighborhoods as well as potentially supporting adaptive reuse projects in the downtown. Lifestyle amenities such as quality public spaces, dining, and health services will be especially important uses to serve this growing demographic and can also attract visitors to the downtown from the surrounding region.
- Working age populations (15-64) are expected to grow in two age groups 25-34 and 55-64. Both of these age groups support the potential housing demands described above.
- The Borough has a lower disposable income than the surrounding area, and therefore redevelopment efforts that are focused on income will need to include business types that can draw from a larger trade area. This fact will represent a challenge to the financing of new adaptive reuse projects using purely private sources. It will also point to a need for a pool of non-traditional “gap” or “mezzanine” financing to move projects into construction.
- The Borough has a positive labor shed importing more jobs than it exports to surrounding areas. These workers represent an import market potential; however, they may not represent a large enough critical mass of opportunity to drive new development by themselves. Still, when combined with an increase in resident population, they can generate demand to support new commercial activity.

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- The retail category with the largest leakage is General Merchandise – meaning many shoppers must travel outside Charleroi to shop for general needs. Identifying specific opportunities, especially with local and smaller-scale retailers could lead to new ways to drive the economy and new opportunities to fill vacant ground floor retail in existing buildings within the downtown.
- The Charleroi trade area market could potentially support an additional 52,685 square feet if 50% of the general merchandise category was captured. When divided among multiple properties, this represents a significant amount of new and catalytic redevelopment.
- There is potential capture capacity in the greater Charleroi trade area in many of the retail sectors given the right set of development circumstances. As an example clothing & accessories has leakage that could be supportive of an additional 102,834 square feet if 50% of the leakage were to be captured.
- Overall the region has a surplus of retail space, and since its earliest days of development, Charleroi was over-specified in terms of the amount of retail space when compared to its population, therefore the Borough should approach with caution any suggestion of partnering on new redevelopment projects that rely on an intense amount of retail space. The ability to attract new retail activity is based on many factors including the ability to generate traffic to the retail locations which often requires a critical mass of activity. The Borough has stiff competitive retail locations that already provide the critical mass of traffic and shoppers that retailers seek (Belle Vernon and Washington) so it will be difficult to attract large stand-alone retail uses to the Borough. Large developable sites will be critical to any attempt in capturing this market potential. These sites, such as the Chamber Plaza site, could be important in creating new anchor retail uses downtown. However, any new development should be designed in a manner that maximizes the walkable connections between the new and established downtown to ensure the greatest catalytic economic impact occurs. New retail development should not be separated physically or in its form, i.e. the borough should avoid suburban layouts where the buildings are surrounded by vast parking lots separating them from adjacent development. Zoning is a critical tool to ensure that new development seamlessly meshes with the existing and the historic.
- Riverfront Park improvements; including landscaping, river view clearance, signage, business directory and improved boat launches are important civic improvements that connect the downtown, neighborhoods to Charleroi's riverfront. "Charleroi as a riverfront community" represents an important avenue for branding especially if the riverfront connection is truly perceived by residents and businesses.
- Gateway and wayfinding signage is important in reinforcing any existing branding or any effort to re-brand the Borough or its neighborhoods. This is especially important from a

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vehicular standpoint with the presence of the one-way street pairs of McKean and Fallowfield Avenues.

### **Other Economic Development Consideration that Can Support Historic Preservation**

- The Borough Smart Business Initiative should undertake regular outreach activities with major businesses and property owners of larger/anchor historic buildings. This outreach should focus on supporting current businesses and tenants to determine their goals and future plans, ensuring the greatest potential of retaining occupancy. A major threat to a historic structure is vacancy, which often leads to deferred maintenance and rapid decline/disrepair. For example, through the outreach of this planning effort, the project team spoke to the manager of the Citizen Bank. The manager indicated that there is a possibility that the bank would not opt to renew its lease of its current space when their current lease expires in 2017. Borough leaders should not wait until the bank leaves, but instead communicate with the bank representatives to see what might be done to support a renewed lease. Or, if the bank decides to leave, the Borough should actively support the property owner in obtaining a new tenant for the building so the transition of users is as seamless as possible. The building is designed to be a banking hall, and having an edifice this monumental scale vacated by a banking institution, it will likely difficult to find an appropriate lessee, potentially resulting in a major architectural icon in the downtown falling into decline.
- It is common practice to disperse scarce economic development resources throughout downtowns and neighborhoods. Building on the Business District Revitalization Study findings and recommendations, the Borough should utilize the pending Multi-Municipal Planning effort to determine specific focus and concentration areas of combined economic and infrastructure investments to create the greatest real and visible concentration of revitalization.

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## **Potential Planning and Zoning Tools to Support Historic Preservation**

Through funding received by the Mon Valley Initiative (MVI) the Borough is currently updating its zoning ordinances. This effort includes addressing current land use issues and trends as well as ensuring that land use patterns and developments allowed by the new ordinance will reinforce current community revitalization, neighborhood character, and economic development priorities. The planning commission and other interested parties participated in multiple discussions between Borough staff and the consultants who had been retained to prepare the new ordinance. This provided a forum for proposing ways to fine tune the ordinance and evaluating these ideas as opportunities for improvement, as well as to aid in informing the revision process in general. Since the process of enacting the zoning ordinance revisions will continue after the completion of this plan, the following is a summary of the issues and potential strategies to consider as a way to support historic preservation within the new ordinance.

## **Historic Preservation and Reinforcing Charleroi's "Sense of Place" as an Overall Approach to Neighborhood and Downtown Revitalization**

Zoning can support two critical aspects of community development activity. First, it can reinforce the desire to see existing structures creatively reused, ideally with uses that achieve a "higher or best" use in conformance with the borough's overall economic strategies. Second, it can ensure that new development occurs in a pattern and form that reinforces the traditional format of a neighborhood or the downtown by shaping new infill in a manner that is contextual.

Ultimately, the goal is to create high quality-of-life neighborhoods surrounding a vibrant mixed-use downtown. This in turn will support the goal of the borough as a regional commercial, cultural, and social activity hub. This plan and the borough's Downtown Revitalization Plan emphasize the notion of the creation of "places" versus only parcel-by-parcel activities. The foundation of this idea is the desired outcome that both public and private activities should result in the creation of highly desirable places for people, and as they are expanded, ones that mesh seamlessly with the surrounding context. This includes connecting existing residential neighborhoods to the downtown and increasing the attractiveness of true mixed-use, including market rate housing, in the downtown. The creation of successful places is a function of a thoughtfully considered mix of uses, location, design, and supporting infrastructure systems; working together to form economically vibrant and sustainable building blocks of an overall town. As the borough revitalizes, new development activities should feel like an expansion of the historic, well-established, and highly functional pattern of the borough versus an old urban center ringed or spotted with suburban development with little physical, functional, or social connection to the core.

Great places that people want to invest in and are attracted to, are not easily formed. They are certainly not created by policy alone, but rely on strong partnerships between many public-sector partners, at all levels of government, combined with private land owners and the development and business communities.



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*Several key planning and urban design principles should be considered as the planning efforts continue and the new Borough zoning ordinance is prepared and adopted to support the town's historic framework and fabric:*

**Local character builds regional economies** – Unique assets and local character make a place distinctive and the preservation of existing and not likely replicate-able, architectural resources is fundamental to creating character. In this case, historic structures can serve as a significant starting part of enhancing unique local character, ultimately leading to the branding of the downtown and the entire Borough.

**A strong mixed-use core supports residential investment and vice versa** – Economic development policies and actions should promote the concept of diversifying choices for living, working, shopping, and playing in a variety of contexts. Historic preservation and investment in existing structures will thrive when a critical mass of citizens can comfortably walk to a variety of destinations. Infrastructure investment enjoys the highest returns where design encourages compactness; therefore policies should privilege safe, housing rehabilitation, adaptive reuse, context-sensitive infill, and downtown living investment whenever possible.

**Historic Preservation supports sustainable communities** – The adaptive reuse of existing structures can be argued to be one of the most resource-conserving approaches to construction. It is important to promote the concept that buildings can be rehabilitated in a manner consistent with historic preservation guidelines and integrate green building practices. Furthermore, many of the public and foundation funding programs require or emphasize green building practices in their ranking criteria, so it will be important to consider aspects of green buildings systems, such as geothermal heating and solar as a complement to the preservation goals, if done in a sensitive manner. Potentially more critically in the case of the Charleroi, which has system-wide issues related to stormwater management, combined sewer overflow (CSOs), and MS4s compliance needs, any method to reduce impervious cover and stormwater runoff will be highly beneficial and potentially publicly fundable. Projects which integrate elements such as grey-water capture/reuse, green roofs, and permeable materials should be promoted and, if sensitively designed, do not need to be in conflict with historic preservation guidelines. The Borough may want to consider adopting a sustainability plan which links sustainability, regulatory compliance, economic development, and historic preservation goals. The Borough could utilize the pending Multi-Municipal Planning effort to determine specific aspects of a sustainability plan for itself or as a combined regional effort since many sustainable aspects function at the regional level and do not limited themselves to municipal boundaries.

**Existing/historic buildings, creative infill, public spaces and civic infrastructure work together to shape community character** – People walk more when the walk is safe, comfortable and interesting. Small blocks create a resilient, interconnected street system. Urban-oriented buildings focused on pedestrian experience shape the look,

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feel, and function of public space through the way they “engage” with streets, sidewalks, parks, and other buildings. High-quality parks and public spaces create the social centers of neighborhoods and provide the venues for community gathering, further enhancing the sense of community identity and potential economic drivers.

**Walkability is critical** – Walkable, mixed-use neighborhoods are the fundamental building blocks of communities, and Charleroi has an excellent framework for a highly walkable community. Most people should be able to walk to at least some of their daily needs in safe, appealing environments. Maintaining buildings which reinforce the traditional “complete streets” aspect of the Borough street network through their orientation to sidewalks and the pedestrian environment is a fundamental aspect of walkability. Charleroi is not likely to attract people who want to live in a suburban environment; therefore, it should discourage suburban development patterns and the modification of existing and historic structures in a manner that deviates from the tradition urban form. This includes maintaining the tradition relationships of buildings to sidewalks, (maximum setbacks, uniform façade/street wall alignments, minimization of demolition that creates gaps in the streetwall, etc.) and emphasize creating inviting pedestrian zones through large expanses of ground floor glass and architectural details at eye-level.

**Working together creates bigger opportunities** – The communities of the Mon Valley are connected economically, environmentally, and historically and with the larger region. Charleroi supports the core of the region and, at its best, offers models for desirable, sustainable development. With coordinated planning, historic preservation, shared services, and economic development, linked transportation, and sustainability practices, the Borough can further enhance its role in the region and bolster the economic vibrancy of the entire Mon Valley. Undertaking the pending Multi-Municipal Comprehensive Plan is therefore a critical next step to supporting all of these goals, including historic preservation.

*The following are key zoning related recommendations to consider based on the status of the zoning revisions being made at the time of the preparation of this Historic Preservation Plan:*

**Promote Mixed Use:** The draft zoning ordinances proposes simplifying the number of zoning districts to a set of districts which more clearly responds to traditional land use and development patterns of the Borough. The minimization of zones which allow uses in auto-oriented land development is important. The proposed Central Business District (CBD) and the Mixed Use District (MU) are proposed to support land use patterns which support a mix of uses both vertically within in a single structure and horizontally in a complimentary manner. Allowing mixed uses “by right” or by “special exception” facilitates adaptive reuse of existing and historic structures in a manner that still meets current market and land use trends without creating an extra burden on a property owner or developer to achieve something that was historically prevalent.



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The ability to re-establish historic mixed-use occupancies within the single-family residential district in the limited number of existing structures, should be allowed. If property owners want to pursue a live-work condition by establishing former “corner-store-like” retail uses in structures that were historically built for that purpose, the ordinance should provide a mechanism to do so, mostly likely through a special exception mechanism within the allowable use section of the new ordinance.

**Design Guidelines:** The Borough has opted not to pursue a form-based code approach to zoning, although it may want to consider integrating some aspects of such a code into the zoning revisions that are underway. A form-based code is a technique that allows for regulation of certain aspects of the physical form and location-specific characteristics of each property (i.e. classified by urban design street-type intent). The Borough made the decision to adopt a more conventional zoning code format partly due to the complexity of converting from its existing “Euclidian-based” (i.e. mostly written and table-based format) to a form-based approach. Many of the most critical “form” aspects of a form-based ordinance can be integrated into the current draft zoning ordinance, such as: urban form; pedestrian-orientation; street, buffering and urban design; the relationship and design of civic spaces; and especially context-sensitive building design including historic responsive aspects (An example of design guidelines can be viewed in the Borough of Carlisle, PA’s Urban Mixed Use Ordinance: <http://www.ecode360.com/10685191>). This can be accomplished through the selective adoption of design criteria to complement the categorization, tabulation, and other characteristics in the generally Euclidean framework. A simple set of supporting design guidelines, which include the historic preservation guidelines, could be adopted for the residential, mixed-use, central business, and redevelopment districts. Design guidelines focus on key “form” aspects of any major modification of existing structures and any new land development projects. It also addresses elements that cannot be easily included in a standard Bulk Area Table of a Euclidean zoning district. These could include such aspects as the orientation of entrances to buildings, parking areas, the relationship of building massing to streets and other structures and uses, buffering, and configuration of parking areas, as a few examples.

**Promote Adaptive Reuse:** Many communities in the period from the 1950s through the 1980s adopted ordinances that actually greatly limited the adaptive reuse of existing and historic structures. Charleroi realized that some of its existing zoning ordinances, in fact, conflicted with historic land use and land development patterns and therefore potentially hindered economic development, thus affecting the tax base. The course of action the Borough is taking with its zoning revisions is specifically rectifying these issues. It is recommended that the Borough consider beta-testing its pending ordinances by applying regulations of the new ordinance to a few of its priority redevelopment structures or sites to confirm that the ordinance in fact achieves the desired outcome. One approach to confirming true intent is to evaluating an existing (and likely long-standing use) and confirms that the use could locate in the same

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location under the new ordinance. There is classic example of zoning revisions in the City of Toronto where the mayor asked citizens to identify the top three best places that make the city special. It turned out that none of the top three were allowed under the city's current ordinance, highlighting the challenges in developing regulations that protect community interests and allow for the types of development that preserves historic character and makes places desirable.

**Allow Pop-Up and Temporary Uses:** Many older urban environments have an over-abundance of retail spaces that cannot be easily filled. Even the most successful downtown economic development strategies take time to gain traction. The zoning ordinance and building codes should consider the ability to allow temporary uses of a certain duration (terms of days or weeks versus months or years) to support the potential desire to have "pop-up" retail uses and coordinate events. The challenge with allowing such events is the issuance of temporary occupancy permits for spaces that may not meet permanent occupancy code requirements such as the provision of restroom facilities or parking. Many cities, including the City of Pittsburgh, have begun to develop policies to allow for large spaces to be temporarily subdivided down to a few hundred square feet, to support a seasonal or special event pop-up use for a week or two.

**Discourage Demolition Especially for Parking:** The Borough adopted the 2003 International Property Maintenance Code Ordinances which limits "demolition by neglect" if strictly enforced. The removal of buildings, especially in the central business district, creates voids in the streetwall which ultimately breaks down the historic continuity of the pedestrian oriented streetscape. It is difficult to preclude parking as a primary use of property; typically it is treated as an allowed accessory use. However, design guidelines for how portions of existing structures "shall" or "should" be preserved to buffer parking may be included along with other buffering guidelines. This is important when considering the contextual compliment of a collection or assembly of historic structures within a block. It should be a historic preservation and economic development goal to maintain the overall relationship of structures as units and not purely focus on historic structures as singular objects with no relationship to their context.

**Minimize Creating Non-Conforming Properties:** It is common practice to establish minimum lot dimensions which result in many non-conforming smaller residential parcels, with or without existing structures. Zoning plays an important role to control the 'squeezing-in' of undesirable infill housing; however, if overall zoning requirements (setbacks, building heights, minimum or maximum unit sizes, etc.) are considered as a package desirable infill can be promoted. There is also a growing market trend that supports smaller but higher quality residential units with a component of single-family detached and urban living. It is important to look at what has historically worked in the borough and write the ordinance around what was actually realized. The borough may



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also want to consider bonus incentives that provide property owners or developers with the ability to gain increased size, density, etc., if other design aspects are achieved (including higher-quality architectural treatments which support context-sensitive historic preservation goals).

**Other Ordinances that Impact Historic Preservation – The International Code System -** In Pennsylvania all municipalities were required to adopt a uniform code system. The “International Code” system includes the International Building Code (IBC), International Electrical Code (IEC), International Fire Code (IFC), and the ***International Existing Building Code (IEBC)***, among others.

The International Building Code (IBC) applies to new construction and, unfortunately, is also applied to the repair, alteration, change of occupancy, additions to, and relocation of existing buildings. Although the IEBC was created in 2003, most municipalities continued to do things as they had always done them and just continued using the IBC. For this reason, it is very important to get the word out to property owners, contractors, and municipal building officials about the IEBC. If municipalities do not have a copy they should obtain one; the IEBC is one of the International Code publications and is available from the same source.

This code book is worth the investment if you intend to do any work to your existing buildings. The second edition came out in 2006 and a third edition in 2009. These regulations apply to all existing buildings, not just historic buildings. Historic buildings, however, are treated separately in the code (Chapter 11). Chapter I of the IEBC, Administration, provides detailed information on scope and applicability of the IEBC, which is summarized below. The provisions of the IEBC shall apply to the repair, alteration, change of occupancy, additions, and relocation of existing buildings. The intent of the IEBC is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard public health, safety, and welfare as may be applicable. Alterations complying with the laws in existence at the time the building or affected portion of the building was built shall be considered to be in compliance with the provisions of this code. The provisions of the IEBC apply only to the section of the building being altered or rehabilitated, other areas of the building do not have to be changed or updated. The IEBC is an extremely important tool in the preservation of the historic character of buildings, neighborhoods, and communities.

*Chapter 2, Definitions, contains the following:*

***Existing Building:*** A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

***Historic Building:*** Any building or structure that is listed in the State or National Register of Historic Places; ***designated as a historic property under local or state designation law or survey;*** certified as a contributing resource within a National Register listed ***or***

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*locally designated* historic district; or with an opinion of certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.

Chapter 11 of the IEBC is specifically for historic buildings as defined above; the intent of this chapter is to provide means for the preservation of historic buildings. In all sections of this chapter, *exceptions and alternatives are provided* to standard treatment. For example, "Where compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements shall be permitted. The alternative requirements are: 1) to provide an alternative entrance that is accessible, even if it's into a non-public area; or 2) to fit the main door with a notification system of some sort (doorbell, intercom, etc.). This is one of many alternatives allowed under Chapter 11 of the IEBC for historic buildings and it illustrates why it is important for the public to know about the IEBC and for the municipality to use the IEBC.

In addition, the Borough adopted the 2003 version of the International Property Maintenance Code (IPMC) in March of 2004. The IPMC is an effective tool of promoting and enforcing minimum property maintenance standards and potentially reducing the negative impacts of property neglect. Section 102.6 of the IPMC provides the Borough's code officials with the ability to make decisions of code application for historic buildings. In addition, the code enforcement can reference historic preservation guidelines, if required, as a part of code enforcement.



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## **Economic Resources and Incentives to Support Historic Preservation Activities**

The Borough has been aggressive and effective in recent years in organizing itself to promote economic development through the leverage of private and public financial resources. The intent of this section is not to provide a comprehensive list of potential funding strategies, but instead to highlight the most likely sources of funding or incentive techniques that would most likely support the link between historic preservation, economic development, and the overall quality-of-life of residents.

Fostering a high enough level of revitalization activity to realize a meaningful impact will require a considerable intensity of effort. This effort should involve public/private partnerships wherever possible. This can be foreboding when considering the potential number of properties and projects in Charleroi that currently require investment and resources. The likely financial costs on the public investment side for infrastructure upgrades will be difficult, as will the civic improvements the borough will need to make to attract and support private enterprise in a community of the age of Charleroi. The Borough can best organize itself to obtain resources for historic preservation by linking preservation efforts with revitalization, infrastructure upgrades, and community improvements via strategic partnerships and funding, financing, and advocacy efforts. The first steps is to create a "Resource Strategy" as an initial introduction to how to promote reinvestment and historic preservation as a mechanism to support the Borough's overall economic development goals.

The purpose for economic development in Charleroi is to preserve the community. Some may differ in opinion on whether this "preservation" of the community is more about building the local economy, or more about creating jobs, or more about encouraging investment, or more about preserving the character of the buildings, or more about stabilizing the neighborhoods including (or not including) the downtown, or focusing on the downtown or on the industrial sector, or some other area of focus. In the final analysis, though, it needs to be about both people and buildings. If the focus is entirely on economics, or entirely on job creation, it could lead to the creation of a new pool of job opportunities within the borough or near its confines. However, job creation or industrial investment, by itself, is likely to make the current situation worse. The community has more than 2,000 homes and more than 200 small commercial buildings, almost all of which are 80 or more years old. The jobs that might be created here, if pursued in isolation without a clear basis in some form of "community preservation," may increase the local tax base. However, high paying jobs (with incomes, say two to four times the average Charleroi income, which is now at about \$23,500) will attract newcomers who will not be likely to want to reside inside the borough limits. On the other hand, if the existing historic character is emphasized, and the potential for quality of life and a strong community dynamic are presented as selling points, it is possible that families will choose to reside inside the borough. For instance, the community could be "sold" as a place where it is not necessary to drive to work. It could also be

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sold as a place where there are good jobs and opportunities to purchase and restore interesting buildings at a reasonable price. Or it could be a place that provides more activities for children than anywhere else in the surrounding area, or all of the above. But a large stock of small and unusually low-priced houses and available retail spaces will not by itself attract the new workers to live in town, especially those under age 40, if local agencies succeed in attracting more industrial investment and better-paid jobs.

To secure resources for community revitalization, the Borough needs to **organize and implement a resource strategy that makes the community competitive** against the hundreds of other communities that are seeking these same resources. The communities that have been successful in obtaining highly competitive and critically needed financial resources treat this element of community development as importantly as preparing and managing their annual budget. This involves the following key steps:

- Form a **Resource Team** that involves local representatives and broader supporters from the region, state, and federal governments. This group should be a distinct group focused solely on identifying strategies and resources for pursuing and securing economic resources;
- Include as many people under age 40 as possible, and include some people who recently moved here with industries that have been growing, such as oil and gas, or who came here because they liked the aesthetic character of the area or who came with an interest in preservation.
- Identify clear **priority projects and initiatives** in order to be able to respond quickly to private sector needs;
- Identify and pursue **target funds and programs**;
- Expand **resource leveraging and grant-writing capacity**;
- Create a **Resource Roster** and briefing materials;
- Identify tactics for **leveraging and preparing** projects;
- **Brief** state, federal, philanthropic and private sector **officials and organizations on a regular basis**;
- Hold an **Annual Revitalization Roundtable** event;
- Identify **grant-writing** resources;
- Conduct **advocacy** for these resources.

**Organize a “Community Revitalization Council (i.e. The Resource Team)”** - The Borough should consider forming a small group of local leaders who will work with private interests and in some cases consultants to develop, implement, and maintain the funding strategy and efforts. This team can be a subcommittee of the broader Charleroi Means Business/ Revive 2016 Group or an entity unto itself. It should also invite a broader tier of advisors to participate in the team’s efforts and meetings at key junctures. These advisors can include staff from offices of state representatives and the federal congressional delegation, staff from key county, regional (MVI), state, and federal agencies (*e.g.*, PADCED, PHMC, PADEP, PennDOT, PennVEST, the Pennsylvania Infrastructure Bank), and key local/regional economic development and community

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organizations. This group can demonstrate and legitimize the Borough's efforts to engage the community and build public support; provide endorsements for funding applications; and participate in advocacy efforts to Commonwealth, federal, philanthropic and other officials. It is important to assign a key local government staffer to organize this group, and be certain not to hesitate when the opportunity arises to involve consultants in the group's efforts as appropriate. This "Charleroi Revitalization Council/Resource Team" can be convened once initially and then at key milestones to advise the Borough on strategies for identifying and pursuing resources, and to provide key stakeholder and advocacy support.

**Identifying Priority Projects and Initiatives** - The Resource Team should identify priority projects and initiatives for economic development, property stabilization, civic improvements, and other key projects. Identify projects that are most needed to support redevelopment that are rooted in preservation of buildings and/or of the community as a whole. These should be projects that can leverage resources (such as local or private investment) to match grants, and ones that are likely to be eligible and competitive for the most important funding targets, as well as ones that are most likely to catalyze further investment and development in the community. They should also support the investment in historic properties.

This plan anticipates several key types of project as examples:

**Building Stabilization and Remediation:** This includes addressing several deferred maintenance issues, structural integrity issues, and related aspects such as the removal of asbestos and lead paint that may be hindering the reinvestment in structures.

**Adaptive Reuse:** Actively repurposing structures to be occupied by a higher or best use. A key to this aspect is being ready to move when a potential developer approaches the Borough for support of a project. Private investors typically are not willing to wait years to pull together all of the necessary funds needed (i.e. "gap" or "mezzanine" funding) to match private lending timelines. This means that programs should be established in advance so, at the very least, potential matching funding, agency relationships, and seed money to support aspects such as soft-costs, are in place.

**Housing Rehabilitation and Context-Sensitive Infill:** Focus on supporting the individual residential property owner and in some case the small-scale residential developer (especially including developers who have experience in appropriate and modestly priced rehabilitation of historic building and/or that have an inclination toward this kind of development work). Individual property activities could range from roofing and window repair to mechanical system up-grades.

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**Sustainability/Green Building:** Promoting the integration of green building techniques from high-efficiency building systems to green roofs and sustainable energy sources.

**Civic Improvements:** These are public improvements such as improved streetscape, public spaces, etc., that can potentially provide incentives to attract private investment or leverage private dollars to maximum effect.

For each priority project, the Borough should identify the current status of the resource (*e.g.*, the assessment of the condition of the property, especially for historic resources), the next phase of development needed (*e.g.*, architectural design and engineering, environmental abatement, construction) and, very importantly, an estimate of project costs, broken down into phases. For example, adaptive reuse projects/historic rehabilitation projects may be able to access separate pools of funding for: specific uses (*i.e.* housing, manufacturing, job creation, education, and social services), sustainability, environmental abatement, historic rehabilitation, public space, etc. – and each of these areas may have different grant sources that can be allocated to specific sub-components. Likewise, public-private projects often have phases, including community engagement, design, engineering, permitting, construction documentation, land acquisition, and construction – and each of these phases may have different grants that can be used for one particular stage of project development or another. In short, the most effective method for pursuing funding sources is to have accurately estimated costs for each significant component and phase of each project that has been confirmed as a priority. This may include costs developed by the Borough and/or by a private entity, depending on the project. The more accurate the numbers at the time of an application, the greater the potential confidence the grant reviewer will likely have in the application.

**Potential Target Funds and Programs** - When priority projects are well-identified, the Borough can focus on identifying and pursuing the best sources of grants, low-cost loans, technical assistance and other resources from state agencies, federal agencies, philanthropic foundations, and private sector funders. The Borough has been successfully pursuing grant funding from the county, region, and state sources to support planning, design and physical improvement projects. In addition, the Borough has recently become recognized outside the Charleroi area as a leader in developing programs to stimulate business start-ups, expansion, and job creation.

*The following is a list of resources the Borough should consider exploring as priority projects are identified. The Borough is utilizing some of these programs today for related efforts.*



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### **Grant Programs –**

**EPA Brownfields Grants and Revolving Loans:** *The Redevelopment Authority of the County of Washington (RACW) obtained several brownfields related grants to support projects in various parts of the county. The county has funds remaining in a hazardous and petroleum assessment grant which can be used for performing Phase I and Phase II Environmental Assessments to support property transfer transaction as well as to determine remedial actions and potential costs for remediation or abatement for materials such as asbestos. RACW also received \$1M in revolving loan funds that could be used to support remediation and abatement activities. In addition, the EPA has clean-up grants for specific projects, typically up to \$200,000. There are limitations on the use of funds depending on the program and the ownership of the subject properties.*

**Green Initiative Grants & Loans:** *Congress typically mandates that each State that uses its Clean Water State Revolving Fund (SRF) for wastewater pollution infrastructure must devote a portion of such SRF funding to grants and loans for “Green” projects. In the Commonwealth, PennVEST administers these funds and labels them “Green Initiatives” funding. The Green Initiatives funds could be used to design and deploy a green infrastructure system of stormwater management controls on the roadways and development areas that are constructed in this target area. This funding could be used as a part of a public-private partnership for a larger redevelopment project which linked public infrastructure improvements to private investment.*

**HUD Section 108 Loans:** *HUD provides low-cost loan resources for economic development projects including private sector building projects. It may also be possible to structure an arrangement with the HUD Office of Financial Management, which runs the Section 108 program, to set up a local revolving loan fund to support local business improvement and expansion projects. Section 108 loans could be provided in an amount up to five times Washington County’s expected yearly CDBG allocation, if the project meets HUD underwriting standards for loan repayment. The loan must be collateralized by the County’s CDBG allocation and have secondary collateralization.*

**LSA:** *The Washington County Local Share Account (LSA) has been established to support community and economic development through gaming revenues generated pursuant to the Pennsylvania Race Horse Development and Gaming Act. The Redevelopment Authority of the County of Washington (RACW) has been designated as the agency to apply for and administer the LSA Program on behalf of the Washington County Board of Commissioners. LSA funds are distributed annually through grants from the Pennsylvania Department of Community and Economic Development (DCED). In 2015, Charleroi obtained \$60,500 in LSA funds to support building/façade improvements for commercial buildings.*

**PennDOT Transportation Alternatives Funding:** *These are federal resources provided by the federal surface transportation law, and administered by the Pennsylvania DOT. These Transportation Alternatives grants replace previous grant programs including Transportation Enhancements and Safe Routes to Schools programs. These grants are provided in two ways, via competitive grants from the Pennsylvania Department of Transportation, and through the MPOs. These can be used on complete streets,*

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*bicycle/pedestrian facilities, stormwater management/green infrastructure, and other projects such as adaptive reuse of historic transportation related facilities.*

**Pennsylvania Infrastructure Bank (PIB) loans** – PIB provides low interest loans (1.65% at the time of this June 2013 memo) for a variety of local infrastructure projects including roadway, bicycle and pedestrian infrastructure improvements. This could also be a source of funding for stormwater management infrastructure improvements that could be tied to economic redevelopment projects.

**PA DCED Grants** – DCED has numerous programs such as the Infrastructure Development Program, Housing & Community Development Assistance grants, and New Communities “Anchor Building,” and “Downtown Investment” grants. These programs provide funds that could be put to use in the target redevelopment area. At the time of the preparation of this plan the status of these programs is not clear because a State Budget for 2016 has not been fully adopted.

**PA Keystone Recreation, Park and Conservation grants** – The PA Department of Conservation and Natural Resources (DCNR) can provide both planning and construction matching grants for parks, recreation, and trail projects. These projects could support pocket parks and public spaces in the downtown and in residential neighborhoods and could include historic and interpretative elements emphasizing the unique historic aspects of Charleroi’s historic district.

**The Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE)** – The PHARE fund takes fees from each of the gas wells in the Marcellus Shale region and allocates it to affordable housing in the most affected counties. Over the past four years, \$35 million of PHARE funds have gone into 150 projects. Charleroi has funded two programs in 2015 utilizing PHARE funds. The Charleroi Down Payment and Closing Cost Assistance program will use \$110,000 PHARE funds to provide assistance of up to \$10,000 and homebuyer education to residents seeking to purchase a home in the borough of Charleroi. The Mon Valley Initiative will also provide a home inspection to homebuyers receiving assistance to ensure the home’s overall health and compliance with local code requirements. It is anticipated that 10 households will be assisted at an average of \$10,400 per household.

The Char House Elevator Project is utilizing \$445,000 in PHARE funds to upgrade the control systems and software for two elevators located in Char House, an eight story high-rise in Charleroi consisting of 104 one-bedroom apartments for senior citizens.

### **Tax Incentives -**

**PHFA Housing Tax Credits:** The Low Income Housing Tax Credit (LIHTC) program is currently the country’s most extensive affordable housing program. The program was added to Section 42 of the Internal Revenue Code in 1986 in order to provide private owners with an incentive to create and maintain affordable housing. The Pennsylvania Housing Finance Agency (“Agency”) is responsible for the administration of the Tax Credit Program in the Commonwealth of Pennsylvania. The purpose of the Tax Credit Program is to assist in the creation and preservation of affordable housing for low-

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income households. The Agency has adopted an Allocation Plan containing the criteria to be used in distributing the Tax Credits based upon the housing needs of the Commonwealth. Depending on the project, there is an ability to link LIHTC and Federal Rehabilitation Investment Tax Credits.

**Federal Rehabilitation Investment Tax Credit:** The Rehabilitation Investment Tax Credit (RITC) program is the most widely used historic preservation incentive program. Nearly all expenses incurred in connection with rehabilitating an old building are eligible for a tax credit. RITCs are available to owners and certain long term leases of income-producing properties. There are two rates - 20% for a historic building and 10% for a non-historic building built (for the 10% credit, the building must have been before 1936), with different qualifying criteria for each rate. Eligibility for the 20% Tax Credit (historic buildings) must meet the following:

1. The building must be listed on the National Register, either individually or as a contributing building within a National Register Historic District, or be a contributing building to a Certified Local District (a locally designated historic district that has been certified by the National Park Service).
2. The building must be used for income producing purposes, for example office, retail, residential rental, bed and breakfast, and light manufacturing uses. The building must be a depreciable building and not used as a private residence. A portion of the building may be used as the owner's, but the floor area of that portion must be calculated as a percentage of the whole and that portion of the expenses will not qualify for the credit (i.e., the credit is pro-rated).
3. Rehabilitation work itself must be undertaken according to the Secretary of the Interior's *Standards for Rehabilitation*.
4. The project must meet the "substantial rehabilitation test." This test is a calculation in which the amount of money to be spent on the rehabilitation must exceed the adjusted basis of the building or \$5,000, whichever is greater. The expenditures which make the project meet this test must be incurred within a 24-month period (or a 60-month period for a phased project).
5. After rehabilitation, the building must be owned by the same owner and operated as an income producing property for five years, or the credit must be repaid when the property is sold.

**New Market Tax Credits** – The Community Development Financial Institutions (CDFI) Fund of the U.S. Department of Treasury provides allocations of authority to Community Development Entities (CDEs) which gives the CDEs the ability to raise capital or Qualified Equity Investments (QEIs) from investors for Qualified Low Income Community Investments (QLICs) in Low Income Communities (LICs). This program makes literally hundreds of millions of dollars of potential equity funds available to support qualifying investments in targeted low-income areas for infrastructure, real estate, affordable housing, and economic development investments.

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*The Community Development Financial Institutions (CFDI) Fund of the U.S. Department of Treasury provides allocations of authority to Community Development Entities (CDEs) which gives the CDEs the ability to raise capital or Qualified Equity Investments (QEIs) from investors for Qualified Low Income Community Investments (QLICs) in Low Income Communities (LICs). To qualify as a LIC, the census tract in the locality must have a 20% poverty rate and/or Median Family Income that does not exceed 80% of the greater of the metro area's or state's MFI. There is also consideration given to Brownfield Redevelopment Areas and urban renewal areas. According to the Commonwealth Cornerstone Group's web site (one of the CDEs formed, in this case by the Pennsylvania Housing Finance Agency, to provide Qualified Equity Investments in Pennsylvania), census tracts 42125783200 and 42125783300 in Charleroi qualify as an LIC.*

*A Qualified Equity Investment is one that goes to a Qualified Low-Income Community Business. This is a fairly broad way of defining eligibility, and it should be applicable to Charleroi's downtown area. If the project/area meets the eligibility criteria, then a Qualified Development Entity could provide equity and/or low-cost loan financing to a qualified recipient to support the project. In 2012, the CFDI allocated \$3.5 billion in additional New Market Tax Credit authority. There are as many as 49 entities that invest in Pennsylvania and that have hundreds of millions in allocated credits. The key CDE to focus on initially, however, is the Commonwealth Cornerstone Group, run from the Pennsylvania Housing Finance Agency, which has an allocation of \$73 million for investments. Commonwealth Cornerstone Group's focus is solely on real estate development and rehabilitation projects in highly distressed areas that provide multiple levels of impact including jobs, services, good wages, and green principles. CCG's targeted investments include mixed-use properties whose redevelopment is critical for the revitalization of disadvantaged communities, as well as community facilities to serve the unmet needs of low-income people by providing services that are lacking in low-income communities. See <http://www.commonwealthcornerstone.org/default.aspx>.*

**Local Economic Revitalization Tax Assistance:** The Local Economic Revitalization Tax Assistance (LERTA) program is a tax abatement tool used to help foster private investment in targeted areas for community development projects. The program is based on the concept of delaying a new assessment in value on a development projects. Charleroi originally adopted a LERTA district in 1998 and under the current ordinance new property tax assessments are phased in over a five-year period. The boundaries of the Economic Investment Area subject to the LERTA include all areas in Census Tract 7831.

**Pennsylvania Historic Preservation Tax Credit:** The Historic Preservation Tax Credit (HPTC) provides tax credits to qualified taxpayers who will be completing the restoration of a qualified historic structure into an-income producing property. All projects must include a qualified rehabilitation plan that is approved by the Pennsylvania Historical and Museum Commission

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(PHMC) as being consistent with the standards for rehabilitation of historic buildings as adopted by the United States Secretary of the Interior. Tax credits may be applied against the tax liability of a qualified taxpayer which includes an individual, corporation, business trust, limited liability company, limited liability partnership or any other form of legal business entity. The tax credits awarded to a qualified taxpayer shall not exceed 25 percent of the qualified expenditures as determined by the application in connection with the completed project. The total tax credits awarded to a qualified taxpayer may not exceed \$500,000 in any fiscal year. Unlike federal RITC tax credits, the commonwealth currently issues no more than \$3,000,000 in tax credits per fiscal year. Credits are awarded equitably for projects in each region of the commonwealth.

**Tax increment Financing:** Tax Increment Financing (TIF) subsidies, which are publicly subsidized economic development, are considered to be among the "most powerful and important tools currently available to cities and towns to promote redevelopment of blighted properties. To provide the needed subsidy, the urban renewal district, or TIF district, is essentially always drawn around numerous sites/ additional real estate (beyond the project site) to provide the needed borrowing capacity for the project or projects. The borrowing capacity is established by committing all normal yearly future real estate tax increases from every parcel in the TIF district (for 20–25 years, or more) along with the anticipated new tax revenue eventually coming from the project or projects themselves. If the projects are public improvements paying no real estate taxes, all of the repayment will come from the adjacent properties within the TIF district.

Pennsylvania's Tax Increment Financing: Tax Increment Financing (TIF) enabling legislation in Pennsylvania passed in 1990 and has become a primary redevelopment tool for Pennsylvania's cities and towns. Briefly summarized, the Pennsylvania enabling statute has the following distinguishing elements:

- TIF areas must be an "Area in Need of Redevelopment," as indicated by meeting one of five blight criteria;
- TIF revenues may be used for more than just public infrastructure – almost any redevelopment expenses (including private expenditures, such as, site acquisition, remediation, site preparation, and vertical development) are eligible;
- Each local government that levies a property tax within the district (county, municipality or school district) has the option to participate in the TIF and designate the amount of support that it will direct to pay debt service on the TIF Bonds;
- The municipality must adopt the TIF plan and TIF district by ordinance or resolution;
- TIF bonds are usually secured with a Neighborhood Improvement District (NID) overlay zone. The NID is a special assessment district, which, in this case, allows increases in assessment rates to counter-balance any shortfall in TIF revenues. Note the NID does not need to be coterminous with the TIF district;
- The term of the TIF District and, therefore, the financing cannot exceed 20 years.

Pennsylvania has two TIF complementary programs, one of which might be applicable to Charleroi projects, that being the ***Pennsylvania TIF Guarantee Program*** – The program offers a limited state guarantee for up to \$5 million for a TIF project that meets certain objectives. However, the administrative criteria being used currently almost negate the

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utility of the program for projects that have a degree of risk. The program can only come in after the development is completed (or there is a completion bond guarantee), and the TIF must be backed by a personal guarantee from the developer. Basically, the program is a minor credit enhancement for projects that have almost no risk. The Charleroi projects might gain a marginal benefit from participating at the point that a project meets the program's guidelines.

### ***Other Potential Tools -***

***Crowdfunding:*** Crowdfunding is a popular go-to fundraising method used by people to launch new businesses or projects, raise money to help distressful situations and almost every other imaginable circumstance. While many charitable projects have depended on donations in the past, modern crowdfunding has succeeded through the development of an online platform with different donation levels and a rewards system. Donations as little as \$1 or \$5 are accepted, providing a low-barrier to entry. Statistics show that overall more money is raised through a lot of smaller donations rather than fewer larger donations.

Organizations and other groups are now using crowdfunding as a strategy to make projects without formal funding a reality, and evolved to become a community-based investment. Participation is voluntary and is used to direct the development of their neighborhoods. While those with deeper projects have typically had more influence regarding funding decisions, crowdfunding and the internet help raise awareness about different opportunities and is a very low-entry way for a person to contribute and participate. Trends show that a little skin in the game helps a project because they are actively supporting it and have an invested interest in the project success. Crowdfunding is now very much in awareness by non-profits and foundations when considering local matching and involvement, including in community development projects. Crowdfunding could be a component of a broader funding strategic for a specific rehabilitation project with the Borough. Examples of how communities have used crowdfunding is available here: <http://cedam.info/2015/05/placemaking-through-crowdfunding/>

***Housing Rehabilitation Financing Program:*** *The Borough should consider a homeownership initiative to support homeowners in Charleroi. Critical to such an initiative should be the stabilization of the existing and historic building stock. It is recommended that the Borough establish a program that provides a variety of financial incentives that can be used to attract homebuyers and improve existing housing stock. A homeowner loan program is recommended. The goal of a homeowner loan program would be to attract additional homebuyers to the Borough through the provision of funds for desired improvements (such as roof repairs, exterior painting, and kitchen and bathroom upgrades, etc.).*

*An example of a Homeowner Loan Program might include:*

- *Up to \$5,000 forgivable loan to a homebuyer of single-family dwelling.*
- *No income limits.*
- *Available only to homebuyers who occupy the home.*
- *Cover costs associated with repairs and upgrades to the exterior and interior of the property, (such as windows, paint, roof, porch, sidewalk, etc.)*

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- *Distributed on approval of construction invoices.*
- *Loan money cannot be used toward down payment (loan program could potentially require a \$5,000 match by the homeowner to improvements they make to the property).*
- *Minimum property condition standards must be met including historic preservation design guidelines (based on the Secretary of the Interior's Standards for Rehabilitation).*
- *Remainder of loan can be used to upgrade interior amenities (such as kitchen and bathroom upgrades, etc.)*
- *Contractor and scope of work must be approved by Borough code enforcement department*
- *Construction must be completed within 180 days of closing.*

### *Recommended Loan terms:*

- *7 year at 0% interest rate.*
- *1/7 of loan amount forgiven each year.*
- *Upon re-sale of home, remaining balance of the loan may be repaid or transferred to the new owner.*
- *Upon conversion to a rental unit, remainder of loan must be repaid in monthly payments at 8% interest.*

*The Borough should work with local financial institutions to develop and promote programs that provide low-interest mortgage financing for property owners desiring to rehabilitate their properties. The Borough could inform these institutions of the overall improvement strategy for the Borough so as to enhance their willingness to make mortgage financing available. A provision of this program should be that improvements to the exterior appearance of a building be consistent with the historic standards or renovation guidelines. A home rehabilitation program that includes a combination of a below market interest rate loan and a grant would be the most desirable incentive to existing property owners. The Borough should provide a listing of these resources to prospective homebuyers, realtors or property owners of specific properties identified for needed repairs.*

*A model for such a program is available from the Borough of Pottstown, Montgomery County, PA website: <http://pottstown.org/index.aspx?NID=117>*

**Land Banking:** Land banking is a new tool for Pennsylvania municipalities to mitigate blight and ultimately work towards revitalizing communities. The PA Land Bank Act 153 of 2012 authorizes counties and municipalities with populations of 10,000 or more to establish land banks, a flexible and optional tool meant to help strengthen our cities and towns by enabling them to systematically remove problem properties from an endless cycle of vacancy, abandonment, and tax foreclosure, and return them to productive use. Land banks can engage in bulk quiet-title proceedings so that title insurance could be obtained and title would be marketable. They also address a vast inventory of problem

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properties that need to be cleared of debts, maintained, made available for private purchase, and managed where real estate markets are weak or distressed.

- Land banks have certain unique powers including the following:
- Acquire tax delinquent property at a judicial sale without competitive bidding;
- Discharge tax liens;
- Hold property tax-free;
- Share up to 50% of the real property taxes for 5 years after conveyance of land bank owned property;
- File an expedited quiet title action and consolidate multiple properties into a single complaint to quiet title; and
- Convey properties without a redevelopment agreement.

The Washington County Commissioners are considering forming a land bank with four municipalities participating initially. Charleroi is one of the four.

**Resource Leveraging and Grant-writing Capacity** - The Charleroi community would be well served to identify a grant-writer or writers to be able to follow grant opportunities, help staff the Resource Team and prepare the community for grant opportunities, draft project materials, and be the lead grant-writer. This can be a staff person within the local government (but not someone that is typically serving in another primary role), from a community organization, or from a consulting firm. The key is to have this person at the ready prior to the announcement of grant solicitations, so that the community is prepared and not scrambling when the grants are due. As part of the pending Multi-Municipal Planning effort, the Borough should explore developing a shared resource roadmap strategy along with a shared grant writer to reduce the financial burden on each community to obtain someone with special grant writing expertise and to ensure that local communities are not competing against each other for competitive grant funds.

**Resource Roster** - Once priority projects and target funding sources are identified, we highly recommend that Charleroi Borough create a "Resource Roster" chart identifying and explaining these priorities, along with short, 2-page briefing sheets on each project that provide information to potential funders and how (and why) they can best support these projects.

**Planning Ahead for Leverage and Project Readiness** - When a grant or other resource solicitation is announced, communities typically have no more than 60 days to submit an application. Usually these grant programs will require that the community be competitive in two key factors – meeting or exceeding the matching requirement, and having a high degree of project readiness. These factors cannot be met in a 60 day period – there must be a plan well ahead of time to address these critical issues. The Borough should begin now to identify matching resources, budget for matches, identify project readiness timelines, invest local resources to advance toward those timelines and, in all these ways, get the priority projects well-established before grant



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opportunities emerge. It is a simple truth that a locality will not be competitive for grants without being ready to meet grant matching requirements – or exceed the minimum matches – and to leverage other cash and in-kind support for funding applications. Federal and Commonwealth grants typically require matches of between 20-50%, depending on the program. That requires budgeting in the capital and general fund process, and typically requires the willingness to bond funding to meet big capital project matches. Obviously, these kinds of matches will not materialize easily in the few short days between the announcement of a grant opportunity and the submission deadline, so the Charleroi community needs to plan its matching strategies early. The need for matching also confirms the need to develop relationships and support from key stakeholder organizations, particularly the Commonwealth and the private development sector, because these allies may be necessary to meet matching requirements. With respect to private leveraging, Charleroi should think early about whether private investments can be matched with public infrastructure projects in a way that provides matching funding for government grants. Such private investments can be required by regulation (e.g., stormwater fees or development proffers), acquired by negotiation, and/or planned in partnership with the private parties in exchange for other considerations.

**Brief State, Federal, Private Sector and Philanthropic Officials** - With priority projects, an identification of targeted funds, and good briefing materials, and the community can and should pay visits to the federal and state agency officials who control these funding programs to begin working with them to target their resources to the borough's projects. Likewise, the borough should identify and brief targeted private sector and philanthropic funders at the local, regional, state, and federal level, particularly because these non-governmental funders can help meet matching requirements or fill gaps in projects that cannot be funded by governmental programs. You should both visit these officials at their offices, and invite them to Charleroi for site tours, community briefings, and community events such as groundbreakings and ribbon cuttings. Keep in touch with these government, philanthropic, and private sector officials on a regular basis, through emails, conference calls, newsletters, press clippings, project development materials, and other means.

**Revitalization Roundtable** - One excellent way to involve resource officials in your efforts to fund your projects is to conduct a "Revitalization Roundtable" that convenes local stakeholders with targeted federal, state, private sector, and philanthropic officials in a facilitated session meant to identify strategies and resources to move your key projects forward.

**Advocacy** - Even with good projects and well-crafted grants, political advocacy is often necessary to secure highly competitive resources. Work with your state representatives and congressional delegations (both Members and staff) well ahead of time to build their support for your projects and to prepare them for supporting you when the time

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for critical advocacy comes. Governors, Members of Congress, Senators, and Commonwealth elected officials truly matter when it comes to highly competitive funding contests. Do not wait until a grant is due to ask for their support and involvement in your redevelopment project, but instead build an ongoing cooperative relationship with them. Visit with each of your state and federal elected representatives at least once a year, invite them to your community regularly, and keep in touch with newsletters, email reports, and calls as appropriate.

**Celebrate Success** - It has been said that “nothing succeeds like success,” and that is certainly true when it comes to obtaining funding. Success comes in two ways – when significant project milestones are accomplished, and when you obtain the next grant. That means that Charleroi should always be looking for opportunities to celebrate success, thank your agency and political supporters, hold groundbreakings and ribbon cuttings, cultivate media coverage, send newsletters, and spread the word in other ways. Progress on projects and success in obtaining grants can also lead to more success by sending signals to the private sector that investment is warranted, and by sending signals to other agencies that Charleroi’s projects are worthy of further grants. Public agencies like to give grants to localities that are leveraging different sources of funding together, and that have used grants effectively and are seeking more to complete a project. A final thought about resources is that, as your success builds toward completion of your visions and plans, the community may be able to accelerate your ability to gain more resources. That is why a systematic, dedicated strategy to obtain resources, using steps such as the ones outlined above, is a worthy investment of time and effort.



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**LIST OF DEMOLITION PERMITS ISSUED BY CHARLEROI BOROUGH SINCE 2000 - AS COMPILED BY CHARLEROI CODE OFFICE**

location and/or NR code	address	date ordered	lien check	cert & rel	demo	
between L46 & L47	842 Crest	8/24/2000	10/11/2001	8/20/2002	2/20/2003	adjacent owners yard
D44	511 Fallowfield	2/21/2001	5/18/2006	10/12/2006	3/25/2009	
between G05 & G06	613 Washington	6/20/2001	10/11/2001	8/20/2002	7/21/2003	adjacent owners yard
between A54 & A55	423 McKean	6/20/2001	10/11/2001	8/20/2002	11/10/2003	now part of Market house
between E87 & E88 (across from 935-937 Fallowfield	6/20/2001	10/11/2001	8/20/2002	9/26/2003	adjacent owners yard	
Outside the district	1104 Oakland	6/28/2001	10/11/2001	8/20/2002	7/24/2003	adjacent owners yard
between Q73 & Q74	825 Oakland	11/19/2001	5/20/2004	7/8/2004	in 2003	adjacent owners yard
between G05 & G06	615 Washington	4/4/2002	10/11/2001	12/11/2003	in 2004	adjacent owners yard
S01	305 Fifth	5/7/2002			n/a	rehabed removed from list
F75	524 Washington	5/15/2002			n/a	rehabed removed from list
Outside the district	612 Maple	5/17/2002		12/11/2003	in 2003	turn around for garbage truck
B19 (rear)	707 R McKean	8/6/2002	7/21/2003	12/11/2003	in 2003	parking for property owner
T23	601 Ninth	8/26/2002			n/a	rehabed removed from list
R60 (but R62 is one lot too far	520 Rear Third	10/20/2002	2/15/2010	4/8/2010	10/17/2011	
G11	629 Washington	10/23/2002	5/24/2004	7/8/2004	11/18/2004	
between I19 & I20	1145 Lincoln	10/29/2002		10/8/2004	in 2005	
between Q03 & Q04	914 Shady	10/29/2002	5/20/2004	7/8/2004	11/19/2004	adjacent owners yard
Before district - backyard of R-804 R Second	715 Lookout	1/9/2004	3/5/2004	12/11/2003	in 2004	
(this is one of the bungalows c	808 Lookout	10/18/2004	9/9/2005	7/22/2004	12/19/2004	
J77	201 Lincoln Ext	10/21/2004	11/4/2004		8/17/2006	
Outside the district	419 Woodland	4/29/2005			3/16/2006	
Outside the district	516 Washington	6/16/2005		4/11/2013		garage in use house only
F71	1011 McKean	12/2/2005			n/a	rehabed removed from list
C05	817 Prospect	2/7/2006	7/30/2008	8/14/2008	7/17/2009	
P86	807 Shady	3/9/2006	7/30/2008	8/14/2008	7/22/2009	adjacent owners yard
I20	1150 Lincoln	private demo			4/26/2006	adjacent owners yard
G53 (back part of Spallino's pa	809 Washington	private demo			7/7/2006	parking lot for business
A45 (Old Liquor Store)	335 McKean	7/18/2006			n/a	coyle theater project removed from list
A48 (Callistri bldg.)	337 McKean	7/18/2006			n/a	coyle theater project removed from list
I94	1100 R Twelfth	private demo			3/23/2007	adjacent owners yard
C23 & C24 (Roger Traversari's	1119-1121 McKean	private demo			4/12/2007	parking lot for business
C25	1123 McKean	private demo			4/12/2007	parking lot for business
G08	621 Washington	private demo			5/14/2007	fire damaged
G29	726 Washington	5/15/2007	7/30/2008	8/14/2008	7/13/2009	adjacent owners yard

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D60	610 Fallowfield	5/15/2007	2/15/2010	4/8/2010	8/23/2011		
B72	925 McKean	5/23/2007			10/1/2007		
E87	931 Fallowfield	private demo			4/1/2009		fire damaged
G08	621 Washington	1/28/2008	n/a		7/15/2008		
C65 & C66	228 & 228 R Fallowfield	private demo			9/25/2012	addition to business	
Rear of N12 -- but I missed it	423 Rear Meadow	9/17/2008	8/16/2011	3/10/2011	8/30/2014	property owners yard	
M32 (Very end of the street)	1226 Upper Crest	9/18/2008			9/2/2011	poor shape	
P65	710 1/2 Shady	3/10/2009	2/15/2010	4/8/2010	3/30/2009		
T65	405 Twelfth	private demo			n/a		removed from list
T41 (actually was behind T41)	1003 Rear Crest	4/24/2009	8/16/2010	3/10/2011	n/a	rehabed	
K78	319 Crest	private demo			4/6/2009	adjacent owners yard	
J98	1224 Lookout	5/29/2009			12/18/2009		fire damaged
I97	1207 1/2 Prospect	5/29/2009			11/10/2014		fire damaged
S19	608 Fifth	6/30/2009					bad foundation
R70	707 Third	7/17/2009		4/11/2013	9/9/2014		
Outside the District--Davidson	201 Second	private demo			10/29/2009	plant expansion	
D02 (Painters' Club)	317 Fallowfield	2/8/2010	8/16/2010	3/10/2011	9/25/2012		roof caved in
L84	931 Crest	3/18/2010				rehab in progress	fire damaged
H57	729 Lincoln	4/12/2010	8/16/2010	3/10/2011	9/25/2012		
S59	811-811 1/2 6th	4/12/2010		4/11/2013	9/17/2014		porch falling off
K33	211 1/2 Luella	6/16/2010					fire damaged
G78	111 Lincoln	6/16/2010		4/11/2013	1/16/2015	poor condition	
H4	1110 Lincoln	7/9/2010			n/a	rehabed	removed from list
O73	203-203 1/2 R Shady	8/13/2010		4/11/2013	9/18/2014	property owners yard	
J94	1201 Lookout	private demo			10/14/2010		fire damaged
F88	521 Washington	private demo			2/16/2011	adjacent owners yard	fire damaged
E29	717 Fallowfield	3/29/2011		4/11/2013	11/21/2014		
C30	1209 McKean	2/27/2012			n/a	rehabed	removed from list
A17	214 McKean	3/14/2012				rehab in progress	
E37	735 Fallowfield	3/29/2012		4/11/2013	11/14/2014	porch rubbish	
N72	833 Meadow	4/2/2012				rehab in progress	
E73	922 Fallowfield	4/9/2012					
E74	922 R Fallowfield	4/9/2012				gas well house	
T51	411 Eleventh	5/16/2012		4/11/2013	10/17/2014		
I08	1015 Lincoln	5/16/2012		4/11/2013			historical caving in
H05	210 Prospect	5/16/2012					fire damaged
H06 (I had this as 211 Lincoln)	213 Lincoln	5/22/2012		4/11/2013	8/20/2014	new owner building garage	



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D46 (Jack Carson bldg.)	515 Fallowfield	5/23/2012						
F90	527 Washington	5/18/2012	4/11/2013					
F82	538 Washington	5/18/2012						
A39 (Columbus Hotel)	301-303 McKean	6/7/2012		10/17/2014				fire damaged
D37 (Sepesy's/Morris')	517 Fallowfield	7/16/2012		n/a				rehabed removed from list
I68	807 Prospect	7/18/2012	4/11/2013					fire damaged
I19	1140 Lincoln	8/15/2012					10/15/2014	property owners yard
H15	324 Lincoln	private demo					9/4/2012	addition to business
H40	525 Lincoln	private demo					9/19/2012	fire damaged
H27	426 Lincoln	private demo					11/1/2012	adjacent owners yard
F64 (Next to Don Alan & Lois	417 Washington	private demo					11/1/2012	adjacent owners yard
E58 & E59 (Spallino's parking	813-813 R Fallowfield	private demo					11/6/2012	parking for business
S39	311 Sixth	2/26/2013					1/6/2014	property owners yard
G13	633 Washington	6/7/2013		n/a				rehabed
L95	1007 U Crest	6/26/2013						
T52	606 Eleventh	7/16/2013						
L77	909 Crest	9/20/2013						
E21 (by the Emporium)	703 Fallowfield	9/24/2013						demo in progress
C25	1123 1/2 R McKean	private demo					11/20/2013	rehab in progress
I77	831 Prospect	1/17/2014						
A02	138 McKean	3/25/2014						
K51	211 Crest	4/28/2014						
G03 (St. Jerome's Convent, bldg	624 Washington	private demo					5/20/2014	parking for business
F12	212 Washington	private demo					8/4/2014	demo in progress
K31	209-209 1/2 Luella	8/15/2014						rehab in progress
E72	920 R Fallowfield	private demo					10/21/2014	gas well house
H43	539 Lincoln	3/26/2015						

## LEGEND

The ones marked in gray were either outside the district or were demo'd before the inventory was done

The green ones were "removed from the list"

either because they were rehabbed or a rehab has been promised

The yellow highlighting is Michele's

I believe it indicates that they are on the current list for government funded demolition (About 1/4 of the demolitions on this list were privately funded)

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## **TABULATION**

99 total demolition permits

minus 10 that have been removed from list  
equals 89

minus 22 private demolitions  
equals 67 public demolitions

minus 15 of these that occurred either outside the district  
or before the inventory was compiled & NR nomination was listed  
equals 52 demolition permits for properties listed in the inventory

of which 16 have not yet occurred  
(and 3 others are in progress - as of mid-year 2015)

33 demolitions occurred (approx.) 2007-2015 (average = 3-4 / year)  
3 are underway in 2015

16 remain on the list to be demolished



# CHARLEROI HISTORIC PRESERVATION PLAN

**List of Business Locations in Charleroi Borough Compiled by Office Intern Delaney Nuzzo in 2015**

NUMBER	STREET	OCCUPIED/ VACANT		CONDITION (POOR, FAIR, GOOD)		LOT SIZE	PARKING	UPPER FLOORS
100	1st St.	0	0	Good		1	yes-rear	none
300	1st St.	0	0	Good		1	yes-rear	1-Occupied
301	1st St.	0	0	Good		3	yes-rear	none
303	1st St.	0	0	Good		2	yes-rear	none
305	1st St.	0	0	Good		N/A	yes-rear	none
309	1st St.	0	0	Good		1	yes-rear	none
201	2nd St.	0	0	Good		N/A	yes-rear	none
211	2nd St.	0	0	Fair		1	no	1-Occupied
302	2nd St.	0	0	Poor		N/A	yes-rear	1-Occupied
314-316	2nd St.	0	0	Good		2	yes-rear	1-Occupied
315	2nd St.	0	0	Good		1	yes-rear	1-Occupied
10	3rd St.	0	0	Good		1	yes-rear	none
105	3rd St.	0	0	Good		1	yes-rear	none
494	3rd St.	0	0	Fair		4	no	1-Occupied
308	4th St.	0	0	Good		1	yes-rear	1-Occupied
101	5th St.	0	0	Good		2	yes-rear	none
210-214	5th St.	0	0	Good		3	no	2-Occupied
308-310	5th St.	0	0	Poor		1	no	1-Occupied
314	5th St.	0	0	Good		1	no	1-Occupied
321	5th St.	0	0	Good		4	no	2-Occupied
111	Fallowfield	0	0	Good		3	yes-rear	1-Occupied
137	Fallowfield	0	0	Good		1	no	1-Occupied
142	Fallowfield	0	0	Good		1	no	1-Occupied
200	Fallowfield	0	0	Poor		4	no	none
211	Fallowfield	0	0	Fair		3	no	none
226	Fallowfield	0	0	Good		2	yes-rear	1-Occupied
230	Fallowfield	0	0	Good		1	yes-rear	1-Occupied
234	Fallowfield	0	0	Good		2	no	none
235	Fallowfield	0	0	Good		2	yes-rear	2-Occupied
300	Fallowfield	0	0	Good		1	yes-rear	1-Occupied
301	Fallowfield	0	0	Good		1	yes-rear	none

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306	Fallowfield	0	Good	1	yes-rear	1-Occupied
308	Fallowfield	0	Fair	1	yes-rear	1-Occupied
312	Fallowfield	0	Good	1	yes-rear	1-Vacant
316	Fallowfield	0	Good	2	yes-rear	1-Occupied
321	Fallowfield	0	Fair	2	yes-rear	none
325	Fallowfield	0	Poor	1	no	2-Vacant
327	Fallowfield	0	Fair	1	no	2-Occupied
329	Fallowfield	0	Fair	1	no	1-Occupied, 1-Vacant
331	Fallowfield	0	Good	1	no	2-Occupied
333	Fallowfield	0	Good	1	no	1-Occupied
337	Fallowfield	0	Good	1	yes-rear	1-Occupied
400-402	Fallowfield	0	Fair	2	no	2-Occupied
404	Fallowfield	0	Poor	1	no	1-Occupied, 2-Vacant
406	Fallowfield	0	Fair	1	no	2nd floor-Occupied, 3rd & 4th-Vacant
411	Fallowfield	0	Good	1	yes-rear	none
412	Fallowfield	0	Fair	1	no	1-Occupied
413	Fallowfield	0	Good	1	no	1-Occupied
414	Fallowfield	0	Good	1	no	1-Occupied
416-418	Fallowfield	0	Poor	1	no	2-Vacant
419	Fallowfield	0	Good	1	no	1-Vacant
424	Fallowfield	0	Fair	1	no	1-Occupied
431	Fallowfield	0	Good	1	no	1-Vacant
433	Fallowfield	0	Poor	1	no	1-Occupied
435	Fallowfield	0	Good	1	no	1-Occupied
500	Fallowfield	0	Good	0.25	no	none
501	Fallowfield	0	Good	3	no	none
514	Fallowfield	0	Fair	2	no	none
522	Fallowfield	0	Good	1	no	none
524	Fallowfield	0	Good	1	no	1-Occupied
525	Fallowfield	0	Fair	1	no	1-Vacant
528	Fallowfield	0	Good	1	no	none
529	Fallowfield	0	Fair	1	no	1-Occupied
531	Fallowfield	0	Good	1	no	2-Vacant
534	Fallowfield	0	Fair	1	no	1-Occupied



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536-538	Fallowfield	0	Good	1	no	2-Occupied
539-541	Fallowfield	0	Good	1	no	2-Occupied
600	Fallowfield	0	Poor	2	no	1-Vacant
601	Fallowfield	0	Fair	2	no	4-Occupied
604	Fallowfield	0	Poor	1	yes-rear	1-Occupied
606	Fallowfield	0	Fair	1	no	1-Occupied
607	Fallowfield	0	Fair	1	no	1-Vacant
611	Fallowfield	0	Poor	1	no	2-Vacant
612	Fallowfield	0	Fair	1	no	1-Vacant
613	Fallowfield	0	Good	1	no	none
614	Fallowfield	0	Good	1	no	1-Occupied
616-618	Fallowfield	0	Good	1	no	1-Vacant
619	Fallowfield	0	Good	1	no	1-Occupied
623	Fallowfield	0	Good	1	yes-rear	1-Occupied
624	Fallowfield	0	Good	1	no	none
638	Fallowfield	0	Good	2	yes-rear	none
700	Fallowfield	0	Poor	1	no	2-Occupied
705	Fallowfield	0	Good	4	no	1-Vacant
706	Fallowfield	0	Good	1	no	none
709	Fallowfield	0	Good	3	no	1-Occupied
736	Fallowfield	0	Good	1	no	1-Occupied
803	Fallowfield	0	Fair	1	no	2-Occupied
807	Fallowfield	0	Good	1	no	1-Occupied
819	Fallowfield	0	Good	1	yes-rear	1-Occupied
825	Fallowfield	0	Good	1	yes-rear	1-Occupied
938	Fallowfield	0	Fair	1	no	1-Occupied
940	Fallowfield	0	Fair	1	no	1-Occupied
3	McKean	0	Good	1	yes-rear	1-Occupied
7	McKean	0	Good	1	yes-rear	none
11	McKean	0	Good	1	yes-rear	none
15	McKean	0	Good	1	yes-rear	none
62	McKean	0	Good	1	yes-rear	none
62	McKean	0	Good	1	yes-rear	none
101	McKean	0	Good	3	yes-rear	1-Occupied

# CHARLEROI HISTORIC PRESERVATION PLAN

130	McKean	0	Fair	3	no	none
134	McKean	0	Fair	3	no	none
205	McKean	0	Good	1	yes-rear	1-Occupied
220	McKean	0	Fair	1	no	1-Occupied
222	McKean	0	Fair	1	no	1-Occupied
228	McKean	0	Good	1	no	1-Occupied
230	McKean	0	Good	1	no	1-Occupied
237	McKean	0	Good	2	yes-rear	none
300	McKean	0	Good	1	yes-rear	none
305	McKean	0	Good	2	yes-rear	none
321	McKean	0	Good	1	yes-rear	1-Vacant
323	McKean	0	Good	1	no	1-Occupied
407	McKean	0	Good	1	yes-rear	1-Vacant
409-411	McKean	0	Good	2	no	2-Occupied
413	McKean	0	Good	1	no	1-Vacant
418	McKean	0	Good	2	yes-rear	none
419	McKean	0	Poor	1	no	1-Occupied
421	McKean	0	Good	1	no	none
427	McKean	0	Good	N/A	no	none
429	McKean	0	Good	1	no	2-Occupied
431	McKean	0	Good	1	no	2-Occupied
501	McKean	0	Good	3	no	2-Occupied
506	McKean	0	Good	3	yes-rear	1-Occupied
511	McKean	0	Good	1	no	2-Vacant
513	McKean	0	Good	1	no	1-Vacant
514	McKean	0	Fair	2	no	2-Occupied
515	McKean	0	Good	1	no	1-Occupied
518	McKean	0	Good	1	yes-rear	1-Occupied
520	McKean	0	Good	1	no	1-Occupied
521	McKean	0	Good	1	no	1-Vacant
522	McKean	0	Good	1	yes-rear	1-Occupied
523	McKean	0	Poor	1	no	2-Vacant
524-526	McKean	0	Fair	2	no	none
527	McKean	0	Good	1	no	1-Vacant



# CHARLEROI HISTORIC PRESERVATION PLAN

528	McKean	0	Good	1	no	1-Occupied
532	McKean	0	Good	2	no	1-Occupied
533	McKean	0	Good	1	no	none
600	McKean	0	Good	14	yes-rear	none
601	McKean	0	Good	2	no	2-Occupied
621	McKean	0	Good	4	yes-rear	none
701	McKean	0	Good	1	no	1-Occupied
710	McKean	0	Good	1	yes-rear	1-Occupied
716	McKean	0	Fair	2	no	2-Vacant
728	McKean	0	Good	11	yes-rear	none
731	McKean	0	Good	1	no	2-Occupied
800	McKean	0	Good	6	no	none
801	McKean	0	Fair	1	no	2-Occupied
810	McKean	0	Good	2.5	no	none
818	McKean	0	Poor	2.5	no	none
824	McKean	0	Good	1	yes-rear	none
836	McKean	0	Fair	5	yes-rear	none
1001	McKean	0	Good	1	no	1-Occupied
1002	McKean	0	Good	1	no	1-Occupied
1012	McKean	0	Good	1	yes-rear	1-Occupied
1024	McKean	0	Good	2	no	none
1200	McKean	0	Good	11	yes-rear	none
1221	McKean	0	Fair	1	no	none
1250	McKean	0	Good	10 Lots	yes-rear	none
1300	McKean	0	Good	1	yes-rear	2-Occupied
1	Chamber Plz	0	Good	109 x 74 ft.	yes-rear	1-Vacant
10	Chamber Plz	0	Good	150 x 140 ft.	yes-rear	1-Occupied
80	Chamber Plz	0	Good	N/A	yes-rear	none
90	Chamber Plz	0	Good	145 x 157 ft.	yes-rear	none
95	Chamber Plz	0	Good	N/A	yes-rear	none
100	Chamber Plz	0	Good	2.3 ac	yes-rear	none
200	Chamber Plz	0	Good	192 x 82 ft.	yes-rear	none
300	Chamber Plz	0	Good	1.43 ac	yes-rear	none
400	Chamber Plz	0	Good	N/A	yes-rear	none

# CHARLEROI HISTORIC PRESERVATION PLAN

300 (RTS Packaging)	Penn Central Rd	O	Good	9.9 ac	yes-rear	none
305 (Model Cleaners)	Hussey	O	Good	shared	yes-rear	none
158	Lincoln Ave	O	Good	shared	yes-rear	1-Occupied
168	Lincoln Ave	O	Good	shared	yes-rear	none
185	Lincoln Ave	O	Good	shared	yes-rear	none
204	Lincoln Ave	O	Good	shared	yes-rear	none
216	Lincoln Ave	O	Good	325 x 104 ft.	yes-rear	none
218	Lincoln Ave	O	Good	50 x 250 (Triangular)	yes-rear	1-Occupied
1301	Lincoln Ave	O	Good	shared	yes-rear	none
306	Maple Creek	O	Good	1	yes-rear	none
100	3rd St.	V	Good	125 x 115 ft.	yes-rear	none
101	3rd St.	V	Fair	1	no	none
209	5th St.	V	Good	2	yes-rear	none
213	5th St.	V	Poor	1	no	2-Occupied
306	5th St.	V	Poor	1	no	2-Vacant
313	5th St.	V	Poor	1	no	3-Vacant
124	Fallowfield	V	Fair	1	no	none
318	Fallowfield	V	Poor	1	no	1-Vacant
323	Fallowfield	V	Poor	1	no	1-Occupied
335	Fallowfield	V	Poor	1	no	2-Vacant
407	Fallowfield	V	Poor	1	yes-rear	1-Occupied
408	Fallowfield	V	Good	1	no	1-Vacant
410	Fallowfield	V	Poor	1	no	1-Vacant
415	Fallowfield	V	Fair	1	no	1-Occupied
417	Fallowfield	V	Good	1	no	1-Vacant
420	Fallowfield	V	Fair	1	no	1-Vacant
421	Fallowfield	V	Good	1	no	2-Vacant
422	Fallowfield	V	Fair	1	no	1-Vacant
426	Fallowfield	V	Fair	1	no	2-Occupied
434	Fallowfield	V	Poor	1	no	2-Occupied
436	Fallowfield	V	Poor	2	no	1-Vacant
502	Fallowfield	V	Good	1	no	1-Vacant
510	Fallowfield	V	Fair	1	no	1-Vacant
512	Fallowfield	V	Fair	1	no	2-Occupied
						1-Vacant



# CHARLEROI HISTORIC PRESERVATION PLAN

513	Fallowfield	V	Fair	1	no	2-Occupied
(Demo) 515	Fallowfield	V	Poor	1	no	1-Vacant
517	Fallowfield	V	Fair	1	no	1-Vacant
519	Fallowfield	V	Poor	1	no	none
521	Fallowfield	V	Poor	1	no	2-Occupied
523	Fallowfield	V	Poor	1	no	1-Vacant
526	Fallowfield	V	Fair	1	no	1-Occupied
527	Fallowfield	V	Poor	1	no	2-Occupied
605	Fallowfield	V	Fair	1	no	1-Occupied
608	Fallowfield	V	Poor	1	yes-rear	1-Occupied
609	Fallowfield	V	Poor	1	no	2-Vacant
610	Fallowfield	V	Fair	1	no	1-Vacant
617	Fallowfield	V	Poor	1	no	1-Vacant
620	Fallowfield	V	Poor	1	no	2nd floor-Occupied, 3rd-Vacant
621	Fallowfield	V	Poor	1	no	2-Vacant
622	Fallowfield	V	Fair	1	no	1-Vacant
628	Fallowfield	V	Poor	2	no	1-Occupied
703	Fallowfield	V	Good	1	no	1-Vacant
818-820	Fallowfield	V	Good	2	no	none
17	McKean	V	Good	1	yes-rear	none
110	McKean	V	Fair	4	yes-rear	none
138	McKean	V	Poor	2	no	1-Vacant
141	McKean	V	Poor	1	no	1-Vacant
200	McKean	V	Poor	4	yes-rear	1-Vacant
225	McKean	V	Poor	1	yes-rear	2-Vacant
226	McKean	V	Good	2	no	none
325	McKean	V	Good	2	no	1-Vacant
335	McKean	V	Poor	3	no	1-Vacant
337	McKean	V	Poor	1	no	1-Vacant
415	McKean	V	Fair	1	no	1-Vacant
417	McKean	V	Fair	1	no	1-Vacant
433-435	McKean	V	Good	3	no	2-Vacant
437	McKean	V	Good	1	no	2-Vacant
507	McKean	V	Poor	1	no	1-Vacant

# CHARLEROI HISTORIC PRESERVATION PLAN

510	McKean	V	Good	1	no	none
517	McKean	V	Good	1	no	1-Occupied
519	McKean	V	Fair	1	no	1-Occupied
525	McKean	V	Good	1	no	1-Vacant
529	McKean	V	Poor	1	no	none
530	McKean	V	Good	1	no	1-Vacant
538	McKean	V	Good	2	no	none
613-615	McKean	V	Good	1	no	1-Vacant
900	McKean	V	Poor	5	yes-rear	none
910	McKean	V	Good	2	no	none
935	McKean	V	Poor	4	yes-rear	none
1000	McKean	V	Good	1	no	1-Vacant
100	Lincoln Ave	V	Poor	145 x 60 ft.	yes-rear	none
1001	Lincoln Ave	V	Poor	1	yes-rear	1-Vacant
137	Lincoln Ave	V	Good	30 x 140 ft.	yes-rear	none



# CHARLEROI HISTORIC PRESERVATION PLAN

<b>Buildings Specifically Mentioned in the National Register Nomination for the Charleoi Historic District</b>		
Charleoi Post Office (Tener Library)	page 7-1, 7-6	page 8-28
First National Bank (Wilbur Hotel)	page 7-1	page 8-29
Reservoir pump housing	page 7-1	
Brick Row	page 7-2, 7-7, 7-8	page 8-9
McMahan Farmhouse	page 7-4	
Christ Lutheran Church	page 7-5, 7-10, 7-11	page 8-28
Charleoi Borough Building	page 7-6	page 8-4, 8-27, 8-29
St. Jerome's	page 7-6, 7-10	
Yohe Brothers Houses on 4th Street	page 7-9	page 8-27
House with wraparound porch (Pavlik's)	page 7-9	
Building with turret on Lincoln Ave. overlooking Third (McKean-Garman)	page 7-9	
Large houses in the 400 block of Crest	page 7-10, 7-11	
Rodel Shalom Synagogue	page 7-11	
St. Mary's Episcopal	page 7-11	
First Methodist	page 7-11	
Washington Avenue Presbyterian	page 7-11	page 8-28
First Baptist/St. John's Slovak Lutheran	page 7-12, 7-13	
Holy Trinity Orthodox	page 7-12, 7-13	
Holy Ghost Byzantine Catholic	page 7-12	page 8-26
Charleoi Elks	page 7-12	
(American Legion)	page 7-12	
(Painter's Club)	page 7-12	
Moose Lodge	page 7-12	
Sons of Italy (Masonic Lodge)	page 7-12	
Knights of Columbus	page 7-12	
Italia Unita	page 7-12	
1895 Masonic Lodge (Cox's Building)	page 7-12	page 8-15
Odd Fellows Lodge	page 7-13	
Belgian Club	page 7-13	
United Glassworkers' Union	page 7-13	
Teamsters' Union	page 7-13	
St. John's Russian Club	page 7-13	
Spencer's Garage		page 8-4, 8-29
Thomas Redd House		page 8-9
(Macbeth-Evans Glass Works - outside the boundary)		page 8-15
(Hussey Binns Shovel Works - outside the boundary)		page 8-15

# CHARLEROI HISTORIC PRESERVATION PLAN

Might's Bookstore	page 8-15
Orange's Confectionary (& Gift Shop)	page 8-15
Riva Building	page 8-16
Parente & Rosomme (Towne Casuals / Colonial Florist)	page 8-16
Monier Hotel	page 8-16
Belgian Cooperative Store	page 8-16
Goaziou Print Shop	page 8-16
(Chamber of Commerce, mentioned in various places, including 8-19; the building is outside the district boundary)	page 8-19
Coyle Theater	page 8-19, 8-26, 8-30
First National Bank (old building)	page 8-19, 8-26, 8-29
J.K. Tener House, ca. 1900, 515 Crest Avenue (bungalows in 300-400 blocks of Shady & Meadow)	page 8-25
Second Street School	page 8-25
Majestic (Mento) Theater	page 8-26
The Bank of Charleroi and Trust Company (Mellon Bank)	page 8-27
	page 8-30

Other ones that could have been mentioned but were not: Wellington Hotel (Rego's), Myford Hotel, Hotel Geib (Columbus Hotel), Antique Shop at 220-222 Fallowfield Avenue, Houses on Crest Avenue, Slovak Catholic Church, remaining frame storefront buildings, apartment building near the top of 8th Street, Murdock Building, Frew Block, 1893 Building, old Police Station (Katy's), Deprez Building, Flemish front building above St. Jerome's, Beaux Arts storefront building, both sets of Trolley Barns, Carrara glass examples, specific historic gas stations with historic architectural character (Monack's, Diaz's, etc.), Charleroi Water Works (outside the boundary)



**CHARLEROI HISTORIC PRESERVATION PLAN**

**TERRY A. NECCIAI, RA, HISTORIC PRESERVATION CONSULTING**

May 2016

**CHARLEROI HISTORIC PRESERVATION PLAN**

**TERRY A. NECCIAI, RA, HISTORIC PRESERVATION CONSULTING**

May 2016



## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
A76	515 McKean	C.1900	C
A77	517 McKean	C.1890-1897	C
A78	519 McKean	C.1900	C
A79	521 McKean	C.1890-1897	C
A80	523 McKean	C.1890-1897	C
A81	525 McKean	C.1897-1903	C
A82	527 McKean	C.1897-1903	C
A83	529 McKean	C.1910	C
B01	632-636 McKean	C.1915	C
B02	638-640 McKean	C.1950	C
B03	601-603 McKean	C.1890-1897	C
B04	605-609 McKean	C.1910	C
B05	611 McKean	C.1940	C
B06	613-615 McKean	C.1930	C
B07	617-621 McKean	C.1970	N
B08	627-629 McKean	C.1920	C
B09	637 McKean	C.1984	N
B10	700-706 McKean	C.1930	C
B11	708 McKean	C.1900	C

Resource Number	Address	Date	Contributing/ Non Contributing
B12	710 McKean	C.1890-1897	C
B13	712 McKean	C.1890-1897	C
B14	714-716 McKean	C.1920	C
B15	726-736 McKean	C.1950	C
B16	701 McKean	C.1890-1897	C
B17	703 McKean	C.1890-1897	C
B18	705 McKean	C.1910	C
B19	707 McKean	C.1905	C
B20	711 McKean	C.1905	C
B21	711½ McKean	C.1905	C
B22	713 McKean	C.1910	C
B23	715 McKean	C.1905	C
B24	717 McKean	C.1905	C
B25	719 McKean	C.1915	C
B26	721 McKean	C.1915	C
B27	727 McKean	C.1915	C
B28	727½ McKean	C.1910	C
B29	729 McKean	C.1915	C
B30	731 McKean	C.1920	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
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B31	820 McKean	C.1920	C
B32	822 McKean	C.1930	C
B33	826 McKean	C.1930	C
B34	801 McKean	C.1910	C
B35	803 McKean	C.1910	C
B36	805 McKean	C.1897-1907	C
B37	807 McKean	C.1897-1907	C
B38	809 McKean	C.1897-1907	C
B39	811 McKean	C.1897-1907	C
B40	813 McKean	C.1897-1907	C
B41	815 McKean	C.1897-1907	C
B42	817 McKean	C.1897-1907	C
B43	819 McKean	C.1897-1907	C
B44	821 McKean	C.1897-1907	C
B45	823 McKean	C.1897-1907	C
B46	910-912 M	C.1915	C
B47	914 McKean	C.1910	C
B48	916 McKean	C.1897-1907	C
B49	918 McKean	C.1897-1907	C
B50	920 McKean	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
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B51	922 McKean	C.1897-1907	C
B52	924 McKean	C.1897-1907	C
B53	926 McKean	C.1897-1907	C
B54	928 McKean	C.1897-1907	C
B55	930 McKean	C.1897-1907	C
B56	932 McKean	C.1897-1907	C
B57	934 McKean	C.1890-1897	C
B58	936 McKean	C.1897-1907	C
B59	936 McKean	C.1897-1907	C
B60	901 McKean	C.1890-1897	C
B61	903 McKean	C.1897-1907	C
B62	905 McKean	C.1897-1907	C
B63	907 McKean	C.1897-1907	C
B64	909 McKean	C.1897-1907	C
B65	911 McKean	C.1897-1907	C
B66	913 McKean	C.1897-1907	C
B67	915 McKean	C.1897-1907	C
B68	917 McKean	C.1897-1907	C
B69	919 McKean	C.1897-1907	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
B70	921 McKean	C.1897-1907	C
B71	923 McKean	C.1897-1907	C
B72	925 McKean	C.1897-1907	C
B73	927 McKean	C.1897-1907	C
B74	933 McKean	C.1890-1897	C
B75	933½ McKean	C.1897-1907	C
B76	935-937 M	C.1940	C
B77	1000 McKean	C.1897-1907	C
B78	1002 McKean	C.1897-1907	C
B79	1004 McKean	C.1897-1907	C
B80	1006 McKean	C.1897-1907	C
B81	1008 McKean	C.1897-1907	C
B82	1010 McKean	C.1897-1907	C
B83	1012 McKean	C.1897-1907	C
B84	1014 McKean	C.1897-1907	C
B85	1014½ Mc	C.1897-1907	C
B86	1016 McKean	C.1897-1907	C
B87	1018 McKean	C.1897-1907	C
B88	1020 McKean	C.1910	C
B89	1022 McKean	C.1910	C

Resource Number	Address	Date	Contributing/ Non Contributing
B90	1024-1026 McKean	C.1950 (Carpatho-Rus lodge was at this site in 1925)	C
C01	1001-1003	C.1910	C
C02	1005 McKean	C.1897-1907	C
C03	1007 McKean	C.1897-1907	C
C04	1009 McKean	C.1897-1907	C
C05	1011 McKean	C.1897-1907	C
C06	1013 McKean	C.1897-1907	C
C07	1015 McKean	C.1897-1907	C
C08	1017 McKean	C.1897-1907	C
C09	1019 McKean	C.1950	C
C10	1021 McKean	C.1897-1907	C
C11	1023 McKean	C.1897-1907	C
C12	1025 McKean	C.1897-1907	C
C13	1100-1122 McKean	C.1905	C
C14	1101 McKean	C.1897-1907	C
C15	1103 McKean	C.1897-1907	C
C16	1105 McKean	C.1897-1907	C
C17	1107 McKean	C.1910	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

Inventory, continued (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
C18	1109 McKean	C.1897-1907	C
C19	1111 McKean	C.1897-1907	C
C20	1113 McKean	C.1897-1907	C
C21	1115 McKean	C.1897-1907	C
C22	1117 McKean	C.1897-1907	C
C23	1119-1121	C.1915	C
C24	1123½	C.1897-1907	C
C25	1123	C.1897-1907	C
C26	1201 McKean	C.1897-1907	C
C27	1203 McKean	C.1910	C
C28	1205 McKean	C.1910	C
C29	1207 McKean	C.1897-1907	C
C30	1209 McKean	C.1897-1907	C
C31	1211 McKean	C.1910	C
C32	1213 McKean	C.1897-1907	C
C33	1215 McKean	C.1897-1907	C
C34	1217 McKean	C.1910	C
C35	1219 McKean	C.1897-1907	C
C36	1221-1223	C.1970	N
C37	1300 McKean	C.1910	C
C38	120 Fall	C.1910	C

Resource Number	Address	Date	Contributing/ Non Contributing
C39	120½ Fall	C.1910	C
C40	122 Fall	C.1910	C
C41	124 Fall	C.1897-1907	C
C42	126 Fall	C.1897-1907	C
C43	128 Fall	C.1897-1907	C
C44	130 Fall	C.1897-1907	C
C45	132 Fall	C.1897-1907	C
C46	134 Fall	C.1897-1907	C
C47	136 Fall	C.1897-1907	C
C48	138 Fall	C.1897-1907	C
C49	142 Fall	C.1907	C
C50	119 Fall	C.1897-1907	C
C51	121 Fall	C.1897-1907	C
C52	123 Fall	C.1897-1907	C
C53	127 Fall	C.1897-1907	C
C54	129-131 F	C.1950	C
C55	129-131 F	C.1950	C
C56	133 Fall	C.1890-1897	C
C57	135 Fall	C.1920	C
C58	137 Fall	C.1910	C
C59	139 Fall	C.1907	C
C60	200-208 F	C.1960	N
C61	212 Fall	C.1897-1907	C

**TERRY A. NECCIAI, RA, HISTORIC PRESERVATION CONSULTING**

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
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C62	214 Fall	C.1897-1907	C
C63	222 Fall	C.1897-1907	C
C64	224-226 F	C.1920	C
C65	228 Fall	C.1890-1897	C
C66	228½ Fall	C.1920	C
C67	230 Fall	C.1907	C
C68	232-236 F	C.1970	N
C69	211-215 F	C.1897-1907	C
C70	217 Fall	C.1897-1907	C
C71	219 Fall	C.1897-1907	C
C72	221 Fall	C.1910	C
C73	223 Fall	C.1897-1907	C
C74	225 Fall	C.1897-1907	C
C75	227 Fall	C.1910	C
C76	229 Fall	C.1897-1907	C
C77	235-237 F	C.1897-1907	C
C78	300 Fall	C.1897-1907	C
C79	302 Fall	C.1890-1897	C
C80	304 Fall	C.1897-1907	C
C81	306 Fall	C.1897-1907	C
C82	308 Fall	C.1897-1907	C
C83	310 Fall	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
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C84	312 Fall	C.1897-1907	C
C85	314-316 F	C.1897-1907	C
C86	324-326 F	C.1897-1907	C
C87	328 Fall	1955-1960	C
C88	328-330 F	1955-1960	C
C89	332-336 F	1917	C
D01	301-307 F	C.1904	C
D02	317 Fall	C.1897-1907	C
D03	319½ Fall	C.1897-1907	C
D04	321 Fall	C.1970	N
D05	323 Fall	C.1890-1897	C
D06	325 Fall	1893	C
D07	327 Fall	C.1897-1907	C
D08	329 Fall	C.1897-1903	C
D09	331 Fall	C.1950	C
D10	333 Fall	C.1897-1907	C
D11	335 Fall	C.1897-1907	C
D12	337 Fall	C.1890-1897	C
D13	400-402 F	C.1940	C
D14	404-406 F	C.1903	C
D15	408 Fall	C.1915	C
D16	410 Fall	C.1897-1907 refaced C.1950	C
D17	412 Fall	C.1897-1907	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

Inventory, continued (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
D18	414 Fall	C.1897-1907	C
D19	416-418 F	C.1897-1907	C
D20	420 Fall	C.1890-1897 refaced C.1920	C
D21	422-426 F	C.1897-1907	C
D22	428 Fall	C.1897-1907	C
D23	407 Fall	C.1897-1907	C
D24	409-411 F	C.1970	N
D25	413 Fall	C.1897-1907	C
D26	415 Fall	C.1897-1907	C
D27	417 Fall	C.1890-1897	C
D28	419 Fall	C.1890-1897	C
D29	421 Fall	C.1890-1897	C
D30	500 Fall	1890	C
D31	502 Fall	C.1890-1897	C
D32	506-508 F	C.1890-1897 refaced C.1950	C
D33	510 Fall	C.1890-1897	C
D34	512 Fall	C.1890-1897	C
D35	514-520 F	C.1910	C
D36	522 Fall	C.1940	C
D37	524 Fall	1897/1925	C

Resource Number	Address	Date	Contributing/ Non Contributing
D38	526 Fall	C.1890-1897	C
D39	528 Fall	C.1983	N
D40	534 Fall	C.1983	N
D41	536 Fall	C.1910 refaced C.1940	C
D42	538 Fall	C.1910 refaced C.1940	C
D43	503-507 F	1925-1927	C
D44	511 Fall	C.1897-1907	C
D45	513 Fall	C.1890-1897	C
D46	515 Fall	C.1897-1907	C
D47	517 Fall	C.1897-1907	C
D48	519 Fall	C.1950	C
D49	521 Fall	C.1897-1903	C
D50	523-525 F	C.1904	C
D51	527 Fall	C.1890-1897	C
D52	529 Fall	C.1890-1897	C
D53	531 Fall	C.1890-1897	C
D54	539 Fall	C.1940	C
D55	541 Fall	C.1897-1903	C
D56	600-602 F	C.1930	C
D57	604 Fall	C.1897-1907	C
D58	606 Fall	C.1897-1907	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
D59	608 Fall	C.1897-1907 refaced C.1950	C
D60	610 Fall	C.1890-1897 refaced C.1950	C
D61	612-614 F	C.1920	C
D62	616 Fall	C.1897-1907	C
D63	618 Fall	C.1897-1907	C
D64	620 Fall	1908	C
D65	622 Fall	C.1940	C
D66	624 Fall	C.1950	C
D67	626-628 F	C.1970	N
D68	630-640 F	1912	C
D69	601-603 F	1899	C
D70	605 Fall	C.1890-1897	C
D71	607 Fall	C.1897-1907	C
D72	609 Fall	C.1897-1907 refaced C.1980	N
D73	611 Fall	C.1897-1907 refaced C.1980	N
D74	613 Fall	1904	C
D75	617 Fall	C.1930	C
D76	619 Fall	C.1897-1907	C
D77	621 Fall	C.1930	C
D78	623 Fall	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
E01	700-702 F	C.1890-1897	C
E02	704 Fall	C.1907	C
E03	706 Fall	C.1987	N
E04	708 Fall	1906	C
E05	710 Fall	C.1987	N
E06	712 Fall	C.1897-1907	C
E07	714 Fall	C.1897-1907	C
E08	716 Fall	C.1897-1907	C
E09	718 Fall	C.1897-1907	C
E10	720 Fall	C.1897-1907	C
E11	722 Fall	C.1897-1907	C
E12	724 Fall	C.1897-1907	C
E13	726 Fall	C.1897-1907	C
E14	728 Fall	C.1910	C
E15	730 Fall	C.1890-1897	C
E16	732 Fall	C.1890-1897	C
E17	734 Fall	C.1890-1897	C
E18	736 Fall	C.1890-1897	C
E19	738 Fall	C.1890-1897	C
E20	701 Fall	C.1890-1897	C
E21	703 Fall	C.1890-1897	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
E22	705 Fall	C.1897-1907	C
E23	707 Fall	C.1897-1907	C
E24	709-711 F	C.1897-1907	C
E25	709½ Fall	C.1910	C
E26	713 Fall	C.1897-1907	C
E27	713½ Fall	C.1910	C
E28	715 Fall	C.1897-1907	C
E29	717 Fall	C.1897-1907	C
E30	719 Fall	C.1897-1907	C
E31	721 Fall	C.1950	C
E32	723-725 F	C.1920	C
E33	727 Fall	C.1890-1897	C
E34	729 Fall	C.1897-1907	C
E35	731 Fall	C.1890-1897	C
E36	733 Fall	C.1897-1907	C
E37	735 Fall	C.1890-1897	C
E38	737 Fall	C.1897-1907	C
E39	739 Fall	C.1890-1897	C
E40	800 Fall	C.1897-1907	C
E41	802 Fall	C.1897-1907	C
E42	804 Fall	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
E43	806 Fall	C.1897-1907	C
E44	808 Fall	C.1897-1907	C
E45	810 Fall	C.1897-1907	C
E46	812 Fall	C.1897-1907	C
E47	814 Fall	C.1897-1907	C
E48	816 Fall	C.1897-1907	C
E49	818 Fall	C.1897-1907	C
E50	820 Fall	C.1897-1907	C
E51	822 Fall	C.1897-1907	C
E52	801 Fall	C.1890-1897	C
E53	803 Fall	C.1897-1907	C
E54	805 Fall	C.1897-1907	C
E55	807 Fall	C.1910	C
E56	809 Fall	C.1897-1907	C
E57	811 Fall	C.1897-1907	C
E58	813 Fall	C.1890-1897	C
E59	813½ F	C.1910	C
E60	815-819 Fallowfield	C.1960	N
E61	821-823 Fallowfield	C.1890-1897	C
E62	825 Fall	C.1897-1907	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
E63	906 Fall	C.1897-1907	C
E64	908 Fall	C.1897-1907	C
E65	908½ Fall	C.1897-1907	C
E66	910 Fall	C.1897-1907	C
E67	912 Fall	C.1910	C
E68	914 Fall	C.1897-1907	C
E69	916 Fall	C.1897-1907	C
E70	918 Fall	C.1897-1907	C
E71	920 Fall	C.1910	C
E72	920½ Fall	C.1910	C
E73	922 Fall	C.1910	C
E74	922½ Fall	C.1897-1907	C
E75	924 Fall	C.1897-1907	C
E76	926 Fall	C.1897-1907	C
E77	928 Fall	C.1897-1907	C
E78	930 Fall	C.1897-1907	C
E79	932 Fall	C.1897-1907	C
E80	934 Fall	C.1897-1907	C
E81	936-938 F	C.1940	C
E82	940 Fall	C.1910	C
E83	915-917 F	C.1890-1897	C
E84	919-921 F	C.1890-1897	C

Resource Number	Address	Date	Contributing/ Non Contributing
E85	923-925 Fallowfield	C.1890-1897	C
E86	927-929 F	C.1890-1897	C
E87	931-933 Fallowfield	C.1890-1897	C
E88	939 Fallowfield	C.1890-1897	C
E89	941 Fallowfield	C.1897-1907	C
F01	1000-1006	C.1902 refaced C.1980	C
F02	1008 Fall	C.1897-1907	C
F03	1014 Fall	C.1897-1907	C
F04	1016 Fall	C.1897-1907	C
F05	1018 Fall	C.1897-1907	C
F06	1020 Fall	C.1897-1907	C
F07	1022 Fall	C.1897-1907	C
F08	1024 Fall	C.1897-1907	C
F09	1026 Fall	C.1897-1907	C
F10	204 Wash	C.1910	C
F11	210 Wash	C.1890-1897	C
F12	212 Wash	C.1890-1897	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
F13	214 Wash	C.1890-1897	C
F14	216 Wash	C.1890-1897	C
F15	218-220 W	C.1890-1897	C
F16	222-224 W	C.1890-1897	C
F17	226 Wash	C.1897-1907	C
F18	221 Wash	C.1907	C
F19	223 Wash	C.1907	C
F20	225 Wash	C.1990	N
F21	300 Wash	C.1890-1897	C
F22	302 Wash	C.1890-1897	C
F23	304 Wash	C.1890-1897	C
F24	306 Wash	C.1890-1897	C
F25	308 Wash	C.1890-1897	C
F26	310-12 W	C.1897-1907	C
F27	314 Wash	C.1897-1907	C
F28	316 Wash	C.1897-1907	C
F29	316½ W	C. 1910	C
F30	318-320 Washington	C.1897-1907	C
F31	322 Washington	C.1907	C
F32	324 Wash	C.1897-1907	C
F33	326 Wash	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
F34	328 Wash	C.1897-1907	C
F35	330 Wash	C.1897-1907	C
F36	332 Wash	C.1897-1907	C
F37	334 Wash	C.1897-1907	C
F38	336 Wash	C.1897-1907	C
F39	305 Wash	C.1890-1897	C
F40	307 Wash	C.1890-1897	C
F41	309 Wash	C.1890-1897	C
F42	311 Wash	C.1890-1897	C
F43	313 Wash	C.1890-1897	C
F44	315 Wash	C.1890-1897	C
F45	317 Wash	C.1890-1897	C
F46	319 Wash	C.1890-1897	C
F47	321-323 W	C.1890-1897	C
F48	327-329 W	C.1890-1897	C
F49	331 Wash	C.1890-1897	C
F50	333 Wash	C.1890-1897	C
F51	335 Wash	C.1890-1897	C
F52	337 Wash	C.1890-1897	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
F53	400-402 W	C.1890-1897	C
F54	404-406 W	C.1897-1907	C
F55	408 Wash	C.1897-1907	C
F56	410 Wash	C.1910	C
F57	412 Wash	C.1897-1907	C
F58	414 Wash	C.1897-1907	C
F59	416-418 W	C.1897-1907	C
F60	422 Wash	C.1897-1907	C
F61	424 Wash	C.1897-1907	C
F62	407 Wash	C.1897-1907	C
F63	411 Wash	C.1890-1897	C
F64	417 Wash	C.1897-1907	C
F65	421 Wash	C.1897-1907	C
F66	423-425 W	1925	C
F67	431 Wash	C.1920	C
F68	510 Wash	C.1897-1907	C
F69	512 Wash	C.1897-1907	C
F70	514 Wash	C.1897-1907	C
F71	516 Wash	C.1897-1907	C
F72	518 Wash	C.1897-1907	C
F73	520 Wash	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
F74	522 Wash	C.1897-1907	C
F75	524 Wash	C.1897-1907	C
F76	526 Wash	C.1897-1907	C
F77	528 Wash	C.1897-1907	C
F78	530 Wash	C.1890-1897	C
F79	532 Wash	C.1890-1897	C
F80	534 Wash	C.1890-1897	C
F81	536 Wash	C.1890-1897	C
F82	538 Wash	C.1897-1907	C
F83	540 Wash	C.1907	C
F84	511 Wash	C.1890-1897	C
F85	513 Wash	C.1890-1897 re-sided C.1980	C
F86	515 Wash	C.1890-1897	C
F87	517 Wash	C.1890-1897	C
F88	521-523 W	C.1897-1907	C
F89	525 Wash	C.1897-1907	C
F90	527 Wash	C.1890-1897	C
F91	529 Wash	C.1890-1897	C
F92	531 Wash	C.1897-1907	C

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## ***CHARLEROI HISTORIC PRESERVATION PLAN***

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
F93	533 Wash	C.1897-1907	C
G01	600-606 W	1953	C
G02	610-616 W	C.1980	N
G03	624-626 W	C.1910	C
G04	628-640 W	1912	C
G05	611 Wash	C.1890-1897	C
G06	617 Wash	C.1907	C
G07	619 Wash	C.1910	C
G08	621 Wash	C.1890-1897	C
G09	623 Wash	C.1890-1897	C
G10	627 Wash	C.1900	C
G11	629 Wash	C.1900	C
G12	631 Wash	C.1900	C
G13	633 Wash	C.1890-1897	C
G14	635 Wash	C.1890-1897	C
G15	637-639 W	(C.1890-1897) rebuilt C.1940	C
G16	641 Wash	(C.1907) rebuilt C.1940	C
G17	700-702 W	C.1890-1897	C
G18	704 Wash	C.1897-1907	C
G19	706 Wash	C.1897-1907	C
G20	708 Wash	C.1897-1907	C
G21	710 Wash	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
G22	712 Wash	C.1897-1907	C
G23	714 Wash	C.1897-1907	C
G24	716 Wash	C.1897-1907	C
G25	718 Wash	C.1897-1907	C
G26	720 Wash	C.1897-1907	C
G27	722 Wash	C.1897-1907	C
G28	724 Wash	C.1897-1907	C
G29	726 Wash	C.1897-1907	C
G30	728 Wash	C.1897-1907	C
G31	730½ Was	C.1910	C
G32	730 Wash	C.1897-1907	C
G33	732 Wash	C.1910	C
G34	734-736 W	C.1907	C
G35	738 Wash	C.1907	C
G36	701 Wash	C.1890-1897	C
G37	703 Wash	C.1890-1897	C
G38	709 Wash	C.1897-1907	C
G39	711 Wash	C.1890-1897	C
G40	713 Wash	C.1890-1897	C
G41	715 Wash	C.1890-1897	C
G42	717 Wash	C.1897-1907	C

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*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
G43	719 Wash	C.1890-1897	C
G44	723 Wash	C.1890-1897	C
G45	725 Wash	C.1890-1897	C
G46	727 Wash	C.1890-1897	C
G47	731 Wash	C.1890-1897	C
G48	733 Wash	C.1890-1897	C
G49	735 Wash	C.1897-1907	C
G50	800 Wash	C.1897-1907	C
G51	803 Wash	C.1960	N
G52	805 Wash	C.1890-1897	C
G53	809 Wash	C.1890-1897	C
G54	811 Wash	C.1897-1907	C
G55	813 Wash	C.1890-1897	C
G56	815 Wash	C.1897-1907	C
G57	817½ Was	C.1890-1897	C
G58	817 Was	C.1890-1897	C
G59	819 Wash	C.1890-1897	C
G60	801-801½- 804-804½ Washingt'n	C1910 & w/C.1960 addition	C
G61	100 Linc	C.1910	C
G62	102 Linc	C.1910	N

Resource Number	Address	Date	Contributing/ Non Contributing
G63	104-106 L	C.1845	C
G64	108 Linc	C.1975	N
G65	110 Linc	C.1910	C
G66	112 Linc	C.1910	C
G67	114 Linc	C.1910	C
G68	116 Linc	C.1970	N
G69	118-130 L	C.1910	C
G70	132 Linc	C.1910	C
G71	98 Linc	C.1890-1897	C
G72	101 Linc	C.1897-1907	C
G73	103 Linc	C.1897-1907	C
G74	103r Linc	C.1920	C
G75	105 Linc	C.1897-1907	C
G76	107 Linc	C.1897-1907	C
G77	109 Linc	C.1897-1907	C
G78	111 Linc	C.1897-1907	C
G79	113 Linc	C.1897-1907	C
G80	119 Linc	C.1897-1907	C
G81	121 Linc	C.1897-1907	C
G82	129 Linc	C.1897-1907	C
G83	131 Linc	C.1897-1907	C
G84	135 Linc	C.1890-1897	C
	137 Linc	C.1920	C
H01	201 Linc	C.1920	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
H02	203 Linc	C.1890-1897	C
H03	205½ Linc	C.1890-1897	C
H04	207 Linc	C1960	N
H05	211 Linc	C.1890-1897	C
H06	213 Linc	C.1890-1897	C
H07	215 Linc	C.1907	C
H08	219 Linc	C.1910	C
H09	221 Linc	C.1890-1897	C
H10	225 Linc	C.1920	C
H11	Linc @ 3 <sup>rd</sup>	1955	C
H12	306 Linc	C.1890-1897	C
H13	312 Linc	C.1890-1897	C
H14	314 Linc	C.1890-1897	C
H15	324 Linc	C.1897	C
H16	328-330 Lincoln	C.1975	N
H17	332 Linc	C.1890-1897	C
H18	303 Linc	C.1890-1897	C
H19	305 Linc	C.1890-1897	C
H20	307 Linc	C.1890-1897	C
H21	309 Linc	C.1890-1897	C
H22	311 Linc	C.1907	C
H23	408 Linc	C.1960	N
H24	412 Linc	C.1910	C

Resource Number	Address	Date	Contributing/ Non Contributing
H25	416 Linc	C.1890-1897	C
H26	418 Linc	C.1910	C
H27	426 Linc	C.1890-1897	C
H28	401 Linc	C.1907	C
H29	405 Linc	C.1890-1897	C
H30	407 Linc	C.1890-1897	C
H31	411 Linc	C.1890-1897	C
H32	506 Linc	C.1890-1897	C
H33	508 Linc	C.1890-1897	C
H34	510 Linc	C.1890-1897	C
H35	518 Linc	C.1897-1907	C
H36	522 Linc	C.1897-1907	C
H37	524 Linc	C.1897-1907	C
H38	526 Linc	C.1897-1907	C
H39	534 Linc	C.1897-1907	C
H40	525 Linc	C.1890-1897	C
H41	529 Linc	C.1890-1897	C
H42	537 Linc	C.1897-1907	C
H43	539 Linc	C.1897-1907	C
H44	632 Linc	C.1890-1897	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
H45	634 Linc	C.1890-1897	C
H46	601 Linc	C.1907 (on site of earlier building of same congregation)	C
H47	707 Linc	C.1897-1907	C
H48	709-711 Lincoln	C.1897-1907	C
H49	713 Linc	C.1897-1907	C
H50	715 Linc	C.1890-1897	C
H51	717 Linc	C.1907	C
H52	719 Linc	C.1910	C
H53	721 Linc	C.1890-1897	C
H54	723 Linc	C.1890-1897	C
H55	725 Linc	C.1890-1897	C
H56	727 Linc	C.1890-1897	C
H57	729 Linc	C.1890-1897	C
H58	731-731½ L	C.1890-1897	C
H59	733 Linc	C.1907	C
H60	803 Linc	C.1910	C
H61	807 Linc	C.1897-1907	C
H62	809 Linc	C.1907	C
H63	813 Linc	C.1910	C
H64	817 Linc	C.1890-1897	C

Resource Number	Address	Date	Contributing/ Non Contributing
H65	819 Linc	C.1890-1897	C
H66	821-823 Li	C.1897	C
H67	825 Linc	C.1920	C
H68	827 Linc	C.1920	C
H69	829 Linc	C.1890-1897	C
H70	831 Linc	C.1890-1897	C
H71	833 Linc	C.1890-1897	C
H72	835 Linc	C.1890-1897	C
H73	839-841 Li	C.1890-1897	C
H74	845 Linc	C.1897	C
H75	847 Linc	C.1897-1907	C
H76	849 Linc	C.1897-1907	C
H77	851 Linc	C.1897-1907	C
H78	853 Linc	C.1897-1907	C
H79	855 Linc	C.1897-1907	C
H80	857 Linc	C.1897-1907	C
H81	859 Linc	C.1897-1907	C
H82	906 Linc	C.1980	N
H83	910 Linc	C.1980	N
H84	901 Linc	C.1897-1907	C
H85	903 Linc	C.1897-1907	C
H86	905 Linc	C.1897-1907	C

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# ***CHARLEROI HISTORIC PRESERVATION PLAN***

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
H87	907 Linc	C.1897-1907	C
H88	909 Linc	C.1910	C
H89	911½ Linc	C.1897-1907	C
H90	911 Linc	C.1897-1907	C
H91	913 Linc	C.1897-1907	C
H92	915 Linc	C.1897-1907	C
H93	917 Linc	C.1897-1907	C
I01	1001 Linc	C.1897-1907	C
I02	1003 Linc	C.1897-1907	C
I03	1005 Linc	C.1890-1897	C
I04	1007 Linc	C.1890-1897	C
I05	1009 Linc	C.1897-1907	C
I06	1011 Linc	C.1897-1907	C
I07	1013 Linc	C.1897-1907	C
I08	1015 Linc	C.1897-1907	C
I09	1100 Linc	C.1897-1907	C
I10	1102 Linc	C.1897-1907	C
I11	1104 Linc	C.1897-1907	C
I12	1106 Linc	C.1897-1907	C
I13	1108 Linc	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
I14	1110 Linc	C.1897-1907	C
I15	1112 Linc	C.1897-1907	C
I16	1114 Linc	C.1897-1907	C
I17	1116-1124 L	C.1897-1907	C
I18	1136 Linc	C.1897-1907	C
I19	1140 Linc	C.1897-1907	C
I20	1150 Linc	C.1897-1907	C
I21	1101 Linc	C.1897	C
I22	1103 Linc	C.1897-1907	C
I23	1105-1107 Lincoln	C.1897	C
I24	1109 Linc	C.1897-1907	C
I25	1111 Linc	C.1897-1907	C
I26	1113-1115 Lincoln	C.1897-1907	C
I27	1119 Lincoln	C.1897-1907	C
I28	1121 Linc	C.1897-1907	C
I29	1123 Lincoln	C.1897-1907	C
I30	1129 Lincoln	C.1897-1907	C
I31	1131 Lincoln	C.1897-1907	C
I32	1133 Lincoln	C.1897-1907	C
I33	1135 Lincoln	C.1897-1907	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
I34	1137-1139 L	C.1910	C
I35	98 Prosp	C.1890-1897	C
I36	100 Prosp	C.1897-1907	C
I37	102 Prosp		N
I38	104-104½ P	C.1920	C
I39	106 Prosp	C.1920	C
I40	108 Prosp	C.1950	C
I41	110 Prosp	C.1910	C
I42	112 Prosp	C.1910	C
I43	114 Prosp	C.1920	C
I44	116 Prosp	C.1920	C
I45	126-126½ Prospect	C.1897-1907	C
I46	95 Prospect	C.1897-1907	C
I47	97 Prospect	C.1920	C
I48	99 Prospect	C.1897-1907	C
I49	101 Prosp	C.1920	C
I50	105 Prosp	C.1890-1897	C
I51	107 Prosp	C.1960	N
I52	117 Prosp	C.1890-1897	C
I53	119 Prosp	C.1890-1897	C
I54	121 Prosp	C.1890-1897	C
I55	123 Prosp	C.1890-1897	C
I56	123 Rr Pro	C.1920	C
I57	125 Prosp	C.1970	N

Resource Number	Address	Date	Contributing/ Non Contributing
I58	201 Prosp	C.1897	C
I59	203 Prosp	C.1890-1897	C
I60	205 Prosp	C.1890-1897	C
I61	207 Prosp	C.1890-1897	C
I62	209 Prosp	C.1890-1897	C
I63	211 Prosp	C.1907	C
I64	803½ Lincoln (house at cor. of 8 <sup>th</sup> and Prospect)	C.1910	C
I65	834 Prosp (837 Lincoln)	C.1897-1907	C
I66	836 Prosp	C.1897-1907	C
I67	838 Prosp (843 Lincoln)	C.1897-1907	C
I68	807 Prosp	C.1910	C
I69	809 Prosp	C.1910	C
I70	811 Prosp	C.1897	C
I71	813 Prosp	C.1897	C
I72	817 Prosp	C.1897	C
I73	819 Prosp	C.1897-1907	C
I74	821 Prosp	C.1897-1907	C
I75	823 Prosp	C.1897-1907	C
I76	827-829 Pr	C.1890-1897	C
I77	831 Prosp	C.1890-1897	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
I78	833 Prosp	C.1897	C
I79	835 Prosp	C.1897-1907	C
I80	837 Prosp	C.1890-1897	C
I81	8(39?) Pr	C.1960	N
I82	8(41?) Pr	C.1890-1897	C
I83	845 Prosp	C.1897-1907	C
I84	847 Prosp/ 501 9 <sup>th</sup>	C.1890-1897	C
I85	908 Prosp	C.1907	C
I86	901 Prosp	C.1897-1907	C
I87	905 Prosp	C.1897-1907	C
I88	911 Prosp	C.1897-1907	C
I89	913 Prosp	C.1897-1907	C
I90	915 Prosp	C.1897-1907	C
I91	917 Prosp	C.1897-1907	C
I92	1014? Prosp (AKA 1013½ Lincoln)	C.1897-1907	C
I93	1005? Prosp (between 410 10 <sup>th</sup> and 409 11 <sup>th</sup> )	C.1910	C
I94	1200 Prosp	C.1920	C

Resource Number	Address	Date	Contributing/ Non Contributing
I95	1149½ Lincoln	C.1890-1897	C
I96	1205 Prosp	C.1897-1907	C
I97	1207½ Prospect	C.1910	C
I98	1220 Prosp	C.1910	C
I99	1223 Prosp	C.1910	C
J01	102 Look	C.1897-1907	C
J02	104 Look	C.1897-1907	C
J03	106 Look	C.1897-1907	C
J04	108 Look	C.1897-1907	C
J05	110 Look	C.1897-1907	C
J06	112 Look	C.1897-1907	C
J07	112½ Lookout	C.1907	C
J08	114 Look	C.1897-1907	C
J09	101 Look	C.1897-1907	C
J10	103 Look	C.1897-1907	C
J11	105 Look	C.1897-1907	C
J12	105½ Look	C.1897-1907	C
J13	107 Look	C.1897-1907	C
J14	113 Look	C.1897-1907	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
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J15	117 Look	C.1897-1907	C
J16	200 Look	C.1897-1907	C
J17	202 Look	C.1890-1897	C
J18	204 Look	C.1897-1907	C
J19	206 Look	C.1897-1907	C
J20	210 Look	C.1920	C
J21	220 Look	C.1920	C
J22	226 Look	C.1940	C
J23	230 Look	C.1960	N
J24	201-203 L	C.1897-1907	C
J25	205 Look	C.1890-1897	C
J26	207 Look	C.1890-1897	C
J27	209 Look	C.1890-1897	C
J28	211 Look	C.1890-1897	C
J29	213 Look	C.1910	C
J30	215 Look	C.1910	C
J31	217 Look	C.1897-1907	C
J32	219 Look	C.1920	C
J33	221 Look	C.1897-1907	C
J34	223 Look	C.1970	N
J35	225-227 L	C.1897-1907	C
J36	233-235 L	C.1897-1907	C
J37	317 Look	C.1980	N

Resource Number	Address	Date	Contributing/ Non Contributing
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J38	3—Look (328r Crest)	C.1960	N
J39	400 Look	C.1897	C
J40	402 Look	C.1890-1897	C
J41	404 Look	C.1930	C
J42	406 Look	C.1890-1897	C
J43	401 Look	C.1897-1907	C
J44	403 Look	C.1920	C
J45	405 Look	C.1920	C
J46	510 Look	C.1920	C
J47	512 Look	C.1940	C
J48	514 Look	C.1940	C
J49	516 Look	C.1940	C
J50	600 Look	C.1897	C
J51	602 Look	C.1890-1897	C
J52	604 Look	C.1890-1897	C
J53	610 Look	C.1890-1897	C
J54	612 Look	C.1897	C
J55	603 Look	C.1920	C
J56	607 Look	C.1920	C
J57	609 Look	C.1920	C
J58	611 Look	C.1950	C
J59	700 Look	C.1897	C
J60	702 Look	C.1897	C
J61	704 Look	C.1910	C
J62	708 Look	C.1910	C
J63	710 Look	C.1920	C
J64	714 Look	C.1897-1907	C
J65	718 Look	C.1907	C
J66	720 Look	C.1897-1907	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
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J67	722 Look	C.1897-1907	C
J68	724 Look	C.1897-1907	C
J69	726 Look	C.1897-1907	C
J70	728 Look	C.1897-1907	C
J71	730 Look	C.1907	C
J72	701 Look	C.1926	C
J73	713 Look	C.1920	C
J74	717 Look	C.1920	C
J75	719 Look	C.1920	C
J76	721 Look	C.1960	N
J77	808 Look	C.1897-1907	C
J78	809 Look	C.1898	C
J79	813 Look	C.1910	C
J80	813½ Look	C.1910	C
J81	815 Look	C.1897-1907	C
J82	817 Look	C.1890-1897	C
J83	819 Look	C.1910	C
J84	819½ Look	C.1910	C
J85	821 Look	C.1897-1907	C
J86	823 Look	C.1920	C
J87	915½ Prospect (Lookout)	C.1910	C
J88	911½ Prospect (Lookout)	C. 1960	N
J89	1002 Lookout	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
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J90	Lookout	1923	C
J91	Lookout	C. 1970	N
J92	1007 Lookout	C.1890-1897	C
J93	1013 Lookout	C. 1920	C
J94	1201 Lookout	C.1910	C
J95	1214? Lookout	C1950	C
J96	1216 Lookout	C. 1897-1907	C
J97	1218 Lookout	C. 1897-1907	C
J98	1224 Lookout	C. 1897-1907	C
K01	1212 Lookout	C.1920	C
K02	1213 Lookout	C.1890-1897	C
K03	1215 Lookout	C.1890-1897	C
K04	1217 Lookout	C.1890-1897	C
K05	1219 Lookout	C.1890-1897	C
K06	1221 Lookout	C.1920	C
K07	1227 Lookout	C.1890-1897	C
K08	100 Luella	C.1940	C
K09	102 Luella	C.1920	C
K10	104 Luella	C.1970	N
K11	108 Luella	C.1910	C
K12	110 Luella	C.1910	C
K13	118 Luella		C
K14	120 Luella	C.1970	N
K15	122 Luella	C.1910	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
K16	101-103 Luella	1890	C
K17	105-107 Luella	1890	C
K18	109-111 Luella	1890	C
K19	113-115 Luella	1890	C
K20	117-119 Luella	1890	C
K21	121-123 Luella	1890	C
K22	208 Luella	C.1910	C
K23	210 Luella	C.1910	C
K24	212 Luella	C.1910	C
K25	214 Luella	C.1910	C
K26	216 Luella	C.1910	C
K27	218 Luella	C.1910	C
K28	226 Luella	C.1910	C
K29	203 Luella	C.1907	C
K30	205 Luella	C.1907	C
K31	209 Luella	C.1907	C
K32	211 Luella	C.1907	C
K33	211½ Lu	C.1907	C
K34	213 Luella	C.1907	C
K35	217 Luella	C.1907	C
K36	219 Luella	C.1960	N
K37	221 Luella	C.1907	C
K38	223 Luella	C.1920	C
K39	2520 Crest	C.1910	C
K40	124 Crest	C.1907	C
K41	200 Crest	C.1960	N
K42	208 Crest	C.1897-1907	C
K43	210 Crest	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
K44	212 Crest	C.1897-1907	C
K45	214 Crest	C.1897-1907	C
K46	216 Crest	C.1897-1907	C
K47	220 Crest	C.1920	C
K48	207 Crest	C.1920	C
K49	207r Cr	C.1897-1907	C
K50	209 Crest	C.1897-1907	C
K51	211 Crest	C.1897-1907	C
K52	213 Crest	C.1910	C
K53	215 Crest	C.1897-1907	C
K54	217 Crest	C.1910	C
K55	219 Crest	C.1910	C
K56	221 Crest	C.1920	C
K57	304 Crest	C.1910	C
K58	306 Crest	C.1910	C
K59	306½ Crest	C.1910	C
K60	308 Crest	C.1910	C
K61	308½ Crest	C.1910	C
K62	310-310½ Cr	C.1910	C
K63	310½r Crest	C.1960	N
K64	312 Crest	C.1920	C
K65	314 Crest	C.1960	N
K66	316 Crest	C.1950	C
K67	318 Crest	C.1960	N
K68	320 Crest	C.1960	N
K69	322 Crest	C.1955	C
K70	307 Crest	C.1897-1907	C

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# CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
K71	309 Crest	C.1897-1907 (rebuilt c.1960)	N
K72	311 Crest	C.1970	N
K73	313 Crest	C.1897-1907	C
K74	315 Crest	C.1897-1907	C
K75	315½ Crest	C.1910	C
K76	317 Crest	C.1897-1907	C
K77	317½ Cr	C.1960	N
K78	319 Crest	C.1910	C
K79	321 Crest	C.1910	C
K80	323 Crest	C.1897-1907	C
K81	325 Crest	C.1926	C
K82	327 Crest	C.1897-1907	C
K83	400 Crest	C.1910	C
K84	404 Crest	C.1897-1907	C
K85	408 Crest	C.1897-1907	C
K86	412 Crest	C.1960	N
K87	414 Crest	C.1897-1907	C
K88	400-401½ Cr	C.1890-1897	C
K89	403 Crest	C.1897-1907	C
K90	403½ Crest	C.1920	C
K91	405-405½ Cr	C.1897	C
K92	407-407½ Cr	C.1897	C
K93	409-409 ½ Cr	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
K94	411 Crest	C.1890-1897	C
K95	413 Crest	C.1890-1897	C
K96	Old Charleroi High School Building	1941 (wing of no-longer extant 1917 bldg.; also has ca.1990 additions)	C
L01	501 Crest	C.1890-1897	C
L02	503 Crest	C.1897-1907	C
L03	505 Crest	C.1920	C
L04	507 Crest	C.1920	C
L05	509 Crest	C.1897-1907	C
L06	511 Crest	C.1897-1907	C
L07	515 Crest (A.K.A. 706 Sixth St.; it faces 6 <sup>th</sup> St.)	C.1897-1907	C
L08	600 Crest	C.1910	C
L09	604 Crest	C.1890-1897	C
L10	606 Crest	C.1920	C
L11	606 ½ Cr	C.1960	N
L12	608 Crest	C.1920	C
L13	610 Crest	C.1920	C
L14	612 Crest	C.1920	C
L15	601 Crest	C.1890-1897	C
L16	603 Crest	C.1960	N
L17	605 Crest	C.1960	N
L18	609 Crest	C.1890-1897	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
L19	611 Crest	C.1910	C
L20	613 Crest	C.1890-1897	C
L21	615 Crest	C.1897-1907	C
L22	617 Crest	C.1897	C
L23	700 Crest	C.1897-1907	C
L24	702 Crest	C.1910	C
L25	704 Crest	C.1910	C
L26	706 Crest	C.1920	C
L27	708 Crest	C.1960	N
L28	708½ Crest	C.1960	N
L29	710 Crest	C.1920	C
L30	712 Crest	C.1910	C
L31	701 Crest	C.1890-1897	C
L32	703 Crest	C.1890-1897	C
L33	705 Crest	C.1890-1897	C
L34	707 Crest	C.1890-1897	C
L35	709 Crest	C.1897-1907	C
L36	711 Crest	C.1910	C
L37	(713-713½ Crest)	C.1897-1907	C
L38	(715-715½ Crest)	C.1897-1907	C
L39	806 Crest	C.1910	C
L40	808 Crest	C.1910	C
L41	810 Crest	C.1907	C
L42	828 Crest	C.1897-1907	C
L43	830 Crest	C.1910	C

Resource Number	Address	Date	Contributing/ Non Contributing
L44	832 Crest	C.1897-1907	C
L45	836 Crest	C.1910	C
L46	838 Crest	C.1897-1907	C
L47	846 Crest	C.1910	C
L48	848 Crest	C.1910	C
L49	801 A&B Crest	C.1897-1907	C
L50	803 A&B Crest	C.1897-1907	C
L51	805 Crest	C.1890-1897	C
L52	805r Crest	C.1910	C
L53	807 Crest	C.1890-1897	C
L54	809 Crest	C.1980	N
L55	811 Crest	C.1920	C
L56	813-815 Crest	C.1910	C
L57	817 Crest	C.1897-1907	C
L58	819 Crest	C.1897-1907	C
L59	821 Crest	C.1897-1907	C
L60	823 Crest	C.1890-1897	C
L61	827 Crest	C.1890-1897	C
L62	831 Crest	C.1897-1907	C
L63	833 Crest	C.1897-1907	C
L64	835 Crest	C.1897-1907	C
L65	900 Crest	C.1950	C
L66	910 Crest	C.1950	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
L67	2 Round	C.1920	C
L68	3 Round	C.1920	C
L69	4 Round	C.1960	N
L70	13 Round	C.1960	N
L71	15 Round	C.1920	C
L72	908 Round Street	C.1850	C
L73	Crest & 10 <sup>th</sup> Street	1923	C
L74	901 Crest	C.1990	N
L75	905 Crest	C.1910	C
L76	907 Crest	C.1910	C
L77	909 Crest	C.1897-1907	C
L78	911 Crest	C.1897-1907	C
L79	913 Crest	C.1897-1907	C
L80	917 Crest	C.1890-1897	C
L81	923 Crest	C.1897	C
L82	925 Crest	C.1897	C
L83	927 Crest	C.1897-1907	C
L84	931 Crest	C.1910	C
L85	933 Crest	C.1890-1897	C
L86	937-939 A&B Crest	C.1910	C
L87	937r Crest	C.1890-1897	C
L88	943 Crest	C.1920	C
L89	1000 Upper Crest	C.1897-1907	C
L90	1002 Upper Crest	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
L91	1004 Upper Crest	C.1970 (Toth's Store)	N
L92	1008 Upper Crest (AKA Crest Alley)	C.1897-1907	C
L93	1001 Crest	C.1897-1907	C
L94	1003-05 Crest	C.1910	C
L95	1007 Crest	C.1897	C
L96	1000 Lower Crest	C.1897-1907	C
L97	1002 Lower Crest	C.1910	C
L98	1005 Lower Crest	C.1897-1907	C
M01	1006 Crest (faces Lower Crest)	C.1960	N
M02	1010 Lower Crest (AKA Crest Alley)	C.1960	N
M03	1012 Lower Crest (AKA Crest Alley)	C.1960	N
M04	1100 Crest	C.1960	N
M05	1106 Crest	C.1910	C
M06	1108 Crest	C.1910	C
M07	1110 Crest	C.1910	C
M08	1101 Crest	C.1910	C
M09	1105 Crest	C.1910	C
M10	1107 Crest	C.1910	C
M11	1109 Crest	C.1907	C
M12	1111 Crest	C.1920	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
M13	1113 Upper Crest (AKA Crest Alley)	C.1960	N
M14	1200 Lower Crest	C.1920	C
M15	1202 Lower Crest	C.1897	C
M16	1204 Lower Crest	C.1897-1907	C
M17	1206 Lower Crest	C.1897-1907	C
M18	1208 Lower Crest	C.1897-1907	C
M19	1212-1214 Lower Crest	C.1897-1907	C
M20	1205 Lower Crest	C.1907	C
M21	1207 Lower Crest	C.1910	C
M22	1209 Lower Crest	C.1960	N
M23	1213 Lower Crest	C.1910	C
M24	1215 Lower Crest	C.1910	C
M25	1217 or 1213 (?) Lower Crest	C.1910	C

Resource Number	Address	Date	Contributing/ Non Contributing
M26	1219 or 1215(?) Lower Crest	C.1920	C
M27	1222 or 1217(?) Lower Crest	C.1920	C
M28	1223 or 1219(?) Lower Crest	C.1920	C
M29	1213 Upper Crest	C.1897-1907	C
M30	1215 Upper Crest	C.1897-1907	C
M31	1217 Upper Crest	C.1897-1907	C
M32	1225-1226 Crest Alley (i.e., Upper Crest)	C.1897-1907	C
M33	102-102½ Meadow	C.1897-1910	C
M34	104 Meado	C.1910	C
M35	106 Meado	C.1897-1910	C
M36	108 Meado	C.1897-1910	C
M37	200 Meadow	C.1890-1897	
M38	200 & 2607 Meadow	C.1890-1897	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
M39	202 Meadow	C.1910	C
M40	202A Meadow	C.1890-1897	C
M41	202r Meado. (faces McKean Al.) (Dacko)	C.1910	C
M42	202B Meado. (faces McKean Al.)	C.1910	C
M43	204 Meadow	C.1890-1897	C
M44	204½ Meado. (faces McKean Al.)	C.1910	C
M45	206 Meadow	C.1890-1897	C
M46	206r (206B) Meado. (faces McKean Al.)	C.1910	C
M47	208 Meado	C.1890-1897	C
M48	210-210½ Meado	C.1890-1897	C
M49	212 Meado	C.1890-1897	C
M50	214 Meado	C.1890-1897	C
M51	216 Meado	C.1890-1897	C
M52	218 Meado	C.1960	N
M53	201 Meadow	C.1890-1897	C

Resource Number	Address	Date	Contributing/ Non Contributing
M54	203 (or 203A) Meadow	C.1890-1897	C
M55	203½ (or 203) Meadow	C.1890-1897	C
M56	205 Meadow	C.1890-1897	C
M57	207 Meadow	C.1890-1897	C
M58	209 Meadow	C.1890-1897	C
M59	211 Meadow	C.1890-1897	C
M60	213 A&B Meadow	C.1890-1897	C
M61	215 Meadow	C.1890-1897	C
M62	217 Meadow	C.1890-1897	C
M63	219 Meadow	C.1897	C
M64	302 Meado	C.1920	C
M65	304 Meado	C.1920	C
M66	306 Meado	C.1920	C
M67	308-308½ Meadow	C.1920	C
M68	310 Meado	C.1920	C
M69	312 Meado	C.1910	C
M70	314 Meado	C.1910	C
M71	316 Meado	C.1920	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
M72	318 Meado	C.1920	C
M73	320 Meado	C.1920	C
M74	322 Meado	C.1920	C
M75	324 Meado	C.1960	N
M76	326 Meadow	C.1960	N
M77	326½ Meadow	C.1910	C
M78	328 Meadow	C.1907	C
M79	301 Meado	C.1897-1907	C
M80	303 Meado	C.1897-1907	C
M81	305-305½ Meadow	C.1897-1907	C
M82	307 Meado	C.1910	C
M83	309 Meado	C.1897-1907	C
M84	311 Meado	C.1920	C
M85	313 Meado	C.1897-1907	C
M86	315 Meado	C.1910	C
M87	317 Meado	C.1897-1907	C
M88	319 Meado	C.1890-1897	C
M89	321 Meado	C.1890-1897	C
M90	323 Meado	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
M91	325 Meado	C.1897-1907	C
M92	327 Meado	C.1920	C
M93	402 Meado	C.1995	N
M94	404 Meado	C.1995	N
M95	406 Meado	C.1995	N
M96	408 Meado	C.1995	N
N01	401 Meado	C.1897-1907	C
N02	403-403½ (or 405?) Meadow	C.1897-1907	C
N03	405 Meado	C.1960	N
N04	407 Meado	C.1897-1907	C
N05	409 Meado	C.1897-1907	C
N06	411 Meado	C.1897-1907	C
N07	413 Meado	C.1897-1907	C
N08	415 Meado	C.1897-1907	C
N09	417 Meado	C.1890-1897	C
N10	419 Meado	C.1890-1897	C
N11	421 Meado	C.1890-1897	C
N12	423 Meado	C.1897	C
N13	425 Meado	C.1897	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
N14	504 Meado	C.1897-1907	C
N15	506 Meado	C.1897-1907	C
N16	506½ Meadow	C.1897-1907	C
N17	508 Meado	C.1897-1907	C
N18	510 Meado	C.1890-1897	C
N19	512 Meado	C.1890-1897	C
N20	501 Meado	C.1890-1897	C
N21	503-503½ Meadow	C.1897-1907	C
N22	503½r Meadow (503½ Blythe Alley)	C.1950	C
N23	505-505½ Meadow	C.1897-1907	C
N24	505½r Meadow (505½ Blythe Alley)	C.1950	C
N25	507 Meado	C.1960	N
N26	509 Meado	C.1890-1897	C
N27	606 ?? Meadow	C.1960	N
N28	608 Meado	C.1910	C
N29	610 Meado	C.1960	N
N30	612 Meado	C.1897	C

Resource Number	Address	Date	Contributing/ Non Contributing
N31	614 Meado	C.1910	C
N32	616 Meado	C.1910	C
N33	618 Meado	C.1890-1897	C
N34	601 Meado	C.1897-1907	C
N35	607 Meado	C.1897-1907	C
N36	609 Meado	C.1960	N
N37	611 Meado	C.1897-1907	C
N38	615 Meado	C.1897-1907	C
N39	617 Meado	C.1890-1897	C
N40	700 Meado	C.1897-1907	C
N41	702 Meado	C.1890-1897	C
N42	704 Meado	C.1897-1907	C
N43	706 A&B Meadow	C.1910	C
N44	708 Meado	C.1910	C
N45	710 Meado	C.1910	C
N46	710A Meadow	C.1910	C
N47	703 Meado	C.1910	C
N48	705 Meado	C.1910	C
N49	707 Meado	C.1910	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
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N50	709 Meado	C.1920	C
N51	711 Meado	C.1960	N
N52	713-715 Meadow	C.1907	C
N53	717 Meado	C.1897-1907	C
N54	717r Mead	C.1907	C
N55	804 Meado	C.1907	C
N56	804r Mead	C.1930	C
N57	806 Meado	C.1910	C
N58	808 Meado	C.1910	C
N59	810 Meado	C.1900	C
N60	814-824 Meadow	1970	N
N61	816 Meado	C.1960	N
N62	805 Meado	C.1897-1907	C
N63	809 A&B Meadow	C.1897-1907	C
N64	811 Meado	C.1897-1907	C
N65	815 Meado	C.1897-1907	C
N66	817A Meadow	C.1897-1907	C
N67	817 Meado	C.1897-1907	C
N68	823 Meado	C.1897-1907	C
N69	825 Meado	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
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N70	827 Meado	C.1900	C
N71	829 Meado	C.1900	C
N72	833 Meado	C.1900	C
N73	835 Meado	C.1900	C
N74	837 Meado	C.1900	C
N75	900 Meado	C.1890-1897	C
N76	908 Meado	C.1910	C
N77	910 Meado	C.1910	C
N78	912 Meado	C.1897-1907	C
N79	914 Meado	C.1897-1907	C
N80	916 Meado	C.1910	C
N81	918 Meado	C.1910	C
N82	922 Meado	C.1897-1907	C
N83	924 Meado	C.1897-1907	C
N84	928 Meado	C.1897-1907	C
N85	932 Meado	C.1960	N
N86	934-936 Meadow	C.1897-1907	C
N87	901 Meado	C.1897-1907	C
N88	905 Meado	C.1910	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
N89	907 Meado	C.1910	C
N90	913 Meado	C.1897-1907	C
N91	917 Meado	C.1897-1907	C
N92	921 Meado	C.1910	C
N93	923 Meado	C.1897-1907	C
N94	927 Meado	C.1910	C
N95	929 Meado	C.1910	C
N96	931 Meado	C.1897-1907	C
N97	933 Meado	C.1897-1907	C
N98	935 Meado	C.1897-1907	C
N99	939 Meado	C.1910	C
N100	943 Meado	C.1897-1907	C
O01	1004 Lower Meadow	C.1910	C
O02	1006 Lower Meadow	C.1960	N
O03	1008 Lower Meadow	C.1910	C
O04	1012 Lower Meadow	C.1910	C
O05	1014 Lower Meadow	C.1910	C

Resource Number	Address	Date	Contributing/ Non Contributing
O06	1000 Lower/Upper Meadow	C.1910	C
O07	1010 GAR (AKA 1010 Lower Meado or 100 McKean Al. in 1925)	C.1910	C
O08	1011 Lower Meadow (1010 Meadow on 1925 map)	C.1920	C
O09	1013 Lower Meadow	C.1910	C
O10	1013½ Lower Meadow	C.1910	C
O11	1015 Lower Meadow	C.1910	C
O12	1017 Lower Meadow	C.1910	C
O13	1019 Lower Meadow	C.1920	C
O14	1002 Upper Meadow	C.1920	C
O15	Upper Meadow NE corner of inter-section with GAR	C.1920	C
O16	1001 Upper Meadow	C.1897	C
O17	1005 Upper Meadow	C.1897	C
O18	1009 Upper Meadow	C.1897	C

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# CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
O19	Un-numbered House at corner of G.A.R. and Upper Meadow (AKA McGowan Alley)	C.1910	C
O20	1015 A&B Upper Meadow (AKA McGowan Alley)	C.1910	C
O21	1017 Upper Meadow (AKA McGowan Alley)	C.1920	C
O22	1100 Lower Meadow	C.1960	N
O23	1102 Lower Meadow	C.1910	C
O24	1104-1106 Lower Meadow	C.1910	C
O25	1108 Lower Meadow	C.1910	C
O26	1110 A&B Lower Meadow	C.1910	C
O27	2841-2842 Lower Meadow	C.1910	C
O28	1101 A&B Lower Meadow	C.1920	C

Resource Number	Address	Date	Contributing/ Non Contributing
O29	1103 Lower Meadow	C.1910	C
O30	1105 Lower Meadow	C.1960	N
O31	1107 Lower Meadow	C.1910	C
O32	1109 Lower Meadow	C.1910	C
O33	1102 Upper Meadow (AKA 1103½ Lower Meadow)	C.1910	C
O34	1200 Lower Meadow	C.1897-1907	C
O35	1202 Lower Meadow	C.1897-1907	C
O36	1204 Lower Meadow	C.1897-1907	C
O37	1204 or 1206 Lower Meadow	C.1897-1907	C
O38	1208 Lower Meadow	C.1910	C
O39	1210 Lower Meadow	C.1910	C
O40	1212 Lower Meadow	C.1897-1907	C
O41	1216 Lower Meadow	C.1920	C
O42	1218 Lower Meadow	C.1897-1907	C
O43	1220 Lower Meadow	C.1897-1907	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
O44	1201 Lower Meadow	C.1910	C
O45	1203 Lower Meadow	C.1897-1907	C
O46	1205 Lower Meadow	C.1897-1907	C
O47	1207 Lower Meadow	C.1897-1907	C
O48	1209 Lower Meadow	C.1897-1907	C
O49	1213 Lower Meadow	C.1897-1907	C
O50	1215 Lower Meadow	C.1960	N
O51	1219 Lower Meadow	C.1897-1907	C
O52	1223 Meadow	C.1897-1907	C
O53	1203½ ?? Lower Meadow (faces Upper) Meadow	C.1910	C
O54	1213r Lower Meadow (faces Upper) Meadow	C.1910	C
O55	1201 Upper Meadow	C.1907	C
O56	1203 Upper Meadow	C.1907	C
O57	1213 Upper Meadow	C.1910	C
O58	200 Shady	C.1890-1897	C
O59	204 Shady	C.1890-1897	C
O60	206 Shady	C.1890-1897	C

Resource Number	Address	Date	Contributing/ Non Contributing
O61	208 Shady	C.1890-1897	C
O62	210 Shady	C.1910	C
O63	212 Shady	C.1890-1897	C
O64	212r Shady	C.1920	C
O65	214 Shady	C.1910	C
O66	214r Shady	C.1920	C
O67	216 Shady	C.1890-1897	C
O68	216r Shady	C.1900	C
O69	218 Shady	C.1890-1897	C
O70	201 Shady	C.1890-1897	C
O71	203 Shady (203A Shady on 1925 map)	C.1890-1897	C
O72	203½ Shady (203B Shady on 1925 map)	C.1890-1897 (heavily remodeled, C.1990)	N
O73	203r Shady (203½ A&B Shady on 1925 map)	C.1920	C
O74	205 Shady	C.1890-1897	C
O75	207 Shady	C.1890-1897	C
O76	209 Shady	C.1890-1897	C
O77	209½ Shady	C.1920	C

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*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
O78	211 Shady	C.1890-1897	C
O79	213 Shady	C.1890-1897	C
O80	215 Shady	C.1890-1897	C
O81	219 Shady	C.1890-1897	C
O82	300 Shady	C.1990	N
O83	302 Shady	C.1920	C
O84	304 Shady	C.1910	C
O85	306 Shady	C.1910	C
O86	308 Shady	C.1910	C
O87	310 Shady	C.1920	C
O88	(312 Shady)	C.1960	N
O89	314 Shady	C.1910	C
O90	316 Shady	C.1910	C
O91	318-318½ Shady	C.1920	C
O92	320 Shady	C.1920	C
O93	322 Shady	C.1920	C
O94	(324 Shady)	C.1960	N
P01	301 Shady	C. 1907	C
P02	301r Shady	C.1910	C
P03	303 Shady	C.1910	C
P04	305 Shady	C.1920	C
P05	309 Shady	?	C
P06	311 Shady	C.1910	C
P07	313 Shady	C.1910	C
P08	315 Shady	C.1920	C
P09	315½ Shady	C.1920	C
P10	317 Shady	C.1910	C
P11	321 Shady	C.1910	C

Resource Number	Address	Date	Contributing/ Non Contributing
P12	323 Shady	C.1920	C
P13	327 Shady	C.1910	C
P14	400 Shady	C.1910	C
P15	402 Shady	C.1920	C
P16	404-406 Shady	C.1897-1907	C
P17	408½ Shady	C.1920	C
P18	408-410 Shady	C.1910	C
P19	410-410½ Shady	C.1920	C
P20	412 Shady	C.1920	C
P21	414 Shady	C.1960	N
P22	418 Shady	C.1960	N
P23	420 Shady	C.1910	C
P24	422 Shady	?	C
P25	424 Shady	C.1907	C
P26	424r Shady	C.1960	N
P27	426 Shady	C.1907	C
P28	401 Shady	C.1920	C
P29	403 Shady	C.1920	C
P30	405 Shady	C.1920	C
P31	409 Shady	C.1910	C
P32	411 Shady	C.1920	C
P33	413 Shady	C.1920	C
P34	415 Shady	C.1920	C
P35	417 Shady	C.1920	C
P36	419 Shady	C.1920	C
P37	421 Shady	C.1897	C
P38	425 Shady	C.1897-1907	C
P39	427 Shady	C.1897-1907	C

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*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
P40	429 Shady	C.1897	C
P41	431 Shady	C.1920	C
P42	433 Shady	C.1910	C
P43	433½ Shady	C.1920	C
P44	435 Shady	C.1910	C
P45	437 Shady	C.1920	C
P46	600 Shady	C.1910	C
P47	602 Shady	C.1900	C
P48	602½ ?? Shady	C.1920	C
P49	604 Shady	C.1897-1907	C
P50	606 Shady	C.1897-1907	C
P51	608 Shady	C.1910	C
P52	610 Shady	C.1920	C
P53	612 Shady	C.1920	C
P54	(614 Shady	C.1960	N
P55	616 Shady	C.1920	C
P56	603 Shady	C.1920	C
P57	605 Shady	C.1920	C
P58	615 Shady	C.1920	C
P59	617 Shady	C.1900	C
P60	704 Shady	C.1910	C
P61	706 Shady	C.1910	C
P62	708 Shady	C.1920	C
P63	714 Shady	C.1920	C
P64	714-718 Shady	C.1897-1907	C
P65	714a (alley house behind 714)	C.1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
P66	701 Shady	C.1897-1907	C
P67	703 Shady	C.1910	C
P68	709 Shady	C.1920	C
P69	711 Shady	C.1910	C
P70	717 Shady	C.1897-1907	C
P71	802 Shady	C.1910	C
P72	804 Shady	C.1897-1907	C
P73	806 Shady	C.1910	C
P74	810 Shady	C.1890-1897	C
P75	812 Shady	C.1890-1897	C
P76	816 A&B Shady	C.1890-1897	C
P77	818 Shady	C.1890-1897	C
P78	822 Shady	C.1910	C
P79	824 Shady	C.1897-1907	C
P80	826 Shady	C.1897-1907	C
P81	828 Shady	C.1897-1907	C
P82	832 Shady	C.1897-1907	C
P83	838 Shady	C.1960	N
P84	801 Shady	C.1897-1907	C
P85	803 Shady	C.1920	C
P86	807-807A Shady	C.1890-1897	C
P87	811 Shady	C.1897-1907	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
P88	815 A&B Shady	C.1897-1907	C
P89	831 Shady	C.1897-1907	C
Q01	904 Shady	C.1897-1907	C
Q02	906 Shady	C.1897-1907	C
Q03	908 Shady	C.1910	C
Q04	918 Shady (Blythe Alley)	C.1897-1907	C
Q05	920 Shady (Blythe Alley)	C.1897-1907	N
Q06	922 Shady	C.1897-1907	C
Q07	924 Shady	C.1897-1907	C
Q08	928-930 Shady	C.1960	N
Q09	938 Shady (Blythe Alley)	C.1910	C
Q10	942 Shady	C.1897-1907	C
Q11	942r Shady (Blythe Alley)	C.1897-1907	C
Q12	901 Shady	C.1910	C
Q13	905 Shady	C.1910	C
Q14	911 Shady	C.1897-1907	C
Q15	913 Shady	C.1897-1907	C
Q16	915 Shady	C.1890-1897	C

Resource Number	Address	Date	Contributing/ Non Contributing
Q17	917 Shady	C.1890-1897	C
Q18	925 Shady	C.1990	N
Q19	935 Shady	C.1897-1907	C
Q20	937 Shady	C.1897-1907	C
Q21	939 Shady	C.1897-1907	C
Q22	941 Shady	C.1897-1907	C
Q23	943 Shady	C.1897-1907	C
Q24	1011 Shady	C.1910	C
Q25	1013 Shady	C.1897-1907	C
Q26	1015 Shady	C.1897-1907	C
Q27	1021 Shady	C.1897-1907	C
Q28	400 Oakla	C.1910	C
Q29	402 Oakla	C.1960	N
Q30	404 Oakla	C.1920	C
Q31	406 Oakla	C.1920	C
Q32	408 Oakla	C.1960	N
Q33	410 Oakla	C.1960	N
Q34	412 Oakla	C.1960	N
Q35	414 Oakla	C.1920	C
Q36	418? Oakland	C.1960	N
Q37	422 Oakla	C.1960	N
Q38	424 Oakla	C.1920	C
Q39	424½ Oakland	C.1920	C
Q40	426 Oakla	C.1920	C
Q41	428 Oakla	C.1920	C
Q42	430r Oakla	C.1910	C
Q43	432 Oakla	C.1910	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

Inventory, continued (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
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Q44	432½ Oakland	C.1910	C
Q45	434 Oakla	C.1920	C
Q46	436 Oakla	C.1920	C
Q47	401 ??? Oakland	C.1920	C
Q48	403 Oakla	C.1920	C
Q49	405 Oakla	C.1910	C
Q50	407 Oakla	C.1920	C
Q51	409 Oakla	C.1920	C
Q52	413 Oakla	C.1920	C
Q53	415 Oakla	C.1920	C
Q54	417 Oakla	C.1920	C
Q55	419 Oakla	C.1920	C
Q56	421 Oakla	C.1920	C
Q57	423 Oakla	C.1910	C
Q58	Reservoir Building	C.1910	C
Q59	818 Oakla	C.1890-1897	C
Q60	820 Oakla	C.1890-1897	C
Q61	822 Oakla	C.1897-1907	C
Q62	824 Oakla	C.1897-1907	C
Q63	826-828 ?? Oakland	C.1960	N
Q64	830 Oakla	C.1960	N
Q65	832 Oakla	C.1980	N
Q66	807 Oakla	C.1897-1907	C
Q67	809 Oakla	C.1890-1897	C
Q68	811 Oakla	C.1890-1897	C
Q69	815 Oakla	C.1890-1897	C

Resource Number	Address	Date	Contributing/ Non Contributing
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Q70	817 Oakla	C.1890-1897	C
Q71	819 Oakla	C.1897-1907	C
Q72	821 Oakla	C.1897-1907	C
Q73	823 Oakla	C.1890-1897	C
Q74	827 Oakla	C.1890-1897	C
Q75	829 Oakla	C.1890-1897	C
Q76	831½ Oakl (?? Back of lot & mabe outside boundary)	C.1897-1907	C
Q77	833 Oakla	C.1897-1907	C
Q78	837 Oakla	C.1897-1907	C
Q79	900 block of Oakland one parcel south of SE corner of intersection with 10 <sup>th</sup> Street	C.1920	C
Q80	901 Oakla	C.1890-1897	C
Q81	905 Oakla	C.1890-1897	C
Q82	909 Oakla	C.1920	C
Q83	911 Oakla	C.1890-1897	C
Q84	913 Oakla	C.1897-1907	C
Q85	915 Oakla	C.1890-1897	C

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## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
Q86	919 Oakla	C.1897-1907	C
Q87	921 Oakla	C.1897	C
Q88	925 Oakla	C.1897-1907	C
Q89	933 Oakla	C.1920	C
Q90	935 Oakla	C.1980	N
Q91	937 Oakla	C.1890-1897	C
R01	505 1 <sup>st</sup>	C.1897	C
R02	507 1 <sup>st</sup>	C.1897	C
R03	507½ 1 <sup>st</sup> First	C.1897	C
R04	509 1 <sup>st</sup>	C.1900	C
R05	511 1 <sup>st</sup>	C.1960	N
R06	513 1 <sup>st</sup>	C.1897-1907	C
R07	515 1 <sup>st</sup>	C.1897-1907	C
R08	517 1 <sup>st</sup>	C.1897-1907	C
R09	519-521 1 <sup>st</sup>	1890	C
R10	523-525 1 <sup>st</sup>	1890	C
R11	527-529 1 <sup>st</sup>	1890	C
R12	531-533 1 <sup>st</sup>	1890	C
R13	508 1 <sup>st</sup>	C.1925	C
R14	506 1 <sup>st</sup>	C.1925	C
R15	504 1 <sup>st</sup>	C.1925	C
R16	502 1 <sup>st</sup>	C.1925	C
R17	512 1 <sup>st</sup>	C.1897-1907	C
R18	100 Lookout (faces 1 <sup>st</sup> )	C.1897-1907	C
R19	613 1 <sup>st</sup>	C.1910	C
R20	615 1 <sup>st</sup>	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
R21	617 1 <sup>st</sup>	C.1897-1907	C
R22	619 1 <sup>st</sup>	C.1897-1907	C
R23	621 1 <sup>st</sup>	C.1897-1907	C
R24	623 1 <sup>st</sup>	C.1897-1907	C
R25	625 1 <sup>st</sup>	C.1897-1907	C
R26	627 1 <sup>st</sup>	C.1897-1907	C
R27	629 1 <sup>st</sup>	C.1910	C
R28	700 1 <sup>st</sup>	C.1897-1907	C
R29	702 1 <sup>st</sup>	C.1910	C
R30	704 1 <sup>st</sup>	C.1960	N
R31	628 1 <sup>st</sup>	C.1920	C
R32	630 1 <sup>st</sup>	C.1930	C
R33	211 2 <sup>nd</sup>	C.1960	N
R34	210 2 <sup>nd</sup>	C.1897-1907	C
R35	212 2 <sup>nd</sup>	C.1897-1907	C
R36	214 2 <sup>nd</sup>	C.1897-1907	C
R37	315 2 <sup>nd</sup>	C.1980	N
R38	317 2 <sup>nd</sup>	C.1910 (filling station in 1925)	C
R39	302 2 <sup>nd</sup>	1904	C
R40	503 2 <sup>nd</sup>	C.1897-1907	C
R41	5__ 2 <sup>nd</sup>	C.1897	C
R42	801 2 <sup>nd</sup>	C.1897-1907	C
R43	803 2 <sup>nd</sup>	C.1910	C

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Resource Number	Address	Date	Contributing/ Non Contributing
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R44	805 2 <sup>nd</sup>	C.1925	C
R45	800 2 <sup>nd</sup>	C.1960	C
R46	802 2 <sup>nd</sup>	C.1925	C
R47	802½ 2 <sup>nd</sup>	C.1907	C
R48	804 2 <sup>nd</sup>	C.1907	C
R49	200r Meadow	C.1920	C
R50	234 3 <sup>rd</sup>	C.1897-1907	C
R51	236 3 <sup>rd</sup>	C.1897-1907	C
R52	607 3 <sup>rd</sup>	C.1910	C
R53	605 3 <sup>rd</sup>	C.1920	C
R54	603 3 <sup>rd</sup>	C.1920	C
R55	512 3 <sup>rd</sup>	C.1890-1897	C
R56	514 3 <sup>rd</sup>	C.1890-1897	C
R57	516 3 <sup>rd</sup>	C.1890-1897	C
R58	518 3 <sup>rd</sup>	C.1890-1897	C
R59	520 3 <sup>rd</sup>	C.1920	C
R60	520½ 3 <sup>rd</sup>	C.1890-1897	C
R61	522 3 <sup>rd</sup>	C.1897-1907	C
R62	522½ 3 <sup>rd</sup> (306½ Crest)	C.1960	N
R63	524 3 <sup>rd</sup>	C.1897-1907	C
R64	526 3 <sup>rd</sup>	C.1920	C
R65	528 3 <sup>rd</sup>	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
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R66	534 3 <sup>rd</sup>	C.1897-1907	C
R67	534½ 3 <sup>rd</sup>	C.1960	N
R68	703 3 <sup>rd</sup>	C.1897-1907	C
R69	705 3 <sup>rd</sup>	C.1897-1907	C
R70	707 3 <sup>rd</sup>	C.1897-1907	C
R71	707½ 3 <sup>rd</sup>	C.1910	C
R72	700 A&B 3 <sup>rd</sup> (AKA 301 Crest)	C.1910	C
R73	706 3 <sup>rd</sup>	C.1890-1897 (heavily remodeled or rebuilt C.1960)	N
R74	710 3 <sup>rd</sup>	C.1910	C
R75	308 4 <sup>th</sup>	C.1900	C
R76	402 4 <sup>th</sup>	C.1890	C
R77	404 4 <sup>th</sup>	C.1890	C
R78	406 4 <sup>th</sup>	C.1890	C
R79	408 4 <sup>th</sup>	C.1890	C
R80	410 4 <sup>th</sup>	C.1890	C
R81	531 4 <sup>th</sup>	C.1897	C
R82	732 4 <sup>th</sup>	1990s	N
R83	734 4 <sup>th</sup>	1990s	N
R84	736 4 <sup>th</sup>	1990s	N
R85	807 4 <sup>th</sup>	C.1960	N
R87	905 4 <sup>th</sup>	C.1910	C
R88	906 4 <sup>th</sup>	C.1920	C

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*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
R89	5 <sup>th</sup> at Fallowfield	C.1902 / rebuilt C.1960	C
R90	213 5 <sup>th</sup>	C.1910	C
R91	210 5 <sup>th</sup>	C.1900/ rebuilt in 1919	C
R92	5 <sup>th</sup> at Fallowfield	C.1925	C
R93	311-313 5 <sup>th</sup>	Façade is C.1970	N
R94	315-321 5 <sup>th</sup> (5th at Washington)	1949	C
S01	306-308 5 <sup>th</sup>	C.1920	C
S02	310-312 5 <sup>th</sup>	C.1930	C
S03	314 5 <sup>th</sup>	C.1910 w/C.1964 modifications	C
S04	316-320 5 <sup>th</sup>	1907	C
S05	401 5 <sup>th</sup>	C.1900	C
S06	403 5 <sup>th</sup>	C.1910	C
S07	405 5 <sup>th</sup>	C.1897	C
S08	400-402 5 <sup>th</sup>	1927	C
S09	404 5 <sup>th</sup>	C.1900	C
S10	410 5 <sup>th</sup>	C.1890-1897	C
S11	412 5 <sup>th</sup>	C.1890-1897	C
S12	513 5 <sup>th</sup>	C.1890-1897	C
S13	504 5 <sup>th</sup>	C.1960	N
S14	601 5 <sup>th</sup>	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
S15	600 5 <sup>th</sup>	C.1897-1907	C
S16	602 5 <sup>th</sup>	C.1897-1907	C
S17	604 5 <sup>th</sup>	C.1897-1907	C
S18	606 5 <sup>th</sup>	C.1897-1907	C
S19	608 5 <sup>th</sup>	C.1897-1907	C
S20	610 5 <sup>th</sup>	C.1897-1907	C
S21	612 5 <sup>th</sup>	C.1897-1907	C
S22	614 5 <sup>th</sup>	C.1897-1907	C
S23	701 5 <sup>th</sup>	C.1897-1907	C
S24	703 5 <sup>th</sup>	C.1897-1907	C
S25	705 5 <sup>th</sup>	C.1910	C
S26	701A Crest	C.1910	C
S27	710 5 <sup>th</sup>	C.1890-1897	C
S28	716 5 <sup>th</sup>	C.1890-1897	C
S29	804 5 <sup>th</sup>	C.1897-1907	C
S30	806 5 <sup>th</sup>	C.1910	C
S31	810 5 <sup>th</sup>	C.1920	C
S32	901 5 <sup>th</sup>	C.1920	C
S33	905 5 <sup>th</sup>	C.1920	C
S34	909 5 <sup>th</sup>	C.1910	C
S35	911 5 <sup>th</sup>	C.1920	C
S36	917A 5 <sup>th</sup>	C.1960	N

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*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
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S37	917 5 <sup>th</sup>	C.1960	N
S38	House at NE cor. of 5 <sup>th</sup> & 6 <sup>th</sup> & Shady	C.1920	C
S39	311 6 <sup>th</sup>	C.1897-1907	C
S40	401 6 <sup>th</sup>	C.1907	C
S41	403 6 <sup>th</sup>	C.1890-1897	C
S42	405 6 <sup>th</sup>	C.1890-1897	C
S43	407 6 <sup>th</sup>	C.1897-1907	C
S44	400 6 <sup>th</sup> (Christ Lutheran Church)	1908-1909	C
S45	6 <sup>th</sup> @ Lookout	1896-1898	C
S46	509 6 <sup>th</sup>	C.1910	C
S47	507 6 <sup>th</sup>	C.1890-1897	C
S48	510 6 <sup>th</sup>	C.1897-1907	C
S49	604 6 <sup>th</sup>	C.1920	C
S51	705 6 <sup>th</sup>	C.1890-1897	C
S52	711 6 <sup>th</sup>	C.1897-1907	C
S53	706 6 <sup>th</sup>	C.1960	N
S54	710 6 <sup>th</sup>	C.1890-1897	C
S55	714 6 <sup>th</sup>	C.1960	N
S56	716 6 <sup>th</sup>	C.1890-1897	C

Resource Number	Address	Date	Contributing/ Non Contributing
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S57	805 6 <sup>th</sup>	C.1890-1897	C
S58	807 6 <sup>th</sup>	C.1890-1897	C
S59	811-811½ 6 <sup>th</sup>	C.1897-1907	C
S60	601½ Meadow	C.1910	C
S61	509 7 <sup>th</sup>	C.1897	C
S62	500 7 <sup>th</sup>	C.1910	C
S63	502 7 <sup>th</sup>	C.1897-1907	C
S64	504 7 <sup>th</sup>	C.1897-1907	C
S65	506 7 <sup>th</sup>	C.1897-1907	C
S66	508 7 <sup>th</sup>	C.1910	C
S67	510 7 <sup>th</sup>	C.1960	N
S68	601 7 <sup>th</sup>	C.1910	C
S69	603 7 <sup>th</sup>	C.1910	C
S70	605 7 <sup>th</sup>	C.1910	C
S71	607 7 <sup>th</sup>	C.1910	C
S72	609 7 <sup>th</sup>	C.1910	C
S73	611 7 <sup>th</sup>	C.1910	C
S74	604 7 <sup>th</sup>	C.1920	C
S75	703 7 <sup>th</sup>	C.1930	C
S76	712 7 <sup>th</sup>	C.1910	C
S77	714 7 <sup>th</sup>	C.1910	C
S78	801 7 <sup>th</sup>	C.1897-1907	C
S79	515 8 <sup>th</sup>	C.1897-1907	C
S80	513 8 <sup>th</sup>	C.1897-1907	C

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*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
S81	511 8 <sup>th</sup>	C.1897-1907	C
S82	509 8 <sup>th</sup>	C.1897-1907	C
S83	507 8 <sup>th</sup>	C.1897-1907	C
S84	505 8 <sup>th</sup>	C.1897-1907	C
S85	503 8 <sup>th</sup>	C.1897-1907	C
S86	501 8 <sup>th</sup>	C.1897-1907	C
S87	514 8 <sup>th</sup>	C.1920	C
S88	517 8 <sup>th</sup>	C.1910	C
S89	600 8 <sup>th</sup>	C.1910	C
S90	602 8 <sup>th</sup>	C.1910	C
S91	604 8 <sup>th</sup>	C.1910	C
S92	606 8 <sup>th</sup>	C.1910	C
S93	608 8 <sup>th</sup>	C.1910	C
S94	807 McMahan Alley (behind 608 8 <sup>th</sup> )	C.1960	N
S95	823 McMahan Alley (behind 608 8 <sup>th</sup> , at T- intersection in alley)	C.1920	C
T01	713-713½ 8 <sup>th</sup>	C.1920	C
T02	715 8 <sup>th</sup>	C.1897-1907	C
T03	717 8 <sup>th</sup>	C.1897-1907	C

Resource Number	Address	Date	Contributing/ Non Contributing
T04	721 8 <sup>th</sup>	C.1897-1907	C
T05	710-710½ 8 <sup>th</sup>	C.1907	C
T06	718 8 <sup>th</sup>	C.1897-1907	C
T07	808 8 <sup>th</sup>	C.1897-1907	C
T08	812 8 <sup>th</sup>	C.1897-1907	C
T09	814 8 <sup>th</sup>	C.1910	C
T10	210 9 <sup>th</sup>	C.1897-1907	C
T11	212 9 <sup>th</sup>	C.1897-1907	C
T12	214 9 <sup>th</sup>	C.1897-1907	C
T13	216 9 <sup>th</sup>	C.1897-1907	C
T14	218 9 <sup>th</sup>	C.1897-1907	C
T15	300 9 <sup>th</sup>	C.1897-1907	C
T16	302 9 <sup>th</sup>	C.1897-1907	C
T17	304 9 <sup>th</sup>	C.1897-1907	C
T18	306 9 <sup>th</sup>	C.1897-1907	C
T19	308 9 <sup>th</sup>	C.1897-1907	C
T20	310 9 <sup>th</sup>	C.1890-1897	C
T21	312-314 9 <sup>th</sup>	C.1897-1907	C
T23	601 9 <sup>th</sup>	C.1920	C
T24	603 9 <sup>th</sup>	C.1910	C

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*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
T25	605 9 <sup>th</sup>	C.1910	N
T26	607 9 <sup>th</sup>	C.1910	N
T27	710 9 <sup>th</sup> ??	C.1900	C
T28	712 9 <sup>th</sup> ??	C.1897	C
T29	House at cor. of 9 <sup>th</sup> and Blythe Alley	C.1897-1907	C
T30	House midway between Shady and Oakland	C.1960	N
T31	900 9 <sup>th</sup>	C.1890-1897	C
T32	300 10 <sup>th</sup>	C.1910	C
T33	405 10 <sup>th</sup>	C.1897-1907	C
T34	407 10 <sup>th</sup>	C.1897-1907	C
T35	411 10 <sup>th</sup>	C.1897-1907	C
T36	1909 10 <sup>th</sup>	C.1910	C
T37	410 10 <sup>th</sup>	C.1907	C
T38	500 10 <sup>th</sup>	C.1897-1907	C
T39	502 10 <sup>th</sup>	C.1897-1907	C
T40	603 10 <sup>th</sup> (House at SW corner of 10th & Lookout)	C.1920	C

Resource Number	Address	Date	Contributing/ Non Contributing
T41	1001½ Crest Avenue (at SE corner of 10th & McKean Alley)	C.1920	C
T42	705-705½ (House on 10 <sup>th</sup> at SW corner with McKean Alley)	C.1950	C
T43	1001 10th (House at NW corner of 10th & Blythe Alley/Shady)	C.1910	C
T44	1003 (House on Blythe Alley/Shady N of 10 <sup>th</sup> )	C.1950	C
T45	G.A.R. at Upper Crest	C.1910	C
T46	55 G.A.R.	C.1960	N
T47	1022 G.A.R.	C.1920	C
T48	200 11 <sup>th</sup>	C.1897-1907	C
T49	206 11 <sup>th</sup>	C.1897-1907	C
T50	409 11 <sup>th</sup>	C.1890-1897	C
T51	411 11 <sup>th</sup>	C.1890-1897	C

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May 2016



## CHARLEROI HISTORIC PRESERVATION PLAN

*Inventory, continued* (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
T52	606 11 <sup>h</sup>	C.1910	C
T53	608 11 <sup>h</sup>	C.1910	C
T54	701 11 <sup>h</sup>	C.1897-1907	C
T55	703 11 <sup>h</sup>	C.1897-1907	C
T56	705 11 <sup>h</sup>	C.1897-1907	C
T57	707 11 <sup>h</sup>	C.1897-1907	C
T58	709 11 <sup>h</sup>	C.1920	C
T59	1928 11 <sup>h</sup>	C.1910	C
T60	1101 11th (House at NE corner of 11th & Crest Alley)	C.1910	C
T61	901 11 <sup>h</sup>	C.1910	C
T62	909 11 <sup>h</sup>	C.1910	C
T63	902 11 <sup>h</sup>	C.1890-1897	C
T64	906 11 <sup>h</sup>	C.1890-1897	C
T65	(407 Lookout?) (faces 12th)	C.1910	C
T66	407A Lookout (faces 12 <sup>th</sup> )	C.1910	C
T67	1113A Crest (faces 12th)	C.1950	C

Resource Number	Address	Date	Contributing/ Non Contributing
T68	House at NE cor. of 12 <sup>th</sup> St. & Upper Meadow (abuts Upper Meadow, but faces downhill & has a 12 <sup>th</sup> St. address)	C.1910	C
T69	1807-1815 12 <sup>th</sup> (AKA 1201 Crest)	C.1910	C
T70	1814 12 <sup>th</sup> (AKA 1201r Crest)	C.1910	C
T71	107 Meadow Avenue	C.1910	C
T72	109 Meadow Avenue	C.1910	C
T73	701 Oakland Avenue	C.1920	C
T74	705 Oakland Avenue	C.1920	C
T75	707 Oakland Avenue	C.1900	C
T76	709 Oakland Avenue	C.1920	C
T77	715 Oakland Avenue	C.2000	N
T78	717 Oakland Alley	C.1950	C

**TERRY A. NECCIAI, RA, HISTORIC PRESERVATION CONSULTING**

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Inventory, continued (Note: Only the Contributing Resources are considered "historic" parts of a larger Historic District)

Resource Number	Address	Date	Contributing/ Non Contributing
T79	926? 5 <sup>th</sup> Street	C.1920	C
T80	928 5 <sup>th</sup> Street	C.1920	C
T81	930 5 <sup>th</sup> Street	C.1900	C
T82	932 5 <sup>th</sup> Street	C.1900	C
T83	At corner of 5 <sup>th</sup> Street & Oakland Alley	C.1930	C
T84	609 Oakland Avenue	C.1945	C
T85	617 Oakland Avenue	C.1900	C
T86	619 Oakland Avenue	C.1920	C
T87	Oakland Avenue	C.1950	C
T88	627 Oakland Avenue	C.1920	C
T89	629 Oakland Avenue	C.1930	C
T90	631 Oakland Avenue	C.1930	C

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