NO NORM DORM:
Reusing Historic Buildings for Student Housing

Chambersburg, PA
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Dorm Life

Livin’ Large!

Penn State University......circa 1986
Off Campus Housing

“Fat, Drunk, and Stupid is No Way to Go Through Life.”

No Norm Dorm

Inventive Housing for Today’s Student by Rehabilitating Yesterday’s Buildings

A Case Study of Three

Harrisburg University,
City of Harrisburg

PA College of Art & Design,
City of Lancaster

Harrisburg University,
City of Harrisburg
PA College of Art & Design – Student Housing
349-351 N Market St
Lancaster

Owner/Developer: 349 North Market Street Partners, LLC
Architect: Tippetts Weaver Architects, Inc.
Contractor: Warfel Construction
Completed: December 2017 – August 2018
Project Cost: Around $2 million
PA College of Art & Design – Student Housing

(Sanborn Map – City of Lancaster, PA, 1912 (From Penn State University Library Collection)
PA College of Art & Design – Student Housing

Before: 2017

First Floor
PA College of Art & Design – Student Housing

Before: 2017

Second Floor

Third Floor
PA College of Art & Design – Student Housing

Before: First Floor

Super Happy Student!

After: First Floor
PA College of Art & Design – Student Housing

Before

Whoa!

After
PA College of Art & Design – Student Housing

Before

Same Window

After
PA College of Art & Design – Student Housing

Before

No starving artists here!
Not with a kitchen like this!

Not your parents’ dorm!

After
PA College of Art & Design – Student Housing

After: Typical Floor Plan

**Utilized:** Federal Rehabilitation Investment Federal Tax Credits & PA Historic Preservation Tax Credits

**Award:** 2018 C. Emlen Urban Award for Adaptive Reuse Projects from the Historic Preservation Trust of Lancaster County
Harrisburg University – Student Housing
Historic William Seel Building
319 Market St, Harrisburg

Owner/Developer: MarketView II, LP
Architect: By Design Consultants
Completed: October 2013 – May 2014
Project Cost: Around $1 million
Harrisburg University – Student Housing
Historic William Seel Building

Circa 1960/70s

Circa 1980s
Harrisburg University – Student Housing
Historic William Seel Building

Before

First Floor
Harrisburg University – Student Housing
Historic William Seel Building

Second and Third Floors: Before - Typical Layouts
Harrisburg University – Student Housing
Historic William Seel Building

Not sure how productive the working folks were in this environment.

1st Floor: Before

2nd Floor: Before

3rd Floor: Before

1980’s Office Retrofit.
Harrisburg University – Student Housing

Historic William Seel Building

Typical Student Apartment - After

If not cooking here, there are many great restaurants right out the front door!

Keep it clean and tidy!
Utilized:

Federal Rehabilitation Investment Federal Tax Credits
& PA Historic Preservation Tax Credits
Harrisburg University – Student Housing
Historic Kunkel (Feller) Building
301 Market Street

Owner/Developer: MarketView, LP
Architect: By Design Consultants
Completed: March 2012 – September 2013
Project Cost: Around $2.5 million
Harrisburg University – Student Housing
Historic Kunkel (Feller) Building
301 Market Street

Early 1900s...previously a bank, then department store.
Harrisburg University – Student Housing
Historic Kunkel (Feller) Building
301 Market Street

Befores, circa 2012.
Harrisburg University – Student Housing
Historic Kunkel (Feller) Building
301 Market Street

Before interiors, circa 2012.

First Floor and 1 or 2 above -
Once home to an art gallery.

Remaining Upper floors –
Outfitted for office spaces.

Typical Upper floors.

1st floor.
Hey! Yea!! Subway created a student friendly restaurant and hang out space on the first floor. (Old gallery area.)

Historic staircase from the former department store was kept!
Harrisburg University – Student Housing
Historic Kunkel (Feller) Building
301 Market Street

Bright apartments = Bright students

Safe, well-lit corridor stairs.

Apartment with a view of the historic exterior clock.
Harrisburg University – Student Housing
Historic Kunkel (Feller) Building
301 Market Street

After Floor Plans

Utilized:
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Questions???