
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL
No. 2063 Session of
2001

INTRODUCED BY BUXTON, TULLI, McNAUGHTON AND MARSICO,
OCTOBER 23, 2001

REFERRED TO COMMITTEE ON STATE GOVERNMENT, OCTOBER 23, 2001

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to the City of
3 Harrisburg tracts of land and a building situate in the City
4 of Harrisburg, Dauphin County.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Authorization.

8 The Department of General Services with the approval of the
9 Governor, is hereby authorized on behalf of the Commonwealth of
10 Pennsylvania to grant and convey to the City of Harrisburg,
11 Dauphin County, 1.34 acres of land and building described in
12 section 2 for fair consideration equal to the fair market value
13 of the property as determined by an independent appraisal in
14 accordance with an executed agreement of sale.

15 Section 2. Description.

16 The property to be conveyed pursuant to section 1 consists of
17 all those certain lots, pieces or parcels of land situated in
18 the City of Harrisburg, Dauphin County, Pennsylvania, bounded

1 and described as follows:

2 Tract 1

3 BEGINNING at a point on the Northwest corner of Hudson and
4 Caledonia Streets; thence Northwardly along the western line of
5 Hudson Street, seventy-two (72) feet, more or less, to the
6 southern line of Lot No. 35, on hereinafter named plan; thence
7 westwardly at right angles to Hudson Street and along the line
8 of said Lot No. 35, one hundred ten (110) feet to the eastern
9 line of Cona Street; thence southwardly along the eastern line
10 of said Cona Street, one hundred eighty-two (182) feet to
11 Caledonia Street; thence northeasterly along the line of
12 Caledonia Street, one hundred fifty (150) feet, more or less, to
13 the place of beginning.

14 Being lots Nos. 36 and 37, as shown on Plan "B", Cloverly
15 Heights, Plan Book "G", Page 58, Block 12 of said plan.

16 Tract 2

17 BEGINNING at the northeast corner of Nineteenth and Caledonia
18 Streets; thence along Nineteenth Street northwardly two hundred
19 and thirty-five (235) feet to property of East End Trust
20 Company; thence eastwardly along last mentioned property one
21 hundred and twenty (120) feet to Cona Street; thence southwardly
22 along Cona Street two hundred (200) feet to Caledonia Street;
23 thence westwardly along Caledonia Street one hundred twenty-four
24 (124) feet; more or less, to the place of Beginning, being lots
25 one (1) to five (5), both inclusive, Block 12, Plan B, Cloverly
26 Heights, recorded in Plan Book G, Page 58.

27 Tract 3

28 BEGINNING at a point on the west side of Hudson Street at the
29 line of property now or formerly of Benjamin Baisi, being the
30 northern line of Lots Nos. 36 and 37 Block 12 on Plan B,

1 Cloverly Heights; recorded in the Dauphin County Recorder's
2 Office in Plan Book "G", Page 58, which point is seventy-two
3 (72) feet north of Caledonia Street; thence northwardly along
4 the west side of Hudson Street, eighty (80) feet to the line of
5 property now or formerly of the Trustees Capital Bank and Trust
6 Company, being also the southern line of Lot No. 33 Block 12 on
7 said Plan; thence westwardly along the line of said property;
8 one hundred ten (110) feet to the east side of Cona Street;
9 thence southwardly along the east side of Cona Street; eighty
10 (80) feet to the northern line of said property of Benjamin
11 Baisi, being the northern line of Lots Nos. 36 and 37 of Block
12 12 on Plan aforesaid; and thence eastwardly along the line of
13 said property; one hundred ten (110) feet to the place of
14 Beginning.

15 Section 3. Covenants.

16 The conveyance authorized by this act shall be made under and
17 subject to all lawful and enforceable easements, servitudes and
18 rights of others, including, but not confined to, streets,
19 roadways and rights of telephone, telegraph, cable, water,
20 electric, sewer, gas or pipeline companies, as well as under and
21 subject to any lawful and enforceable interest, estates or
22 tenancies vested in third persons, appearing of record, for any
23 portion of the land or improvements erected thereon.

24 Section 4. Consideration.

25 The deed of conveyance shall be by special warranty deed and
26 shall ensure a return of fair consideration equal to or greater
27 than \$140,000 beginning on a date consistent with the executed
28 agreement of sale.

29 Section 5. Historical standards.

30 The deed of conveyance shall contain a clause requiring the

1 City of Harrisburg to ensure that any design for new
2 construction, rehabilitation, alteration or demolition work on
3 the property is compatible with its original architectural
4 design and landscape/site plan in terms of scale, massing,
5 fenestration, materials and color and is consistent with the
6 recommended approaches in the Secretary of the Interior's
7 Standards for Rehabilitation and Guidelines for Rehabilitating
8 Historic Buildings as revised in 1995, and no new construction,
9 demolition, alteration, remodeling or landscaping/site work
10 shall be undertaken or permitted to be undertaken on the
11 property without 30 days' prior written notice to the
12 Pennsylvania Historical and Museum Commission.

13 Section 6. Deed execution.

14 The deed of conveyance authorized by this section shall be
15 approved as provided by law and shall be executed by the
16 Secretary of General Services in the name of the Commonwealth of
17 Pennsylvania.

18 Section 7. Expenses.

19 Costs and fees incidental to this conveyance authorized by
20 this section shall be borne by the grantee.

21 Section 8. Alternate disposition.

22 In the event that this conveyance is not executed in
23 accordance with the agreement of sale, the property may be
24 disposed of in accordance with section 2406-A of the act of
25 April 9, 1929 (P.L.177, No.175), known as The Administrative
26 Code of 1929.

27 Section 9. Effective date.

28 This act shall take effect immediately.