WELLSVILLE SCHOOL REdEdICATEd:
A Preservation Fund Success Story

Sunday, October 26, 1986 marked the rededication of the 1902 William Wells School and a renewed promise to the residents and friends of Wellsville that this architectural gem in the center of their small community has found a new use and will prosper once again. Wellsville epitomizes the idyllic small Pennsylvania town. The community dates from 1815 when two Irish immigrant brothers, Abram and Edward Wells settled here. Abram's son was responsible for an era of economic prosperity with the founding of a whip-making factory in 1843. The whip factory spawned a fly net factory and a baby shoe factory. Commercial activity continued until the 1920s when the increased popularity of the automobile made the horse-transportation related industries obsolete.

The demise of the town's industries virtually stopped time for Wellsville, and the village appears today much as it did in the early years of the twentieth century. In 1977, the town was listed as an historic district in the National Register of Historic Places. Once known as a small factory town, Wellsville is now known for its 19th century character and as an arts center with a popular art fair held each year.

Architecturally, the focal point of the community is the William Wells Young Community School. Built in 1902, the building was a gift to the town from Richard Young, a leather manufacturer who had married a descendant of the town's founder. Young's son William died of diphtheria in 1886 at the age of twelve and the building was dedicated to the boy's memory. The school, designed by the New York architect Frank Green, is an impressive Queen Anne style building of random rubble ironstone with red sandstone trim, half-timbered and pebbled stucco gables and a red tile roof. The interior boasts large fireplaces, hardwood floors and impressive gable-end windows. The building served the town well as a school until the late 1950s when a new school was constructed and the building was turned over to the William Wells Young Memorial Community Center. In 1975 a move to

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Grace Gary Appointed Executive Director of Preservation Fund

Grace Gary has become the new executive director of the Preservation Fund of Pennsylvania, Inc., as of October 1, 1986. Formerly director of the Mid-Atlantic office of the National Trust for Historic Preservation, Grace brings to the Fund a broad background in historic preservation and a familiarity with the needs and concerns of our Commonwealth and its regions.

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down the building split the community and during the decade that followed the future of the building was in question. The Preservation Fund of Pennsylvania became involved with the Wellsville School in 1984, when the Fund took an option on the building and began marketing it to prospective buyers. The building was sold in November, 1984 to J.R. Development of Harrisburg. The developer has renovated the structure for office use, while maintaining space in the building for continued use as a community center. The Preservation Fund maintains protective covenants on the building to insure the preservation of significant interior and exterior architectural features. Currently J.R. Development is marketing 6,000 square feet of space to potential tenants.

Apple this was his first experience with renovating an historic building, and although administrative and physical details in completing the project were often confusing and upsetting, Apple obviously is pleased with the outcome. The challenge now is renting the space. The prominent setting, the physical magnitude of the structure, must be seen to be appreciated by potential tenants.

Wellsville is looking ahead to a new era of prosperity and the renovation of the Wellsville School is key to this renewal. The October 26 rededication was a tribute to all those who have been involved in the effort to save this very special building. Brenda Barrett, director of the Bureau of Historic Sites and Museums, Pennsylvania Historical and Museum Commission, and a descendant of Abram Wells, expressed her regard for the community and its role in preserving the building for future generations. "The rehabilitation of the building is a reward to all the thousands of hours spent by volunteers to save the building."

A statement issued by Governor Dick Thornburgh praises the efforts in Wellsville and throughout Pennsylvania: "Pennsylvanians can be proud of our rich architectural heritage, and the Preservation Fund of Pennsylvania is one organization which has promoted the creative restoration and reuse of buildings with historic value. I commend all those who have helped to maintain these historic structures and, therefore, our heritage."

Since coming to Philadelphia in 1984, Grace has been active in local preservation concerns in addition to her busy schedule with the National Trust. As a member of the Philadelphia Historical Commission, she served as chairman of the designation committee. She has also served on the advisory board of Preservation Techniques (formerly RESTORE, Philadelphia) and on the board of directors of Oliveden, a National Trust co-stewardship property in Germantown. Grace brings an intelligence, ability and concern for the future of Pennsylvania's architectural heritage to the Fund as the organization moves forward in developing new services to support local preservation efforts throughout the state. As she travels across the state during the coming months, we know Pennsylvanians will welcome her as we continue to work together to further the goals of historic preservation in our Commonwealth.

Funding Sources

Museum Assessment Program Grants of $1,000 are now available from the Institute of Museum Services. MAP provides a streamlined consultation tailored to the needs of individual museums, at no cost to the museum. Museums are urged to take advantage of this program which begins with an institutional self-study followed by a consultation by a professional peer. The result is a written report offering advice for future planning.

The program can assist museums in developing a long-range plan, educating staff and board, strengthening fund-raising efforts, and building a network of museum contacts.

Grants are available to museums operating on a nonprofit basis, open 120 days or more a year and having a full-time paid or volunteer staff person (or the equivalent). Grants are awarded on a first-come, first-served basis. The next deadline for applications is May 1, 1987.

A complementary program, MAP II, focuses on collections care and management. MAP II assists museums requiring advice on collections policies, documentation, preservation, inventory, and risk management. Deadlines for MAP II applications are January 30 and July 31, 1987.

For more information contact: Kim Isco or Susan Graziano, Museum Assessment Program, American Association of Museums, 1055 Thomas Jefferson St., N.W., Washington, D.C. 20007, 202-338-5300.

Gary (continued)

A native of Tennessee, she moved north and east to Virginia for her academic training, receiving an undergraduate degree in history and English from Randolph-Macon Woman's College and a master's in architectural history from the University of Virginia. From Virginia she headed west to become field representative for the Southwest/Plains regional office of the National Trust in Oklahoma City and then to Denver to be assistant director of the Mountains/Plains regional office.
EXECUTIVE DIRECTOR COLUMN

Winston Churchill once wrote that “we shape our buildings, and then they shape us.” I have always believed that, which is probably why I am a preservationist. I believe that the buildings in which we live and work influence our lives, and, I believe, that the beauty, quiet dignity, history, and strength of older buildings enrich our communities.

After all, “communities, in their most real sense, are their buildings . . . (those) that its inhabitants have erected for their use and pride are the source of its personality, its style, and its distinguishing stamp,” as Ada Louise Huxtable wrote.

Older buildings make time visible and embody the collective investment of previous generations. New buildings are valued by their construction cost, but the equity of older buildings is enhanced by their years of contribution, their irreplaceable craftsmanship, and the associations they hold for all of us.

I believe that older buildings have a vital part to play in the future of our towns and cities; across America, communities have revitalized sagging economies and restored civic pride by building on a base of historic preservation. If our communities are going to be worth living in twenty years from now, we must develop a clear image of the direction change should take; and, such an image must include revitalizing those existing buildings that are in reasonably good condition.

That’s what the Preservation Fund is all about: helping communities save their special places. We do it through education, negotiation, and direct real estate involvement. We could not do it without the support of our membership.

With your help we can continue to play an active role in preserving Pennsylvania’s irreplaceable architectural heritage. It’s a big challenge, but one that I, as the new executive director of the Preservation Fund, find exciting.

Preservation Fund of Pennsylvania Board of Directors Profile:
Robert McLean III

As someone who has lived and worked in each of Pennsylvania’s two major metropolitan areas, Bob McLean is uniquely qualified to represent urban preservation concerns on the board of the Preservation Fund. His involvement in the revitalization of American cities and community development spans twenty-five years and has concentrated in efforts in Philadelphia and Pittsburgh.

For the past sixteen years McLean has been involved in real estate development for the firm of Cushman and Wakefield, first in Philadelphia and more recently in Pittsburgh. Prior to that, he was real estate consultant and development director for the

EDITOR’S COLUMN
Preservation 20/20

Everything may be up to date in Kansas City, but preservationists who gathered there in mid-October were more concerned with the past and the future than with the present. This 40th annual conference of the National Trust for Historic Preservation brought together more than a thousand preservationists to look at where preservation has been since the enactment of the National Historic Preservation Act in 1966 and where it is likely to go in the next two decades.

The issues for individual sessions were generally familiar ones: rural conservation, preservation education, real estate development, urban preservation, neighborhood conservation, historic sites, organizational development, maritime preservation. But this year many of these familiar topics were approached in new ways. Both speakers and attendees seemed concerned not only with learning the details of an innovative program or concept but also with evaluating how such an initiative relates to the future of the preservation ethic in this country.

One concern addressed at the beginning of the conference and discussed both formally and informally throughout the week, is the future of the federal programs established by the 1966 act and especially the future of the related state programs. The state preservation programs are critical to the future of historic preservation in this country, but they are in serious trouble. Annually proposed for zero funding at the federal level, they have ultimately received funding substantially below an amount adequate to their needs. The ability of the preservation movement to rally to support changes in the system to correct these continuing problems will influence the role of historic preservation in our culture and our economy during the next twenty years.

Saving individual landmarks was what historic preservation was all about before the 1966 act. But the mechanisms put in place by that act have given preservationists the tools to assess and protect not only these historic and architectural masterpieces, but also the historic fabric of our built environment. We have moved successfully from creating only isolated house museums to conserving and reinvigorating residential and commercial areas in which people can continue to work, live, and play. The importance of the surveys and studies done through the state preservation programs should not be underestimated. The pleas for help from these state programs should not go unanswered. Stronger preservation legislation will be essential to continuing what we have begun. If one theme emerged from the National Trust conference, it is that we still have a long way to go to make historic preservation an intrinsic part of the American way of life.

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Design: Rosemary Ranck
Typographer: Arrowsmith Printing: Benneman Printing

Preservation Pennsylvania is a quarterly publication of the Preservation Fund of Pennsylvania, Inc., 2470 Kissell Hill Road, Lancaster, PA 17601 (717) 569-2243.

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Susan Shearer ............Editor

Support for this newsletter is provided by membership dues, contributions and matching grant-in-aid through the Pennsylvania Historical and Museum Commission from the U.S. Department of the Interior, National Park Service. The opinions expressed in this publication do not necessarily reflect the views or policies of the Interior Department or the Pennsylvania Historical and Museum Commission.

ISSN: 0886-7006
McLean (continued)

new skyline. As senior vice president and
development director for Cushman and
Wakefield, he has worked with major cor-
porations and service companies in the
planning and implementation of their cor-
porate headquarters facilities. In addition
to serving on the board of the Preservation
Fund he is also on the boards of the
Greater Chamber of Commerce and the
National Cathedral in Washington, D.C.

When asked to compare his experiences in
and perceptions of Philadelphia and Pitts-
burgh, McLean sees both striking differ-
ences and similarities. "Pittsburgh and
Philadelphia are quite different and com-
plement each other in remarkable ways.
Philadelphia is a much larger city with an
earlier history and tremendous interest in
both preservation and new development
and an interest in involving the commu-
nity. Pittsburgh is on a smaller scale. Its
strength is its ethnic neighborhoods and its
rich ethnic mix and, with Pittsburgh
History and Landmarks Foundation, it has
a tremendous interest in preservation."

McLean points out that in both cities there
has been a renaissance of the central core
with special interest in the older buildings.
But, he notes that Pittsburgh is more con-
densed than Philadelphia. Pittsburgh also
has twenty-six of the Fortune 1000 and as
such is the third largest corporate head-
quarters city in the United States. "All
these corporate headquarters are located in
the downtown." McLean says, emphasizing
the effect this concentration has had on the
revitalization of the downtown. McLean is
clearly proud of the renaissance that has
taken place in Pittsburgh and the move the
city is making from heavy industry to high
technology.

In speaking about the Preservation Fund,
McLean regards his major effort to date to
have been raising the level of consciousness
about the Fund and relating it to other
groups in Pittsburgh. Involved extensively
in fundraising, he has been an effective
advocate for the organization and historic
preservation in the western part of the
state. But he is clearly aware of the
challenge ahead. "The Fund should
become a much more visible and active
player in historic preservation on a statewide
basis. There is every indication it can do it,
but we need to build support and staff as
a strong base for future growth." Bob
McLean undoubtedly will play a significant
continuing role in building the future of
the Preservation Fund during the coming
years.

At the top of the list of the ten most
successful examples of architectural
design in this county, as determined by
a poll of Fellows of the American Insti-
tute of Architects conducted last year, is
Frank Lloyd Wright's Fallingwater in
Bear Run. Wright's 1937 masterpiece was
named by 64% of the voters. Other
buildings on the list were the Ingrahm
Building in New York, Dulles Airport,
the University of Virginia, the Robie
House in Chicago, Trinity Church in
Boston, the East Wing of the National
Gallery, Rockefeller Center, the Johnson
Wax Building and Monticello.

A major new development in the field of
maritime preservation is the issuance, this
summer of draft criteria for nominating
historic vessels to the National Register
of Historic Places. In the 20 years since
the establishment of the National Reg-
ister, only 162 vessels have been listed.
The new guidelines should aid in
expanding the number of recognized
structures. In the guidelines, the follow-
ing categories of resources are identified
as being eligible for nomination: floating
historic vessels, dry-docked historic
vessels, bulks, replica and reproduction
vessels, and shipwrecks. Review copies of
the guidelines are available in draft form
from: William Bushong, National Regis-
ter of Historic Places, National Park
Service, P.O. Box 37127, Washington, D.C.
20003-7127.

The Historical Society of Pennsylvania
and AIA are sponsoring a series of
recorded telephone messages--"History
Repeats Itself"--as a public service during
the year-long 1986-87 observances of the
200th anniversary of the United States
Constitution. Beginning November 1,
1986, the toll-free number 1-800-BE-
PROUD will lead callers to interesting
historical facts, anecdotes, and other
stories illustrating the human dimension
of the events surrounding the adoption of
the Constitution in Philadelphia in 1787.
The tape will also include highlights of
scheduled 1986-87 bicentennial programs
and events not only in Philadelphia, but
also across the country. The Historical
Society, located at 1300 Locust St., Phila-
delphia, has also organized an exhibition
"A More Perfect Union: The American
People and Their Constitution," which
will be on display from June 18, 1986
to December 4, 1987.

The Bucks County Conservancy's 1987
calendar features illustrations of 18th and
19th century bed and breakfast inns as
portrayed by eleven noted local artists.
The calendar can be ordered by mail
from the Conservancy or purchased at
their office at 11 North Main St.,
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KEEPING THE INVESTMENT TAX CREDITS: Chester County Study Shows Impact on Pennsylvania Economy

As reported in the last issue of Preservation Pennsylvania, our state ranks first in the nation in all aspects of the use of the 25% investment tax credit (ITC) for the rehabilitation of historic buildings. The 25% ITC has stimulated investment in our historic structures, has helped revitalize our cities and towns, and has created jobs for the workforce of the Commonwealth.

Retaining the credits in the new tax legislation required the diligent efforts of many people including legislators, Preservation Action (the national lobby for historic preservation), and many state and local advocates. The new tax law, enacted earlier this fall, provides for a continuation of the credits, although at a reduced rate: a 20% credit for certified rehabilitations of historic structures and a 10% credit for the rehabilitation of non-historic buildings constructed before 1936.

Two years ago, the credits for historic structures were not certain to be continued and preservationists realized they needed substantive evidence of the $1.95 billion of the 25% ITC on the economy. In Pennsylvania, Preservation Action and the Pennsylvania Historical and Museum Commission determined that a statewide study was needed. To assemble information verifying the effectiveness of the incentives in the state, the Historic Preservation Office of the Chester County Redevelopment Authority in cooperation with the Chester County Commissioners undertook a study on the use of the 25% ITC throughout the Commonwealth between 1977 and 1985. Jane Davidson, Historic Preservation Officer for Chester County, developed a questionnaire that was sent to all recipients of the 25% ITC. Follow-ups were conducted by student interns from West Chester University and the results were analyzed by students from the Wharton School of Economics.

The accompanying table presents the findings of the study.

These figures were instrumental in continuing the tax incentives in the new tax legislation,” says Jane Davidson.

Dr. Earl Baker, a Chester County commissioner and chairman of the Republican State Committee of Pennsylvania, is equally enthusiastic about the importance of the study and the role of Chester County and the state of Pennsylvania in the use of the historic ITC. “Chester County has been an innovative leader in historic preservation programs in the state of Pennsylvania. Because of our local commitment and statewide interest, the county commissioners support the activity to reuse and rehabilitate older structures. Prolific participation has made Pennsylvania the most active state in revitalizing small towns and inner cities, and has created 45,025 person years of work within the past four years,” says Baker.

In looking at the future of the ITC for certified historic rehabilitations, Preservation Action’s Nellie Longsworth maintains a positive outlook. “We’re very optimistic about the future of the ITC because they were retained in the new legislation, whereas many other real estate benefits were repealed.” Although the effects of the reduction in the credits must be assessed over time, she also believes that the future for Pennsylvania in the use of the credits will be bright. “We expect that in the new tax climate for real estate and historic preservation, Pennsylvania will continue to be a leader.”

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In the News (continued)

Doylestown, 18901. Costs (including tax): Conservancy members $5.30; nonmembers $6.36; plus shipping (1 Calendar $9.80: 2, $1.10; 3, $1.40).

- Stephen N. Dennis, formerly a member of the legal staff of the National Trust for Historic Preservation, has been named executive director of the National Center for Preservation Law. Founded in 1978 by several of the nation’s leading preservation lawyers, the National Center is able to provide or arrange for free or reduced-rate legal services to nonprofit preservation organizations and public agencies in local, state or federal litigation, and on tax, real estate and other preservation law matters. The National Center also conducts studies, provides legal analysis and organizes workshops on state law, local preservation ordinances and preservation law developments. Contact: National Center for Preservation Law, Suite 501, 1233 Twentieth St., N.W., Washington, D.C. 20036, 202-828-9611.

- The 1986 Directory of Historic Preservation Lawyers has been published by the National Trust for Historic Preservation. The directory is arranged by state and indexed by name. Entries have been prepared by the listed attorneys and have not been verified independently by the Trust. Only attorneys in a position to take private clients have been included. Attorneys interested in being listed in subsequent editions should contact the Department of the General Counsel, National Trust for Historic Preservation, 1783 Massachusetts Ave. N.W., Washington, D.C. 20036, 202-675-4033. Copies of the directory are available for $3; contact Mary Dunleavy, Dept. of General Counsel at the above address.

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Philadelphia's Preservation Ordinance Signals New Era in Protecting City's Resources

Philadelphia has a tradition of respect for its historic structures. In 1955 the city was the first in the nation to enact an ordinance creating an historical commission with city-wide jurisdiction. This 1955 ordinance stood for thirty years; but changes in preservation philosophy and practice, which began with the enactment of the National Historic Preservation Act in 1966, made changes to the original ordinance inevitable. In late 1984, a new historic preservation ordinance was adopted, making Philadelphia, once again, a leader in the protection of its historic resources.

The 1955 ordinance provided protection only for individual buildings and allowed for a maximum of sixty days on postmoneymemories of demolitions or alterations. The major strengths of the new ordinance are the ability to designate historic districts and to delay indefinitely demolitions or alterations. The new ordinance also treats in detail the procedures for implementing and enforcing the ordinance.

Councilman John Street, who received the 1985 Preservationist of the Year award from the Pennsylvania Historical and Museum Commission for his work in the introduction and passage of the ordinance, is pleased with the way the new law is working. "It gives us the right to say 'no' to inappropriate development," says Street, who is quick to add that he believes the city is "seriously underdeveloped and must be aggressive in seeking appropriate new development. "We need both new and old," Street stresses, and he is now working on increased funding for the Philadelphia Historical Commission to hire staff to do the job set out for them by the new ordinance.

The historian who heads the staff of the Historical Commission, Richard Tyler, is also gratified by the passage of the ordinance and the new teeth it gives preservation within the city. Tyler sees the new ordinance as more an extension of the 1955 law, than as a totally new set of controls. From Tyler's perspective, the ordinance is also important because the city now qualifies for Certificed Local Government status which provides funding to participate actively in the National Register process at the local level.

The Commission itself is appointed by the mayor and is composed of the president of City Council, the director of Commerce, the commissioner of Public Property, the commissioner of Licenses and Inspections, the chairman of the City Planning Commission, the director of Housing, and eight others including an architect, an historian, an architectural historian, a real estate developer, a representative of a community development corporation, and a representative of a community organization. Grace Gary, the recently appointed executive director of the Preservation Fund of Pennsylvania, has served on the Historical Commission and has chaired the designation committee. She regards passage of the ordinance as a great step forward for the city and cites the key role it plays in overall planning for the city. There have been some controversial decisions during Grace's term with the Commission, such as the designation of College Hall at Temple University and Roman Catholic High and Our Lady of Mercy; and she believes that at some point the ordinance may be contested, but it will stand the test. The Commission has acted consistently and in the public interest," says Gary.

On the national level, the ordinance and its implementation are being praised; and other cities undoubtedly will look to Philadelphia as a model in updating their own ordinances. Stephen Dennis, executive director of the National Center for Preservation and an attorney who has had long experience with local ordinances, applauds Philadelphia. "The National Center is delighted that another major American city has revised, updated, and strengthened its preservation ordinance. Philadelphia had one of the earliest municipal preservation programs in this country and it is highly significant that the program has now been so substantially strengthened."

But it is at the local level that an ordinance is tested and must prove its effectiveness. Clearly, the new Philadelphia ordinance is doing just that.

To obtain a copy of the ordinance contact: Philadelphia Historical Commission, 1313 City Hall Annex, Philadelphia, PA 19107.

In the News (continued)

The Congressional Office of Technology Assessment (OTA), a non-partisan analytical agency serving the U.S. Congress, has released a report on the possible applications of modern technologies to help reduce the deterioration and loss of America's historic and prehistoric sites. Although certain new technologies such as remote sensing and photogrammetry are already being used in preservation, technologies developed in other fields can be of use to preservation, according to the report. The report suggests the establishment of a "Federal Center for Preservation Technology" within the Department of the Interior or some other agency, or a "National Center for Preservation Technology" managed by a consortium of universities and guided by a board of professionals from the preservation community. The study charges that the stewardship of prehistoric and historic cultural resources has not received sufficient attention within the Department of the Interior and other federal agencies. OTA's suggestion that Congress consider establishing a separate agency to manage all federal cultural programs echoes a growing concern within the preservation community about the attention given to historic resources under the current bureaucracy. "The OTA assessment marks the first time that the full range of historic preservation concerns—from historic structures and archaeological sites to historic landscapes and underwater resources—have been studied in the context of modern technologies," according to Representative John Seibert, chairman of the Subcommittee on Public Lands of the House Committee on Interior and Insular Affairs. Representatives Seibert, Morris K. Udall, Don Young, and Ron Marlene of the Committee on Interior and Insular Affairs requested OTA preparation of the report. Copies of the report, "Technologies for Prehistoric and Historic Preservation," are available from the U.S. Government Print Office, Superintendent of Documents, Washington, D.C. 20402, 202-783-5238 (GPO Stock #052-003-0051-8).

The Chester County Historical Society has received two major grants for projects to benefit accessibility to the county's historical records. $100,000 from the J.N. Pew, Jr. Charitable Trust will be used to catalog and preserve the Society's 60,000-image photo archives and $36,700 from the National Historical Publications and Records Commission will fund a two-year project to arrange and describe the records of the Chester County Court of Quarter Sessions, 1681-1679. Of interest to preservationists, the photo archives contain many images of landscapes, buildings and artifacts; the records of the Court of Quarter Sessions contain documentation on such matters as licensing taverns, laying out roads and bridges, and establishing townships and boroughs.

Landmarks Design Associates of Pittsburgh received a 1986 Preservation Honor Award from the National Trust for Historic Preservation for the restoration of Old City Hall in Richmond, VA. The award was made to LDA at the Trust's 40th annual conference in Kansas City, MO., in October. The project also received Historic Richmond Foundation's 1985 Mary Wingfield Scott Award for outstanding contribution to historic preservation in the city.
Bureau for Historic Preservation, Pennsylvania Historical & Museum Commission

State Program News

- Four Certified Local Governments Approved
On September 18, 1986 the Pennsylvania Historical and Museum Commission conferred on four municipalities Certified Local Government (CLG) status. These municipalities—the boroughs of Bristol and Gettysburg and the cities of Philadelphia and York—are the first to attain such status in Pennsylvania. Grants have also been awarded to these communities to enhance local historic preservation efforts.

The 1980 amendments to the National Historic Preservation Act provided the basis for extending the existing federal-state historic preservation partnership to the local level. Local governments with CLG status are eligible to apply to the Bureau for Historic Preservation of the Pennsylvania Historical and Museum Commission for matching funds earmarked for CLG's for survey, nomination planning, education, and publication activities and staff support. CLG's are responsible for reviewing nominations to the National Register of Historic Places from their jurisdiction.

To become certified, a local government must meet a number of requirements, chief of which are to have enacted an historic preservation ordinance, appointed an historic architectural review board, have professional staff or the equivalent, maintain a system for survey and inventory of historic properties, and conduct the business of the historic architectural review board in an open and orderly manner. Detailed information on the program and copies of program guidelines are available from the Bureau for Historic Preservation.

- Nominations Sought for 1987 Annual Historic Preservation Awards
As in past years, the Bureau for Historic Preservation and the State Historic Preservation Board will be presenting historic preservation awards on May 1, 1987 at the annual conference in York. The purpose of these awards is to encourage excellence in historic preservation efforts in Pennsylvania. The awards will recognize one outstanding individual—Preservationist of the Year—as well as outstanding construction and non-construction preservation projects. The application deadline is March 1, 1987. A brochure outlining the awards categories and the nomination requirements and including the application form is available from the Bureau for Historic Preservation.

Rehab Right:
Answers to your technical preservation questions
by Christopher Flagg

(This issue's column is a report on the recent conference of the Association for Preservation Technology; the next issue will again respond to your specific questions.)

"Handcrafted to Machine-Made" was the theme of this year's annual conference of the Association for Preservation Technology (APT), held recently in Austin, Texas. The conference sessions dealt with a range of topics, examining the history of various building materials, their manufacture and use as well as restoration and rehabilitation projects. Underlying most of these sessions was an effort to identify an appropriate level of technology consistent with a material's use both as a artifact and as part of a system.

An interesting example illustrating the impact of technology on historic building materials is the development of linoleum. In a paper presented by Bonnie W. Parks — "From Floorcloths to Linoleum: Technology and Development of Oil-Coated Floor Coverings" — the development of linoleum was shown to have been associated with the development of floorcloths, both of which were a response to the desire for a more economical and durable floor covering than area rugs. Linoleum was presented to the public as a durable and washable material which could serve as a substitute for area rugs at a fraction of the cost. Functionally modern, the designs reflected traditional patterns.

Other studies concerning the history and technology of building materials or systems emphasized the importance of understanding the cultural and technological context that influenced a material's development. Such knowledge makes it possible to evaluate more fully and, where appropriate, replicate the significant qualities that are a part of a material's or feature's manufacture and use.

(The Association for Preservation Technology is an international organization of preservationists, restoration architects, furnishing consultants, museum curators, architectural educators, archaeologists, craft workers, artisans, and others directly or indirectly involved in preservation activities. APT holds an annual conference and publishes a journal and a newsletter. For information on membership and subscriptions contact: APT, P.O. Box 2487, Station D, Ottawa, Ontario, Canada K1P 5W6 or 1100 17th St., N.W., Suite 1000, Washington, D.C. 20036.)

Christopher Flagg is staff architect for the Bureau for Historic Preservation. He reviews rehabilitation projects for compliance with the Secretary of Interior's Standards. Chris has a masters degree in historic preservation from the University of Oregon.

Send your questions about building rehabilitation or restoration to: Christopher Flagg, Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation, Box 1026, Harrisburg, PA 17108-1026.

Over the past three years the Pennsylvania Department of Transportation and the Pennsylvania Historical and Museum Commission have cooperated in a program to identify, evaluate and protect historic highway bridges on the state system in Pennsylvania. This publication is the result of a field survey and evaluation of over 2,000 bridges. The book describes the 181 PennDOT bridges that were determined by the study to have historic significance and to be worthy of preservation as a part of Pennsylvania’s highway system. Among the resources identified are the first known stone arch and the first metal arch bridges built in the U.S. and one of the world’s longest multiple-span steel lenticular trusses.

Following a brief history of roads and bridges in Pennsylvania, the publication arranges the bridges by construction type: stone arch, suspension, metal arch, metal truss, and concrete. Ample illustrations including photographs, maps and construction diagrams augment the text.

The process of identification and evaluation is also outlined. The factors used to determine significant structures included technological significance, association with an important bridge engineer or bridge company, exemplifying a type and retaining a high degree of integrity, and contribution to the development of transportation on a local, state, or national level. To these criteria, one might wish had been added “significance in environmental context” to identify and possibly protect those historic bridges whose design and placement have been important to the quality and continuation of their natural and man-made contexts.

The study and resulting publication are a worthy effort. The preservation of Pennsylvania’s wealth of historic bridges is critical as highway funds continue to be used extensively for bridge replacement. This study should provide much needed verification to support the retention of many of these important structures.


Outdoor bronze sculptures are found in almost every American community and these monuments to civic leaders, war heroes, and countless other historic events and persons are being attacked by destructive environmental forces. To clarify some of the major issues involved in discussions of outdoor monuments, the Pennsylvania Academy of Fine Arts held a conference in 1983 that brought together leaders in the field of conservation of cultural property to discuss both the problems and the ethics of conserving bronze sculpture.

The presentations from that conference were compiled into a publication that presents a state-of-the-art analysis of the critical issues in the conservation of these works — original artistic intent, present state of deterioration, improvement of aesthetic appearance, protection for the future, and the economic and ethical considerations in the treatment options. To these presentations have been added a glossary, a bibliography, and a checklist of 400 bronze outdoor monuments recently conserved, giving location, date of installation, date and method of treatment and person in charge of treatment.

The articles provide an excellent overview of the range of considerations that should be part of any decision on conservation treatment. Photographs and diagrams complement the text and add substantially to an understanding of the discussion. The volume is a welcome addition to the current literature on the conservation of cultural property. Anyone involved in making decisions on treatments to outdoor monuments will find this book helpful in addressing both practical and philosophical considerations.


Conserve Neighborhoods annual subscription rate, $15; copies of special issue, $2 each, $1.20 each for 10 or more; orders from National Trust for Historic Preservation, 1783 Massachusetts Ave. N.W., Washington, D.C. 20036, 202-673-4296.

In looking for ways to increase and supplement revenues, nonprofits are often attracted to business ventures. As with any undertaking, there are both pros and cons to be weighed carefully before embarking on such a venture.

This special issue of the Trust’s popular and informative publication, Conserve Neighborhoods, examines the types of ventures most often undertaken by nonprofits and the considerations that should be evaluated in planning such ventures.

Edward Skloot, the president of New Ventures, a consulting firm in New York City specializing in helping nonprofits earn income and improve management, opens the issue presenting an outline of the considerations that should precede taking on a business venture. His message is one of prudence. Skloot concentrates heavily on the possible pitfalls of business ventures and strongly advises adequate legal advise prior to beginning any venture.

The second article explores types of possible ventures for nonprofits including real estate, tours, products, consulting services, museum shops, licensing reproductions, and publications. Although many good examples are outlined in the article, the specific case studies unfortunately do not highlight activities that relate to an organization in a preservation context.

For organizations contemplating a business venture, this publication gives a realistic approach to the subject — one that should encourage careful planning and investigation and discourage the unrealistic and the impractical.

Happy Holidays from The Preservation Fund of Pennsylvania

As 1986 comes to an end, we hope you will remember the Preservation Fund in your holiday gift giving. The work of the Fund is preserving our precious architectural heritage cannot succeed without your continued generous support. Current tax laws still allow you to deduct your contributions to nonprofit organizations.

Thank you for your past and continued support, and best wishes for the holiday season.

Grace Gary Executive Director
Downtown Commercial Real Estate Seminar Cosponsored by Fund and DCA

The Preservation Fund of Pennsylvania and the Department of Community Affairs cosponsored a day-long seminar on "Downtown Revitalization: Principles of Real Estate" in Carlisle on September 18. Larry Foote, CCIM, of the LARue Development Company in Carlisle, led the session which covered basic real estate law, real estate finance, marketing commercial property and property management.

Attended by Main Street managers and others involved in downtown commercial revitalization, the program provided practical information and gave participants the tools to work more effectively within the real estate market. The following questionnaire may be of use to other communities involved in downtown revitalization in assessing the needs and potential assets of a commercial area.

Downtown Commercial Real Estate Questionnaire

I. Current Downtown Commercial Characteristics and Trends
   A. What businesses have left the downtown area over the last five years?
   B. What businesses have come into the downtown area over the last five years?
   C. What is the nature and extent of competition from shopping centers?

   D. Is there a good mix of stores in the downtown area?
   E. Is there sufficient parking and is accessibility to loss sufficient and visible?
   F. Describe the general appearance of the downtown area.

II. Assets and Shortcomings of the Downtown Area
   A. Assets:
   B. Shortcomings:

III. Commercial Future of the Downtown Area
   A. If recent trends continue, what kind of downtown do you envision ten years from now?
   B. If assets are preserved and shortcomings removed, what kind of downtown might you envision ten years from now?

IV. What Are Some Types of Businesses That You Believe Can Be Attracted to the Downtown Area?

V. What Rental Spaces, Buildings and Land Areas in the Downtown Area Offer Good Potential for Occupancy or Development?

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FINAL NOTICE

This is the Last issue of Preservation Pennsylvania that will be mailed to you if you have not joined or renewed your membership in the Preservation Fund of Pennsylvania.

If you have not already done so, we hope you will complete the form below and return it to the Preservation Fund so that your membership benefits will continue uninterrupted.

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Also enclosed is the tax-deductible contribution to further the work of the Preservation Fund of Pennsylvania: $10 $25 $50 $100 other

Please check: □ new member □ renewal □ change of address

Yes, I want to support the preservation of Pennsylvania's architectural heritage.
Enroll me as a member of the Preservation Fund of Pennsylvania.

Name 

Address 

City State Zip 

Telephone: 

Home Work 

All membership contributions are tax-deductible. Please make check payable to The Preservation Fund of Pennsylvania, 2470 Kessel Hill Road, Lancaster, PA 17601.
The 1985–1986 annual report of the Preservation Fund of Pennsylvania, Inc. has been published and is available by contacting the Fund. The report covers activities of the revolving fund, the consolidation with the former Pennsylvania Trust for Historic Preservation, and provides financial statements for fiscal years 1985 and 1986.

**CALENDAR**

Dec. 2–4 The Window Conference and Exposition for Historic Buildings will be held in Boston, Mass., at the Sheraton-Boston Hotel. This conference is the first national forum to provide a comprehensive look at state-of-the-art repair and maintenance techniques, energy issues, replacement options, special window accessories and Federal tax credit requirements. Speakers from both the public and the private sectors include Pennsylvanians Mary DeNadai and John Milner of John Milner Associates, West Chester; Robert Michener, Jr., Architectural Window Consultants, Lancaster; and Graig Young, Alumino Products Co., Mt. Carmel. Conference brochures are available from the Preservation Fund or contact: Window Conference for Historic Buildings, P.O. Box 2080, Central Station, Washington, D.C. 20038, 202-343-9378.

Dec. 6 Pittsburgh History and Landmarks Foundation's first annual Hands-on History Fair, will be held from 10 a.m. to 5 p.m. in the ballroom of the Station Square Sheraton. More than 40 schools in Allegheny County will exhibit class projects resulting from Pittsburgh Heritage and Hands-on History summer workshops. Visitors will be encouraged to participate in special events at the fair; prizes will be awarded. Call PHLF at 412-471-5808 for a complete agenda of the day's activities. Admission $1 (PHLF members, free).

Dec. 7 Lebanon County Historical Society's 10th Annual Craft Show and Sale of Pennsylvania Folk Art. 924 Cumberland St., Lebanon, 1-5 p.m. A $2 admission includes a tour of the historic Stoy house, built circa 1773. Contact the Society at 717-272-1473 for additional information.

Dec. 17-21 Main Street Community, Bellefonte, celebrates its 5th annual Victorian Christmas with carriage rides, caroling on the courthouse steps, an arts & crafts fair and a Grand Ball. Contact: Historic Bellefonte, Inc., The Train Station, West High Street, Bellefonte 16823, 814-355-2917.

Spring/Summer Seminars cosponsored by the Preservation Fund of Pennsylvania and the Pennsylvania Department of Community Affairs. Topics planned:
- Principles of Real Estate Preservation Maintenance
- Legislative Update (Tax incentives, Certified Local Governments, State preservation legislation)
- Basic Design Principles for Main Street Managers

Notices of new items and upcoming events should be sent to the Preservation Fund of Pennsylvania one month prior to publication. Deadlines for upcoming issues are January 1 (Winter issue) and April 1 (Spring issue).

Mark Your Calendar Now!!

The 9th Annual Conference on Historic Preservation

"Partnerships in Preservation"

May 1–2, 1987

Yorktowne Hotel, York, Pennsylvania

Featuring:

Sessions on funding for preservation, restoration techniques, nonprofit management issues, and Pennsylvania's vernacular architecture.

Tours and special events highlighting preservation in and around York.

Registration information will be sent to you in early March.

Cosponsored by the Preservation Fund of Pennsylvania, Inc. and the Bureau for Historic Preservation, Pennsylvania Historical and Museum Commission.