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2014 Pennsylvania AT RISK

preservation PENNSYLVANIA

www.preservationpa.org

STAFF

Mindy Crawford, *Executive Director*
mcrawford@preservationpa.org

Erin Hammerstedt, *Field Representative*
ehammerstedt@preservationpa.org

Carol Bostian, *Office Manager*
cbostian@preservationpa.org

2014 Pennsylvania AT RISK

"Preservation Pennsylvania remains committed to continuing our endangered properties program because we believe that publishing this list draws statewide attention to the plight of Pennsylvania's historic resources and promotes local action to protect these properties."

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MISSION STATEMENT

Preservation Pennsylvania, through creative partnerships, targeted educational and advocacy programs, advisory assistance, and special projects, assists Pennsylvania communities to protect and utilize the historic resources they want to preserve for the future.

ABOUT US

Preservation Pennsylvania is the commonwealth's only statewide, private nonprofit membership organization dedicated to the protection of historically and architecturally significant properties. The organization was created in 1982 as the Preservation Fund of Pennsylvania to operate a revolving fund that would assist in the acquisition and rehabilitation of historic properties. Since its incorporation, the organization has evolved and now hosts the Statewide Conference on Heritage and the Pennsylvania Historic Preservation Awards, and publishes an annual list of endangered historic properties in Pennsylvania At Risk in addition to managing the revolving loan fund. Preservation Pennsylvania also participates in educational programs and advocacy initiatives, as well as conducts special projects and offers on-site technical assistance to people across the commonwealth.

This annual mission-driven publication has been paid for through membership dues and contributions. *Preservation Pennsylvania is officially licensed as a charitable organization in the Commonwealth of Pennsylvania and operates as a 501(c)3 nonprofit corporation under Internal Revenue Service regulations. A copy of the official registration and financial information of Preservation Pennsylvania may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1.800.732.0999. Registration does not imply endorsement. Questions about Preservation Pennsylvania should be addressed to 257 North Street, Harrisburg, PA 17101, phone 717.234.2310, fax 717.234.2522, info@preservationpa.org, www.preservationpa.org.*

FROM THE DIRECTOR — Mindy G. Crawford

In 2014, Preservation Pennsylvania received more than 30 nominations to ***Pennsylvania At Risk***, which made it especially challenging to select those that need our attention most. We are pleased that more and more people know about our endangered properties program, but disheartened to be reminded that there are so many historic resources out there that are threatened.

Preservation organizations around the country continue to discuss the value of endangered property lists such as ***Pennsylvania At Risk***. Preservation Pennsylvania remains committed to continuing our endangered properties program because we believe that publishing this list draws statewide attention to the plight of Pennsylvania's historic resources and promotes local action to protect these properties. With our support – and eyes across the commonwealth watching – more than 30% of the historic properties that are imminently in danger at the time of listing are saved, and fewer than 20% have been lost!

The annual ***Pennsylvania At Risk*** list also serves as our unofficial strategic plan for the coming year: the issues identified as key threats to historic properties become our top priorities for advocacy and action. With that in mind, we added seven new endangered historic properties to ***Pennsylvania At Risk*** this year, which we feel represent important resource types and exemplify common or noteworthy problems or issues faced by historic properties in the commonwealth.

After discussing various strategies for endangered property programs with our colleagues and reviewing the numerous nominations, we have also included information about three other types of endangered historic properties in this publication:

- At least two of the properties nominated to ***Pennsylvania At Risk*** this year will almost certainly be lost. But we want to talk about them in the hopes that we can, collectively, work to address the issues that led to their destruction and take action to reduce the likelihood of similar problems in the future. ***Learning from Losses*** can be found on page 14.
- Many historic properties are in danger simply because their owners don't want to or don't have the resources to preserve them. In the hands of a new owner, these buildings could often be saved. We highlight several ***Rehabilitation Opportunities*** on page 7.
- A relatively large number of endangered properties are in the hands of well-intentioned owners, but funds are needed to ensure their preservation. A number of ***Funding Opportunities*** are included on page 13.
- Updates on a few At Risk properties listed in prior years are included on page 15.

Please remember that ***Pennsylvania At Risk*** is compiled from nominations that we receive from our preservation partners, our board of directors, donors and members, and the public. If you are aware of an endangered historic property, please let us know about it!

We continue to provide free assistance to any historic properties in the commonwealth, so if you need help with a preservation project or challenge, please let us know! We are here to help you protect and preserve the historic places that matter to you, whether or not they are officially "At Risk." As always, avoiding a preservation crisis through early action in the form of maintenance and planning is our goal.

We look forward to working with you and making a difference in 2015.

2014 Pennsylvania AT RISK

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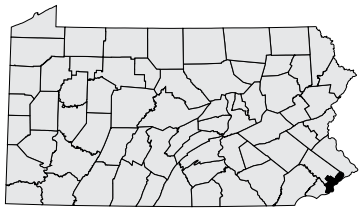


FAIRMOUNT PARK WELCOME CENTER

1599 John F. Kennedy Blvd., Philadelphia

PHILADELPHIA

SIGNIFICANCE

Built at the base of the Benjamin Franklin Parkway in 1960 by the Philadelphia Chamber of Commerce, the building formerly known as the Philadelphia Hospitality Center (now the Fairmount Park Welcome Center or LOVE Park Visitors Center) is a flying-saucer-shaped example of midcentury modern architecture. The purpose of the building, which was designed by architect Roy Larsen of Harbeson, Hough, Livingston & Larsen, was to attract visitors to the heart of Penn Center, an ambitious experiment in urban renewal in postwar Philadelphia. Predating the surrounding LOVE Park by five years, the Welcome Center building survives today as one of the best and most intact examples of flamboyant midcentury modern architecture in Center City Philadelphia and has been determined eligible for listing in the National Register of Historic Places.

"The iconic Fairmount Park Welcome Center is an important one-of-a-kind building."

1

The iconic flying-saucer shaped Fairmount Park Welcome Center may be demolished as part of a project to redesign LOVE Park.

THREAT

The Fairmount Park Welcome Center was identified as a preservation priority by the Preservation Alliance for Greater Philadelphia in their October 2014 Places to Save list because of the threat of demolition that may result from the redesign of John F. Kennedy Plaza, more commonly referred to as LOVE Park.

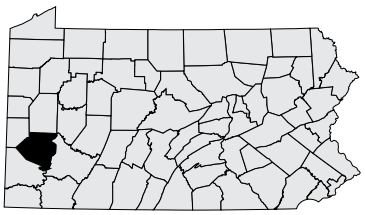
LOVE Park is supported by an underground parking garage that was built in the late 1960s. The City of Philadelphia sold the parking garage to a private operator in June 2014, but maintains ownership of the park. The garage is in need of repairs that will require removal of the park's above-ground features and excavation down to the waterproof membrane above the garage's concrete roof, providing what the City sees as a unique opportunity to redesign the park. A request for proposals has been issued for the redesign of the park, including either the renovation or replacement of the Welcome Center. The Welcome Center, which stands in the southwest corner of the park, is structurally sound and fully functional. Because it pre-dates the park and garage and is located adjacent to rather than above the garage, the Welcome Center does not need to be removed to repair the garage roof. But it is likely that its removal will be proposed to facilitate the redesign and reconstruction of the park.

The iconic Fairmount Park Welcome Center is an important one-of-a-kind building whose rehabilitation and creative reuse as part of LOVE Park's redesign could be a model project involving innovative midcentury modern architecture. Without a public understanding of the Welcome Center's architectural and cultural significance and a strong show of public support for its rehabilitation, the redesign of LOVE Park may result in the unnecessary loss of this unique historic resource.

FRANK & SEDER DEPARTMENT STORE

350 Fifth Ave., Pittsburgh

ALLEGHENY COUNTY



2

Built in 1918 to replace their original 1907 store, this building housed Frank & Seder's department store until 1958. Having housed retail and office tenants since then, this historic downtown building is now threatened by demolition to make way for a new high-rise office tower.

SIGNIFICANCE

Located on the corner of Smithfield Street and Fifth Avenue, Frank & Seder's department store began in Pittsburgh in 1907. Department stores – emporiums selling different kinds of merchandise in different areas or "departments," each with their own accounting – became popular in American cities in the late 19th and early 20th centuries. They succeeded due to several factors: trains and trolleys concentrated shoppers in certain areas that came to be known as "downtowns;" elevators were introduced to carry merchandise and shoppers to the store's various levels; and improvements in shipping allowed products from other places to be marketed together in one location. The use of enticing window displays and printed advertisements was also important in attracting customers and making them desire certain products.

Jewish Russian immigrants Isaac Seder and Jacob Frank began working as partners engaging in the wholesale of women's wear. The partners moved from wholesale to retail trade, opening their first store in downtown Pittsburgh in 1907. This Frank & Seder department store building was constructed in 1918 after their 1907 store was destroyed by fire. Experiencing great success during the first decades of the 20th century, the men built a 12-story department store in Philadelphia in 1915, and also constructed a building in Detroit and leased space in New York City where they opened stores in 1921.

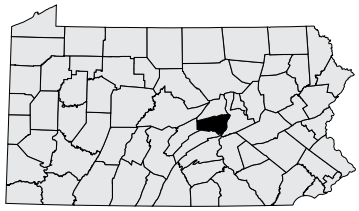
With increased suburban growth in the mid-20th century, department stores began to expand, building large, modern stores in more remote locations in response to the changing American lifestyle. National retailers such as Sears, Roebuck & Co. and J.C. Penney Co. invested heavily in suburban retail development, as did many of the more traditional department stores. The cost of staying competitive was too much for Frank & Seder. The company closed their store in Detroit in 1951, Philadelphia in 1953, and finally closed this store in Pittsburgh in 1958. The Frank & Seder company went out of business entirely in 1959.

Since 1958, this Frank & Seder department store has housed a variety of retail and office uses. The building was closed and vacated in 2014. Frank & Seder's department store is listed in the National Register of Historic Places as part of the Pittsburgh Central Downtown Historic District.

THREAT

Frank & Seder's historic 1918 department store is owned by a developer that plans to demolish the building and construct a new "20-story glass architectural phenom" in its place. Employing their "Urban Genius" design theory based on "drama and innovation," they plan to house offices in what will allegedly be the city's most efficient building.

Although the building constructed to house Frank & Seder's department store in Philadelphia was demolished, their 1921 department store in Detroit has been rehabilitated as part of the Lofts of Merchants Row. Although the developer has plans for new construction on this site, it may not be too late to alter the developer's course and find a rehabilitation solution. If the developer can be convinced that there is a market for rehabilitated office space in the Frank & Seder building, there is a chance that this historic department store could be saved.



SUSQUEHANNA FEMALE COLLEGE

204-206 N. Market St., Selinsgrove

SNYDER COUNTY

3

After serving as an educational institution for women from 1859-1872, this building has been occupied by residential apartments for more than a century. The building is currently being vacated and is slated for demolition so that the corner property can be redeveloped.

THREAT

The Susquehanna Female College building is currently threatened with demolition. The owner has explored the possibility of rehabilitating the building, but has not found it to be financially feasible. They have given notice to current tenants and plan to demolish the building in order to sell the land for redevelopment.

Because the Susquehanna Female College is not listed in the National Register, rehabilitation tax credits are not available for this project. However, if the Selinsgrove Historic District is listed in the National Register, all contributing properties within that district – including the Susquehanna Female College – could be eligible for the 20% federal Rehabilitation Investment Tax Credit and the parallel 25% (up to $500,000) state tax credit if certain criteria are met. With a potential credit of up to 45% of qualified rehabilitation expenditures, it is much more likely rehabilitation will be feasible.

According to Bryan Van Sweden, Community Preservation Coordinator at the Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation, "This is one property that has real potential for reuse." Located immediately adjacent to Selinsgrove's downtown commercial district and adjacent to a nice modern inn in a college town, this is a prime location for rehabilitation for either mixed or residential use.

SIGNIFICANCE

Originally built as a residence in 1840, the larger block of this building was added in 1859 upon the founding of the Susquehanna Female College, a sister college to the Missionary Institute of the Evangelical Lutheran Church (Missionary Institute). Both were located in Selinsgrove, where the local Trinity Lutheran congregation provided strong financial and material support. The establishment of these institutions was an outgrowth of contentious church politics on the eve of the Civil War, and was part of the gradual democratization of American higher education.

Though separate from the all-male Missionary Institute, the Susquehanna Female College shared the institute's mission of joining faith and practical knowledge in the spread of a new, American style of Lutheranism throughout Central Pennsylvania and to the west. Educating approximately 90 women at a time, students at the Female College pursued a classical course in algebra, history, literature and composition, physical geography, and the sciences.

With lower-than-projected enrollments and substantial capital expenses, the college faced continuous financial problems. The college closed, and from 1863-1868, the building housed a boarding school. Then from 1868-1872, Professor William Noetling operated the Snyder County Normal Institute here. By 1873, many of the female students attended the now coeducational Missionary Institute, which became Susquehanna University in 1895.

The Noetling family owned the property for nearly 90 years, converting it for use as residential apartments.

The Pennsylvania Historical and Museum Commission determined that the Susquehanna Female College building is not individually eligible for inclusion in the National Register of Historic Places (National Register) because it has been altered since its 1859-1863 period of significance as the Susquehanna Female College. However, the property is eligible for inclusion in the National Register as a contributing element of the Selinsgrove Historic District. The community (via their Main Street Program) is currently in the process of advancing a National Register nomination for the historic district, including this property.

REHABILITATION OPPORTUNITIES

In some instances, historic buildings are in danger because their owners don't know what to do, don't want to do what needs to be done, or can't afford to do it. In these situations, a change in ownership may be necessary to save the historic property. What is overwhelming or infeasible for one person may be an exciting challenge or rewarding investment for another.

Please go to Preservation Pennsylvania's Historic Properties for Sale website at http://www.preservationpa.org/page.asp?id=39 to learn about many additional opportunities to own a piece of history in Pennsylvania.

Some are historic buildings that have already been restored, and others are opportunities for rehabilitation waiting for the right preservation-minded buyer.

BROOKVILLE ADMINISTRATION BUILDING
265 N. Barnett St., Brookville
Jefferson County

Standing in a public park on what is often referred to as "Knowledge Knob," this "janitor's cottage" is all that remains of the former Brookville Central School complex. The Borough of Brookville is now the owner of the building, and needs to find a new self-sustaining use for it in order to prevent its demolition. Because of its location in the public park, near a school and within a residential neighborhood, Brookville Borough would like to see it used by a local nonprofit organization for community activities. However, other uses may be acceptable, as well. *Anyone interested in utilizing this building should contact Borough Manager Dana Shick at (814) 849-5321 or brookvillemanager@windstream.net to discuss their ideas and how to go about preparing a proposal for the building's reuse.*

Photo courtesy of Pamela Still

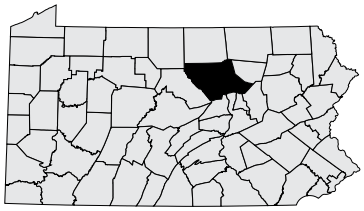
215-217 N. BALTIMORE AVE.
Mt. Holly Springs
Cumberland County

Located at 215-217 N. Baltimore Ave. in Mt. Holly Springs, this double residence is vacant and in foreclosure. The building is important to the community, who would like to see its historic character and architectural features be preserved. Members of the community are hoping to find a buyer that can find an economically viable rehabilitation solution that preserves the building's important features. *For more information about this property, please contact Wells Fargo at (561) 842-5535.*

Photo courtesy of Zach Huszar

MANOR ELEMENTARY SCHOOL
Blaine Ave., Manor Borough,
Westmoreland County

The Manor Elementary School closed in 1990, and has been privately owned since that time. The 18,000-square-foot brick building, which has been vacant for at least 18 months, is in foreclosure. At an auction in October, no one bid on the purchase of the historic school building. Located in the heart of Manor Borough on the Lincoln Highway, this building has significant potential for rehabilitation. *For more information about this property, please contact Huntingdon National Bank at (248) 244-3559.*



MUNCY HISTORIC DISTRICT

Muncy

LYCOMING COUNTY

SIGNIFICANCE

Incorporated in 1826 and named Muncy in 1827, this borough was originally a crossroads community that offered overnight accommodations to travelers.

Muncy quickly established itself as the dominant center of trade and commerce along the upper reaches of the West Branch of the Susquehanna River. The availability of inexpensive transportation via the river, canal and railroad gave rise to a number of highly successful merchants, and Muncy experienced a wave of growth and prosperity from approximately 1830-1875. The community's affluence during this period is reflected in its building stock, including a number of relatively high-style residences from this period as well as cultural and educational facilities, such as churches.

After the Civil War, Muncy began to decline, as neighboring Williamsport rose in dominance. In an age of industrialization, small businesses succumbed to larger industries, and Muncy became a "factory town" rather than a town governed by individually run businesses. With the creation of an industrial-based economy, a number of simple eclectic homes with Victorian influences began to fill in the edges of the Borough of Muncy to house the working class, and a few elaborate Victorian homes were built elsewhere in the district.

The Muncy Historic District is listed in the National Register of Historic Places.

4

Drastic increases in flood insurance premiums are making it infeasible for many residents in historic rivertowns – where property values and incomes are modest – to remain in their homes. This change is eroding the building stock and community fabric, and threatens historic districts throughout the region.

THREAT

Like many communities in Pennsylvania and throughout the northeastern United States, Muncy was built along the shores of a river, which provided power and transportation to local industry and fueled the economy. With a river to the west and creeks running through the community, Muncy has periodic problems with flooding. Approximately 47% of the Muncy Historic District, or 483 buildings, is located within what is commonly referred to as the 100-year floodplain. A 100-year flood is a significant flood event that has a 1% probability of occurring in any given year. Flood events do not just occur once every 100 years. In fact, Muncy has experienced significant damage from floods in 1972, 1975, 1984, 1996, 2004, 2010 and 2011.

In an effort to reduce risk and future losses from disasters, communities develop long-term strategies to break the cycle of disaster damage, reconstruction, and repeated damage. Towns create mitigation plans, which provide the framework for risk-based decision making and identify policies and actions that can be implemented in order to reduce damages to lives, property, and the economy from future disasters.

Muncy's disaster mitigation plan aims to significantly reduce the frequency and severity of repetitive loss while preserving the significant historic core of the community to the greatest extent possible. In order to do this, their resources must be focused in a strategic manner. Unfortunately, even carefully considered, proactive plans often result in significant losses and/or inappropriate changes in historic communities.

In Muncy, more than 20 historic homes stand on land where the Base Flood Elevation (BFE) is 10-12 feet above grade. Because elevating these structures out of the BFE is generally technically or financially infeasible, the municipally adopted mitigation plan has identified these as targeted acquisition areas. In these areas, properties may be purchased, the buildings demolished, and open land transferred to the borough. While this approach successfully eliminates repetitive losses, it results in a loss of historic buildings, reduces local tax revenues, and increases the financial burden on the municipality (passed to the remaining taxpayers) since they must maintain these properties as public open space in perpetuity.

In other parts of the borough, Muncy's mitigation plan encourages other forms of mitigation, such as elevation.

The National Flood Insurance Program (NFIP) provides flood insurance for homeowners and small businesses nationwide. Property owners with a federally-backed mortgage are required to carry flood insurance. Recent changes to the NFIP resulting from the Biggert-Waters Flood Insurance Reform Act of 2012 (BW12) are causing a drastic increase in flood insurance rates for older housing stock.

Generally speaking, annual insurance premiums after BW12 are equal to $1,000 per foot the lowest floor of a home lies below Base Flood Elevation (BFE). Thus, a homeowner whose house is 2' below BFE and who has a 6' basement will pay insurance premiums between $8,000 and $9,000 each year. This is a significant expense in any situation, but is prohibitive in low- and moderate-income communities such as Muncy, where the average household income is about $54,000 and the average home value in the floodplain is $75,000 and $150,000 elsewhere.

To reduce their insurance premiums, homeowners have the option of mitigating their flood risk by: 1) elevating their first floor at least 18" above BFE and filling their basement if they have one; AND 2) installing vents to allow water to flow in and out of at least two sides of any space below BFE; AND 3) elevating all utilities and mechanical systems above the BFE. In portions of Muncy's historic district, where BFE is only 1-3 feet above ground level, this type of mitigation may be possible. Properties achieving 100% mitigation will qualify for significantly reduced insurance premiums.

The homes in this part of the Muncy Historic District will likely be mitigated by elevating them 1-4' to get them 18" above BFE.

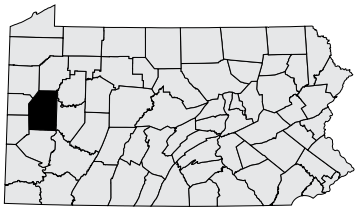
Commercial properties (including non-primary residences) face slightly different requirements, and can often dry flood-proof if elevation is not feasible. Unmitigated commercial properties are facing 25% annual premium increases until they reach full rates.

For both residential and commercial properties, once mitigation is complete, flood insurance premiums are typically significantly lower. Lycoming County's goal is to create financing programs that allow homeowners to borrow the money needed for mitigation, and then use their insurance savings to pay the associated debt service. By doing so, they hope to avoid situations where property owners simply can't afford the cost of mitigation and/or insurance, and abandon their homes to live in less expensive locations.

Some communities – especially those like Muncy where property values and household incomes are relatively low – will face dramatic decreases in their tax base as businesses and individuals leave the floodplain. The abandonment and demolition of buildings in historic core communities is not only damaging to the physical fabric of historic districts, but the changes also have a negative impact on the economic, environmental and social fabric of affected communities.

Muncy is not alone. Approximately 905 boroughs and cities in Pennsylvania participate in the NFIP and will experience impacts related to this legislation. While nationally, on average, approximately 10% of the population and land area exists within the floodplain and will be affected by this legislation, historic population centers built along waterways have up to 50% of their land area and buildings in the floodplain. Changes in federal policies regarding the determination of flood insurance premiums are needed in order for historic districts like Muncy to survive.

The homes shown here are vacant and will likely be acquired for demolition in the near future. In this part of the historic district, the Base Flood Elevation is approximately 10-12 feet above ground level, resulting in insurance premiums of approximately $12,000-$15,000 annually. Because mitigation is all but impossible and unmitigated insurance rates are prohibitive, more than 20 homes in this part of the historic district are threatened.



HARMONY HISTORIC DISTRICT and DAVID ZIEGLER FARMSTEAD

Harmony and Jackson Township

BUTLER COUNTY

5

SIGNIFICANCE

Laid out by George Rapp in 1804, Harmony was the first home of the Harmonie Society, a communitarian theocracy under Rapp's spiritual control. In 1805, 300 of Rapp's German followers moved to Harmony where they established a thriving town laid out around a central square and surrounded by fields, gardens and meadows. By 1814, the society had 900-1,000 members, and 150 substantial brick buildings had been built, including a number of homes as well as several industrial and commercial establishments. In 1815, the society sold all of their holdings to a group of Mennonites and moved to Indiana. They later returned to Pennsylvania establishing another utopian community at Economy on the Ohio River.

Harmony continued to grow and develop after the Harmonists left, its significant role in the regional economy continuing well into the 20th century. In addition to a collection of historic buildings reflecting the community's earliest phases of development, which comprise a National Historic Landmark District, the Borough of Harmony contains historic building that reflect later periods of development and architectural forms and styles. Part of the projected development site is in the National Register-eligible Secular Historic District, and most of it is within the National Register-eligible David Ziegler farmstead, which PHMC expanded to 50 acres several years ago.

Taken from Main Street in the National Historic Landmark Harmony Historic District, this photo shows the view across the Connoquenessing Creek to the site of the proposed 467-unit housing development. To accommodate this development, the topographic bowl will be filled, potentially damaging archaeological resources, worsening flooding and causing other indirect impacts in Harmony.

THREAT

A developer is planning to build two new housing complexes in Jackson Township, just north across the Connoquenessing Creek from Harmony's historic districts on land first cleared by Harmonists in 1805 for agricultural use, on land that comprises the David Ziegler farmstead. Although detailed plans for the development have not yet been obtained (as of December 2, 2014), local media indicates that these developments will include: 1) 204 units of senior housing contained in three four-story buildings known as Creekside Manor; and 2) workforce rental housing consisting of 263 town house units (developed in three phases with 80, 80 and 103 units respectively) known as Creekside Commons. In order to raise the low-lying farmland out of the 100-year floodplain, the developer plans to fill the site, raising the ground level by as much as 16 feet.

The proposed development will drastically alter the landscape by filling in low-lying farmland within the floodplain. In addition to altering the use of the farmland that played an important role in Harmony's history, the proposed development has the potential to cause flooding in the historic district. Members of the Harmony community are concerned that filling this basin will force water into Harmony's historic district, increasing the frequency and severity of flood damage.

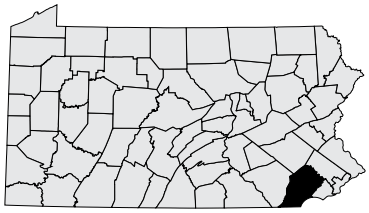
This proposed development also has the potential to have a significant impact on archaeological resources. There is one known archaeological site in the immediate vicinity, and a high probability that other historic and prehistoric sites exist on this low-lying land at the bend in the creek, as well. While preservation in place is often considered to be an appropriate treatment of archaeological resources, in this situation, the development may harm archaeological resources directly, and: 1) By filling the site and building on top of the fill, archaeological resources will be made unavailable for future excavation; 2) The weight of the fill and buildings on top of them will likely compact the strata containing archaeological resources and may damage them so that they are no longer recoverable; 3) Installing this much fill adjacent to a waterway will force floodwaters to go elsewhere, which could inundate archaeological features. By changing the wetness and acidity of the soil, artifacts may be damaged and wash away over time. Because of the inaccessibility of archaeological resources and the high potential for damage, filling is not a preservation solution in this situation.

WEST CHESTER POST OFFICE

6

101 East Gay Street, West Chester

CHESTER COUNTY



Closure and disposal of this post office by the USPS poses a threat to the continuing vitality of the downtown by reducing foot traffic and diminishing the federal government's presence in the community.

THREAT

The West Chester Post Office contains approximately 17,000 square feet of space, including the post office on the main floor and offices below, which requires substantial maintenance and operation expenses. A result of changes in mail distribution methods and increased automation, the United States Postal Service (USPS) now needs only about 1,600 square feet of retail space to meet its needs in West Chester. As a means of cutting costs, the USPS decided to relocate from this property and sell the building.

Like most post offices that are being decommissioned across the United States, the West Chester Post Office is not currently threatened with demolition. And, in fact, the USPS is even willing to include preservation covenants in their sales agreement to ensure preservation of the building's significant features.

The problem is not a direct threat to post office buildings, but rather then indirect impacts to these building and the surrounding downtown districts that are linked to the closure of the downtown post offices. Disposal of the building by the USPS raises significant concerns not just about the loss of postal services, but also for the preservation of the historic buildings, the continuing vitality of a facility that generates foot traffic downtown, and a diminished federal government presence as part of the community fabric. This situation is not unique to West Chester, but is being repeated across the commonwealth and the nation.

When post offices are closed and sold, the USPS must go through the Section 106 process. Section 106 requires federal agencies to consider the effects of their actions on historic properties and to engage in a consultative process to resolve negative impacts. The USPS feels they have satisfied their obligations under Section 106, but local groups and the State Historic Preservation Office disagree. The problems that occurred in West Chester are very similar to those identified by the Advisory Council on Historic Preservation in their recent *Preserving Historic Post Offices: A Report to Congress* (http://www.achp.gov/historicpostoffices.pdf). Because the decision to discontinue public use was not part of the public process, the USPS has been asked to go back and consider a wider range of alternatives, including those that would minimize effects to the historic district by allowing for continued public use and/or access to the building. By working in consultation with local groups, the USPS may be able to realize a solution that otherwise appears infeasible.

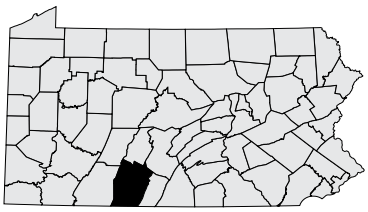
SIGNIFICANCE

Originally constructed in 1905-1907 with additions and upgrades dating to 1935, the one-story West Chester Post Office has been determined individually eligible for listing in the National Register of Historic Places. It is also a contributing resource in the National Register listed West Chester Downtown Historic District.

The West Chester Post Office was built when James Knox Taylor served as the Supervising Architect of the Treasury (1897-1912) and reflects his belief that government buildings should be monumental and beautiful, designed by individual architects in classical styles and built of the highest quality materials. The building was designed by Edgar H. Klemroth and constructed by Cramp & Company in the Classical Revival style utilizing Cockeysville Marble (the same as was used for the Washington Monument) and other quality materials. The West Chester Post Office is among the most prominent buildings in downtown West Chester, and has served as an informal community meeting place and provided a federal presence in the community for nearly 100 years.

The West Chester Post Office retains significant interior architectural features such as the original bronze mailboxes, service windows and marble wainscoting.

For information on the National Trust for Historic Preservation's efforts to preserve historic post offices, go to http://www.savingplaces.org/treasures/historic-post-office-buildings#.VKm2R3t59OI.



LINCOLN MOTOR COURT

5104 Lincoln Highway, Manns Choice, Napier Township

BEDFORD COUNTY

Photo courtesy of Debbie Altizer

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This rare operating motor court does not generate sufficient revenues to fund the needed maintenance and upgrades. Assistance is needed immediately to help preserve the historic resources.

SIGNIFICANCE

Consisting of 12 individual cottages arranged in a U-shape around the owner's residence, the Lincoln Motor Court is the last surviving tourist court on the Lincoln Highway that is open to overnight guests.

Early travelers along the Lincoln Highway camped out of their vehicles, at first along the side of the road and later at camping grounds. Roadside cabins, often arranged in groups like this motor court, came next. Early tourist cabins were rustic, with few amenities. Later cabins, like these that were built in the 1930s or early 1940s, began to introduce upgraded features such as indoor plumbing, hot showers, steam radiator heat, electricity, spring mattresses and linoleum. In time, individual cabins gave way to connected rooms, evolving into the current motel configuration.

Over the years, motor court cottages have disappeared from the American landscape. At one time, there were 13 different motor courts in Bedford County, Pennsylvania, alone. Today, the Lincoln Motor Court is the only surviving tourist cabin court on the Lincoln Highway from New York City to San Francisco that is open to overnight guests. The present owners have owned the Motor Court since 1983, and have worked hard to maintain the integrity of each of the cottages, as well as the property as a whole, in order to provide an authentic Lincoln Highway-era experience to visitors.

THREAT

Despite the best efforts of the property owners, the cabins that comprise Lincoln Motor Court are in need of maintenance and improvements. The revenue generated by the operation of the Motor Court has not been enough to cover major maintenance expenses. The property has been maintained to the best of the owners' ability, but deterioration of some of the buildings could not be prevented. Some of the buildings suffer from leaking roofs, collapsing foundations, and other issues that if not addressed soon could lead to significant problems. The owners fear that one cabin may be lost this year, with others to follow in the near future. To retain the integrity of the Lincoln Motor Court as a whole, it is important that all of the cottages that form the court remain standing.

Today's visitors demand well-maintained facilities and modern amenities – the definition of which has changed significantly since the 1940s. Sensitive upgrades are needed to meet the needs of modern travelers while retaining the historic character of this roadside gem. And these upgrades will cost money that the cabins in their current condition can't generate. So the current property owners are stuck. To prevent the loss of some of the Motor Court's cabins and preserve the integrity of the property, they need help raising funds for repairs and improvements and possibly developing a new model for operation that will help them to rehabilitate Lincoln Motor Court and sustain the business and this unique and important historic resource into the future.

FUNDING OPPORTUNITIES

The Lincoln Motor Court, whose owners are trying hard to preserve their historic property, is not alone. One of the most common problems facing historic properties is a lack of funding for acquisition, maintenance and improvements. Each of the historic resources shown here would all benefit from your financial support. Please make a contribution to show your support for a project that matters to you.

At the Lincoln Motor Court, a little bit goes a long way. To support the rehabilitation of a cottage, you can mail a contribution to: 5104 Lincoln Highway, Manns Choice, PA 15550

Visit their new website at www.lincolnmotorcourt.com or follow the Lincoln Motor Court on Facebook

New Oxford Train Station, Adams County

This historic railroad station is owned by a preservation-minded group, but they need to raise significant funds to purchase the land beneath the train station so that it can be saved in perpetuity. *You can learn more about this project by emailing Anita Kennedy-Muccino at noahs14crmrrc@gmail.com or calling Elaine Gerwig at (717) 624-6240.*

Moose Exchange, Columbia County

After winning a preservation award in 2013 for their creative community-based rehabilitation of this former social hall, the Moose Exchange was severely damaged by fire early in 2014. The building was insured, but additional funds are needed to rehabilitate the building to get it back in use. *Please visit https://www.facebook.com/MooseExchange or go to www.mooseexchange.org for more information.*

Tarr Mansion, Crawford County

The current Crawford County Commissioners have agreed not to tear down the mansion if the historical society acquires and rehabilitates it. The historical society has raised about 2/3 of the money needed, and they would appreciate your support. *Tax-deductible donations can be made to the Crawford County Historical Society's Tarr Mansion Fund, P.O. Box 871, Meadville, PA 16335. (814) 333-9882.*

Monaghan Presbyterian Church, York County

This church is closed and will likely be offered for sale soon. A historic property at the heart of the community, many feel it will be important to preserve the church and continue its community use. The group working to plan and fundraise to acquire the building and rehabilitate it as a local cultural center could use your support. *To learn more, please go to www.dillsburgarts.org.*

LEARNING FROM LOSSES

Preservation Pennsylvania's general policy is not to include properties in Pennsylvania At Risk where demolition has already been permitted. While these properties are still standing (as of December 18, 2014), the standard preservation tools available to halt demolition have been exhausted. It may be too late for us to save these buildings, but we can learn from these losses and begin working to try to prevent similar losses in the future. By talking about the issues, we can work to preserve other resources in the commonwealth.

6012-6016 PENN AVENUE
Pittsburgh
Allegheny County

These three buildings, standing at 6012-6016 Penn Avenue in Pittsburgh's East Liberty neighborhood, were among those spared by an expansive urban renewal project in the late 1950s and 1960s that demolished over 1,000,000 square feet of buildings at the perimeter of the community while preserving its core. Constructed in 1921, 1887 and 1917 (left to right), these historic buildings are among the most architecturally significant small-scale historic commercial buildings left in East Liberty. Their location, human scale and interesting architecture were all factors in their survival through the 1960s. Despite the decision to spare these buildings in the mid-20th century and acquisition for preservation in the 1990s, demolition of these buildings has now been permitted. They will be removed and a large, new multi-use building constructed in their place.

A nod to the architectural significance of the two outer buildings, elements of the terra cotta facades will likely be removed during demolition and installed in a private courtyard behind the new building. Many feel this is not preservation, and is an inadequate gesture. But others feel that salvaging these elements is better than losing everything.

In order to minimize the occurrence of losses like this, it is important that community education and historic property documentation and designation are ongoing. People need to recognize what they have in order to know what they stand to lose and how that loss might impact their community. The dollar speaks loudly, and only when the voice of the community is louder will elected officials and developers listen.

CHRISTIAN HERR II HOUSE
421 Penn Grant Road, Lancaster
Lancaster County

This building will soon be demolished to make way for a larger, modern home on this protected historic farm. Built circa 1734 with direct ties to the adjacent world-renowned 1719 Christian "Hans" Herr House, this building is considered by many to be one of the oldest and most significant buildings surviving in Lancaster County. Despite its significance and the fact that West Lampeter Township has a zoning ordinance in place to protect historic places, this historic home will soon be lost.

How did this happen? After reviewing the property owners' conditional use application, the zoning hearing board decided that the terms of the ordinance had been satisfied and the building could be demolished. This decision was made despite strong opposition from within the local community and broader preservation community, where people argued that credible evidence that rehabilitation was not feasible had not been provided, and that there may be alternatives to demolition that had not been fully explored. Unfortunately, none of the opposing groups had the financial resources to appeal the decision.

In order to prevent similar situations in the future, Preservation Pennsylvania hopes to work with local partners in an attempt to: 1) Educate communities about the value(s) of historic preservation and encourage them to adopt and implement preservation regulations; and 2) Work collaboratively with farmland preservation programs to encourage the preservation of significant historic buildings as well as valued farmland.

2014 Pennsylvania AT RISK UPDATES

SAVED!!

MONTEREY PASS BATTLEFIELD and MARIA FURNACE ROAD
Franklin County

On December 17, 2014, the Friends of Monterey Pass Battlefield announced that Washington Township was awarded $115,000 to complete the purchase of 116 acres of battlefield land. This grant and another $100,000 grant received earlier in the year will allow them to cover the $200,000 purchase price and related expenses. Now that the funds are in place, the purchase agreement will be prepared. Settlement is expected to occur early in 2015.

Although preservation efforts began several years ago, having just been listed in *Pennsylvania At Risk* in 2013 (announced in early 2014), this is one of the fastest "saves" in the history of Preservation Pennsylvania's program. Congratulations to the Friends of Monterey Pass Battlefield and their partners, including Washington Township, the Franklin County Commissioners and Explore Franklin County, among others, for their hard work and impressive success.

The group is currently working to raise funds for the acquisition of four additional acres to provide access to the site, and for the interpretation of the battlefield and its features for the public. *To follow their progress or support the project, please follow the Friends of Monterey Pass Battlefield, Inc. on Facebook or go to http://www.montereypassbattlefield.org.*

STILL AT RISK

ALTMAN'S MILL, Saltsburg
Indiana County

Preservation Pennsylvania has been working with the owners of this mill and members of the community in an effort to preserve this highly significant historic gristmill. The owners have come to realize that a change in ownership is needed, and have listed the property for sale on Preservation Pennsylvania's Historic Properties for Sale website (http://www.preservationpa.org/page.asp?id=39). The property, including the mill building and an operating canoe/kayak and bicycle outfitting business known as Saltsburg River & Trail, are available for sale. Altman's Mill is considered to be an unsafe property by the municipality, and is in need of immediate work to secure the building envelope, address safety concerns and prevent additional deterioration. *For more information, contact Eric Sutliff at rivtrail@comcast.net or (724) 422-2324.*

Photo courtesy of Harry Byrne

LOST

HUBER BREAKER
Luzerne County

After working for years to try to save the landmark Huber Breaker, the Huber Breaker Preservation Society lost its bid to purchase the breaker and 8 acres of land for $25,000 in 2013. Interested in the scrap value of the estimated 900 tons of steel in the breaker, a Philadelphia salvage dealer bid $1.28 million for the breaker and its 26 acres of land in August 2013. The U.S. Bankruptcy Court approved the sale, and demolition began in January 2014. The Huber Breaker's main building was demolished in April, and demolition was complete in August 2014.

Preservation Pennsylvania is continually working to update its *At Risk* database. If you have information on the current status of any of our *At Risk* properties, please let us know!

preservation
PENNSYLVANIA
257 North Street
Harrisburg, PA 17101
www.preservationpa.org

National Trust
Partners Network