

Preservation Pennsylvania | 2018

Commonwealth Impact Report

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.



preservation
PENNSYLVANIA

About preservation

PENNSYLVANIA

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 organizes the Statewide Conference on Heritage, hosts the Pennsylvania Historic Preservation Awards, and publishes an annual list of endangered properties in Pennsylvania At Risk in addition to managing a revolving fund and intervention fund. Preservation Pennsylvania also participates in educational programs and advocacy initiatives, conducts special projects, and offers on-site assistance to people throughout the commonwealth. You’ll see how your membership dollars, donations and sponsorships helped preservation happen in Pennsylvania in 2018. Thank you for making a difference!

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Financial data in the annual report reflects figures from Preservation Pennsylvania’s fiscal year, which ended on June 30. Aside from these financials, all other data in this report reflects Preservation Pennsylvania’s activities during the 2018 calendar year.	About Preservation Pennsylvania..... 2
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Preservation Pennsylvania’s Annual Report is published for our members. To join and learn about other membership benefits, visit preservationpa.org.

On the cover: Preservation Pennsylvania offered a series of workshops on useful topics, including an insightful tax credit seminar held in Philadelphia featuring local developers, lawyers and speakers from the National Trust for Historic Preservation, the State Historic Preservation Office, the Preservation Alliance for Greater Philadelphia and Preservation Pennsylvania. The workshop was held at a recently-completed tax credit project at 1200 Chestnut Street, the former Beneficial Savings Fund building (designed by Horace Trumbauer), now transformed into the Thomas R. Kline Institute of Trial Advocacy, Drexel Kline School of Law.

Publication design by Susan Harper, www.sharpernet.com

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In 2018, we welcomed Melonie Babich, Advocacy and Development Assistant, to the team!



From the Chairman



Pennsylvania is a special place. The cradle of liberty, the crucible of revolutions—American and industrial, it remains a place of many dreams.

We at Preservation Pennsylvania have our own dream, a vision of a Pennsylvania where people have the tools they need to make sure those places that make Pennsylvania special will live on into the future. Because we share this same dream with so many others, we know it can become a reality. Our work in 2018 brought us closer to that reality.

In 2018, we joined our colleagues from the Pennsylvania Historical and Museum Commission and from across the county to advocate to save the very important federal historic tax credit, an economic tool that has saved countless vacant and underutilized buildings by leveraging private investment to make projects successful.

Also in 2018, we began our efforts to reauthorize and expand Pennsylvania’s Historic Preservation Tax Credit. Preservation Pennsylvania led the charge a number of years ago to establish this credit, which has supported the rehabilitation of many significant properties across the state. Our staff and our partners worked with Senator David Argall, Chair of the Senate Majority Policy Committee, to draft language for introduction of a bill. With support from the Pennsylvania Historical and Museum Commission, we retained Donovan Rypkema and Place Economics to prepare an economic study on the positive impact of the state tax credit and the potential positive impact of its renewal and expansion. The study would lay the foundation for the passage of the bill.

We experimented in 2018 with a new method to promote our educational mission. In the spring, we held a series of three workshops that allowed us to dive deeper into a variety of issues. In April, we were in Lancaster talking about Balancing Development

and Preservation, an issue that was addressed as a result of two large scale developments that impacted two historic farms. The discussion engendered at this workshop informed a perennial agenda item: helping municipalities to proactively protect their historic resources without chilling economic development. In May, we tackled the issue of federal and state historic tax credits and heard from professionals, developers, and partners who underscored the critical nature of the credits at the state and federal level. In June, cultural resources professionals convened in Harrisburg to address topics related to transportation and historic preservation.

Our staff and board continue to be available to work across the state on threats to historic resources. Our Pennsylvania At Risk program is active and we’ve had some very positive outcomes including the Yorktowne Hotel which is now being rehabilitated using the federal historic tax credit program. Mt. Tabor Church in Cumberland County has generated a lot of press coverage and interest. Students from Dickinson College undertook ground-penetrating radar to determine the location and number of graves and clarify boundaries. Additionally, local boy scouts erected a fence to protect the graveyard that included archaeological monitoring during construction. Efforts continue to advocate for the preservation of two documented Underground Railroad history sites: Abolition Hall in Montgomery County and the Mifflin House in York County.

While At Risk properties do direct our work each year, we have also been involved in other important battles that might have resulted in the loss of historic resources. The recent passage of Act 45 that prohibits the taking of property by eminent domain without a determination that there is no prudent or feasible alternative has resulted in a save for the McCormick Farm in Cumberland County and stronger tools to help save Stoneleigh in Montgomery County.

On behalf of our board of directors, our members, and our very hardworking staff, thank you for your support of our common dream for Pennsylvania. I look forward to another year of forward movement in our mission. Thank you.

Nathaniel C. Guest
Nathaniel Guest, Esq., Chairman

From the Executive Director



“Patience, my child.” How many times did my mother say that to me as I was growing up? Patience was never one of my stronger qualities. Waiting for something to happen is hard. Patience was never one of my strengths as a child. Little did I know that it would be a major component of my life’s work.

I’ve often heard that it takes an average of seven years to save a historic place. This is a long time and often endangered places don’t have seven years. We receive a call or an email telling us that a historic building is about to be demolished; in fact, maybe the bulldozers are already on site. It is unlikely that resource has seven years or even seven days. Filing an injunction, using our powers of persuasion to change the owner’s mind, or finding the pot of gold to buy the property are just not effective ways to fight. We need to work proactively to protect important sites before the situation is critical and be ready to jump in if needed, even if it seems to be a monumental task.

Luckily not all situations are as dire. Sometimes there is time to try and change the outcome. This involves being both ready to act quickly but also being able to be patient and wait for the opportunity to succeed. This approach takes a significant time commitment by many people to talk about opportunities, weigh the options and just keep pushing for a different plan. That’s where the patience part comes into play. While there is often value in getting the word out about a situation and asking people to speak up; most of this type of work happens behind the scenes with countless phone calls, emails, and meetings. When we list a property on our “At Risk” list, we know we’re in for the long game and often the chance of success plummets to almost impossible. The outcome often happens suddenly or unexpectedly.

In 2017, we listed the Mifflin House (York County) on our At Risk list. Preservation Pennsylvania took a two-pronged approach. We publicly and legally opposed the planned demolition while simultaneously reaching out to the owners and developers for a meeting about options. As the development process and legal challenges proceeded, we met with the developers in July 2018 and presented a possible solution. Patience.

In January 2019, the developers offered Preservation Pennsylvania and its partners 24 months to raise the funds to purchase the Mifflin House and surrounding land. During this period, that portion of the site will remain unchanged. What will be the outcome you ask? Patience, my child. There are many things happening, more than I even thought possible, to try and protect this property. Trust to know that we are moving ahead and will share it when the timing is right.

Your continued support of our work and our mission is what makes this possible and what helps me to remember that I need to have patience and faith. Please keep telling us about the places that matter to you. Let us know if you want to be more involved and we’ll find a place for you. And most of all remember, “The two most powerful warriors are patience and time.” (Leo Tolstoy)

Our history is worth the wait.

Mindy G. Crawford
Mindy Crawford, Executive Director

Read on to see how your membership dues, donation dollars and sponsorship helped make a difference in 2018!

Overview



Making Connections

Executive Director Mindy Crawford attended Lobby Day in Washington, D.C., as well as the inaugural meeting in Cincinnati of the National Trust's new National Preservation Partners Network of statewide preservation organizations. Advocacy for both the federal historic tax credit and the Pennsylvania historic preservation tax credit are priorities for Preservation Pennsylvania

A ADVOCACY

We worked with state legislators toward reauthorizing -- and enhancing -- the state historic preservation tax credit, while also working successfully to keep the federal historic preservation tax credit from being cut.

B EDUCATION

We offered three workshops -- on managing development, on tax credit projects, and a one day CRM mini-conference -- across Pennsylvania to help give local preservationists the tools they need for success.

C PENNSYLVANIA AT RISK

Our annual listing helps raise awareness about threatened places and builds support for historic preservation.

D TECHNICAL ASSISTANCE

Whether by phone, email or in person (as seen in this photo, on a survey project in Hazleton), our daily work involves helping people save the places they love.

E INSPIRE

Mod Betty of Retro Roadmap was the cover gal for our summer newsletter and the speaker at our annual meeting ice cream social, urging us all to go explore and support the wonderful legacy businesses that are such an important part of the local culture and economy. #legacylovePA

F LOVE NEVER GIVES UP

Early in the year, we sent out information on how to organize a heartbomb to the 2018 At Risk sites and encourage people to share the love on social media. Heartbombing is a practice that started years ago with young preservationists in Buffalo and caught on nationally. The supporters of the Renovo Heritage Tipple Project show up in force to demonstrate their love for their landmark!

Education

In 2018, we paused the annual statewide conference gathering and offered educational workshop programming in Philadelphia (tax credits), Lancaster (managing development) and Harrisburg (CRM).

The new format attracted new attendees, who were able to gain insights and tools to help them work toward preservation in their local communities.

In April we visited Lancaster for *Balancing Development and Protection: A Workshop for Municipalities and Citizen Advocates*. Here, we brought together developers, local planners, historic preservation advocates, municipalities, and nonprofit organizations to discuss how to recognize the need for development without losing sight of the importance of maintaining local identity and sense of place.

Our speakers included Matthew J. Creme, Nikolaus & Hohenadel, LLP on legal options available to municipalities; Dr. Angela Cuthbert, Millersville University with an analytical overview of municipal preservation ordinances; Karen Martynick, Lancaster Farmland Trust, examining the role farmland conservation plays in good land use planning; Gemma de la Fuente and Lynn Scott Padene, Citadel DCA LLC on historic resources as positive economic factors; Nicholas Redding, Preservation Maryland on how to advocate for change at the municipal level, and Andrea MacDonald, PA State Historic Preservation Office, answering the question: "Once my municipality decides to implement review or protection, what are the next steps?"

A group exercise led by Mindy Crawford and Andrea MacDonald explored how to choose what to save and where development can occur, plus further discussion of what tools, support, and advocacy is needed to make changes across the state.

May took us to Philadelphia for *Investing in History: How Federal and State Tax Credits Make Historic Properties Viable for Commercial Development*. We partnered with

Temple University's Real Estate Institute and the Preservation Alliance for Greater Philadelphia and hosted the workshop in a recently completed tax credit project that transformed the former Beneficial Savings Bank into the Thomas R. Kline Institute of Trial Advocacy.

Our speakers included Scott Doyle, Preservation Incentives Division Manager, Pennsylvania SHPO; Marcy Hart, Partner, Fox Rothschild LLP; Marshall Phillips, Office Managing Principal, Project Finance & Consulting, CohnReznick LLP; Cindy Hamilton, Vice President, Heritage Consulting Group; Stuart Rosenberg, AIA, Principal, Stuart G. Rosenberg, Architects; and Eric Blumenfeld, Owner, EB Realty Management Corp.

The final session of the day examined the importance of state and federal historic preservation tax credits and the important advocacy work necessary to ensure we don't lose these important tools. Speakers included Renee Kuhlman, Director of Policy Outreach, National Trust for Historic Preservation; Mindy G. Crawford, Executive Director, Preservation Pennsylvania; and Paul Steinke, Executive Director, Preservation Alliance for Greater Philadelphia.

In June our *Byways to the Past: Cultural Resource Management Workshop* offered a day of sessions and an exhibitor space where attendees socialized and shared stories. The morning sessions featured updates on policy and initiatives from the Federal Highway Administration (Jennifer Elsken, Environmental Protection Specialist, FHWA Pennsylvania Division); Pennsylvania Department of Transportation (Dr. Ira Beckerman); and the State Historic Preservation Office (Doug McLearn).

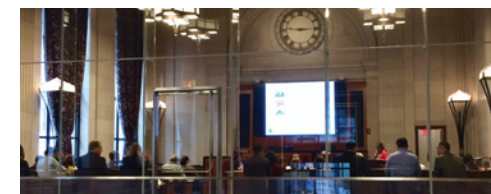
The session *Storytelling in the Age of Technology* shared case studies from The Potters Mills Gap Storymap (Charles Richmond, McCormick Taylor Associates); The I-95 Interactive Website (Matt Harris, AECOM); and Mobile Apps for the Pennsylvania CRGIS (Hannah Harvey and Elizabeth Shultz, Pa SHPO).

Alternative Mitigation and Transportation illustrated the most current approaches for resolving adverse effects for transportation projects and included a survey of the Delaware, Lackawanna & Western Railroad's Clarks Summit to Hallstead Cutoff (Gerry Kuncio, Skelly & Loy); Mitigating the Keystone Line (Steven Panko (BPT)/

Mary Alfson Tinsman, JMT); and Mitigation and Public Participation featuring Jeremy Ammerman of PennDOT; and more.

In 2012 PennDOT began an effort to develop a management plan for the Commonwealth's population of historic metal truss bridges, which was finalized in 2017. The first major public update of the results were presented by Kara Russell, Kris Thompson and Tyra Guyton of PennDOT and Barbara Frederick of the PA State Historic Preservation Office.

From ground penetrating radar to LiDAR mapping to Drones and 3D Scanning, American archaeology is being revolutionized by cutting-edge technological innovations. Case studies were shared by Scott Heberling, Heberling Associates Inc.; Susanne Haney, Angie Jaillet-Wentling and Don Burden of PennDOT; Katherine Peresolak, McCormick Taylor; Isaac Fisher, Juniata College; and Chris Swisher, Indiana University of Pennsylvania.



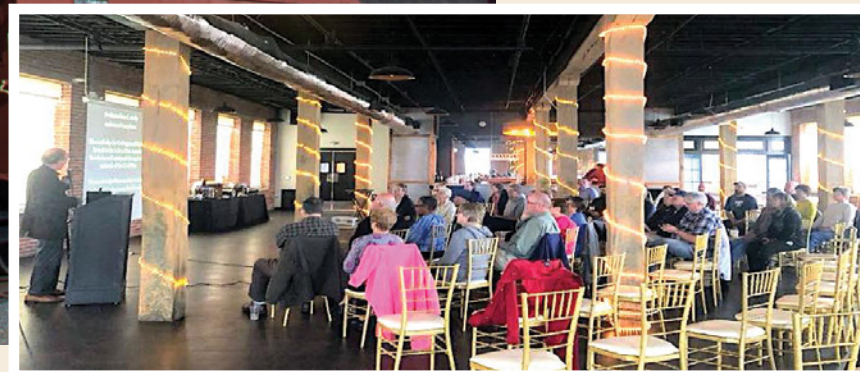
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Saving Places

PENNSYLVANIA AT RISK



2018 Pennsylvania At Risk

A Mount Tabor AME Church

Cedar Street, Mount Holly Springs
Cumberland County

THREAT: Physical Deterioration

B E.L.Meyers High School

341 Carey Avenue, Wilkes-Barre, PA
Luzerne County

THREAT: Demolition

C Cooper House

200-202 West Third Street, Nescopeck
Luzerne County

THREAT: Demolition

D Former Pennsylvania Railroad Tipple

Greater Renovo Area Heritage Park
78 Industrial Road, Renovo
Clinton County

THREAT: Physical Deterioration

At Risk sites are submitted by citizens across the state, who seek the designation as a tool to raise awareness, promote local action and encourage planning actions, funding and legislation that supports preservation activities. Preservation Pennsylvania waives field service

fees for At Risk Properties for the year and provides additional services, support and intervention funding. Donations to our Love Never Gives Up campaign directly benefited these properties. Thank you to everyone who opened their hearts — and their checkbooks!

Supporters at a local meeting to learn more about the history of the Mifflin House and efforts to save it from demolition.

We also continued efforts on behalf of past Pennsylvania At Risk sites. For example, we worked behind the scenes and at public meetings toward preservation of the Mifflin House (York County) as well as another important Underground Railroad site, Abolition Hall in Plymouth Meeting (Montgomery County).

Awards



CONGRATULATIONS TO THE 2018 PENNSYLVANIA HISTORIC PRESERVATION AWARDS RECIPIENTS!



Oliver Bass accepted the F. Otto Haas Award for Natural Lands



Astride McLanahan (right) received the Henry A. Jordan Award from Jane Sheffield and Philip Zimmerman

HONOR AWARDS

F. OTTO HAAS AWARD

for outstanding individual achievements in historic preservation:

NATURAL LANDS | Montgomery County

HENRY A. JORDAN AWARD

for outstanding historic preservation efforts at the local level:

ASTRIDE MCLANAHAN | Blair County

CHAIRMAN'S AWARD

for the preservation of an iconic historic structure

THE STAR BARN VILLAGE | Lancaster County

SPECIAL FOCUS AWARDS

RALPH MODJESKI AWARD

for excellence in transportation design, preservation and archaeology:

PINE BANK COVERED BRIDGE | Washington County

PRESERVATION PLANNING AWARD

ERIE COUNTY GAMING REVENUE AUTHORITY | Erie County

PUBLIC IMPACT AWARDS

MARKET STREET REVITALIZATION PROJECT | York County

COLONIAL THEATRE | Chester County

CONSTRUCTION PROJECT AWARDS

ASSISI RESIDENCE | Delaware County

CENTURY INN | Washington County

DRURY PLAZA HOTEL | Allegheny County

F.A. WINTER AND SON MUSIC STORE | Blair County

CHARLES MCMANUS TAVERN | Cumberland County

INITIATIVE AWARDS

STEWARDSHIP

HILL-PHYSICK HOUSE PHILADELPHIA COUNTY

COMMUNITY INVOLVEMENT

SOUTHERN ALLEGHENIES MUSEUM OF ART- BEDFORD, FORMERLY THE DR. JOHN ANDERSON HOUSE | Bedford County

COMMUNICATION

MARKER ADVOCATES OF TOBYHANNA TOWNSHIP | Monroe County

EMERGENCY RESPONSE

ST. VINCENT DE PAUL ROMAN CATHOLIC CHURCH | Philadelphia County

GRASSROOTS ADVOCACY

SYDELLE ZOVE | Montgomery County

LOCAL GOVERNMENT

SCHOOL HOUSE NO. 5 | Butler County

SUSTAINABILITY IN HISTORIC PRESERVATION

HILL COLLEGE HOUSE | Philadelphia County

Selected and Presented by the Pennsylvania State Historic Preservation Office

COMMUNITY INITIATIVE AWARDS

WALK IN ART CENTER | Schuylkill County

JEFFERSON COUNTY HISTORY CENTER | Jefferson County

REDBANK VALLEY TRAILS ASSOCIATION | Clarion County

THANK YOU TO OUR SPONSORS, MEMBERS, DONORS AND ALL THE PASSIONATE PRESERVATIONISTS WHO MAKE A DIFFERENCE EVERY DAY!

Preservation Pennsylvania gratefully acknowledges the generous individual and corporate sponsors of the 2018 Pennsylvania Historic Preservation Awards.

LEADERSHIP

F. Otto Haas Award

sponsored by A. Roy Smith

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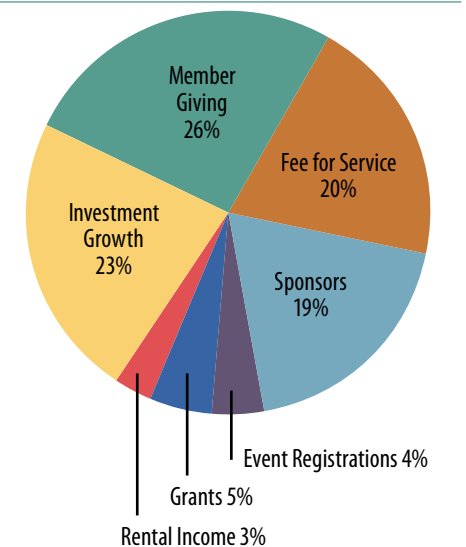
2017-2018

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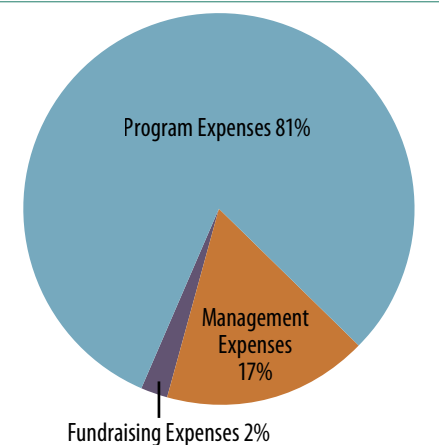
\$432,174
TOTAL EXPENSES

\$281,920
TOTAL SUPPORT
& REVENUE

REVENUE SOURCES



ORGANIZATIONAL EXPENSES



Membership and Support★

Without our members and donors, our work wouldn't be possible. Have a look at the charts showing our funding sources and you'll see what an important role you play in the well-being and mission of this organization. Your support of this organization helps create a people's mandate in support of all the good that historic preservation does all across Pennsylvania. Thank you on behalf of the board and staff, for your important contributions to preservation in Pennsylvania!

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★Due to a change in member levels, some levels were merged or may appear with a different level title.



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