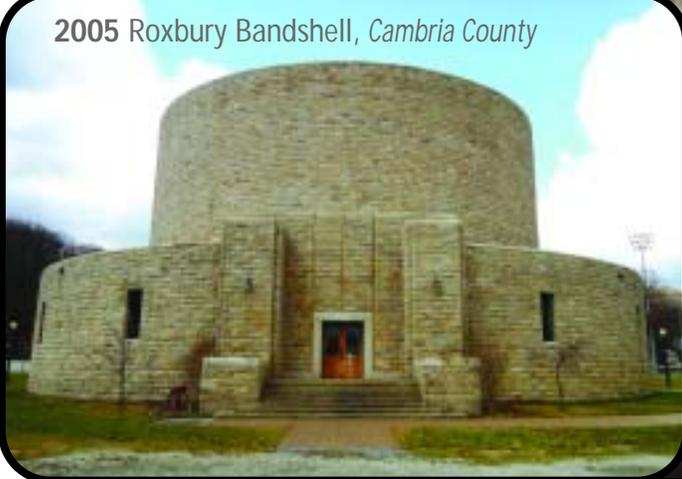


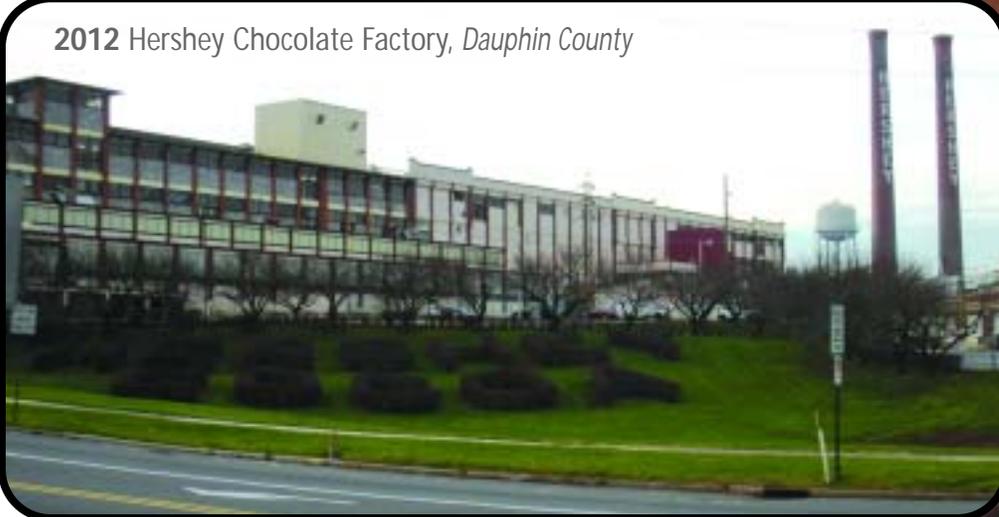
Pennsylvania At Risk 1992 - 2012

2005 Roxbury Bandshell, Cambria County



Twenty-Year Retrospective of Pennsylvania's Endangered Historic Properties... Where Are They Now?

2012 Hershey Chocolate Factory, Dauphin County



1992 Carrie Furnaces, Allegheny County



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.

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INTRODUCTION

Preservation Pennsylvania established the annual *Pennsylvania At Risk* list in 1992, making us the first statewide preservation organization in the United States to have an annual roster of endangered historic properties. Since 1992, we have listed and worked to preserve more than 200 endangered historic resources, including individual buildings, historic districts and thematic resources statewide. For 2012, as we celebrate the 30th anniversary of our organization, we are presenting a 20-year retrospective edition of *Pennsylvania At Risk*. In this issue, we revisit some of the amazing historic places across the Commonwealth, some of which have been rescued from extinction through preservation and rehabilitation efforts, and others that still need our help.

Approximately 18% of Pennsylvania's At Risk properties have been lost, having been demolished or substantially altered. Another 32% have been saved or are in a condition or situation where the identified threat no longer poses a problem for the historic property. Approximately 50% of the 201 At Risk resources remain in danger, or we have not been able to confirm their current status as either saved or lost.

By monitoring these properties over the past 20 years and working with individuals and organizations trying to preserve them, we have learned many valuable lessons. Those lessons are called out throughout this publication.

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PRESERVING PENNSYLVANIA: PENNSYLVANIA AT RISK is an annual publication of Preservation Pennsylvania, Inc., 257 North Street, Harrisburg, PA 17101, tel. 717.234.2310, fax. 717.234.2522, info@preservationpa.org, www.preservationpa.org.

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This mission-driven publication has been produced in its entirety by Preservation Pennsylvania and financed through membership dues and contributions. Portions of the newsletter that are not copyrighted or reprinted from other sources may be reprinted provided proper credit is given.

• PRESERVATION IN PROGRESS •

1992 — Carrie Furnaces, Allegheny County

In 1900, Andrew Carnegie built a physical link across the Monongahela River between the Carrie Furnaces and the Homestead Steel Works, creating one of the largest steel plants in the country. Built in 1906-1907, Carrie Furnaces 6 and 7 are the only remaining pre-World War II era blast furnaces in Pittsburgh. The furnaces are exceptionally significant, rare examples of a once common type of American iron production system. They also reflect advances in iron-making technology during the first half of the 20th century, which was critical to the development of mass-production in the highly mechanized American steel industry. The region's steel industry collapsed in the 1970s, and many facilities, including U.S. Steel's Homestead Works, closed. Subsequently, much of the facility was demolished. The surviving tall, cylindrical blast furnace stacks represent a small but important component of the modern, integrated blast furnace plant.

Recognizing the significance of these surviving industrial elements, individuals, organizations and municipalities have been working hard for 20 years to preserve the Carrie Furnaces. In 2005, Allegheny County acquired the Carrie Furnace property, and in 2006, the site was designated as a National Historic Landmark.

After extensive planning, the property is undergoing a program of selective demolition and restoration to make the site safe and suitable for public visitation, as well as a \$78 million stabilization and renovation that will allow visitors to climb a series of walkways around these huge industrial furnaces and see them up close. This effort is central to a \$500 million brownfield restoration project being led by Allegheny County. Project partners, including the Rivers of Steel National Heritage Area (Rivers of Steel) and the Steel Industry Heritage Council, among others, hope to preserve the remaining industrial structures as one of the focal points of the proposed Homestead Works National Park; multi-use light commercial, office and residential development will occur around the historic landmark. In the meantime, Rivers of Steel is offering tours of the Carrie Furnaces property from April through October.



photo courtesy Randy Harris

A tour of Carrie Furnaces will be offered during the annual statewide preservation conference to be held in Pittsburgh in July 2013. Please join us to learn more about the preservation of this important historic property.

• SAVED! •

1993 — King of Prussia Inn, Montgomery County

Built in 1719 at a rural crossroads, the King of Prussia Inn operated as a tavern for approximately 200 years, giving rise to the community that still bears its name. In 1952, the Pennsylvania Highway Department (now PennDOT) acquired the former inn in order to make roadway improvements to Route 202. Because of the high cost and engineering challenges associated with moving the large stone building, it sat idle and boarded up, deteriorating in the median strip of Route 202 for nearly 50 years.

Area residents never forgot about the King of Prussia Inn. The King of Prussia Historical Society got the inn listed in the National Register of Historic Places in 1975. A Keystone Grant from the Pennsylvania Historical and Museum Commission was used to complete a historic structures report that documented the building's history and condition. When it was listed in Pennsylvania At Risk in 1993, there was consensus that the only way to preserve the King of Prussia Inn was to move it.

After years of planning and negotiations, a plan was developed to relocate the historic building. The King of Prussia Chamber of Commerce secured a new location for the inn and committed to rehabilitating and maintaining it. The Federal Highway Administration and PennDOT paid \$1.6 million to move it. PennDOT's Engineering District 6-0 assembled a team of consultants who carefully planned the relocation effort of the 580-ton building. They braced the inn with lumber, metal plates and steel cables, and used computer-controlled jacks fitted beneath I-beams that held the structure to lift it off the ground, and moved it inch by inch to its new site. Thanks to the joint effort of Pennsylvania's transportation and historic preservation communities, today the Chamber of Commerce occupies the relocated King of Prussia Inn.



*Lessons Learned:
Saving historic properties
is often a slow process,
and one that requires
creativity and persistence.*



• *AT RISK* •

1994 — Huber Breaker, Luzerne County

Built in 1937-1938 by the Glen Alden Coal Company, the Huber coal breaker utilized state-of-the-art washing and separating technology to process the output of several collieries into 7,000 tons of marketable coal daily. The highly efficient breaker delivered purer coal in smaller sizes, a product in high demand in the 20th century. The facility could not overcome strong trends in the energy industry – including competition

from other energy sources and the switch from shaft to strip mining, which required different processing technology. So after nearly 40 years of operation, the breaker was shut down in 1976.

This important industrial property was documented by the Historic American Engineering Record in 1991 and determined eligible for inclusion in the National Register of Historic Places in 1993. The Huber Breaker Preservation Society, whose mission is to provide for the preservation of the Huber Breaker and for its adaptive reuse as a historical site and park, has been working for decades to preserve the property. They hold clean-up days at the site and are building a memorial park where they will interpret its history.

Despite the fact that the Borough of Ashley, Luzerne County, and several area organizations have been supportive of its preservation, the Huber Breaker remains at risk today. The company that owns the property is currently in bankruptcy. The very real and imminent threat is that once the bankruptcy proceedings are finished, the breaker may be sold for its estimated \$400,000 value in scrap metal, with additional revenues generated by the mineable coal under the property. Recognizing this threat, the deteriorating Huber Breaker was identified by leaders of historic and preservation groups as the most endangered historic landmark in Luzerne County in 2012. If the property is to be saved, it must be acquired soon by a new preservation-minded owner with the resources to take on the monumental task of stabilizing and rehabilitating the property so that its story can be told to the public. These needs certainly pose an additional challenge.

To support the Huber Breaker Preservation Society and help protect this historic property, please visit www.huberbreaker.org.



• *SAVED!* •

1995 — Leap-the-Dips, Blair County

Amusement parks first appeared in the latter half of the 19th century and quickly became a common and significant form of popular recreation. The development of the roller coaster occurred parallel with the development of the amusement park and was a signature attraction at nearly all parks. Erected in 1902, Leap-the-Dips is the oldest standing roller coaster and the last known example of a side-friction figure-eight roller coaster in the world. In its heyday, it was one of approximately 250 of its type. Because of this remarkable significance, Leap-the-Dips was listed in the National Register of Historic Places in 1991 and was designated as a National Historic Landmark in 1996.

Leap-the-Dips was closed in 1985. It was listed in *Pennsylvania At Risk* a decade later, its condition having deteriorated significantly as a result of insufficient maintenance. The nonprofit Leap-the-Dips Preservation Foundation, Inc. (Foundation) formed to preserve and restore the coaster. They began fundraising in 1995, raising more than \$100,000 in donations and approximately \$225,000 in grants, including \$100,000 from the Pennsylvania Historical & Museum Commission. The remaining \$650,000 needed for the restoration of the roller coaster was borrowed from 10 different sources. Restoration began in 1997, and Leap-the-Dips reopened at Lakemont Park in 1999. Today, the Foundation and owner Leap, Inc. work together to operate the ride from May through October and preserve it for future generations. Proceeds from ridership, fundraising and merchandise sales are used first to pay the debt and then to support operation and maintenance of the historic roller coaster.

To support the Leap-the-Dips Preservation Foundation and Leap, Inc., go to Lakemont Park and ride the roller coaster.

• *SAVED!* (partially) •

1996 — Walnut Street Bridge, Dauphin & Cumberland Counties

Erected in 1889-1890 and comprised of 15 wrought-iron, steel pin-connected Baltimore truss spans, the 2,850-foot Walnut Street Bridge (or People's Bridge) was one of the largest multi-span truss bridges ever fabricated by Pennsylvania's nationally significant Phoenix Bridge Company using their patented Phoenix column. By 1893, the toll bridge carried trolleys that transported passengers between the west shore of the Susquehanna River and the state capital, as well as foot traffic and horse-drawn vehicles. The bridge also enabled recreational development on City Island in the early 20th century, including baseball, football and track, as well as picnicking, swimming and boating.

With evolutions in popular modes of transportation and periodic damage from storms and floods, owners of the Walnut Street Bridge have dealt with minor structural problems since about 1910. After overcoming resistance by the private property owner, the Commonwealth finally acquired the toll bridge in 1954. They continued to collect tolls on the bridge until 1957. The bridge was listed in the National Register of Historic Places in 1972. That same year, flood waters from Hurricane Agnes caused severe damage to the bridge, and it was closed to vehicular traffic. However, the bridge survived as an important pedestrian link between the west shore, City Island and Harrisburg's downtown commercial district. The Walnut Street Bridge was one of the longest pedestrian bridges in the world.

In January of 1996, the Walnut Street Bridge was again seriously damaged by ice-dammed flood waters. Three metal trusses were destroyed, and the piers that had supported them were removed. Overwhelming local support and extraordinary stewardship by the Commonwealth resulted in the rehabilitation of the remaining eastern spans, which provide pedestrian access between downtown Harrisburg and City Island facilities. The bridge is used by over one million visitors, tourists and residents each year.

There are no plans to replace the three missing spans to reconnect the Walnut Street Bridge to the Susquehanna River's west shore. The City of Harrisburg, which is responsible for the maintenance of the bridge, is currently unable to devote financial resources to this project. Fortunately, a coalition of residents, area businesses and other partners known collectively as Lighten Up Harrisburg is working to illuminate the historic Walnut Street Bridge and address other urgent safety needs.



To support this project, please visit [Lighten Up Harrisburg](http://www.historicharrisburg.com/preservation/lighten-up-harrisburg) at www.historicharrisburg.com/preservation/lighten-up-harrisburg.

In 2008, metal truss bridges statewide were recognized by Preservation Pennsylvania as an endangered resource; many truss bridges were at risk for replacement due to strength deficiencies, size limitations, deferred maintenance and the high cost of repairs. In 1996, 328 truss bridges in Pennsylvania were eligible for or listed in the National Register. Following the Commonwealth's "Accelerated Bridge Program," that number was expected to decline to 237 by the end of 2008 and just 184 by the end of 2012. While not all metal truss bridges can and should be saved, some may be strengthened to continue to serve the community.

In reaction to concerns about the shrinking population of metal truss bridges in Pennsylvania, PennDOT is currently working to develop a management plan to help maintain the bridges and prioritize select bridges for rehabilitation rather than replacement. The plan seeks to balance sound engineering with historic preservation considerations in evaluating the level of significance and the rehabilitation potential for each bridge. PennDOT anticipates that the plan will be an invaluable tool to be used throughout their planning and project development process.

Pennsylvania At Risk

Lessons Learned:

Intervention tools such as grants and tax credits are helping to make preservation projects possible.

The Pennsylvania Historical & Museum Commission's Keystone Historic Preservation Grants make a significant impact on the ability of municipalities and non-profits to preserve endangered historic buildings for public use. At least 48 grants have been given to 25 of Pennsylvania's 201 At Risk properties as a result of the Keystone Recreation, Park & Conservation Fund. The federal Save America's Treasures program assisted at least six additional projects that were once at risk of being lost. At least nine additional endangered historic properties in Pennsylvania have benefitted from grants from the National Trust for Historic Preservation (NTHP). The NTHP has invested additional funds into initiatives started to address the threats identified in Pennsylvania At Risk, such as the demolition of historic properties for construction of new, large houses and stores, and addressing problems common among specific property types, such as churches and schools.

At least 20 historic properties that were included in Pennsylvania At Risk over the past 20 years have benefitted from the federal Rehabilitation Investment Tax Credit. All relatively large commercial rehabilitation projects, these projects are scattered all around the state, occurring in Allegheny, Bedford, Blair, Crawford, Dauphin, Erie, Lehigh, Luzerne, Lycoming and Philadelphia counties. With the new state tax credit in place, rehabilitation tax credits will certainly continue to provide important financial incentives for preserving Pennsylvania's endangered historic properties in years to come.

• **SAVED!** •

1997 — Coal Oil Johnny House, Venango County

Commonly known as “Coal Oil Johnny,” John Washington Steele was the Pennsylvania oil boom’s prodigal prince. Adopted at a young age by the McClintock family, John resided in this circa 1850 wood-frame farmhouse for much of his life. In return for decades of helping the widow McClintock run the farm and manage oil leases on the property, John inherited the estate when Mrs. McClintock died in 1864. His inheritance included well royalties of \$2,000 to \$3,000 per day, plus a huge reserve that the widow had stored in a safe in the farmhouse.

Almost overnight, John stopped working hard and started playing hard. He left his wife of two years and young son in western Pennsylvania and adopted a flamboyant, expensive lifestyle that included extended stays in New York and Philadelphia, where he rode in a bright red carriage decorated with pictures of oil wells gushing dollar signs. According to local lore, Johnny once spent \$100,000 in a day; he bought a hotel for a night; he lit cigars with hundred-dollar bills; and diamonds dripped from his fingers. His life was reflective of the boom and bust of the industry. After living the high life and drinking heavily in cities along the eastern seaboard while poorly managing his money, Coal Oil Johnny quickly depleted his fortune. He returned to this farmhouse and his wife and son in 1866, and filed for bankruptcy in 1867. Johnny returned to work. After hauling other people’s oil to market and dabbling in business, he moved his family farther west, dying nearly penniless in 1921.

After sitting vacant for more than 50 years and subjected to water infiltration as well as insect and rodent infestation, the structural integrity of the building’s foundation was in jeopardy. Its support beams had rotted, and the building’s exterior cladding was damaged beyond repair. Unable to find a new owner for the house, the owners announced plans to demolish the building in 1996. By 1997, when the house was listed in *Pennsylvania At Risk*, the Oil Heritage Region, Inc. (now Oil Region Alliance) had stepped forward to coordinate emergency stabilization measures. Making good use of both public funds and private donations, they succeeded in moving the house across Oil Creek to the Rynd Farm in Oil Creek State Park in 2001, where they were able to rehabilitate the house over the following years. The Coal Oil Johnny House is open for special events, an annual open house, and by appointment. The immediate threat of demolition has been overcome, and the building is currently safe from harm. But the Oil Region Alliance could still use additional financial support for expanded programming at the house.

To support this project, please contribute to the Oil Region Alliance via their website: www.oilregion.org.



photo courtesy of Michael J. Henderson

• *SAVED!* •

1998 — Hazleton High School, Luzerne County

Hazleton High School, affectionately known as “The Castle on the Hill” to local residents, is one of the city’s most distinctive landmarks. Built in 1926 in the collegiate Gothic style with elaborate medieval-style towers and concrete parapets, the building was later converted for use as a junior high school. Despite its continued use, the school suffered from years of deferred maintenance. Serious structural problems resulted from water penetration; outdated heating and cooling systems resulted in broken pipes that damaged the wood floors. When a section of the concrete parapet above the building’s main entrance fell and struck a parent, the school board voted to demolish the historic school.

With vocal opposition from the community and support by a mayor who refused to issue a demolition permit, local residents rallied and called for funding to repair and rehabilitate the building. Following changes in the composition of the school board, claims that the building was beyond repair were questioned and its condition was reassessed. When the building was listed in *Pennsylvania At Risk* in 1998, the board was divided, and the community was polarized over the issue; many saw preservation as counter to the school’s need for improved technology and other upgrades to the educational curriculum. After much public debate, the school board voted in May of 2004 to renovate the building for use as an elementary and middle school rather than demolish it. Renovation of the school occurred relatively quickly, with the new Hazleton Elementary/Middle School opening in the old High School in 2007.

During this renovation, the auditorium was stabilized but not rehabilitated. Members of the community worked to preserve the auditorium and raise funds for its rehabilitation. Using a variety of funding sources including grants, private donations and a large contribution from the school district, the auditorium was fitted with new seating and reproduction aisle standards, digital theater lighting, theater rigging, audio and visual systems and more, and opened as the Alice C. Wiltsie Performing Arts Center in 2011. The facility, which is owned by the school district and leased to a nonprofit organization that operates the auditorium, received a preservation award in 2012.



In 1998, Preservation Pennsylvania dedicated its entire At Risk list to endangered schools. With help from Arthur Ziegler at the Pittsburgh History & Landmarks Foundation, Preservation Pennsylvania brought attention to the fact that the Pennsylvania Department of Education’s policies for reimbursement encouraged the construction of new schools over the continued use and preservation of existing and historic schools, and began working to improve the situation.

Since 1998, Preservation Pennsylvania has continued to focus on the school issue, working with the Pennsylvania Historical & Museum Commission, the National Trust for Historic Preservation and other partners to keep the issue of retaining historic school buildings as schools in the forefront and to encourage the smart siting of new schools in locations where at least a portion of students can walk or bike to school. Preservation Pennsylvania just completed a policy recommendation on Capital Maintenance Reimbursement and the Joint Use of Community-Centered Schools in Pennsylvania. The Community-Centered Schools page on our website has the most up-to-date resources and success stories. Please see www.preservationpa.org/page.asp?id=51 for more information.

To support the Wiltsie Performing Arts Center at the Hazleton School, please visit www.wiltsiecenter.org.



While the Thomas Kent, Jr. Farm was technically saved from destruction by longwall mining and has been cosmetically restored, the integrity of the building has been compromised.

• *SAVED (sort of...)* •

1999 — Thomas Kent, Jr. Farm, Greene County

The 1851 brick farmhouse and the associated outbuildings and fields that comprise the 102-acre Thomas Kent, Jr. Farm reflect the agricultural heritage of southwestern Pennsylvania from the mid 19th century until the onset of the Great Depression. In 1999, the structural integrity of the farmhouse was threatened by longwall mining, an underground coal mining technique that removes whole panels from a coal seam without leaving columns of earth in place to support the mine ceiling. As the land above the extracted coal seam drops between four and six feet, an event known as subsidence, the surrounding land slumps and shifts. This movement results in damage to land and buildings, often disrupting or eliminating the natural water supply.

In an attempt to protect their historic farm from longwall coal mining impacts, the property owners engaged in an expensive, all-consuming multi-year legal battle. They opposed the Pennsylvania Department of Environmental Protection (DEP), which issued a permit for longwall mining under their property despite the clear potential for adverse effects to this historic property. Rather than choosing an alternative that would avoid or minimize harmful impacts to the historic farm, the DEP allowed the mine operators to proceed as long as they agreed to repair the damage or compensate the property owner for their loss.

Recognizing that the DEP's standard subsidence control and mitigation plan was insufficient, the Advisory Council on Historic Preservation (ACHP) entered into a Memorandum of Agreement (MOA) with the federal Office of Surface Mining, the Pennsylvania Historical & Museum Commission, and the DEP in 2001, allowing longwall mining to proceed under the farm, provided that appropriate repairs be carried out afterward. Despite bands and cables wrapped around the house in an attempt to hold the structure together during mining and the subsidence that followed, cracks more than 1 3/4 inches wide formed in the exterior walls of the 1851 brick house. Upon completion of the longwall mining, an entire corner of the house (more than 15,000 bricks) had to be reconstructed. Large crews spent months working to repair the damage. It is fortunate that the MOA was in place because the level of work required to repair the house was well beyond what the DEP's standard subsidence control and mitigation plan would have repaired.

Despite a monumental legal battle to prevent damage to the farm, longwall mining was still allowed to occur. While the Thomas Kent, Jr. Farm was technically "saved" from destruction by longwall mining and has been cosmetically restored, the integrity of the building has been compromised. The owners still hear subsidence cracking more than 10 years later and worry that the house remains in danger.



Longwall mining:

Today, longwall mining still threatens historic resources in Pennsylvania. Plantation Plenty (Isaac Manchester Farm) was listed in *Pennsylvania At Risk* in 2010 and was included in the National Trust for Historic Preservation's list of *America's 11 Most Endangered Historic Places* as a result of proposed longwall mining. Preservation Pennsylvania continues to work with our partners to protect this historic farm and other properties from damage by longwall mining.

Isaac Manchester Farm

• *SAVED!* •

2000 — Camp Security, York County

Located just east of the City of York, Camp Security is the last remaining prisoner-of-war camp from the Revolutionary War. One of only a handful to ever be established, Camp Security housed over 1,500 British and Canadian prisoners of war and their families between the summer of 1781 and the end of the war in spring of 1783. It was the last prison camp established to house the Convention prisoners captured at the Battle of Saratoga in 1777.

The entire site was returned to agricultural use after the war, and about 170 acres of the original 270-acre tract currently remain in agricultural use or open space. A small archaeological investigation in 1979 yielded between 10,000-15,000 artifacts, which are now housed at the State Museum of Pennsylvania. Most of the site remains undisturbed since the end of the war in 1783.

A coalition of history and conservation groups in Pennsylvania has been working to preserve this site for more than 10 years since a housing development was proposed on 50 acres of the site in 1999. Review, permitting and legal action has kept that development from moving forward. The site was listed on Preservation Pennsylvania's *Pennsylvania At Risk* list in 2000 and the National Trust for Historic Preservation's list of *America's 11 Most Endangered Historic Places* in 2005. In 2010, the other parcel of land (116 acres) was listed for sale, making most of the remaining Camp Security site available for preservation.

In May 2011, the 116-acre parcel known as the Walter's Farm was the first portion to be purchased by The Conservation Fund and turned over to Springettsbury Township. That piece of land was merged with the township's current Camp Security Park to be used for recreational purposes. One year later, in May 2012, the remaining 40-acre tract of land was purchased by The Conservation Fund. Funding for these two acquisitions came from Growing Greener grants from the Department of Conservation and Natural Resources, Springettsbury Township, the County of York and private donations raised by the Friends of Camp Security. Total acquisition costs for both properties totaled over \$3 million. Once the remaining funds are raised to repay The Conservation Fund, the 40-acre parcel will be turned over to Springettsbury Township and will be permanently protected.



The Status of Compliance Archaeology

Many state and federal agencies have a strong track record of considering the potential effects of the projects they fund or permit on significant archaeological resources. This is particularly true for transportation agencies including the Federal Highway Administration, the Federal Aviation Administration, the Pennsylvania Department of Transportation and the Pennsylvania Turnpike Commission. Other agencies that have demonstrated a commitment to archaeological compliance include the Federal Energy Regulatory Commission and the Nuclear Regulatory Commission.

Unfortunately, projects such as natural gas pipelines that are regulated by the Department of Environmental Protection and/or the United States Army Corps of Engineers have often not been successful in offering protection to archaeological resources. This occurs as a result of conflicting federal regulations: the Army Corps jurisdictional permit area is not consistent with the Area of Potential Effect defined by the Advisory Council on Historic Preservation. As a result, only areas in the Army Corps permit area are being surveyed, but this is often not the part of the project area with the highest potential to contain archaeological sites. Thus, many sites are largely unprotected.

Similar situations often occur with housing and industrial development projects, or other projects involving significant earth disturbance. Even when sensitive archaeological areas or known sites are present, regulators are powerless to address them due to restrictions in their own regulations.



• PRESERVATION IN PROGRESS •

2001 — Lazaretto, Delaware County

The Lazaretto was built by the City of Philadelphia's Board of Health between 1799 and 1801 as a quarantine station for ships heading toward the port of Philadelphia in order to protect its citizens from the effects of infectious diseases. Reflecting 18th century public health policy,

the Lazaretto is the oldest extant quarantine structure in the United States. The property operated as a medical facility until 1895. Because of its prime waterfront location and proximity to Philadelphia, the Philadelphia Athletic Club began to operate the former Lazaretto as an elite pleasure ground known as the Orchard Club in the mid-1890s. Despite their heyday in the 1890s and first decade of the 1900s, the Orchard Club left the facility in 1910. In 1913, a flight school was opened on the property, and in 1915, it became a base for seaplanes. In 1916, operations were taken over by the Army Signal Corps for use as a training facility, with the Lazaretto's main building as their headquarters and barracks through World War I. The facility's use as a flight school and seaplane base continued into the 1990s.

After nearly 10 years on the market, the Lazaretto was sold in 2000. The new owners proposed demolition of the Lazaretto's historic buildings to accommodate modern development in the form of parking or commercial development. As a result, Lazaretto Quarantine Station was documented by the Historic American Buildings Survey's Endangered Buildings Program in 2000 (an addendum to the 1936 documentation), and was listed in *Pennsylvania At Risk* in 2001. Tincum Township officials were concerned about the potential loss of this historic building, and acquired the property in order to preserve it, but the historic building was still in danger. Preservation partners at the Preservation Alliance for Greater Philadelphia, Preservation Pennsylvania and the National Trust for Historic Preservation came together, determined to find a way to preserve this important historic place. The group worked with the Township to negotiate an agreement that permitted construction of a new firehouse on part of the grounds, while preserving the historic Lazaretto building and its connection with the river.

On behalf of the project partners, Preservation Pennsylvania recently received a grant from the Pennsylvania Historical & Museum Commission that will fund the exploration of rehabilitation alternatives, including use of the building as the Township's offices. Although this project still faces many challenges, it is a good example of partnerships in action and the good things that can be accomplished when people work together toward a common goal.



• AT RISK •

2002 — The Boyd Theatre, Philadelphia

The Boyd Theatre is Philadelphia's sole surviving movie palace from Hollywood's Golden Era. Opened in 1928, the Boyd reflects a period when theatres were characterized by enormous auditoriums with luxurious ornamentation, and services such as doormen and ushers. The interior of the Art Deco theatre is grand, with a huge two-story stained glass window, murals, and other ornamentation celebrating the progress of women throughout history. The theatre closed in 2002, already considered by many to be an eyesore. The Boyd has now been vacant for a decade, and its condition continues to deteriorate.

A contentious battle raged over historic designation of the theatre by the Philadelphia Historical Commission, but there were no local protections for this theatre. As a result, a demolition permit

was issued in 2002. The local outcry was tremendous: area residents called for its preservation in rallies, petitions and editorials. They also formed the Committee to Save the Sameric/Boyd, which came to be known as Friends of the Boyd, Inc.

With plans to spend \$31 million to restore the Boyd as a live performing arts venue, Clear Channel, Inc. purchased the Boyd Theatre in 2005. However, Clear Channel soon reorganized, and the Boyd was transferred to Live Nation. Restoration plans were halted in 2006, and the Boyd was again placed on the market. In 2008, the Boyd Theatre was recognized as endangered by the Preservation Alliance for Greater Philadelphia and included in the National Trust for Historic Preservation's list of *America's 11 Most Endangered Historic Places*. Later that year, the theatre was listed in the Philadelphia Register of Historic Places. In September 2008, a local development firm entered into an agreement to buy the theatre and restore it. Unfortunately, the developer died before the deal was finalized. Today, the theatre still stands unused.

The Friends of the Boyd uses donations to pay for advocacy expenses and a security guard outside of the theatre at night to protect it from vandalism until a new owner can be found. They continue to meet with potential developers in the hope of finding one interested in acquiring the property and restoring it for use as a theatre. With limited public funds available, it is clear that the help of a philanthropist or corporate supporter will be critical to the success of the effort.

For more information, visit
www.friendsoftheboyd.org.

• *SAVED!* •

2003 — Elizabethtown Train Station, Lancaster County

The Elizabethtown Train Station was built on ground just below the elevated Main Line of the Pennsylvania Railroad in 1911 to provide both the Masonic Home and the Borough of Elizabethtown with rail access to Philadelphia and Harrisburg. The station was later closed by Amtrak, which had to cut expenses as the transportation system changed in the latter part of the 20th century. The dual elevated Elizabethtown platform continued to provide service to nearly 40,000 riders each year along the Keystone Corridor, but the Elizabethtown station sat vacant nearby.

Recognizing its historic significance, its importance as a gateway to those arriving in the community by rail, as well as its economic potential as a transportation hub for the community, the Borough of Elizabethtown acquired the station in the 1990s and began working to develop and plan and funds for its rehabilitation. Unfortunately, as they were waiting for that funding to come through, the scope (and cost) of the project tripled: the original platform canopy roofs became unsafe and were removed and would need to be reconstructed; and accessibility requirements changed. In order to meet the requirements of the Americans with Disabilities Act (ADA), the Borough would now be required to provide elevators connecting the tunnel level to each platform (inbound and outbound), build new stairs, and provide new passenger information systems.

Not put off by the increased project scope, Elizabethtown continued to work with a team of consultants to plan and make improvements to this historic transportation facility. Because they had the vision and were committed to moving forward, the project was “shovel ready” when the American Recovery and Reinvestment Act (ARRA) funds became available in 2009. Construction began in 2009 and was completed in 2011. Elizabethtown’s new transportation hub, which combines the best of old and new, with the historic train station as its centerpiece, was recognized with a preservation award from Preservation Pennsylvania in 2012. After more than 13 years of hard work and perseverance, the Borough of Elizabethtown has achieved its goal of conveying to people arriving in Elizabethtown that the community respects and values its history.

Lessons Learned:
Amazing projects are happening across Pennsylvania. Each year, Preservation Pennsylvania works with its partners to recognize preservation projects with awards. And each year we are stunned by how much good work is happening out there and the challenges that are being overcome along the way. Many of these award projects have come all the way from being endangered and listed in Pennsylvania At Risk to receiving state recognition for a job well done, including three this year. And, in fact, some of these projects have even gone on to win national preservation awards.





• *AT RISK* •

2004 — Mount Moriah Cemetery, Delaware County

Located in southwest Philadelphia, Mount Moriah Cemetery is a park-like burial ground that was incorporated in March 1855 and developed along the “rural ideal” popular at that time. Growing to more than 380 acres and stretching into Yeadon, Mount Moriah is the final resting place for many notable Philadelphians and thousands of veterans.

Despite state law that requires at least 15% of the price of the sale of any cemetery plot to go to the cemetery’s “perpetual care fund,” there were insufficient funds to provide the level of ongoing care needed to maintain the cemetery in good condition. By 2005, the ornate brownstone gatehouse that marks the entrance to the cemetery had been boarded up and was overgrown with vegetation. Gravestones and monuments were largely indistinguishable

in the tall grass and brush. The neglected, deteriorating acreage was attractive to vandals and people dumping garbage.

Once a peaceful destination, Mount Moriah Cemetery officially closed in 2011, and the property was completely abandoned. Efforts to identify the property’s owner and party responsible for care of the property have been unsuccessful to date, making the city’s efforts to enforce code violations or force action to maintain the property particularly challenging.

Today, Friends of Mount Moriah Cemetery work hard with the goal of restoring and preserving the cemetery through research, education and community engagement. This grassroots organization holds regular clean-up days at the cemetery and welcomes volunteers to help clear the cemetery of weeds, tall grass and debris.

To support Friends of Mount Moriah Cemetery in their efforts to preserve this cemetery, please visit www.fommc.org for more information on volunteer opportunities, or donate to the project via the Preservation Alliance for Greater Philadelphia at www.preservationalliance.com.



• *SAVED!* •

2005 — Roxbury Bandshell, Cambria County

Roxbury Bandshell was one of 27 public bandshells built throughout the U.S. by the Works Progress Administration (WPA) in the 1930s and was dedicated, in person, by President Franklin Delano Roosevelt. Between 1935 and 1943, the WPA employed almost eight million workers to carry out public works projects,

with a goal of providing one paid job for every American family in which the breadwinner suffered long-term unemployment following the Great Depression. Representative of the extensive park and recreational contributions of the WPA program, this semi-circular limestone and brick amphitheater is one of the last remaining of the original 27 WPA amphitheaters. To build the bandshell, Johnstown’s Community Association worked on planning and fundraising efforts from 1937-1939, before plans for the project were approved by the WPA.

Construction occurred in 1939, with well over 3,000 tons of materials and nearly 100,000 hours of labor being invested in the structure.

The bandshell had not been maintained for decades and was deteriorating and faced with demolition in 2005. To provide more parking for Roxbury Park visitors, the City of Johnstown entered into a contract to demolish the Roxbury Bandshell and clear the site. Outraged, a group of citizens that later came to be known as the Roxbury Bandshell Preservation Alliance (Alliance) sought an injunction to delay the demolition. The \$20,000 required to do so was provided by a local steelworker with fond memories of attending concerts in the park.

Though the demolition of the bandshell was temporarily derailed, the City was still not yet committed to its preservation. As a result of negotiations and legal proceedings that took place in 2005 and 2006, the City gave the Alliance 18 months to make major structural repairs to the facility. The Alliance, whose goal is to promote Johnstown’s rich, diverse culture and heritage through a celebration of music, education and artistry at the restored Roxbury Bandshell, met all of the obligations of that contract. As a result, in November of 2007, the City agreed not to demolish the structure, and leased it to the Alliance for 20 years. By 2008, the Roxbury Bandshell had been saved. The Johnstown Redevelopment Authority received an \$85,000 Keystone Historic Preservation Grant for use at the bandshell, and the Alliance was busy raising funds to match that grant, with donations being accepted via the Community Foundation for the Alleghenies. Public programming resumed in 2008, and has continued since then, with the Alliance maintaining and operating the historic bandshell in Roxbury Park.

• *SAVED!* •

2006 — Gruber Wagon Works, Berks County

Located in Bern Township, Berks County, the National Historic Landmark Gruber Wagon Works is the most complete surviving example of a rare late 19th/early 20th century wagon manufacturing facility of its kind in the nation. The building and its contents represent rural wagon manufacturing, which was essential to the transportation needs of the Commonwealth's agrarian and early industrial economy. The facility reached peak production in the 1920s, when 20 men worked six days each week to produce 100 vehicles each year. Manufacturing ended at the Gruber Wagon Works in the 1950s, but the facility continued to be used as a maintenance shop into the 1970s.

Gruber Wagon Works clearly illustrates that nothing is ever truly saved, and that ongoing maintenance is critical to sustaining historic properties. The historic property had to be moved in 1976 to protect it from the Army Corps of Engineers' Blue Marsh Lake Project, which flooded 22,000 acres, including the original site of the wagon works. They dismantled and moved the building to safety and restored it, giving it to Berks County with the requirement that they maintain it in perpetuity as a public museum. The moved building was designated as a National Historic Landmark in 1977, and the restoration received an award from Preservation Pennsylvania in 1981. Gruber Wagon Works was opened as a museum in 1982.

After operating as a museum located in a public park for more than 20 years, in 2004, the National Park Service considered the property to be an endangered landmark. In 2006, it was placed on Preservation Pennsylvania's *Pennsylvania At Risk* list after an inspection found that, in addition to needing paint and window repairs, the historic property was in severe structural distress, likely with major concealed decay. The frame of the wood building was wacking. There was significant damage from animals and from water infiltration caused by improper roof drainage.

In 2007, the Berks County Parks & Recreation Department received a planning grant from the Pennsylvania Historical & Museum Commission (PHMC) to help fund a condition assessment, which identified existing problems and probable causes, provided prioritized treatment recommendations with cost estimates, and a cyclical maintenance plan. A follow-up construction grant from PHMC in 2008 kick-started the construction, which was made possible by additional support from several other sources, both public and private.

Taking place in 2010-2011, the project focused on improving roof and site drainage, repairing and replacing structural elements, siding, windows and doors, as necessary, and improving handicap accessibility. At the completion of this project in September 2011, Gruber Wagon Works was again a shining example of a significant historic site that is available to the public as a museum. It received another preservation award 30 years after its first. With a cyclical maintenance plan in place now, Gruber Wagon Works is likely to be sustained for many years to come.



Lessons Learned:

*Nothing is ever "saved."
Gruber Wagon Works illustrates
that nothing is ever truly saved,
and that ongoing maintenance is
critical to sustaining historic
properties. This property was
saved and restored in 1981,
opening as a museum in 1982.
Twenty years later, the building
was in danger again as a result
of insufficient maintenance.
The property now has a
preservation maintenance plan,
which will help to ensure its
preservation well into the future.*

*Gruber Wagon
Works clearly
illustrates that
nothing is ever
truly saved,
and that ongoing
maintenance
is critical
to sustaining
historic
properties.*



Roosevelt Middle School's most distinctive design element is its series of tile motifs located behind its eight water fountains, which depict notable scenes from the life of President Theodore Roosevelt.

• *AT RISK* •

2007 — Roosevelt Middle School, Erie County

Erie's Theodore Roosevelt Middle School opened to students in 1922 featuring 17 classrooms in addition to science laboratories, workshops, home economics rooms, a gymnasium, a library and an auditorium. Linoleum was used in the school's hallways, rather than the more traditional wooden floor. Roosevelt Middle School's most distinctive design element is its series of tile motifs located behind its eight water fountains, which depict notable scenes from the life of President Theodore Roosevelt.

Due to maintenance and safety concerns, Roosevelt Middle School was closed in June 2007. Students now use part of the school district's Central High School. Demolition of the school had been proposed by December 2007. Beginning in 2008, Preservation Pennsylvania worked with a number of local advocates who wanted to save the school, preferably for continued educational use. In the months that followed, experienced architects from Pittsburgh, Harrisburg and Erie toured Roosevelt Middle School, reviewed the school's architectural plans and studied educational specifications provided by the School District. Based on what they knew about the existing building and the district's needs, each architectural team designed a potential solution to renovate and enlarge the Roosevelt Middle School. These plans were then presented to the Erie City School District. Faced with financial problems, despite the fact that all three architects believed that the school was an excellent candidate for continued use as a school, the district did not act on any of these recommendations to renovate the historic school. The building remains vacant today.

The Erie School District recently hired an architect to conduct an assessment of all of the active schools in the district, as an important step in planning how they will use their facilities moving forward. Roosevelt Middle School was not included in the list of buildings that the district is considering as part of this study, indicating that they do not plan to use it in the future. Since they do not plan to use it themselves, advocates for preservation of the school are now working to try to find a new use for the building as an alternative to demolition. Currently, the historic Roosevelt Middle School is being considered for use as a charter school for at-risk students, including residential dormitories.



2008 — Pennhurst State School and Hospital, *Chester County*

After five years of planning and construction, the Eastern Pennsylvania Institution for the Feeble-Minded and Epileptic (Pennhurst) opened in 1908. Situated on 1,400 acres of rolling hills overlooking the Schuylkill River, Pennhurst was the model mental facility of its time. The self-sustaining campus of 25 buildings included administrative and medical facilities, dormitories, workshops, a firehouse, a general store, a barber shop, a greenhouse, a fully functioning farm and recreational facilities such as a baseball field and playground, and was intended to isolate its residents from the rest of society. Just four years after its completion, the facility was overcrowded; it housed 3,500 patients at its peak of occupancy in space federal regulations later determined to be habitable for just 700.

More than 50 years later, Pennhurst became infamous for its unsanitary conditions and degrading and sometimes abusive treatment of the patients it was meant to protect. Dormitories were overcrowded, and facilities designed for daytime play and exercise were packed tightly with beds. Staff was overextended and not able to give their patients the care they needed. Those with the most severe disabilities were often confined to cribs or beds with little or no treatment or education. Receiving insufficient attention and care, the physical, mental and intellectual health of patients often deteriorated.

In 1968, the NBC investigative report *Suffer the Little Children* brought national attention to the conditions under which the mentally and physically disabled of Pennsylvania were living, exposing Pennhurst as a notorious example of a national trend. In the 1970s, a series of landmark lawsuits arising from Pennhurst led to reforms that put Pennsylvania at the vanguard of disability advocacy. One lawsuit reaching the U.S. Supreme Court determined that the forced institutionalization of disabled people was unconstitutional. This ruling against Pennhurst established the foundation for reforms in similar institutions across America and became a benchmark for safeguarding the rights of mentally and physically disabled persons in the United States. As a result, Pennhurst is now regarded as the epicenter for the modern disability rights movement. Despite its tumultuous past, Pennhurst is significant as an example of an early 20th century state institution reflecting American beliefs and practices regarding the care of the disabled.

Pennhurst closed in 1986, and its 460 remaining patients were discharged or transferred to other facilities. Since that time, Pennhurst has stood vacant. In 2008, a developer acquired the majority of the formerly state-owned campus and concluded that the historic buildings should be demolished to make way for development. To date, the buildings have not been demolished; two buildings have been stabilized for use as a haunted attraction, Pennhurst Asylum. Many disability advocates have opposed the operation of Pennhurst as a haunted attraction, feeling that it portrays people with disabilities in a demeaning and degrading fashion, capitalizing on a dark past without interpreting its meaning. A new owner assumed responsibility for the site in 2012 and is interested in finding development partners to facilitate the site's long-term preservation.

A local group of concerned citizens formed Preserve Pennhurst (now known as the Pennhurst Memorial & Preservation Alliance, or PM&PA), which has spearheaded the effort to preserve the campus and history of the institution. PM&PA is working to raise awareness in the local community and demonstrate that preservation and adaptive reuse of the campus is possible. The group worked with a wide range of partners to prepare a Reuse Design Feasibility Study. That was followed by completion of market studies intended to determine what the redevelopment potential was in the area. Most recently, an economic feasibility study was completed for the property. These studies concluded that rehabilitation as market rate housing is feasible and would allow 11 of the campus's most important historic buildings to be reused, while allowing for compatible development on the remaining 75 acres. There is particular interest in the community for age-restricted and senior housing.

Control within the entity that owns Pennhurst has recently shifted, and the new manager has welcomed the opportunity to explore preservation and reuse. PM&PA is now seeking preservation-oriented development partners interested in utilizing the planning done so far and putting it into action: "Finally, there is an opening for a creative developer to restore this place, so long a white elephant on our landscape and our collective conscience. Reusing these buildings is, of course, a preservation win with all of the environmental and economic benefits that entails. But here, perhaps more than at any other place, reuse is palliative and regenerative in a way that clear-cutting them could never be," said PM&PA founder Nathaniel Guest. PM&PA hopes that a portion of the property will be used as a Center for Conscience, to preserve the lessons and stories of those forced to live at Pennhurst. The PM&PA hopes to create a modest memorial and museum on the campus, while reusing the property in a manner that provides economic and environmental benefits to the region.



photo courtesy of Greg Pritchard

To support the Pennhurst Memorial & Preservation Alliance, please visit www.preservepennhurst.org and click on the Donate Now button on the left side.

The struggle to protect churches across Pennsylvania is ongoing. As the church-going population declines, there are fewer people to help share the cost of maintaining and operating church buildings. The problem is particularly pronounced in many of Pennsylvania's industrial towns, where each ethnic group had their own building for worship. Many of those congregations are now combining, leaving others with no immediate purpose. Some of these church buildings are being demolished or sold for reuse by churches. But many remain in limbo, their fate being undecided.

Nine churches have been listed in Pennsylvania At Risk over the past twenty years:

1. St. Michael the Archangel Church, Pittsburgh (1993) – **Saved!**
Rehabilitated as Angel's Arms Condominiums.
2. St. Severin Church, Clearfield County (1993) – **Saved!**
Preserved for continued use as a chapel.
3. B'nai Israel Synagogue, Pittsburgh (2003) - **Saved!**
Rehabilitated as a Charter School.
4. Neilltown Church, Forest County (2006) – **Preservation in Progress**
Owned and operated for cultural events by the Oil Region Alliance.
5. Church of the Assumption of the Blessed Virgin Mary, Philadelphia (2009) – **At Risk**
See article to the right.
6. Trinity United Methodist Church, York (2011) – **At Risk**
No longer threatened with immediate collapse but still vacant and in need of significant repairs.
7. Villa Chapel, Erie (2011) – **At Risk**
Design charrette identified potential new uses, but owner has not committed to preservation.
8. St. Nicholas Croatian Church, Pittsburgh (2002) – **Demolition Imminent**
Demolition permit issued in 2012.
9. Brith Shalom Synagogue, Easton (1992) – **LOST**
Destroyed by fire in 2003.

• *AT RISK* •

2009 — Church of the Assumption of the Blessed Virgin Mary, Philadelphia

photo courtesy of Andrew Palewski



The Church of the Assumption of the Blessed Virgin Mary is a Gothic-revival-style masonry church designed by Patrick Charles Keely. Keely designed over 600 Catholic churches in North America, but this one – constructed between 1848 and 1849 – is the earliest surviving example of his ecclesiastical designs. The large brownstone building with slate roof and twin copper steeples is a landmark in the surrounding community. After 145 years of worship in the church, the Archdiocese of Philadelphia closed the building in 1995. Down to less than 50 parishioners, they were unable to justify the expense required to repair the leaking roof and replace faulty wiring. The Archdiocese removed many of the stained glass windows, the baptismal font and two side altars following the deconsecration.

After continuing to rent the adjacent rectory since the church closed, Siloam purchased the Church of the Assumption along with the rectory, convent, storefront, a paved play area and parking lots from the Archdiocese in 2006. Siloam is a spirituality and wellness center for people living with or affected by HIV/AIDS. In 2007, Siloam began to explore the possibility of expanding their services beyond the rectory and into the other buildings they had acquired. After receiving a rehabilitation estimate of approximately \$5 million, they applied for a permit to demolish the church in 2009.

Since 2009, the exterior of the church has been protected by a local preservation ordinance. As a result, the Philadelphia Historical Commission denied Siloam's request for a demolition permit. Siloam appealed that decision, filing a financial hardship application. In 2010, the Philadelphia Historical Commission voted to allow demolition based on Siloam's financial hardship application. Not willing to lose this important landmark, the Callowhill Neighborhood Association (CNA) appealed the decision of the Historical Commission. The city's Board of License and Inspection Review (L&I) overturned the Commission's decision in May 2011, but Siloam then appealed that decision to the Court of Common Pleas, which overturned the L&I decision and reinstated the Historical Commission's demolition approval.

In the meantime, Siloam continued to perform interior demolition and remove and sell important features on the interior of the building, including the pews and other architectural details. Through the battle over the church, they argued that changes to the interior rendered the building insignificant and that the building now had no value, and could not be sold. Fortunately, in July 2012, this argument was proven false when a local developer paid \$1.12 million for the property – including the church, rectory, convent and storefront. Despite the fact that the new owner stated that he planned to “make the neighborhood happy,” a demolition permit was posted on the building on November 31, 2012 allowing demolition to begin on December 11, 2012. This permit was issued even though CNA has appealed the October 2012 Court of Common Pleas decision and the matter is pending in Commonwealth Court. CNA responded by: 1) filing an appeal to the L&I board; and 2) filing for an emergency stay of demolition in Commonwealth Court. The L&I board granted a temporary stay of demolition, and will review the appeal at 3 p.m. on January 8, 2013. Clearly, this historic church remains imminently threatened.

• *AT RISK* •

2010 — Neuweiler Brewery, Lehigh County

One of the most modern breweries in the United States when it opened in 1913, Neuweiler Brewery survived prohibition and continued to operate until 1968. The property has been largely vacant for more than 40 years, its buildings neglected and deteriorated.

As a result of condemnation proceedings that concluded in September 2009, the Redevelopment Authority of the City of Allentown (RACA) took ownership of the property. They commissioned a structural assessment of the property, which showed that the surviving elements of the industrial complex are structurally sound. In June 2011, the site was included in a 128-acre area designated as the Neighborhood Improvement Zone (NIZ), which allows qualified state and local tax revenues to be used for payment of debt service on bonds or loans issued for the development project. RACA conducted a Phase I Environmental Site Assessment for the property in October 2011; cleanup of the site and remediation of hazardous materials is in progress. In November of 2011, the public Allentown Commercial & Industrial Development Authority (ACIDA) acquired the property and continued RACA's effort to prepare the property for redevelopment.

In July 2012, a Site Reuse Study was completed for the property. This study included a comprehensive analysis of physical facilities, historic structures, and financial feasibility and tested five proposed reuse alternatives for the site. Several potential new uses for the historic brewery property exist, but none are economically viable without significant financial intervention. The Site Reuse Study concluded that the preferred alternative was to demolish two of the complex's buildings and rehabilitate the remaining buildings for use as a combination of residential apartments, retail and office space, and a restaurant and brew pub. However, the demolition may mean that the property is not eligible for rehabilitation investment tax credits. Without the financial incentive provided by the tax credits, the Site Reuse Study found that it was then more feasible to preserve all of the historic buildings for a mixed-use rehabilitation.

Neuweiler Brewery features prominently in the 2012 Lehigh River Waterfront Master Plan, which provides an overall strategy to direct a phased development approach to the redevelopment of approximately 120 acres along the river, utilizing the unique character and heritage of the area. With the inclusion in the NIZ, site cleanup complete, and the guidance of the Existing Conditions, Site

Reuse Study and Waterfront Master Plan, prospective developers have the tools they need to develop the property. Development proposals are currently being considered.



photo courtesy of Cory Kegerise, Pennsylvania Historical & Museum Commission

• *AT RISK* •

2011 — Hanover Theater, York County

Originally known as the State Theater, the Hanover Theater began its 58-year run as a movie and live performance venue in 1928. The theater combines elements of the Spanish Colonial Revival and Moderne styles and has an extravagant Arthur Brounet interior. The building was used as a theater until 1986, but has been used minimally for storage purposes since then. The theater is in need of repairs and modernization of amenities.

Under the impression that an organization called Casual Arts would acquire the theater and begin rehabilitating it after two years, a group of committed individuals formed a holding company called Historic Hanover Theater, LLC in 2007 and paid \$500,000 to purchase and stabilize the building. Casual Arts did not follow through in 2009. Without the financial resources to rehabilitate the building themselves, Historic Hanover Theater began seeking a new owner with the intention and capacity to acquire and restore the unique venue. By June of 2011, no interested parties stepped forward, so Historic Hanover Theater was forced to offer it for sale on the open market. The resident caretaker moved out of the building, making it more susceptible to vandalism. The size and location of the Hanover Theater make it vulnerable to conversion to apartments, retail or other uses that would not allow for the retention of the theater's character-defining features. With parking at a premium and a common community perception that the building is unattractive and perhaps unstable, many are calling for the demolition of this historic downtown theater.

During the past year, there has been significant activity in Hanover that could help to preserve this resource and revitalize the downtown. A group interested in acquiring the Hanover Theater and rehabilitating it as a performance venue is organizing and working to develop the capacity to take on a project of this nature and scale. This is happening in conjunction with significant momentum in the community to hire a Main Street Manager and develop a convention center in other historic buildings downtown, among other activities. While the Hanover Theater is still at risk of damage from neglect, incompatible alterations and even demolition, it appears that the community of Hanover is taking the right steps to work toward downtown preservation and revitalization, likely including the Hanover Theater.



2012 — Hershey Chocolate Factory, Dauphin County

*Preservation
Pennsylvania
has received
unprecedented
outreach
from people
hoping to see
this factory,
or at least
a significant
portion of it,
preserved.*

The Hershey Chocolate Factory is important as a reflection of industrial processes and buildings of its time, and reflects changing trends in manufacturing and human consumption. As the heart of the company town that developed according to Milton Hershey's vision, the chocolate factory is central to the story of Hershey. In addition to being the economic driver that built and sustained the community of Hershey, the Hershey Chocolate Factory has long been important to visitors. The first public tours of the factory were given in 1927, and by 1972, more than 10 million people had visited the factory. Public tours of the Hershey Chocolate Factory ceased in 1973, but hundreds of thousands of visitors still flock to Chocolate World each year to take a virtual tour of Hershey's chocolate production.

Even though many have not been to Hershey to visit the large downtown industrial property, people across the country feel a connection to this historic building and are concerned about its preservation.

As a result of changing manufacturing and economic practices, including the construction of a \$300 million expansion to the company's West Hershey facility just outside of town, the Hershey Chocolate Factory is no longer able to be used effectively for its original purpose. The numerous buildings that comprise the factory are functionally obsolete. As a result, the Hershey Company has rehabilitated the oldest remaining portions of the complex for continued use as their offices, and proposes to demolish the rest, retaining the iconic Hershey Cocoa bushes and the smoke stacks at the facility's power plant. The physical limitations imposed by the complex historic structure, the technical challenges associated with satisfying current building codes, and modern parking requirements make it impossible for Hershey to justify the high cost of rehabilitating this large industrial complex in a busy downtown. The Hershey Company has met with developers and attempted to find a feasible new use for the factory but has been unable to do so.

Demolition of the interior portions of the building has begun. For the most part, there are no regulations in place to prevent the demolition of this privately owned property using private money. Derry Township's Design Review Board did have an opportunity to review the proposed demolition of the buildings along Chocolate Avenue and could have recommended denial of a Certificate of Appropriateness, which may have delayed demolition. However, at the end of a lengthy public meeting during which representatives of the Hershey Company explained the rationale for having to demolish the structures, the Board voted to authorize the Certificate. The Hershey Company plans to raze the remainder of the chocolate factory over the next 12 to 18 months.

Preservation Pennsylvania has received unprecedented outreach from people hoping to see this factory, or at least a significant portion of it, preserved. We hope to work with the Hershey Company and others to try again to find an alternative to demolition. A rehabilitation option that preserves the features that define the historic character of the property while allowing it to change to accommodate new use may exist, if the right partners are involved in the process and the right intervention tools are made available.



photo courtesy of Bryan VanSweden, Pennsylvania Historical & Museum Commission

Lessons Learned:

In addition to the lessons learned noted throughout the text of this publication, there are several important patterns and observations that we can glean from 20 years of working with Pennsylvania's endangered properties.

Pennsylvania At Risk 1992 - 2012

THE BEST FORM OF PRESERVATION IS CONTINUED OCCUPANCY AND ONGOING MAINTENANCE.

Of the 21 endangered properties highlighted here, 17 were threatened as a result of deterioration that resulted after years of vacancy. Some had recently been vacated, and others had been in a state of disuse for as much as 50 years. Only five of these 17 properties have been saved.

Of the four properties that were not vacant when they became endangered, two were at risk because of deferred maintenance. The other two were threatened as a result of storm damage and destructive underground mining. Not coincidentally, all four of the properties that were occupied at the time in which they became endangered have been saved.

LOCAL ADVOCACY MATTERS.

Of the 21 properties highlighted in this review - all of which are surviving today - local preservation and/or advocacy groups played a key role in at least 18 of the projects. Of the remaining three, local municipal entities are involved in two and heading in the right direction, and the other is so new that it is too soon to tell if a local preservation or advocacy group will step up. Preservation Pennsylvania's goal is to help you protect, preserve and utilize the historic places that matter to you. We are here to help if you are willing to do the work - but we cannot do it without you.



PENNSYLVANIA IS EXPERIENCING ECONOMIC BENEFITS AS A RESULT OF PRESERVATION ACTIVITIES.

A recent study entitled *Economic Benefits of Historic Preservation Activities in Pennsylvania* concluded that historic preservation provides many economic and fiscal benefits to the Commonwealth in the form of economic stimulus through construction projects, wealth gains and tax revenue generation through property value appreciation, and jobs supported by tourism activity to the state's historic places. Protecting our historic properties, including those listed in *Pennsylvania At Risk*, helps to fuel our local economy.

WE ARE LEARNING FROM THE LOSSES.

As part of this retrospective of 20 years of *Pennsylvania At Risk*, Preservation Pennsylvania reviewed the stories of the properties that have been lost (entirely or in large part) since their inclusion in the list in order to see what we can learn from them. Interestingly, all of the 36 properties fit into one or more of the following categories:

- They had been vacant or neglected for years and had deteriorated to a point where rehabilitation was determined to be infeasible, often a result of functional or technological obsolescence or scale.
- They were situated in a prime location and were lost as a result of development pressure.
- They were schools with boards that voted to demolish and build new rather than renovate.
- They were destroyed by fire (or in one case, a tornado).

Preservation Pennsylvania lists only historic properties that face an imminent threat; in fact, several have been demolished before the list was published. *Pennsylvania At Risk* is not limited to resources that we believe will be saved. Instead, priority is given to historic properties that could benefit from our involvement, and/or those that illustrate common or significant issues that do or could affect other historic properties in the Commonwealth. While we hope to help protect as many of these properties as possible, if we are able to learn valuable lessons from the ones we lose, we are still helping to preserve places that matter in Pennsylvania.

***OUR WORK IS NOT DONE.** There are many resources out there for which we have not gotten recent updates and are not sure of their current status or what we could be doing to help. Please visit the list of Pennsylvania At Risk properties on our website at <http://www.preservationpa.org/page.asp?id=8>, where you can sort by year of listing or by county. Then hit the road to go find those in your area, and send us photos and an update on its status. Helping to preserve the historic places that matter to you is the core of our mission, so show us what matters to you and let's talk about how we can help.*



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*Helping people protect and
preserve the historic places
that matter to them.*

SAVE the DATE!



Annual Preservation Conference

The 2013 Statewide Conference on Heritage will be held at the historic William Penn Hotel in the heart of Downtown Pittsburgh, Pennsylvania.

The conference will begin on Tuesday, July 16, with pre-conference workshops and will conclude on Friday, July 19.

Please check our website for updates and exhibitor and sponsorship information. Please contact Jennifer Horn at jhorn@preservationpa.org or 717-234-2310 ext. 19 for more information.

JOIN US!

Your support through membership is important to all of Preservation Pennsylvania's statewide historic preservation efforts; individuals, nonprofit organizations, municipalities and corporations are invited to join us. Please visit our website at www.preservationpa.org for more information or contact us by phone at (717) 234-2310.

