
The Economic Impact of Historic Preservation in Southwestern Pennsylvania

Jobs that cannot be outsourced

Young Preservationists Association of Pittsburgh
Pennsylvania Works!
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Renovation of the New Granada Theatre in the Hill District

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The Pennsylvania Works! campaign is funded by a grant from the William Penn Foundation. The William Penn Foundation, founded in 1945 by Otto and Phoebe Hass, is dedicated to improving the quality of life in the Greater Philadelphia region through efforts that foster rich cultural expression, strengthen children's futures, and deepen connections to nature and community. In partnership with others, the Foundation works to advance a vital, just, and caring community. Learn more about the foundation on-line at www.williampenntfoundation.org.

Introduction

Dan Holland, CEO, Young Preservationists Association of Pittsburgh

The economic benefits of historic preservation have been well established for years. Ever since Don Rypkema published “The Economics of Historic Preservation: A Community Leader’s Guide” in 1994, preservationists across the country have been armed with data that proves how much (dollars and) sense it makes to save old buildings. Since then, statewide and local studies have been published across the United States, including a groundbreaking study in Philadelphia in 2000.

The Young Preservationists Association of Pittsburgh, along with Pennsylvania Works!, is pleased to present southwestern Pennsylvania’s first quantitative analysis of the economic impact of historic preservation.

The study shows what many have been saying for years: that preservation is good public policy. Among the conclusions of this study is the basic fact that preservation is a major driver of jobs, investment, tax revenue, and businesses. Most importantly, it creates jobs that cannot be outsourced, keeping talent and dollars local.

Preservation is also green, which is a key component to a new generation concerned with the environment. What better way to “go green” than to save what we have already built. It keeps waste out of landfills (approximately 30% of landfill waste is construction debris) and is a viable alternative to the cycle of demolition and new construction.

As regions across the globe compete for talent—young, well educated workers—they must also consider their historic and cultural resources. Good jobs are important for young people, but so is the surrounding environment. If we as a region keep tearing down old buildings, it will be more difficult to attract the talented young people we desperately need.

Seattle is one example of how a region uses its existing assets to attract new people, even if these assets were once boarded up and vacant. The *New York Times* reports that Seattle schools that had once been closed are now re-opening as schools once again to accommodate a new generation that values education. But if regions like Pittsburgh continue to abandon our schools and libraries, and allows them to be demolished, what does that say about regional priorities?

It is our hope that this study informs key decision makers—elected and public officials, corporate and nonprofit leaders, and foundation executives—so they have the impetus to finance, fund, and encourage more bricks-and-mortar preservation of historic sites.

One of the tools that could be made available to help owners of historic properties is the Historic Preservation Incentive legislation. Pennsylvania has for a decade tried to enact historic preservation incentive legislation, but has repeatedly fallen short. Forgoing these benefits in 2010 would mean the loss of economic benefits for the communities in which historic sites exist. Pennsylvania is rich with historic sites which could directly benefit from such incentives. As this report demonstrates, a small amount of public support generates a large amount of private investment.

The proposed historic preservation legislation provides incentives to buyers and sellers of historic homes, homes in historic neighborhoods, or commercial properties in downtown areas when they are refurbished and used again. The residential program provides grants with a maximum of \$15,000 per project. The commercial component is a tax credit for qualified commercial properties, with a maximum of \$500,000 per project per year. The program is authorized for a total of \$15 million (\$5 million for the residential grants, and \$10 million in tax credits for the commercial properties).

Ultimately, this report is about choices: the choices that we as a region must make to maintain the integrity of our cultural, historical, and architectural treasures. If we do nothing, then we have made a choice to let chaos reign and watch more irreplaceable historic buildings become piles of rubble. But if we take steps to understand, appreciate, and preserve our history, then we position ourselves for a brighter future.

It's time to download the past and upload the future. Preservation offers this opportunity. The economic impact figures speak for themselves. It's time for us to speak up and hold our leaders accountable for what is obvious: *historic preservation works!*

—Dan Holland, YPA CEO



About the Young Preservationists Association of Pittsburgh

YPA provides tools so young people can save and maintain their history. YPA provides events, tours, research, training, technical assistance, and special projects that encourage the next generation to take a leadership role in preserving their communities. Incorporated in 2002 as a 501(c)(3) nonprofit, YPA is the only organization of its kind in the United States.

Headquartered in historic Homestead at the Moose Building, YPA operates in the nine-county southwestern Pennsylvania region that includes the following counties: Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington, and Westmoreland.

YPA has several core programs that involve young people with historic preservation: Youth Main Street Advisors, the Preserve Pittsburgh Summit, annual list of the “Top Ten Best Preservation Opportunities in the Pittsburgh Area,” a Preservation Video Contest for students, and the Michael Eversmeyer Promise Award. YPA has also published the region’s first-ever tourguide of African American history, called “Discover the Legacy: The African American Experience in Southwestern Pennsylvania.”

Mission, Vision, and Slogan

The mission of YPA is the participation of young people in the preservation of historic resources. YPA’s vision is to be the premiere organization for young people in preservation.

YPA’s slogan, *Give life to history*[®], is rooted in the belief that historic preservation is more than creating museums. It involves bringing back to life old structures through restoration, adaptive reuse, and creative renovation. It also means injecting new life into an older neighborhood by constructing new structures that complement the existing community fabric and allows for pedestrian interaction. We encourage people to become involved in a civic dialogue about how to create a better personal experience in the Pittsburgh area.

YPA’s organizational values emphasize three important concepts that are central to our work: Innovation, quality, and diversity. YPA’s events and culture supports inclusion (by embracing geographic and demographic diversity), responsiveness, and an emphasis on the economics of preservation.

About Pennsylvania Works!

The Pennsylvania Works! Campaign is a coalition of state wide and regional organizations advocating for specific legislative and administrative initiatives that generate economic opportunities and job creation, promote government efficiency, and create vibrant, prosperous, and livable communities throughout Pennsylvania. Preserving and restoring architectural buildings to create modern commercial and residential opportunities is a primary effort of the Pennsylvania Works! Coalition, in that it creates economic opportunities, revitalizes our towns and cities, and maintains the character and quality of our neighborhoods and communities.

About The Steinbrenner Institute, based at Carnegie Mellon University

The Steinbrenner Institute's initiatives seek to support the environmental research efforts of Carnegie Mellon students and faculty. "Research and Education on the Environment" was declared one of four strategic thrusts for Carnegie Mellon in 1998 strategic plan and reiterated in the 2008 strategic plan. Based on a 2002 Subcommittee Report, the Trustees of Carnegie Mellon recommend that:

The goal of environmental work at Carnegie Mellon should be to change the ways the world thinks and acts about the environment, through our educational and research methods and results, through the issues we raise, and through the outcomes we produce. We must adopt a broad viewpoint in this work. Environmental issues have important technical, economic, and social dimensions, dimensions that are joined, not separate. We should build upon our collaborative strengths in science and technology (including information technology), design, economics, and the social and policy sciences. We should apply these capabilities to the principal environmental problems of the 21st century. In so doing, our focus will center on critical issues for building a sustainable, green future, primarily by pursuing multi-disciplinary themes and outcomes across Carnegie Mellon's colleges. The Steinbrenner Institute was established in 2004 with the generous support of Lowell and Jan Steinbrenner to realize these goals.

More information is available at <http://www.cmu.edu/steinbrenner/index.html>

About the Center for Economic Development

For over 22 years, the Center for Economic Development at Carnegie Mellon University's Heinz College has conducted applied research to improve the institutions, communities, and economy of the Pittsburgh region. On September 30, 2009, its research mission was turned over to the students of Heinz College. Our students now have new and exciting learning opportunities in policy and practice via CED's eight new Fellows, all top leaders for some of the most influential and innovative institutions involved in economic, community, and technology development in the region. More information is available at <http://heinz.cmu.edu/center-for-economic-development/index.aspx>

About the Remaking Cities Institute

The Remaking Cities Institute (RCI) is an urban design research center in the School of Architecture that was created to promote an improved quality of life through place-making and carefully planned economic and community redevelopment. The ability to capture and evaluate the conditions of neighborhoods and regions as well as their ability to deliver the basic tenets of a shared quality of life, and to envision futures that regenerate neighborhoods and regions, is a primary goal of the RCI. More information is available at <http://www.cmu.edu/rci/>

Economic Impact of Historic Preservation in Southwestern Pennsylvania

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EXECUTIVE SUMMARY

In the past five years, 2004 to 2009, historic preservation projects throughout the region have had a significant impact on the southwestern Pennsylvania economy as demonstrated by the following results:

- **\$475 million** Overall Investment¹,
- **\$65.6 million** Annual Tax Benefit generated,
 - **\$3.8 million** in Annual Wage Tax Revenue²,
 - **\$61.7 million** from Annual Property Taxes,
- **1,204** Housing units,
- **5,242,289** square feet of renovated space, and
- **1,370** construction jobs were created³ along with an estimated **3,042** permanent employment positions.

This data is further evaluated in three distinct categories – sites from YPA’s “Top 10 Best Preservation Opportunities in the Pittsburgh Area” list, Federal Historic Preservation Tax Credit Projects, and Main and Elm Street programs.

Discussed below is the impact each of these designations has had for Southwestern Pennsylvania.

¹ Figure represents the total invested in historic preservation projects from 2003 – 2009. An accurate breakdown of public to private was undeterminable due to compiled data obtained regarding the Federal Historic Rehabilitation Tax Incentive.

² Does not include wage tax on commercial entities.

³ Construction job numbers are estimates based on reported and anecdotal information obtained through first person interviews and correspondence. Calculations show approximately 1,097 jobs in the construction industry. Being that this data was collected using national 1997 figures, the anecdotal and reported numbers were used for this study, as they are specific to Southwestern Pennsylvania.

Top Ten Preservation Opportunities in the Pittsburgh Area

Recognizing the need to highlight untapped economic opportunities in our region's vacant structures, the Young Preservationist Association of Pittsburgh created a list of the "Top Ten Best Preservation Opportunities in the Pittsburgh Area" in 2003. Since that time, sixty-three properties have received the designation of "Best Preservation Opportunity in the Pittsburgh Area." Of those sixty-three sites, twenty-five have been considered successful preservation endeavors due to their ability to become a catalyst for growth.

Over the last seven years, more than \$80 million has been invested into properties placed on YPA's Top 10 List. Consequently, this created the following results:

- \$1.30 of private financing for every \$1 of public investment was generated,
- an estimated 1,245⁴ construction and trade-related jobs created,
- production of 230 housing units resulted,
- \$750,000 in additional annual wage tax revenue is yielded to state and local municipalities (assumed single wage-earning households), and
- a total of 401⁵ permanent employment positions were also established within the region.

Federal Historic Preservation Tax Credit Projects

Between 2004 and 2009, more than forty sites in Southwestern Pennsylvania have taken advantage of the Federal Historic Preservation Tax Incentive. This incentive provides a 20% tax credit for rehabilitation projects which reuse buildings certified by the Secretary of the Interior as a historic structure, are income-producing, and have a minimum construction cost of \$20,000. This has generated a mix of residential units (including low to mixed income housing) as well as commercial developments.

The federal historic tax credit produced the following results:

- Within Southwestern Pennsylvania, more than \$250 million has been spent to complete these rehabilitation projects, resulting in close to 950 housing units and one million square feet of commercial space.⁶

⁴ This number is the sum of collected anecdotal and recorded data collected from the 24 sites on YPA "Top 10 Best Preservation Opportunities in Pittsburgh" list used in this study. Data obtained through correspondence and communication with personnel associated with each designated project.

⁵ This figure is the sum of anecdotal and recorded data collected for the 24 sites from YPA Top 10 Best Preservation Opportunity projects used in this study. Data obtained through correspondence and communication with personnel associated with each designated project.

⁶ Numbers obtained from the Pennsylvania Historical Museum Commission - Bureau for Historic Preservation.

- Of the thirty-eight properties reviewed in this study, over \$51 million was received in the form of a historic tax credit from the Federal Government during the last five years.
- An annual tax benefit of close to \$3.2 million, not including commercial wage tax revenue was attained.
- More than \$95 million of tax revenue will be brought into Pennsylvania during the lifetime of the building, or an assumed 30 years.



Restoration of the Armstrong Cork Factory was made possible in part by the federal Historic Preservation Tax Credit.

Main Street/Elm Street Programs⁷

Historic streetscapes and homes are coming back to life and bringing their local communities with them. Southwestern Pennsylvania hosts twenty-three Main Street communities and seven Elm Street neighborhoods.

Main Street & Elm Street investments produced the following economic impact between 2005 and 2009:

- Since 2005, just over \$138 million has been invested into the region's Main Street programs.
- An additional investment of \$3 million specifically for Elm Street programs was generated during 2008 and 2009.
- Of this \$141 million, nearly \$60 million was procured from public funding sources.
- For every \$1 of public funding made available for historical preservation endeavors, \$4 of private finance is invested.
- More than 800 new businesses have been created, filling 366 vacant buildings along the main street.
- Permanent employment also increased for the region by 2,655 jobs.
- Elm Street programs have enhanced their neighborhoods with 76 façade projects in five of the seven communities over the last two years. A matching grant program, façade projects focus on exterior improvements to properties within the Elm Street Project Area.
- A total of more than \$1.6 million has been invested into façade projects in Southwestern Pennsylvania with approximately 97% of that total coming from private financing.



Millions of dollars have been invested in Homestead's Eighth Avenue Historic District

⁷ Data collected from Pennsylvania Downtown Center (PDC) database.

Methodology

For this report, YPA focused on historic preservation projects during the period 2004 to 2009 in nine counties in southwestern Pennsylvania—Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington, and Westmoreland (YPA’s core service area). Somerset County was also included due to the large number of historic resources. While all counties contained once flourishing industrial centers, these places have long been trying to reclaim their identities after the fall of the steel industry. Left with abandoned storefronts, rusting factory buildings, and residences, these communities are slowly finding ways to bring their areas back to life without demolishing their heritage.

During the course of this study, the economic benefit of historical preservation, reuse, and rehabilitation projects within this region were determined by examining the following criteria.

- Construction and trade-related jobs produced during the rehabilitation
- New permanent employment positions established as a result
- New business development
- Housing unit creation
- Annual tax benefit generated

Construction and trade-related job creation were measured using two different approaches. Initially, amounts were obtained through first-person interviews from personnel associated with each project. This resulted in anecdotal numbers along with reported data. (This approach was taken when determining the amount of permanent employment positions created.)

Secondly, the Carnegie Mellon University Economic Input-Output Life Cycle Assessment (EIO-LCA)⁸ method was employed to give an estimate of job creation for all rehabilitation endeavors. Numbers retrieved from this database offer an estimate based on national 1997 statistical information. Although not specific to the Southwestern Pennsylvania region, it simulates the approximate impact rehabilitation projects have within the construction industry per project.

Both wage and property tax revenues were determined to showcase the overall annual tax benefit generated from renovating historic properties. These numbers were the combination of the property tax estimates along with assumed wage tax values.

⁸ Carnegie Mellon University Green Design Institute. (2008) Economic Input-Output Life Cycle Assessment (EIO-LCA), US 1997 Industry Benchmark model [Internet], Available from:<<http://www.eiolca.net>> Accessed 29 March 2010.

When applicable, property tax calculations were based on assessed property figures as determined by the respective county's total property assessment records.

$(\text{Total Assessed Value} \times \text{County Millage Rate}) + (\text{Total Assessed Value} \times \text{Municipality Millage Rate}) + (\text{Total Assessed Value} \times \text{School District Millage Rate}) = \text{Total Annual Property Tax Value}$

To calculate the annual wage tax value, the assumption of \$62,500⁹ was used to estimate the gross income per housing unit. The combined total of housing units per building or area was multiplied by the Commonwealth's state tax of 3.07% as well as each individual community's Earned Income Tax rate.

$(\text{Total gross salary per location} \times 3.07\%) + (\text{Total gross salary per location} \times \text{community EIT}) = \text{Total Annual Wage Tax Value}$

Each projects' financial investment will be quantified and discussed. The leverage of public to private dollars invested will demonstrate the need for additional public funding.

In order to provide a panoramic view of Southwestern Pennsylvania's historic preservation efforts, both anecdotal and reported data will be employed throughout the study. Successful projects derived from YPA's Top Ten Best Preservation Opportunities list, reported figures of Federal Historic Rehabilitative Tax Credit projects provided by the Pennsylvania Historical Museum Commission, and records from Pennsylvania Downtown Center detailing activities of regional Main Street and Elm Street Programs will be studied. These projects will be further explained with few select case studies from some of the regions more successful projects. These projects will highlight both past and present historic preservation initiatives in Southwestern Pennsylvania.

To further support this research, the study will briefly explore the impact state-funded tax incentives have had on other states in the country. These numbers will foster better understanding as to the benefit a historic tax incentive, such as the House Bill 42, would have within Southwestern Pennsylvania and throughout the Commonwealth.

⁹ Figure based on the Department of Housing and Urban Development's determined value of the average family median income for the Pittsburgh MSA.
<www.efanniemae.com/sf/refmaterials/hudmedinc/hudincomeresults.jsp?STATE=PA&choice=msa&CITY=&FormsButton1=Search>

Case Studies

Greensburg Cultural & Historic Districts



Greensburg's Cultural District is located within the Historic Main Street boundaries. Over the years, the town has undertaken several successful rehabilitation projects. In 2008, the James Building and the Stark Building were renovated creating much needed commercial office space within the city, as was the former Troutman's Department Store. The old Train Station was rehabilitated to include a restaurant, and recently the Cope Hotel, one of Greensburg's oldest hotels, is being transformed into apartments.¹⁰

These historic rehabilitation projects have also spawned interest for new construction in the area. The Seton Hill Performing Arts Center opened in Greensburg's Cultural District in 2009. Designed to complement the existing streetscape, a total of \$21.2 million was raised for the construction of the new Performing Arts Center. Carol Billman, Director of Grants and Government Support at Seton Hill University stated,

The announcement of Seton Hill's plan to build an important campus building in the cultural district of downtown Greensburg sparked an unprecedented mini-boom in building and development in that area. To date, a combination of private and governmental developers have announced or completed projects coming to over \$82 million.¹¹

"The SHU PAC brings people into the downtown area on performance nights. These people spend money within and outside the city of Greensburg," explains Steven Gifford, director of the Greensburg Community Development Corporation.¹²

¹⁰ Gifford, Steven. "Greensburg as Case Study for YPA paper" Email to the author. 29 March 2010.

¹¹ Billman, Carol. "Questions regarding the SHU PAC." Email to the author. 12 March 2010.

¹² Gifford, Steven. "Request for data on the Seton Hill University Center for the Performing Arts" Email to the author. 9 February 2010.

Strand Theater, Zelienople, PA



The Strand Theater in Zelienople reopened to the public in the summer of 2009. Since opening its doors, The Strand has sold 3,850 live performance tickets. This has contributed approximately \$88,000 to Zelienople's Main Street.¹³ Differentiating itself from contemporary movie theaters,

The Strand offers live performances and also shows classic films. Over \$1.5 million was allocated for the rehabilitation, of which \$750,000 came from a capital campaign with contributions from four of the area's private foundations, \$400,000 in the form of a grant from the state, and the final \$400,000 as a loan-

grant from the USDA Rural Development program.

By taking people out of the malls and putting them on Main Street, The Strand works as an economic catalyst offering a direct benefit to the retailers in the area.¹⁴ Patrons will often combine their show with dinner beforehand. Local restaurants, such as the Kaufman House and Herbe's Ztown Café have seen an impact.

Although Herbe's Ztown Café opened shortly before The Strand's "second act," owner Randy Herbe was aware of its renovation and imminent re-opening. Knowing this, Mr. Herbe felt confident that his business was at the right place at the right time and no matter what, his business would improve as a direct result of The Strand. He states that his café has experienced more foot traffic before shows since The Strand has opened. He also is expecting to add more staff and change the establishment's summer hours to correspond with the show times at The Strand.¹⁵

¹³ "Data collected from 40,000 attendees at a range of nonprofit arts events reveal an average spending of \$22.87 per person, not including the price of admission." SOURCE: Arts & Economic Prosperity. 2002, Americans for the Arts. (Joint Study - NEA, American Express)

¹⁴ Carter, Ron. Personal Interview. 10 February 2010.

¹⁵ Herbe, Randy. Personal Interview. 11 February 2010.

Blairsville



Blairsville has begun on a path towards community revitalization. Although, at times, slow, the once flourishing destination for America's growing transportation industries, as well as a stop on the Underground Railroad during the Civil War, Blairsville is working on recapturing its veiled heritage.

With a successful Main Street program, Blairsville has generated nearly \$400,000 of investment for new project development along the town's historic main corridor – Market Street. "Our most positive development has been the acquisition of the Armory by the Blairsville Borough, purchased for \$125,000 with [financial] help from Westsylvania, Department of Community and Economic Development, and Friends of the Park." James Carmo, Executive Director of the Blairsville Community Development Authority stated recently. "Plans are underway to utilize the building as an annex to our Recreation Department to expand our recreation, cultural, and education programs in town."¹⁶

The Second Baptist Church, built in 1917, was the first structure to be built and maintained by Blairsville's African American residents. In 2006, the vacant church was purchased by the Blairsville Underground Railroad Committee and converted into the Blairsville Underground Railroad History Center. Now offering tours and educational programs, the site now hosts visitors traveling from bordering states, as well as Canada.¹⁷

Armstrong Cork Factory

The Armstrong Cork Factory building sat vacant in Pittsburgh's strip district since 1974. Once one of the largest cork producing factories in the world, the building laid in ruin until 2005.¹⁸ Bringing in a developer, architects, contractors, masonry restoration specialists, and historic preservation experts, the 3-building site was converted into 297 loft-style apartments which opened for leasing in 2007.

Aiming to receive the Federal Historic Tax Incentive for Rehabilitating Historic Buildings as a means to defray part of the overall cost, emphasis was placed on adhering to the Secretary of the Interior's Standards for Historic Preservation.

¹⁶ Camero, James. Email to the author. 11 March 2010.

¹⁷ Fairbanks, Joy. "Top 10" Email to the author. 12 March 2010.

¹⁸ In partnership with McCaffery Interests of Chicago, IL Graciano Corporation pours it on at the 440,000 square foot Cork Factory" Pennsylvania Real Estate Journal.



Therefore, historic details were kept intact, paying tribute to the historical nature of the space. The factory's engine room, a place where factory employees worked up a sweat during day-to-day production activities, has been restored to become what is now the residents' workout room.¹⁹

According to Debbie Reynolds, General Manager of the apartment facility, the Cork Factory is currently filled to 100% of occupancy capacity.²⁰ That being said the Cork Factory now generates an estimated \$60.8 million in wage and property taxes to the state,

county, and municipality.

The Armstrong Cork Factory project not only focused on the building's reuse, but also generated 126,000 square feet of new construction. This resulted in a whole-foods grocery store and restaurant utilizing the 47,000 square feet of the space, with a 3-level parking structure developed within the remaining square footage.²¹

First Presbyterian Church, Braddock



At 418 Library Street in Braddock is the former First Presbyterian Church. Now owned by Braddock Redux, a project of Braddock resident and Mayor, John Fetterman. Mayor Fetterman purchased the church in 2003 and began restoration on the structure after becoming mayor in 2005. "Due to its close proximity of both the Braddock Library and the local elementary school, Fetterman believes the former church is an ideal location for a community center. Unfortunately, the plans have yet to be realized due to a dearth of donors or investors for this project."²²

With the loss of the steel industry and the recent departure of one of the University of Pittsburgh's Branch hospitals, Braddock's downtown no longer resembles the bustling industrial center it once was. Some additional revitalization efforts in Braddock's historical district include mural work by local sculptor, James Simon with the aid of Braddock youth

¹⁹ Cork Factory website <www.thecorkfactory.com>

²⁰ Reynolds, Debbie. Personal Interview. 9 March 2010.

²¹ Angeles, Melinda. "Cork Factory Lofts (Armstrong Cork Factory)" Carnegie Mellon Steinbrenner Institute for Education & Research, Western PA Brownsfields Center. 2008. <www.cmu.edu/steinbrenner/brownfields>

²² <www.urbanhike.org/braddockjournal.html>

volunteers. In 2009, Simon's 10x12 mosaic mural "Welcome to Historic Braddock" won the title of best neighborhood artwork by Pittsburgh Magazine.²³ A sculpting studio is set up by Simon in the basement of the First Presbyterian church during the periods of time when there is on-going mosaic work to be done in Braddock.²⁴

Our Town Cooperative, Canonsburg



Canonsburg, historically a market community, was filled with shops all along its main corridors. Visitors would find the streets lined with a variety of shops, taverns, and craftsman workshops. Over the years, as mall culture entered society, businesses relocated from the main street to newer more trendy locations. Recently though, Canonsburg has begun to restore its heritage. The Eric Mark building, a large triple storefront structure, sat vacant in the middle of town for a number of years. The once run-down structure now houses three new businesses for the Canonsburg downtown patrons.²⁵

Ambridge National Register Historic Landmark District

The borough of Ambridge in Beaver County made the YPA's Top 10 list in 2003. Originally settled by the Harmony Society, Old Economy was designated a historic district and placed on the National Register of Historic Places in 1986. It contains the last of the initial buildings constructed by the Harmony Society.

Current preservation opportunities in Ambridge include the redevelopment of the Brownfield sites, which border the historic district. A total investment of close to \$14 million has been spent for Phases I, II, and III of the 4-phased project. The New Economy Business Park, a 325,000 square foot multi-tenant warehouse, manufacturing, or distributing space is currently filled at 90% capacity, and has provided 175 permanent jobs to the old H.H. Richardson Company Brownfield site. Reuse of these sites also prompted the new construction for the home of the new Beaver County 9-1-1 Center. A \$12 million facility, the 9-1-1 Center generated 50 permanent employment positions.²⁶

²³ Rayworth, Melissa. "Best (and Worst) of Pittsburgh." Pittsburgh Magazine, September 2009. <www.pittsburghmagazine.com>

²⁴ Rujumba, Karamagi. "Sculptor works with Braddock youth to create mosaic welcome sign" Pittsburgh Post-Gazette, 26 July 2007. Simon, James. Personal Interview. 30 March 2010.

²⁵ Steffey, Nadeen. "Case Study of Our Town Cooperative for YPA report" Email to the author. 30 March 2010.

²⁶ Bort, Michael. "Northern Ambridge Redevelopment Project, Ambridge" Presentation.

Additionally, a streetscape program and façade grants have been applied to approximately half of the downtown area with an additional streetscape program planned for the remaining section of downtown within the next year. Jeremy Angus, Director of the Ambridge Area Chamber of Commerce, states that 90% of the storefronts are occupied within the historic district. The historic district has had the greatest impact in the borough. According to Mr. Angus, “Residents want to move to the historic district; although the price is greater, crime is down and the population is less dense.”²⁷



²⁷ Angus, Jeremy. Personal Interview. February 25, 2010.

Call to Action

Thirty states have some form credit against state tax liability for the qualified rehabilitation of a qualifying historic structure. Of those states, twenty-five states offer a tax credit for the rehabilitation of owner-occupied residences.²⁸

Pennsylvania's legislature is considering a historic preservation incentive which would provide up to \$500,000 on historic commercial properties and up to \$15,000 on residential external rehabilitation or restoration projects.

As we have seen from this study, several historic structures have already been saved and are contributing to the regions economic and cultural climate. However, there are still a vast number of significantly laudable sites that with just a small amount of additional funding can generate significant economic growth.

One, of many examples, is the Historic Colonial Hotel in Meyersdale. Owners of the hotel are looking to rehabilitate this 1903 Colonial-Revival Style hotel in to 12,751 square feet of income producing apartments/condominiums, overnight accommodations, event space, and commercial space.²⁹ With an estimated \$4 million total price tag, advancement on the project is hindered without further public financial assistance. As the owner of the Colonial Hotel explains:

I currently work in Colorado and, despite the recession, historic preservation projects are still going gangbusters. This is due in large part to the state's 20 percent tax credit. If it is working here, where the historic built environment is relatively small, I can't imagine the impact it would have on Pennsylvania, where historic buildings are the majority.³⁰

-Adam Thomas, Historic Colonial Hotel, LLC

Below are three of the earliest state-adopted historic rehabilitation tax incentive programs. These programs demonstrate the importance of state supported tax incentives for community historic preservation and rehabilitation. Not only do the tax credits generate revenue and new investment opportunities, they generate jobs as well both in the short-term, and in creating permanent positions within their communities.

²⁸ National Trust for Historic Preservation website

<www.preservationnation.org/issues/rehabilitation-tax-credits/additional-resources/background-on-state-historic.html>

²⁹ "Historic Colonial Hotel Proposal and Redevelopment Plan". October 2007. (Adam Thomas is also the Managing Principal and Architectural Historian with Historitecture, Estes Park, Colorado.)

³⁰ Thomas, Adam. "Colonial Hotel Meyersdale, PA" Email to the author. 30 March 2010.

- Missouri issued a state tax credit for historic rehabilitation projects in 1998. One of the most successful state tax credit programs, Missouri has “garnered 6,871 jobs; \$121 million in income; \$283 million in gross state product; \$60 million in total taxes (including \$25 million in Missouri state and local taxes) and \$249 million in in-state wealth.”³¹
- Since 1976, North Carolina’s state tax credit for the rehabilitation of historic structures has resulted in over 2,000 completed “certified rehabilitation” projects representing over \$1 billion of investment in historic properties³² It is estimated that North Carolina’s rehabilitation expenditures on income and non-income producing projects have created 22,600 new full-time jobs, have added \$1.2 billion dollars to the state’s economy, and have added \$437 million dollars to the household incomes of North Carolina residents.³³
- The historic rehabilitation tax credit in Virginia was available as early as 1997. Since that time the program has generated private investment of approximately \$1.5 billion in the rehabilitation of more than 1,200 landmark buildings. This investment in turn has generated an economic impact of nearly \$1.6 billion in the Commonwealth and created more than 10,700 jobs.³⁴

The aforementioned states’ programs are good examples of what can also happen in Pennsylvania if a statewide preservation incentive law is in place.

³¹ Missouri Department of Natural Resources. State Historic Preservation Office website. <www.dnr.mo.gov/pubs/pub1230.pdf>

³² North Carolina State Historic Preservation Office <www.hpo.ncdcr.gov/credits.htm>

³³ North Carolina State Historic Preservation Office. The Economic Impact of the Rehabilitation Investment Tax Credit Program for Historic Structures in North Carolina. 2003. <www.hpo.ncdcr.gov/ta90nc.htm>

³⁴ Virginia’s Historic Rehabilitation Tax Credit Program <www.dhr.virginia.gov/pdf_files/Prosperity%20through%20Preservation.pdf>

Data

The data table that is provided below shows the economic impact of historic preservation in southwestern Pennsylvania by state senatorial district. The data tables that are provided include the following headings:

- Project Name
- Public Dollars Invested
- Private Dollars Invested
- Total Dollars Invested (Figure represents the total invested into historic preservation projects from 2003 – 2009. An accurate breakdown of public to private was undeterminable due to compiled data obtained regarding the Federal Historic Rehabilitation Tax Incentive.)
- Construction/Trade Jobs Created
 - EIO-LCA Number¹
 - Reported/ Anecdotal Number²
 - Number of Permanent jobs created³
- Annual Wage Tax Benefit⁴
- Annual Property Tax Benefit⁵
- Total Annual Tax Benefit⁶
- Number of Housing Units⁷
- Square Footage

Notes on the data are provided at the end of the report.

PROJECT NAME	Location	Public \$ Invested	Private \$ Invested	Total \$ Invested	Const./Trade Jobs Created			Annual Wage Tax Benefit ⁴	Annual Property Tax Benefit ⁵	Total Annual Tax Benefit ⁶	# Housing Units ⁷	Square Footage
					EIO-LCA # ¹	Reported/Anecdotal # ²	# Permanent jobs created ³					
ALLEGHENY COUNTY												
Top 10 Best Preservation Opportunities List sites												
First Presbyterian Church, Braddock ⁹	Braddock	\$0	\$65,000	\$65,000	0.14	N/A ⁸	0	\$0	N/A ⁸	N/A ⁸	0	12,000
Cinema 4 Theatre ¹⁰	Dormont	TO BE DEMOLISHED - 2010										
Dormont Pool ¹⁰	Dormont	\$1,105,000	\$0	\$1,105,000	3.53	0	0	\$0	N/A ⁸	N/A ⁸	0	60,000
The Hollywood Theatre ¹⁰	Dormont	\$0	\$500,000	\$500,000	1.60	0	1	\$0	\$3,896	\$3,896	0	6,720
New Granada Theater ¹¹	Pittsburgh	\$600,000	\$500,000	\$1,100,000	2.44	64	1	\$0	\$1,226	\$1,226	0	11,341
Manchester Neighborhood Transformation Initiative ¹²	Pittsburgh	\$2,197,110	\$936,100	\$3,133,210	6.89	150	N/A ⁸	\$117,606	N/A ⁸	\$117,606	31	N/A ⁸
South Hills High School ¹³	Pittsburgh	N/A ⁸	N/A ⁸	\$232,000	N/A ⁸	84	N/A ⁸	\$375,581	N/A ⁸	\$375,581	99	N/A ⁸
Union Project ¹⁴	Pittsburgh	\$849,680	\$3,080,357	\$3,930,037	8.67	0	6	\$0	\$2,500	\$2,500	0	21,195
Otto Milk Plant ¹⁵	Pittsburgh	\$390,000	\$10,600,000	\$10,990,000	24.40	25	4	\$212,450	N/A ⁸	\$212,450	56	N/A ⁸
Denis Theatre ¹⁶	Mt. Lebanon	\$2,200,000	\$300,000	\$2,500,000	N/A ⁸	N/A ⁸	8.5	\$0	\$17,908	\$17,908	0	4,830
Mooncrest ¹⁷	Moon	\$1,039,600	\$25,000	\$1,064,600	2.22	50	N/A ⁸	\$23,000	N/A ⁸	\$30,350	8	N/A ⁸
Glenshaw Glass ¹⁸	Shaler	\$0	\$3,800,000	\$3,800,000	N/A ⁸	N/A ⁸	110	\$0	N/A ⁸	N/A ⁸	0	500,000
Wilksburg Main Street ¹⁹	Wilksburg	\$8,014,183	\$3,495,366	\$11,509,549	25.60	N/A ⁸	N/A ⁸	\$86,488	N/A ⁸	\$86,488	34	N/A ⁸
Federal Historic Preservation Tax Incentive Projects²⁰												
G.S.T. DeBolt Bldg	Homestead	N/A ⁸	N/A ⁸	\$450,000	1.42	N/A ⁸	N/A ⁸	\$0	\$7,393	\$7,393	0	4,200
Homestead National Bank Building	Homestead	N/A ⁸	N/A ⁸	\$542,250	1.20	N/A ⁸	N/A ⁸	\$10,175	\$11,126	\$21,301	4	2,200
213-215 E. 8th Ave.	Homestead	N/A ⁸	N/A ⁸	\$600,000	1.33	N/A ⁸	N/A ⁸	\$10,175	\$3,525	\$13,700	4	4,400
Elm Ridge (Beaver Rd at Camp Meeting Rd)	Leetsdale	N/A ⁸	N/A ⁸	\$525,000	1.17	N/A ⁸	N/A ⁸	\$12,703	\$11,538	\$24,241	5	N/A ⁸
5408-5414 Penn Avenue	Pittsburgh	N/A ⁸	N/A ⁸	\$707,569	1.60	N/A ⁸	N/A ⁸	\$22,763	\$1,659	\$24,421	6	6,485
500 W. North Avenue	Pittsburgh	N/A ⁸	N/A ⁸	\$275,749	0.62	N/A ⁸	N/A ⁸	\$11,381	\$2,059	\$13,440	3	N/A ⁸
Standard Life Building	Pittsburgh	N/A ⁸	N/A ⁸	\$3,422,175	7.56	N/A ⁸	N/A ⁸	\$125,194	\$37,485	\$162,678	33	N/A ⁸
H. J. Heinz Company	Pittsburgh	N/A ⁸	N/A ⁸	\$62,156,944	138.00	N/A ⁸	N/A ⁸	\$1,138,125	\$267,291	\$1,405,416	300	350,000
528-530 E. Ohio St.	Pittsburgh	N/A ⁸	N/A ⁸	\$775,800	1.23	N/A ⁸	N/A ⁸	\$11,381	\$8,455	\$32,438	7	2,861
Sutherland Apartments	Pittsburgh	N/A ⁸	N/A ⁸	\$775,800	1.72	N/A ⁸	N/A ⁸	\$26,556	\$5,882	\$32,438	7	N/A ⁴

PROJECT NAME	Location	Public \$ Invested	Private \$ Invested	Total \$ Invested	Const./Trade Jobs Created			Annual Wage Tax Benefit ⁴	Annual Property Tax Benefit ⁵	Total Annual Tax Benefit ⁶	# Housing Units ⁷	Square Footage
					EIO-LCA # ¹	Reported/Anecdotal # ²	# Permanent jobs created ³					
930 Penn Avenue	Pittsburgh	N/A ⁸	N/A ⁸	\$5,037,000	11.10	N/A ⁸	N/A ⁸	\$87,241	\$37,651	\$124,893	23	N/A ⁸
The Fidelity Building	Pittsburgh	N/A ⁸	N/A ⁸	\$3,075,771	6.67	N/A ⁸	N/A ⁸	\$83,463	\$30,703	\$114,166	22	5,445
111 Wood Street	Pittsburgh	N/A ⁸	N/A ⁸	\$2,625,000	5.78	N/A ⁸	N/A ⁸	\$87,241	\$40,831	\$94,837	23	4,800
Conestoga Building	Pittsburgh	N/A ⁸	N/A ⁸	\$3,585,000	8.00	N/A ⁸	N/A ⁸	\$53,111	\$34,733	\$87,845	30	4,800
Allegheny Widows' Home - Main Building	Pittsburgh	N/A ⁸	N/A ⁸	\$2,474,000	5.56	N/A ⁸	N/A ⁸	\$34,143	\$13,823	\$47,966	9	N/A ⁸
Keystone Grocery	Pittsburgh	N/A ⁸	N/A ⁸	\$29,423,495	66.20	N/A ⁸	N/A ⁸	\$531,125	\$35,680	\$566,805	140	N/A ⁸
402 Sampsonia Way	Pittsburgh	N/A ⁸	N/A ⁸	\$221,000	0.50	N/A ⁸	N/A ⁸	\$3,794	\$468	\$4,261	1	N/A ⁸
526 Lockhart Street	Pittsburgh	N/A ⁸	N/A ⁸	\$545,744	1.21	N/A ⁸	N/A ⁸	\$11,381	\$491	\$11,872	3	N/A ⁸
Armstrong Cork Factory	Pittsburgh	N/A ⁸	N/A ⁸	\$59,544,077	132.00	125	15	\$626,744	\$60,171,093	\$60,797,837	297	N/A ⁸
825 N. Negley Ave	Pittsburgh	N/A ⁸	N/A ⁸	\$13,146	1.53	N/A ⁸	N/A ⁸	\$11,381	\$1,765	\$1,765	3	N/A ⁸
5700-5704 Jackson Street	Pittsburgh	N/A ⁸	N/A ⁸	\$53,598	3.78	N/A ⁸	N/A ⁸	\$45,525	\$8,073	\$8,073	12	N/A ⁸
5701 Jackson Street	Pittsburgh	N/A ⁸	N/A ⁸	\$16,296	1.54	N/A ⁸	N/A ⁸	\$11,381	\$4,914	\$4,914	3	N/A ⁸
The Blacksmith Shop	Pittsburgh	N/A ⁸	N/A ⁸	\$76,000	0.17	N/A ⁸	N/A ⁸	\$0	\$608	\$608	0	N/A ⁸
924 Mellon Street	Pittsburgh	N/A ⁸	N/A ⁸	\$678,025	1.52	N/A ⁸	N/A ⁸	\$11,381	\$1,697	\$13,078	3	N/A ⁸
502 W. North Avenue	Pittsburgh	N/A ⁸	N/A ⁸	\$405,666	0.92	N/A ⁸	N/A ⁸	\$7,588	\$4,132	\$11,720	7	N/A ⁸
William Penn Snyder House	Pittsburgh	N/A ⁸	N/A ⁸	\$519,420	1.32	N/A ⁸	N/A ⁸	\$0	\$19,922	\$19,922	0	38,304
Gimbels Department Store	Pittsburgh	N/A ⁸	N/A ⁸	\$47,964,516	107.00	N/A ⁸	N/A ⁸	\$0	\$771,242	\$771,242	0	791,000
Engine Co. No. 11	Pittsburgh	N/A ⁸	N/A ⁸	\$193,139	0.43	N/A ⁸	N/A ⁸	\$0	\$3,970	\$3,970	0	2,400
951 Penn Avenue	Pittsburgh	N/A ⁸	N/A ⁸	\$4,027,114	8.89	N/A ⁸	N/A ⁸	\$0	\$6,141	\$6,141	0	9,280
945-949 Penn Ave.	Pittsburgh	N/A ⁸	N/A ⁸	\$12,082,324	27.10	N/A ⁸	N/A ⁸	\$0	\$17,999	\$17,999	0	11,680
Byrnes & Kiefer Bldg	Pittsburgh	N/A ⁸	N/A ⁸	\$909,909	2.02	N/A ⁸	N/A ⁸	\$0	\$67,643	\$67,643	0	21,600
Eberhardt & Ober Brewery & Bottling Works	Pittsburgh	N/A ⁸	N/A ⁸	\$2,410,000	5.78	N/A ⁸	N/A ⁸	\$0	\$53,620	\$53,620	0	120,120
C. F. Bingamon Bldg	Pittsburgh	N/A ⁸	N/A ⁸	\$1,920,000	4.22	N/A ⁸	N/A ⁸	\$0	\$23,619	\$23,619	0	13,066
May-Stern Building	Pittsburgh	N/A ⁸	N/A ⁸	\$2,520,000	5.56	N/A ⁸	N/A ⁸	\$0	\$29,657	\$29,657	0	51,360
Sperling Building	Wilkesburg	N/A ⁸	N/A ⁸	\$877,177	2.06	N/A ⁸	N/A ⁸	\$26,556	\$6,953	\$35,509	7	8,052

PROJECT NAME	Location	Public \$ Invested	Private \$ Invested	Total \$ Invested	Const./Trade Jobs Created			Annual Wage Tax Benefit ⁴	Annual Property Tax Benefit ⁵	Total Annual Tax Benefit ⁶	# Housing Units ⁷	Square Footage
					EIO-LCA # ¹	Reported/Anecdotal # ²	# Permanent jobs created ³					
ARMSTRONG COUNTY												
Main/Elm Street Programs ²¹												
Freeport, Leechburg, Apollo Group Inc.	Multiple	\$9,280	\$114,280	\$123,560	0.40	N/A ⁸	6	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
TOTALS		\$9,280	\$114,280	\$123,560	0.40	N/A⁸	6	N/A⁸	N/A⁸	N/A⁸	N/A⁸	N/A⁸
BEAVER COUNTY												
Top 10 Best Preservation Opportunities List sites												
Ambridge National Register Historic Landmark District ²²	Ambridge	\$3,500,000	\$10,000,000	\$13,500,000	30.00	N/A ⁸	229	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Granada Theater ²³	Beaver Falls	DEMOLISHED 2010										
Federal Historic Preservation Tax Incentive Projects ²⁰												
308 13th Street ²⁴	Ambridge	N/A ⁸	N/A ⁸	\$65,000	0.14	N/A ⁸	N/A ⁸	\$3,828	\$7,631	\$11,459	3	N/A ⁸
Main/Elm Street Programs ²¹												
Beaver Falls BDA Main St.	Beaver Falls	\$235,031	\$717,208	\$952,239	3.06	N/A ⁸	33	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
TOTALS		\$3,735,031	\$10,717,208	\$14,517,239	33.20	N/A⁸	262	\$3,828	\$7,631	\$11,459	3	N/A⁸
BUTLER COUNTY												
Top 10 Best Preservation Opportunities List sites												
Pullman Park & Butler's West End Neighborhood ²⁵	Butler	\$4,416,070	\$1,750,000	\$6,166,070	13.30	38	21.5	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Denton Powell Farm ²⁶	Cranberry	\$710,000	N/A ⁸	\$710,000	N/A ⁸	N/A ⁸	1	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	3,092,760
The Strand Theater ²⁷	Zelienople	\$800,000	\$750,000	\$1,550,000	3.33	50	1	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	2,700
Main/Elm Street Programs ²¹												
Butler Downtown Revitalization Committee	Butler	\$40,516,700	\$824,679	\$41,341,379	81.80	N/A ⁸	35	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
John Roebing's Historic Saxonsburg Society, Inc.	Saxonsburg	\$45,068	\$903,730	\$948,798	3.05	N/A ⁸	13	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
TOTALS		\$46,487,838	\$4,228,409	\$50,716,247	101.48	88	71.5	N/A⁸	N/A⁸	N/A⁸	N/A⁸	3,095,460

PROJECT NAME	Location	Public \$ Invested	Private \$ Invested	Total \$ Invested	Const./Trade Jobs Created			Annual Wage Tax Benefit ⁴	Annual Property Tax Benefit ⁵	Total Annual Tax Benefit ⁶	# Housing Units ⁷	Square Footage
					EIO-LCA # ¹	Reported/Anecdotal # ²	# Permanent jobs created ³					
FAYETTE COUNTY												
Top 10 Best Preservation Opportunities List sites												
Brownsville Commercial Historic District ²⁸	Brownsville Borough	\$515,000	\$525,000	\$1,040,000	2.22	150	15	\$2,544	N/A ⁸	\$2,544	1	N/A ⁵
G.C. Murphy Building	Uniontown	DEMOLISHED 2004										
Main/Elm Street Programs ²¹												
Uniontown Main St.	Uniontown	\$229,500	\$6,194,192	\$6,423,692	20.50	N/A ⁸	124	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Gallatin Elm Street Neighborhood	Uniontown	\$80,760	\$9,000	\$89,760	0.29	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
TOTALS		\$825,260	\$6,728,192	\$7,553,452	23.01	150	139	\$2,544	N/A ⁸	\$2,544	1	N/A ⁸
GREENE COUNTY												
Main/Elm Street Programs ²¹												
Waynesburg Prosperous & Beautiful, Inc.	Waynesburg	\$844,128	\$2,310,465	\$3,154,593	9.95	N/A ⁸	87	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Greensboro Borough Council Elm St.	Greensboro	\$7,560	\$800	\$8,360	0.03	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
TOTALS		\$851,688	\$2,311,265	\$3,162,953	9.98	N/A ⁸	87	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
INDIANA COUNTY												
Top 10 Best Preservation Opportunities List sites												
Second Baptist Church ²⁹ - CURRENTLY THE BLAIRSVILLE UGRR HISTORY CENTER/NO SIGNIFICANT WORK TO DATE								N/A ⁸	N/A ⁸	N/A ⁸	0	N/A ⁸
Main/Elm Street Programs ²¹												
Blairsville Community Development Corp	Blairsville	\$48,387	\$343,636	\$392,023	1.26	N/A ⁸	29	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Downtown Indiana, Inc. Main St	Indiana	\$3,941,099	\$5,364,121	\$9,305,220	29.90	N/A ⁸	32	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Downtown Indiana, Inc., Elm St	Indiana	\$42,221	\$54,121	\$96,342	0.31	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
TOTALS		\$4,031,707	\$5,761,878	\$9,793,585	31.47	N/A ⁸	61	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
SOMERSET COUNTY												
Top 10 Best Preservation Opportunities List sites												
Colonial Hotel ³⁰	Meyersdale	\$2,000	\$90,000	\$92,000	0.20	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	1	12,751
Main/Elm Street Programs ²¹												
Meyersdale Renaissance Inc.	Meyersdale	\$169,821	\$73,390	\$243,211	0.78	N/A ⁸	16	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
TOTALS		\$171,821	\$163,390	\$335,211	0.98	N/A ⁸	16	N/A ⁸	N/A ⁸	N/A ⁸	1	12,751

PROJECT NAME	Location	Public \$ Invested	Private \$ Invested	Total \$ Invested	Const./Trade Jobs Created			Annual Wage Tax Benefit ⁴	Annual Property Tax Benefit ⁵	Total Annual Tax Benefit ⁶	# Housing Units ⁷	Square Footage
					EIO-LCA # ¹	Reported/Anecdotal # ²	# Permanent jobs created ³					
WASHINGTON COUNTY												
Top 10 Best Preservation Opportunities List sites												
Coyle Theater ³¹	Charleroi	\$500,000	\$0	\$500,000	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	0	N/A ⁸
Main/Elm Street Programs ²¹												
Highland Ridge Economic Development Corp	Washington	\$19,794	\$1,208	\$21,002	0.07	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Main Street Washington	Washington	\$4,903,591	\$1,799,587	\$6,703,178	21.50	N/A ⁸	127	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Our Town Cooperative, Inc.,	Canonsburg	\$330,231	\$409,248	\$739,479	2.37	N/A ⁸	7	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
TOTALS		\$5,753,616	\$2,210,043	\$7,963,659	23.94	N/A⁸	134	N/A⁸	N/A⁸	N/A⁸	N/A⁸	N/A⁸

WESTMORELAND COUNTY												
Top 10 Best Preservation Opportunities List sites												
Greensburg Cultural District/SH Performing Arts Center ³²	Greensburg	\$8,400,000	\$12,800,000	\$21,200,000	44.60	634	1	\$0	N/A ⁸	N/A ⁸	0	73,000
Zilmer Building ³³	Arnold	DEMOLISHED 2008										
Federal Historic Preservation Tax Incentive Projects ²⁰												
Stark Building	Greensburg	N/A ⁸	N/A ⁸	\$1,006,619	3.56	N/A ⁸	N/A ⁸	N/A ⁸	\$4,939	\$4,939	0	N/A ⁸
Main/Elm Street Programs ²¹												
Vandergriff Improvement Program, Inc.	Vandergriff	\$47,500	\$315,035	\$362,535	1.17	N/A ⁸	17	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Greensburg Community Development Corp.	Greensburg	\$60,706	\$2,243,701	\$2,304,407	7.38	N/A ⁸	20	\$56,050	N/A ⁸	\$56,050	19	N/A ⁸
The Irwin Project	Irwin	\$37,177	\$455,000	\$492,177	1.58	N/A ⁸	-14	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
TOTALS		\$8,545,383	\$15,813,736	\$25,365,738	58.29	634	24	\$56,050	\$4,939	\$60,989	19	73,000

COUNTY	Public \$ Invested	Private \$ Invested	Total \$ Invested	Const./Trade Jobs Created			Annual Wage Tax Benefit ⁴	Annual Property Tax Benefit ⁵	Total Annual Tax Benefit ⁶	# Housing Units ⁷	Square Footage
				EIO-LCA # ¹	Reported/Anecdotal # ²	# Permanent jobs created ³					
Allegheny County	\$23,452,943	\$80,973,307	\$356,086,953	844.1	498	2,241.5	\$3,815,632	\$61,769,371	\$65,505,435	1,180	2,061,078
Armstrong County	\$9,280	\$114,280	\$123,560	0.4	N/A ⁸	6	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Beaver County	\$3,735,031	\$10,717,208	\$14,517,239	33.2	N/A ⁸	262	\$3,828	\$7,631	\$11,459	3	N/A ⁸
Butler County	\$46,487,838	\$4,228,409	\$50,716,247	101.48	88	71.5	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	3,095,460
Fayette County	\$825,260	\$6,728,192	\$7,553,452	23.01	150	139	\$2,544	N/A ⁸	\$2,544	1	N/A ⁸
Greene County	\$851,688	\$2,311,265	\$3,162,953	9.98	N/A ⁸	87	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Indiana County	\$4,031,707	\$5,761,878	\$9,793,585	31.47	N/A ⁸	61	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Somerset County	\$171,821	\$163,390	\$335,211	0.98	N/A ⁸	16	N/A ⁸	N/A ⁸	N/A ⁸	1	12,751
Washington County	\$5,753,616	\$2,210,043	\$7,963,659	23.94	N/A ⁸	134	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸	N/A ⁸
Westmoreland County	\$8,545,383	\$15,813,736	\$25,365,738	58.29	634	24	\$56,050	\$4,939	\$60,989	19	73,000
REGIONAL TOTALS	\$93,864,567	\$129,021,708	\$475,618,597	1,127	1,370	3,042	\$3,878,054	\$61,781,941	\$65,580,427	1,204	5,242,289

Notes for the Data Tables

1. Numbers calculated by Carnegie Mellon University EIO-LCA online tool using 1997 benchmark numbers for construction new multi-family housing structures, non farm with exception of Main/Elm St Programs & Ambridge History Landmark District. This is an estimate of job creation for all rehabilitation endeavors.

Carnegie Mellon University Green Design Institute. (2008) Economic Input-Output Life Cycle Assessment (EIO-LCA), US 1997 Industry Benchmark model [Internet], Available online at <http://www.eiolca.net>, accessed March 29, 2010.

2. Jobs Created based on reported or anecdotal data obtained directly from personnel of the specific project.

3. Permanent Job Statistic numbers reported or anecdotal data obtained directly from personnel of the specific project.

4. Annual Wage Benefit calculated by the sum of state & local wage tax rates - see Methodology for exact calculations

5. Annual Property Tax Values based on County Assessments, except where noted all assessments are from the Allegheny County Office of Property Assessments (www2.county.allegheny.pa.us) - see Methodology for calculations.

Annual Property Tax Values based on Assessments in Beaver County, www.co.beaver.pa.us. See Methodology for calculations.

6. Annual Tax Benefit calculated on assessed value of the property. Includes county, municipality, and school district taxes plus state and local wage taxes. - See Methodology for exact calculations.

7. Housing Units created from rehabilitation projects. Reported or anecdotal numbers obtained from personnel of the specific project.

8. "Not Applicable" refers to several issues with respect to missing data:

- Numbers designated as not available due to the lack of methods available to track and record preservation endeavors. Data was unavailable due to the project being unfinished or in progress at the time of the report.
- These areas represent more than one structure, including a mix of commercial and residential units.
- It is unable to determine the amount of square feet per location, making them non-applicable for the purpose of this study.
- Numbers were not available from the reporting institution.
- Total Square feet was determined as non-applicable when housing unit creation resulted without also adding commercial space to the property. The total number of square feet is given for commercial properties to show the potential and/or realized real estate value of the site.

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