



Young Preservationists Association of Pittsburgh

Presents

New
Frontiers
In
Preservation
2 0 0 4

Historic Preservation Priorities
for the
Southwestern Pennsylvania Region



Acknowledgements

This report could not have been made possible without the generous contributions of numerous individuals and organizations throughout southwestern Pennsylvania and across the Commonwealth. In particular, the New Frontiers project was supported by a generous grant from the Sprout Fund. The Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation provided staff support, materials, and assisted in the funding for the production of this final report.

Special mention must be given to YPA's two project managers who pulled this project and report together: Sean Capperis and Natalie Newman, both outstanding students at the University of Pittsburgh. Natalie was the primary author of this report, with substantial support from Sean. YPA also thanks its Board and Advisory Committee for participating in the workshops, providing oversight, and supporting this venture.

Additional support was provided by three very important preservation organizations: Pittsburgh History & Landmarks Foundation (Arthur Ziegler and Cathy McCollum); Preservation Pennsylvania (Susan Shearer and Susan Cabot); and Sustainable Pittsburgh (Court Gould and Joan Barlow).

The workshops were aided by very generous assistance provided by local hosts. These include the following people:

Allegheny County

Susan Brandt and the Braddock Carnegie Library

Armstrong County

Donna Kornasiewicz, Greater Ford City CDC

Beaver County

Dan Woodske, Beaver Initiative for Growth and a YPA Board Member

Butler County

Cathy Luek, Harmony Museum and Chrisoula Perdziola, Western Pennsylvania Museum Council

Fayette County

Donna Holdorf, National Road Heritage Corridor and Muriel Nuttall, Fayette Chamber of Commerce

Greene County

Jeff Gernert, Greene County Tourist Promotion Agency and YPA Board Member

Indiana County

Linda Gwinn, Blairsville Improvement Group and YPA Board

Washington County

Suzanne Gagliardo, Main Street Washington (now with the PA Downtown Center)

Westmoreland County

Alexander Graziani, Smart Growth Partnership of Westmoreland County

City of Pittsburgh

Colin Kelley, Manchester Citizens Corporation



A special acknowledgement goes out to all the people in the Pittsburgh region, particularly in historic riverfront communities, who were affected by the Great Flood on September 17, a day before the Pittsburgh workshop was held.

YOUNG PRESERVATIONISTS ASSOCIATIONSM

U.S. Application Serial No. 78/374,684

and

GIVE LIFE TO HISTORYSM

U.S. Application Serial No. 78/374,716

are registered trademarks of the Young Preservationists Association of Pittsburgh.

All contents of this document, including the photographs, unless otherwise noted, are © 2004 Young Preservationists Association of Pittsburgh.

www.youngpreservationists.org

Table of Contents

SECTION	PAGE
Introduction	4
Executive Summary	6
Findings	7
Methodology	9
County by County Workshop Reports	
Allegheny	10
Armstrong	12
Beaver	14
Butler	16
Fayette	18
Greene	20
Indiana	22
Washington	24
Westmoreland	26
City of Pittsburgh	28
Recommendations	30
About YPA	32
Appendix 1: Comprehensive Plan Contact Information	33
Appendix 2: Table of Preservation Priorities	34

Introduction

This report is about choices. The Young Preservationists Association of Pittsburgh's "New Frontiers in Preservation" project was launched to educate individuals about the choices they have to shape the world around them. We can either allow our communities to be shaped by chance—if we do nothing—or choice, if we decide to get involved.

This report is your report. There were more than 100 people who participated in ten focus group meetings to provide input on what they believed was historically important in each of the nine counties that comprise our region: Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington, Westmoreland, plus the City of Pittsburgh.

For the first time ever, the Pittsburgh region has a list of historic preservation priorities. You said, overwhelmingly, that Main Street revitalization—the reinvestment of public and private funds in historic commercial corridors that define this region—is a top priority.

What this report reveals is that no one is in control of our region. We do not have one regional government or a regional executive. We have hundreds of municipal governments—130 municipalities in Allegheny County alone—and dozens of county commissioners and executives, all making decisions that affect where you live, how you get to work, where you play, and whether you will appreciate and use the historic and cultural amenities in the region.

If no one person or organization is in control, that means this is your opportunity to shape your community as you see fit by providing your input into the decisions that affect your community.

In addition to voting, you can weigh in with public officials who must decide how to spend your tax dollars. Consider the following choice: should your elected and appointed officials spend your tax dollars that they collect from inner-city communities to build roads, infrastructure, and malls on pristine farmland far outside established communities? Or should they spend your money to rehabilitate existing roads, bridges, main street commercial districts, and other historic assets that are right in your back yard? Again, it's your choice.

In one sense, you have already conveyed your desires to public officials by participating in the "New Frontiers in Preservation" workshops: each county planner will get a copy of this report.

But like the parable—if a tree falls in the forest, does it make a sound?—will your elected and appointed leaders listen to what you have to say? Again, that depends on you.

It is up to all of us to communicate with our elected officials, planning departments, and even the un-elected bodies that govern our region, such as the Southwestern Pennsylvania Commission and Allegheny Conference on Community Development. You didn't vote for them, but they need to hear from you. You need to tell them how important historical and natural assets are in your community. You can do this by writing a letter, making a phone call, sending an e-mail, participating in public hearings, or by sending them this report.

Most importantly, the New Frontiers project reveals the need for regional cooperation among historical societies, museums, environmental organizations, and preservationists. It is imperative that all of us in the Pittsburgh area think and act regionally. This means making contact and doing business with other heritage-related organizations within the region and outside of your comfort zone. Butler County needs to communicate with Greene County and Indiana County needs to cooperate with Beaver County. Why? Because we're all in the same boat.



Exercising choice: Route 65 in Emsworth.

There's a funny joke about two people in a rowboat and one says to the other, "you're having a problem with your boat because there's a hole in the bottom and you're sinking fast." This boat—the southwestern Pennsylvania region—contains us all. We can't afford to let one community, say, Braddock, go down and expect that Homestead will magically be uplifted by the decline. We're in this together and need to work in partnership to identify and agree upon a common agenda for fortifying the region.

At a conference called "Equity & Regionalism: The Impact of Governance Restructuring on Communities of Color," sponsored by Sustainable Pittsburgh on November 19, 2004, David Miller, Associate Dean of the University of Pittsburgh's Graduate School of Public and International Affairs described four criteria for successful regions:

1. A fiscally-sound center;
2. Land-use policies which are guided at the regional level, including housing, education, transportation, and tax policies;
3. An anti-sprawl strategy; and
4. Regional institutions.



Braddock is gone.

The New Frontiers project is our opportunity as preservationists, environmentalists, decision makers, bankers, investors, homeowners, business owners, employees, and engaged citizens to ensure that we, too, will have a strong region.

Every county in southwestern Pennsylvania is in the process of preparing a Comprehensive Plan (also known as a Consolidated Plan or Master Plan). The Comprehensive Plan is a regional, county or municipal document that contains a vision of how the community will grow and change. Section III of the commonwealth enabling act for comprehensive land use plans states that all county comprehensive land use plans must address issues related to historic resources.

Citizens are encouraged to participate in the planning process. But if you choose not to participate, other people—often highly paid consultants who don't live in your community—will make the decisions for you. In other words, if you don't let your public officials know what is important, they will decide for you.

Fortunately for those who participated in the Young Preservationists' New Frontiers project, a list of important historic preservation priorities was developed for each of the nine counties, along with the City of Pittsburgh. This list will be conveyed to elected officials, planners and consultants who are preparing the Comprehensive Plan. But you should not stop there. If there is a particular site or issue that you believe should be included in your county's preservation priorities, tell your local planning official.

For the southwestern Pennsylvania region, two organizations have influence over how your tax dollars will be spent. One is called the Southwestern Pennsylvania Commission, or SPC, the regional planning agency that serves the Pittsburgh 10-county area (including Lawrence County). Unlike your county government, SPC officials are appointed, not elected.

In addition, the Allegheny Conference on Community Development, another un-elected board of corporate and civic leaders, also makes economic development decisions that affect the region. Regardless of whether these two bodies are not democratically elected, it is important that you weigh in with them as well. The decisions that they make directly affect your community.

For instance, members of these two bodies have been strong advocates for completion of the proposed Mon/Fayette Expressway and Southern Beltway. Conversely, they may also make decisions that affect whether your community will get public transit or assistance with a Main Street project. Therefore, it is in your best interests to let them know how you feel about such projects before it's too late.

A list of planners for each county is provided in the report's appendix.

This New Frontiers report is a starting point, not the final word. That responsibility rests with you. Ultimately, the future of your community—and of our region—rests in your hands. The Young Preservationists encourage you to get involved with your community's planning process, know your planners and elected officials, and convey to them how important it is to preserve and reuse historic properties in your community. We are building a foundation for a collaborative effort among various stakeholders to ensure that the historic, cultural, and natural assets of southwestern Pennsylvania are preserved for the next generation.

Give life to history.SM



Pittsburgh's Highland Park neighborhood is healthy.

Executive Summary

For decades, Pennsylvanian cities, towns, and suburbs have worked hard to reverse the indicators of a declining region: deindustrialization, population exodus, job losses, and diminished vitality. But recently, efforts to grow the region out of its slump by abandoning older towns and boroughs and developing farmland and greenspace into malls and low-density housing has only exacerbated the decline. The "New Frontiers" project set out to show that historic preservation remains one of the most effective tools for growth and revitalization and should be considered as an alternative to the inconsistent growth pattern known as sprawl.



Will Fayette County become the next victim of sprawl?

Southwestern Pennsylvania is a hotbed of preservation opportunities. Within many of the older, established towns and boroughs lie hundreds of historical and natural resources. The Young Preservationists Association's annual "Top Ten Best Preservation Opportunities" list demonstrates that there are a number of historic investment properties that could turn around communities. But a lack of consistent regional planning leaves older communities neglected and abandoned. In order to return the region to preeminence, communities need to concentrate on making the most of our unique, established places by thinking and acting strategically to identify, restore, and reuse these historic assets.

To stimulate policy planning and development around historic preservation, the Young Preservationists Association of Pittsburgh launched the New Frontiers in Preservation initiative. Funded by a grant from the Sprout Fund and with support from the Pennsylvania Historical and Museum Commission (PHMC), the initiative provided ten workshops in the Pittsburgh Region with three main objectives:

- 1) to raise awareness of historic preservation and its economic benefits,
- 2) to prioritize preservation opportunities in each county in the Pittsburgh Region as well as the City of Pittsburgh that can influence regional land-use plans, and
- 3) to develop an action plan for the targeted localities.

This report is a record of the project results, containing the list of the Top Ten Preservation Priorities in each county that comprises the region: Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Westmoreland, and Washington counties and the City of Pittsburgh. A detailed list of preservation opportunities in southwestern Pennsylvania and action steps for each of the Top Ten Priorities are included within this report.

This report is also an analysis of the identifiable trends concerning preservation efforts, including but not limited to the revitalization of historic downtowns, brownfield redevelopment, and the preservation of green spaces. The New Frontiers in Preservation project also acknowledges trends in the development of heritage tourism and the preservation of a sense of place in southwestern Pennsylvania.

In addition, this report is a compilation of recommendations intended for community stakeholders and the public. The county commissioners, departments of planning and development, and tourism agencies will receive copies of this report, as well as county historical societies, municipal governments, educational institutions, and other agencies.

The information in this report is intended to influence comprehensive land use plans in southwestern Pennsylvania and the PHMC's Preservation Plan. Most importantly, the results of the New Frontiers in Preservation project will serve as a guide for how the region can grow *with* its history as a foundation for progress.

The YPA believes that people and places are inherently linked and that the development of historical assets of a region is essential to the lifeline of the community — to its sense of place, to the growth of its economy, and above all to the quality of its future. In the same way that human beings have shaped the present, individuals have the power to determine the future of a region.

The New Frontiers in Preservation initiative empowers community members with the opportunity to determine the future of the Pittsburgh region by preserving its past. Now more than ever, strategic plans that utilize the region's historic and natural resources are needed to revitalize Pennsylvania's towns, cities, and suburbs.

Findings

Upon review of the records and results of each workshop, general trends and recurring issues can be identified in regards to the status of historic preservation in Pittsburgh and its surrounding counties. The lists of priorities developed by workshop participants reflect the present public interest and the awareness of the importance of preserving the past for the future. A chart in the appendix contains the list of the top ten priorities identified at each of the New Frontiers in Preservation workshops and displays current preservation trends in southwestern Pennsylvania.

Trends Identified in New Frontiers in Preservation:

- ◆ Revitalization of Main Street historic business districts was a priority in five of the nine counties in southwestern Pennsylvania, and was the top priority for the City of Pittsburgh.
- ◆ The preservation of the region's industrial heritage was listed as a priority in nine separate instances.
- ◆ Local history education was selected as a priority in six different instances.
- ◆ The preservation of railroad structures, train stations, and other remnants of transportation history was listed as a priority in seven different contexts.
- ◆ The preservation of green spaces, rural landscapes, vistas and scenic byways was identified as a priority in six different instances.
- ◆ Heritage tourism was a priority for three counties in southwestern Pennsylvania.
- ◆ Cooperation among historical societies and local governments was identified as a priority at three of the New Frontiers in Preservation workshops.
- ◆ Anti-sprawl efforts were listed as a priority at two of the New Frontiers workshops.



Can historic preservation save New Kensington?

Additional Trends

Preserving a Sense of Place

Above all, workshop participants recognized the value of historic and cultural resources and stressed the importance of preserving southwestern Pennsylvania's historic heritage. Virtually every discussion that took place at the workshops touched on the importance of preserving a sense of place. Specifically, many participants identified Main Street and Elm Street Programs as a means of fostering historic integrity. Workshop participants also maintained that the preservation of historic corridors and the revitalization of historic business districts would further economic development in the region.

Heritage Tourism

In addition to the preservation of historic districts, workshop participants discussed the role of historic preservation in Heritage Tourism. Presently, many historic sites and communities in southwestern Pennsylvania have the potential to become major tourist attractions but lack the necessary funds and organization. Workshop participants identified the need for coordination among historical societies, as well as between state and local governments, in working towards common goals. Statewide coordination to create better directional signage to historic sites, as well as partnerships between private organizations and businesses, were also suggested as a means of facilitating the development of heritage tourism, particularly in Historic Harmony in Butler County.

Industrial Heritage

The preservation of the region's Industrial Heritage also surfaced as a top preservation priority at several workshops. Specifically, the preservation of Pittsburgh's Steel Heritage was identified as the number one priority in Allegheny County (at the Carrie Furnace site in Rankin), and the preservation of sites related to glass, coal and coke production were listed as priorities in different contexts and counties. Ironically, workshop participants also recognized the disastrous effects of longwall mining and listed preventative measures as a priority in affected counties.

Green Spaces

Other preservation issues that were identified at the workshops included urban sprawl, brownfield redevelopment, and the preservation of green spaces. The preservation of rural landscapes, riverfronts, vistas and scenic byways also appeared as priorities in regions where sprawl and development have destroyed the natural terrain. Through education at both the governmental and public levels, workshop participants hope to prevent further sprawl and to promote the preservation of open spaces in the Pittsburgh region.

Education

Finally, workshop participants recognized education as a top priority in the region. Specifically, participants stressed the importance of educating citizens—particularly our young people—about the history of African Americans and Native Americans in southwestern Pennsylvania. The preservation of their respective histories is essential to maintaining the region's character and sense of place.

Teaching local history in schools is an essential part of promoting the preservation of a variety of historic resources for the next generation. Pittsburgh and its surrounding counties have histories that are as diverse as they are complex, and saving those historical assets involves making educated choices that enter into the complexity of preservation.



Preservation provides hope for the Hill.

The Top Ten of the Top Ten

The following list contains the Top Preservation Priority from each New Frontiers in Preservation workshop.

Allegheny County

- ◆ The Carrie Furnace Site in Rankin

Armstrong County

- ◆ Ford City Heritage Park

Beaver County

- ◆ Rivertown Main Streets Initiative

Butler County

- ◆ Main Street Business Districts

Fayette County

- ◆ The National Road Heritage Corridor

Greene County

- ◆ Greene County Museum

Indiana County

- ◆ Ewing's Mill

Washington County

- ◆ Heritage Tourism

Westmoreland County

- ◆ Teaching Local History in Schools

City of Pittsburgh

- ◆ Preservation of Historic Commercial Corridors

Methodology

In May 2004, the YPA invited more than 1,200 individuals to participate in the New Frontiers in Preservation workshops, including historical societies, banks, elected officials, and community development corporations. In addition, the workshops received publicity from Preservation Pennsylvania, Pennsylvania History and Landmarks Foundation, and Sustainable Pittsburgh, as well as from local newspapers and radio stations.

From June to September 2004, the YPA held interactive workshops at historic sites in each of the following locations: the City of Pittsburgh and the counties of Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington, and Westmoreland. At each workshop, participants viewed a presentation given by YPA facilitator Dan Holland and various representatives from the Pennsylvania Historical and Museum Commission (PHMC) on the economic benefits of historic preservation. The presentations included an overview of the comprehensive plan, PHMC's Preservation Plan, and other tools that facilitate economic revitalization.

Following the presentation, YPA asked workshop participants to identify historic preservation priorities in their respective counties. A list of historic sites and issues, such as "sprawl" or "Main Street revitalization" was created by the participants.

Next, participants were asked to perform a weighted vote on the Top Ten priorities by assigning one of five numbers to each of their priorities. Each number represented a certain point value, with one being the highest and five being the lowest. The purpose for this was to create weighted values for the sites and issues listed. It created a way to assign higher values to sites of greater importance. The YPA then tallied the points for each priority to create a Top Ten List of Preservation Priorities.

After identifying the number one preservation priority, the YPA collaborated with workshop participants to develop a preliminary action plan. In order to create a list of steps, participants were first asked to identify owners, actors, and issues, and then to find solutions and establish a timeline for the action plan.

The resulting lists of priorities and action plans represent the outcomes of the New Frontiers in Preservation Project that will affect the future of historic preservation efforts in southwestern Pennsylvania.

It is the YPA's hope that the local hosts and actors identified in the action plans can remain to execute the plan. YPA stands ready to assist in the execution of these plans.



New Frontiers participants select preservation priorities in Indiana County.

Workshop Reports: Allegheny County

In Allegheny County, internal planning for a Comprehensive Plan has been on-going for the past one-and-a-half years to develop the scope of work and to obtain funding. The estimated cost of the project is \$2.5 to \$3.0 million. Fourteen potential funding sources have been identified including state and federal grants matched by Allegheny County Capital Budget funds and in-kind services. The project has over \$1.2 million in committed funding, excluding in-kind services. Work has begun on the transportation element of the Plan, and four consultant teams have submitted proposals for the major portion of work that are currently under evaluation. The Plan should be completed in about two years. The Allegheny County planning department is seeking public input into the plan.



The Top Ten Preservation Priorities for Allegheny County

1. Preservation of Pittsburgh's Steel Heritage, particularly the Carrie Furnace site in Rankin
2. Main Street Revitalization, including, but not limited to, the following communities:
 - ◆ Homestead's East Eighth Avenue
 - ◆ Main Street Braddock
 - ◆ Tarentum
 - ◆ Bellevue
 - ◆ West View
 - ◆ Coraopolis
 - ◆ Carnegie
3. Housing Development (affordability and accessibility)
4. Green space Protection / Scenic Byways
5. Crestas Terrace in North Versailles
6. Brownfield Redevelopment
7. Preservation and Reuse of Rail Transportation (Monongahela and Allegheny Valleys)
8. Dixmont Hospital in Kilbuck
9. Ethnic Churches
10. Pennsylvania Train Station, Wilkesburg

At the workshop, the presentation of the Comprehensive Plan spurred discussion among participants about immediate concerns in Allegheny County, specifically the issue of building repair. Many homes and buildings in low-income areas have become hazardous due to neglect, and it was questioned whether certain structures are beyond repair. Several buildings in Braddock are also in danger, in particular the historic theater along Main Street whose roof has completely deteriorated. Workshop participants remained inconclusive about solutions to the problem but agreed that a plan of action should be developed to save the historic properties.

Additional Preservation Opportunities in Allegheny County

- ◆ Preservation of Wilmerding's Historic Value
- ◆ Grant School (Bellevue)
- ◆ Historic Theaters
- ◆ Crestas Terrace (North Versailles)
- ◆ Port Perry
- ◆ Borough of Elizabeth
- ◆ Libraries
- ◆ Airport Corridor (create an anti-sprawl zone)
- ◆ Riverfronts (accessibility & recreation)
- ◆ Rehabilitation & Construction of Housing in Braddock and Rankin (for seniors, low-income residents)
- ◆ Row houses in Braddock (Cherry Way)
- ◆ Redevelopment of businesses and urban parks
- ◆ Main Streets (Homestead, Braddock, etc.)
- ◆ Anti-sprawl zoning / Green space Protection (especially Route 910)
- ◆ Sewickley (low-income areas)
- ◆ Route 8 Corridor
- ◆ North and South parks

Action Plan for the Carrie Furnace Site



The Carrie Furnaces, as seen from Homestead, 1989.

The former Carrie Furnace site is located on the border of Rankin and Swissvale. According to the *Pittsburgh Post-Gazette*, Dennis Davin, director of the Allegheny County Department of Economic Development, explained that the county has entered into negotiations to buy the Carrie Furnace site from the Park Corporation. Governor Ed Rendell recently awarded Allegheny County a \$6 million grant from the Redevelopment Assistance Capital Program to be used for the site. Robert Ortiz of the state Department of Community and Economic Development claims that the grant money has to be matched dollar for dollar by non-state money, which could come from the county or federal governments.

A development plan for the site was put together after a series of community meetings. Davin said the plan is for the county to buy the site, clean it up, build roads, install water and sewer mains, and improve access to the area by building a ramp to the land from the Rankin Bridge. The plans call for housing to be built in the western-most section of the property near the Hot Metal Bridge, which would be converted to carry vehicle traffic directly to the retail district at The Waterfront in Homestead.

The working plans also call for an office park to be built on a section of the site and a transportation center that would, essentially, be a large park-n-ride lot for buses and future rail or water transportation. The old Carrie blast furnace would remain and be restored as the centerpiece of a steel industry museum that would be linked to the pump house of the former Homestead Works and the Bost Building on Eighth Avenue in Homestead [Belser, Ann. "County trying to buy Carrie Furnace Site." *Pittsburgh-Post Gazette* Sept. 1, 2004 <http://www.post-gazette.com/pg/04245/371135.stm>].

Owner: Park Corporation

Actors and Stakeholders:

- ◆ Steel Industry Heritage Corporation

- ◆ Borough of Rankin
- ◆ Allegheny County Dept. of Economic Development
- ◆ Commonwealth of Pennsylvania (DCED)
- ◆ National Trust for Historic Preservation's Community Partners program (New Markets Tax Credits)
- ◆ National Park Service
- ◆ Elected officials: U.S. Congressman Michael Doyle and State Representatives and Senators
- ◆ Local foundations
- ◆ Local financial institutions
- ◆ Federal Home Loan Bank
- ◆ Local developers

Problems:

Time and funds are needed to raise the additional \$6 million in match funds needed to make improvements to the Carrie Furnace Site. Also, the site has not been seen as a priority for the County or region.

Solution:

The YPA could help raise the profile of the Carrie Furnace site as a major preservation priority for Allegheny County. The YPA could help coordinate efforts among the Steel Industry Heritage Corporation, Allegheny County Dept. of Economic Development, DCED, and the National Trust for Historic Preservation's Community Partners to ensure that the necessary funding is in place in order for plans to move forward. New Markets Tax Credits remain a viable option for use on this site.

Estimated Cost:

\$6 million in match money. Could come from foundations, financial institutions interested in getting CRA credit, in addition to a return on investment, as well as investors looking for a return on their investment in New Markets Tax Credits.

Next Steps

The Steel Industry Heritage Corporation is the lead organization on this project. They have years of experience in dealing with these partners. The YPA could help facilitate a meeting among them and help raise this issue as a major preservation priority in Allegheny County.



Participants at the Allegheny County Workshop, held Sept. 20.

Armstrong County

At the Armstrong County workshop, a major discussion topic concerned the marketing of preservation in the region. With the recent addition of Armstrong County to the Pittsburgh Consolidated Metropolitan Statistical Area (MSA) and the official "Pittsburgh Region," the county now has to compete with Allegheny County for visibility.

To counteract its low profile in the region, participants discussed several strategies for the county. When marketing inside the Pittsburgh Region, Armstrong County could highlight itself as a heritage tourism attraction near to the City of Pittsburgh.

Tourists in Pittsburgh could consider tourism opportunities in Armstrong County as part of a trip to the Pittsburgh region, much like visiting the Napa Valley as part of a trip to San Francisco. Armstrong County could also market itself outside of the Pittsburgh region, increasing its visibility as a separate entity from the Pittsburgh Region. The most important tool to market Armstrong County effectively, however, is a plan outlining an overall vision for Armstrong County.

Another issue in preservation that the workshop identified is a perceived absence of jobs in Armstrong County. Employers in Armstrong County can help to revitalize business in historic downtowns or on brownfield redevelopment sites. They can also help to attract young people back to the county to care for historic properties that the workshop is trying to protect.

The Top Ten Preservation Priorities for Armstrong County

1. Ford City Heritage Park
2. Downtowns / Main Streets
3. Cooperation Among Historical Societies
4. Riverfront Access in Ford City
5. Home for Community Theater, Ford City
- 6, 7. African-American Churches
- 6, 7. Marshall House, Dayton Borough
8. Yatesboro Mine Building
- 9, 10. Prince of Peace Church, Ford City
- 9, 10. Armstrong County Historical Site Survey

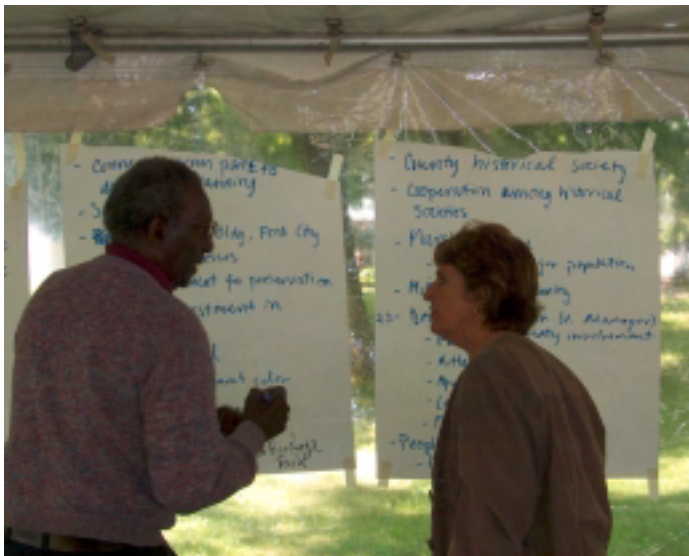


Statue of John B. Ford, Ford City's namesake.

Additional Preservation Opportunities in Armstrong County

- ♦ John B. Ford statue
 - o Ford was a glassmaker who pioneered the industry in Ford City.
 - o Recently, there was a controversy on the direction in which the statue points—citizens wanted it pointing toward the downtown rather than the mills that have been defunct for years. The statue still points toward the mill.
- ♦ Forming a county-wide historical society
- ♦ Fostering cooperation among historical societies
 - o The PHMC provides funding for a county-designated historical society. Armstrong currently does not have an official county historical society, so state preservation money is not coming into the county.
 - o The Armstrong County Community Foundation would like to initiate a countywide roundtable for the historical societies in the county.
- ♦ Marshall House
 - o A younger population must be attracted to care for this property.
 - o The House was significant in the Underground Railroad Heritage of Armstrong County.
- ♦ McKean House in Kittanning
- ♦ Downtowns
 - o Ford City, Kittanning, Apollo, Leechburg, Freeport
 - o A countywide Main Streets program could help concentrate resources for all the downtowns, including drawing people and private investors.
- ♦ Connection from the park to downtown in Kittanning
- ♦ Scenic vistas
- ♦ Greenbaum Building, Ford City
 - o A furniture seller currently occupies this architecturally significant building.
- ♦ Highlighting historic preservation successes
- ♦ Generating excitement for preservation
- ♦ Bike trail along Allegheny River

(list continued on next page)



Deciding on preservation priorities in Armstrong County, June 26.

- ♦ PPG Tunnel in Ford City
 - o The tunnel is currently painted in the Ford City school colors. Workshop participants would like to see it painted in its original colors.
- ♦ Original PPG buildings at Ford City Heritage Park
 - o Pattern shop
- ♦ Religious heritage/properties
 - o Prince of Peace Church in Ford City
- ♦ African American Churches and housing in Ford City
 - o Methodist Church
 - o "Lower End," "Southern End"
- ♦ Ford City company housing
- ♦ Marshall House, Dayton Borough
- ♦ Orphanage
- ♦ McCormick Mansion
- ♦ Armstrong County Historic Site Survey
 - o A site survey in Armstrong County does not yet exist
- ♦ Plaque for PPG Site
- ♦ Riverfront access in Ford City
 - o Pedestrian access and commercial development are needed.
- ♦ Old PPG Buildings west of Third Avenue
 - o Some buildings are still standing, yet there is a brownfield at one end of the complex. It can be redeveloped, yet it may not be completely environmentally "safe" yet.
- ♦ McGran Schoolhouse, Manor Township
- ♦ Belwood Gardens Schoolhouse
- ♦ Kittanning Opera House
- ♦ Kittanning Theaters
- ♦ Home from Armstrong County Community Theater
- ♦ Theater in Rural Valley
- ♦ Yatesboro Mine Building
 - o This building is part of a larger mining complex in Yatesboro. It could possibly be used as a museum on mining heritage.
- ♦ Industrial baseball leagues
- ♦ Industrial archives

Action Plan for the Ford City Heritage Park

Owner: Ford City Borough.

Actors: Ford City Borough, the Greater Ford City CDC, and the community.

Problem: The borough requires funding to complete the restoration of the three older buildings, two of which are very large. Tenants are interested in leasing space, but money is not available to complete the rehabilitation. The borough is experiencing difficulty in getting funds from private foundations in Pittsburgh.

Solution: There are many possible sources for funding. Federal sources include HUD (through Congressman Murtha), EPA, DEP, and EDA (Economic Development Administration). State sources include DCED and RICP. An additional funding source is the Steel Industrial Heritage Corporation, as well as banks. Rather than applying to private Pittsburgh foundations, the Borough should apply for monies from corporate foundations, and it may get more money by bundling funds. Merchant's National Bank in Kittanning may provide a mortgage.

Estimated Cost: \$3,000,000.

Timeline: Mid-2006.

Action Plan for Historical Society Cooperation

Actors: Armstrong County historical societies, Armstrong County Community Foundation, and PHMC.

Problem: The Armstrong County preservation community is not getting state money for historical societies. An Armstrong County Historical Society exists, but it is not designated as the official historical society for the county. The countywide societies need a coordinator, as conflicts would arise from simply choosing one society to be recognized officially as the county society. This official society would get state monies for staff positions.

Solution: A county historical society may rise from a running roundtable and cooperation from all Armstrong County historical societies.

Ford City has one of the only known mailbox-turned-eyeglasses collection boxes in the region.



Beaver County

Discussion at the Beaver County Workshop began with the topic of heritage tourism. Using Old Economy as a prime example, the workshop participants identified the need for the preservation of specific sites and areas so as to promote tourism in Beaver County. The Rivertown Partnership, formed to assist with funding procurement and to encourage coordination in downtown revitalization efforts in ten communities in Beaver County, was identified as a means of generating interest in the region.

According to Andrea Blenk of the Main Street Center, Beaver Falls is currently in the process of applying for a state Main Street Program. Nine other communities receive comprehensive support for their downtown business districts through the Beaver County Community Development Program's "Main Street Network" system. Town Center Associates, a downtown planning and consulting firm located in Beaver, provides full program management services for those nine communities under a unique contract with the Community Development Program.

The Beaver County Community Development Program, with support from the Rivertown Partnership, made application for the new "Elm Street Program" designation, which is designed to assist with residential revitalization and development within close proximity to downtown business districts. Nine of Beaver County's downtown communities received funding for long-range planning. It is hoped that full Elm Street designation will follow the completion of the planning process.

The Top Ten Preservation Priorities for Beaver County

1. Rivertown Partnership Initiative
2. Logstown / Legionville
3. Preservation Education
4. Promotion and Financing of Heritage Tourism
5. Anti-Sprawl Ordinances
- 6/7. Arthur Bradford House, Darlington
- 6/7. Aliquippa High School
8. Steelworkers Union Local 1211 Building (Aliquippa) and 1212 Building (Midland)
9. Old Economy Village
10. Pedestrian-friendly Ordinances in Older Towns (hidden parking lots/garages, setback ordinances, etc.)



Additional Preservation Opportunities in Beaver County

- ◆ Beaver Falls Library (pictured above)
- ◆ American Bridge
- ◆ Harmony Bank Building
- ◆ Granada Theater, Beaver Falls
- ◆ Ambridge High School
- ◆ J & L Property
- ◆ New Sheffield School
- ◆ St. Cloud Hotel – Homewood
- ◆ McKinley School House
- ◆ Stonechurch Cemetery
- ◆ P & LE (PA & Lake Erie) Railroad in Beaver Falls
- ◆ St. Peter's Evangelical Church
- ◆ Woodlawn / Ambridge Bridge
- ◆ North Country Hiking Trail
- ◆ B.F. Jones Library
- ◆ Stonepoint – Bridgewater
- ◆ Hillman Farmhouse
- ◆ Geneva College
- ◆ Witherspoon General Store – Homewood
- ◆ Plan 12 – Aliquippa (Baseball Complex, War Memorial, Pool)
- ◆ Midland 6
- ◆ Hopewell Community Park
- ◆ Hookstown Historic Log Homes
- ◆ Mayer Chinas
- ◆ P & LE Railroad St – Beaver Falls
- ◆ The "Castle" – Beaver Falls
- ◆ Vicary Mansion
- ◆ Old Economy Village
- ◆ Harmonist Buildings

(list continued on next page)

- ◆ Anti-Sprawl Ordinance (county-wide)
- ◆ Gatto's Fruit Market
- ◆ Multi-municipal planning
- ◆ Upper Beaver River Valley
- ◆ Park Road School - Ambridge
- ◆ James Wood Iron Furnace - N. Sewickley
- ◆ Conway Railyards
- ◆ Watts Mill Bridge
- ◆ BF Middle School
- ◆ Conway Heights
- ◆ Rochester Brewery
- ◆ Conway Railroad Supervisors Club



Old Economy National Historic Landmark District remains a major priority for Beaver County.

Action Plan for the Rivertown Partnership

Owner: Beaver County downtown communities: Aliquippa, Ambridge, Beaver, Beaver Falls, Bridgewater, Freedom, Midland, Monaca, New Brighton, and Rochester.

Actors and Stakeholders: Beaver County Community Development Program (an arm of the Beaver County Commissioners), Pennsylvania Department of Community and Economic Development, Beaver Initiative for Growth, Town Center Associates, community members.

Problems: Curb appeal/aesthetics of streetscapes, law enforcement/public safety, absentee landlords, litter, vacant properties, lack of character, lack of media attention.

Solution: Positive press/publicity, state funding for streetscapes, development of downtown councils, business district authorities, strategic action plans, law enforcement, historical society publications, historic tours for bankers & investors, zoning ordinances (for festivals, open air cafes).

Estimated Cost: \$650,000

Next Steps

The Main Street Center, as part of the Rivertown Partnership, has several options that could further the revitalization of Beaver County communities. These include the following steps:

1. Issue a press release along with YPA that lists the Top Ten Preservation Priorities for Beaver County.
2. Contact local banks about giving tours of historic Main Streets. Terri Davis, a CRA officer at Sky Bank, can be reached at 724.728.1156, extension 227, terri.davis@skyfi.com.
3. Further explore applying to the state for Elm Street Program funding. Contact Ellen Kight, Regional Director, SW PA DCED, ekight@state.pa.us, 412.565.5098.
4. Apply to the state to hire an additional Main Street Manager for Beaver County.
5. Maintain a county-wide e-mail network of historic preservation groups (and other heritage/history/tourism-related organizations) to share information and coordinate events.



Historic preservation has returned vitality to Beaver's Main Street.



Beaver workshop participants weigh in on preservation priorities.

Butler County

In discussing the status of preservation in Butler County, workshop participants raised the issue of urban sprawl. Although many communities in Butler County have seen widespread sprawl in recent years, comments made by workshop participants indicate that development is slowing. At the workshop, participants focused on the preservation of green spaces and brownfield redevelopment as a way of counteracting the adverse effects of sprawl.

Heritage tourism also proved to be a top priority in Butler County due to the recent designation of Historic Harmony as a National Historic Landmark District. Workshop participants stressed the need for coordination among local historical societies and county municipalities to develop heritage tourism in the county. Participants identified the formation of public-private partnerships as a means of furthering heritage tourism initiatives, and suggested that owners of historic sites work with local historical societies to coordinate signage, hours of operation, and volunteer efforts.



Butler County's Harmony National Historic Landmark District.

The Top Ten Preservation Priorities for Butler County

1. Main Street Business Districts in Harmony, Zelenople, Slippery Rock, Mars, Saxonburg, Evans City, Butler, Portersville, and Chicora
2. Heritage Tourism
3. Preservation of rural landscapes
4. Railroad structures, stations & trails
5. Creekside Manor Housing Development (Connoquenessing)
6. Archaeological Sites
- 7,8,9 Preservation-Friendly Local Political Leadership
- 7,8,9 Inter-county coordination among organizations & historical societies
- 7,8,9 Local History Curriculum
10. Washington's Trail

Additional Preservation Opportunities in Butler County

- ◆ Main Street Business Districts (Harmony, Zelenople, Slippery Rock, Mars, Saxonburg, Evans City, Butler, Portersville, Chicora)
- ◆ Historic Theaters (The Strand in Zelenople, Penn Theater in Butler)
- ◆ Washington's Trail (interpretive markers)
- ◆ Inter-county cooperation among organizations & historical societies
- ◆ Historical Sites (signs, volunteers, hours of operation)
- ◆ Tunnel Road (rail tunnel outside Evans City, near 528)
- ◆ Local History Curriculum
- ◆ Archaeological Sites (Oil Bron)
- ◆ Harmonist Structures
- ◆ Railroad sites (structures, stations, & trails)
- ◆ Butler's Downtown Historic District
- ◆ Local political leadership (county & municipal)
- ◆ Local municipal preservation ordinances
- ◆ Communication with state agencies
- ◆ Housing Development in Connoquenessing Creek (Creekside Manor)
- ◆ Pullman Park - restoration & location of original site
- ◆ Heritage Tourism
- ◆ Preservation of rural landscapes
- ◆ Schoolhouses
- ◆ Adaptive reuse of historic structures
- ◆ Sprawl in Cranberry
- ◆ Succop Conservancy

Action Plan for Heritage Tourism in Butler County

Owner: Local governments, the public, owners of historic sites

Actors and Stakeholders: Site organizations, County Tourism Bureau, Chambers of Commerce, State and Local Elected Officials, Southwestern Pennsylvania Commission (SPC), Department of Community & Economic Development (DCED), and the PHMC.

Problems: Signage, in particular, no consistency, absence of directional signage, lack of statewide coordination

Solution: Form partnership to facilitate statewide coordination

Estimated Cost: \$900-\$1500 per sign (8-10 signs per site) + maintenance costs

Resources: DCED, local foundations, SPC, banks



Butler County's roadside architecture has its own charm.



Enhanced signage would lure more visitors to sites like this in Harmony.



Pullman Park and the West End neighborhood in Butler. . .



. . .were listed as #2 on YPA's Top Ten Best Preservation Opportunities.

Fayette County

A major discussion topic at the Fayette County workshop revolved around the implementation of preservation plans. Fayette Forward recently produced a strategic plan for Fayette County, which partially addresses issues related to historic preservation. Among other smaller items, it supports heritage tourism in Fayette County as well as the development of an inventory of the top historic issues in the county.

Workshop participants, however, found a discrepancy between the Fayette Forward Plan and the comprehensive land use plan for Fayette County, which has yet to be completed. The two plans are unaffiliated, meaning that the Fayette Forward plan will probably not influence the comprehensive land use plan. Participants agreed that if plans regarding preservation are made to cause a change, they must be fully implemented.

One participant noted that Fayette County has a consciousness that the county itself must have “progress at any cost,” where any development, including sprawl, may take place that could threaten historic or environmental preservation. Here also exists a consciousness that historic preservation is the inverse of development, according to other participants. A strong effort for historic preservation is necessary to reverse this idea, especially in the forging of partnerships with organizations and businesses that would advocate the idea of “progress at any cost.” These partnerships could bring these organizations and businesses into areas of historic preservation, creating economic benefits while preserving a sense of place.

The Top Ten Preservation Priorities for Fayette County

1. The National Road Corridor
- 2, 3. Teaching local history in schools
- 2, 3. Facades of Brownsville
4. Preservation education
5. Anti-sprawl efforts
6. Act 48 seminar for local history teachers
7. Coal and coke heritage: coke ovens in Shoaf and Allison
8. Transportation sites, Brownsville
- 9, 10. Hopwood Village, Route 40
- 9, 10. County-wide Historic Architectural Review Board



The Peter Colley Tavern (1796) sits along Rt. 40, the National Road.

Additional Preservation Opportunities in Fayette County

- ◆ The National Road
- ◆ Transportation
 - Significant to steel, shipbuilding, and railroad industries
 - Transportation in Brownsville
- ◆ Brownsville's facades
 - Residential and commercial
- ◆ Education on preservation
 - Audience: owners of historic properties, general public, and elected officials
 - The education initiative should stress the economic benefits of preservation, implementing those benefits, and beginning a branding campaign
- ◆ Development of a Historic Architectural Review Board
 - Uniontown and the entire county would benefit from a HARB
- ◆ Fayette County Courthouse
- ◆ State Theater, Uniontown
- ◆ Consolidation or collaboration among historic preservation organizations
- ◆ Collected list of resources for historic preservation
- ◆ Priority of history in schools (K-12)
- ◆ Senior projects in history
- ◆ Local history in schools
- ◆ History in local colleges and universities
 - Schools at this level seem not to emphasize coursework in history to the detriment of students.
- ◆ Hopwood Village
- ◆ Coal and coke heritage in Fayette County
 - Coke ovens exist in Shoaf and Allison
 - Coal and Coke Museum at Penn State – Fayette

(list continued on next page)

- ◆ Washington Springs on Jumonville Road
- ◆ Development of a large central museum housing historic artifacts
- ◆ Trolleys
- ◆ Anti-sprawl efforts
 - Laws for preservation/anti-sprawl
 - The adoption of smart growth methods among planners
- ◆ Open space preservation
- ◆ Pro-historic research website
 - This site should encourage children to do historical research for incentives
- ◆ Seminar for local history teachers
 - This seminar would award teachers with Act 48 credits
- ◆ Drive-in, Brownsville
- ◆ Attention to archaeology with new constructions
 - Mon-Fayette Expressway
- ◆ Issac Meason House
- ◆ National Road widening
 - A proposal seeks to widen the National Road to a 4-lane, divided highway from the Summit near Brownsville to the Maryland Line. This widening would threaten many historic properties that still stand along the road
 - National Historic Landmark status could help to further protect the road and increase its visibility
- ◆ Bridges

Action Plan for The National Road Corridor

The National Road was America's first federally funded interstate highway. The road ran from Cumberland, Maryland (extending a road from Baltimore), to Wheeling, West Virginia, and eventually to Vandalia, Illinois. From 1818, it carried thousands of pioneers and settlers in stagecoaches and covered wagons. Today the National Road parallels Interstates 68 and 70, and most travelers use those thoroughfares instead. Even so, the National Road contains over 150 miles of history, layered in 1750s battlefields, functioning 1820s taverns, shells of 1920s coal towns and modern-day sprawling strip malls.

In Brownsville, one of the few inhabited downtown buildings is a museum devoted to the National Road. The town also contains the historic Flatiron Building and the Dunlap Creek Bridge, the first cast-iron bridge in the country. After famed Kentucky Senator Henry Clay's carriage fell through an earlier bridge into the creek, he declared that "Clay and mud" shouldn't mix and ordered the building of the strongest bridge possible.

According to Mayor Norma Ryan, Brownsville served as migration crossroads; the westward-bound chose either to continue along the National Road or take the Monongahela River to the Ohio River and perhaps onto the Mississippi. To supply people on the next leg of their journey, Brownsville had scores of merchants building boats and selling supplies. The town boomed again in the early 1900s during the coal-mining era, but has since fallen on hard times.

Fayette County also includes the Nemacolin Woodlands Resort and Spa, the caves of Laurel Canyons, two nearby Frank Lloyd Wright houses, and the Fort Necessity National Battlefield. The 1828 Mount Washington Tavern also serves as a museum and is located next to the battlefield where 22 year-old Colonel George Washington surrendered during the opening battle of the French and Indian War.

About a mile up the road is the grave of General Edward Braddock, who died in his quest to take Fort Duquesne (present-day Pittsburgh) from the French. On his way, Braddock's troops carved a 12-foot-wide road over a trail blazed by the Indian Nemacolin in 1740. The National Road follows Braddock's Road from Cumberland through much of Pennsylvania but diverges where Braddock turned north for Pittsburgh. A sign at his grave describes how Washington performed the funeral service for his mentor [Sostek, Anya. "Go Take a Pike: After two centuries of traffic, from carts to Cadillacs, the National Road still moves us." Special to the *Washington Post*, page C02, November 10, 2004].

Owner: The National Road is a public right-of way, meaning that the public has a right to input on its use.

Problem: The public does not have an intellectual "ownership of the story of the National Road"—it lacks knowledge of what it is. The road lacks a certain personality that Routes 6, 66, and 30 possess, because the National Road is much older. It was popular in the 18th and 19th centuries, associated with wagon trains and early commerce. The public also currently has little control over the fate of the road.

Actors: National Road Heritage Corridor; all elected officials whose constituencies lie along the road; Washington County organizations; Murtha, Murphy, and Schuster—State Senators who are good at getting money for *roads*; owners of properties along the road; collaboration of Fayette County historical societies; business community, especially banks; Fayette County Chamber of Commerce; private foundations (Eberly Foundation, Heinz, and others); DCED (Department of Community and Economic Development); PHMC; and DEP.

Solution: Education and funding are keys for this item. Actors must secure multi-level buy-ins regarding the marketing of the road—it must be salient to all citizens in its existence, its significance, and its potential for economic development. Local history should teach about the National Road. A branding campaign must create an identity for the road. Heritage tourism could involve a driving guide for the National Road, as it is a state and national scenic byway. Budget must be increased to accommodate new educational campaigns. A partnership between public and private interests are essential, as the public owns the road, yet private interests have the equity to develop business along the road.

Estimated Cost: \$5,000,000.

Timeline: 2006.

Greene County

At the Greene County Workshop, the three major issues were that of collaboration for historic preservation, marketing the local economic benefits of historic preservation, and longwall mining.

The discussion on cooperation for preservation stemmed from complaints about the effects of suburban sprawl on open land preservation. Some participants decried sprawl development near the Waynesburg exit of Interstate 79 as wasting open land while drawing business out of Waynesburg's business district. The possibility of a nearby Wal-Mart could further exacerbate the problem of sprawl.

Participants discussed the process of sprawl with facilitator Dan Holland, and they found several reasons for its continuance: apathy of township governments toward sprawl development, hostility of urban government toward sprawl, lower taxes in townships, and the lack of a collaborative preservation effort in Greene County. The lack of a cooperative effort for preservation in Greene County also has other adverse effects, including but not limited to fractured preservation efforts across the county, which could waste resources on preservation.

The Top Ten Preservation Priorities for Greene County

1. Greene County Museum
2. Greene County Downtowns
- 3, 4. Wells and springs, particularly those threatened by longwall mining
- 3, 4. Covered bridges
5. W. A. Young and Son Foundry, Rice's Landing
6. One-Room schoolhouses
7. Barns
8. African-American History, especially the J. L. Garrison estate
9. Log structures
10. Jesse Taylor birthplace, "Heroes"



Workshop participants decide Greene County's preservation priorities.

Workshop participants also discussed marketing the economic benefits of preservation by using Waynesburg as an example. The Main Street program in Waynesburg continually attracts businesses to its historic business district. Participants found that the city could advertise its Main Street at nearby Waynesburg College as a place for college students to shop. With the preservation plan in place for the Greene County Museum and advertising of Waynesburg's main street retail, museum patrons could create an upsurge in business activity. Restaurants and entertainment could continually develop as activities to do after visiting the museum, making Waynesburg a vibrant area for consumers, competing with nearby commercial sprawl.

Along with sprawl, longwall mining is a threat to historic preservation in Greene County. In 1994, the state passed the Bituminous Mine Subsidence and Land Conservation Act, which provides protection for landowners who suffer property damage and loss of water supplies due to mine subsidence. A bill to amend Act 54, HB1800, is in development in the Pennsylvania House of Representatives. There is a similar bill, SB 1008, in development in the Pennsylvania Senate. Both bills would give property owners better protection against damage to their homes and property caused by longwall mining. The bills would also provide for water replacement in cases where natural water sources are lost.

The workshop participants formed an impromptu action plan to support both HB1800 and SB1008 by communicating with their elected and appointed governmental officials. These officials, including representatives, commissioners, township supervisors, planning commissions, and zoning commissions are the actors regarding this bill and the status of longwall mining.



Action Plan for the Greene County Museum

Owner: Greene County. Leased by Greene County Historical Society.

Actors: Greene County Historical Society, historical society members, PHMC, charitable foundations, Greene County, private investors, and banks.

Issue: The roof is decaying and the society currently does not have the funds to repair it. Longwall mining is also projected to come into the museum area by 2007.

Solution: The museum needs to get a source of funding. Expanding the historical society's member base could help. The society should also apply for grants (e.g. PHMC matching grant), as well as attempt to forge a private-sector partnership to help fund the roof rehabilitation. The historical society should also consider drafting a strategic plan for its future, which should include but not be limited to a future vision, current and future foreseeable problems, planned community benefits, the expansion of education and museum programs.

The existence of a strategic plan could be used as leverage to attract investors, because they tend to favor projects with a positive vision for their future. Should the plan attract more investors, the museum could experience many positive effects: greater capacity, greater resources, greater community benefit, an increasing range of scope, and a possible boost to county tourism.

Estimated cost: \$100,000.

Timeline: End of 2005



Progress is being made on converting Tally Hollow Farm into a sustainable farm in Greene County. In 2004, Tally Hollow Farm was number one on YPA's "Top Ten Best Preservation Opportunities."

Additional Preservation Opportunities in Greene County

- ◆ Log structures
- ◆ J. Warren Jacobs home, Waynesburg
- ◆ Covered bridges
- ◆ Resources
- ◆ State leadership
- ◆ J. L. Garrison Estate, Gilmore Township
 - An African-American cemetery is nearby, which is a preservation opportunity as well for African American heritage.
- ◆ "Negro Run"/Crabapple Run
 - This creek, formerly known as "Negro Run," was reportedly part of an underground railroad line through Greene County.
- ◆ Early African-American Settlements
- ◆ Jesse Taylor Birthplace: "Heroes"
 - Property has a log cabin built on it which is currently preserved and unthreatened. Taylor, from Greene County, fought for the Union in the Civil War.
- ◆ W. A. Young and Son Foundry, Rices Landing
- ◆ Coal mining heritage
- ◆ Scenic vistas
 - Protection of vistas would involve the preservation of open land.
- ◆ Threat to wells and springs by longwall mining
 - Longwall mining is causing wells and springs to become swamps or to dry completely.
- ◆ Barns
- ◆ Greene County Downtowns: Carmichaels, Jefferson, Greensboro, Waynesburg
 - Preservation in these towns is suffering from a lack of resources.
- ◆ Swartz Church
- ◆ Petit House
- ◆ Evelyn Minor House
- ◆ One-room schoolhouses
 - Laurel Run Schoolhouse
- ◆ Hartley's Farm
 - Possible artifacts of early American history may be located there.

Indiana County

Some workshop participants at the Indiana County workshop perceived a disparity in the success of preservation developments in the county. Some participants believe that Western Pennsylvania receives less state money than do the Central and Eastern regions.

More locally, the participants claim that historic preservation in Indiana has been more successful than in other smaller towns in the county, such as Homer City where the revitalization of a coke plant in Homer City has not brought the sort of vitality desired by community members. Nevertheless, Indiana has a vibrant business district, with many ventures housed in historically significant buildings.

The workshop participants discussed a number of strategies to solve issues with preservation in Indiana County. Firstly, cooperation among organizations for historic preservation would help to coordinate resources and distribute them fairly to preservation initiatives throughout the county. Secondly, efforts must be made to attract and retain young, educated people in the Indiana County area to stop a “brain drain” effect. Finally, to address the disparity of historic preservation funding, the workshop stressed the raising of private funds for preservation initiatives. Organizations can combat perceived discrepancies in funding amounts among state regions by getting funds independently of public handouts for historic preservation.

The Top Ten Preservation Priorities for Indiana County

1. Ewing’s Mill, Route 422
2. Murphy Building, Blairsville
3. Identity as canal towns (Blairsville, Saltsburg)
4. Aultman Mill, Saltsburg
5. Blairsville High School
- 6, 7. Lumber Heritage Park and associated homes
- 6, 7. National Guard Armory, Blairsville
- 8, 9. Schools
- 8, 9. White’s Woods
10. Third Ward School, Blairsville

Additional Preservation Opportunities in Indiana County

- ◆ Ewing’s Mill, US Route 422
- ◆ Murphy Building, Blairsville
- ◆ Aultman Mill, Saltsburg
- ◆ County waterways
- ◆ Local cemeteries
- ◆ Areas identified in county natural heritage inventory
- ◆ Upper reaches of Mahoning Creek
- ◆ Native American Sites
- ◆ Wildlife and plant habitats
- ◆ Caves, barns, and old bridges
- ◆ Bat habitat
- ◆ Revitalization of small towns
- ◆ Rochester Mills
- ◆ White’s Woods
 - Stand of white pines are in the area and are rare in this region.
 - This site is indicative of early history.
- ◆ Covered bridges
- ◆ Churches
- ◆ Restoration of land and brownfields
- ◆ Indiana Courthouse and Jail
- ◆ Lumber Heritage Park and associated homes in area
- ◆ Blairsville and Saltsburg as canal towns along the Pennsylvania Mainline Canal
- ◆ Tunnelview Site near Conemaugh Dam
 - According to Indiana County Parks, the Tunnelview Site contains 16 acres with physical evidence of several transportation structures that once existed in the past 150 years. It shows how the Pennsylvania Mainline Canal and various railroads adapted routes to the nearby Conemaugh River.
- ◆ Eliza and Buena Vista Furnaces
 - According to Indiana County Parks, the Eliza Furnace dates to 1846. It is now listed on the National Register of Historic Places, and it is on the Ghost Town Trail.
- ◆ Coke Oven project
- ◆ Industrial heritage of Western PA
 - Mining
 - Manufacturing
 - Family and oral histories
 - Primary historic sources in education
- ◆ Underground Railroad heritage
- ◆ Farm heritage
- ◆ Blairsville High School
- ◆ Horace Mann Elementary school, Indiana
- ◆ National Guard Armory, Blairsville
- ◆ Third Ward School, Blairsville
- ◆ Schools



Workshop participants vote for their top preservation priority in Indiana.

Action Plan for the Murphy Building, Blairsville

Owner: Private owner from Maryland.

Actors: Borough of Blairsville, the Commonwealth of Pennsylvania's (DCED), the PHMC, and Blairsville Improvement Group.

Problem: As of the writing of this report, the property is abandoned, and the owner refuses to sell the building. The roof is destabilizing and cannot be fixed except through the order of the owner.

Solution: The owner could sell the building at a reasonable price to a county or borough redevelopment authority, or a municipality could use eminent domain to seize the property if absolutely necessary. It is necessary, however, for the building to be in the possession of a public or non-profit agency. Actors could approach a local bank for aid in financing the building for redevelopment. Before the building can be redeveloped, it requires a stabilized roof, new windows, and interior alterations. Some possible uses for the building include a university branch campus, retail or cultural entertainment on the ground floor, and loft housing (especially for local technical school students).

Estimated Cost: \$1,000,000.

Action Plan for Ewing's Mill, Rte. 422, near Yellow Creek State Park

Owner: Elizabeth Rodgers.

Actors: Owner, PennDOT, Indiana County tourist bureau, Indiana County Endowment.

Problem: The building currently needs a new foundation. It is also within ten feet of a highway, which the workshop participants say is close enough to threaten the building.

Solution: The building could be used as an educational facility to showcase the industrial heritage of Indiana County. In addition, the value of preserving industrial properties would need to be publicized. The conflict with the highway also needs to be resolved so that it will not threaten the mill with demolition.

Estimated Cost: \$250,000.

National Guard Armory, Blairsville

Owner: Commonwealth's Department of General Services.

Actors: Borough of Blairsville, Blairsville Historical Society, Indiana County, PHMC, Commonwealth Division of General Services, and Blairsville Improvement Group.

Problem: The state owns the building, but it is vacant and underutilized. It is physically in fair condition, but it needs to be somewhat re-stabilized.

Solution: The building has received a grant for possible adaptive reuse. It could be used primarily as a "tourist orientation center," providing linkage to other sites of heritage tourism in Indiana County, such as the Murphy Building, should it be redeveloped as such. It could also link the building with area historical societies. The Blairsville Police have shown interest in leasing the basement.

Estimated Cost: Acquisition, \$175,000. Feasibility study, \$6,000. Adaptations, \$82,500.



A site tour of the Blairville Armory, winter 2004.

Washington County

Longwall mining is an issue that literally threatens to undermine historic properties in Washington County. In addition to the adverse effects of longwall mining, workshop participants discussed the relation of the comprehensive plan to historic preservation. Workshop participants see the comprehensive plan as an opportunity to address the preservation of Washington County's historic resources.

Washington County's comprehensive plan is currently being developed, and it is still incomplete in whole and in part at the time of this report's writing. The county's Department of Planning and Development has reported that it has held public meetings in June 2003, and it plans on continuing to hold them to get comment on the comprehensive plan. The plan is due to be completed and approved by the end of 2005.

The workshop participants addressed two priorities for the community for it to help the position of historic preservation in the county, both of which are further discussed in the workshop action plan. The first issue is that Washington County's historical societies seem to lack a central leadership and focus, causing their efforts to be fragmented.

A cooperative effort among all organizations in Washington County could help them to formulate a collective action plan to which they all could contribute. Focusing on one specific goal could help expedite their goals. The second community issue is the need for young people to be involved in history and historic preservation.

The Top Ten Preservation Priorities for Washington County

1. Heritage Tourism (primarily to promote the Whiskey Rebellion)
2. Small downtowns (lack of resources/capacity)
3. Vernacular architecture
4. Farmers, farming, farms
5. Awareness of local history
6. Monongahela River (communities, waterfronts)
- 7, 8. Vistas of Washington County
- 7, 8. YWCA Property, Washington
9. Primary schools
10. Preservation of sites related to Whiskey Rebellion

The workshop identified two major ways to get young people more involved in history: a higher educational emphasis placed on history in schools, and extracurricular activities promoting interest in history.

Additional Preservation Opportunities in Washington County

- ◆ Charleroi Water Authority
- ◆ Chambers of Commerce
 - Charleroi
- ◆ Fallowfield Schools and settler homes
- ◆ Barns
- ◆ Sites/region related to the Whiskey Rebellion
- ◆ Tin Shop in West Middletown
 - Vernacular architecture
- ◆ National Road
- ◆ YWCA Property, Washington
- ◆ Awareness of local history
- ◆ Duane Hotel and Train Station on South Main Street in Washington
- ◆ Duncan Miller Glass Museum
 - Workshop participants note that young people are needed to manage the museum.
- ◆ Small downtowns
 - Hickory, Claysville
 - Small downtowns lack the resources and capacity to be managed on individual scales—a Main Street manager for all of them could help to distribute the limited resources evenly across smaller downtowns.
- ◆ Washington Trust Building
- ◆ Washington Courthouse Interior
- ◆ Vistas of Washington County
 - Route 19
 - Preservation of farmland
- ◆ West Brownsville
- ◆ Covered bridges
- ◆ Schools in the Charleroi School District
- ◆ School districts playing a role in preservation
- ◆ Primary schools
 - Burgettstown Grade School
 - Langeloth Grade School
- ◆ Monongahela River
 - Communities
 - Riverfronts
- ◆ Teaching local history
- ◆ Belgian heritage
- ◆ Ethnicity/ethnic history
- ◆ Heritage Tourism
- ◆ Railroad system
- ◆ Public transit
- ◆ Farms

Action Plan for Heritage Tourism

Owners: Public domain, Washington County Tourist and Visitors' Bureau.

Problems: The main roadblock to heritage tourism in Washington County seems to stem from the public's lack of an awareness of heritage. Here exists a perception of the area not being worthwhile, especially due to a lack of a central site (such as Fallingwater in Fayette County). Washington County also lacks a central organization and focus for heritage tourism, causing the region not to have a certain personality or identity. To those effects, the county historical society is not acting in a county-wide capacity. As a secondary concern, there is limited media (TV, radio, or print) that has a Washington County-wide focus.

Actors: County tourism director, historical society directors, county commissioners, schools and colleges, Pittsburgh Convention and Visitors Bureau, private sector partnerships, PHMC, banks, media (*Observer-Reporter*), and county planners.



Industry still has a significant presence in Washington County.



The Coyle Theater in Charleroi possesses preservation potential.

Solution: The top consensus among workshop participants is to form a county-wide cooperative partnership for heritage tourism, focusing on one particular issue at a time. Some leadership is now forming at the county level in the tourism department, and Washington County's comprehensive plan is receiving a tourism plan as well. Cooperation among historical societies is also necessary. This new county cooperative should identify one site or issue that can pull together the county. The Whiskey Rebellion could become an historic issue that could potentially pull together the county, especially because of its relation to national history. Other possible items of focus could be covered bridges or the Washington Wild Things.

To help develop heritage tourism in the county, the new leadership should confer with pilot areas in the Commonwealth to research different strategies for heritage tourism development. A festival should be organized to promote the new focus of heritage tourism in the county. To stimulate local interest in history among young people, schools could form clubs for history. Historical societies should also broaden their scope to include young people.

Estimated Cost: Unknown as of July 23, 2004.

Timeline: Timeline is dependent on comprehensive plan's release. Comprehensive Plans for individual communities in the county should be completed by the end of 2004. The county comprehensive plan should be ready for approval by 2005.

Other Information: Heritage tourism should involve good storytellers as well as history experts. English and drama departments from local schools and colleges can provide creative ways to present history.

Westmoreland County

At the Westmoreland County Workshop, YPA's presentation, "Historic Preservation as a Tool for Economic Development," spurred discussion about preservation initiatives already under way in Westmoreland County. One such initiative is the proposed Center for the Arts in Greensburg, which was listed on YPA's "Top 10 Best Opportunities in Historic Preservation" for the Pittsburgh Region in 2004. This proposed project in Greensburg would combine the artistic concern of Seton Hill College with preservation efforts in downtown Greensburg, creating an artistic civic center. Once this center is in place, the initiative could spur more retail economic vibrancy in the downtown area.

The participants of the workshop aired one of the community's main concerns with the planning of this new center: the growth of the Center for the Arts could possibly be too much change. This development could possibly spur hotel development, which one of the participants viewed as a possibly negative impact from the perspective of some existing Greensburg residents.

The Top Ten Preservation Priorities for Westmoreland County

1. Teaching local history in schools
2. Stokes House at Seton Hill University
3. Bushy Run Battlefield, Hannastown
- 4, 5. Glass Industry in Jeanette
- 4, 5. Ligonier and West Overton Bypasses Traffic Redirection
6. Early Transportation History, especially the existing Forbes Road and Braddock Road
7. Beehive Coke Ovens
8. West Newton Underground Railroad Sites
9. Open Space Inventory
10. Main Line Canal

The issue of vacant properties also became part of the discussion due to its relation to historic properties. This topic was particularly timely due to a recent *Pittsburgh Post-Gazette* special report on foreclosures on Pittsburgh properties. A participant found the problem of vacant properties particularly troubling for historic preservation because the tax bureaus cannot let them go quickly to be renovated by developers.

Participants also discussed a strategy that could help to eliminate vacant properties: using tax credits to encourage their purchase, as municipalities are not generating tax revenues while the properties are vacant. Easier access to buying vacant historic properties could expedite the progress of preservation in historic but depressed communities.

Additional Preservation Opportunities in Westmoreland County

- ◆ Lincoln Highway
- ◆ Conemaugh Valley
 - This item includes a dam facility along the Conemaugh River as well as the railroads and infrastructure that once served an important transportation function in the Conemaugh Valley.
- ◆ "Rails to Trails"
 - This program was proposed for the unused railroads in Westmoreland County. It would comprise a multi-state system from Pittsburgh to Washington, DC, following former railroads in Westmoreland County. It would conform to what participants identified as George Washington's vision of the West in the United States, highlighting canal and eventually rail transport.
- ◆ Pittsburgh Steel in Monessen
- ◆ Alcoa in New Kensington
- ◆ Building and fire codes that are restrictive
 - Workshop participants believed a reevaluation of building codes for historic properties could help some restorations and rehabilitations be more cost-effective to implement.
- ◆ Hotel taxes used to benefit historic preservation
 - This item was proposed as a permanent funding channel to benefit historic preservation in Westmoreland County.
- ◆ Community versus individual priorities
- ◆ Civic architecture
- ◆ Local history taught in schools
- ◆ Irwin fire station
- ◆ Jeanette High School (abandoned)
- ◆ Main Line Canal
- ◆ Forbes & Braddock's Roads

(list continued on next page)

- ◆ West Newton and Westmoreland County Underground Railroad sites
 - Workshop participants chose this item to support a disappearing African-American heritage, which the presentation from the YPA addressed. West Newton and Westmoreland County could benefit from a method of identifying Underground Railroad sites, such as a map or series of markers. Participants also proposed an organization for Underground Railroad promotion for the entire Pittsburgh Region.
- ◆ Appreciation for industrial heritage
 - This item includes other specific issues: Jeanette's glass industry, coal and coke production in Westmoreland County, Beehive coke ovens that have been restored, and Henry C. Frick's influence in West Overton.
- ◆ "Cut and Fill" Construction
 - "Cut and Fill" was a method of constructing railroads by either eliminating rising land or cutting through land to make level paths. The Pennsylvania Railroad's main line utilized this construction method, especially running from the Latrobe and Derry Area to Jeanette. This item also highlights industrial engineering associated with infrastructure construction.
- ◆ Stokes House at Seton Hill
 - The already-preserved Stokes House at Seton Hill is reportedly an inspiration to Andrew Carnegie's philanthropic legacy. It should be maintained.
- ◆ Importance of transportation
- ◆ Turnpike to Irwin
- ◆ Turnpike tunnel (abandoned)
 - This tunnel is located at the border of Westmorland and Somerset Counties.
- ◆ First Pittsburgh to Philadelphia turnpike terminus in Westmoreland County
- ◆ Ligonier and West Overton Bypass
- ◆ Bushy Run Battlefield
- ◆ Open Space Inventory/Prioritization
 - The workshop put forth a strategy that could form an open space trust, specifically protecting open space by buying it.
- ◆ Public input in open space preservation
- ◆ Presbyterian church in Vandergrift
 - Participants chose this property specifically for its relation to the landscape design tradition of Frederick Law Olmstead. Maintenance and upkeep issues are potential threats to the existence of this church.
- ◆ Schools
 - School districts in the county seem to be building new schools without implementing reuse plans for their old schools. While vacant, these historic schools could be threatened with demolition.
- ◆ Community buildings for future
 - Like the issue of historic schools, these buildings could be preserved with reuse plans while newer ones are built for municipal services.

Action Plan: for Teaching Local History in Schools

Owner: Public domain.

Problem: This top priority for the Westmoreland Workshop addresses the perception of a diminishing local heritage taught in K-12 schools in the county. The participants believe this problem is rooted in a lack of training in the teaching of local history, especially for teachers who are not originally from Westmoreland County. This problem also occurs possibly due to controls on secondary school social studies curriculums by the Commonwealth of Pennsylvania and federal mandates.

Actor: National Education Association, PA Department of Education, local Westmoreland County school districts, Westmoreland County's historical societies, Westmoreland Heritage.

Solution: A solution to this problem would involve training educators in local history in conjunction with local branches of the NEA. With the current high interest in the French and Indian War in the Pittsburgh Region, educators could attend seminars on the war's local impact, which they could then take back to their classrooms.



Voting on Westmoreland County's preservation priorities, June 21.

City of Pittsburgh



The City of Pittsburgh workshop began with a discussion about the preservation process. First, participants identified heritage education as a starting point for preservation. Workshop participants spoke of the importance of history programs in elementary schools and the education of public and elected officials, school boards, and local planners.

Secondly, participants discussed the role of city council. They agreed that the council needs to think thematically about preservation issues by emphasizing economic development and the

preservation of Pittsburgh's sense of place, specifically its historic neighborhoods. Several people also mentioned the importance of citizen engagement and the participation of young people in local elections.

The issue of vacant properties also received attention at the workshop. According to facilitator Dan Holland, there are 18,000 vacant properties in Pittsburgh (11.5% of the city's total properties). Colin Kelley of the Manchester Citizens Corporation remarked that there are 194 vacant or abandoned properties in Manchester alone. In light of this information, workshop participants identified the need for an easy and expeditious vacant property disposition process.



Many priorities to choose from at the Pittsburgh workshop, Sept. 18.

The Top Ten Preservation Priorities for the City of Pittsburgh

1. Historic Commercial Corridors, including:
Centre Avenue in the Hill District
Penn Avenue in East Liberty
Fifth & Forbes in the Soho/Uptown Neighborhood
2. Preservation of historic details and decorative elements, including railings, fences, statues, gates, and stairways
3. Neighborhood surveys of historic properties, particularly in economically distressed communities (for purposes of creating an inventory of vacant properties that may have architectural or historical significance)
4. Preservation of sites that tell a story about Pittsburgh's past, such as historic structures adjacent to urban renewal areas, including Allegheny Center and surrounding communities, East Liberty, and the Lower Hill District
5. Preservation of Pittsburgh's Parks and Trails, including: Riverfront trails, Hays Woods (South Side), Heth's Run Valley (Highland Park)
6. New World Bank (Downtown)
7. South Hills High School, Mt. Washington
8. Preservation of the homes and history related to famous Pittsburgh women, including, but not limited to: Rachel Carson, Mary Cassatt, Willa Cather, Mary Cardwell Dawson, Martha Graham, Daisy Lampkin, Gertrude Stein, Jane Grey Swisshelm
9. Preservation and Reuse of Vacant Schools
10. Streamlined Vacant Property Disposition Process

Additional Preservation Opportunities in Pittsburgh

- ◆ Education of public and elected officials
- ◆ Participation of young people in elections
- ◆ Emphasis on economic development
- ◆ Emphasis on sense of place/home
- ◆ Thematic thinking – saving historic neighborhoods
- ◆ Civic Arena & Lower Hill
- ◆ Encroachment in Oakland (UPMC, Pitt campus, South Oakland)
- ◆ Development of sidewalks and green spaces in Oakland
- ◆ Vacant schools:
 - Miller (Hill District)
 - Beltzhoover Elementary
 - Gladstone Middle School
 - Homewood Montessori School
- ◆ Preservation of historic sites on Centre Avenue (from Center & Crawford to Center & Bigelow)
- ◆ Neighborhood Parks (such as Westinghouse)
- ◆ Former synagogues in the Hill District
- ◆ Playgrounds
- ◆ Public Housing: Bedford Dwellings; Terrace Villages 1 & 2
- ◆ Historic Commercial & Residential Corridors:
 - Soho / Uptown to Downtown along Fifth Avenue to the former Brady Street Bridge
 - Wylie Avenue (1800 block to Herron Avenue), including Ebenezer, Central, and Monumental Baptist churches
 - Webster Avenue, including Bethel AME Church
 - Bedford Avenue, including Macedonia Baptist Church
 - Herron Ave. (Center to Webster), including John Wesley AME Zion
 - "Preacher's Row" (Iowa Street – Upper Hill District)
 - East Liberty (Negley & Penn to Fifth Avenue & Penn), including the former Nabisco Plant and East Liberty Presbyterian Church
 - Penn Ave – Friendship / Garfield, including Allegheny Cemetery
 - Strip District
 - Lawrenceville
 - Negley Ave. (Baum – Penn) Friendship
 - Larimer Avenue (from Broad to Deary Street)
 - Highland Park – Bryant Street
 - Homewood Avenue (between Hamilton & Frankstown)
 - Kelly Street
 - Mount Washington (Grandview Avenue), which is a National Scenic Byway, and Warrington Avenue
 - West End (Main Street / Temperanceville), including the West End AME Zion Church, Temperanceville Tavern, and the West End Police Station
 - Hazelwood – Second Avenue
 - Fourth Avenue (Downtown)
 - Lawrenceville (Butler Street)
 - Bloomfield (Liberty Avenue)
 - North Avenue – Allegheny Commons
 - Brick & Block streets

- ◆ Bridges:
 - Smithfield Street Bridge
 - 31st Street Bridge
 - 16th Street Bridge
 - Heth's Run (Highland Park)
 - Bridge Piers at the Point
 - Fulton Bridge
 - Panther Hollow Bridge
- ◆ Chinatown (Downtown)
- ◆ Wood Street Commons / Fifth & Forbes Corridor Downtown
- ◆ Civic leadership
- ◆ Transportation Heritage (PA Railroad remnants, B & O Pennsylvania Railroad Markers)
- ◆ Brilliant Avenue Viaduct (Larimer)
- ◆ PA Mainline Canal (Downtown)
- ◆ New World Bank (African American-owned bank on Smithfield Street, between Third & Forbes)
- ◆ The city's two inclines

Action Plan for the Preservation of Historic Commercial Corridors

The workshop participants did not develop action plans for the sites, but many of the sites have action plans of their own. For instance, Main Streets Pittsburgh is supported by the Urban Redevelopment Authority. A plan is actively being pursued for the restoration and reuse of the South Hills High School. And several efforts are currently underway to streamline the vacant property disposition process by the Pittsburgh Partnership for Neighborhood Development, 10,000 Friends of Pennsylvania, and Manchester Citizens Corporation.



Participants chose Pittsburgh's historic corridors, like Penn Avenue in Garfield, as the top preservation priority.

Recommendations

Identifying historic resources is the first step in saving them, but there is still much work to be done. Opportunities in preservation abound for individuals, organizations, and governing bodies alike. Based on the findings in this report, the YPA has identified five recommendations for all community stakeholders—elected officials, transportation administrators, planners, business leaders, financial institutions, and community based organizations—with the objective being the preservation and reuse of historic resources and the development of sustainable, smart growth land use patterns.

These recommendations include the following opportunities:

1. Provide Public Input into County Comprehensive Plans

On a regional level, the YPA encourages the public to provide input in county comprehensive plans. As a general policy guide for development, conservation and economic initiatives, comprehensive plans provide the perfect opportunity to promote specific preservation interests. Public input drives the creation of goals and policies related to the development of infrastructure, capital projects, grants, and tax abatements. Furthermore, state agencies are required by law to consider county comprehensive plans in evaluating grant and permit applications and give priority to local municipal projects that are consistent with county plans. To maximize communication and interaction between comprehensive planners and community members, the YPA encourages everyone to engage themselves in the public process. Vote, attend public hearings, comment on legislation, and monitor zoning board decisions. Above all, remain vigilant.

2. Seek Collaborative Efforts with Financial Institutions and Other Private Partners

Community members have the power to collaborate with financial institutions. According to the Community Reinvestment Act (CRA), private depository institutions are required to help meet the credit needs of the communities in which they operate. The law provides a framework for depository institutions and community organizations to work together to promote the availability of credit and other banking services to underserved communities. Grants are also available from public and private foundations to support private-market initiatives. In utilizing available financial resources, individuals and organizations can advance preservation initiatives that benefit entire communities.

3. Emphasize the Economic Impacts of Historic Preservation

While the history of southwestern Pennsylvania is indeed fascinating, preservation of this historic legacy can only make sense if it makes economic "cents." The impacts of historic preservation must be noticeable to the general public in terms of jobs created, businesses created or maintained, and population and tax base stabilized or increased.

Numerous studies have demonstrated the enormous economic impacts of preservation as an engine for job growth, increasing the tax base, and creating community pride. As the Brookings report notes, "lively downtowns, charming traditional neighborhoods, and a vibrant cultural scene are essential to attracting the young, educated workers and innovative companies that drive the new economy." ["Back to Prosperity: A competitive agenda for renewing Pennsylvania," Brookings Institution, 2003.] While it is impossible to save every historic resource, making wise investment choices and creating attainable goals will lead the way to community development.

In the end, the economic development of historic resources will attract people to the region and help keep them here. A 2003 study claimed that heritage tourism in Pennsylvania created \$5.2 billion in total economic activity, 88,000 jobs annually, and that heritage travelers had higher incomes, were better educated, and stayed longer. ["Heritage Tourism Development: A Policy Framework for Pennsylvania." Executive Summary, Pennsylvania Tourism and Lodging Association, April 2003.] In addition, investing in the history of southwestern Pennsylvania will bolster economic competitiveness, thereby drawing young people to the jobs and communities in the region.

4. Encourage Diversity in Preservation—by Race and Age

Preserving the history of the region goes hand in hand with maintaining its diversity in age, race, and population. While southwestern Pennsylvania has seen the flight of young people in the past decade, the preservation of the region's history provides a way to stem or reverse the population loss. Educating young people and minorities about local history will familiarize them with the region and establish communal bonds between people and places. Recruiting and involving young people and people of color, namely African Americans, in historic preservation initiatives will additionally foster attachment to the region, paving the way for a sound future that is founded on the past.



5. Seek Opportunities for Collaboration

Community based organizations have a unique opportunity to collaborate on a number of issues of common concern. These include anti-sprawl measures, heritage tourism, Main Street revitalization, education, and planning. These objectives can only be achieved if organizations—from small historical societies to large heritage organizations—work collaboratively throughout the region to accomplish common goals.

The Young Preservationists Association of Pittsburgh is working toward this end. Based in large part what we have identified through the New Frontiers project, we are in the process of creating a consortium of historic preservation groups in southwestern Pennsylvania to share information, identify and work toward common objectives, and contribute toward a common calendar of events.

There are too many challenges ahead to be faced by any one organization. For instance, while Braddock Borough's Main Street is about to be demolished as of this writing, the County is working toward the preservation of the Carrie Furnace in Rankin, directly adjacent to Braddock. Eventually, tourists will visit the Carrie Furnace museum, but they won't have an idea where the people who worked in this mill shopped and live because there will be no Main Street to walk down.

Other challenges are equally bewildering throughout the region. While the traditional historic commercial corridors of Main Street Washington, Carnegie, and Canonsburg struggle, federal funds are being poured into creating a "new" Main Street—called a "lifestyle center" by some planners—at Southpointe, a sprawling suburban development just a few miles away.

In Fayette County, \$3 million in federal funds were recently approved to build new roads in outlying areas, while only \$485,000 has been appropriated for downtown Uniontown. In Butler County, it's hard to find the Harmony National Historic Landmark site because there is inadequate signage to direct visitors to the village, yet people have no problem finding the closest Home Depot. Across the Connoquenessing River, a proposed new housing development, "Creekside Manor," threatens to negatively impact the environmental and historic qualities of the area while the town of Zelienople struggles to remake itself and save the Strand movie theater.

These are just a few challenges but many more remain. Only by working together can we reverse these inconsistently planned decisions and begin to grow the region in a sustainable way that incorporates important historic sites into the future of southwestern Pennsylvania.



Historical Society of Western Pennsylvania Used with permission.

How should young people interpret historic sites like the former Nabisco Plant in East Liberty? Is there a role for young people in shaping its future?

About the Young Preservationists

Incorporated in 2002, YPA is a 501(c)(3) nonprofit comprised of dynamic preservation leaders throughout the region organized to ignite a new historic preservation movement in southwestern Pennsylvania. The YPA is built on a business model that is regional, youth-focused, and proactive.

Mission & Values

The mission of Young Preservationists Association of Pittsburgh is the active participation of young people in the preservation of historic resources. Everyone who supports the next generation is a young preservationist.

YPA believes that historic preservation is an effective tool for economic development and regional revitalization.

Vision

YPA is a primary catalyst, a coalition builder, and central resource for historic preservation in southwestern Pennsylvania. We encourage young people to take an active role in the preservation of historic resources in their communities. We encourage all people to work together toward a common agenda to create more robust communities by using historic preservation as a tool for economic and community development.

YPA will accomplish its mission in three ways: it will conduct educational seminars and interactive workshops, host tours and field sessions, and publish high-impact research that supports the mission and organizational values.

YPA will emphasize several themes in its work: African American history, rural preservation, smart growth principles, Main Street revitalization, youth participation and leadership in civic affairs, and regional cooperation.

In addition to the New Frontiers project, YPA has published a list of the "Top Ten Best Historic Preservation Opportunities in the Pittsburgh Area," conducted tours and educational sessions, facilitated preservation meetings regarding specific historic sites, spoke to elementary- and middle-school students as well as adults, co-sponsored a Black History Essay Contest, negotiated a settlement with the Regional Industrial Development Corporation to preserve the former Nabisco Factory in East Liberty, and sponsored the nomination of the New Granada Theater to be a City of Pittsburgh historic landmark, the third official African American historic landmark in the City.



Appendix 1: List of Planning Contacts

Allegheny County

Marilyn Gelzhiser
Manager, Planning Division
Allegheny County Department of Economic Development
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219
412-350-1030
mgelzhiser@county.allegheny.pa.us

Armstrong County

Rich Palilla
Director
Armstrong County Department of Planning & Development
402 Market Street
Kittanning, PA 16201 OR
Chris Rearick
724-548-3223
crearick@armstrongdpd.org

Beaver County

Sandra Bursey
Planner
Beaver County Planning Commission
Beaver County Courthouse
810 Third Street
Beaver, PA 15009
724-728-5700, x. 11312
sbursey@co.beaver.pa.us

Butler County

David P. Johnston
Planning Director, Planning Commission
County of Butler
124 West Diamond Street
PO Box 1208
Butler, PA 16003-1208
724-284-5300
djohnsto@co.butler.pa.us

Fayette County

Tammy Shell,
Director
Fayette County Office of Planning, Zoning and Community Development
Fourth Floor Courthouse
61 East Main Street
Uniontown, PA 15401
724-430-1210 x 209
tshell@hhs.net

Greene County

Ann Bargerstock
Director of Planning and Development, Greene County
Fort Jackson Building
49 South Washington Street
Waynesburg, PA 15370
724-852-5300
abargerstock@co.greene.pa.us

Indiana County

Byron Stauffer
Director
Indiana County Office of Planning and Development
801 Water Street
Indiana, PA 15701-1705
OR
George Urban
Indiana County Office of Planning and Development
724-465-3870

Washington County

Lisa Cessna
Executive Director
Washington County Planning & Economic Development
Courthouse Square
100 West Beau Street, Suite 701
Washington, PA 15301
cessnal@co.washington.pa.us

Westmoreland County

Westmoreland County Department of Planning and Development
2 North Main Street, Suite 601
Greensburg, Pennsylvania 15601
OR
William E. Mitchell II, 724.830.3614
Bert Getto, 724.830.3650

City of Pittsburgh

Susan Golomb
Director
City of Pittsburgh Department of City Planning
John P. Robin Civic Building, Fourth Floor
200 Ross Street
Pittsburgh, PA 15219
412-255-2201
susan.golomb@city.pittsburgh.pa.us

Southwestern Pennsylvania

Southwestern Pennsylvania Commission

Commissioner Dave Coder
Chairman, Southwestern Pennsylvania Commission and Greene
County Board of Commissioners, Waynesburg, PA
425 Sixth Avenue, Suite 2500
Pittsburgh, PA 15219-1852
dcoder@county.greenepa.net

Allegheny Conference on Community Development

F. Michael Langley
President and CEO
Allegheny Conference on Community Development
Regional Enterprise Tower
425 Sixth Avenue, Suite 1100
Pittsburgh, PA 15219-1811
412-392-1000
mlangley@alleghenyconference.org

Appendix 2: Table of Priorities

Allegheny County	Armstrong County	Beaver County	Butler County	Fayette County	Greene County	Indiana County	Washington County	Westmoreland County	City of Pittsburgh
<ol style="list-style-type: none"> 1. Carrie Furnace Site/Steel Heritage Sites 2. Main Streets/Commercial Corridors 3. Affordable Housing Development 4. Preservation of Open/Green Spaces 5. Crestas Terrace, North Versailles 6. Brownfield Redevelopment 7. Rail Transportation 8. Dixmont Hospital (former), Kilbuck 9. Ethnic Churches 10. Pennsylvania Train Station, Wilksburg 	<ol style="list-style-type: none"> 1. Ford City Heritage Park 2. Main Streets/Commercial Corridors 3. Cooperation Among Historical Societies 4. Riverfront Access 5. Community Theater, Ford City 6. African American Churches 7. Marshall House 8. Yatesboro Mine Building 9. Prince of Peace Church, Ford City 10. Historical Site Survey of Armstrong County 	<ol style="list-style-type: none"> 1. Main Streets/ Historic Commercial Corridors 2. Logstown/ Legionville, Baden Borough 3. History/ Historic Preservation Education for Youth 4. Heritage Tourism 5. Anti-Sprawl Ordinances 6. Arthur Bradford House, Darlington 7. Aliquippa High School 8. Steelworkers Union Local 1211 Building (Aliquippa) and 1212 Building (Midland) 9. Old Economy 10. Pedestrian-Friendly Ordinances 	<ol style="list-style-type: none"> 1. Main Streets/ Historic Commercial Corridors Heritage Tourism 2. Rural Landscapes 3. Railroad Structures 4. Creekside Manor Housing Development 5. Archaeological Sites 6. Local Political Leadership 7. Inter-county Coordination 8. Local History Education 10. Washington's Trail 	<ol style="list-style-type: none"> 1. National Road 2. Local History Education 3. Brownsville Building Facades 4. Preservation Education of Local Decision Makers 5. Anti-Sprawl Ordinances 6. Act 48 Seminar for Local History Teachers 7. Coal & Coke Heritage: Coke Ovens in Shoaf and Allison 8. Transportation Sites 9. Hopwood Village, Rt. 40 10. County-wide Historic Architectural Review Board 	<ol style="list-style-type: none"> 1. Greene County Museum 2. Main Streets/ Historic Commercial Corridors 3. Wells and Springs 4. Covered Bridges 5. W.A. Young & Son Foundry & Rices' Landing 6. One-room School-houses 7. Barns 8. African American History, including the J. L. Garrison Estate 9. Log Structures 10. J. Warren Jacobs House, Waynesburg 	<ol style="list-style-type: none"> 1. Ewing's Mill 2. Murphy Building, Blairsville 3. Canal Towns 4. Aultman Mill 5. Blairsville High School 6. Lumber Heritage Park 7. National Guard Armory, Blairsville 8. Schools 9. White's Woods 10. Third Ward School, Blairsville 	<ol style="list-style-type: none"> 1. Heritage Tourism, Especially Related to the Whiskey Rebellion 2. Main Streets/ Historic Commercial Corridors 3. Vernacular Architecture 4. Farming Heritage 5. Local History Education 6. Monongahela River Communities and Waterfronts 7. Scenic Vistas 8. YWCA Property, Washington 9. Primary Schools 10. Sites Related to the Whiskey Rebellion 	<ol style="list-style-type: none"> 1. Local History Education 2. Stokes House 3. Bushy Run Battlefield 4. Jeanette Glass Industry 5. Ligonier and West Overton Bypasses Traffic Redirection 6. Transportation History 7. Beehive Coke Ovens 8. Underground Railroad Sites 9. Open Space Inventory 10. Main Line Canal 	<ol style="list-style-type: none"> 1. Historic Commercial Corridors, including Centre Avenue in the Hill District, Penn Avenue in East Liberty, and Fifth & Forbes in the Soho/Uptown Neighborhood 2. Historic Details & Decoration 3. Neighborhood Historic Sites Surveys 4. Sense of Place 5. Parks & Trails 6. New World Bank, Smithfield Street, Downtown 7. South Hills High School 8. Historic Homes of Famous Women 9. Reuse of Vacant Schools 10. Vacant Property Disposition Process

Parting Shot

YPA says goodbye to a Mon Valley icon for more than 50 years: Chiodo's Tavern, 1947-2004. The National Register Historic Landmark building is to be torn down for a Walgreen's in December 2004.



New Frontiers in Preservation

Historic Preservation Priorities for the Southwestern Pennsylvania Region

is available online at
www.youngpreservationists.org