



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

January 29, 2021

Michael Tincher
Copperhead Environmental Consulting
1208 Fleming Avenue
Fairmont WV 26554

ER 2021-0035-003-B: COE, Hillwood Development Company Redevelopment, Helen Drive, Churchill, Allegheny County, receipt of HRSF

Dear Mr. Tincher,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution, and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Proposed Project

Hillwood Development Company, LLC is proposing to redevelop an existing site located on Beulah Road in the Borough of Churchill, Allegheny County. The existing site contains a paved parking lot, multiple buildings, two stream crossings associated with roads, and a stream that is culverted throughout most of the project area. All buildings, structures and landscape features are proposed to be demolished per the site plan.

Above Ground Resources

Identification of Historic Properties

Based on the information received and available in our files, it is the opinion of the Pennsylvania State Historic Preservation Officer that the following property is eligible for listing in the National Register of Historic Places:

The ***George Westinghouse Research and Technology Park, Key # 212849*** is eligible under Criterion A in the Areas of Industry and Science as a leading research and development company, and Criterion C in the Area of Architecture as a local example of mid-century modern design; under Criterion Consideration G – as a property achieving significance within the past 50 years. The proposed period of significance begins in 1953 (first construction date) to circa 1980. The proposed boundary includes the entire parcel of approximately 133 acres. This resource has not been evaluated for archaeological potential.

We concur the scope and level of effort utilized to identify historic properties for this project is appropriate pursuant to 36CFR 800.4. Our determination of eligibility is based upon the information provided and available in our files for review. If National Register listing for this property is sought in the future, additional documentation of the property's significance and integrity may be required to both verify this determination of eligibility and satisfy the requirements of the National Park Service (36 CFR Part 60). Thus, the outcome of the National Register listing process cannot be assured by this determination of eligibility.

Assessment of Effect

In our opinion and based on the information received, this project will have an effect on the **George Westinghouse Research and Technology Park, Key # 212849** which is eligible for listing in the National Register of Historic Places. Furthermore, it is our opinion that this project will adversely affect the historic and architectural qualities that make the property eligible as the proposed project is the demolition of the historic resource.

To comply with the regulations of the Advisory Council on Historic Preservation, the federal agency must follow the procedures outlined in 36 CFR 800.6, when the effect is adverse. The federal agency will need to notify the Advisory Council of the effect finding and continue to consult with the PA SHPO and other consulting parties to seek ways to avoid, minimize, and/or mitigate the effects on historic properties.

Consulting Party Coordination

This project has the potential to affect historic properties. In accordance with the regulations for Section 106 (36 CFR 800.2.a.4), federal agencies or those acting on their behalf are required to consider the effects of their undertakings on historic properties in consultation with identified historic preservation stakeholders. Consultation is defined as the process of seeking, discussing and considering the views of other participants and, where feasible, seeking agreement with them regarding matters arising in the Section 106 process. Please provide documentation of your agency's efforts to identify consulting parties with an interest in the effect of this project on historic properties.

At a minimum, the following organizations should be contacted:

Allegheny Land Trust
Chris Beichner, President & CEO
416 Thorn Street
Sewickley PA 15143
cbeichner@alleghenylantrust.org

Churchill Borough/Churchill Borough Council
Alex Graziani, Borough Manager
2300 William Penn Highway
Pittsburgh PA 15235
412-241-7113

Pittsburgh History and Landmarks Foundation
<https://phlf.org/>
100 West Station Square Drive, Suite 450
Pittsburgh PA 15219
412-471-5808

Young Preservationists Association
<https://www.youngpreservationists.org/>
Riverside Center for Innovation
700 River Avenue
Pittsburgh PA 15212
412-342-8972

Preservation Pittsburgh
<http://www.preservationpgh.org/>
Attn: Pittsburgh Modern Committee
1501 Reedsdale Street, Suite 5003
Pittsburgh PA 15233
412-256-8755

Heinz History Center
<https://www.heinzhistorycenter.org/>
1212 Smallman Street
Pittsburgh PA 15222
412-454-6000

Continued Consultation

Please provide documentation of consideration of a variety of alternatives that avoid or minimize effects to the identified historic properties. The analysis should clearly state the problems to be solved/needs of the project and outline with supporting data the alternatives considered. The analysis should provide sufficient data and supporting documentation to demonstrate why a particular alternative is or is not viable. The data should not be manipulated to support a predetermined outcome; rather, the selection of the preferred alternative should be supported by the data itself.

Specific questions to be answered include:

- Is there a known tenant, and/or use for the proposed development?
- What alternatives to demolition have been considered?
- Has the re-use of the building(s) been explored?
- Can the new proposed development be constructed on a different part of the parcel, allowing for the retention of the major buildings of the complex?
- Can the proposed new construction be smaller in scale? Thus reducing the need for demolition of the majority of the built environment?

Please provide a written response outlining consideration of these questions along with supporting documentation.

Archaeological Resources

There is a high probability that archaeological resources are located in this project area. In our opinion, the activity described in your proposal should have no effect on such resources. Should the scope of the project be amended to include additional ground disturbing activity this office should be contacted immediately and a Phase I Archaeological Survey may be necessary to locate all potentially significant archaeological resources.

If you need further information concerning archaeological issues please consult Casey Hanson at chanson@pa.gov or (717) 772-0923. If you need further information on above ground resources please consult Cheryl Nagle at chnagle@pa.gov or (717) 772-4519.

Sincerely,



Douglas C. McLearn, Chief
Division of Environmental Review

cc: US Army Corps of Engineers, Pittsburgh District