



Aerial view of Mooncrest - Hanson Design Group Ltd., 2001

Mooncrest Historic District Design Guidelines

Written and Developed by:

The Moon Township Historic Architecture Review Board

Chairman: Mr. Carl Griffith

Vice Chair: Mr. Patrick Kelly

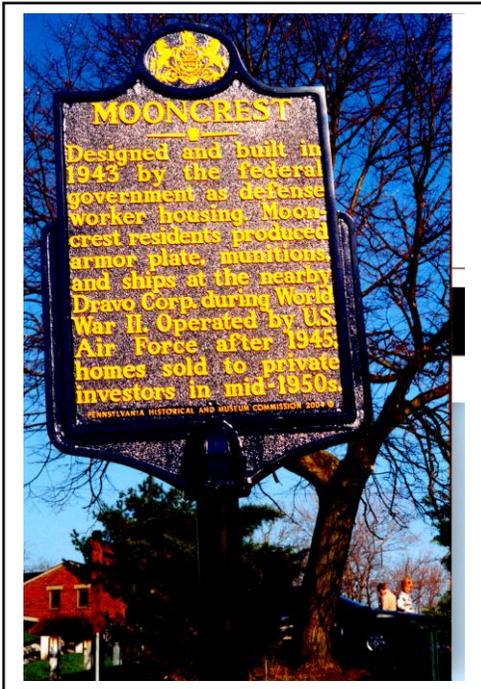
Secretary: Mrs. Shirley Owen

Members: Mr. John Whitmire

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Introduction



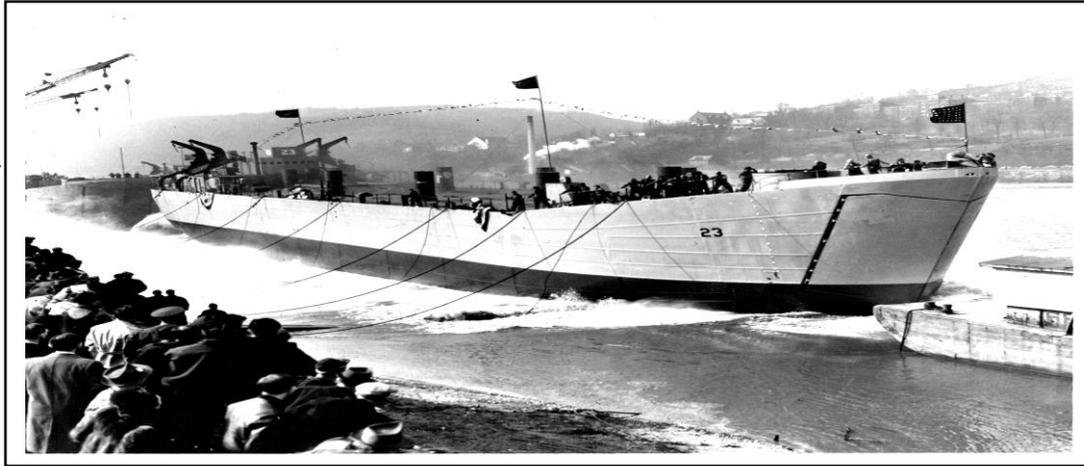
Approved by the Pennsylvania Historic Museum Commission, the Mooncrest Historic Marker was dedicated at a ceremony held on April 15, 2004

Mooncrest was certified by the Pennsylvania History and Museum Commission as a site worthy of application for recognition on the National Registry of Historic Places List on March 17, 2005, with the establishment of Mooncrest as a Historic District. Mooncrest has been recognized as a significant example of war time worker housing in site design and building type.

World War II had an immense impact on the life of our nation. In 1943, a response to the need for war production worker housing, the Mooncrest community was constructed under the Lanham Act. As production of goods to supply the war effort accelerated, many families relocated to production centers. Moon Township, still a largely rural area, became home for many of these families, in the Township's first planned residential area, Mooncrest. Many of those family members, both men and women were employed at the Dravo Shipyards on Neville Island; engaged in the building of Landing Ship Tanks, or LST's, or at American Bridge or local steel plants. Members of these families went into the military services and were sent into battles in Europe and the South Pacific. The local Air Base housed military personnel in Mooncrest, a nearby source for dependent and enlisted housing

Mooncrest was the home of the first Moon Township Municipal Services Building, which included: police, fire and municipal services offices. A school was located at the entrance to the housing plan, and a "Quonset hut" school, affectionately know as the "Tin-can School", held the over-flow of children from the post war baby boom. Many Moon Township residents recall fond memories of their school years in Mooncrest, including State Representative Mark Mustio, who attended the "Tin-can School". Mooncrest was also home, for a short time, to the family of the first United States Director of Homeland Security and former Commonwealth Governor, Thomas Ridge.

The launching of LST 1 at the Neville Island yard, the first of this class of vessel anywhere. (Landing Ship Tank)

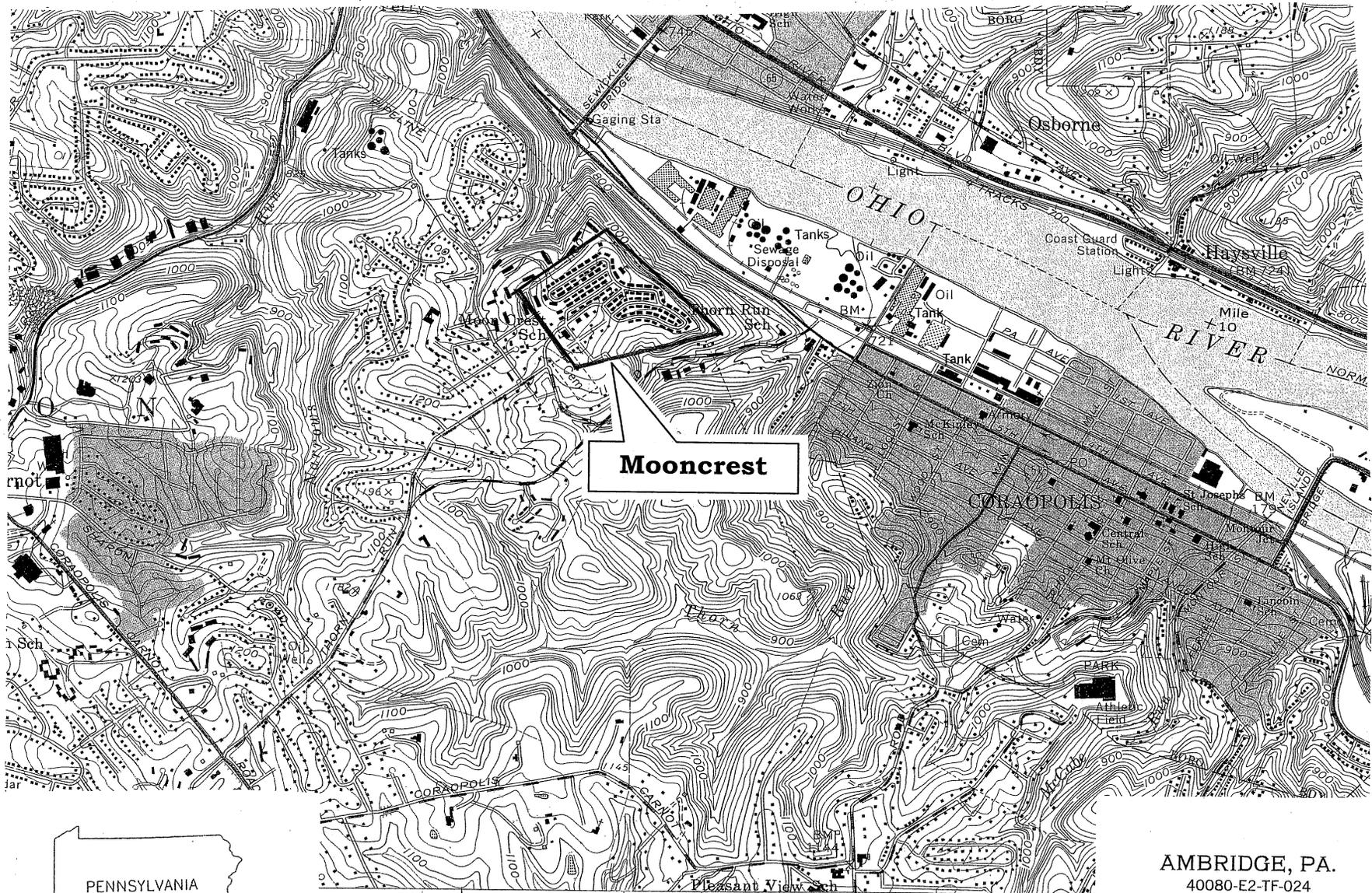


Many war production worker communities, like Mooncrest, were constructed during the WWII period. However, most of those communities were eventually sold by the federal government to County Public Housing Agencies or were sold as cooperative apartment/town home complexes. Mooncrest was sold into private hands, building by building, at almost cost; with preference given to military, veterans and war production workers. This arrangement came about because of the protests of military families residing in the community who were not permitted, at that time, to purchase cooperatively owned property. These families wanted the opportunity to stay in the sturdily built redbrick community and put down their roots. Mooncrest became the home of many of the “Greatest Generation” as the post war years progressed. As families purchased entire buildings, containing two, four or six units of housing, they often rented portions to others. Over time, this allowed the accumulation of savings to purchase larger, single family homes out in the fast growing community of Moon Township or the surrounding area. For some of the original Mooncrest buyers, Mooncrest is still their family home base. Properties have been passed from generation to generation.

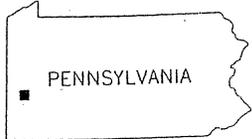


Landing Ship Tank (LST) 1 in action in the Italian Theater

For the sacrifices made by the veterans who made Mooncrest home in the post war period, for the dedication and skill put into the war production effort by the families who called Mooncrest home, for its example of war production housing and residential planning design; Mooncrest was declared a local Historic District by Moon Township on March 17, 2005. The utilitarian style of the sturdy redbrick homes, the pedestrian friendly layout of its streets and pathways, its parks and, now mature, tree buffers between streets are worthy of preservation for working families now and into the future.



Mooncrest



QUADRANGLE LOCATION

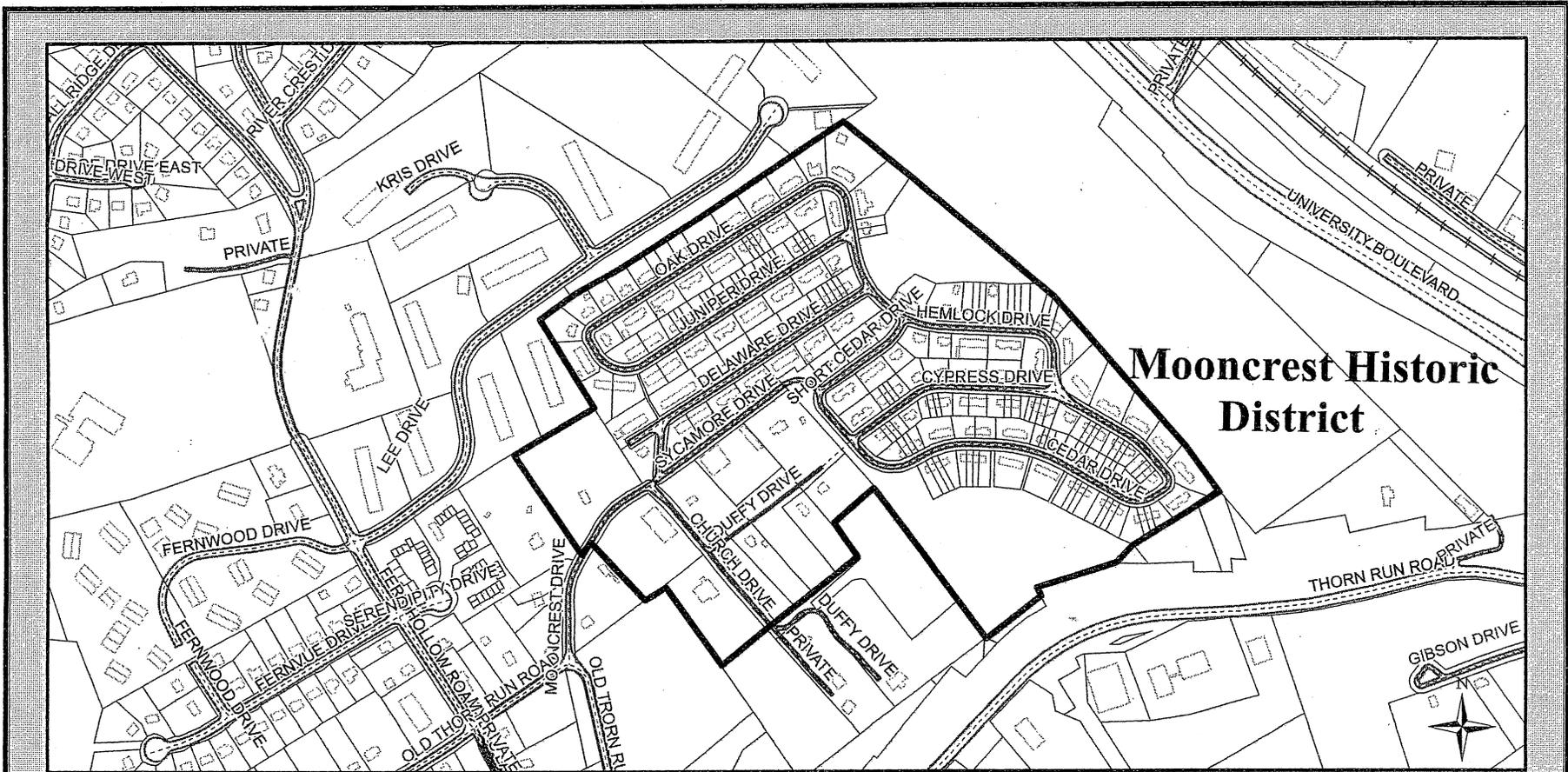
568 (OAKDALE) 569 570
4964 4965
10'

SCALE 1:24 000

CONTOUR INTERVAL, 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

AMBRIDGE, PA.
40080-E2-TF-024

1960
PHOTOREVISED 1990
DMA 4965 II SW-SERIES V831



Mooncrest Historic District



- Major Transportation
- Railroad
- ▭ Building Footprints
- - - Street Centerline
- ▭ Township Boundary
- ▭ Moon_Parcel_archive

Scale: Feet
 NAD 83
 South Zone
 Proj.

Moon Township
 1000 Beaver Grade Rd.
 Moon Township, PA 15108
 412-242-1170

Moon Township
Explore Our Universe

AES Chester Engineers
 November 2004

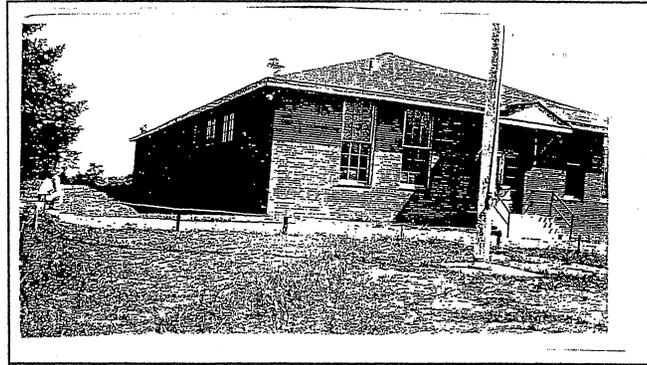


Source: Moon Township and Moon Township
 Municipal Authority GIS Data
 Created in ArcGIS 9 using ArcMap



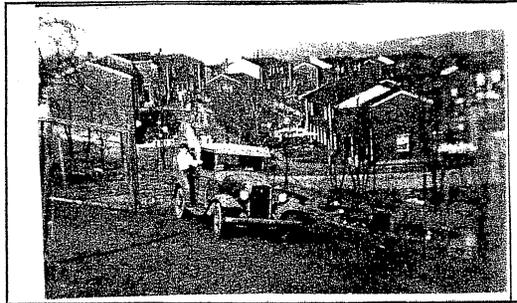


Mooncrest School 1944



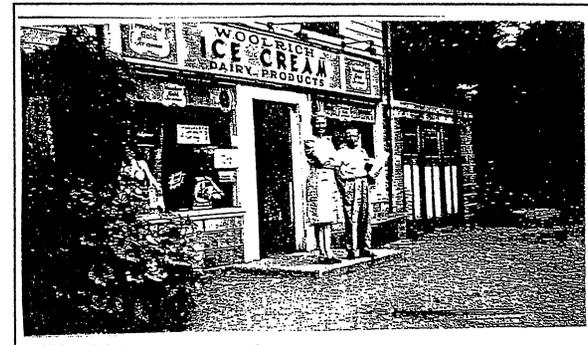
WW II Food Drive

Thorn Run Road and Mooncrest Drive

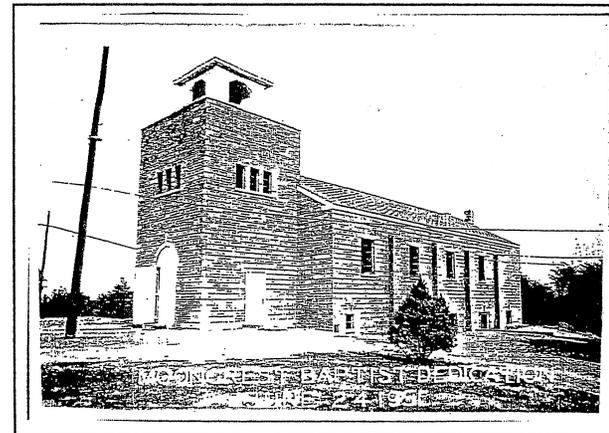


Circa late 1940's

Mooncrest Memories



Mooncrest Baptist Church dedication June 24, 1951



Purpose



The purpose of the Mooncrest Historic District Guidelines is to encourage the preservation of historic buildings and homes through the use of rehabilitation techniques. These techniques are economical yet do not sacrifice historic architectural features. The Township of Moon, the Pennsylvania Historic Museum Commission, and local residents have identified these features as being important to the neighborhood and the community. These guidelines will be used by the Historic Architectural Review Board (HARB), established by Ordinance Number 579, in reviewing proposed rehabilitation plans within the district. They will be useful as a guide for private property owners by providing a framework for selecting the most appropriate option for repair and replacement decisions when planning a rehabilitation project.

The guidelines are intended to protect the historic character of the district. They are based on the principle that architectural features, which are visible from the street, are more important from a historic district standpoint and should be preserved if possible. Those features that are not visible are less significant to the district character, so greater flexibility is allowed in terms of rehabilitation techniques. While consistent in principle with the Secretary of the Interior's Standards for Rehabilitation in advocating the preservation of historic features and materials, the guidelines emphasize flexibility on changes which will not have a strong, visible impact on the historic district and the guidelines take into account economic or design constraints as they relate to affordable housing. Fortunately, the emphasis of the guidelines on retaining and repairing building materials and features is often the least costly choice for property owners.

The guidelines are not a comprehensive checklist of all the steps involved in any rehabilitation process. Rather, they focus on the rehabilitation changes that may have a visual consequence. They also do not present a list of specific replacement options that are acceptable for all houses. Recognizing that the current condition of each building/unit varies in terms of how extensive its rehabilitation needs are, the guidelines propose a process for tailoring a rehabilitation plan to the specific conditions of each building/unit.

Secretary of the Interior's Rehabilitation Standards

The United States Department of the Interior developed ten national standards which address the rehabilitation of historic buildings. The standards describe a hierarchy of appropriate preservation treatments. That hierarchy values ongoing maintenance and protection of historic properties to minimize the need for more substantial repairs and, in turn, values repair over replacement of historic features.

The Secretary of the Interior's Standards are used in reviewing rehabilitation projects for federal and state Preservation Tax Incentive programs.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features; spaces, and spatial relationships that characterize a property should be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Planning Process

The guidelines call for a four-step process in making decisions regarding the sensitive rehabilitation of a historic building with costs figured into those decisions. Since each rehabilitation project presents a different set of existing conditions, the process will result in a different combination of options for each project. But, the goal remains the same: the appropriate, affordable rehabilitation of a historic building or unit in the Mooncrest Historic District. A pre-planning consultation with the HARB is recommended.

The Four Step Process

Step # 1: Identify the most historically significant features of the building. Prioritize these features in terms of their visibility from the street, giving preference to the exterior of the building over its interior, and to the public, first floor interior spaces over less important interior spaces. Following this approach, it would be more important to keep historic features on the front of the building than on the back of the building. Similarly, it would be more important to save historic features in the front room or living space than in less public interior spaces like a kitchen or upstairs bedroom or bathroom.

Step # 2: Review the ranked options for each part of the rehabilitation:

- Retain and repair historic materials or features.
- Replace to match the original materials or features as closely as possible.
OR:
- Replace the original with a compatible substitute material or feature that matches it in as many characteristics as possible.

Step # 3: Weigh the quantity or extent of all work items and the related costs. For example, if only one window needs to be replaced, that presents a different situation than if all the windows must be replaced.

Step # 4: Make the best overall decisions for the entire project, after considering all the options and costs, with the emphasis placed on keeping the most visible and significant historic features, but with flexibility provided for less visible and less important features.

Rehabilitation Options



Collage of good examples of rehabilitation options

The following guidelines provide a series of ranked options to consider when repair or replacement is necessary for specific elements, which are part of an overall rehabilitation. For each historic building, the most appropriate options will vary depending on which elements are most important, on the physical condition of those elements, and on the costs for various rehabilitation options. The options are ranked, like the Secretary's Standards, to favor keeping important historic features rather than replacing them. So, the first option, which calls for the repair of important historic features, is the most desirable from a preservation standpoint. It is the least intrusive rehabilitation choice and often – depending on existing conditions – the least expensive rehabilitation option.

Sometimes, the historic building has already been unsympathetically altered or neglected to the extent that the first option is not a viable choice. This situation triggers consideration of the second option – replace to match the historic feature or material. If option two replacement costs prove too high, then option three – replacement with a compatible substitute material or feature – should be considered.

Decisions about which option is most appropriate should recognize the flexibility that the guidelines provide as they emphasize the importance of the building's street façade and are less concerned with changes to the rear. Likewise, the guidelines are more concerned with highly visible exterior changes than with less visible interior changes. Decisions about specific options should also be made with an understanding of the entire scope of the rehabilitation and what is best for the overall project.

Property owners seeking State or Federal tax credits for rehabilitation of historic buildings must obtain approval of their rehabilitation plans from the State Historic Preservation Office prior to beginning of any work.

Building Site and Building Exterior



The historic character of the Mooncrest Historic District is defined not only by its historic buildings but also by the neighborhood itself. Located at the top of a bluff above the Ohio River, Mooncrest offers sweeping views of the river valley below. With one entrance road and circular, seven blocks of interconnecting streets and sidewalks, it provides safety from heavy vehicular traffic and a strong sense of community among neighborhood residents. The setbacks, spacing and orientation of the buildings along neighborhood streets contribute to the character of the neighborhood. Mooncrest is a green neighborhood with mature trees in areas between each street, two neighborhood parks and is surrounded by wooded hillsides. Visual changes to the buildings, the street front facades and the sites must be carefully considered and thoughtfully planned



If changes to the front yards are necessary it is important to retain the original arrangement of front walkways and steps that typically lead directly up to the front stoop. It is also important to locate new meters, lines, pipes, transformers, mechanical equipment, and communication equipment inconspicuously so that the street façade of the house is not compromised. Even larger changes such as compatible garages, storage buildings, and decks can usually be accommodated in rear yard locations without compromising the building's street façade. *These items require building Permits and review by the Historic Architectural Review Board.*

While privacy or safety concerns may lead to the addition of fencing in the rear yard, it is not historically appropriate to add such utilitarian fencing – especially vinyl or chain link fencing – in front yards or in highly visible side yard areas. Traditionally, utilitarian rear yard fences were constructed. Enclosures for pools must comply with Moon Township Ordinances.



As exterior changes are planned for any building, it is important to identify the most significant exterior features for that specific building. In turn, as the options are weighed and tradeoffs are considered, compromises to those features should be avoided. Sometimes, earlier changes may have concealed or eliminated distinctive exterior features. In these cases, reversing the earlier change as part of a more sympathetic rehabilitation may warrant serious consideration.

The guidelines that follow address various elements of the building exterior. But, it is important to relate the options selected for the individual exterior elements back to the overall appearance of the building from the street and, in turn, the visual impact of the selected option on the neighborhood's historic character.

Building Site and Building Exterior

Foundations, Chimneys, Steps, Exterior Walls: Rehabilitation Options

Exterior brick walls, brick foundations, chimneys and masonry steps are found throughout the Mooncrest Historic District.



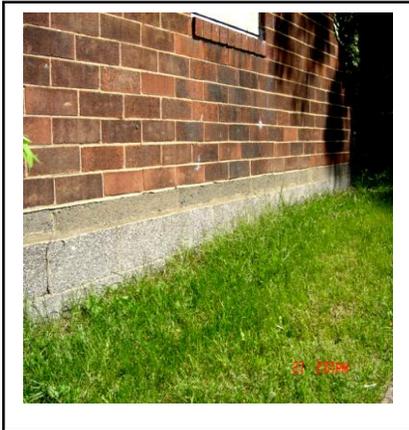
- 1. Retain and repair significant historic masonry foundations, chimneys and exterior walls - including their materials and features.**

Repointing is generally the best method of repairing deteriorated brickwork. Correct repointing requires the removal of loose mortar and replacement with new mortar to match the original in composition, color, strength, and texture. Masonry coatings, such as water repellents or concrete parging, are usually poor substitutes for repointing and repair of historic masonry. They should only be considered if traditional methods are not effective. From a preservation and maintenance standpoint, it is best not to paint unpainted exterior masonry. If it was already painted, repaint as needed in colors compatible with the original brick or stone.



- 2. If all or parts of historic foundations, chimneys, or exterior walls are missing or too deteriorated to repair, remove any severely deteriorated masonry and replace to match the original as closely as possible.**

Brick remains a popular and readily available material making in-kind replacement of historic brick features quite feasible in many cases; however, duplication of decorative treatments requires an experienced mason. Matching exterior brick can be purchased.

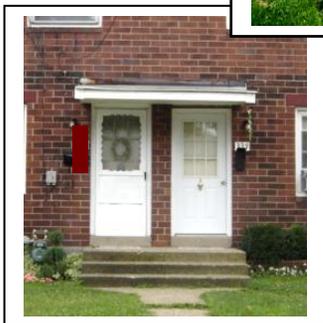


3. **If Option #2 proves too costly, consider replacing missing or severely deteriorated historic masonry foundations, chimneys or exterior walls with a compatible new feature that matches as many characteristics of the original masonry features as possible.**
It is especially important to approximate the appearance of highly visible masonry features.
4. **Cleaning masonry should be done only when necessary to halt deterioration or to remove heavy soiling.**
Clean masonry and exterior brick surfaces and walls with the gentlest method possible, such as low-pressure water and detergents, using natural bristle brushes. Inspect painted masonry surfaces to determine whether repainting is necessary. Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting. Repaint with colors that are historically appropriate to the building and district with colors that are compatible with the original brick.
5. **Deteriorated stucco exterior should be removed rather than replaced.**
The original underlying exterior brick surface should be gently cleaned and restored.
6. **Repair masonry exterior walls, chimneys and foundations by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.**
Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. Duplicate the old mortar in strength, composition, color and texture. Duplicate old mortar joints in width and in joint profile.
7. **Satellite dishes and similar antenna devices should be located in the rear and not be visible from the front street.**

Stoops, Porches, & Parking Areas Entrances: Rehabilitation Options



Front stoops are the most prominent features of many buildings/units in the Mooncrest Historic District. Given their prominence, front stoops should be retained where possible. Exceptions can be made for ADA Compliance.



- 1. Retain and repair historic stoops and entrances – including their materials, features, and details. Every effort should be made to retain and repair the stoop and its roof. Deteriorated lead paint on stoops and roof require additional precautions and procedures during rehabilitation – the appendix includes more on lead paint.**
- 2. If all or parts of a historic stoop or entrance are missing or are too deteriorated to repair, remove any severely deteriorated components and replace to match the original as closely as possible.**
- 3. If the stoop entrance is replaced by a porch feature, it may be no larger than six (6) feet from the façade in width and may extend to the near edge of the nearest window. Materials, forms, colors and textures should be compatible with those of the period in which the buildings were designed. The slope should match the main slope of the dwelling.**
- 4. Historically, each Mooncrest unit was allotted one, single, outdoor parking area. To enhance building exteriors and streetscape, it is not recommended that lots be paved from one end of the building to the other.**

Exterior Trim work: Rehabilitation Options



Fascia Board along roof pitch



Coal chute door

Fascia boards, window and door casings, brackets and coal chute doors are examples of exterior trim work that add stylistic details to historic buildings. Historically, exterior trim was white. Unfortunately, as many buildings were covered with substitute sidings, the exterior trim work was often removed or covered as well. Concealing or eliminating decorative trim work is not recommended.

- 1. Retain and repair significant historic exterior trim work, including their materials and features. If original trim work is covered over with substitute materials, remove the substitute and repair the original trim work.**

Routine maintenance of wood trim involves preventing moisture infiltration by sealing exposed joints and maintaining a sound paint coating. Deteriorated lead paint on trim work requires additional precautions and procedures during rehabilitation. The appendix provides more information on lead paint. Repainting trim in white is recommended.

- 2. If all or parts of the historic exterior trim work are missing or too deteriorated to repair, remove any severely deteriorated components and replace them to match the original as closely as possible.**

Historic wood trim work can often be duplicated with readily available stock trim – sometimes slightly modified. In other cases, more costly custom millwork may be warranted.

- 3. If the original trim work is covered over with an intact substitute material, consider retaining the substitute material and repairing as necessary.**

Replacement trim work should closely match the original, especially in dimension. A simplified or similar stock version of the original can often provide a compatible substitution.

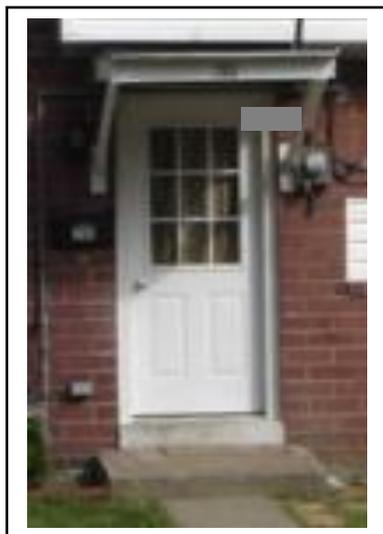
- 4. Shutters were not original to Mooncrest buildings and are not recommended.**

Building Site and Building Exterior

Exterior Doors: Rehabilitation Options



Original door



Replacement door

The front doors of historic houses are usually consistent with the architectural style of the house. Within the district, solid wood doors with clear glazing in a three over three pane pattern above a lower two paneled area are quite typical.

1. Retain and repair significant historic doors – including their materials and features.

Historic doors are generally sturdier than contemporary hollow core wood or steel doors. Also, they are often oversized compared to the standard exterior door sizes readily available today, making their repair, rather than replacement, even more preferable. Often, the addition of a deadbolt lock and exterior lighting can enhance the security that a historic door provides. From an energy efficiency viewpoint, the addition of storm doors in compatible styles may be desirable; however, studies show that storm windows reduce energy bills more dramatically than the addition of storm doors. Installing weather-stripping, re-caulking exposed joinery, and maintaining sound paint films are typical ways an original door is upgraded. Deteriorated lead paint on exterior doors requires additional precautions and steps during rehabilitation. See the appendix for more information on lead paint.

2. If a historic door is missing or too deteriorated to repair, replace to match the original as closely as possible. *Documentation is required to verify a level of deterioration that leads to replacement*

This option usually requires having a new door custom-made to match the original. Exterior doors that closely match can be located at your local building supply store.

3. If Option #2 proves too costly*, consider replacing a missing or severely deteriorated historic door with a compatible new or salvaged door that matches as many characteristics of the original door as possible. (* see requirements in appendix)

Stock wood doors are readily available in a variety of sizes and configurations. In selecting a replacement door, it is important to closely approximate the overall dimensions of the original door so that the doorjamb and casings do not have to be replaced as well.

Building Site and Building Exterior

Windows: Rehabilitation Options



Original window



Replacement window example

Double hung wood windows in two varieties of pane configurations punctuate the facades of houses throughout the historic district. Given their visual prominence, every effort should be made to save and maintain historic windows.

1. Retain and repair significant historic window sash and frames – including their materials and features.

Wood windows require routine re-caulking and repainting to prevent deterioration. Proper maintenance and weather-stripping can improve energy efficiency of existing windows as can the installation of storm windows – select narrow profile storm windows, in a compatible color, sized to fit the full opening and divided to align with existing sash. The presence of deteriorated lead paint on historic windows – especially the friction surfaces requires additional precautions and procedures during rehabilitation to ensure a lead safe site and building. The appendix provides more information on lead paint.

2. If all or parts of a historic window are missing or are too deteriorated to repair, remove any severely deteriorated components and replace them to match the original as closely as possible. *Documentation is required to verify a level of deterioration that leads to replacement.*

If neglect has seriously deteriorated a historic window on the street façade or a visible side façade, it is best to replace it with the same size window that matches the original as closely as possible. Typically, this would require a custom-built wood replacement unit, which can be wood or wood with aluminum-clad exterior. When possible, it is preferable to replace the sash and to retain the existing casing, trim and framing.



This is a good example of the window sizes, and pane configuration. Note that the lintels above the windows are not painted.

3. **If Option #2 proves too costly *, consider replacing a missing or severely deteriorated historic window with a compatible substitute window that matches the overall size and as many other characteristics of the original as possible. (* see requirements in appendix)**

Often a stock wood window that closely approximates the size of the original window and matches most of its characteristics can be found. If tradeoffs are made, it is more important to match the materials and overall dimensions of the window than the pane subdivision of the sash. Only wood replacement windows are appropriate for locations that are visible from the street. In less prominent locations a deteriorated wood sash might be replaced with aluminum clad unit of similar size and design.

4. **Aluminum clad, wood, replacement windows should replicate the size, color, and pane configuration of the original historic window. Existing decorative details as arched tops should all be components in replacement windows for historic buildings.**



Shown above is a good example of meeting the Historic District Guidelines



This is not recommended



This is not recommended

Building Site and Building Exterior

Roofs: Rehabilitation Options



Simple gable roofs are the standard in the Mooncrest Historic District. The original roofing shingles have generally been replaced over the years.

1. **Retain and repair original roofs, roof lines and significant historic roof features including chimneys.**

Inspecting a roof regularly for deterioration and replacing worn shingles promptly will prevent more substantial water damage to the structure and interior. Beyond maintaining a sound roof surface, keeping moisture from penetrating the roof planes requires routine cleaning of gutters and downspouts and maintenance of flashing around chimneys and beneath roof valleys.

2. **Owner cooperation is strongly encouraged. When single unit owners in the same building cooperate, you can avoid vastly different looks in color that detract from the historic features of the buildings. A unified appearance also helps maintain individual property values.**

3. **If all or parts of a historic roof or roof features are missing or are too deteriorated to repair, remove any severely deteriorated components and replace to match the original as closely as possible.**

Depending on the specific feature, this option may involve a variety of work from rebuilding a chimney. Roofing shingles should be replaced with asphalt or composition shingles. Dimensional shingles are not recommended. Recommended colors are black, brown, light green, light gray or beige composition shingles.



Building Interior



While interior changes are obviously less visible and consequently less important in preserving the overall character of the historic district, it is still important to carefully plan the interior rehabilitation.

Interior changes should be designed so that the most public and visible interior spaces are not compromised. Front entry areas are principal public interior spaces that would warrant special attention. Secondary spaces, like bedrooms, kitchens, and bathrooms are less public and generally less significant to preserve. Many times, historic interiors require additional closets and bathrooms as well as updated and enlarged kitchens to accommodate contemporary lifestyles. In planning such changes look for ways to incorporate them into secondary spaces and consider their impact on the original floor plan and any special historic features.



Interior wood paneled door

The full rehabilitation of a historic building includes many upgrades that can have visual consequences. It is important to install new building systems – including plumbing lines, electrical service, and mechanical systems – with care so that alterations to the historic building are minimized and its character defining interior spaces and features are not compromised. Interior renovations will require building code compliance and approval by the Township Building Code Official.

Appendix: Resources

Allegheny County Department of Economic Development

425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219
412-350-1083

Pittsburgh History & Landmarks Foundation

100 West Station Square Drive, Suite 450
Pittsburgh, PA 15219
412-471-5808

PA Historical and Museum Commission

State Museum Building
300 North Street
Harrisburg, PA 17120
717-787-3362

Heritage Preservation Services

National Park Service
1849 C Street NW (2255)
Washington DC 20240
202-513-7270

The Township of Moon

1000 Beaver Grade Road
Moon Township, PA 15108
412-262-1700

Young Preservationists of Pittsburgh

P.O. Box 2669
Pittsburgh, PA 15230
info@youngpreservationists.org

PA Bureau for Historic Preservation

Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120
717-783-8946

BHP Western PA Regional Office

c/o Ft. Pitt Museum
101 Commonwealth Pl.
Pittsburgh, PA 15222
412-565-3575

Preservation PA

257 North Street
Harrisburg, PA 17101
717-234-2310

Mooncrest Neighborhood Association

P. O. Box 703
Moon Township, PA 15108
412-264-0922

Appendix: Web Site Resources

COMMUNITY DEVELOPMENT AND HISTORIC PRESERVATION PROGRAM LINKS

Pennsylvania Historical and Museum Commission

<http://www.phmc.state.pa.us>

Bureau for Historic Preservation

<http://www.phmc.state.pa.us/bhp/>

Rehabilitation Investment Tax Credits

<http://www.cr.nps.gov/hps/tps/tax/index.htm>

Keystone Historic Preservation Grants

http://www.artsnet.org/phmc/grants_keystone_historic_preservation.htm

Preserve America Program

<http://www.preserveamerica.gov>

National Park Service

<http://www.cr.nps.gov/hps/>

Save America's Treasures

<http://www.cr.nps.gov/hps/treasures/index.htm>

National Trust for Historic Preservation

<http://www.nationaltrust.org/>

Grants and Loans

<http://www.nationaltrust.org/funding/>

Restore America

http://www.nationaltrust.org/restore_america/index.html

Appendix: Web Site Resources-Continued

Department of Conservation and Natural Resources

<http://www.dcnr.state.pa.us>

Heritage Parks Program

<http://www.dcnr.state.pa.us/brc/heritageparks/>

Transportation Enhancement Program

<http://www.dot.state.pa.us/PennDOT/Bureaus/CPDM/Prod/Saferoute.nsf>

USDA Rural Development Program

<http://www.rurdev.usda.gov/>

Pennsylvania – Funding Programs

Community Facilities

Rural Economic Development

Housing Repair and Rehabilitation

http://www.rurdev.usda.gov/pa/Programs_Available.htm

County Offices

<http://www.rurdev.usda.gov/pa/PA-Map.htm>

HUD Community Development Block Grant Program

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm>

Historic Preservation

<http://www.hud.gov/offices/cpd/energyenviron/environment/subjects/preservation/index.cfm>

Appendix: Web Site Resources-Continued

Department of Community and Economic Development

<http://www.newpa.com>

Main Street/Elm Street Program funding, including
Downtown Reinvestment Grants & Anchor Building Grants

<http://www.newpa.com/programDetail.aspx?id=79>

Community Development Block Grants

<http://www.newpa.com/programDetail.aspx?id=71>

Housing and Redevelopment Assistance

<http://www.newpa.com/programDetail.aspx?id=77>

Enterprise Zones and other business incentives

<http://www.newpa.com/programFinder.aspx?typeID=2>

Pennsylvania Downtown Center

Main Street/Elm Street program administration

<http://www.padowntown.org/>

Pennsylvania Housing Finance Agency

<http://www.phfa.org>

Low-Income Housing Tax Credits

<http://www.phfa.org/programs/multifamily/taxcredit.asp>

Appendix: Lead-based Paint



Lead-based paint was commonly used in buildings well into the twentieth century. Consequently, most buildings constructed prior to 1950 contain it. Although its use has been prohibited since the 1970's, the presence of lead based paint in most buildings, including historic buildings, is an ongoing concern. Lead is a toxic substance, which poisons the human body and attacks both its organs and systems. Because lead poisoning is especially harmful to the early development of the brain and nervous system, the critical health concern with lead is for children under the age of six and pregnant women. Lead dust is the source of almost all lead poisoning. This dust is transmitted in two ways: inhalation and ingestion. Inhalation, the breathing in of lead dust, is the primary way that adults are poisoned. Ingestion, the eating of lead dust, is the main way that children are poisoned.



Although the presence of lead-based paint by itself does not constitute a health hazard, there are several ways lead from paint can become a hazard; lead in surface dust, lead in adjacent soil, surfaces with lead-based paint whose condition is a source of lead dust, and surfaces with lead-based paint that are accessible and chewable. There are three key ways in which the condition of lead-based paint creates one of these hazards. The first is if it is applied to an impact surface. For example, a painted baseboard or door surround may be struck repeatedly during routine occupancy releasing lead dust into the air. The second means is through friction: an operable door or window that is coated in lead-based paint may discharge lead dust each time the painted surface rubs against another surface as it is open or shut. The third source of lead dust is from surfaces with deteriorated lead paint. As the paint flakes off, lead particles are emitted into the air or soil.



The two basic approaches to mitigating lead paint hazards are: 1) eliminating the lead paint source through complete abatement or 2) taking steps to control the hazard and create a lead-safe building or site. Different abatement steps include removal of the painted component, stripping the paint from the surface, enclosing the surface, or encapsulating the surface with a new coating. Measures recommended to ensure a lead-safe environment including controlling all dust through specialized cleaning procedures and ongoing maintenance, maintaining paint surfaces and monitoring them for signs of deterioration, and special treatment of friction and impact surfaces.

During the rehabilitation of a building, many interior and exterior surfaces coated with lead-based paint are disturbed resulting in the release of lead dust. Property owners should always alert contractors to the potential presence of lead-based paint. In turn, it is the contractor's responsibility to follow all applicable laws for safe work and clean-up practices. For example, deteriorated lead paint surfaces might be wet sanded or chemically stripped to control the release of lead dust into the air. While additional safety precautions and technical procedures are necessary, historic properties can be made lead-safe without removing significant decorative features, trim work, and finishes that contribute to the building's historic character.

Property owners should be aware that federally assisted loan guidelines require that the rehabilitation of older homes include measures to render houses lead-safe. Current and future Department of Housing and Urban Development (HUD) lead paint abatement regulations may have an impact on which rehabilitation option is appropriate under these design guidelines.

For additional information on the safe treatment of lead-based paint, contact:
National Lead Information Center
1-800-424-LEAD (5322)
www.epa.gov/lead

Appendix: Moon Township Ordinance Number 579

(Referenced on pages 12, 15, and 17)

The Historic Architectural Review Board is responsible for approving claims of “Unreasonable Economic Hardship” in decisions of whether of not options to restore or replace should be applied to a historic rehabilitation project by a property owner.

ARTICLE VII, § 117-700. Unreasonable Economic Hardship

- A. When a claim of unreasonable economic hardship is made due to the effect of this Chapter, the property owner of record must present evidence sufficient to prove that as a result of the HARB’s action, he/she is unable to obtain a reasonable return or a reasonable beneficial use from a resource. The property owner of record shall submit by affidavit to the review board some or all of the information below at the discretion of the HARB.
1. Date the property was acquired by its current owner.
 2. Price paid for the property (if acquired by purchase) and a description of the relationship, is any between the buyer and the seller of the property.
 3. Mortgage history of the property, including current mortgage and the annual debt service, if any, for the previous two years.
 4. Current market value of the property.
 5. Equity in the property.
 6. Past and current income and expense statements for the past two (2) years.
 7. Past capital expenditures during ownership of current owner.
 8. Appraisals of the property obtained within the previous two years.
 9. Income and property tax factors affecting the property.
 10. All appraisals obtained within the previous two (2) years by the property owner or applicant in connection with purchase, offerings for sale, financing or ownership of property, or a statement from the property owner that none was obtained.
 11. All studies commissioned by the property owner as to profitable renovation, rehabilitation or utilization of structures or objects on the property for alternative use, or a statement from the property owner that none was obtained.

12. Estimate(s) of the cost of the proposed erection, reconstruction, alteration, restoration, demolition or razing and an estimate(s) of any additional cost(s) that would be incurred to comply with the recommendations of the HARB for changes necessary for it to recommend approval of a certificate of appropriateness.
 13. Form of ownership of operation of the property, whether sole proprietorship, for-profit or nonprofit corporation, limited partnership, joint venture or other.
 14. Any other information or documentation deemed relevant by the HARB.
- B. Should the HARB determine that the property owner's present return is not reasonable, it must consider whether there are other uses currently allowed that would provide a reasonable return and whether a return could be obtained through investment in the property for rehabilitation purposes. The HARB may choose to recommend to the Township Board of Supervisors that special economic incentives be developed to assist the property owner in maintaining it and obtaining a suitable economic return or achieving a reasonable beneficial use.
- C. The HARB may seek the assistance of appropriate local, statewide or national preservation organizations in developing solutions, which would relieve the property owner's economic hardship. If the HARB chooses to explore such options, the review board may delay issuing a certificate of appropriateness for demolition on the basis of economic hardship for a period of ninety (90) days in addition to time periods otherwise applicable.
- D. Should the applicant satisfy the HARB that he/she will suffer an unreasonable economic hardship if a certificate of appropriateness is not approved, and should the HARB be unable to develop with the Township or appropriate local, statewide and national preservation organization a solution which can relieve the owner's economic hardship, then the HARB shall recommend a certificate of appropriateness for demolition.