

Historic Structure Reuse Study for

The Corker Hill Farmstead

*A site on the National Register of Historic Places of the U.S. Department of the Interior
Reuse Analysis for the Mansion House, Bank Barn and Accessory Structures*

*Located in Greene Township Park
Scotland, Greene Township, Franklin County, Pennsylvania*



Prepared for:

Greene Township

1145 Garver Lane, Scotland, Pennsylvania 17254

Todd Burns, Chairman of the Board of Supervisors
Travis Brookens, Vice-Chairman of the Board of Supervisors
Shawn Corwell, Township Supervisor in Charge of the Project

July 31, 2018

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The Pennsylvania Historical & Museum Commission
The South Mountain Partnership
with matching funds provided by **Greene Township***

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EXECUTIVE SUMMARY

A. Background

As nominated for the National Register of Historic Places in 2003, the Corker Hill Farmstead includes “one structure”, seven accessory buildings and almost 35 acres of land that “retain the historic setting of the building complex” on two parcels owned by Greene Township. The structure and buildings that are part of the listing include:

1. The Mansion House (built between 1810-1820, with additions dating to 1905)
2. Stone End Bank Barn (mid to late 19th century with subsequent additions)
3. Corn Crib/Wagon Shed (late 19th century)
4. Root Cellar (mid 19th century)
5. Stone “Utility” Building (circa 1905)
6. Frame Chicken House/Shed (late 19th, early 20th century)
7. Frame Carriage House/Garage (late 19th, early 20th century)
8. Frame Tenant House (circa 1870, demolished)



The Corker Hill Farmstead – Aerial Photograph 1984

“Corker Hill” was initially the name given to the three tracts of land totaling over 500 acres purchased by John Thompson of Greene Township in 1809. Thompson named it after the plantation his father, Alexander, settled on in 1772, some 400 acres nearby and along both sides of the Conococheague that Alexander named after the farm where he grew up in Scotland, Corkerhill. The village that grew in the area and on some of the Thompson lands also became known as Corkerhill before eventually becoming Scotland, PA. John Thompson is credited with building and completing the Corker Hill Mansion House,

one of oldest surviving brick mansions in the township, between 1810 and 1820.

Not long after, it was sold to the Garver family that ran it successfully as a farm and orchards. The Stone End Bank Barn was likely built during the Garver ownership. Through the 19th century the lands were subdivided among the Garver children and by 1904 the property with the Thompson House and Barn was sold to Thaddeus M. Mahon, a Franklin County lawyer. Under the Garver family it’s believed that the Mansion House remained much as it was originally constructed by Thompson, a significant example of a brick, Federal Style house in the county. Under Mahon’s ownership the house was renovated to its current form with the Colonial Revival additions, including the roof monitor and bay window.



The Mansion House

B. The Study Team

Funding Partners – This study was funded, in part, by a grant from the Keystone Historic Preservation Grant Program administered by the Pennsylvania Historical and Museum Commission (PHMC). Additional grant

funding was applied for by Greene Township and awarded by the South Mountain Partnership. Required matching funding was provided by Greene Township.

Coordinating Municipality – As noted above, Greene Township as the grantee to the PHMC grant agreement was the coordinating municipality for the study with the primary responsibility for the administrative duties outlined in the grant agreement, including selecting and retaining the planning consultants for the study and managing funding from the various sources. In addition Greene Township participated on and organized the Study Committee for the study. Township Supervisor Shawn Corwell was responsible for overseeing Greene Township’s responsibilities under the funding agreements and coordinating the work of the Study Committee and the Consultant Team.

The Study Committee – Greene Township invited individuals representing the funding partners, the local community and other interested entities to participate as a Study Committee and provide input during the course of the study.

The members of the Study Committee and entities they represent were as follows:

Shawn Corwell	Greene Township Supervisor and Project Coordinator
Kyle Patterson	Greene Township Department of Recreation
Katie Hess	South Mountain Partnership
Jim Umbrell	Scotland Community Association
Ann Hull	Franklin County Historical Society
Jeryl Martin	DHM Excavation, Incorporated
Darlene Carbaugh	Resident, Scotland, PA

The Consultant Team – Greene Township retained the services of Campbell Thomas & Co. (CTC) of Philadelphia as the lead planning and historical architectural consultant for the study. As the lead consultant CTC coordinated the overall work of the study; performed review and analysis, including research and field study; assisted with the public participation process; conducted study and public meetings; developed planning alternatives and related cost analysis; and produced the draft and final reports.

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The Stone End Bank Barn

C. Purpose, Goals & Objectives

The focus of the study was primarily on finding new uses for the Mansion House, the Barn and the immediate property as part of the township park facilities. It was also noted by the Township that, while it would be nice to have uses that generated an income, that is not a primary goal. The primary goal is to introduce uses or develop facilities that offer opportunities for and benefits to the residents of local community and Greene Township. As developed in discussions with the Study Committee, the goals and objectives for the reuse study of the Corker Hill Farmstead took on two distinct characters, local and regional.

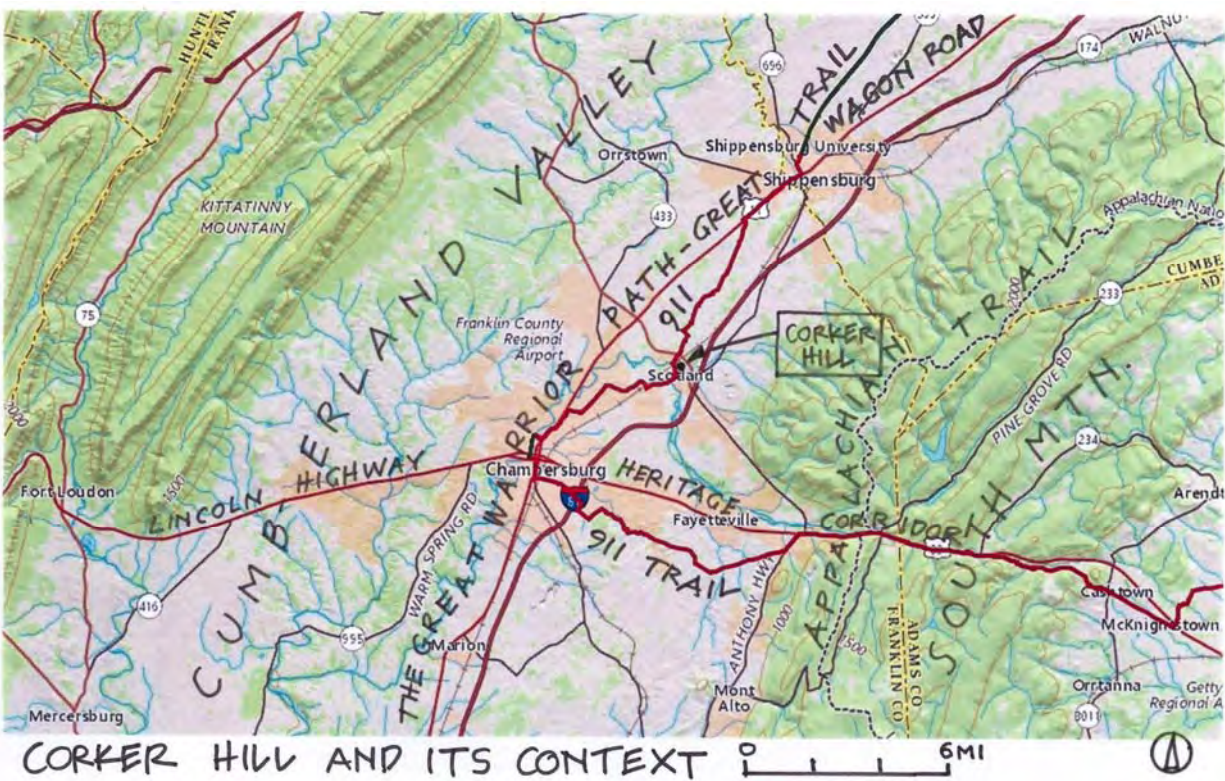
Local – On the local level, the goal of the study was to develop recommendations for uses that:

1. Support and enhance Greene Township Park as it continues to grow and develop.
2. Support, preserve and even enhance the history and character of the local community in and around Scotland, Pennsylvania.

3. Offer opportunities for the residents of Scotland and Greene Township for educational programs and events, community and special events, to host regional events and social/family gatherings and events.

Regional – On a regional level the Study Committee agreed the following should be taken into consideration:

1. **Relationship to the Regional Trail network** – Greene Township is currently in planning and funding stages for the first phases of the Conococheague Trail. The current phase alignments start in Scotland near Greene Township Park; generally follow the Conococheague Creek to Fayetteville, then easterly to and through Caledonia State Park. In the park the alignment crosses the Appalachian Trail. Eventually the complete alignment through the township will become part of a proposed “loop” that will link Gettysburg as part of the September 11th National Memorial Trail network.
2. **Relationship to Regional Conservation/Preservation and Economic Development Efforts** – Of note are the efforts of course of the funding sources such as the South Mountain Partnership and coordination with the Franklin County Visitor’s bureau. Repurposing the site as a place for “destination” type activities on a regional level should be explored as an avenue for both supporting the property itself and improving local economic growth.



D. Summary of the Analysis

The analysis process included field views of the property and buildings, digital survey of the Mansion House and the Stone End Bank Barn, meetings with the Study Committee, public meetings and workshops and a public presentation to the Greene Township Supervisors.

Reuse of the Barn was initially noted as the first priority. However, from the first visit to the property it was clear that the Mansion House can most readily be used. While offering smaller spaces, the Mansion House’s condition is such that it can almost be put into use as is. The Barn, on the other hand, requires a substantial amount of work if the proposed use is something other than equipment storage for the township park as it is currently being used.

Based on the Study Committee meetings, public meetings and the public workshop a number of suggestions and concerns were consistently raised. The four main themes that arose in the discussions, in order of importance were **History, Nature/Environment, Education and Events**. The following concerns were raised and noted:

- Preservation of the subject buildings on the property was seen as a very high priority and housing multiple uses in the Mansion House and Barn seemed an effective way to support the preservation efforts.
- There appeared to be a clear consensus that there is a great deal of interest in preserving the history of the property, both related to its own former agricultural uses and its relationship to the history of the community. Noted as part of its former history was the fact that the barn itself is unique in the area as it may be one of the last barns in the area to have a stone “threshing floor” on the upper level of the barn.
- Educational uses were seen as important as they relate to all generations in the community, in particular the children and youth of the community ... “to get them away from their technology” ... but also to share generational knowledge and skill sets that might be in danger of being lost. Education services that offered opportunities for members of the community to improve or share their own skills were noted, such as classes on gardening and the like.
- The idea of an Environmental Education Center was viewed positively as forming at least part of the facility.

With regard to legal feasibility of reuse, the only significant issues appeared to be limitations placed on the use of the Mansion House Property based on the DCNR acquisition funding agreement. Language in the agreement does appear to restrict use of the property. Specific citations refer to an “*environmental center and greenway protection*” and “*exclusively for public recreation, or environmental education.*” It’s recommended that plans for future reuse of the property be closely coordinated with DCNR.

E. Summary of the Recommendations

There are essentially three parts to the recommendations proposed in the report:

- Proposed uses for the building and adjacent lands with schematic design level Opinions of Probable Cost of Development for the proposed reuse alternatives for the buildings.
- Immediate work recommendations, most with regard to the Mansion House.
- General approach to phasing the work.

There were three reuse plan alternatives proposed and presented to the Township Supervisors for consideration as follows:

Alternative 1 - Park and recreation uses – This proposal is seen primarily non-revenue generating. Proposed activity uses for the Mansion House include small event space, historic/interpretive exhibits, an environmental/horticultural education classroom, classroom/meeting rooms, management offices, potential trail related management offices (for the Conococheague Trail and as part of the September 11th National Memorial Trail), and associated toilet facilities. For the Barn they include large event space with associated toilet rooms and kitchen facilities, “makers’ spaces”, and equipment storage.

Opinion of Probable Cost of Development – 2.1 to 2.8 million dollars

Alternative 2 - Park and recreation uses with lodging – Proposed activity uses for the first floor of the Mansion House include a small event space/ breakfast room, historic/interpretive exhibits, an environmental - horticultural education classroom, and associated toilet facilities. Proposed for the second floor are bedroom spaces with associated bathroom facilities, both private and common. For the Barn they include large event space with associated toilet rooms and kitchen facilities, “makers’ spaces”, classroom/meeting spaces, and equipment storage.

Opinion of Probable Cost of Development – 2.8 to 3.6 million dollars

Alternative 3 - Park and recreation uses with business/office uses – Proposed activity uses for the first floor of the Mansion House include a small event space/conference space, historic/interpretive exhibits, and classroom/meeting/conference space. On the second floor, small office space for rental and associated toilet facilities. Barn uses similar to Alternative 2.

Opinion of Probable Cost of Development – 2.9 to 3.7 million dollars

A substantial amount of the cost for each alternative applies to repairs and renovations that might be needed to make the Barn usable as space other than typical barn or storage uses.

With regard to immediate work recommendations, it's been reported that the last resident of the Mansion House used the attic as a pigeon roost. During the presentations it was emphasized that a **Phase I Environmental Assessment** is an essential part of further evaluation for all of the structures the Township plans to use on the property.



Attic area once used as a pigeon roost.

In the fall of 2017 the township requested a list of first priority recommendations on items of work for the Mansion House in order to help direct spending of funds available at that time and is included as part of the report.

The general approach to “phasing” the work of the project presented in the report also emphasizes the importance of the health and safety issues. A process, in terms of steps, might be considered as follows:

1. Phase I Environmental Assessment for all structures on the property and immediately adjacent land.
2. Detailed Structural Analysis of the Barn.
3. Environmental Remediation for the Mansion House.
4. Develop Temporary Protections as needed to allow continued use of the Barn as Park Storage.
5. Continue Preservation Work on Mansion House. (See recommendations in Appendix C)
6. Develop Initial Use Plan for the Mansion House to ready and open it for immediate use including adjacent property. It is a potential revenue source as a small event and meeting space.
7. Develop Final Use Plan for Mansion House, including funding and implementation strategies.
8. Develop Final Use Plan for Barn, including funding and implementations strategies.

I. INTRODUCTION

A. Background

The Corker Hill Farmstead

As nominated for the National Register of Historic Places in 2003, the property includes “one structure”, seven accessory buildings and almost 35 acres of land that “retain the historic setting of the building complex”. These lands are considered bounded by Mountain/Phillaman Run to the southwest; on the northeast by Black Gap Road; and by the northwest and southeast boundary lines of “Parcel 8A” of the county tax map. This includes the 8.59 acres deeded with the house (parcel 9) purchased by Greene Township in 2010 and about 26 acres of what is now Greene Township Park (parcels 8 and 8A). The structure and buildings that are part of the listing include:

1. The Mansion House (built between 1810-1820, with additions dating to 1905)
2. Stone End Bank Barn (mid to late 19th century with subsequent additions)
3. Corn Crib/Wagon Shed (late 19th century)
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The Corker Hill Farmstead – Aerial Photograph 1984

“Corker Hill” was initially the name given to the three tracts of land totaling over 500 acres purchased by John Thompson of Greene Township in 1809. Thompson named it after the plantation his father, Alexander, settled on in 1772, some 400 acres nearby and along both sides of the Conococheague. Alexander Thompson named his lands after the family’s home area in Scotland, Corkerhill. The village that grew in the area and on some of the Thompson lands also became known as Corkerhill before eventually becoming

Scotland, PA. John Thompson is credited with building and completing the Corker Hill Mansion House, one of oldest surviving brick mansions in the township, between 1810 and 1820. There is an inscription in the plaster on one of the chimneys in the attic with Thompson's name and the date of completion.

Not long after, Thompson lost the property and it was sold to the Garver family that ran it successfully as a farm and orchards. Through the 19th century the lands were subdivided among the Garver children and by 1904 the property with the Thompson House and Barn was sold to Thaddeus M. Mahon, a Franklin County lawyer. Under the Garver family it's believed that the house remained much as it was originally constructed by Thompson, a significant example of a brick, Federal Style house in the county. Under Mahon's ownership the house was renovated to its current form with the Colonial Revival additions, including the roof monitor and bay window.



Front entry to the Mansion House from Garver Lane

The following are links of interest to the history of the Corker Hill Farmstead.

This is a link to the text for the National Register nomination which includes a detailed history and description of the property.

http://www.dot7.state.pa.us/CRGIS_Attachments/SiteResource/H079886.pdf

This link contains a firsthand account by Alexander Thompson, John's father, of how he decided to leave Scotland and settle in Greene Township.

http://www.jstor.org/stable/20084663?seq=1#page_scan_tab_contents

Scotland / Greene Township – Some brief comments on a long and rich history ...

The history of the European settlement of the rich wilderness lands of the Cumberland Valley, that eventually became Franklin County and Greene Township, begins in the 1720's. The lands were then controlled by the tribes of the Six Nations, collectively referred to as the Iroquois by the French. This claim however was disputed by the Lenni Lenape, another large confederation known as the Delawares by European settlers, who held some of the area and had controlled large portions of the Delaware River Valley, its tributaries, and lands to the east in much of what is now eastern Pennsylvania, New Jersey and parts of New York and Delaware. Treaties had not been completed when settlement started and the early European settlements in the area of Franklin County, simply referred to collectively as the Conococheague Settlements, were technically considered illegal. Before the 1750's there were about 3000 European Settlers in the area, but by the time of the French and Indian War only 300 remained. The treaty of 1764 eventually secured the area for European Settlement, but not without significant bloodshed. Fort Loudoun, built in 1756, played a key role in securing the area for the then rapidly expanding British Colony of Pennsylvania. This opened the door for the European settlement of the valley.

The story of Alexander Thompson is somewhat typical of those European settlers that came to the valley before and even after him. They were primarily Presbyterian Protestants from Scotland and Ireland who, much like the Germans in Lancaster County, came to Pennsylvania to escape religious persecution, establish their own communities and most of all secure the right to own and farm their own lands, a right denied to many of them in their home countries. Law and tradition of land ownership in Scotland and Ireland had relegated many families to lives of economic oppression, at best. A brief read of the "taxable" landowners in the area through much of the 18th Century is like reading a combined list of the Clans of Scotland and Ireland. As Mr. Thompson discovered, they found lands that were easily cleared with rich soils suitable for planting. Mr. Thompson noted that three men could clear three acres in as little as six days. While a number



The fertile & scenic Cumberland Valley

of mills were built along the Conococheague Creek over the years, the lands in the area developed over the next two centuries primarily as agricultural lands, characterized by vast acreages of rich crop lands and orchards. This character defines much of area today, particularly in the vicinity of the Village of Scotland and the Corker Hill Farmstead.

The earliest settlers of record in the area of Greene Township are considered the Cuthbertson family, about 1744. The Cuthbertson-Harbison Farm is also on the National Register of Historic Places. It's in 1772 that Alexander Thompson purchased 430 acres on both sides of the Conococheague near and in what is now Scotland, PA. He named

his plantation Corkerhill after the farm his father worked and where he grew up west of Glasgow, Scotland and eventually the village growing in the area also became known as Corkerhill. Apparently it's the elder Thompson's Corkerhill Plantation that established the orchard and fruit growing tradition/industry still prevalent in the area today. The village that shared that name was eventually renamed Scotland in the late 18th or early 19th century.

The lands of Franklin County were originally considered part of Chester County, then Lancaster County, then Cumberland County, before finally becoming Franklin County in 1784. Greene Township was formed in 1788. It was named after Major General Nathanael Greene of the Continental Army who had earned the reputation as Washington's most gifted and dependable officer during the American Revolutionary War. The three major villages in the township were Green Village, Scotland and Fayetteville. It's noted that Black Gap Road was initially laid out in 1750 to connect these villages.

B. The Study Team

Funding Partners – This study was funded, in part, by a grant from the Keystone Historic Preservation Grant Program administered by the Pennsylvania Historical and Museum Commission (PHMC). The grant was applied for and awarded to Greene Township as the grantee in October of 2016. The grant agreement period is from October 1, 2016 to September 30, 2018, reference ME# 15726.

Additional grant funding was applied for by Greene Township and awarded by the South Mountain Partnership. The South Mountain Partnership is a regional, landscape-scale conservation project in south-central Pennsylvania that operates as a public-private partnership between DCNR and the Appalachian Trail Conservancy, along with a growing alliance of citizens, businesses, non-profits, academic institutions, and local, state and federal government agencies and officials "collaborating to envision and secure a sustainable future for the South Mountain landscape".

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Campbell Thomas & Company

Robert P. Thomas, AIA - Partner in Charge
Harry Murray, NCARB - Architect
Doug Maisey - Planner

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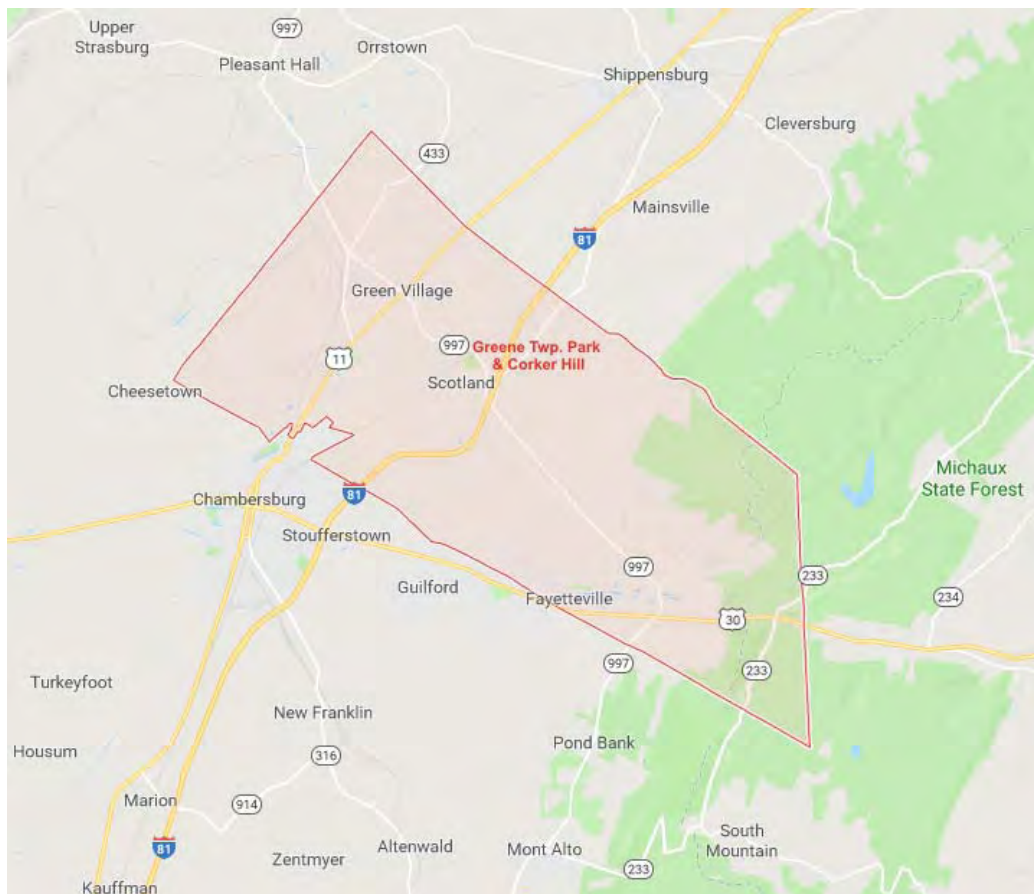
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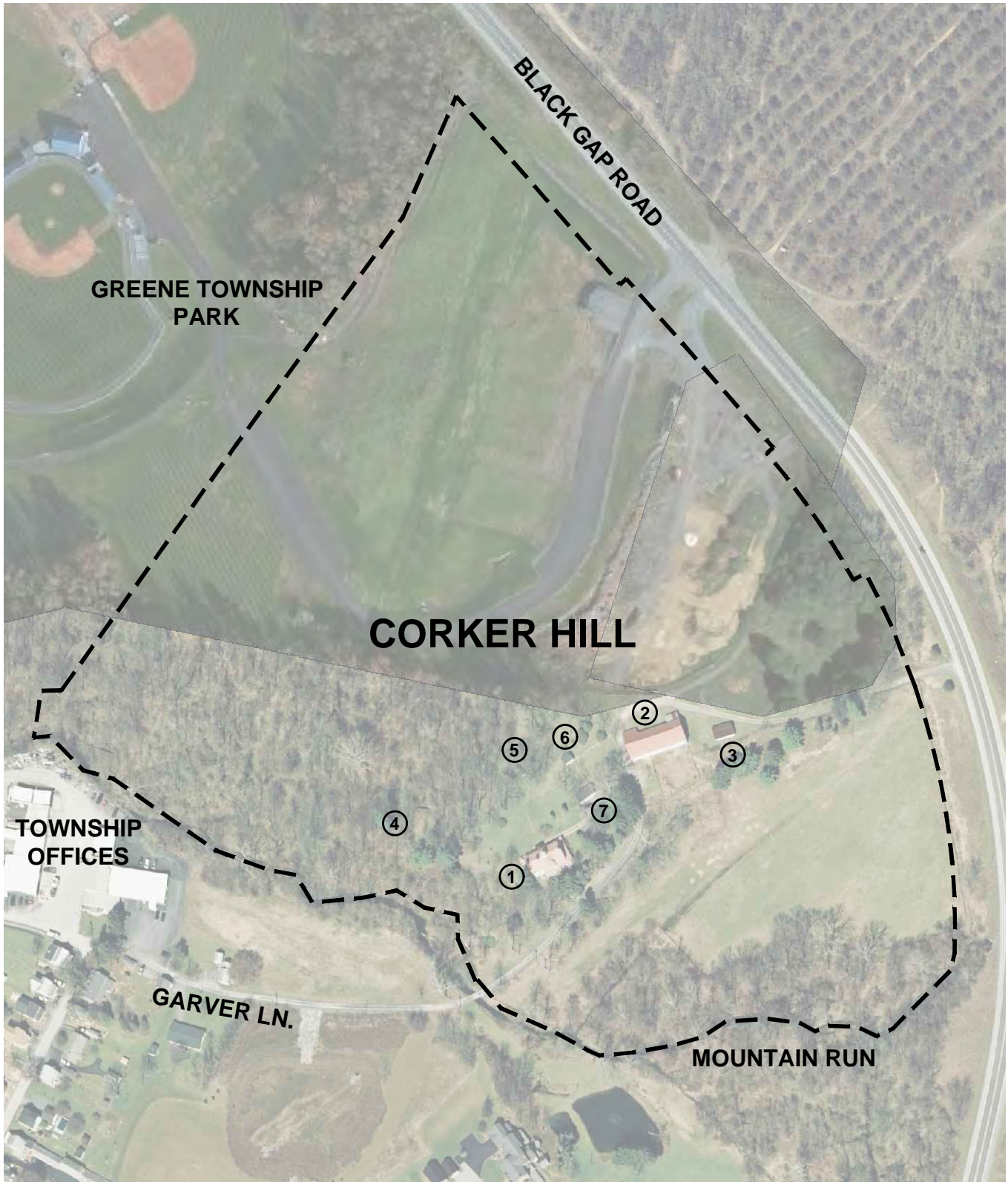
1. **Relationship to the Regional Trail network** – Greene Township is currently in planning and funding stages for the first phases of the Conococheague Trail. The current phase alignments start in Scotland near Greene Township Park; generally follow the Conococheague Creek to Fayetteville, then easterly to and through Caledonia State Park. In the park the alignment crosses the Appalachian Trail. Eventually the complete alignment through the township will become part of a proposed “loop” that will link Gettysburg as part of the September 11th National Memorial Trail network.
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D. Delineation of Study Area

Specific Study Area Limits – The limits of this study are generally the two main buildings, the 5 remaining accessory structures and the lands immediate to them. The study includes an overall review of the park site noting its current and planned uses and how to link the Corker Hill Buildings to the rest of the park as well as a regional level overview or potential links and relationships. The following maps illustrate the local regional context, the existing site and location of the structures; the site in relationship to the immediate vicinity.



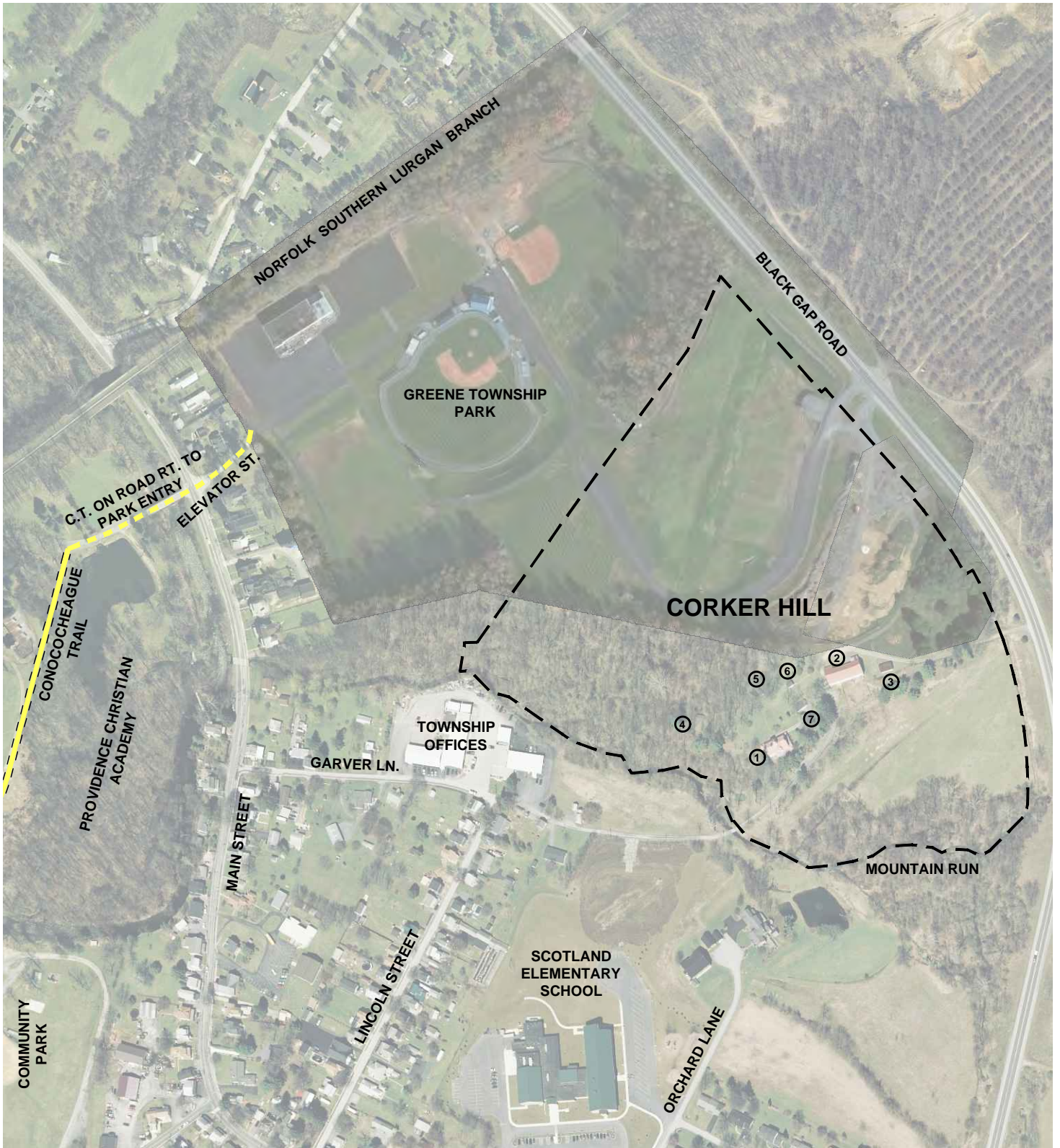
Greene Township, Franklin County, Pennsylvania




 National Register Boundary (± 35 acres)

- | | |
|---------------------------|----------------------------------|
| 1. Mansion House | 5. Stone Utility Building |
| 2. Stone End Bank Barn | 6. Frame Chicken House / Shed |
| 3. Corn Crib / Wagon Shed | 7. Frame Carriage House / Garage |
| 4. Root Cellar | |

Map 1 - Aerial Photo - Existing Site



- | | |
|---------------------------|----------------------------------|
| 1. Mansion House | 5. Stone Utility Building |
| 2. Stone End Bank Barn | 6. Frame Chicken House / Shed |
| 3. Corn Crib / Wagon Shed | 7. Frame Carriage House / Garage |
| 4. Root Cellar | |

 National Register Boundary (± 35 acres)

Map 2 - Aerial Photo - Site & Immediate Vicinity

II. I N V E N T O R Y & A N A L Y S I S

A. Site Analysis

The Lands and Boundaries of the Corker Hill Farmstead

As originally purchased in 1809 by John Thompson the lands named and known as “Corker Hill” consisted of three tracts of land, generally east of the Conococheague Creek, that totaled over 500 acres. During the course of the 19th century the lands changed ownership to the Garver family and were subdivided among the generations of the family for smaller farms. By 1905 the lands on which the original mansion, built by Thompson, and the Barn, built during the Garver ownership, were recorded as 130 acres in a property purchase by T. M. Mahon from a Garver relative. After Mahon’s death, in 1919 these lands were sold to a commercial orchard and in 1922 the 8 to 9 acre parcel of the “Mansion Complex”, the Mansion and four of the accessory buildings that exist today, was created and sold to a private owner. In the 1980’s, one of the subsequent owners started to acquire lands originally part of Corker Hill totaling some 90 acres, but by the 2001 these lands were again sold separately from the Mansion Complex parcel.

Today the Corker Hill Mansion Complex sits on lands designated “Parcel 9” totaling 8.54 (8.56 by survey) acres, owned by Greene Township. The Barn and the other remaining accessory structures sit on lands of Greene Township Park, owned by the Township. Greene Township Park is a total of about 54 acres on two parcels (Parcel 8 – 25.4 acres, Parcel 8A – 28.6 acres). Although the National Park Service listing shows Corker Hill as 345 acres, the official lands designated based on the boundary description are only about 35 acres. They include the Mansion Complex parcel (Parcel 9) and about 26 acres of the Township’s Parcel 8A. The Corker Hill boundaries are described as Mountain/Phillaman Run on the southwest; on the northeast, Black Gap Road; and the northwest and southeast boundary lines of Parcel 8A.

Land Character and Uses

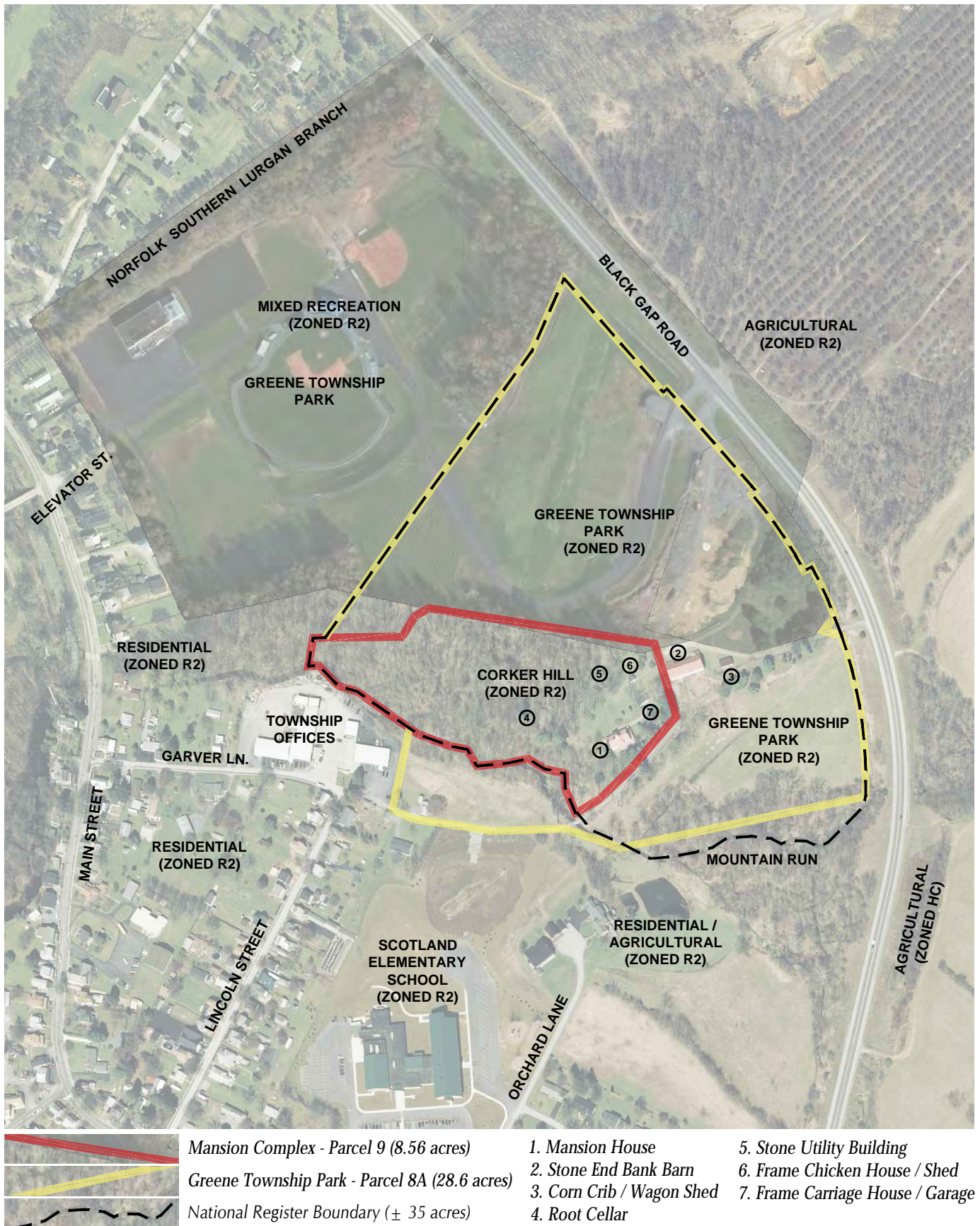
The Mansion Complex parcel is for the most part wooded bluff with lawn and landscaped areas around the Mansion House and associated buildings. That parcel is mostly surrounded by Greene Township Park which offers both active and passive recreation activities. At the west end, the property is bounded to the south by the lands of the township offices. The wooded area of the Mansion Complex parcel provides a very substantial buffer between the mansion, the more active recreation uses in the park and activities at the township building. In short the immediate site of the mansion provides a pleasant environment for a number of types of activities including buffered landscaped areas for related outdoor activities. In addition the wooded areas provide suitable areas for hiking, walking, exploring and more passive recreation activities.

The land uses immediately surrounding the National Register boundary are as follows:

- Northwest – Township Park with active recreation uses.
- Northeast and East – Agricultural lands.
- South – Scotland Elementary School, agricultural lands and residential.
- Southeast – Township offices and town residential area.

Based on the uses discussed as part of the study, it’s believed there are no conflicts with the surrounding land use patterns. The land form and character provide suitable buffer areas between the areas proposed for uses, primarily the buildings and the immediate site.

Map 3 on the following page shows the overall site, parcel boundaries its relationship to the town and surrounding park, and surrounding land uses and zoning classifications.



Map 3 - Parcel Information, Adjacent Land Uses and Zoning

Regional Relationships

Corker Hill lies in Scotland, Pennsylvania, in Greene Township, just a few miles northeast of the Franklin County seat of Chambersburg.

Several heritage corridors and/trails pass very close to Corker Hill:

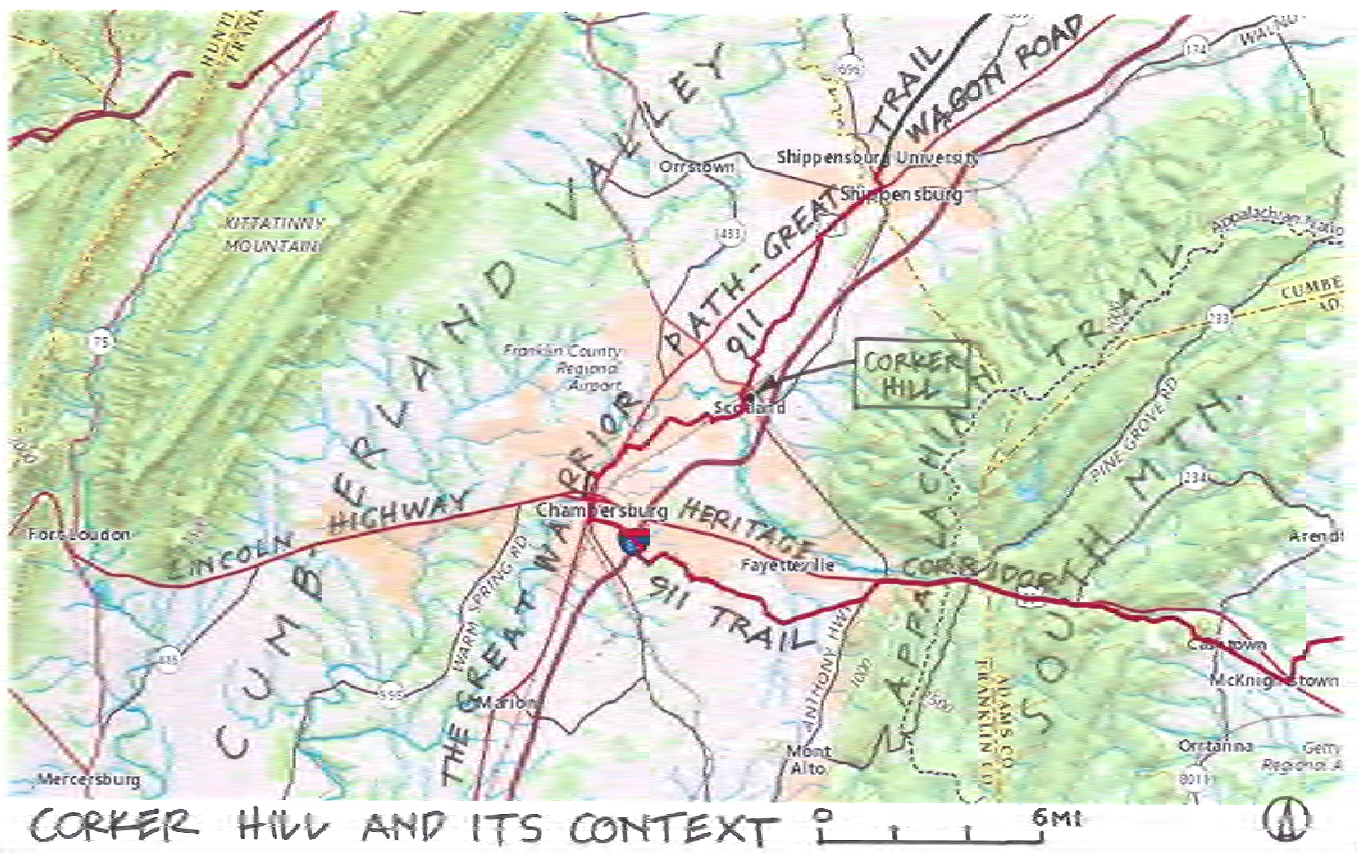
The local section of the September 11th National Memorial Trail passes through Scotland on its way east from Chambersburg to South Mountain at Caledonia State Park, and also north from Chambersburg through the Cumberland Valley to Harrisburg. The 911 Trail thus links Corker Hill with the Flight 93 National Memorial to the west, the Pentagon Memorial to the southeast, and the World Trade Center to the east.

The Lincoln Highway Heritage Corridor passes through Chambersburg just to the south of Corker Hill on its way across southern Pennsylvania

And finally, the Appalachian Trail (AT) traverses South Mountain to the east through Caledonia State Park. The Conococheague Trail, a component of the Appalachian Trail, will link the AT with Corker Hill and Chambersburg.

Just to the east of Scotland lies U.S. Route 11. This modern highway traverses the Cumberland Valley, and sits above the ancient Iroquois path known as The Great Warrior Path. During the colonial period this path evolved into The Great Wagon Road, and eventually became U.S. Route 11.

Corker Hill is nestled in the Cumberland Valley's farm and orchard country lying between Kittatinny Mountain to the west and South Mountain to the east.



B. Existing Structures

The National Register listing for the Corker Hill Farmstead includes eight existing structures.



The Mansion House at Corker Hill – Built 1810-1820

The Mansion House

The Mansion House is one of the oldest Federal Style brick structures in Franklin County. It was built between 1810-1820 for or by the owner Thomas Johnson. There is an inscription in the attic on one of the chimneys with Johnson's name and the completion date.

Based on its size, style and the use of brick it was clearly the home of someone quite wealthy in that day and age. It's believed to have remained in its original form through most of the 19th century. In 1905 additions and alterations were made that seem

to be a collection of Revival Styles popular in the day including the addition of the roof monitor, the bay window on the south side, the gable trims and the two story porch at the kitchen. The chimneys also appear to be modified from their original detail. The two story porch was enclosed in the 1970's. In spite of obviously needed repairs, the house today is in generally good condition for its age and well maintained by the Township. Much of the original historic fabric and interior is in place and in sound condition. It was reported that the attic level was used as a pigeon roost by the last owner.



North Elevation with lawn area



Well maintained 19th Century details and trims characterize much of the interior.

Accessory Structures on the Mansion Parcel

On the Mansion parcel there are four accessory structures. In the wooded area to the northwest of the mansion is a large, underground root cellar with a vaulted stone ceiling the dates back to the mid 19th century. To the north is a stone “utility” building that was built circa 1905 that has been reported to have been built for a coal furnace. Neither of these structures were seen as usable, but may have interpretive value. It’s been suggested that the root cellar may have seen use as part of the Underground Railroad during the Civil War Era as many properties did in Franklin County due to its proximity to the Mason-Dixon Line. The other two structures, northeast of the mansion, are frame construction and were used as a chicken coop/shed and a carriage house/garage. Both appear to have been built in the late 19th or early 20th century, are small, but relatively sound and may offer some potential for reuse with some repairs and improvements.



Stone Utility Building (circa 1905)



Frame Chicken Coop/Shed and Carriage House/Garage – late 19th /early 20th Century



Stone End, Bank Barn – mid 19th Century

The Stone End Bank Barn

The Bank Barn dates back to the mid-19th century with subsequent additions and alterations over the years. The barn has a sandstone foundation and vented gable ends with a timber frame structure and wood siding for the rest of the exterior. Its type and construction are fairly typical for the region. One of the most significant features of the barn is the stone “threshing floor” on the upper level. While still standing, the barn does show signs of deterioration. It seems some of the interior timber frame has been modified over the years and while the roofing itself is relatively new; sagging of the roof structure

is clearly evident. This could be an indication of structural issues or evidence of shrinkage and settlement over time. In either case it should be further investigated. The large doors at the upper level need repairs and the survey of the foundation level shows a much defined curve along the length of the north wall. A detailed structural evaluation of the barn is recommended before further use. This should include determination of lumber species and loading capacity of the floors. Use of the barn to a higher level than its current use as a storage facility is likely to rival the cost of a new structure on the site. The highest and best value use of the barn may simply be as an interpretive element for the Corker Hill Farmstead used for park related storage.



“Stone End” with typical venting



North Elevation at Upper Level



Corn Crib/Wagon Shed near the Barn

Accessory Structures near the Barn

To the east of the barn is a Corn Crib/Wagon Shed that dates to the late 19th century. It is not a weather-tight structure, but does offer use as covered outside storage. Enclosing the structure would change the nature of the original structure and purpose.

Northeast of the barn the National Register listing notes a two story “Frame Tenant House” that was built around 1870. This building has since been demolished.

Existing Building Survey

As part of the work of this study, digital as built surveys of the existing Mansion House and Stone End Bank Barn were performed by ***Existing Conditions Surveys, Inc.*** of Boston, Massachusetts out of their offices in Philadelphia, Pennsylvania. CAD drawings were developed of the plans and elevations and provided to Greene Township in AutoCAD file format. Additional field survey of the overall dimensions of the accessory buildings was performed by CTC to facilitate an overall, area/square footage analysis of the existing structures on the site. The table below is a summary of the square footage information developed. Reduced versions of the existing plans are included as part of this report in Appendix A.

CORKER HILL ADAPTIVE REUSE STUDY			
BUILDING SQUARE FOOTAGE SUMMARY			
		Approx. Gross SF	Approx. Net SF
MANSION HOUSE			
	BASEMENT	1964	1210
	FIRST FLOOR	2093	1460
	SECOND FLOOR	2115	1600
	ATTIC LEVEL	2090	1818
	TOTAL	8262	6088
BARN			
	LOWER LEVEL	3488	3065
	UPPER LEVEL	4747	4303
	TOTAL	8235	7368
GARAGE			
		579	515
CORN CRIB			
		770	535
CHICKEN HOUSE/SHED			
		202	166
UTILITY BLDG.			
		182	130

C. Use Analysis

During the course of the study a number of meetings were held with the Study Committee and the public to discuss potential uses for the buildings and property. Over the course of the meetings a number of suggestions and concerns were consistently raised. The four main themes that arose in the discussions, in order of importance were History, Nature/Environment, Education and Events. The following concerns were raised and noted:

- Preservation of the subject buildings on the property was seen as a very high priority and housing multiple uses in the Mansion House and Barn seemed an effective way to support the preservation efforts.
- There appeared to be a clear consensus that there is a great deal of interest in preserving the history of the property, both related to its own former agricultural uses and its relationship to the history of the community. Noted as part of its former history was the fact that the barn itself is unique in the area as it may be one of the last barns in the area to have a stone “threshing floor” on the upper level of the barn.
- Educational uses were seen as important as they relate to all generations in the community, in particular the children and youth of the community ... “to get them away from their technology” ... but also to share generational knowledge and skill sets that might be in danger of being lost.

Education services that offered opportunities for members of the community to improve or share their own skills were noted, such as classes on gardening and the like.

- The idea of an Environmental Education Center was viewed positively as forming at least part of the facility.
- A resident attendee to one of the public meetings prepared a very detailed power point presentation offering their overall thoughts on a potential vision for the reuse of the property that was very well done, offered positive input and included a number of excellent suggestions including one for a name of the facility.
- A resident attendee to one of the public meetings noted that the Mansion House and property may be haunted. A brief discussion ensued on making the site available for paranormal investigations and including this as part of promotions to attract interested visitors to the site.
- A resident attendee to one of the public meetings noted that Norlo Park should be reviewed as a model for the preservation and reuse of the Corker Hill property. At Norlo Park the historic house there is being used for office space.

The following is a categorized, transcription of the uses suggested based on responses to the questionnaires from the public meeting. A sample of the questionnaire and responses are included in Appendix D.

- Historical Site; Keeping original to Historic Period; Keep time period; Original Restoration; Sharing historic facts with visitors; Scotland History/Photo Display; Civil War Reenactments; “Anything that brings people to our village to help preserve heritage.”; “Any historic tours/events that will bring interest and education that is very local and needs to be preserved.”; Education on the agricultural history of the site including historical methods; Historical Barn (with threshing floor)
- Nature Trails; Environmental Ed Center/Nature Center; Plant showcase native trees, shrubs, etc.; Flower Gardens; Horticultural Ed/Events; Environmental Ed for local schools; Environmental Leadership Academy – Summer Program; Office for Caledonia (*Conococheague*) Trail; Develop wetlands area along creek
- Education; Training facility; Agricultural Education Programs
- Events Center; Event Space; Community Events; Craft shows; Tractor/Equipment/Car Shows; Public Use Events; Rent House/Barn for events; Formal activities- Teas, Weddings Reunions; Social Events; Ministerial Weekend Retreats
- Bed & Breakfast
- Offices/Office Space
- Park Related uses



South Porch - **Potential Outdoor Activity Areas** - Fenced Area at the Barn

The following table summarizes all of the uses suggested and evaluates where they might be appropriately located in the buildings or on the site.

USE ANALYSIS - CORKER HILL - GREENE TOWNSHIP PA							
				Site	House	Barn	Accessory Bldgs
SUGGESTED USES							
History - Preservation							
	Historical/Interpretive Site			X	X	X	X
	Restoration to original time/period, Original Restoration				X	X	X
	Historical Agriculture Interpretation/Education			X		X	X
	Threshing floor interpretation					X	
	Village of Scotland History/Photo Display				X		
	Historic Tours/Events - Preserve local history			X	X	X	
	Civil War Reenactments			X			
Nature - Environmental							
	Trails						
	Link to Conococheague Trail			X			
	Offices/Facilities related to the Conococheague Trail				X	X	
	Nature trails			X			
	Environment						
	Environmental Education/Nature Center			X	X	X	X
	Environmental Ed Programs related to local schools			X	X	X	X
	"Environmental Leadership Academy" - Summer Program			X	X	X	X
	Horticulture						
	Horticulture Education / Events			X	X	X	X
	Flower Gardens			X			
	Showcase Native Trees, Shrubs, etc.			X			
	"The Corker Hill Conservatory of Horticulture"			X	X	X	X
	Gardening for Food & Health						
	Environmental Stewardship						
	Future Sustainability						
	Wetlands along the Creek			X			
Education							
	Education Programs				X	X	
	Training Programs			X	X	X	
	Agricultural Education Programs			X		X	
	House "Classrooms" - 10 to 20 people						
	Barn "Classrooms" - flexible						
Events "Center" - Events Space							
	Large event space in Barn (one level) 150 to 250 (floor load)			X		X	
	Community Events / Public Events			X		X	
	Craft Shows			X		X	
	Tractor / Equipment / Car Shows			X		X	
	Formal Events - Weddings, Reunions, Social Events			X		X	
	Small event space House - 50 to 75 or less (flexible with outdoor space)			X	X		
	Community Events / Public Events			X	X		
	Craft Shows			X	X		
	Formal Events - Teas, Weddings, Reunions, Social Events			X	X		
	Organization Conferences / Meetings			X	X		
	Ministerial Weekend Retreats			X	X		
Commercial Uses							
	Bed and Breakfast / Hostel (House is most appropriate)				X		
	Business/Organization Offices (In barn with substantial renovations)				X	X	
Park Related Uses							
	Equipment Storage			X	X	X	X
	Winter Indoor Programs - Dances, Sports					X	

D. Legal Feasibility

With regard to legal feasibility there are generally two concerns, property ownership and compliance with zoning and building ordinances. In addition in the case of the Corker Hill Farmstead there are the limitations set under the agreement for the purchase funding from DCNR.

Property Ownership

The subject land parcels on which the Mansion Complex and the Barn are located, parcels 9 and 8A respectively, are both owned by Greene Township and no issues are anticipated.

Zoning Ordinance

The applicable zoning ordinance is the Greene Township Zoning Ordinance. Based on the township zoning map, both subject parcels appear to be zoned R-2, "Medium Density Residential". Based on the uses discussed, it's likely all uses will need to be considered by the township under the "Conditional Uses" provisions of Article IV under use R-2 and Article X of the zoning ordinance.

Building Code

The building code requirements for all buildings on the subject properties will be the Uniform Construction Code (UCC) of the Commonwealth of Pennsylvania. Enforcement of the UCC started in 2004 and includes current amendments through October of 2017. The specific reference is a little more difficult to summarize, but essentially it is still the 2009 International Code Council International Building Code (IBC) with specified sections from the 2015 version. The provisions of Chapter 34 of the IBC may come into consideration for the Mansion House as well as the provisions of the International Existing Building Code (IEBC). It's likely renovations to the barn for uses beyond its present storage use will fall under the provisions of the IBC due to the extent of the renovations.

There will likely be two major issues, means of egress and fire suppression systems. The barn should be fairly clear cut; the work will need to meet the standard provisions for two compliant means of egress from each level and it should be equipped throughout with a full fire suppression system. The mansion on the other hand may require more critical code analysis in the planning and the provisions for compliance as a single exit building with a full fire suppression system should be considered.

Pennsylvania Department of Conservation of Natural Resources (DCNR) Acquisition Grant

In February of 2017 CTC reviewed the terms of the **DCNR** Acquisition Grant, **GR41`00048538** – May 1, 2009, with regard to potential restrictions to uses allowed for the property. Detailed comments and references to appropriate sections of the document that appear to restrict the uses were forwarded to Greene Township on February 2, 2017. In addition to other requirements, language in the agreement that does appear to restrict use of the property. Specific citations refer to an "*environmental center and greenway protection*" and "*exclusively for public recreation, or environmental education.*"

It's recommended that plans for future reuse of the property be closely coordinated with **DCNR**. The full review of the the DCNR Agreement by CTC, dated February 2, 2017, is included as part of this report in Appendix A.

III. CONCEPTUAL PLANS AND RECOMMENDATIONS

A. Use Alternatives

Alternatives Offered for Consideration

Based on the discussions with the Study Committee and the Public Meetings, the consultant team concluded the best use of the buildings considered would include multiple uses and flexible use space. A series of three alternative plans were developed and presented to the Study Committee and the Township Board of Commissioners for consideration. The three options developed focused mainly on the reuse of the Mansion House and the Stone End Bank Barn. The five related accessory structures were generally seen as having limited use potential with two of them mainly seen as structures that should be preserved for potential interpretive value. The three use approaches were presented as follows on conceptual plans:

Site Uses (See Sheets 1 & 2, Appendix B)

Outdoor spaces near the buildings on the site were identified that could function as outdoor activity space for all of the building use schemes. These included Potential Event Parking, Potential Outdoor Event Areas, Potential Outdoor Large Event Areas and Potential Nature Trail Areas.

Alternative 1 - Park and recreation uses (See Sheets 3 & 4, Appendix B)

This proposal is seen primarily non-revenue generating. Proposed activity uses for the Mansion House include small event space, historic/interpretive exhibits, an environmental/horticultural education classroom, classroom/meeting rooms, management offices, potential trail related management offices (for the Conococheague Trail and as part of the September 11th National Memorial Trail), and associated toilet facilities. For the Barn they include large event space with associated toilet rooms and kitchen facilities, “makers’ spaces”, and equipment storage.

Alternative 2 - Park and recreation uses with lodging (See Sheets 5 & 6, Appendix B)

Proposed activity uses for the first floor of the Mansion House include a small event space/ breakfast room, historic/interpretive exhibits, an environmental - horticultural education classroom, and associated toilet facilities. Proposed for the second floor are bedroom spaces with associated bathroom facilities, both private and common. For the Barn they include large event space with associated toilet rooms and kitchen facilities, “makers’ spaces”, classroom/meeting spaces, and equipment storage.

Alternative 3 - Park and recreation uses with business/office uses (See Sheets 7 & 8, Appendix B)

Proposed activity uses for the first floor of the Mansion House include a small event space/conference space, historic/interpretive exhibits, and classroom/meeting/conference space. On the second floor, small office space for rental and associated toilet facilities. Barn uses similar to Alternative 2.

While it’s felt the types of uses are generally self explanatory, the following descriptions of the proposed “use types” are offered for clarification.

Site uses

Event Parking – As proposed, this is essentially park lawn or meadow areas where the turf is stabilized to improve drainage and minimize damage during periodic use by vehicles and even heavy pedestrian traffic. There are a number of methods for stabilization of such areas ranging from concrete turf blocks, to structural plastic geo-grids, to mixtures of crushed stone and top soils pre-mixed with appropriate grass seeds. The goal of all is to attain a turf



Potential Event Parking near Carver Lane

surface that drains well, is stable under vehicular use, and requires minimal additional maintenance, essentially mowing and seasonal seeding and fertilization. The level of stabilization can range up to heavy vehicle capacities. Product selection needs to be based on type and frequency of anticipated use.



North Lawn – Potential Small Outdoor Event Area

Small Outdoor Event Areas – These spaces are seen as park lawn or low meadow grass areas that seem to drain well and in their natural state can tolerate low levels of light usage. Types of usage would be small receptions, assemblies and light outdoor recreation activities that may or may not be directly associated with activities in the buildings, are potentially supported by facilities in the buildings, and that typically do little or easily restored damage to a lawn. Temporary seating, tables and tents could be considered for smaller groups that don't generate areas of concentrated traffic.

area where the turf is stabilized to improve drainage and minimize damage during periodic heavy use that generates high levels of pedestrian traffic or even use with heavy vehicles. Types of uses discussed during the study included large arts, crafts or trades fairs; car and equipment / farm equipment shows; and even "First Responder" events that might include emergency vehicle and equipment displays. During the review of the site plan the township noted that the area indicated on the proposed site plan is the site of a future football field. The location was chosen for a proposed event space due to its relationship to the barn. Perhaps consideration should be given to developing a stabilized turf base that will accommodate both the sports field and event space use.

Large Outdoor Event Area – Like the parking, this area is seen as a park lawn or low meadow grass

Potential Nature Trails Area – During the public meetings a great deal of interest was shown in preserving the natural environment around the Mansion House. The wooded hilltop was seen as an area where nature trails (walking trails) could be developed with same attention and effort put into identifying native plant species and trees.



Much of the Mansion House parcel is a heavily wooded hilltop that could be suitable for the development of Nature Trails.

Mansion House Uses

Small Event Space – The proposed space is located in all of the alternatives to take advantage of its direct access to the outdoors and potential use in relation to the lawn area to the north of the house as an event area. This is seen as a space for small gatherings, parties, receptions, or meetings. The space would be flexible in use so that it could potentially function with movable tables and chairs as a Breakfast Room for the proposed Bed & Breakfast alternative, again potentially operating with outdoor dining areas on the porch. The breakfast format for the B&B in this case would be "self service" with a "continental" style breakfast or even hot entrees. Foods would be primarily prepared and stored at other locations and brought to the Mansion each morning. In the office use alternative the flexible

use of this space is again key. In addition to the uses noted above, the space could be used as meeting or conference room space for users renting proposed office space in the upper floors.

Historic & Interpretive Exhibits – During the meetings and workshops there was a great deal of interest in preserving the culture and history of the surrounding community. It seemed important to provide a space that could house a collection of pertinent materials related to the history of Corker Hill and the Village of Scotland. This could be a changing collection that focuses over time on various aspects of the history to encourage regular visitors and to coordinate with programs or presentations in the other spaces. The use is included in all three alternatives.



*Typical First Floor interior spaces offer flexibility in use.
Small Events, Historic/Interpretive Exhibits, Classrooms, Meeting Rooms ...*

Class Rooms - Environmental and Horticultural Education – First Floor – Another interest reflected in the meetings and workshops was concern for the natural environment surrounding Corker Hill and the Agricultural History it represented. Interest was also shown in landscaping of Corker Hill and restoring its gardens. Offering classes and programs related to these areas even coordinated with outdoor gardening activities and tours of the surrounding lands seemed important. Programs could be organized by the township or local community groups and organizations.

Class Rooms / Activity and Meeting Rooms – Making use of the former bedrooms on the upper floor as classrooms and meeting areas seemed a logical extension of proposed uses on the first floor of first alternate. These would be spaces for unconcentrated classroom settings of up to about 10 to 15 people (15 in the largest room), individually seated or working around a table or tables. The major concern with the number of people is floor loading and total occupant load on the upper floor. Programs could be organized by the township or local community groups and organizations. The loading capacity for the floors is at best for a residential use. The total occupant load on the floor should be posted and will likely be less than 50 occupants if it is approved for occupancy as a single exit building.

Management Offices – Alternative 1 proposes the uses be primarily related to the township park. That being said it seemed reasonable that some of the Mansion House space could be appropriately used for management offices and information and management offices related to the Township's Conococheague Trail as well as the Conococheague Trail as part of the September 11th National Memorial Trail Network.

Bedrooms – Alternative 2 proposes a portion of the Mansion be used as a Bed & Breakfast to potentially generate revenue. The conceptual plan proposes reusing the upper floor as four bedroom spaces. Two will be of sufficient area to have private bath facilities. The existing bath on the second floor is proposed to be renovated as common bath facilities for the other two bedrooms. As noted above, the Small Event Space on the first floor is proposed to be used as a breakfast room offering a self service breakfast.

Conference and Small Meeting Space – Alternative 3 proposes a portion of the Mansion be used as rental office space to potentially generate revenue. Relative to that, the classroom spaces identified in alternatives 1 and 2, are identified as potentially being used as meeting or conference room space for users renting proposed office space in the upper floors.



*Second Floor interior spaces offer similar flexibility as those on the first.
Bedrooms, Offices, Classrooms ...*

Stone End Bank Barn Uses

Equipment Storage – This is obviously the most practical use for the barn as it is already being used to house park related equipment for the township. Whatever the future use of the barn it was deemed important that at least some of it remain in use as park equipment storage.

Maker/Crafter Spaces – These would be potential rental spaces for local artists, artisans and craftspersons that need space to work, demonstrate, display and potentially even teach their various skills on a small scale. The teaching would be on a one on one or very small group basis for the purpose of sharing and preserving specialized skills. The level of finish and renovation needed is often minimal. Basic, functional unfinished space with sufficient utilities are the general requirements. The utilities would include water, sewer, power, general lighting, and potentially some specialized waste handling in some cases. These types of spaces often find homes in barns, warehouses and loft type spaces.

Large Event - Agricultural Interpretive - Indoor Recreation – During the course of the study one of the needs that was indentified in the community was for a large assembly space, 200 or more people. The floor area of the upper level of the barn is roughly 99 feet x 36 feet, about 3500 square feet. With the exception of the major timber posts, this could generally be a large open space. For various arrangements of unconcentrated seating events (tables and chairs) this offers space for about 230 people (calculated at 15 s.f. per person). Larger events could be likely accommodated, but the potential floor loading and dynamic nature of the loading may need to be considered. As previously noted a detailed structural evaluation of the barn is recommended. A kitchen and toilet areas are noted to serve this Large Event Space. Some uses might be:

- Large gatherings and receptions such as weddings and various types of reunions
- Trade shows and fairs
- Arts and Crafts, fairs and shows
- Farm, car and equipment shows (concentrated loading would need to be considered)
- First Responder, Fire and Rescue events

There are features of the upper level of the barn that both give it character and interpretive interest, but unfortunately limit its uses. The threshing floor is an historical interpretive piece that could be preserved and actually displayed, yet accommodate a number of uses where people even walk on it. The height limits of parts of the timber structure seem to place some limits on recreation uses. While the floor area isn't large

enough to accommodate even a high school level basketball court, it is large enough (ignoring the threshing floor) for indoor volleyball and scaled versions of “mini-basketball” for younger children, but the height of the timbers eliminates both. Indoor or winter recreation uses that might be considered could include:

- Community gym with various types of workout machines and equipment
- Gymnastics training facility / classes
- Various types of group and age group exercise classes
- Community dance events and dance classes

There is an option that may be worth considering for increasing the “usability” of the barn, particularly for indoor recreation. As previously noted the cost of renovating the barn for uses higher than its present use (those that require some level of space conditioning for comfort) will rival that of new construction. One possible approach is to selectively demolish the upper level of the barn and build a larger “barn like” structure that incorporates and leaves exposed the existing lower level. It may even preserve the appearance of the south face of the barn. The goal would be to achieve a size and interior clear height to accommodate at least a high school basketball court. Elements of the existing construction could be used to enhance the character of the interior.

Classroom / Activity Spaces – Alternatives 2 and 3 offer other options for addressing the large spaces in the barn by considering movable partitioning of the spaces into smaller areas to offer classroom and activity spaces for smaller groups, but larger groups than can be accommodated in the Mansion House. The potential use of these spaces runs a wide range from various types of group exercise classes, to large business and community group meetings, to instructional classes of many types, etc.

B. Immediate Work Recommendations

Phase I Environmental Assessment

It’s been reported that the last resident of the Mansion House used the attic as a pigeon roost. Droppings are evident and it was recommended we not enter the attic. While this was a good recommendation, it doesn’t acknowledge the potential full extent of the conditions. The related dust may have spread to lower levels of the house so the full extent of the potential health related risks are unknown. A Phase I Environmental Assessment is an essential part of the properties evaluation. This is simply a good first step with any old building and should be performed in all of the structures the Township plans to use on the property. It’s good to be aware of any conditions that might be present in the house, the barn and even the related out buildings and the extent of those conditions before investing too much more in the restoration/rehabilitations and reuse, and in particular use by the public. Once the conditions are known, decisions can be made in relation to the proposed uses as to appropriate remediation and/or containment measures. It’s also valuable for contractors working on the buildings in the future to be aware of conditions so they can adjust their means and methods accordingly.



Attic area once used as a pigeon roost.

Immediate Recommendations for the Mansion House

In the fall of 2017 the township requested a list of first priority recommendations on items of work for the Mansion House in order to help direct spending of funds available at that time. It is included as part of this report in Appendix C.

IV. IMPLEMENTATION RECOMMENDATIONS

A. Proposed Implementation/Phasing Strategy

There are a number of ways Phasing strategies can be developed. In many projects, funding takes precedence and the least costly phases pursued first to get as much of the facility in use as possible as quickly as possible. Then as funding becomes available, development continues on the higher cost phases.

For the Corker Hill Farmstead we believe the condition of the various structures will take precedence.

Initially the reuse of the Barn was noted as the first priority. While it will likely continue its immediate use as park storage, more extensive uses, particularly those involving the use by the general public, require a substantial amount of work. Even as just park storage facilities, we recommend the first steps for the barn include a Phase I Environmental assessment and a detailed structural evaluation by a Professional Engineer, as previously noted. Currently we believe general safety and potential health risks may be present and its use should be limited and great care exercised. A more conservative recommendation would be the barn not be used at all until at least the environmental and structural assessments are complete. At that point areas and conditions that may be of concern would be more clearly identified and appropriate precautions taken while the barn continues to be used on a limited bases.

Currently, the Township's approach to the Mansion House, of using funds as available to protect, preserve and restore the structure, is sound and with good results. While offering smaller spaces and aside from potential health issues that have been discussed in the report, it's very clear that the Mansion House is almost ready for use as is, depending on the selected uses. Temporary usage or activities could also be considered while a more permanent plan is developed, planned and funded. Again, public safety and health are the first concerns and the environmental assessment is key. Once those issues are better understood getting the Mansion House in use seems like a reasonable first priority, including the property immediately surrounding the house. Again the lands around the house can be used as is and improvements made over time as funds become available. Once the house is safely useable, it generates a potential to generate at least some revenue to help support the property and programs while specific funding requests are developed to expand and develop the uses of both the house and the barn.

A process, in terms of steps, might be considered as follows:

1. Phase I Environmental Assessment for all structures on the property and immediately adjacent land.
2. Detailed Structural Analysis of the Barn.
3. Environmental Remediation for the Mansion House.
4. Develop Temporary Protections as needed to allow continued use of the Barn as Park Storage.
5. Continue Preservation Work on Mansion House. (See recommendations in Appendix C)
6. Develop Initial Use Plan for the Mansion House to ready and open it for immediate use including adjacent property. It is a potential revenue source as a small event and meeting space.
7. Develop Final Use Plan for Mansion House, including funding and implementation strategies.
8. Develop Final Use Plan for Barn, including funding and implementations strategies.

B. Opinion of Probable Cost of Development

Opinion of Probable Cost of Construction – The cost summaries table at the end of Appendix B offers an opinion of probable cost of construction for each of the three proposed use options for comparison purposes. In addition the table offers an opinion of potential costs of operation for each option. Please keep in mind this is a preliminary analysis based on schematic level plans. The primary purpose is for comparison of three potential strategies.

In general, these costs reflect a relatively high level of rehabilitation based on the proposed uses. In the immediate future we believe both of the primary structures could be used for some of the proposed functions

almost as is with limited investment. The primary concern for immediate use are potential health related risks from existing conditions that may be identified in the recommended Phase I Environmental Assessment, such as the conditions in the Mansion House attic already identified. These conditions should be addressed before any significant or active use of these buildings. Once these are addressed the Mansion House will be generally weather tight, heated, and have functioning utilities. The Barn on the other hand currently offers mostly secure (once the doors are repaired) covered storage potential for park related materials and equipment. Most of the costs for the Barn in the analysis represent those required to raise it to a “higher” level of use and occupancy.

C. Potential Funding Sources

Funding for the rehabilitation and reuse of the Corker Hill Farmstead may be available through a variety of sources that include Federal, State, local, private sources, and foundation grants and are summarized in the table below. Additional potential funding to continue to support the developed facility and address operating costs are also noted.

POTENTIAL SOURCES OF FUNDING - CORKER HILL ADAPTIVE REUSE STUDY GREENE TOWNSHIP, PA			
POTENTIAL SOURCES OF FUNDING FOR CAPITAL COSTS		POTENTIAL SOURCES OF FUNDING FOR OPERATING COSTS	
1	Community Development Block Grant	1	Rents from tenants - Offices and Lodging
2	Federal Historic Preservation Tax Credits	2	Fees for event space
3	PA Historic Preservation Tax Credits	3	Program fees
4	Keystone PA Preservation Grants	4	Foundation Grants
5	Limited Partnership Proceeds	5	"Friends of Corker Hill" Events and Fundraising
6	State/Fed Grants (e.g. DCED, DCNR, CZM)	6	County Funds
7	"Industrial Development" Funding, Low Interest		
8	Long-term Tenant Investment	OPERATING EXPENSES include:	
9	Private Socially Motivated Investment / Contributions	1	Utilities
10	Traditional Bank Financing	2	Administrative
11	"Friends of Corker Hill" Events	3	Security
12	Artists/Makers Special Financing	4	Cleaning
13	County Funds	5	Parking areas (apportioned)
14	Foundation Grants	6	Roads and Grounds (apportioned)
15	Programmatic Grants	7	Repairs and Maintenance

The following is further description of some of these programs. A number of the programs noted are related to trail funding, but because Corker Hill and Greene Township Park are along the route of the September 11th National Memorial Trail and the Conococheague Trail, Corker Hill may be eligible for these grants as it may contain trail related facilities, such as management offices for the trails or even interpretive exhibit space.

FEDERAL FUNDING

There are a number of Federal level funding sources related to community development, recreation, preserving and restoring open space, and interpretation of cultural and natural resources that would all seem applicable.

US Dept of Housing & Urban Development Community Development Block Grants (CDBGs)

HUD provides these grants to communities for neighborhood revitalization, economic development and improvement of community facilities and services, especially in low and moderate income areas. These

grants require no match of funds or services from the community. HUD provides entitlement to each of these communities annually and the community develops its own programs and sets funding priorities.

Recreation planning and development in local communities like Greene Township is an acceptable use of these funds. Such projects can greatly enhance the quality of life in these areas and potentially bring new economic vitality to neglected areas.

Additional Information:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs

Federal Historic Preservation Tax Credits

The Federal Historic Preservation Tax Credits are often used to aid in the substantial rehabilitation of buildings listed on the National Register of Historic Places, as is Corker Hill. Here are a few key points to keep in mind in planning whether to take advantage of this program.

Be certain to see the detailed description of the program at the National Park Service's website at

<https://www.nps.gov/tps/tax-incentives.htm>

Project value for a "substantial rehabilitation" must exceed the basis of the property at the time of acquisition of \$5,000, which ever is larger. The work needed at Corker Hill would seem to meet this threshold.

Application must be made first to the Pa. Historical and Museum Commission and then to the National Park Service for the proposed work. Upon approval the work must be completed within two years, or it may be phased over five years if a phasing plan is approved in advance.

To be eligible for tax credits, the applicant must be a for-profit entity that can make use of the credits, and certain percentage of the property must be occupied by for-profit activities.

What happens when the property is owned by a non-profit or a municipality? Often a limited partnership is formed with the non-profit or municipality becoming a 1% general party, and a for-profit entity becoming a 99% limited partner. Expert legal and tax advice is critical to crafting such an arrangement.

Greene Township's use of Corker Hill with bed and breakfast facilities used by trail users on the September 11th National Memorial Trail, or other for profit use, may help to qualify for this funding and funding from some other sources.

RTP – Recreational Trails Program – FHWA

The Recreational Trails Program (RTP) provides funds to the States to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses. The RTP is an assistance program of the Department of Transportation's Federal Highway Administration (FHWA). Federal transportation funds benefit recreation including hiking, bicycling, in-line skating, equestrian use, cross-country skiing, snowmobiling, off-road motorcycling, all-terrain vehicle riding, four-wheel driving, or using other off-road motorized vehicles.

The Moving Ahead for Progress in the 21st Century Act (MAP-21) reauthorized the Recreational Trails Program (RTP) through Federal fiscal years 2013 and 2014 as a set-aside from the Transportation Alternatives Program.

The RTP funds come from the Federal Highway Trust Fund, and represent a portion of the motor fuel excise tax collected from non-highway recreational fuel use: fuel used for off-highway recreation by snowmobiles, all-terrain vehicles, off-highway motorcycles, and off-highway light trucks.

Additional Information: http://www.fhwa.dot.gov/environment/recreational_trails/index.cfm

STATE FUNDING

There are a number of Pennsylvania State funding programs supporting historic preservation and planning administered through the Pennsylvania Historical and Museum Commission that are applicable. In addition there are also programs related to greenways, trails and open space preservation, primarily administered by the Pennsylvania Department of Conservation and Natural Resources (PA DCNR) that may apply depending how individual projects are defined.

Keystone Historic Preservation Planning Grants (PHMC)

As established under the Keystone Recreation, Park and Conservation Fund, funding under the Keystone Historic Preservation Planning Grant program is available to nonprofit organizations and local governments for the planning and development for publicly accessible historic resources listed in or eligible for listing in the National Register of Historic Places.

The purpose of the grant is to support projects that identify, preserve, promote and protect historic and archaeological resources of Pennsylvania for both the benefit of the public and the revitalization of communities. These guidelines address only historic preservation projects under the planning category. Please review the separate guidelines for the Keystone Historic Preservation Construction Grants for information pertaining to the bricks and mortar program.

Keystone Historic Preservation Construction Grants (PHMC)

PHMC provides funding for construction activities through its Keystone Historic Preservation Construction Grants with revenue from the Commonwealth's Keystone Recreation, Park and Conservation Fund. Funding is available to nonprofit organizations and local governments for small construction projects for publicly accessible historic resources. (Private property owners are not eligible for funding under this program and may wish to refer directly to Federal Rehabilitation Investment Tax Credit Program for information on historic tax credits.)

The purpose of the grant is to support projects that rehabilitate, restore, or preserve historic resources listed in or eligible for listing in the National Register of Historic Places. These guidelines address only construction-related activities. Please review the separate guidelines for the Keystone Historic Preservation Planning Grants for information pertaining to the preservation projects.

Community Conservation Partnership Program (C2P2) – DCNR

Administered by the Pennsylvania Department of Conservation and Natural Resources (DCNR) - Bureau of Recreation and Conservation, the C2P2 program has been authorized to foster and facilitate conservation and recreation-focused projects and programs in the state

C2P2 grants are awarded to municipalities and authorized nonprofit organizations for recreation, park and conservation projects. These include the rehabilitation and new development of parks and recreation facilities (development projects); acquisition of land for active or passive park and conservation purposes (acquisition projects); and planning for feasibility studies, trails studies, conservation plans, site development planning, and comprehensive recreation, greenway and open space planning .

Most projects require a 50% match.

The next grant application period (2019 funding) likely opens January 2019 and closes April 2019.

Additional Information: <http://www.dcnr.state.pa.us/brc/grants/index.aspx>

Greenways, Trails, and Recreation Program (GTRP) – CED

Act 13 of 2012 establishes the Marcellus Legacy Fund and allocates funds to the Commonwealth Financing Authority for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects using the Greenways, Trails and Recreation Program (GTRP).

Municipalities, Councils of Governments, Authorized Organizations, Institutions of Higher Education, Watershed Organizations, and For-Profit Businesses with projects which involve development, rehabilitation and improvements to public parks, recreation areas, greenways, trails and river conservation may apply for grants up to \$250,000 for any project. A 15% local match of the total project cost is required.

The application period for the program is typically February through May for consideration at the CFA board meeting in the fall of the same year.

Additional Information: <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/greenways-trails-and-recreation-program-gtrp>

Pennsylvania Heritage Areas Program (PHAP)

The Pennsylvania Heritage Areas Program is a multi-tiered approach to the conservation, development and promotion of Pennsylvania's heritage. A state-sponsored initiative administered by the Department of Conservation and Natural Resources, the program offers support to grassroots efforts which capitalize on the benefits and opportunities of heritage development. The program is guided by five inter-related goals including economic development, partnerships, cultural conservation, recreation and open space, and education and interpretation.

The program offers grant and loan opportunities for projects that continue and contribute to the goals of the state heritage area system within the twelve heritage areas established throughout the state. Projects are evaluated on a case-by-case basis. Franklin County is part of the Lincoln Highway Heritage Corridor.

Additional Information: <http://www.dcnr.state.pa.us/brc/heritageareas/>

FOUNDATION GRANTS AND OTHER PRIVATE FUNDING

Numerous large community, family, and corporate foundations make grants to communities and local groups for preservation, cultural heritage, environmental, parks, greenway, trail and open space efforts. Copies of directories of foundations can be found online or in local libraries. The directories provide information on each foundation's grantmaking history and philosophy. One of the most well-known directories is Environmental Grantmaking Foundations, published annually by Resources for Global Sustainability, Inc., which maintains a database of over 47,000 grant programs that can be searched by keywords to determine the foundations serving a particular area and type of project. Foundations can also be located by searching the internet. Other resources for grant information include economic development agencies and trust officers at local banks who manage small family foundations and charitable trusts.

South Mountain Partnership Mini-Grant Program

The South Mountain Partnership is a regional, landscape-scale conservation project in south-central Pennsylvania that operates as a public-private partnership between DCNR and the Appalachian Trail Conservancy, along with a growing alliance of citizens, businesses, non-profits, academic institutions, and local, state and federal government agencies and officials "collaborating to envision and secure a sustainable future for the South Mountain landscape".

The South Mountain Partnership's Mini-Grant Program is intended to catalyze on-the-ground projects that further the goals of the Partnership, and to advance the capacity of partners to complete projects throughout

the region. The Program provides funding, on a competitive basis, to projects that sustain the South Mountain landscape's sense of place by protecting and promoting the region's Landscape Resources.

This study was funded in part through the program.

The Grant pre-application period is typically April through May and applicants submitting strong applications are invited to submit final applications in July.

Additional information: <http://southmountainpartnership.org/mini-grants>

Kodak America Greenways Grant

The Kodak American Greenways Awards Program, a partnership project of the Eastman Kodak Company, the Conservation Fund and the National Geographic Society, provides small grants of \$500 to \$2,500 to groups and individuals planning and designing greenways throughout the United States. Grants can be used to cover planning, technical assistance, legal or other costs associated with greenway projects. Grants may not be used for academic research, general institutional support, lobbying, or political activities.

The deadline for submitting applications is June 1 of each calendar year, and awards will be presented in early fall.

Additional Information: <http://www.conservationfund.org>.

PeopleForBikes Community Grant Program

The PeopleForBikes Community Grant Program provides funding to non-profit organizations with a focus on bicycling, active transportation, or community development, from city or county agencies or departments, and from state or federal agencies working locally. These projects include bike paths and rail trails, as well as mountain bike trails, bike parks, BMX facilities, and large-scale bicycle advocacy initiatives.

PeopleForBikes accepts requests for funding of up to \$10,000. They do not require a specific percentage match, but they do look at leverage and funding partnerships very carefully. They will not consider grant requests in which their funding would amount to 50% or more of the project budget.

Both spring and fall deadlines are available to applicants.

Additional Information: <http://www.peopleforbikes.org/pages/grant-guidelines>.

Home Depot Foundation

The Home Depot Foundation mission is to build affordable, efficient and healthy homes while promoting sustainability by supporting nonprofit organizations with funding and volunteers.

To better support its mission, The Home Depot Foundation will award most of its grants by directly soliciting proposals from high-performing nonprofit organizations with the demonstrated ability to create strong partnerships, impact multiple communities and leverage grant resources.

In order to identify potential future nonprofit partners or respond to unique community revitalization opportunities, a limited amount of funding is set aside to be awarded through a competitive process.

The Home Depot's core purpose is to improve everything we touch, including the communities where we live and work. The Home Depot Foundation, The Home Depot and the many suppliers who contribute to the Foundation recognize the importance of giving back to our communities by engaging associates in meaningful volunteer activities. We believe it is a shared responsibility to enhance our communities and protect the environment. Preference will be given to grant requests that offer volunteerism opportunities and encourage community engagement.

Specifically, the Foundation supports organizations that have demonstrated success within one of the following program areas:

- Affordable Housing, Built Responsibly
- Healthy Community and Wildland Forests

Additional Information: <http://www.homedepotfoundation.org/>

Pew Charitable Trusts

The Pew Charitable Trusts, based in Philadelphia, are a national philanthropy established 48 years ago. Through their grantmaking, the Trusts seek to encourage individual development and personal achievement, cross-disciplinary problem solving and innovative, practical approaches to meeting the changing needs of a global community. Each year, the Trusts make grants of about \$180 million to between 400 and 500 nonprofit organizations in six areas: culture, education, environment, health and human services, public policy, and religion. In addition, the Venture Fund supports independent projects outside of these six areas that take an interdisciplinary approach to broad issues of significant interest or concern.

In particular, the Culture program selectively supports programs for artists and cultural organizations in Philadelphia and has funded history interpretive programs—the Heritage Investment Program has provided technical assistance and challenge grants to historic sites in Philadelphia and the region, and the Philadelphia History Exhibitions Initiative has assisted Philadelphia-area history museums in producing high-quality, innovative exhibitions. Such programs could be used to fund interpretation of trail related historic resources and sites.

Additional Information: <http://www.pewtrusts.com/grants/>

Recreational Equipment, Incorporated (REI) Conservation and Recreation Grants

REI provides grants to select nonprofits for the protection and enhancement of natural resources for use in outdoor recreation. The process begins with their “store teams”, who establish meaningful partnerships with organizations and invite them to apply for funding. REI does not accept unsolicited grant applications. Grants have been offered that support the following:

- Preservation of wildlands and open space
- Advocacy oriented education for the general public about conservation issues
- Building the membership base of a conservation organization
- Direct citizen action campaigns on public land and water recreation issues
- Projects working to organize a trails constituency or to enhance the effectiveness of a trails organization’s work as a trails advocate at the state or local level

In addition to preserving and protecting the environment, REI also encourages people to get outdoors for recreation. Outdoor recreation grants have supported projects that:

- Increase access to outdoor activities
- Encourage involvement in muscle-powered recreation
- Promote safe participation in outdoor muscle-powered recreation and proper care for outdoor resources

Additional Information: http://www.rei.com/aboutrei/stewardship_community.html

V. DOCUMENTATION OF PUBLIC PARTICIPATION PROCESS

A. Study Committee Meetings

Participating members of the Study Committee included representatives of Greene Township, the funding partners, interested local business owners and other entities, and local residents. Names of the individuals on the Study Committee and the entities they represent are listed in section I-B, **The Study Team**, of this report. Agenda, attendance sign-in sheets and meeting minutes are included in Appendix D for the following meeting dates:

Study Committee Meeting #1 – Thursday, February 16, 2017

Study Committee Meeting #2 – Thursday, May 18, 2017 (combined with Public Meeting #1)

Study Committee Meeting #3 – Monday, November 20, 2017 (combined with Public Meeting #2)

The meetings of May 18 and November 20 were generally brief meetings to coordinate before the Public Presentations that same evening. Members of the Study Committee stayed and participated in the discussions of the Public Meetings.

B. Stakeholder Meetings

Greene Township – In addition to close coordination of the work of the study with Township Supervisor Shawn Corwell, a presentation of status and preliminary recommendations of the study was made to the Township Board of Supervisors on Tuesday, January 23, 2018. The meeting included a question and answer session with the board following a brief presentation by Campbell Thomas & Co. This was a Public Meeting that was attended by some local residents and they were invited by the board chair to comment on the study. Agenda, copies of hand-outs and meeting notes are included in Appendix D. Greene Township was represented by:

Todd E. Burns	Township Supervisor – Chairman
Travis L. Brookens	Township Supervisor – Vice Chairman
Shawn M. Corwell	Township Supervisor
Diann Weller	Secretary / Assistant Treasurer
Gregory Lambert, PE	Township Engineer
Welton J. Fischer	Township Solicitor
Daniel R. Bachman	Township Zoning Officer



Mansion House tour during Public Workshop

C. Public Meetings / Workshops

During the course of the study three presentations were made to the public. The first was in a meeting/workshop format that was relatively well attended and those attending broke down into smaller groups to discuss their ideas and present their suggestions. This first meeting also included a walking tour of the Manor House, Barn and the immediate site. The second had fewer attendees and was simply combined with the Study Committee meeting in a conference room setting. The third public presentation was at a Township Supervisors' meeting, noted above. Attendance sign-in sheets and minutes for these meetings / workshops are included in Appendix D for the following dates:

Public Meeting #1 / Workshop – Thursday, May 18, 2017

Public Meeting #2 – Monday, November 20, 2017 (combined with Study Committee Meeting #3)

Public Meeting/Presentation #3 – Tuesday, January 23, 2018 (Township Supervisors Public Meeting)



View through the Roof Monitor



First view of the Mansion House walking on Garver Lane

APPENDIX A

EXISTING SITE AND BUILDING PLANS

Existing Aerial Photo Site Plans

Mansion House Floor Plans and Elevations

Stone End Bank Barn Floor Plans and Elevations

CTC review of DCNR Acquisition Grant, February 27, 2017



Main Entry Door to Mansion House



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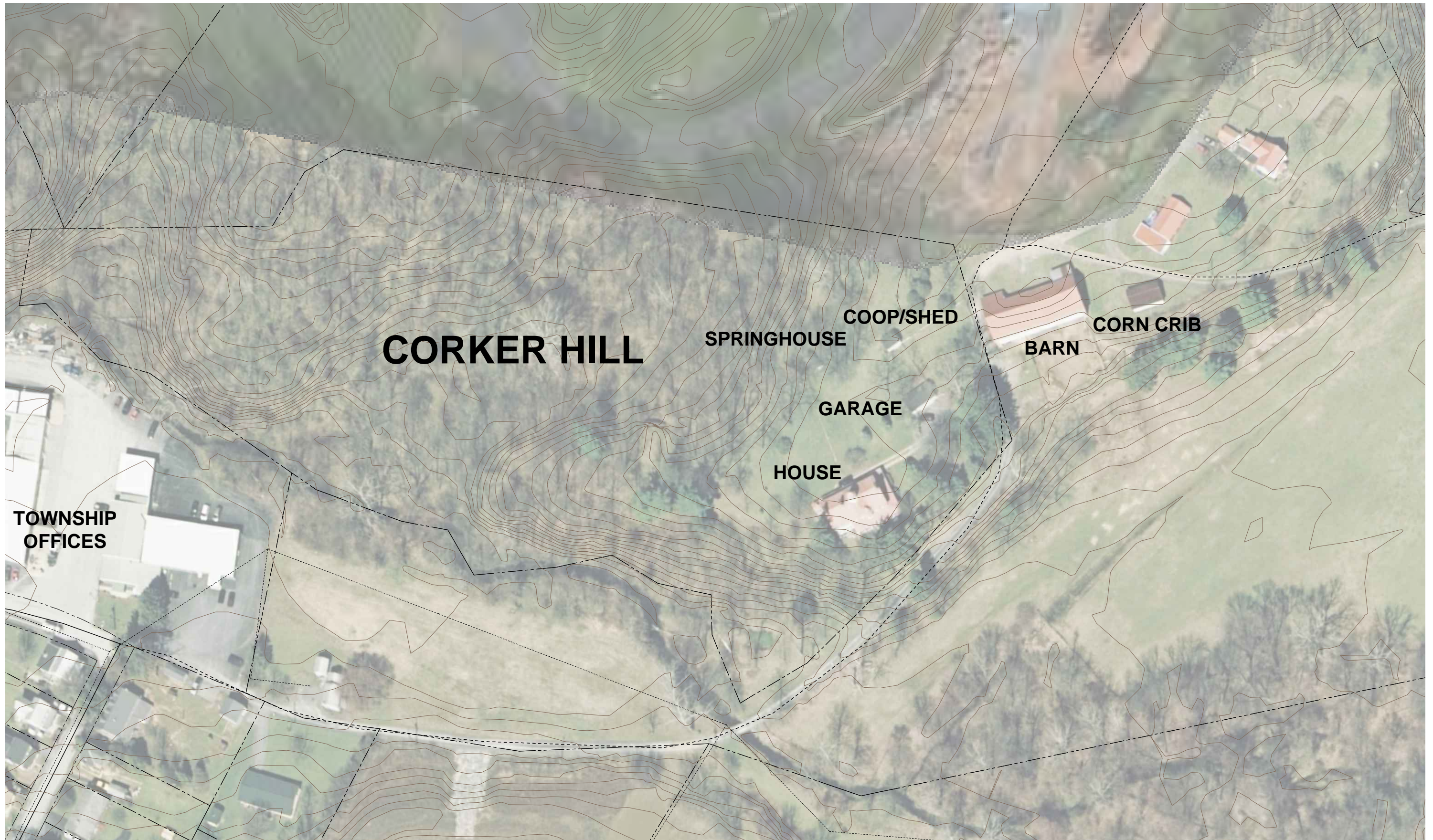
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	PROJECT NO. GRE-CORC

Corker Hill Adaptive Reuse Study

Greene Township Board of Supervisors P.O. Box 215 1145 Garver Lane Scotland, PA 17254

Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215-545-1076

TITLE	SITE PLAN 1" = 150'-0"
DWG NO.	1



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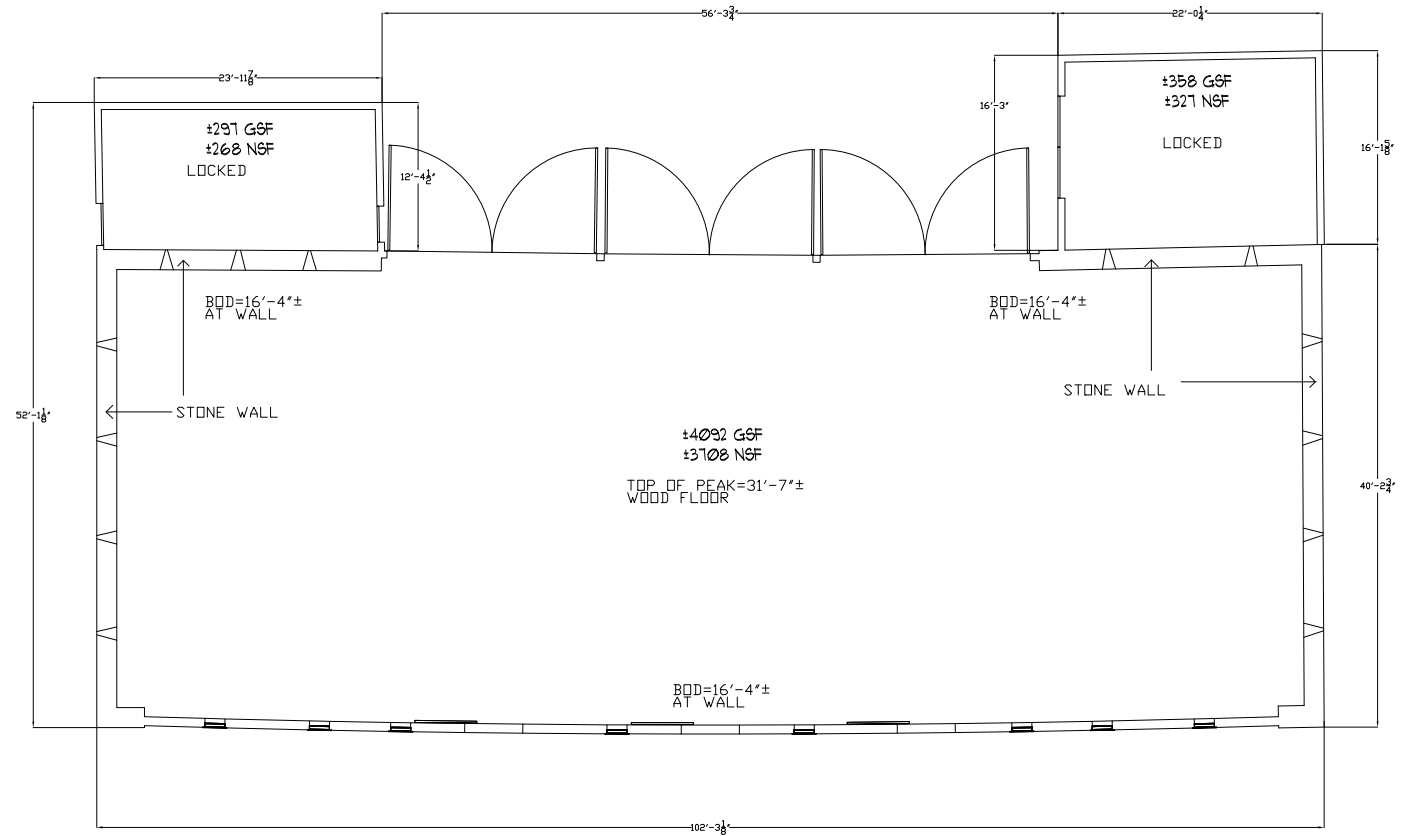
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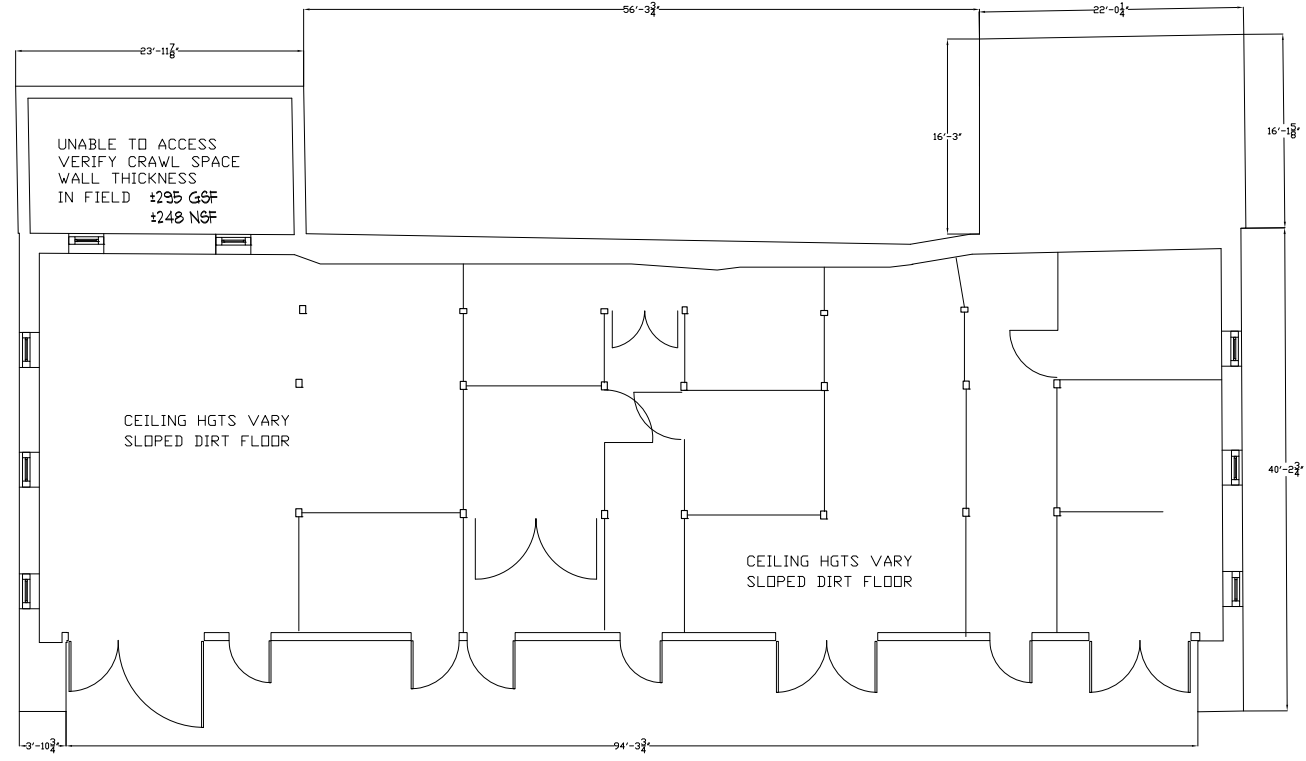
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Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215-545-1076

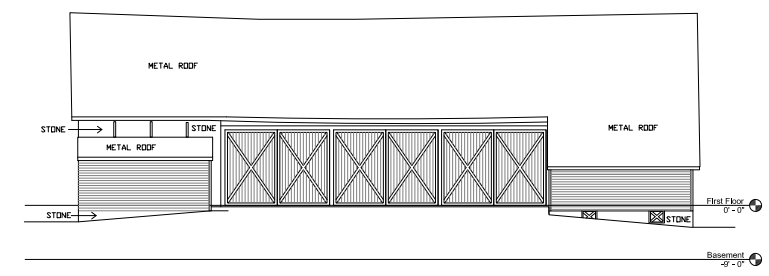
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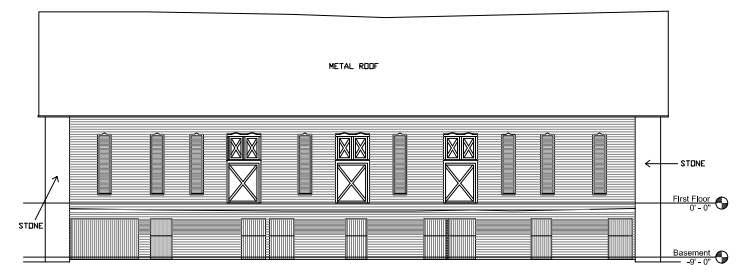
UPPER LEVEL
±4141 GSF
±4303 NSF



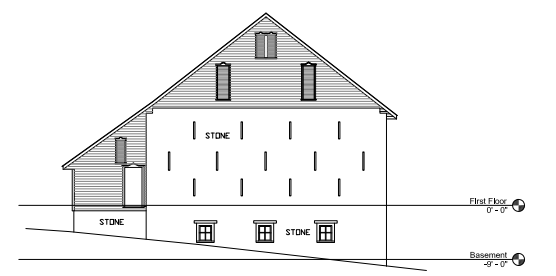
LOWER LEVEL
±3488 GSF
±3065 NSF



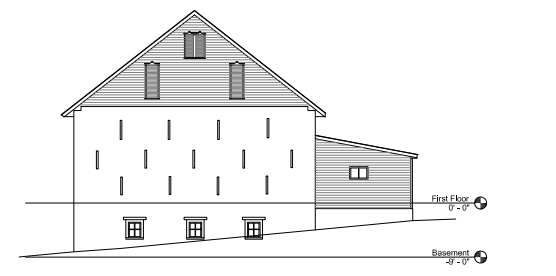
NORTH ELEVATION



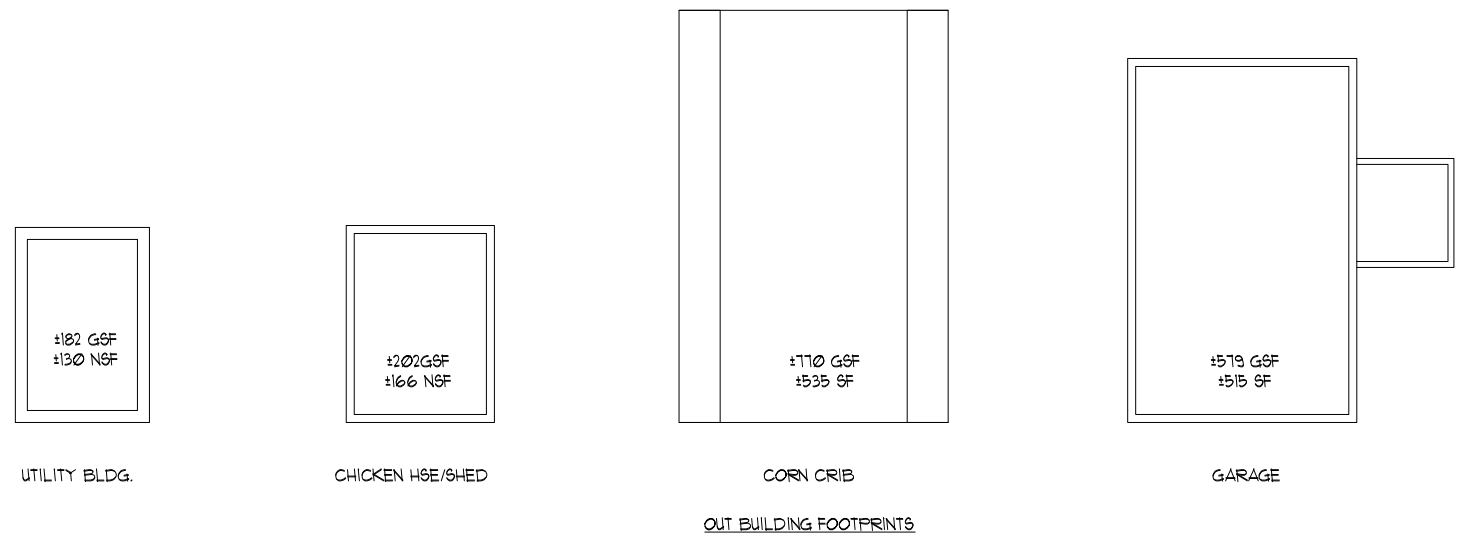
SOUTH ELEVATION



WEST ELEVATION



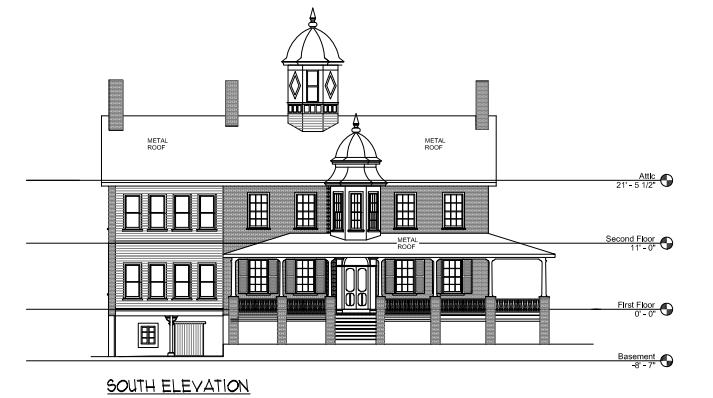
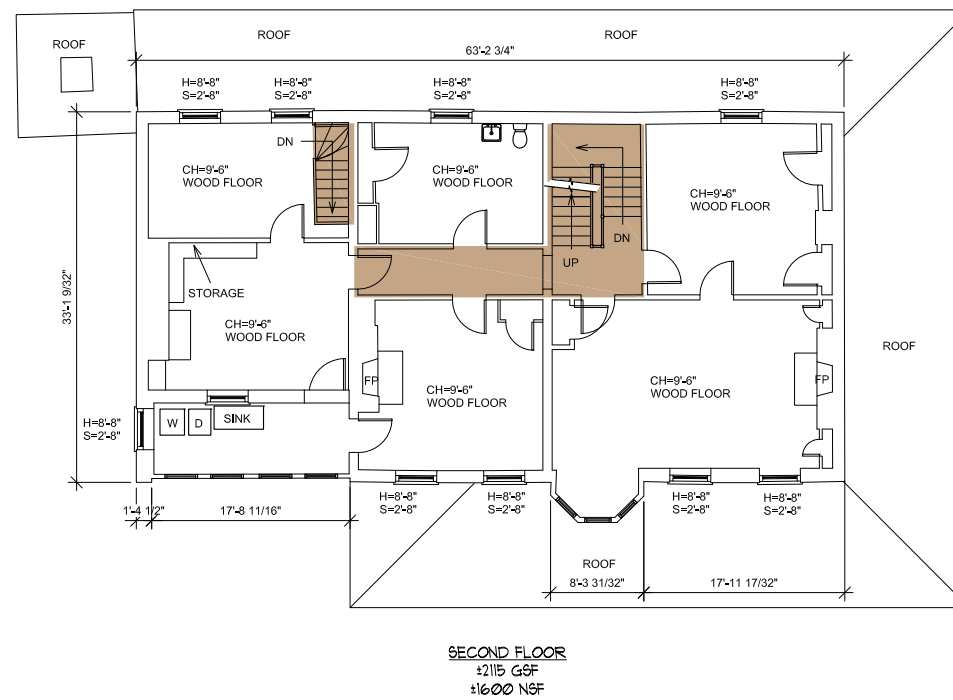
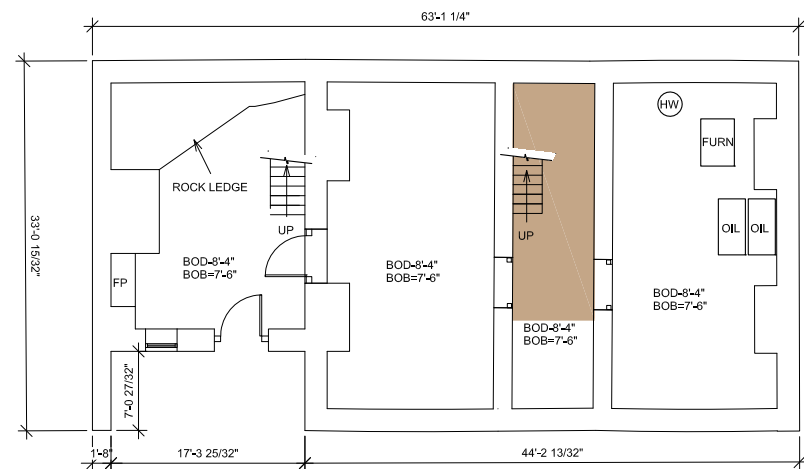
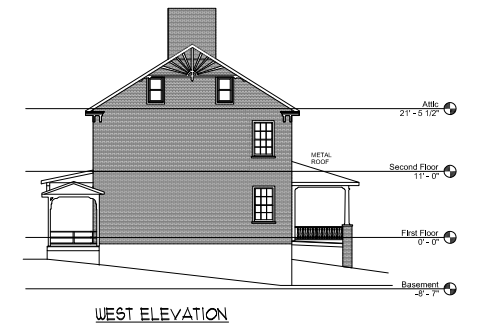
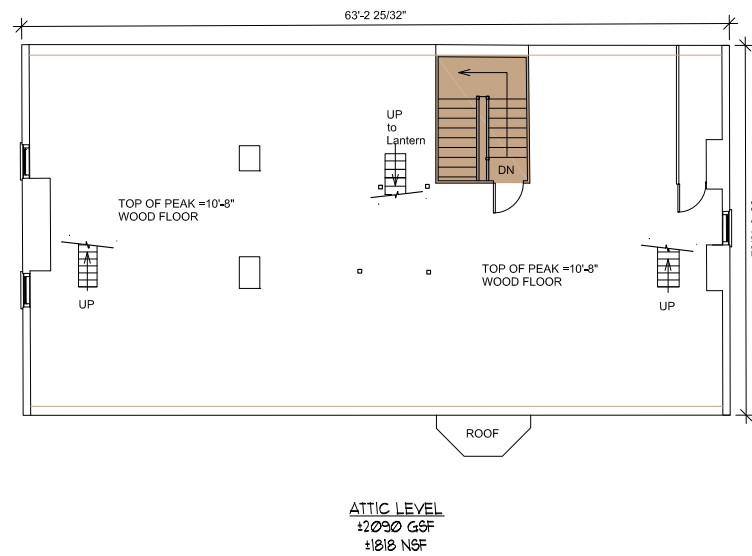
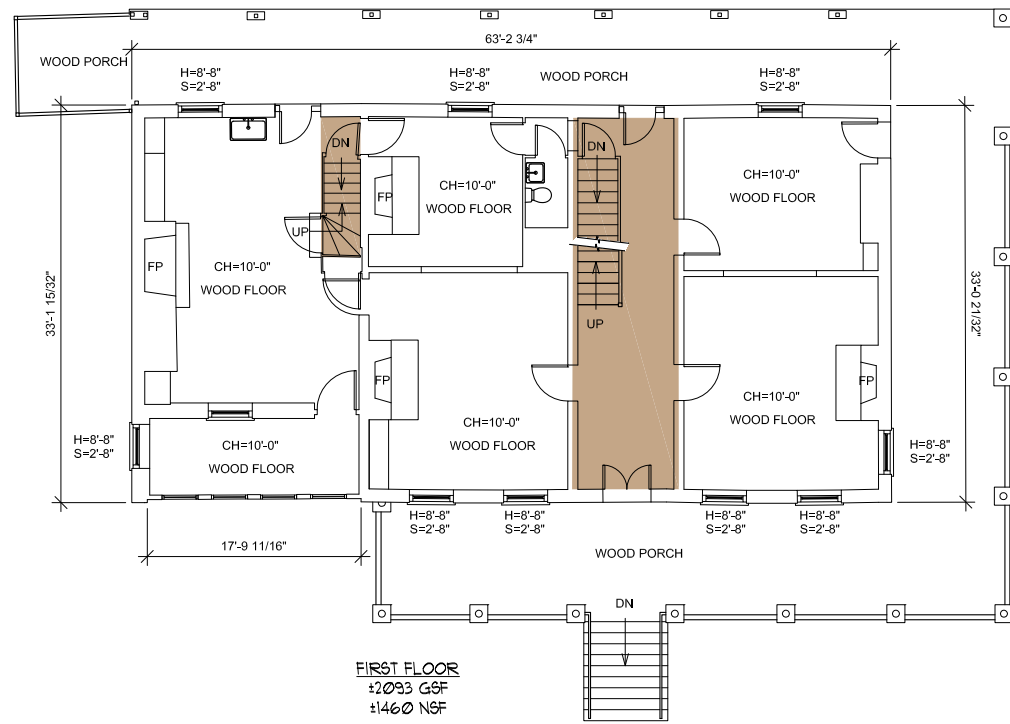
EAST ELEVATION



OUT BUILDING FOOTPRINTS

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PLOT SCALE:	CHECKED BY RPT		BARN PLANS & ELEV.
REVISIONS	REMARKS	Greene Township Board of Supervisors P.O. Box 215 1145 Garver Lane Scotland, PA 17254	DWG NO.
DATE	DATE	Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215-545-1076	1
	PROJECT NO. GRE-CORC		



CORKER HILL ADAPTIVE REUSE STUDY

BUILDING SQUARE FOOTAGE SUMMARY		
	Approx. Gross SF	Approx. Net SF
HOUSE		
BASEMENT	1964	1210
FIRST FLOOR	2093	1460
SECOND FLOOR	2115	1600
ATTIC LEVEL	2090	1818
TOTAL	8262	6088
BARN		
LOWER LEVEL	3488	3065
UPPER LEVEL	4747	4303
TOTAL	8235	7368
GARAGE		
	579	515
CORN CRIB		
	770	535
CHICKEN HSE/SHED		
	202	166
UTILITY BLDG.		
	182	130

BASEMENT
±1964 GSF
±1210 NSF

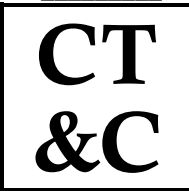
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	PROJECT NO. GRE-CORC

Corker Hill Adaptive Reuse Study
Greene Township Board of Supervisors P.O. Box 215 1145 Garver Lane Scotland, PA 17254
Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215-545-1076

TITLE
HOUSE PLANS & ELEVATIONS
DWG. NO.
2

PROJECT LOG

Page _____ of _____

<input type="checkbox"/> Partner _____	
<input type="checkbox"/> _____	
<input type="checkbox"/> _____	
<input type="checkbox"/> _____	
<input type="checkbox"/> Log _____	

Campbell Thomas & Co.—1504 South Street—Philadelphia PA 19146-1636
Tel:215-545-1076—Fax:267-336-0209—Email:rthomas@campbellthomas.com
Architecture ❖ Preservation ❖ Community and Transportation Planning

Client/Project Code: GRE-CORC Date: 2017-02-26 Client: Greene Twp.

<input type="checkbox"/> Telephone	CT&C: R. Thomas	Other: _____	Agency: _____
<input type="checkbox"/> Site Visit	CT&C: _____	Other: _____	Agency: _____
<input type="checkbox"/> Meeting	CT&C: _____	Other: _____	Agency: _____
<input type="checkbox"/> Hearing	CT&C: _____	Other: _____	Agency: _____
<input type="checkbox"/> Other: Notes	CT&C: _____	Other: _____	Agency: _____

Phase _____ **Subject: Review of Terms of the DCNR Acquisition Grant made May 1, 2009 (GR41`00048538)**

- 1) **Permitted Activities**
 - a) Those in the **Grantee's Application**
 - b) **Project Scope** in Appendix A
 - c) Any subsequent **modifications**
- 2) **Compliance** with Provisions in Appendix B
 - a) Comply with the **ADA and the Architectural Barriers Act**
 - b) See **other required compliance** in Article III
- 3) **Fidelity Bond** is required in Article VIII
- 4) **Sign** at the site is required as per Article XVIII
- 5) Requirements for **maintenance and open use** are covered in Article XIX
- 6) See the **project scope** in Appendix "A" for "8 acres . . . for an **environmental center and greenway protection.**" This section appears to confine the reuse of Corcker Hill to these two uses.
- 7) **Non-Conversion of Use:** See Article XXI: Appendix "A", p2. Check the deed for a Restrictive Covenant on Pages 2 and 3.
- 8) Note the **letter from Salyn Stover**, dated December 1, 2008, wherein on page 2, paragraph 3 notes that the property shall be "exclusively for public recreation, or environmental education.

APPENDIX B

PROPOSED ALTERNATIVE SITE AND FLOOR PLANS

Sheet 1 – Site Plan, 1" = 150'-0"

Sheet 2 – Site Plan, 1" = 50'-0"

Sheet 3 – Alt. 1 House – Park & Recreation Uses

Sheet 4 – Alt. 1 Barn – Park & Recreation Uses

Sheet 5 – Alt. 2 House – Park & Recreation Uses with Lodging

Sheet 6 – Alt. 2 Barn – Park & Recreation Uses with Lodging

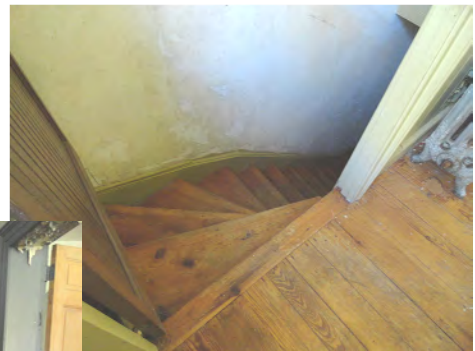
Sheet 7 – Alt. 3 House – Park & Recreation Uses with Businesses/Offices

Sheet 8 – Alt. 4 Barn – Park & Recreation Uses with Businesses/Offices

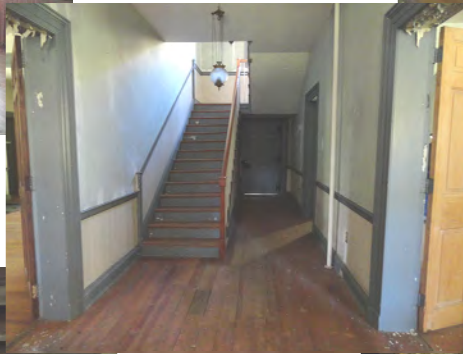
Cost Summary Tables for Alternatives



Kitchen Hearth



"Back" Stair



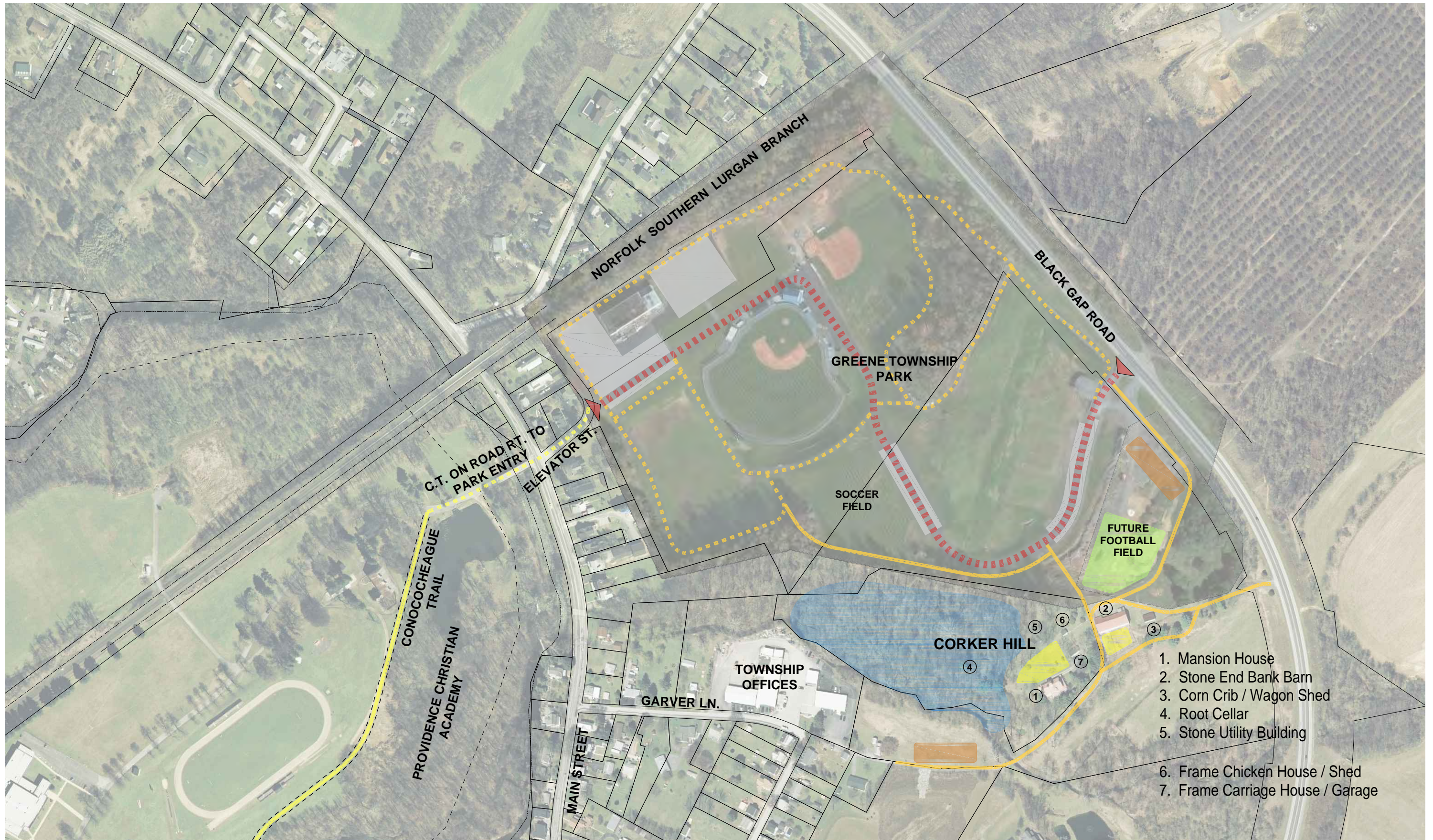
Center Hall



Barn lower level interior



Barn foundation



- 1. Mansion House
- 2. Stone End Bank Barn
- 3. Corn Crib / Wagon Shed
- 4. Root Cellar
- 5. Stone Utility Building
- 6. Frame Chicken House / Shed
- 7. Frame Carriage House / Garage

Exist. Vehicle Access		Prop. Park Walking Paths		Potential Nature Trails Area	
Exist. Vehicle Entry/Exit		Potential Outdoor Event Area		Potential Stabilized Turf Event Parking	
Exist. Park Walking Paths		Potential Stabilized Turf Large Event Area			
Existing Parking					

FILE:	DRAWN BY	HSM
PLOT SCALE:	CHECKED BY	RPT
REVISIONS	REMARKS	DATE
6/2018	GENERAL	11/13/2017
	PROJECT NO.	GRE-CORC

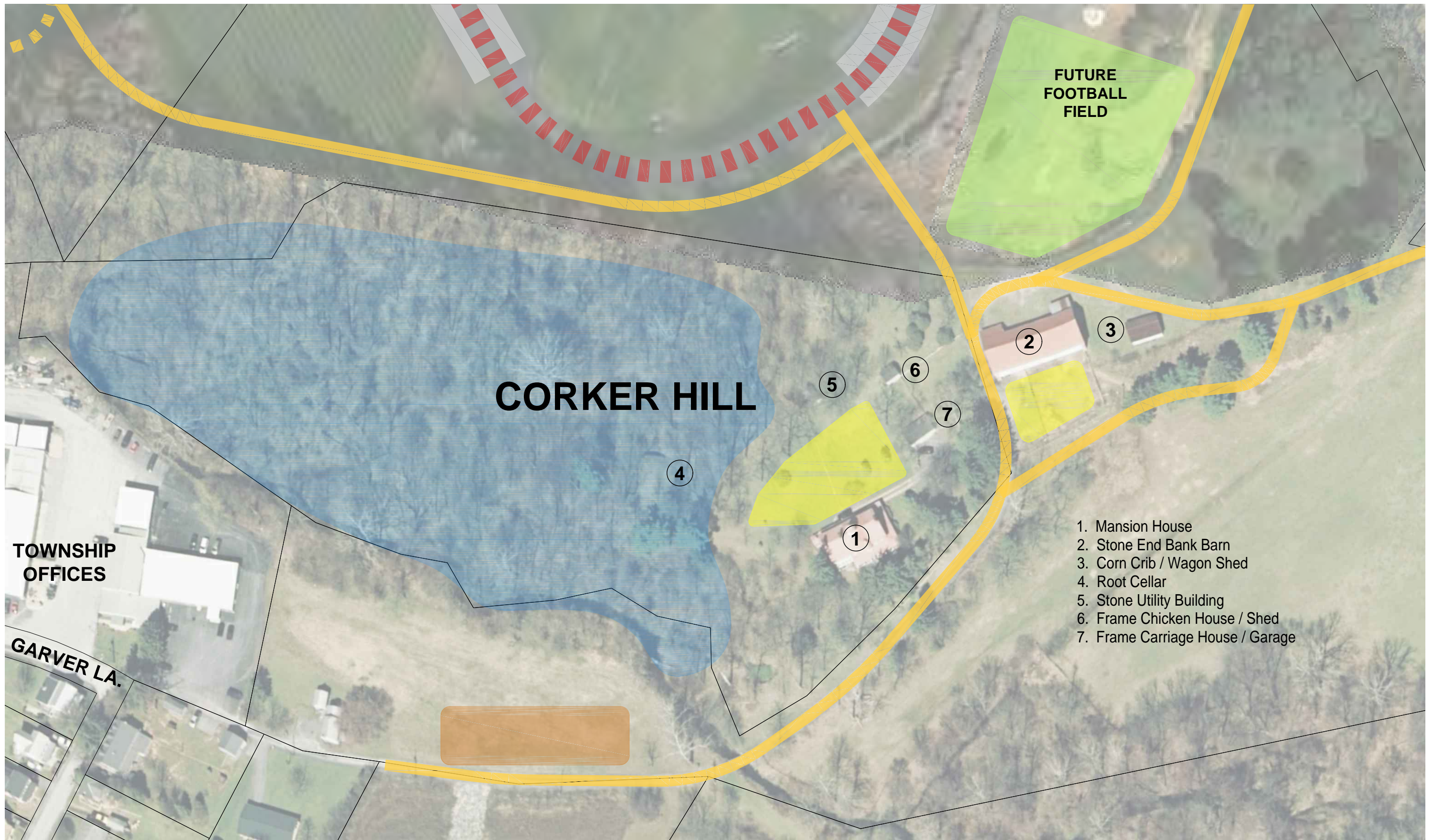
Corker Hill Adaptive Reuse Study

Greene Township Board of Supervisors P.O. Box 215 1145 Garver Lane Scotland, PA 17254

Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215-545-1076

TITLE
SITE PLAN
1" = 150'-0"

DWG NO.
1



- 1. Mansion House
- 2. Stone End Bank Barn
- 3. Corn Crib / Wagon Shed
- 4. Root Cellar
- 5. Stone Utility Building
- 6. Frame Chicken House / Shed
- 7. Frame Carriage House / Garage

Exist. Vehicle Access		Prop. Park Walking Paths		Potential Nature Trails Area	
Exist. Vehicle Entry/Exit		Potential Outdoor Event Area		Potential Stabilized Turf Event Parking	
Exist. Park Walking Paths		Potential Stabilized Turf Large Event Area			
Existing Parking					

FILE:	DRAWN BY	HSM
PLOT SCALE:	CHECKED BY	RPT
REVISIONS	REMARKS	DATE
6/2018	GENERAL	11/13/2017
	PROJECT NO.	GRE-CORC

Corker Hill Adaptive Reuse Study

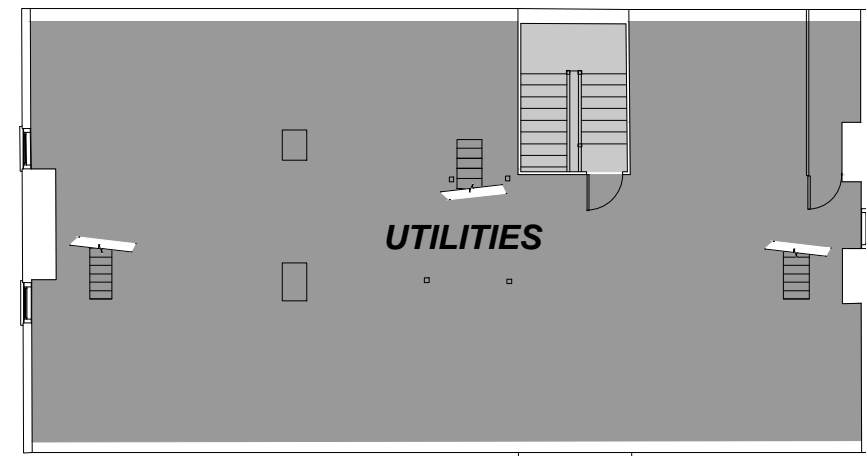
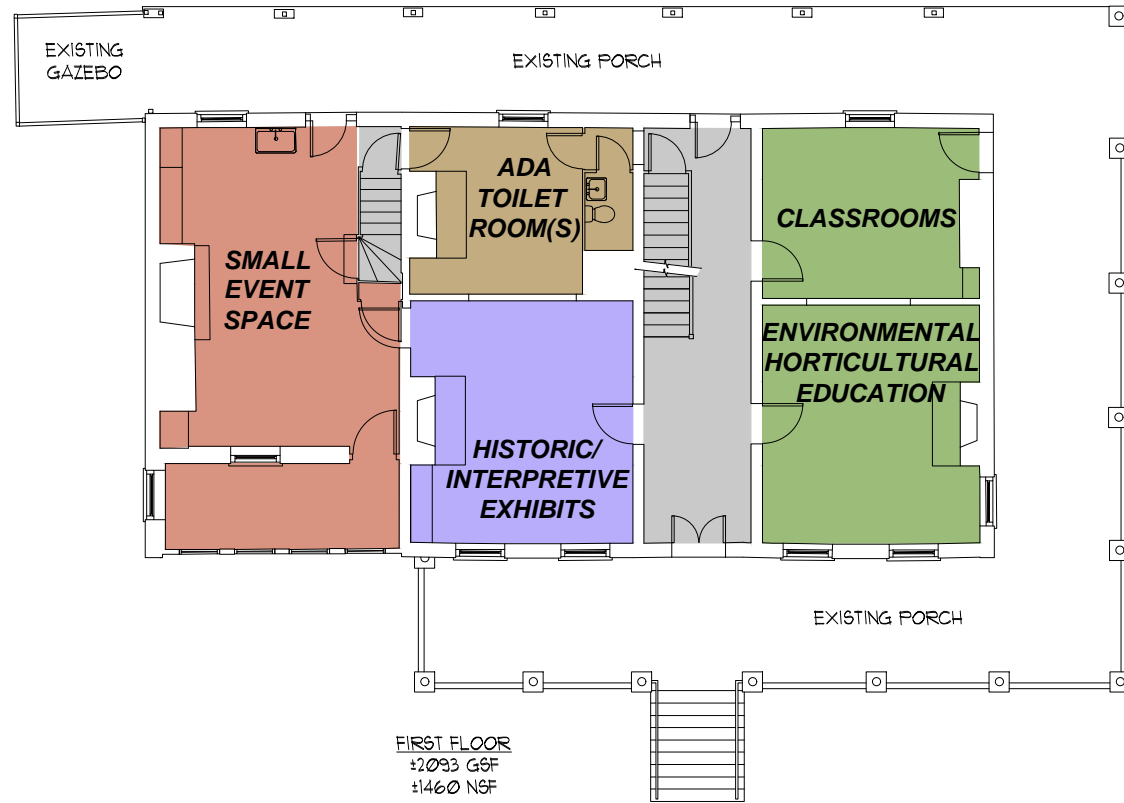
Greene Township Board of Supervisors P.O. Box 215 1145 Garver Lane Scotland, PA 17254

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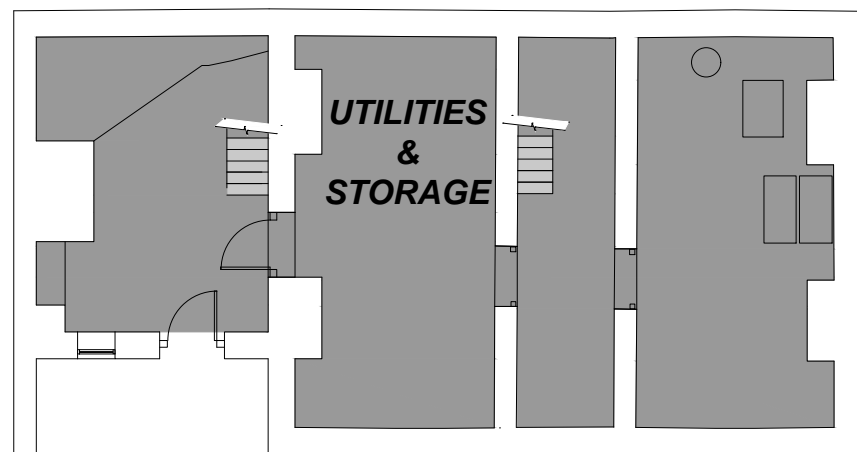
TITLE
SITE PLAN
1" = 50'-0"

DWG NO.
2

OUTDOOR ACTIVITY SPACE

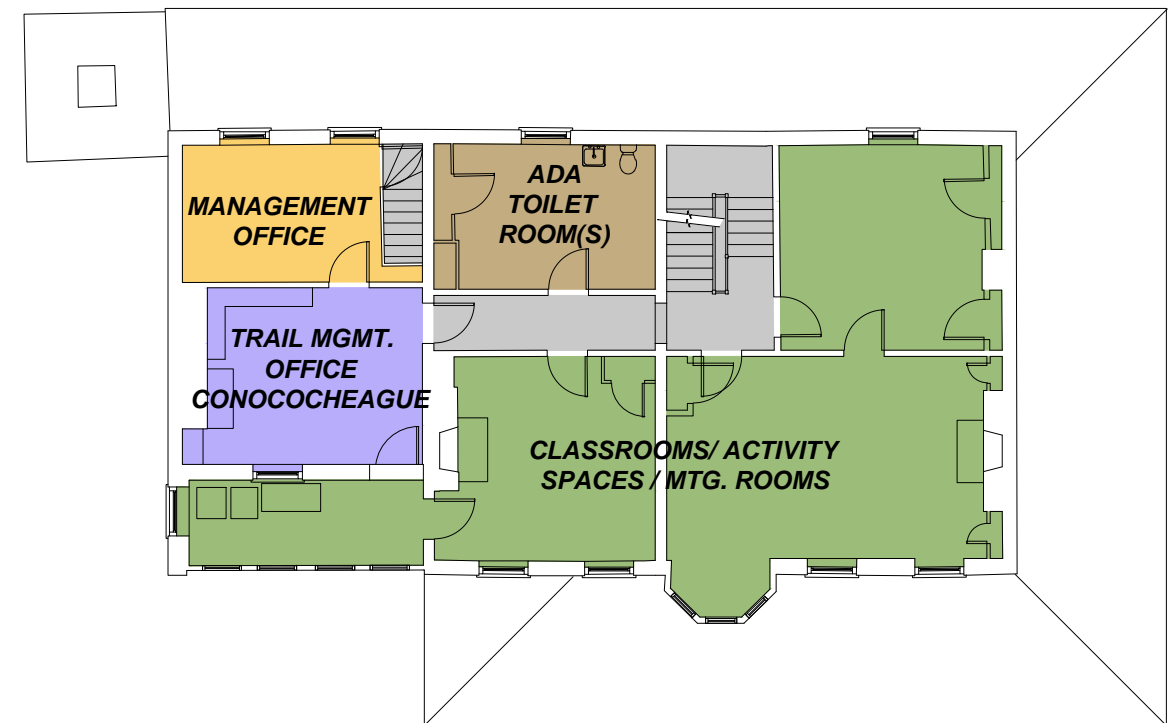


ATTIC LEVEL
±2090 GSF
±1818 NSF



BASEMENT
±1964 GSF
±1210 NSF

POTENTIAL USES



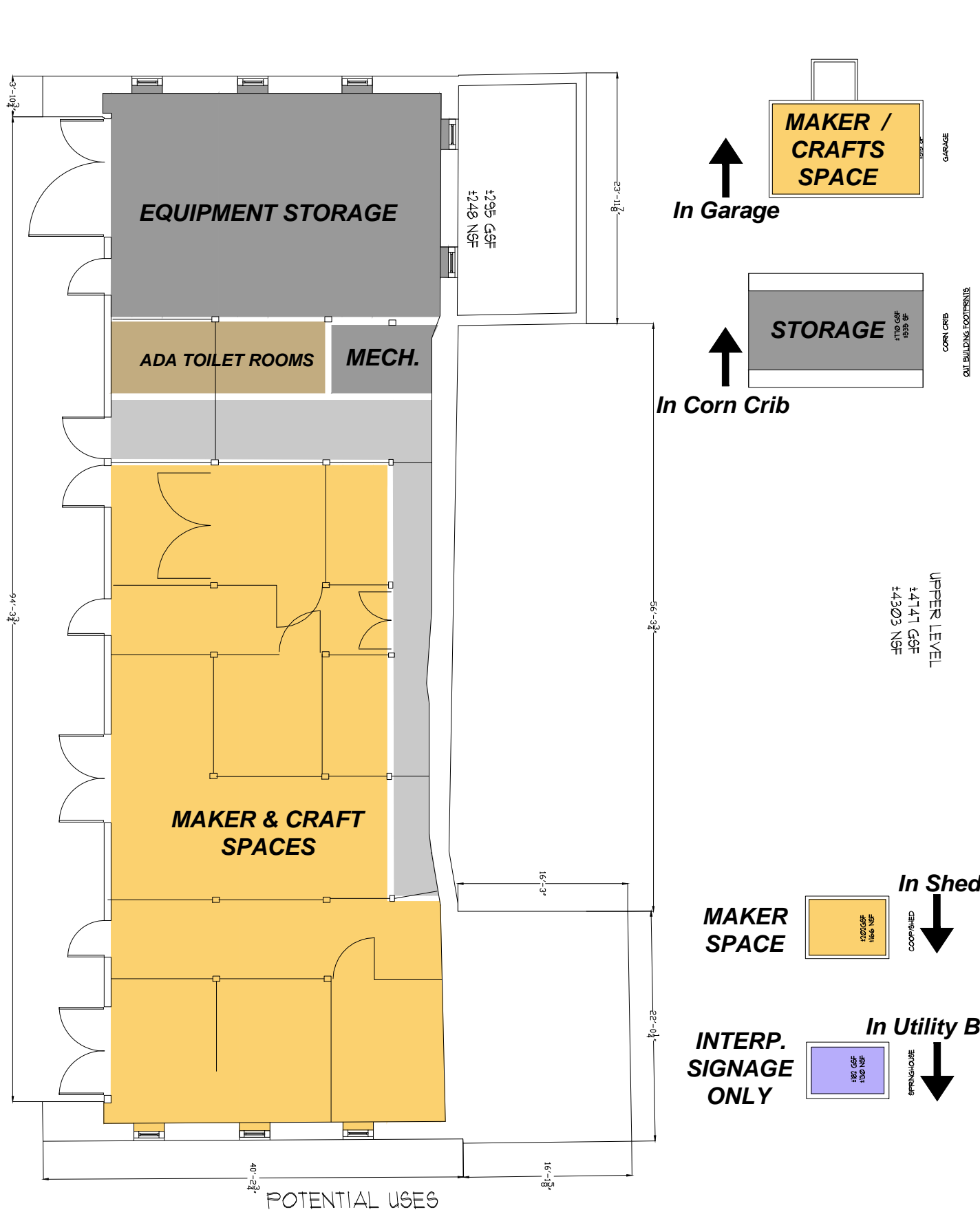
SECOND FLOOR
±2115 GSF
±1600 NSF

HOUSE - PARK & RECREATION USES -NO LODGING

FILE:	DRAWN BY HSM	Corker Hill Adaptive Reuse Study		TITLE
PLOT SCALE:	CHECKED BY RPT			Greene Township Board of Supervisors P.O. Box 215 1145 Garver Lane Scotland, PA 17254
REVISIONS	REMARKS	DATE	DATE	DWG NO.
	GENERAL	6/2018	11/13/2017	3
		PROJECT NO. GRE-CORC	Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215-545-1076	

**OUTDOOR
ACTIVITY
SPACE /
FARMERS
MARKET**

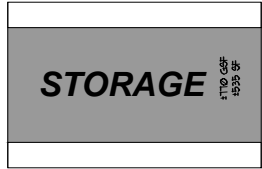
LOWER LEVEL
±3488 GSF
±3065 NSF



In Garage



In Corn Crib

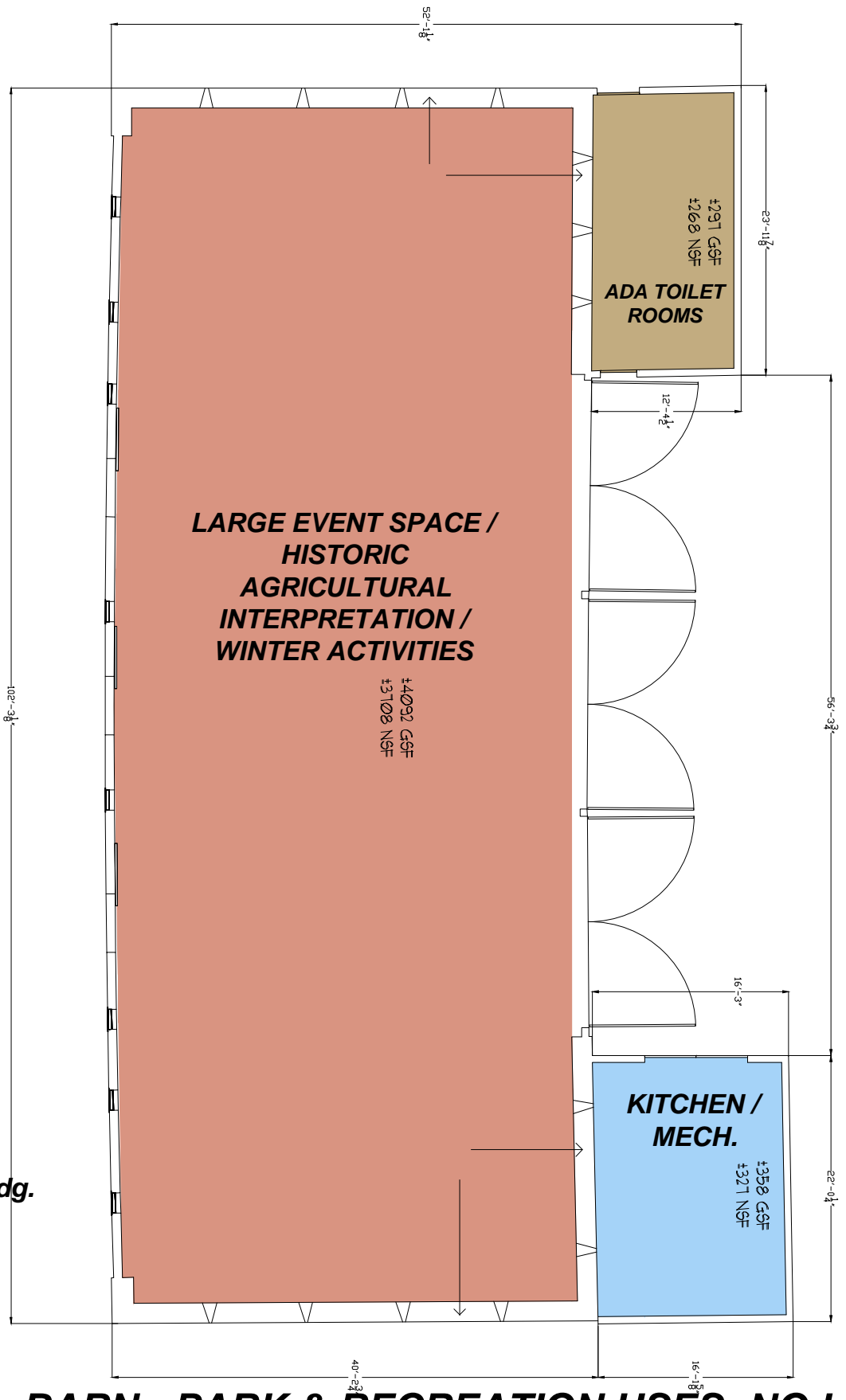
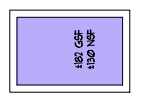


UPPER LEVEL
±4141 GSF
±4303 NSF

In Shed



In Utility Bldg.



	OFFICE / MAKER SPACE		LODGING		CLASSROOM
	TOILET ROOMS / BATHROOMS		UTILITIES / STORAGE		KITCHEN
	CIRCULATION		EVENT SPACE		INTERPRETIVE SPACE

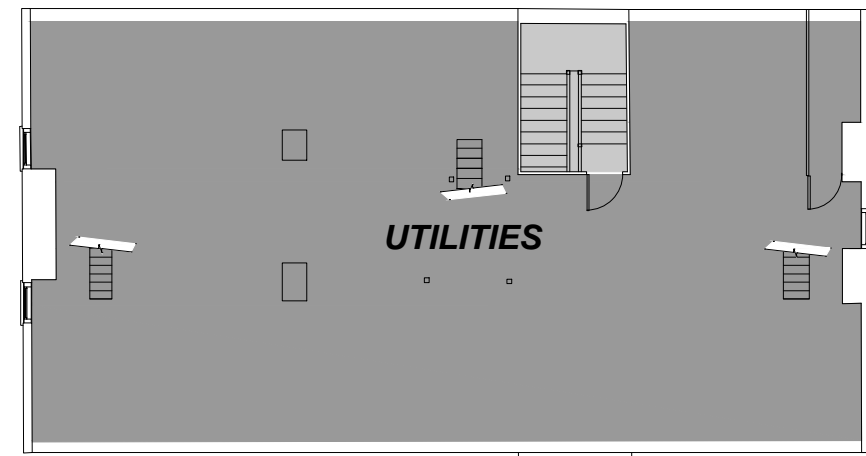
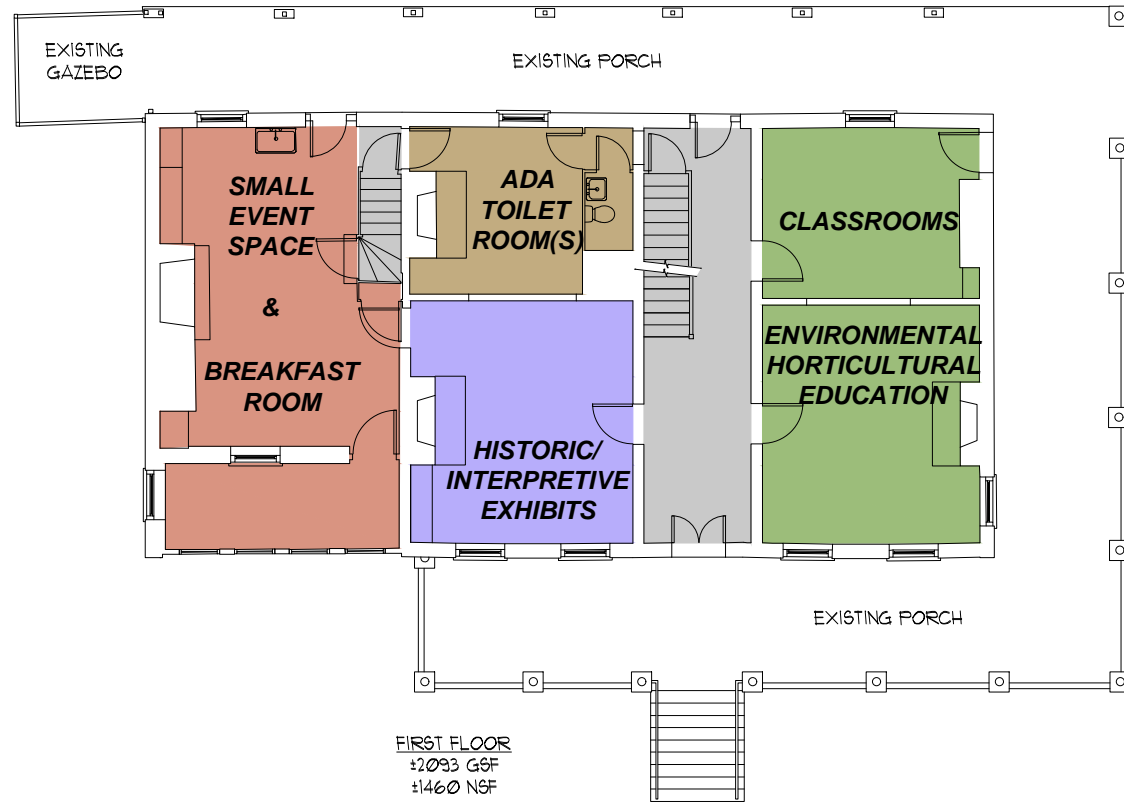
BARN - PARK & RECREATION USES -NO LODGING

FILE:	DRAWN BY HSM
PLOT SCALE:	CHECKED BY RPT
REVISIONS	REMARKS
DATE	DATE
6/2018	GENERAL
	11/13/2017
	PROJECT NO. GRE-CORC

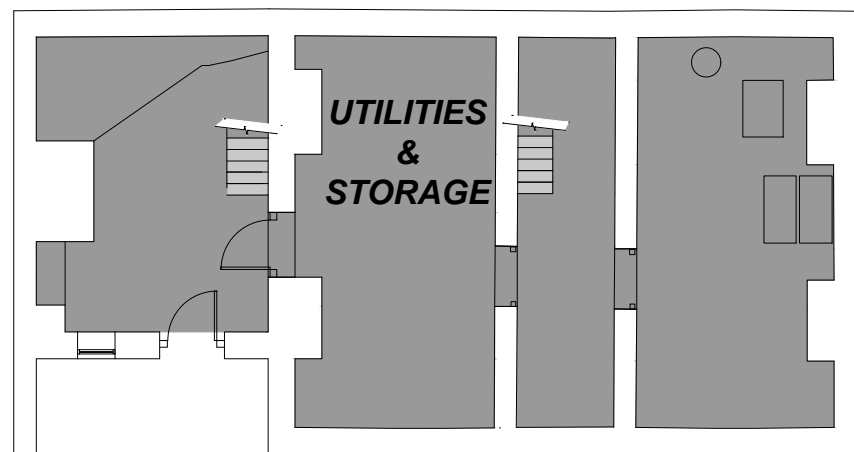
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TITLE	Alt. 1
DWG NO.	4

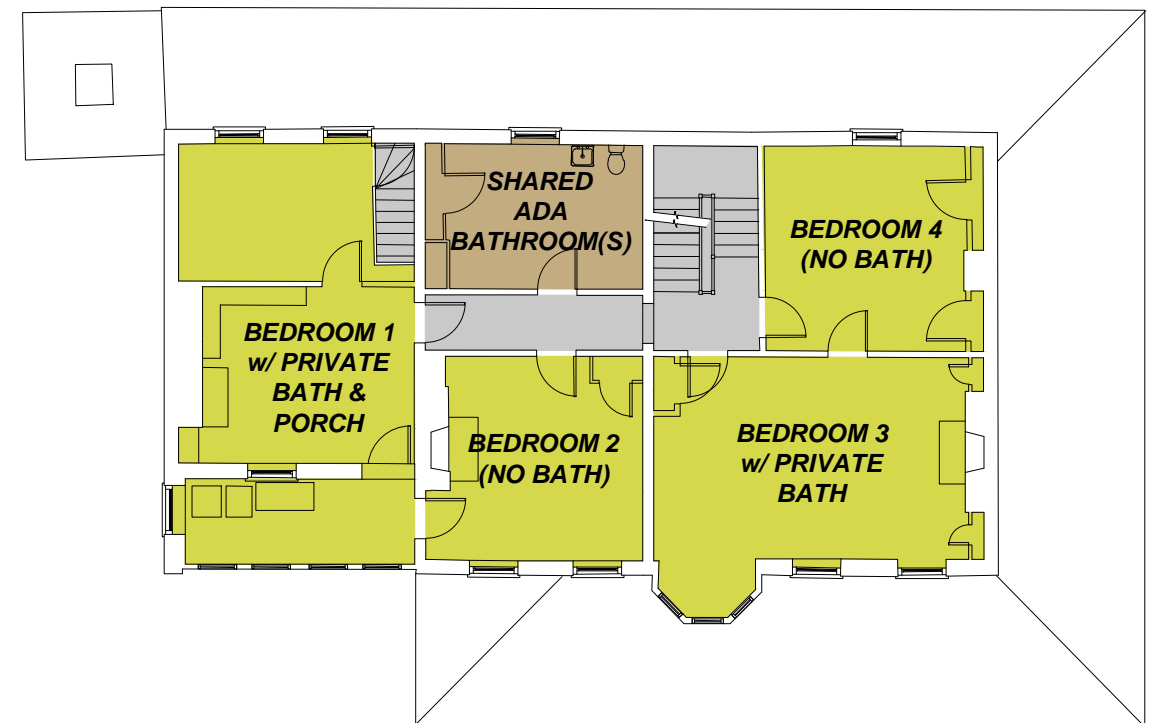
OUTDOOR ACTIVITY SPACE



ATTIC LEVEL
±2090 GSF
±1818 NSF



BASEMENT
±1964 GSF
±1210 NSF



SECOND FLOOR
±2115 GSF
±1600 NSF

POTENTIAL USES

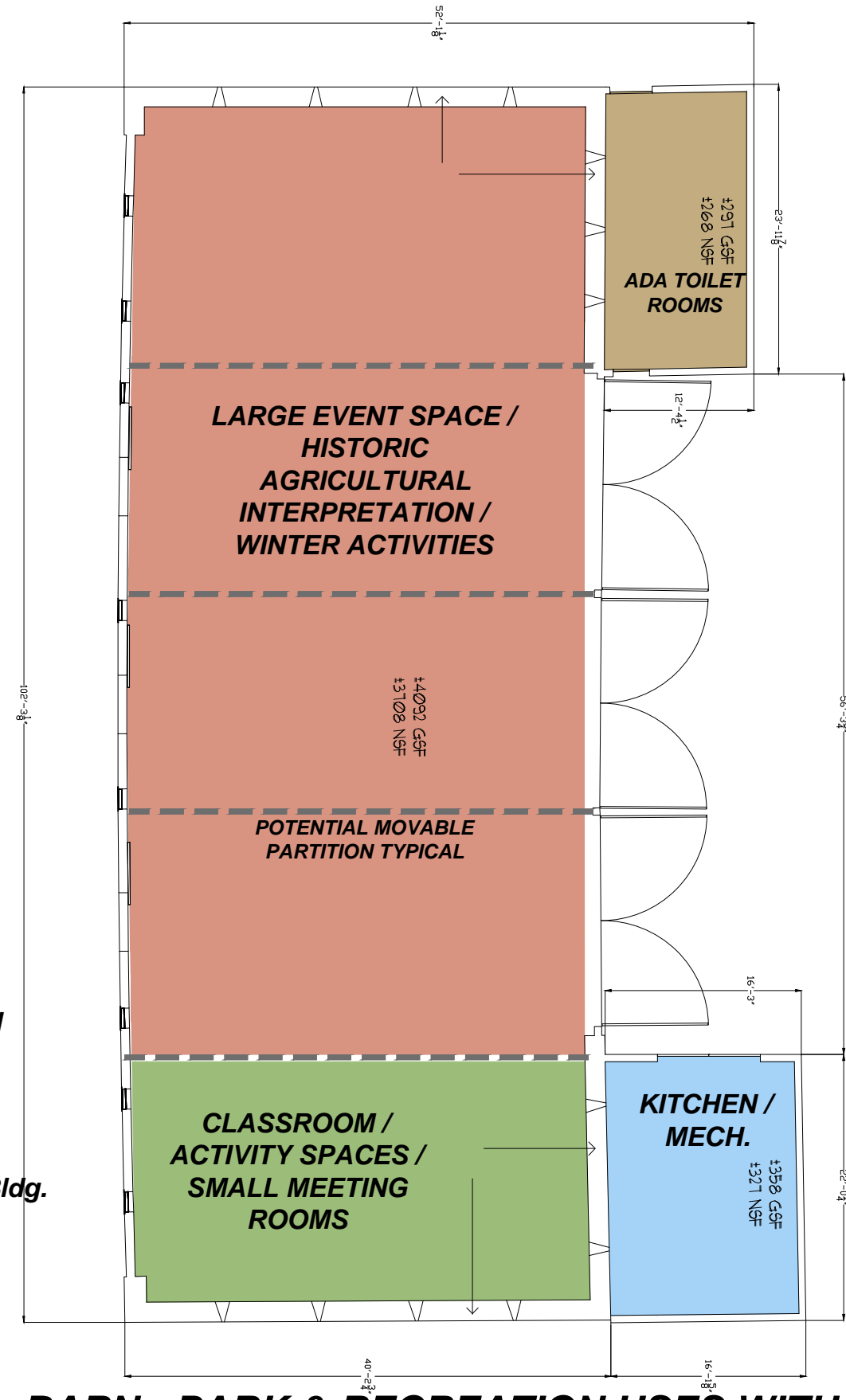
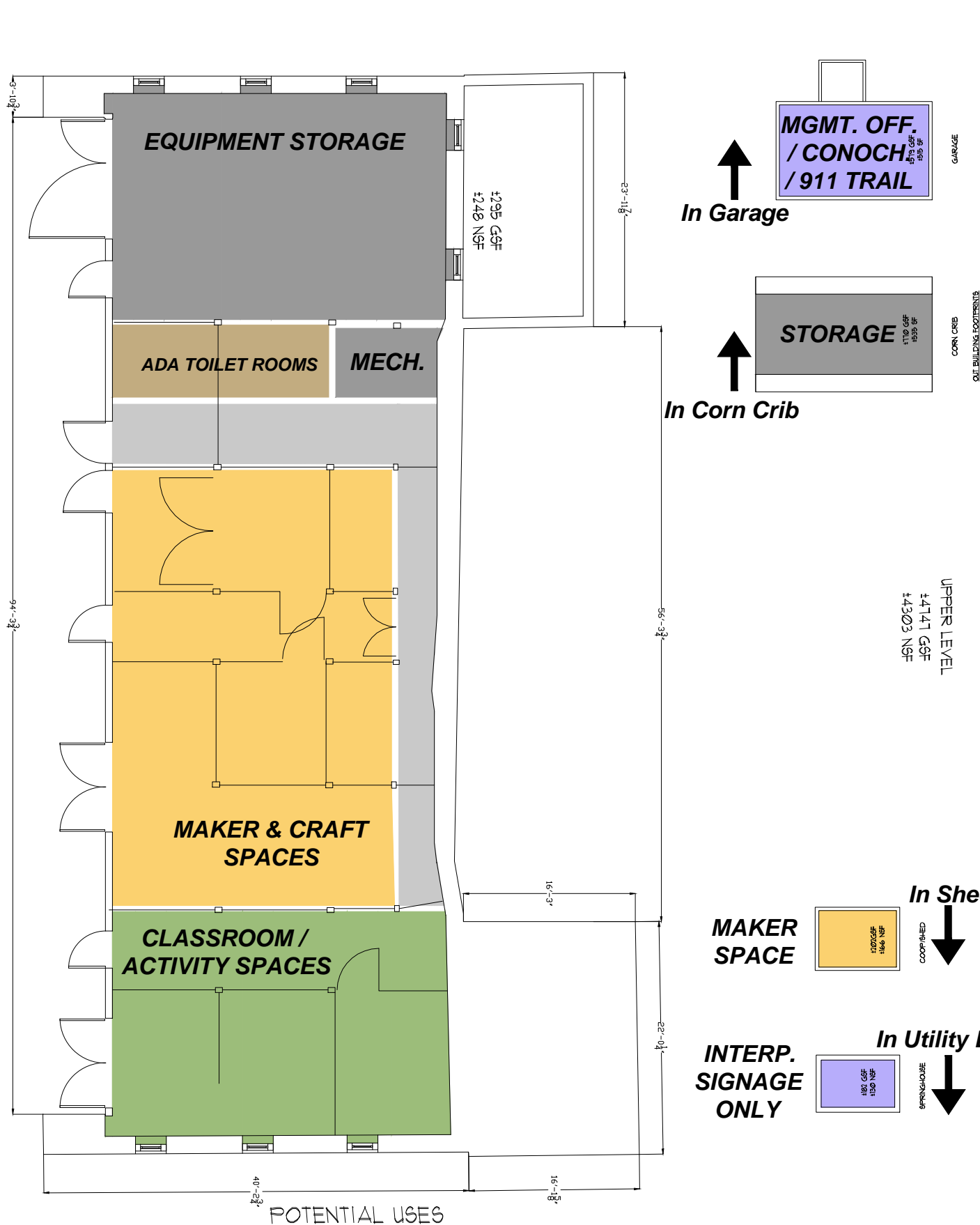


HOUSE - PARK & RECREATION USES WITH LODGING

FILE:	DRAWN BY HSM	Corker Hill Adaptive Reuse Study		TITLE
PLOT SCALE:	CHECKED BY RPT			Greene Township Board of Supervisors P.O. Box 215 1145 Garver Lane Scotland, PA 17254
REVISIONS	REMARKS	DATE	DATE	DWG NO.
	GENERAL	6/2018	11/13/2017	5
		PROJECT NO. GRE-CORC	Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215-545-1076	

**OUTDOOR
ACTIVITY
SPACE /
FARMERS
MARKET**

LOWER LEVEL
±3488 GSF
±3065 NSF



BARN - PARK & RECREATION USES WITH LODGING

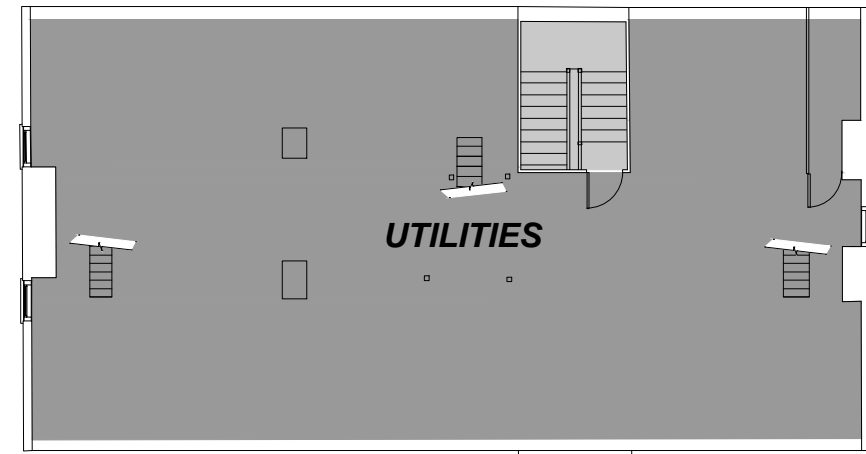
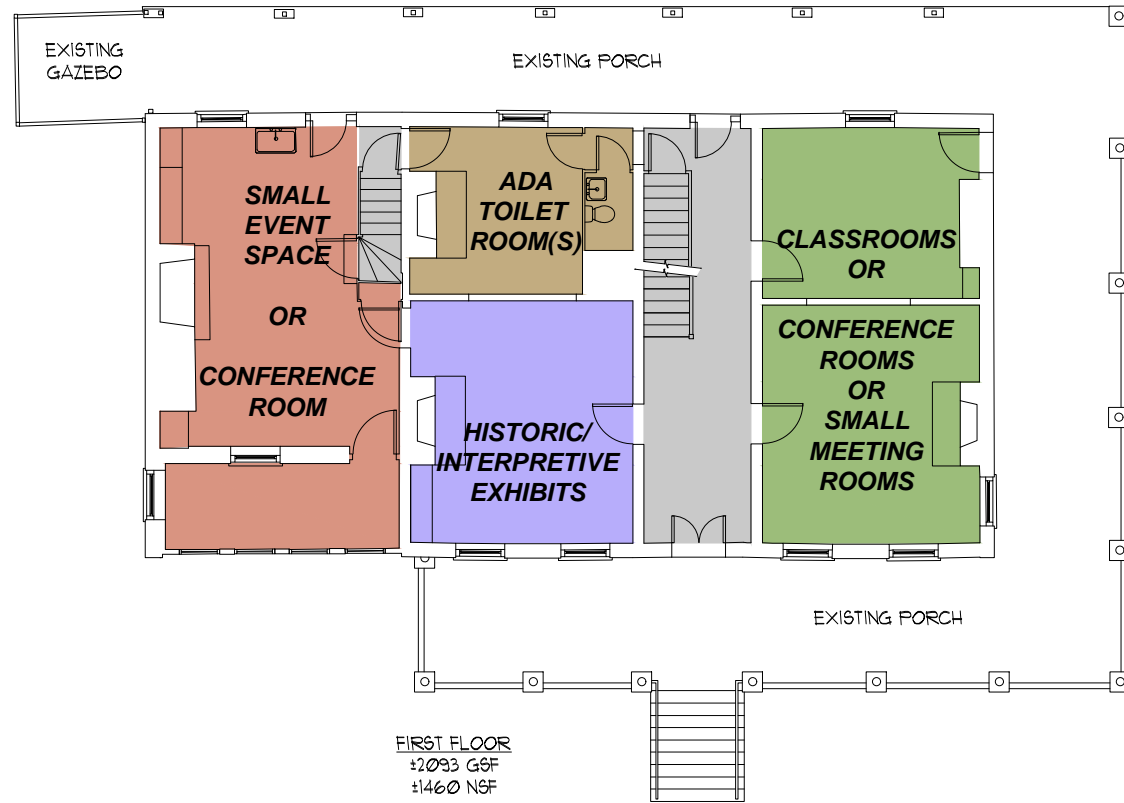
	OFFICE / MAKER SPACE		LODGING		CLASSROOM
	TOILET ROOMS / BATHROOMS		UTILITIES / STORAGE		KITCHEN
	CIRCULATION		EVENT SPACE		INTERPRETIVE SPACE

FILE:	DRAWN BY	HSM
PLOT SCALE:	CHECKED BY	RPT
REVISIONS	REMARKS	DATE
6/2018	GENERAL	11/13/2017
	PROJECT NO.	GRE-CORC

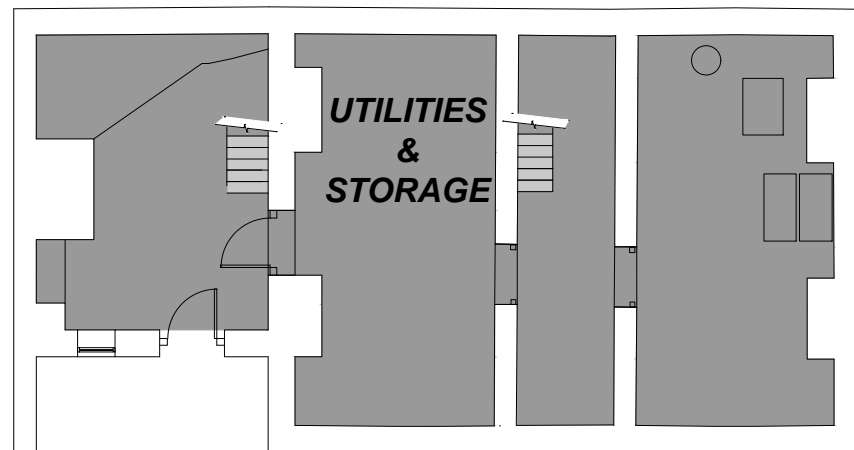
Corker Hill Adaptive Reuse Study
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TITLE
Alt. 2
DWG NO.
6

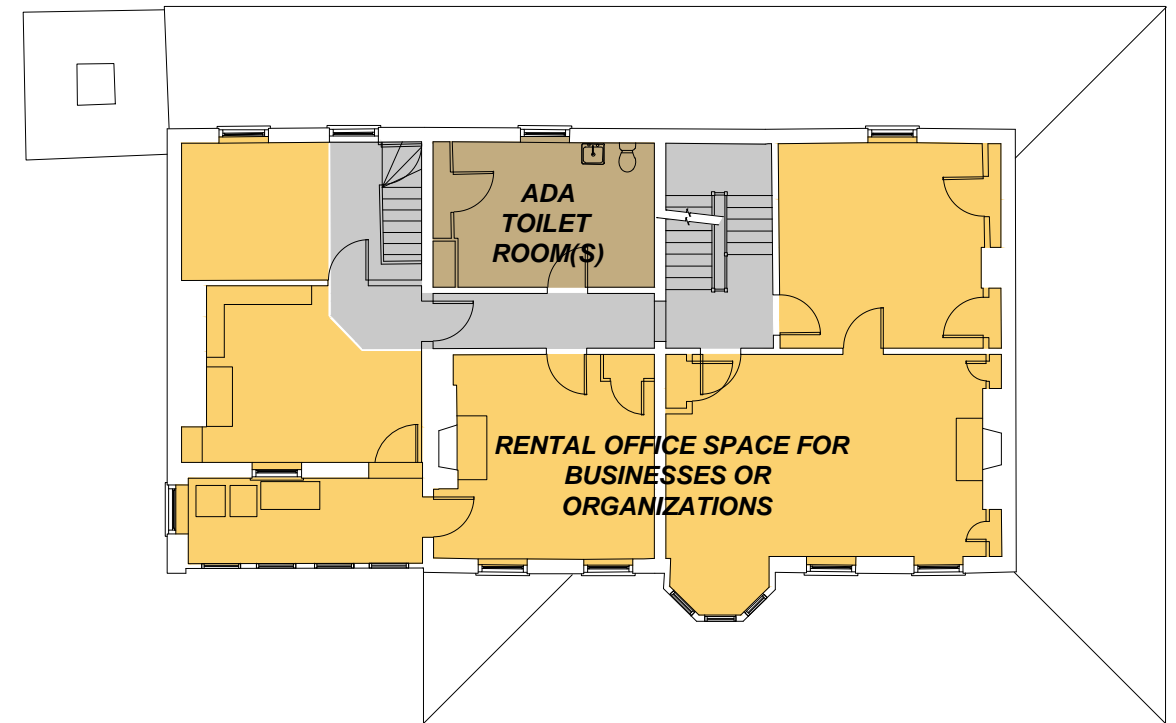
OUTDOOR ACTIVITY SPACE



ATTIC LEVEL
±2090 GSF
±1818 NSF

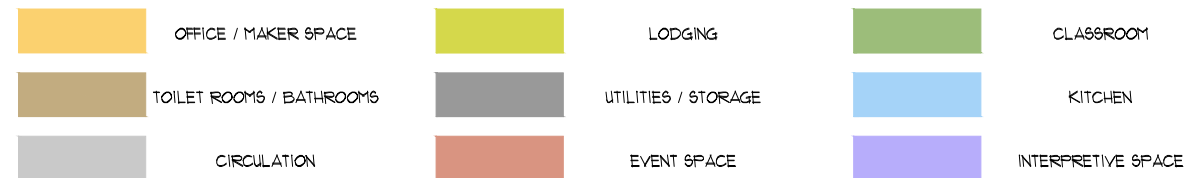


BASEMENT
±1964 GSF
±1210 NSF



SECOND FLOOR
±2115 GSF
±1600 NSF

POTENTIAL USES



HOUSE - PARK & RECREATION USES WITH BUSINESSES / OFFICES

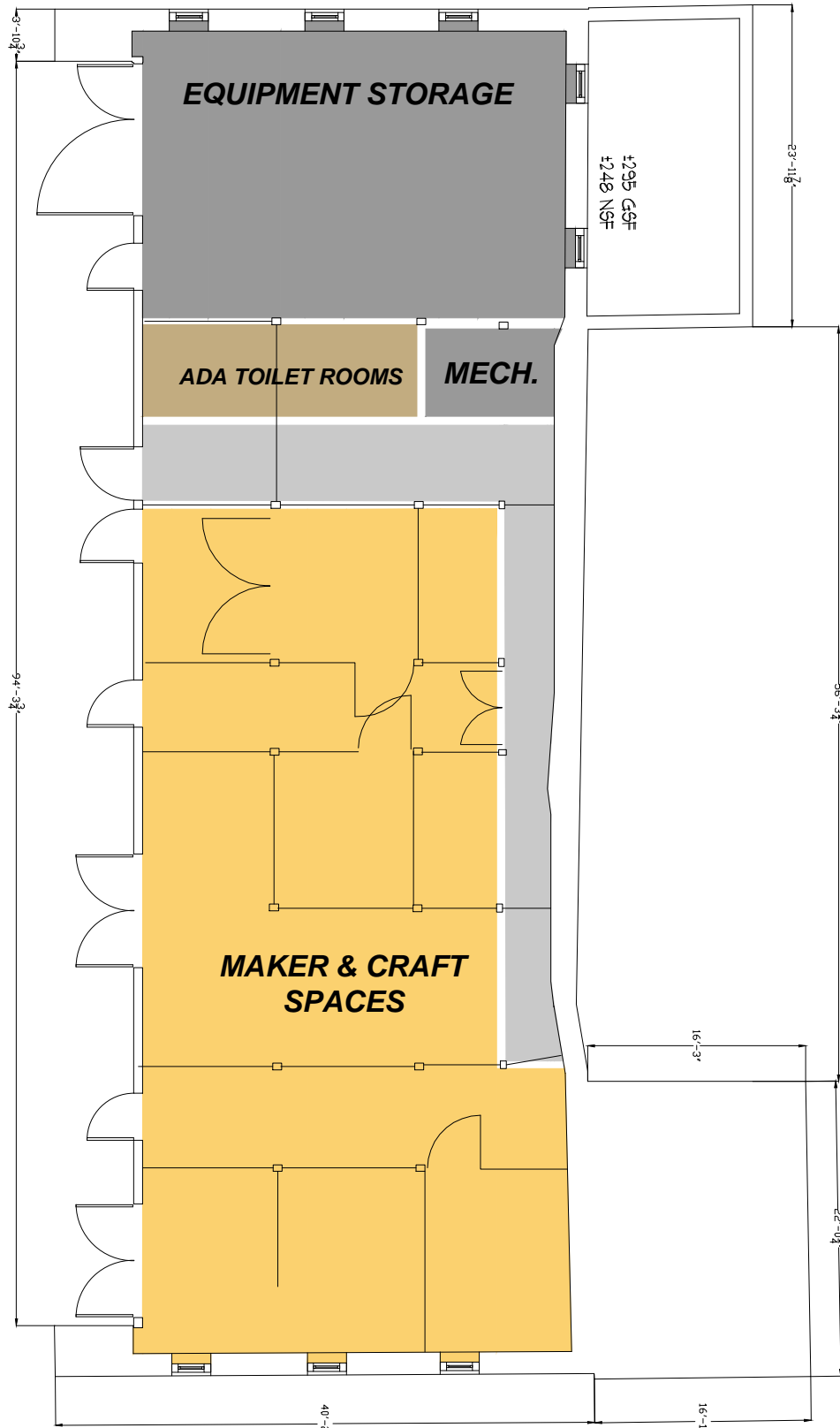
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PLOT SCALE:	CHECKED BY RPT
REVISIONS	REMARKS
DATE	DATE
6/2018	GENERAL
	11/13/2017
	PROJECT NO. GRE-CORC

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TITLE
Alt. 3
DWG NO.
7

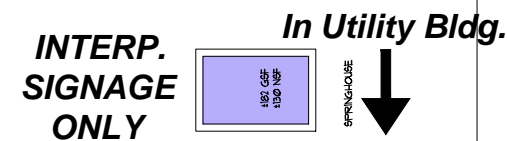
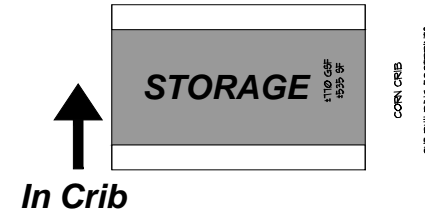
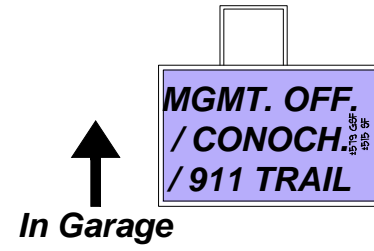
**OUTDOOR
ACTIVITY
SPACE /
FARMERS
MARKET**

LOWER LEVEL
13488 GSF
13065 NSF

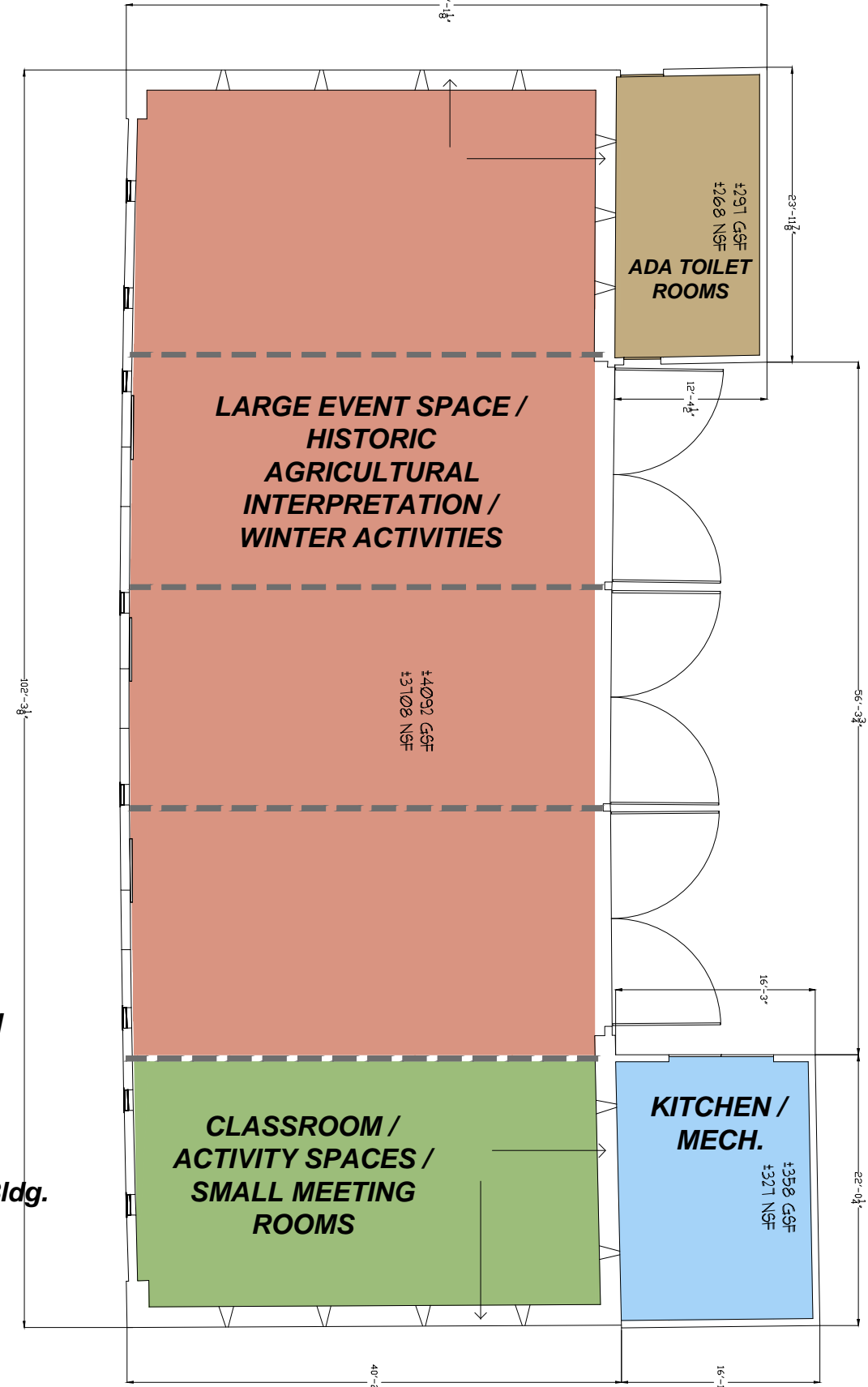


POTENTIAL USES

	OFFICE / MAKER SPACE		LODGING		CLASSROOM
	TOILET ROOMS / BATHROOMS		UTILITIES / STORAGE		KITCHEN
	CIRCULATION		EVENT SPACE		INTERPRETIVE SPACE



UPPER LEVEL
14747 GSF
14303 NSF



BARN - PARK & RECREATION USES WITH BUSINESSES / OFFICES

FILE:	DRAWN BY HSM
PLOT SCALE:	CHECKED BY RPT
REVISIONS	REMARKS
DATE	DATE
6/2018	GENERAL
	11/13/2017
	PROJECT NO. GRE-CORC

Corker Hill Adaptive Reuse Study
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TITLE
Alt. 3
DWG NO.
8

CORKER HILL ADAPTIVE REUSE STUDY

Cost Summary Alternative #1 - Park and Recreation Uses - No Lodging

HOUSE	App. Gross SF	Prob. Dev. Costs				Mngmt. Costs/yr.			
		Low		High		Low		High	
BASEMENT	1964	10	19640	20	39280				
FIRST FLOOR	2093	75	156975	100	209300	5	10465	8	16744
SECOND FLOOR	2115	75	158625	100	211500	5	10575	8	16920
ATTIC LEVEL	2090	10	20900	20	41800				
TOTAL	8262		\$ 356,140		\$ 501,880		\$ 21,040		\$ 33,664
BARN									
LOWER LEVEL	3488	200	697600	250	872000	8	27904	10	34880
UPPER LEVEL	4747	200	949400	250	1186750	5	23735	8	37976
TOTAL	8235		\$ 1,647,000		\$ 2,058,750		\$ 51,639		\$ 72,856
GARAGE	579	100	\$ 57,900	\$ 150	\$ 86,850	5	\$ 2,895	8	\$ 4,632
CORN CRIB	770	50	\$ 38,500	100	\$ 77,000				
COOP/SHED	202	100	\$ 20,200	\$ 150	\$ 30,300	5	\$ 1,010	8	\$ 1,616
SPRING HOUSE	182	50	\$ 9,100	100	\$ 18,200	5	\$ 910		
SUMMARY TOTAL COSTS ALT. #1			\$ 2,128,840		\$ 2,772,980		\$ 77,494		\$ 112,768

Cost Summary Alternative #2 - Park and Recreation Uses with Lodging

HOUSE	App. Gross SF	Prob. Dev. Costs				Mngmt. Costs/yr.			
		Low		High		Low		High	
BASEMENT	1964	10	19640	20	39280				
FIRST FLOOR	2093	100	209300	150	313950	8	16744	10	20930
SECOND FLOOR	2115	150	317250	250	528750	10	21150	15	31725
ATTIC LEVEL	2090	10	20900	20	41800				
TOTAL	8262		\$ 567,090		\$ 923,780		\$ 37,894		\$ 52,655
BARN									
LOWER LEVEL	3488	250	872000	300	1046400	8	27904	10	34880
UPPER LEVEL	4747	250	1186750	300	1424100	8	37976	10	47470
TOTAL	8235		\$ 2,058,750		\$ 2,470,500		\$ 65,880		\$ 82,350
GARAGE	579	150	\$ 86,850	\$ 200	\$ 115,800	5	\$ 2,895	8	\$ 4,632
CORN CRIB	770	50	\$ 38,500	100	\$ 77,000				
COOP/SHED	202	100	\$ 20,200	\$ 150	\$ 30,300	5	\$ 1,010	8	\$ 1,616
SPRING HOUSE	182	50	\$ 9,100	100	\$ 18,200	5	\$ 910		
SUMMARY TOTAL COSTS ALT. #2			\$ 2,780,490		\$ 3,635,580		\$ 108,589		\$ 141,253

Cost Summary Alternative #3 - Park and Recreation Uses with Bussiness/Office Use

HOUSE	App. Gross SF	Prob. Dev. Costs				Mngmt. Costs/yr.			
		Low		High		Low		High	
BASEMENT	1964	10	19640	20	39280				
FIRST FLOOR	2093	100	209300	150	313950	8	16744	10	20930
SECOND FLOOR	2115	225	475875	275	581625	8	16920	10	21150
ATTIC LEVEL	2090	10	20900	20	41800				
TOTAL	8262		\$ 725,715		\$ 976,655		\$ 33,664		\$ 42,080
BARN									
LOWER LEVEL	3488	250	872000	300	1046400	8	27904	10	34880
UPPER LEVEL	4747	250	1186750	300	1424100	8	37976	10	47470
TOTAL	8235		\$ 2,058,750		\$ 2,470,500		\$ 65,880		\$ 82,350
GARAGE	579	150	\$ 86,850	\$ 200	\$ 115,800	5	\$ 2,895	8	\$ 4,632
CORN CRIB	770	50	\$ 38,500	100	\$ 77,000				
COOP/SHED	202	100	\$ 20,200	\$ 150	\$ 30,300	5	\$ 1,010	8	\$ 1,616
SPRING HOUSE	182	50	\$ 9,100	100	\$ 18,200	5	\$ 910		
SUMMARY TOTAL COSTS ALT. #3			\$ 2,939,115		\$ 3,688,455		\$ 104,359		\$ 130,678

APPENDIX C

Work Priorities

Recommendations for work priorities on the Mansion House 12/15/2017



The Mansion House as it exists today with roof monitor and bay from the early 20th Century and two story porch enclosed in the 1970's.

Discussion of Priorities for the Corker Hill Manor House

The basics for prioritization are always the following:

1. Wildlife Infestations (animals getting in and doing damage)
2. Structural Stability
3. Weather Penetration/Protection
4. Appearance

Looking at the house, generally, it's in pretty good shape. Based on our walkthroughs, which did not include a very detailed inspection of the attic due to bird droppings and such, there do not appear to be any significant structural issues that are putting the house at risk. We understand pigeons once roosted in the attic and that is the explanation for most of the droppings and waste, but having not performed a detailed inspection of the attic that may not be the only explanation. There are plenty of appearance issues to address, many of which are a simple issue of scraping and painting. Before you get too involved with that, there appear to be weather issues to address. That being said, the sooner the scraping and painting is addressed, the better. They should really be addressed within the next year or two so that wood now exposed isn't subject to too much more damage.

We understand you have about \$50,000 at this point so we won't go into a full list from top to bottom, but the list below is what we believe should be addressed as soon as possible.

List of Initial Work Items in order of immediate priority

1. **Phase I Environmental Assessment** - This is simply a good first step with any old building. It's good to be aware of any conditions that might be present in the house and their extent before getting too much further with restoration. Once the conditions are known, decisions can be made in relation to the proposed uses as to appropriate remediation and/or containment measures. It's also valuable for contractors working on the building in the future to know the conditions so they can adjust their means and methods accordingly.
2. **Clean the Attic** - The goal of this cleaning is to create a relatively safe environment (free of potential health risks) to allow for both inspection of and performance of work in the attic. While there do not appear to be specific regulations for this type of cleaning, there are general guidelines for doing it properly. The issues are generally controlling dust, proper ventilation, proper worker protections and proper handling of waste. This should be done by a firm experienced with this type of cleaning and disposal. The work should include inspection/testing before and after to try to ensure, to some degree, that conditions have been properly addressed. A consultant you might hire to do a Phase I Environmental Assessment may be able to help you with this testing. Even after the cleaning it would likely be advisable that all future work in the attic be performed with proper protection and dust containment.
3. **Address Animal Infestations** - This is key in the attic and under the porch. Squirrels, raccoons, birds, rabbits, snakes ... the list goes on and they can do lot of damage. They should be removed and all access points should be closed off and monitored to assure they are not getting back in. A good animal/pest control company should be employed.

4. **Inspect the Attic and Address any Roof Structure Issues** - Once the attic is cleaned and fully accessible, a full inspection should be performed. If there are signs of any active water penetration, these should be immediately addressed with at least temporary roof protection if not permanent repair. Based on our walk through of the lower floors, the only evidence of water penetration was at the south side bay window. It's our understanding that this issue has been corrected. If any signs of water damage or moisture related deterioration are noticed, these conditions should be reviewed by a Structural Engineer. The conditions should be corrected before addressing any roofing issues or combined with a complete roof replacement project.
5. **Inspect and Repair/Replace the Main Roof, Related Flashings, Pole Gutters and Half Round gutters and Downspouts** - It's our understanding some roof repairs have been performed. All of our review of the conditions were from the ground. There is at least one downspout missing and all but one drain on to the porch roof which is a separate issue. The existing roofing is a combination of standing and flat seam sheet metal, appears to predate the roof monitor (judging by how the roofing around it seems to be "patched in") and may be the original roofing. The base metal is unknown at the moment, but based on the fact it is painted, the paint is scaling and there appear to be rough patches (a sign of corrosion), it's likely what was called a "tin plate" roof which is any one of a number of base metals including sheet iron or steel coated with a lead/tin alloy. The rust is the bad news. Generally this type of roofing is painted for protection and longevity and to prevent rust. The questions now are how much rust is there and how badly has it affected the base metal? Sometimes these roofs can be saved, but all the paint and rust needs to be removed and the roof repaired, primed and repainted. If it can't be saved we would recommend installing a terne coated copper roofing with the same seam types and pattern. All related flashings should be replaced if a new roof is the choice to assure compatibility of the metals. Replacement would also allow any roof sheathing issues to be addressed. There do appear to be flashing issues judging by masonry conditions at the base of the chimneys (again this is from the ground) so all roof flashings should be thoroughly inspected if roof repair is an option. The pole gutters/Yankee gutters need to be inspected for sound condition and anchorage and repaired accordingly. The half round gutters also need to be inspected for condition and anchorage and again repaired accordingly and downspouts addressed.
6. **Replace the Porch Roofing and Related Flashings** - Based on the conditions of the underside of the porch roof and what we can see from the ground, the porch roofing is in very poor condition. The flashing conditions also appear to be allowing water to penetrate deep in the masonry in at least 2 areas where there is heavy mold growth on the brick. The porch roofing needs to be replaced and again we recommend terne coated copper. Repairs are needed to the wood structure and sheathing of the porch roof. All flashings will need to be replaced and properly sealed at the masonry. Of course the masonry in the areas of water damage will need to be inspected, cleaned and appropriately repaired.

The next step would be a detailed inspection of the windows and doors and their related seals. The existing storm sash seem to be sound so they should be protected until you can get to them, but we firmly believe these first 6 items will use up all of the first \$50,000 in your budget and then some.