

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Linden Hall at Saint James Park
other names/site number Linden Hall

2. Location

street & number Rural Route 26051 N/A not for publication
city, town Lower Tyrone Township N/A vicinity
state Pennsylvania code PA county Fayette code 051 zip code 15428

3. Classification

<p>Ownership of Property</p> <p><input checked="" type="checkbox"/> private</p> <p><input type="checkbox"/> public-local</p> <p><input type="checkbox"/> public-State</p> <p><input type="checkbox"/> public-Federal</p>	<p>Category of Property</p> <p><input type="checkbox"/> building(s)</p> <p><input checked="" type="checkbox"/> district</p> <p><input type="checkbox"/> site</p> <p><input type="checkbox"/> structure</p> <p><input type="checkbox"/> object</p>	<p>Number of Resources within Property</p> <table border="0"> <tr> <td style="text-align: center;">Contributing</td> <td style="text-align: center;">Noncontributing</td> </tr> <tr> <td style="text-align: center;"><u>3</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td></td> <td style="text-align: center;">buildings</td> </tr> <tr> <td style="text-align: center;"><u>1</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td></td> <td style="text-align: center;">sites</td> </tr> <tr> <td style="text-align: center;"><u>1</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td></td> <td style="text-align: center;">structures</td> </tr> <tr> <td style="text-align: center;"><u>5</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td></td> <td style="text-align: center;">objects</td> </tr> <tr> <td></td> <td style="text-align: center;"><u>0</u> Total</td> </tr> </table> <p>Number of contributing resources previously listed in the National Register <u>0</u></p>	Contributing	Noncontributing	<u>3</u>	_____		buildings	<u>1</u>	_____		sites	<u>1</u>	_____		structures	<u>5</u>	_____		objects		<u>0</u> Total
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	sites																					
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	objects																					
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Name of related multiple property listing: NA

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

Current Functions (enter categories from instructions)

RECREATION AND CULTURE/museum facility**7. Description**Architectural Classification
(enter categories from instructions)LATE 19TH AND 20TH CENTURY REVIVALS/
Tudor Revival

Materials (enter categories from instructions)

foundation Sandstone and concrete
walls stone and stuccoroof slate

other _____

Describe present and historic physical appearance.

Linden Hall is a thirty-one room Tudor Revival mansion built between 1909 and 1911 by Sarah Boyd Moore Cochran on her Fayette County estate, St. James Park. The two and one half story stone and stucco house is in the shape of a segmented crescent and sited on the high point of the approximately 700 acre estate. From its 1360 foot elevation the house commands panoramic views of the countryside in all directions. The south of the house overlooks a broad lawn and woods which sweep to the Youghiogheny River Valley below. It is through this lawn that the entrance drive rises before swinging around to the house at the main entrance on the north elevation. The drive continues north westward to a two and one half story garage and residence which matches the mansion in style and material. Directly across the drive to the north of the house the ground drops in three terraces to a pool and open brick pavilion.

The land area of the estate assembled by the Cochrans remains roughly intact today and includes several buildings from the Cochran's time or before. Changes made to transform the estate into a resort include the creation of a golf course, swimming pool, picnic pavilion, restaurant, education center and motel; therefore the nomination is limited to an area encompassing only the mansion, immediate lawns, the garage, terraced garden, pool and pool pavilion.

The main body of the house is a long, rectangular gable-ended block made irregular by various gables, bays, porches, and other additions. The block divides into unequal thirds; the outer thirds bend north 45 degrees from the longitudinal east-west axis. This forms a broadly angled crescent opening to the north, facing the circular entrance drive. Centered in this crescent is a two story conical-roofed pavilion. On the opposite elevation to the south two full height pavilions extend perpendicularly from the intersections of the central block and its flanking ends.

The main hall and stair occupy the central block of the house, reception rooms lie to either side in the south projecting pavilions. The kitchen pantries, dining room and service stairs are housed in the northwest wing of the house while the drawing room and conservatory are in the block forming the northeast wing. The bed and sitting rooms of the

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second floor all lie behind the south elevations with circulation held to the northern side of the house. The principal suite of rooms on this level occupies the northeast wing of the house over the drawing room. Servants' rooms and storage spaces are along a longitudinal corridor under the roof at the third floor. Additional service spaces lie to both sides of a central game room in the partly exposed basement.

The exterior walls of the house are stone from the ground to a shallow wooden cornice encircling the house between the first and second floors. The stone, quarried on the estate, is uncoursed and roughly squared, laid with wide extruded joints tooled into a smooth ribbon of projecting mortar. Details at this level are executed in ashlar or carved stone and include quoins, window surrounds and hood moulds, sill courses, columns, architraves and friezes. Original standing seam copper roofs cover porches and projecting bays.

The second story is white painted stucco over hollow clay tile. The roof, originally a green glazed tile, was replaced in the late 1970's with a multicolored slate. A vestige of the original roofing tile remains on the cornice separating the stone from the stucco. Identical hipped-roof dormers pierce the roof at regular intervals to light the third floor.

Eaves, gables, dormers and bay windows are articulated with substantial and often complex built-up or carved wood trim. Wide paneled bargeboards face the gables' deep overhangs and regularly spaced simple brackets underline the broad eaves.

Windows are primarily wooden double hung sash comprised of a single light bottom sash and a top sash of multiple nearly-square panes. Casement sash glaze the third floor dormers and a few other openings. They operate with a unique in-swinging lift hinge. Stained glass elements incorporating crests or quotes occur in many of the upper parts of windows throughout the house. Notable are the basement windows which are glazed with prism glass.

Five chimneys rise above the mass of the house with polygonal tops ending in cylindrical chimney pots. The unusually long brick of the chimneys has a dark rough face and is laid in a Flemish diagonal bond with wide raked joints.

The structure of the floors and roof consists of steel beams infilled with hollow clay tile and, in the case of the floors, topped with concrete.

The main entrance to the house is at the center of the north facade in a rectangular pavilion in front of a conically roofed tower. A wide leaded glass door with sidelights is flanked by pairs of Roman Doric, stone columns and sheltered by an iron canopy supported by large elaborately scrolled iron brackets.

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The northeast wing of the house contains the drawing room and a one story conservatory. Leaded glass wooden sashes between a framework of engaged stone columns form the walls of the conservatory. It terminates in a semi-circular bay topped with a shallow iron and glass dome.

The stone and wood entablature of the conservatory continues around to the southeast elevation where resting on paired, Roman Doric, stone columns it defines a deep four bay porch enclosed by a stone balustrade. Above the low roof of the porch two broad bands of windows capitalize on the river view from the primary suite of rooms on the second floor.

The southern elevation of the mansion centers on a nearly square portico. Paired Roman Doric stone columns support a full entablature of stone and wood beneath a low roof. Leaded double doors lead directly into the main hall. Elaborate four-part windows under basket arched openings pierce the wall to either side of the portico lighting the main hall.

Two gabled projections roughly equal in size but different in detailing frame the center of the south elevation. An oriel window projects beneath the heavily bracketed overhang of the gable at the eastern bay. A differently articulated oriel rests on carved brackets beneath the jerkin head gable of the western bay. A small porch enclosed by three stone arches attaches to the western end of this bay.

The south facing portion of the northwest wing is pierced by individual windows in an irregular rhythm. A small oriel window enlivens the second story.

Turning the corner the northwest elevation terminates in a jerkin head gable. The northwest block of the house is expanded along its length by a one story pavilion fronting the driveway. A broad wooden pediment resting on buttressed stone piers anchors this pavilion towards the center of the facade, and an arcaded service porch forms the outer end. Iron grillwork, now missing, once filled two of the arches.

The mansion's interior is most elaborate in the main rooms of the first floor. Each of these rooms is given a different treatment producing a range of styles and characters. The main hall measures 65 X 28 ft. and is articulated by paired pilasters and ceiling beams into five bays lengthwise and three bays across. The pilasters become free-standing columns where the hall opens to the semi-circular bay of the main stairs. Original stenciling on the ceiling here displays the Cochran "C", and filigreed-shaded sconces are original. Particularly notable is the Aeolian pipe organ which, using paper rolls, is operable as a player. The organ's pipes are located behind a grille in the hall and above the ceiling of the main stairs.

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The main staircase rises in a broad arc from the main hall. A separate low marble entry hall situated a few steps below the first floor level provides direct access to the basement game room and connects the main hall to the driveway entrance.

A substantial carved wooden balustrade edges the main stairs and the open side of the second floor hall. Lighting the stair bay are three large segmentally arched windows. Divided into three panels each, these windows are stained glass works of the Tiffany Studio depicting garden views. Opposite these glass windows along the second floor corridor are four somberly painted murals of Versailles garden scenes painted in 1913 by H. L. Dahler.

A small parlor off the main hall is paneled in an early eighteenth century French style and retains most of its decorative gilding. A similarly sized parlor at the opposite end of the main hall displays all of its original decorative painting. Dark green oak paneling and a vaulted ceiling are enlivened by polychromatic Pompeian motifs. A carved wooden mantel continues the Pompeian theme. Originally used as a gentlemen's smoking room this parlor has its own lavatory and exterior door. Lighting fixtures and some furnishings are original. A vestibule leads to the small arched porch on the western elevation.

The dining room which connects to the main hall via an angled vestibule is executed in a loose interpretation of Robert Adam's neo-classical style. The corners of this basically rectangular room are rounded and the plaster ceiling ornament is laid out in an oval. Sterling silver light fixtures with Wedgwood insets are original.

The drawing room which is at the opposite side of the main hall from the dining room is also entered by an angled vestibule. Paneled in oak with an ornamented plaster ceiling this room has the mansion's only woodburning fireplace, most of the twenty-six others being fitted with their original gas burners. The large imported stone chimney breast is carved in high relief in the style of the French Renaissance.

Floors in the main rooms as well as the bedrooms and servants' rooms are oak strip, many laid as parquet. Original floors elsewhere include white ceramic tile in the bathrooms, green ceramic hexagons in the kitchen and a composition cork in several of the other service areas.

Though modern additions to the kitchen and pantry have been made, both rooms contain intact their original wood cabinetry. Walls in most of the service rooms on the first floor and basement level use white glazed tile. A game room in the center of the basement connects directly to the front entrance hall above. Two duck pin bowling lanes are located here. A modern restroom occupies a space off the game room which once housed a steambath.

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The house has a passenger elevator serving all floors and an original fire prevention system consisting of fire hoses connected at one time to a water tower a half mile away from the house. The mansion, wired at the time of construction, had its own electrical generating system since public utilities were unavailable.

Rooms on the second floor are executed with less detail than the public spaces below but each has unique ornament at its cornice, window casings and fireplaces. Each bedroom has a separate bath, notable for its elaborate shower fittings.

Banked into the side of the hill to the northwest of the mansion the garage and chauffeur's residence presents a one and one half story, symmetrically massed, slightly convex elevation to the main house. Gables rise from each end of the south-east facing roof plane and another gable is set lower on buttressed stone piers sheltering the central entry porch.

To the northwest an additional story is exposed by the slope of the ground. At this level five segmental arches pierce the stone wall two of which are still closed by their original wooden garage doors.

This lower level extends one bay further to the southwest. There the stucco superstructure is roofed by a flat concrete slab. A large brick chimney rises here for the furnace which serves the mansion; the two buildings are connected by a tunnel.

Across the circular drive to the north of the main entrance are two grass terraces and a paved terrace with a pool. Following an axis established by the mansion's central entrance a series of concrete steps and walkways descend from the driveway to a pavilion at the northern terrace. An original fountain featuring children fishing is located at the center of the middle terrace. A pool enclosed by a low open brickwork wall is centered on the lowest, paved terrace. A colonnaded brick pavilion is centered at the northern edge of the pool terrace.

The pool pavilion consists of four painted Tuscan columns creating a three bay elevation within a brick frame. Brick walls pierced with arched openings enclose a shallow space behind the columns. A hipped roof tops the pavilion. The effect of the terraced areas is much simplified now, lacking the geometric flower beds that once punctuated them.

Despite a series of uses and a long period of neglect Linden Hall maintains a high degree of integrity. All of the interior spaces are intact and include many of the original fixtures and fittings. With the exception of the change in roofing material and the loss of some grille work the exterior presents an appearance very similar to its original state.

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The ornamental articulation of some interior surfaces has been changed in the process of repairs to the breakfast room, but otherwise any significant changes in the effect of the interior is due to modern cosmetic changes.

Although plantings have not been maintained as they originally existed and many trees have been lost, the terraced areas to the north and the broad sloping lawn to the south, edged by the drive, still have their original contours. Little grading was done to widen the driveway into a parking area east of the terrace. The lawn to the south is bordered by mature trees with no evidence that the terraces suggested in the architect's 1911 rendering were ever executed. Current exterior lighting is much simpler than the original five globe post lamps and the accuracy of its location is uncertain, but it is consistent in its form with the period of the house.

Only to the western edge of the south lawn does the modern motel intrude upon the spacious setting from which the house was meant to be viewed.

The gardens, pool pavilion, and garage were all built contemporary with the mansion c. 1900-11. The period of significance extends to 1936, the date of Sarah Cochran's death, for she had the greatest impact on the estate's design and maintenance.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture

1911-1936

1911

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Kuntz, Joseph Franklin/Thompson
and Starrett

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Linden Hall and its garage are significant architecturally. The house is the only country estate of this magnitude outside of the Pittsburgh area in the southwestern corner of Pennsylvania. The house also exceeds in size and grandeur any house or city mansion still standing in Fayette County. Linden Hall was an extraordinarily large, complex, and expensive domestic project for architect Joseph Kuntz whose reputation was only in industrial and commercial design. Its largely unaltered exterior and relatively intact interior spaces together with its garage and portions of its lawn and gardens readily convey something of the building's original visual impact which was a symbol of the economic power, cultural refinement and social position which lay behind its creation.

A contemporary Fayette County history declared "Mrs. Cochran just completed erection of Saint James Park, her vast estate in Fayette County, what is perhaps the most palatial and architecturally beautiful country residence in Western Pennsylvania."

Houses of this size and grandeur are normally found in and around urban areas where there was enough business, social, and cultural activity to attract and support wealthy industrialists and entrepreneurs. In contrast, Linden Hall is isolated in a rural area, whose mining and coking were the source of the Cochran fortune. Mitigating this isolation is the fact that Linden Hall is located on the B & O Main Line between Pittsburgh and Washington, D.C., and once had its own stop.

The nearest examples of other contemporary grand country estates are found in Allegheny County and include "Wilpen Hall" (1900) the William Penn Snyder mansion in Sewickley Heights and Mary Flinn Lawrence's Tudor Revival mansion "Hartwood Acres" (1929) in Fox Chapel.

Linden Hall is the only identified example of major residential work by its architect, Pittsburgher Joseph Franklin Kuntz. Beginning his career in the engineering firm of W. G. Wilkins which he eventually came to own, his reputation rested on commercial See continuation sheet projects primarily though not exclusively in the Pittsburgh region.

↓
and institutional

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The construction of the house is significant in that it includes many features which were atypical for residential construction. The structural system being masonry and steel throughout is significant for its residential use and indicative of the quality, safety and permanence the house was intended to have beneath its costly surface of fine materials and elaborate details. The hollow clay tile used in the floors and walls was an industrial building material which had only recently found application in domestic construction being advocated for country houses in a 1910 International Studio article.

In addition to the all masonry construction a concern with the danger of fire was addressed by including fire hoses throughout the house supplied by a large water tower housed in a freestanding stone and wood tower. The tower was destroyed by fire in the mid-1980s. A concern with adequate natural light in the basement service areas was addressed by glazing all windows there with prism glass, a material usually found in store front transoms where its refracting properties facilitated better distribution of available light.

Linden Hall was the home of Sarah Boyd Moore Cochran from its completion in December of 1911 until her death in 1936. Mrs. Cochran a farmer's daughter from Lower Tyrone Township, married on September 25, 1879 Philip Cochran the oldest son of a family which was well established in industrial and financial enterprises in the area. Mining and coking operations were the primary source of the family's sizable fortune. These were businesses which Mrs. Cochran continued and expanded following her husband's death in 1899.

The Saint James Park estate was assembled from several smaller farms. Here the Cochrans moved an existing log house (still standing) to build a large frame house which was their home until the mansion was finished in 1911. The frame house was demolished in the late 1970s and replaced by a modern motel/education complex.

Following the death of her only child James in 1901, Mrs. Cochran travelled abroad. Linden Hall includes furnishings and components such as the drawing room chimney breast which were acquired in her travels. The name of the house itself is taken from the Linden trees (few of which survive) which Mrs. Cochran reputedly had planted having been struck by the same trees on the Strasse Unter den Linden in Berlin.

During the time Mrs. Cochran presided as hostess at Linden Hall the estate acquired locally a reputation as a place where the rich and powerful were entertained. Mrs. Cochran's impact on the area went beyond the economic effect which her business operations had. She had a reputation for generosity and her philanthropy included buildings at several colleges such as Cochran Hall at Allegheny College in Meadville.

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Sarah Cochran's interest in building continued after the creation of Linden Hall with the construction of the Philip G. Cochran Memorial Methodist Church in Dawson. Designed by Thomas Pringle in the English Gothic style the church was completed in 1927.

Sarah Cochran died in 1936 and willed her estate to her sister-in-law. In 1942 the property was sold to Joseph Brethren who sold it to the Order of St. Basil the Great as a novitiate in 1944. The property was sold in 1957 to the St. James Country Club, and in 1976 became the property of the United Steelworkers of America. The country club structures were developed around the mansion in the 1960's and 1970's.

Linden Hall is locally significant for its size, grandeur and unique location. It is a fine example of the adaptation of industrial materials to an early twentieth century country house. The mansion is the only identified example of domestic architecture credited to architect Joseph Kuntz.

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Jordan, John W. and James Hadden, editors. Genealogical and Personal History of Fayette and Greene Counties Pennsylvania, Vol. III. New York: Lewis Historical Publishing Co., 1912.

Lucky, Andrew, Letter to Mrs. Derby dated January of 1969. From the information file at Linden Hall.

Rohlf, Betty Frangos, "Steelworkers Restore Glory of Linden Hall," The Morning Herald - The Evening Standard, May 22, 1980.

The Pittsburgh City Directory, 1909.

White, William A. "Linden Hall." The Pittsburgh Press, April 11, 1952.

9. Major Bibliographical References

Curtis, Earle E. "Little Journeys in Fayette." Undated, unidentified newspaper clipping, information file at Linden Hall.

Duncan, Alastair. Tiffany Windows. New York: Simon and Schuster, 1980.

Harper, Frank C. Pittsburgh of Today, Its Resources and People. Vol. VIII. New York: American Historical Society, Inc., 1931.

"Hollow Tile Construction for Country Houses," International Studio, XLL no. 164, (October 1910).

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property Approximately 9

UTM References

A 17 611220 4435920
Zone Easting Northing

B 17 611380 4435820
Zone Easting Northing

C 17 611280 4435660

D 17 611160 4435680

E 17 611 120 4435850

See continuation sheet

Verbal Boundary Description

Beginning on a line running from the center of the north entrance of the mansion through the center of the pool pavilion. From a point on this line thirty feet north, northeast beyond the rear wall of the pool pavilion; thence along a line running southeast approximately 400 feet to a point east of the bend in

See continuation sheet

Boundary Justification

Linden Hall and its ancillary structures are located on the 785 acre site of the resort and education complex owned by the United Steelworkers of America. The boundaries of the nominated resource have been delineated to exclude the several non-contributing structures to the southwest and west and the

See continuation sheet

11. Form Prepared By

name/title John Sandor and Lu Donnelly

organization NA

street & number 510 South Linden Avenue

city or town Pittsburgh

date August 28, 1989

telephone 412-441-3027

state PA zip code 15208

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SECTION 10
VERBAL BOUNDARY DESCRIPTION - CONTINUED

the entrance drive; thence southeast approximately 520 feet along a line roughly parallel to the drive to a point; thence northeast across the lawn along a line above the rear of the motel approximately 340 feet to a point; thence along a line north approximately 570 feet past the garage, thence along a line east approximately 330 feet to the point of beginning behind the pool-pavilion.

SECTION 10
BOUNDARY JUSTIFICATION - CONTINUED

landscaping changes which created a golf course to the north and west. The boundaries are drawn to include the buildings directly associated with Linden Hall and as much of the original setting as possible within a straightforward border. A parking area formed by a widened area of the driveway is the only intrusion within the boundaries.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89001787

Date Listed: 10/11/89

Linden Hall at St. James Park
Property Name

Fayette
County

PA
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews
Signature of the Keeper

10/11/89
Date of Action

=====

Amended Items in Nomination:

The Period of Significance for this property had to be clarified. The property is nominated under National Register Criterion C for architectural significance. The Period of Significance should be the construction dates (1909-1911). Greg Ramsey with the PA SHPO agrees that the period should be changed. The nomination form is now officially amended by changing the Period of Significance to 1909-1911.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

