

THE LANDMARK

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Newsletter of the Friends of Old Anville

SYNERGY AND SUCCESS IN THE TOWN CENTER

President's Message, by Owen Moe

At one time (not too long ago) I assumed that historic preservation efforts within a town center and the economic development of that same town center were mortal enemies, locked in endless combat over one property at a time. But as Anville has developed economically in this past decade, I have begun to see how important historic preservation can be to the development of the business district and, conversely, how essential new economic development is to maintaining local preservation for the long term. In short, the two once-opposing forces have begun to develop an essential and benevolent synergy that can give new hope to historic town centers across the country.



We need look no further than in Pennsylvania to see examples of that synergy and the success it engenders. West Chester, Pennsylvania (perhaps have you visited recently?) provides one such success story in which a new emphasis on historic preservation has become linked to economic development in the downtown commercial area. The story of West Chester, taken from the web-site for the *Delaware Valley Regional Planning Commission* (www.dvrpc.org), is detailed below. I think you will find that there are, for Anville, both parallels and lessons to be learned in the West Chester experience.

In the late 1970s/early 1980s, West Chester lost prolonged battles to save two key buildings in its historic district: the Chestnut Street Friends Meeting House and the Warner Theater (an Art Deco palace seating 1600) were torn down largely for parking. The demolitions galvanized popular support for a strong HARB ordinance in compliance with Pennsylvania's 1961 Historic District Act (Act 167), giving the ordinance real power in regulating demolition.

The local Chamber of Commerce joined the effort in 1984, providing a grant to support the successful nomination of West Chester's business district to the National Register of Historic Places. A new downtown historic district, complete with HARB zoning codes, was created in 1986. Key to passage of West Chester's HARB ordinance was an emerging understanding among elected officials and business owners that a regulated historic district would be economically beneficial, rather than onerous.

In 2000, West Chester created a Business Improvement District (BID) to increase customer traffic, retain, expand, and recruit viable businesses, and advocate for the interests of the downtown to government agencies. From the beginning, West Chester has shown flexibility in its zoning to encourage businesses in the town center. When a parking ordinance requiring extensive onsite parking for intensive-use businesses was preventing the move of Iron Hill Brewery (picture below) to a former Woolworth store in West Chester, the zoning code was changed to allow intensive use without additional parking. And most recently in a display of



true synergy, the West Chester Borough and business community pushed the development of a Comprehensive Historic Development Plan that was adopted in 2011.

West Chester, with its historic preservation and economic development interests working together, has created a beautiful and historic town center that is thriving economically. The National Trust for Historic Preservation named West Chester as one of America's Distinctive Dozen Destinations in 2006. I visited West Chester more than a decade ago, and now I can't wait to go back.

In many ways, Annville, under the leadership of Dick Charles and the Township Commissioners, and with support from local organizations like Friends of Old Annville and Lebanon Valley College, has been following a similar path with its own National Historic District, protective HARB ordinance, downtown development projects, historic preservation successes, and Economic Development Authority. West Chester's success gives hope for further success in Annville - we just need people with interest, vision, and abilities continuing to come forward to help make the hope a reality.

RECENT ACQUISITIONS TO THE ELECTRONIC ARCHIVES

Now available via Google Drive at Annville/Collections Donated along with more than 16,000 electronic files.

Contact bpfullmer@gmail.com for more information.

We extend heartfelt thanks to the many individuals who shared pictures and documents these past two month, including the following.

Members of Annville's long-standing Smith Family (149 W. Main, 125 W. Main) will appreciate a *carte de visite* picture of Cornelius Smith (1834-1917) shared by Steven Harris. The image was taken at the Excelsior Gallery in Lebanon around the time of the Civil War (1860-1865).

Art Ford donated copies of several articles regarding Annville that he wrote around 1980-1981 as part of his stint as a local reporter.

Lori Nalley sent along electronic images of directories of Annville from 1889-1890, 1891-1893, 1895-1896, 1897, 1899, and 1901. These documents are particularly helpful as information from the 1890 US Census was destroyed by a fire at a federal building.

Rachel Noll made arrangements such that we might add an extensive published genealogy of the Rohland Family to the Archives.

Incorporating these materials into our now 22,000 file database has been accomplished in large part by the work of Sylvia Popejoy.

How appreciated is this information! If you have information to share, please don't hesitate to contact us. In most cases, materials are returned after not more than a week or so. Thank you.

CELEBRATING “A GREAT LIFE”

During the past year FOOA was privileged to receive several issues of the *Annville Journal* for the years 1926 through '28* from the late Earl S. "Red" Sudbury, who passed away in September, 2013. If one were to select a “poster boy” for community involvement and an active life ~ Mr. Sudbury’s photo would undoubtedly be there. Many of you may have known Red, a retired union sprinkler fitter , U.S. Navy veteran of WW II, and 1945 graduate of Annville High School. He was a member of Zion Evangelical Congregational Church, Annville Rotary and American Legion, Union Hose Fire Company, Mt. Olivet Lodge #704, F. & A.M., Harrisburg Consistory, and the Zembo Temple Shrine, where he served with the Mounted Patrol. He served as Annville Township Plumbing Inspector and as the leader of Annville's Finest Boom-Bas Band. What you may not know about Red Sudbury was that he was also an author - giving us a frightening and funny booklet entitled “Why Me?” that explores a lifetime of hair-raising misadventures that somehow left him not only alive, but with a great sense of humor, at the age of 80.



Below are a few excerpts from “Why Me?”, with more to follow in upcoming issues. To give you a sense of what lies ahead, chapters include: “First Finger Lost”, “Dynamite Prank”, “Another Finger Gone”, “Don’t Close Your Eyes on the Turnpike”, “No Grass Grows in My Pool”, and “Thank God for Soft Paper”. It is undoubtedly one of the most unique memoirs you’ll have occasion to read, and giving away the ending, we’ll begin with the final chapter ~ “A Great Life”.

“When I was born in 1928, I had what was called a malformation of the colon, which means my insides were shifted a quarter of a turn. I didn’t find out about this condition until 2003. The hospital specialist told me that babies who had this problem often died by the time they were two weeks old.

Here I am 80 years old. So right from the very start of my life, it seems like the odds were against me, just like every time I got up on the high steel or stood in a big open ditch. Everyone tells me that someone must have been looking out for me. Well, I think they must be getting tired by now.”

“As you can see I’ve had a great life. I met hundreds of wonderful people. I am a people person. I need to meet other people, talk to them, and maybe even get involved with them. People are different, funny, odd, and some are real bastards, but you can’t help that.”

“I’ve been to interesting places. I’ve paraded in the Macy’s Thanksgiving Day parade where I met Jackie Cooper and Virginia Mayo. I’ve paraded in Philadelphia on New Year’s Day in the Mummers’ Parade. I’ve worked at Martha’s Vineyard Island,

the home to millionaires and movie stars. One night while sitting in a restaurant, we were playing a game of canasta and a man asked us what we were playing. Just by hearing his voice, I knew who it was before I saw him. I looked up and saw James Cagney. He didn’t play, but it doesn’t get better than that.”

“I hope you enjoyed everything you’ve read about my life and hope it might make a difference in yours.”

**Be sure to sign up for FOOA’s Electronic Archives and explore the [Annville Journal](#) (Sudbury Collection) where you’ll find all the town’s news and have a chance to view daily living through the wonderful ads of the day. As a small example, in one paper we learn of Bell Telephone’s technological advances. No longer does one need to hang up and wait for an operator’s call when dialing an out-of-town number. And while Reading Transit was changing its ‘turnout’ near 3rd & Cumberland Streets in Lebanon, to avoid having its trains interfere with any passing automobiles, you could buy a new Essex Six sedan, for only \$795. To make money to buy that sedan ~ Lebanon Iron, Metal, and Auto Company, 18 E. Locust Street, would buy your “raw furs” ~ ranging from mink to skunk, weasel, and mole.*

INTRODUCING NEW MEMBERS OF FOOA'S BOARD OF DIRECTORS

At its first meeting of 2014, the Board of Directors of Friends of Old Annville had the pleasure of seating the two new Directors who've provided brief introductions below:

LAURA CHARELIAN:

Laura, whose artistic photos of Annville grace FOOA's webpage, notes that she is "happy to become a full-time member of Friends of Old Annville. She lives with her husband Michael and their teenage daughter at the venerable home at 330 E. Main Street. The home was built by Tobias Bomberger, owner of Annville's first electrical plant, then occupied by the Nye family for several decades, and was then home to the Gacono's, a well-known local family. Laura and Michael bought it from David and Ruth Troxell in 2006".

"Laura graduated from Northern Lebanon "back in the day," and went off for 26 years to seek fame and fortune in both New York and Los Angeles, where she worked for the Walt Disney Studio. Eight years ago she and her husband decided to trade in city living for small town charms and haven't looked back. Michael is an avid classic car buff and loves the car scene in the area. He is an independent contractor and owner of Charelian Remodels & Renovation, and Laura works at the local IU 13 in the Early Head Start program. She also serves on the Annville Zoning Hearing Board. Their daughter goes to Annville High School and is on the tennis team".

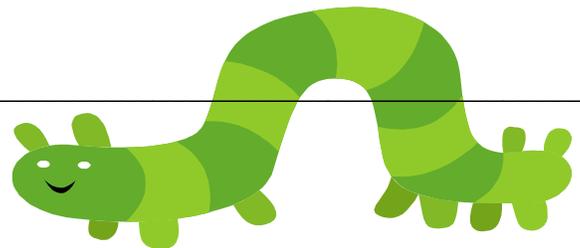
KAREN FEATHER, J.D.:

Karen writes: "When I graduated from Annville-Cleona High School in 1980, I could not wait to leave Annville to explore the larger world. Although I spent nearly 30 years working in Washington, Annville continued to be my "real" home, and I always knew eventually I would return".

"Over the years while visiting my parents, I watched my hometown develop into an attractive small town, with the renovation of the Allen theater, the street lighting and facade improvements of buildings downtown, and especially the creation of the Quittie Nature Park which now serves as my backyard in my Woodside Court townhouse. Friends of Old Annville has been an essential partner with the government officials and private business owners in making Annville a wonderful place to live, and I am thrilled to be back and a part of this organization."

FOOA CELEBRATES A FIFTH ANNIVERSARY

On Kiddie Clubs, Popsicles & FOOA's FAÇADE GRANTS



Now if you're thinking this article is about children and ice cream, you'd be wrong. It's about dollars and cents and bricks and mortar ~ all derived from and coming back to "Old Annville". So while I meander here, please keep in mind the "coming back" part. That's important.

To cut to the chase, this year The Friends of Old Annville celebrates the culmination of 5 successful years for its Façade Restoration Grants Program. With apologies, this is where the kiddie clubs intrude for an author who's aging right along with the community. As such, I may not remember where I parked my car, but I *can* clearly remember the summer days in childhood when, once a season, any small gathering of neighborhood kids resulted in the creation of a special secret club.

Days were devoted to picking just the right tree or perfect porch to house the club, and immediately following a mandatory election of officers, the kids set about building a treasury. The founders' nickels and pennies were dropped into the official shoebox (that otherwise housed favorite marbles), and then began the work of raising even more pennies for the box. A variety of creatively disturbing products and sales ensued, bringing with them the tough lesson that parents rarely share an enthusiasm for jarred/boxed collections that require breathing holes, and that mashing the petals from even a prize rose bush with rubbing alcohol WILL produce parental fireworks, but not a competitor for Chanel No. 5.

In any case, the club always had a great name, officers, and even a secret password. But THEN the big question arose ~ what was the club going to DO? A mission or function eluded us, as well as a decision on how to spend our vast reserves? As I recall, we never managed to work that out, so we called meetings, redecorated our clubhouse, and then ultimately divvied up the treasury or spent it at the corner drugstore on a popsicle spree before school started.

Leaving Memory Lane ... as an adult working in the world of organizations, I've never failed to marvel at how many groups follow the same path ~ ultimately building their treasuries to perpetuate their 'tree houses', only to carry forward toward a potential popsicle season next year. A glaring exception to this mode of operation is Friends of Old Anncville.

Although FOOA, to my understanding, was built upon a failed mission to preserve the town center (its own



2 West Main Street

version of jarred caterpillars), whereby the venerable buildings at the intersection of Main & South White Oak gave way to 7-Eleven and Sunoco, the Organization hung in there and its assets (gathered research and memorabilia ~ historical, architectural, sociological, genealogical, and biographical) have, through successive years, been shared generously and liberally with all those having an interest - no secret handshake required. Its programs and events have been open to members and nonmembers alike, and the lion's share of its monetary assets since 2008 have, via the Façade Grants, been handled in the same manner ~ with dollars raised in Anncville coming back to strengthen Old Anncville”

Revenues from volunteers hard work in producing programs and events (skads of jelly jars filled with Eau de Rose Bush) have been ploughed into a constructive purpose and distributed to property owners to aid them in restoration of their Main Street facades ~ restoration that not only enhances the entryway of our town, but heightens its appeal and charm for residency or economic development, and bolsters the property values of all Anncville home or businesses.

And while façade grants are neither new with, nor unique to Anncville, FOOA's approach is quite different from that of the majority of communities in Pennsylvania. What you find common to most other programs is that they are:

Conducted in cities, *vs a township of 4,500.*

They require the owner to make a cash match of 50% or more. *FOOA, instead, looks for a commitment from the owner, but doesn't dictate a dollar amount or percentage to be paid out-of-pocket.*

They're almost exclusively confined to commercial or business properties, while *FOOA encourages applications from all owners to include private homes, businesses, and rental properties.*

They're predominately funded by government monies and, as such, have requirements that range from voluminous applications to payment of “prevailing wage”. Reading, which does fund residential projects, requires that a full code inspection be performed on each property and, in advance of the grant, that all building systems (interior and exterior) be brought up to code. *FOOA's grants are made with private dollars*

raised by its volunteers, and its application is simple and straightforward, with no red tape. Where applicable, FOOA does ask for evidence that the owner has had planned changes reviewed by the Annville's Historic Architectural Review Board (HARB), but you'll understand that HARB is separate entity from FOOA and their approval is already required of homeowners desiring to make changes to their property in the designated historic district.



2013 Grant: 122 E. Main Street



2013 Grant: 234 E. Main Street



2012 Grant: Annville Free Library



2010 Grant: 243 E. Main Street

They have larger budgets, but grants are frequently smaller, or little more, than those made by FOOA. Even the City of Scranton limits its grants to a maximum of \$2500 for a commercial property or \$5000 when the business is on a corner lot.

They preclude reimbursement of any work performed by the home owner (even if he/she is a licensed contractor), unlike FOOA that acknowledges 'sweat equity' and aids with cost of materials.

Their grant programs expire at the conclusion of a trial period, at the end of a government grant cycle, or when start-up funds are exhausted.

FOOA's tenacity is uncommon among façade enhancement programs, and it plans to keep plugging. A 2014 schedule of new events is already taking shape to support round six of the Façade Program.

So if you are a property owner residing or doing business on Main Street between Saylor and the Quittie, and you're considering making improvements to the face of your building, please go to FOOA's website where you'll find a full description of the Façade Grant Program. 2014's application will be posted by May when, again, you'll have the opportunity to apply for up to \$3,000 assistance in tackling a project to enhance or preserve the historic aspect of your building. (No caterpillars and no pain. Really!).

In its first five years, FOOA has awarded eight grants to property owners – some of these shown to the left.



REMEMBER TO LIKE FOOA ON FACEBOOK & JOIN THE CONVERSATION WITH OLD FRIENDS & NEW FRIENDS.

235 HAVE ALREADY GIVEN THEIR THUMBS UP.

REMINDERS FOR 2014:

While plans are still on the drawing board for FOOA's Spring and Fall programs, [June 14: Historic Old Annville Day](#) is ready to be plugged into your calendar. With participation and attendance climbing each year, count upon more friends, more food, more music, more vendors, and more fun.

CONTINUING THE WORK:

Increasingly each year, FOOA gives back to the Annville Community. With educational programs, social events like Historic Old Annville Day, and tours, FOOA brings Annville's history to life.

Facade Restoration Grants aid residents in restoring their Main Street properties - adding interest and appeal to the entryways of our town. Now, through the Electronic Archives FOOA is managing to corral Annville history and memories and bring those to your home computer. Via FOOA's Facebook page, former residents and friends from around the world are able to reconnect and share their thoughts, their memories, and their images.

To keep this important work growing, won't you please remember FOOA when you prepare or update your Will. Your legacy perpetuates your values, while it allows the Friends of Old Annville to remain as a strong influence for preservation in years ahead

Your kindness will be greatly appreciated and serve to maintain your Annville heritage for decades to come.



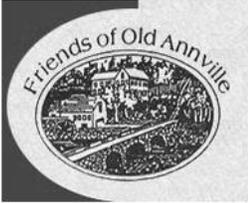
The Friends of Old Annville Train Station is open to visitors upon request.

The Station is also available and makes a great spot to host parties and meetings. For more information, or to reserve a date, please call (717) 867-0770 or write to FOOA at P.O. Box 99, Annville, PA 17003.

SHARING OLD ANNVILLE:

Please remember that the gift of a membership to Friends of Old Annville, with subscription to the *Landmark*, is a unique, thoughtful, and inexpensive way to say "thank you", "welcome", or "congratulations" to an Annville neighbor - past or present.

You can arrange for your friends and family to begin receiving the *Landmark* in the new year by contacting Rachel Noll at the address on the next page. If you'd like to include a subscription to the Electronic Archives, be sure to be in touch with Paul Fullmer at bpfullmer@gmail.com, or by calling (717) 867-4640.



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MEMBERSHIP RENEWAL

Please remember that your MEMBERSHIP RENEWAL DATE can be found on the mailing label of this issue of The Landmark. Please send your dues and address change to: Rachel Noll, 1673 Louser Road, Annville, PA, 17003-8856. Have questions? Call Rachel at: (717) 867-2137.

Individual & Student \$ 5.00 Family (2+ persons) \$ 10.00 Business \$ 25.00 Friend of FOOA \$ 50.00 ★
Benefactor \$100.00 §

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