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Problem Statement:
The influx of energy harvesting companies into the Marcellus Shale regions of northeastern Pennsylvania is posing a risk to the historical and cultural resources of the towns in this area. This heritage is a very important and meaningful aspect of community life and must be preserved by means of proactive historical protection and designation. Core elements of town infrastructure must be protected from negative ecological and cultural change as a result of the Marcellus phenomena.

Project Description:
This project will consist of an illustrative historical analysis of Dushore with the help of Sanborn Fire Insurance maps to plot the change in Dushore’s Main Street structure as it was first established by the founders. Using this data and photographs from the last 100 years, predictions and illustrations of this future growth will allow a visual understanding of a town’s evolution through time. Street level perspectives of Dushore’s Main Street will be used to demonstrate the past and future growth of the urban cores fabric and suggest both zoning and design guideline approaches to protecting its historical and cultural values.

Benefits/Goals of Project:
- Protection of founding landmarks of Dushore
- Reinstating a lost element of current infrastructure
- Boost to local economy and businesses along Main Street
- Protecting Existing Historic structures and integrating into future growth
- Establish a positive relationship with Marcellus companies and Dushore’s community
Historic Ordinances & Protection

- Restrict building height along both sides of Main Street to 3 stories

- Establish standards for facade improvements on existing and future buildings

- Establish standards that draw directly from the original Dushore structure for any future growth along North side of Main Street (parking lot)

- Protect visual connections with historic town landmarks, buildings

- Integrate historic buildings into future urban fabric, re-purposing
Chapter 1: Sanborn Fire Insurance Map Analysis
The structure of Dushore as a town that has exhibited urban sprawl is a model from which we can glean both historical and cultural data. Minute changes in the number of floors, or the alignment of scattered buildings to the grid layout springing from Main Street allow us to gain knowledge as to the way this town has grown, how its citizens and community has grown, and how the founders envisioned this town developing in the future.

The structure that we find in this map is used as the first reliable source of Dushore in map form. The 1885 year has been used as a base through which the coming years (1892, 1897, 1911) are overlayed to maintain consistency. It is noticeable in this map that the layout to the east is chaotic, unaligned and inconsistent with the more cohesive maps (1911, 1897). An underlay of 1911 was used to place fragments together and gain an understanding if not of the architecture, the industrial use of the land. The utilization of the Loyalsock Creek to power factories and mills is most likely the reason for this placement.
As the years progressed through the years of establishment and building we begin to get a glimpse at the rate at which this town is changing, all at the turn of the century. This implies that the town is expanding, seeking new business, and capitalizing on thriving businesses. This expansion is due in part to the installation and operation of the railways and trolley through the town.

It is in this first set of building years that the Main Street sees the most development, while expansion continues up-river and away from the urban core down German and Centre Street. This intense development along anterior avenues is a pattern of growth that beckons to an older age and a time when land was developed on a need-to-build basis, only constructing when absolutely necessary.

Significant buildings appear in this range, including the Hotel Carroll and several factories at the outskirts of town. These large factories supplied the economic means and from that the food to feed the citizens of Dushore and the surrounding areas of Sullivan County.
This map displays the new buildings constructed between 1892 and 1897. This map shows the most drastic growth up Railroad Street, down German Street and up Mill Street.

The building and development has shifted from the downtown structure and Main Street to expansion away from the urban core. This implies a comfortable infrastructure and developed downtown. This has been a core driven growth, having the most chaotic and rapid development occurring on Main Street and immediate side streets.

The later years, 1897-1911 reveal expansion not only residentially, but industry-wise. The Dushore Creamery has been newly constructed, bringing huge amounts of dairy from all over Sullivan County. The most early signs of Highway 220 and the continuation of German Street through the opposite side of Main Street can be seen by the vertical pattern of growth away from the city core.
The existing buildings that we can observe from 1897 to 1911 embody an aesthetic and age that has become lost to our modern society, and has been lost by Dushore itself.

The small and modestly developed Main Street allows for local business to thrive, while maintaining a comfortable scale and encouraging interaction with the town. In our modern society it is so easy to use the drive-thru window or run in and out of a fast food chain. If Dushore had preserved this time period, as a street structure (preventing Highway 220 from bisecting town), architectural script, and sense of scale, it would be able to achieve a level of historical preservation and protection that could inspire other towns to champion and protect their towns history.

The largest changes made in this map are the alignments made to Mill street east of town. This shows a conscience effort to plan for a democratic and manageable future town sprawl.
The growth of Dushore from 1897-1911 can be seen in this map. The final stages of the establishment of Dushore, there continues an expansion and branching out along avenues that has broadened the footprint of this town.

The Main Street, urban core exhibits zero development to the immediate streetface. Small additions and expansions have been put on the back of some buildings, but facade improvement or development is strictly absent. This lack of growth implies a level of comfortability and familiarity with the existing structures. From this map we can deduce that the Main Street would not have changed and would still remain a pristine tribute to the founders of Dushore had attention been paid to the smaller architectural and cultural details.

This map served as the basis for any present day to Sanborn Map analysis, because of its accuracy and scale in comparison to the other maps. This map allowed for a glimpse at not only what Dushore used to look like, but what it could potentially look like in the future.
This map displays the last detailed record of Dushore’s streets and buildings. From this map a model can be extracted, highlighted in relation to modern day, and if given enough support, implemented to bring back a lost part of Main Street.

In this map we can see a very developed connectivity to the approaching roads and highways. The trolley is fully integrated into the towns structure, and even seems to make an attempt at a back of shop service entrance. By placing this connection behind Main Street, the founders and constructos of this railway made a smart and aesthetically acknowledgeable decision.

The installation of these tracks is something we can draw a parallel to with the Marcellus Natural Gas phenomena that is rapidly approaching Dushore. Very soon, this town will undergo change as a result of Marcellus money, trucks and increased traffic. Making decisions with the same future conscience thinking and sensitivity to the finest historical details that still exist today will be a challenge that the townspeople of Dushore will undoubtedly face, and need to be prepared for.
Chapter 2: Main Street Analysis
Marcellus Design

Sanborn Fire Insurance Map Analysis

By: Patrick F. Nelligan

The Pennsylvania State University
Landscape Architecture
2013

Reconstruction of Main Street in section view was accomplished through careful analysis of the information provided on Dushore Sanborn Fire Insurance Maps. The most major factor was the roof type, indicated by a small “x” or “o” in a corner of the building. Porches can be seen as one story, shingle construction rectangles protruding over the street. It is these porches and wood cornice slate roofs that create the unique aesthetic of 1900 Dushore. Reference to historical photographs was also used to obtain further detail and to better reflect the ebb and flow of Main Street development.

Cornice and bracket decoration can be seen on multiple photographs dating to 1900 and still in present day Dushore. This element of the architectural vernacular is one that should be recognized and preserved as the influx of Marcellus economy begins to effect the downtown structure.
The Sanborn Fire Insurance Maps below show the Main Street stretch of Dushore in 1885. This is the first historical map detailing the street and building types, materials, roof type and function of business. Using the information from the Sanborn maps, section view illustrations were constructed through careful analysis of the maps and historical photographs.

In this particular year there is a noticeable cluster of buildings from 510 to 522 (just before the right-most bridge) that indicates an established infrastructure and an expanding Main Street. This healthy town growth is consistent with its own style and age, displaying beautiful cornice facades and rich architectural decoration.
The Sanborn Maps below display the new buildings constructed between 1885 and 1892. The Hotel Carroll, Post Office and an addition to a bank were all significant projects undertaken in this seven year span. Hotel Carroll was a beautiful example of the architecture and culture that defined Dushore at the turn of the century. A 2 story building was constructed beside the Exchange Hotel, which is currently a significant historic building that has been lost. Small developments are made to the backs of buildings, expanding away from the street show how developers were conscience of the limited space on Main Street. This is a common pattern of town growth, and is a major contributor to the Main Street aesthetics and preservation of local business for a town located along a major highway.
The Sanborn Maps and sections below illustrate the new buildings constructed between 1892 and 1897. There is a significant decrease in development on the immediate Main Street with additions to the B&S and Hall offices at 510 and 509. Major additions to the back of the General Store at 516 imply a thriving business. This building is presently the M&T Bank on the corner of German and Main Street. Restoration of this structure to reflect its original facade would complement the Pealers Drug Store, an existing historic structure, at 519. This span of time exhibits a gradual, but controlled expansion into the spaces between building clusters. This maintained an open and rather shallow sense of enclosure. Saint Basils Church is preserved as a visual landmark between the far terminus of Main Street and all the points in between.
- The Sanborn maps and sections display the full Main Street section of Dushore in 1911. The development on Main Street is limited to behind building additions and expansions. Several offices and porches have been added to original buildings, while owners of floors and property have changed slightly. It is in this section we can see the fully developed Dushore, as it was established 100 years ago by its founders. The facades, and specific culturally significant buildings (Hotels, General Store, Drug Stores, Furniture Stores) all embody the rich historical and cultural heritage of this town. This rich history can be celebrated through a revival of these buildings, either through preservation, repurposing, or even re-establishing a way of life that is in danger of becoming lost.
Present Day Aerial View of Dushore

http://www.rootsweb.ancestry.com/~pasulliv/Deaths.htm
Protecting St. Basil's visual presence on Main St.
Chapter 3: Historical Analysis and Location
Restoring Dushore’s Historic Main Street c. 1898

http://www.dushore.com/history/thennow.html
The Hotel Obert was and still is a visual presence within modern day Dushore. Its location at the corner of the Pennsylvania Turnpike and position as the gatehouse to downtown Main Street. This building has a rich and salvagable architectural character that is unique to Dushore and the age of founders that built these towns. This building has seen multiple additions to its facade throughout history, and now it stands as a readable script of Dushore’s history.
The Lutheran Church observed its 100th Anniversary Sunday, June 10, 1951. The cornerstone of the original building was laid in 1851, on land owned by George Thrasher. This building served the congregation for the next 39 years, until the present Zion church was constructed. The old, original building was abandoned and left to deteriorate, and after twenty years, it was renovated and restored to its original beauty. In the year 1890, two building lots were purchased for $500.00 on Carpenter Street and the cornerstone of the new church was laid October 26, 1890. Preservation and protection of this historical landmark is something that would revive the character and sense of pride in one's own community.
Saint Basil’s Catholic Church and cemetery are the most crucial aspect of Historic Dushore. The placement of this church atop the closets hill, overlooking the whole town, its construction as one of the earliest and oldest buildings in the area, and its visual presence from the surrounding landscape.

The spire is a pinpoint to the heart and soul of this community, even when viewed from afar. Protecting this visual landmark as a remnant of the past, but also a commitment to a smart and planned future. Allowing this building to become lost or forgotten because of rapid downtown development or sprawl would be an unforgivable offence.
The Exchange Hotel was a crucial and core aspect of Dushore life at the turn of the century. Its central location on Dushore’s Main Street and the relatively large capacity made this Hotel an important pit stop for any Turnpike travelers passing through town. This building is significant to the structure of modern day Dushore because it occupied the founding ground of a previously historic site. The Exchange Hotel’s presence on the North side of Main Street was an element of Historic Dushore that has been lost and would serve as a revitalization and beneficial to the local business on Main Street. Re-establishing this building could provide a large amount of interest and involvement from the community to protect their historic landmarks.
The Pealer’s Drug Store was a crucial historical building to Dushore because it still exists today. Non-descript and not overly decorated, this building gives off a shabby and unattended look today. If this building was restored to its former glory, it would be the pride of Dushore.

These small drug stores, general stores and other small department businesses played a huge role in the development of the town, not only on an economic level, but even on the infrastructure level. Without money to repair or tend to roads and the town’s amenities, Dushore would never have expanded further than Main Street.

Highlighting and bringing these historical buildings to the forefront of the community could bond and unite Dushore’s citizens in a way that would benefit the relationships between gas companies and the everyday citizen.
The Harrington Dairy Factory and Ice Cream Plant was a major source of business and agricultural involvement for a huge portion of Sullivan county while in operation.

No industry in Sullivan County is more intimately associated with a greater number of residents of the section than the milk and ice cream plant of Harrington & Company at Dushore. More than a thousand farmers and dairymen in Sullivan, Bradford, Lycoming, Wyoming, Columbia, Luzerne and Susquehanna Counties send their milk to some Harrington plant, the total daily supply ranging from 100,000 to 150,000 pounds. The Dushore supply of milk comes from a 20 mile radius of the plant. Checks distributed monthly to these patrons are an essential factor in the welfare of the county.”

- excerpt from Sullivan County, Pennsylvania, “Endless Mountains”
The Dushore Silk Mill was financed by local capital, and was an enterprise launched in 1899 and for fifty-two years provided stable wages for men and women. The brick building on Headly Avenue stands idle and none seem willing to predict whether operation will ever be resumed.

“In the early 1900’s several manufacturing plants employing labor were wiped out by a fire in Dushore.”

This building provided jobs and a way of life for many residents of Dushore at the turn of the century. It is a historic landmark that reminds the everyday passerby of the times when their grandparents or great grandparents worked in Dushore’s factories, building and weaving the future of this town. Revitalizing or retro-fitting this factory for modern mixed-use commercial or even high end residential.
The Hotel Carroll was an important and central aspect to commerce and travel through Dushore in the early 1900's. One of the only three story buildings in its age, it featured a beautiful white facade, complete with cornice decoration, and a porch/ deck for the second floor rooms. Wedding receptions, events and a wide variety of community involved activities took place at this venue. We can see the wood sidewalks and dirt roads that stayed with Dushore into the early 1900's. Buildings of this construction exhibit a relationship between pedestrian and the street structure, and would serve as a refreshing return to tradition to Main Street.
The Dushore Public School was constructed in the years between 1885 and 1892. The old school house building was located a few hundred feet to the west, and was integrated, even while derelict and vacant, into the new streets. This can be seen in reference to the full 1892 Sanborn Map, with additions and justification towards a newly constructed School Street. This later changed to Church Street probably as a result of the M.E. Church at the corner of the street.

This Public School Building shows the size of the town, and the number of students that attended organized education at the turn of the century. One of the only brick constructed buildings on the Sanborn maps, this is a significant and readable historical record of Dushores town character.
Wood Cornice Details

These historical photographs are being used to extract historical and architectural information and make it apparent.
This building at the corner of German Street (220) and historic Main Street occupies an extremely important and lost artifact of Dushores downtown structure. This building used to be a clothing and general store with a beautiful, 3 story, wood cornice, slate roof. Now this building is one color, one texture, and could not add a more hideous aesthetic to the immediate downtown area. Improvement of this facade would serve not only the banks business, but the willingness of people to walk downtown.
Improvements made to the exterior of the bank could add a pleasing and site-specific detail to an otherwise detail and decoration-less downtown. Remnants of the past exist within the city structure, but it is buildings like this that give away the laziness of past contractors and property owners. By appealing to the visual and cultural qualities of the town (awning, cornice, shutter windows, flower-boxes) a feeling of ownership and a necessity to protect can be instilled within the community, and encourage a future where buildings are planned and matched to past blueprints before ground is broken.
Chapter 4: Historic Renderings of Future Dushore
This vacant lot rests on a crucial historical and cultural site. Restoration of the buildings that used to be on this site would be the most appropriate improvement for the future.
Influx of Marcellus gas trucks, water trucks and other large industrial equipment poses a danger to an empty lot like this. The location in the center of town is also a huge concern if this will be utilized for storage or overnight truck parking.
Influx of funds related to Marcellus gas drilling could result in a rapid and universal development. Avoiding a situation where the center of town becomes undistinguishable from any other town as a result of ill-placed commercial development.
Thios rendering displays the Green Swan Grill in 1920. The development from 1920 to 1940 shows healthy and diverse facade improvement. These are facades that would be a great addition to some of the more out of place buildings in Dushore today.
This rendering displays the Green Swan Grill at 1940. This establishment was a core element to this downtown structure, and demolition of it in 1990 has left a barren lot. Re-establishing this building could add to the existing Jolley Trolley.
This rendering displays the demolished block circa 1955. This was one of the most beautiful times in Dushores history. Banners, American flags, and a whole manner of colorful decoration made walking down Main Street an activity.
This rendering displays the combination of 2013 street layout, 1955 Main Street buildings, and the Green Swan Grill from 1940. This collage of history could provide an interesting and historically accurate depiction of a restored block.
This rendering shows a potential future scenario for Dushore. Elements have been taken from 1955, 1940, 1920 and all placed within the framework of 2013’s streets. The Jolley Trolley can be seen in the top left corner.