

REQUEST FOR INTEREST (RFI)

**Historic McCoy House
+/- 0.83 acres & 2 buildings
17 North Main Street
Lewistown, PA 17044**

Background

The Department of General Services (DGS), on behalf of the Pennsylvania Historical and Museum Commission (PHMC), is looking to determine if there is any interest by the general public to acquire the historic McCoy House from the Commonwealth of Pennsylvania and maintaining it in perpetuity as a historic site.

This RFI is not a formal solicitation to sell this property, and will not result in the sale of the property. If the Commonwealth determines to proceed to sell this property to the general public, a formal solicitation will be issued and interested bidders will be required to submit their proposal via a competitive sealed bid process.

About the Property

This was the boyhood home of Brigadier General Thomas Franklin McCoy (1819-1899) and the birthplace of his son, Major General Frank Ross McCoy (1874-1954). The father served in the Mexican War and the Civil War. The son was an officer in the Spanish-American War, World War I and held a variety of military and diplomatic positions. These culminated in his chairmanship, 1945-49, of the Allied Far Eastern Commission, a multi-national body which formed policies governing the occupation of Japan. McCoy House has been operated as a historic site/museum by the Mifflin County Historical Society.

Instructions for Submitting a Letter of Interest

1. Any party wishing to express an interest in acquiring the subject property pursuant to this RFI, should submit a letter of interest, no later than the due date listed in Paragraph 3 of this Section, to PHMC detailing plans for future utilization of the property. In addition, a non-binding, proposed purchase price must be included indicating what consideration would be paid to the Commonwealth for the purchase of the property. Information showing that the entity is financially capable of undertaking the acquisition and ongoing maintenance of the property should also be included.
2. Attached to this RFI as Exhibit "A", is the "Declaration of Restrictive Covenants for Historic Preservation" that PHMC would require the property to be subject to for any future sale.
3. All letters of interest, whether delivered or sent by mail, must be received by the Commonwealth on or before 3:00 P.M. on February 6, 2015. If an interested party decides to mail its letter of interest, the party should allow adequate time for delivery. Letters of interest should be mailed to:

Lisa Burchfield
Administrative Officer, Fiscal & Office Support Services
PA Historical and Museum Commission, Bureau of Management Services
300 North Street
Harrisburg, PA 17120

All letters of interest should be clearly marked "Historic McCoy House" on the outside of the mailer package. All letters of interest received after **3:00 P.M., February 6, 2015** will be rejected and returned.

Disclaimer to Interested Parties

DGS currently does not have legislative authority to convey the subject property. The purpose of the RFI is to gauge if there is any interest by the general public to acquire the property. Neither DGS nor any party submitting a letter of interest will be bound to proceed with a sale/purchase of the property.

Commonwealth Participation

Access to the site will be permitted. Interested parties wanting to inspect the property should contact Janice Mullin at (717) 783-9935. The Commonwealth is not responsible for any accidents while on the site.

Exhibit “A”

DECLARATION OF RESTRICTIVE COVENANTS FOR HISTORIC PRESERVATION

IN RE

McCoy House

By and Between

THE COMMONWEALTH OF PENNSYLVANIA

Acting By and Through the Pennsylvania Historical and Museum Commission [Grantor]

And

[Insert name of Grantee] [Grantee]

- I. **PURPOSE.** This restrictive covenant for historic preservation is authorized by [insert name of legislation transferring the property]. Its purpose is to assure that McCoy House will be retained in perpetuity as a historic site/museum and for the preservation of its historic structures and landscape and to prevent any uses that would be inconsistent with the historic values of McCoy House.

- II. **PROPERTY DESCRIPTION.** The real property that is the subject to this restrictive covenant for historic preservation is known as McCoy House and is legally described in Exhibit B and includes approximately 0.83 acres located in the borough of Lewistown, county of Mifflin, Pennsylvania with an address of 17 North Main Street, Lewistown, PA 17044. For Grantor’s Title to the property, see deed from Hannah J. McCoy, and the heirs, Executors, Administrators and assigns of Margaretta McCoy, deceased, to the Commonwealth of Pennsylvania, dated October 21, 1967 and recorded in the Mifflin County Recorder of Deeds, Book No. 175, page 296.

- III. **COVENANTS.** In consideration of the conveyance of the aforementioned real property, Grantee covenants and agrees for itself, its heirs, administrators, successors, and assigns that the said herein conveyed property shall be subject to the following historic preservation restrictions, and shall do or refrain from doing with respect to the subject property all acts required or prohibited by the following preservation restrictions:
 - a. **Maintenance and Preservation.** McCoy House shall be maintained and preserved as a historic site/museum accessible by the public and for a demonstrable public benefit with maintenance and preservation standards acceptable to the Pennsylvania Historical and Museum Commission.

 - b. **National Register.** McCoy House is on The National Register of Historic Places and shall be maintained and preserved in a manner consistent with that designation.

 - c. **Historic Structures.** McCoy House, the historic structures and buildings that comprise the property, shall be maintained and preserved in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic properties.

 - d. **Landscape.** The landscape of McCoy House shall be preserved in manner consistent with the historic characteristics of the subject property and shall not be used in manner that would impair or interfere with the historic interpretation of the subject property.

 - e. **Prohibited Uses.** No construction, alteration, rehabilitation, remodeling, demolition, site development, ground disturbance, removal of buildings, addition of buildings, or use inconsistent with this covenant, or any other action, shall be undertaken or permitted to the subject property without the prior written approval of the Pennsylvania Historical and Museum Commission.

 - f. **Alterations/Modifications/Repairs.** With the prior written approval of the Pennsylvania Historical and Museum Commission, alterations, modifications, repairs or other work may be permitted to the subject property, provided:

- i. Notice. Timely notice shall be afforded to the Commission in advance of any such requested work on the subject property.
 - ii. Time. The Commission shall have 45 days from the date of receipt of such notice to review and approved the requested work in writing. Consent shall be implied if the Commission does not issue a written response approving the request.
- g. **Archeology and other Ground Disturbing Activities**. Mining, excavating, dredging or removing from the subject property any natural resource which removal would alter the historic value of the property is prohibited without the prior written approval of the Commission. Archeological investigation may be required by the Commission for any ground disturbing work and Grantee shall bear full financial responsibility for any such work.
 - i. Archeological discoveries. In the event archeological materials are discovered during any ground disturbing activities, work shall temporarily cease and the Commission shall be consulted for guidance and direction before ground disturbing work may continue.
 - ii. Standards for Archeology. Any archeological work conducted on the subject property shall be performed in accordance with the Secretary of the Interior's Standards and Guidelines for Archeological Documentation and any further standards and guidelines the Commission may require.
- h. **Licensed Facility**. McCoy House shall not be used as a licensed facility, as defined by 4 Pa.C.S. 1103 (relating to definitions), or any other similar type of facility authorized under the laws of the Commonwealth of Pennsylvania. Title shall immediately revert to and reinvest in the Commonwealth should this section be violated.

- IV. INSPECTION AND COMPLIANCE**. The Commonwealth of Pennsylvania, by and through the Pennsylvania Historical and Museum Commission, reserves the right to enforce these preservation restrictions and shall, at all reasonable times and upon reasonable notice, have access to the subject property for purposes of inspection and compliance with these historic preservation restrictions.
- V. RIGHT OF REVERTER**. The Commonwealth of Pennsylvania, by and through the Pennsylvania Historical and Museum Commission, hereby reserves for itself, heirs, successors and assigns, a right of reverter on the McCoy House, which shall revert to and reinvest in the Commonwealth by operation of law should any sale, transfer, or use of McCoy House be inconsistent with or in violation of the restrictions contained herein. The Commission may waive this provision provided the Grantee petitions the Commission, in writing, for such waiver.
- VI. EXCLUSION**. The Grantee agrees that the Commonwealth of Pennsylvania, by and through any of its agencies, in no way assumes any obligation whatsoever for maintaining, repairing, or administering the subject property covered by these restrictive covenants for historic preservation.
- VII. SUBJECT TO OTHER RESTRICTIONS**. The conveyance of McCoy House shall be made under and subject to all easements, servitudes and other restrictions on the subject property including, but not limited to: rights of way for ingress and egress, public utilities or other interests vested in third parties.
- VIII. DURATION**. These restrictive covenants for historic preservation shall be binding in perpetuity on Grantee, its heirs, administrators, successors, and assigns and shall be applicable to both the land and buildings and shall be deemed to run with the land.

Exhibit B

Two story brick house and lot of ground situated in the Third Ward of the Borough of Lewistown, Mifflin County, Pennsylvania, designated as No. 17 North Main Street, known as the “General Frank R McCoy” property. The property is bounded on the North East by a property currently or formerly owned by Caroline Russ; on the South East by an alley; on the South West by a public alley and on the North West by Main Street, on which is erected a two story brick house and other improvements.