

## **REQUEST FOR INTEREST (RFI)**

**Historic Warrior Run Church and Burial Grounds**  
**+/- 3.2 acres & 2 buildings**  
**41 Warrior Lane**  
**Watsonstown, PA 17777**

### **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 Warrior Run Church and burial grounds 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**

Scotch/Irish settlers of central Pennsylvania organized the Presbyterian congregation of the Warrior Run Church in 1767. Built of red brick and Greek Revival in style, the present church, built in 1835, is the third structure with the Warrior Run name, the first two having both been log structures. Warrior Run Church and burial grounds have been maintained by the Warrior Run/Fort Freeland Heritage 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 Warrior Run Church" 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

Historic Warrior Run Church and burial grounds

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 Warrior Run Church and burial grounds will be retained in perpetuity as a historic site and for the preservation of its historic structures and landscape and to prevent any uses that would be inconsistent with the historic values of Warrior Run Church and burial grounds.
- II. **PROPERTY DESCRIPTION.** The real property that is the subject to this restrictive covenant for historic preservation is known as Warrior Run Church and burial grounds and is legally described in Exhibit B and includes approximately 3.232 acres located in the township of Delaware, county of Northumberland, Pennsylvania with an address of 41 Warrior Lane, Watsonstown, PA 17777. For Grantor's Title to the property, see deed from Presbytery of Northumberland, Inc. to the Commonwealth of Pennsylvania, dated June 1, 1971 and recorded in the Northumberland County Recorder of Deeds, Book No. 493, page 917.
- 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.** Warrior Run Church and burial grounds shall be maintained and preserved as a public history museum/historic site 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.** Warrior Run Church and burial grounds is on The National Register of Historic Places and shall be maintained and preserved in a manner consistent with that designation.
  - c. **Historic Structures.** Warrior Run Church and burial grounds, 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 Warrior Run Church and burial grounds 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. The Grantee, its successors and assigns shall not disturb and shall maintain the graves/memorials. This covenant shall be binding on the Grantee, its successors and assigns in perpetuity.
  - 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.** Warrior Run Church and burial grounds 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 Warrior Run Church and burial grounds, which shall revert to and reinvest in the Commonwealth by operation of law should any sale, transfer, or use of Warrior Run Church and burial grounds 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 Warrior Run Church and burial grounds 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

BEGINNING at a point which is the intersection of the west side of the right-of-way of State Highway Route No. 18 and the north side of the right-of-way of State Highway Route 49-061; thence north 17 degrees forty minutes east a distance of 249.0 feet to a point; then north 72 degrees, 20 minutes west a distance of 15.0 feet to a point; then north 17 degrees, 40 minutes east a distance of 74.65 feet to a point; then south 86 degrees, 33 minutes west a distance of 640.1 feet to a point in the centerline of L.R. 49099, thence south 3 degrees, 27 minutes east along said centerline a distance of 66.0 feet to a point; thence north 86 degrees, 33 minutes east a distance of 102.3 feet to a point; thence south 3 degrees, 27 minutes east a distance of 144.3 feet to a point; thence south 80 degrees, 50 minutes east a distance of 446.9 feet to the place of BEGINNING.

Containing 3 acres, 74 perches of land more or less;

HAVING ERECTED THEREON a church known as the Warrior Run Presbyterian Church, an outbuilding, a cemetery and other improvements.