

*P*reserving Our Places

**HISTORIC PRESERVATION
PLANNING MANUAL FOR
CHESTER COUNTY
COMMUNITIES**

CHESTER COUNTY PLANNING COMMISSION

Local
Government
Handbook
Number 7



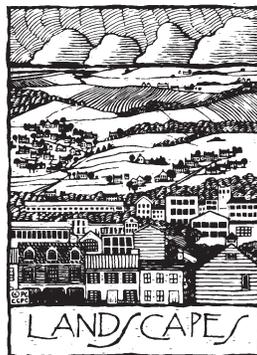
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Karen L. Martynick
Andrew E. Dinniman

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HISTORIC PRESERVATION PLANNING MANUAL FOR CHESTER COUNTY COMMUNITIES

CHESTER COUNTY PLANNING COMMISSION
1998



ASSISTING LOCAL GOVERNMENTS IN PLANNING AND IMPLEMENTING
THE HISTORIC PRESERVATION POLICIES OF **LANDSCAPES**,
COMPREHENSIVE PLAN POLICY ELEMENT

Local
Government
Handbook
Number 7

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Preface

Chester County’s historic resources are threatened by unchecked development. Little by little the historic resources that are integral to our cultural landscapes and contribute so significantly to our quality of life, are being lost to new construction. Historic resources, the physical evidence of history and culture, can be found throughout the County in every community. They range in number and type, and in size and style; from grist mills to mansions, barns to bridges, and rowhouses to spring houses. Each and all tell of a rich history that spans four centuries. These historic resources give our communities character and are critical to the quality of life that is so valued by residents. To protect these qualities, each community must recognize the importance of historic resources in creating its unique character and must endeavor to establish preservation policies that protect them into the future.

HISTORIC PRESERVATION AND LANDSCAPES

The loss of historic resources is one of the many issues addressed by *Landscapes*, the Chester County Comprehensive Policy Plan. This plan was developed in response to overwhelming concerns about the prevalence of sprawl and high land consumption rates. Though long recognized as a highly desirable place to live, Chester County’s rapid growth rate over the last two decades has led to sprawling residential development, congested roadways, reduction in agricultural land and declining open space. Some of the most significant losses are the historic resources, which are essential features in our cultural landscape. The goals and objectives contained in *Landscapes* point to the need for change and suggest re-evaluating how and where development occurs.

An important premise of the County’s plan is the recognition that each “Landscape” identified in Chester County, whether natural, rural, urban or suburban, has distinct qualities, contains unique features and plays a specific and necessary role within the overall environment. The actions recommended in *Landscapes*, which address the goals and objectives delineated, foster retaining the qualities of each “Landscape” as a way to reduce sprawl. The recommended actions include revitalizing urban centers, focusing development in areas where it can best be accommodated, reducing development pressure in rural areas to protect agricultural lands, limiting development in environmentally sensitive areas and preserving historic resources.



PURPOSE AND CONTENT

This manual promotes the implementation of the historic preservation goals and objectives contained in *Landscapes*. It does this in two ways: first, by providing general information on historic preservation, and second, by describing historic resource protection in Chester County's Urban, Rural and Suburban "Landscapes" within the context of a preservation plan. To date, preservation planning has been limited to the identification, evaluation and protection of historic resources. However, preservation planning must be viewed more broadly and take into account many other kinds of issues. Historic preservation must become an integral part of municipal policy and incorporated into every facet of community development so that community character and quality of life in Chester County can be maintained.

Preserving Our Places serves as a guide for municipalities. The information in the manual is intended to assist municipal officials in developing a preservation plan and determining the strategies that will best address local needs. It is not a policy document and does not recommend one specific strategy or technique. It instead describes the framework through which historic preservation as a governmental function has evolved, and the different methods by which historic resources may be protected.

Preserving Our Places consists of two parts. *Part I* presents the historic preservation framework by summarizing the history of preservation, describing federal, state and local laws and regulations, and discussing preservation tools and techniques. *Part II* discusses historic preservation planning within the context of Urban, Suburban and Rural Landscapes as each are defined in Chester County's Comprehensive Policy Plan, and suggests specific planning considerations.

Part II also describes historic resources in Chester County and some of the municipal preservation mechanisms currently in place. Many municipalities in the County have been extremely successful in preserving historic resources, and in fact, have been recognized State-wide for their efforts. Residents throughout Chester County have exhibited a high level of commitment to preservation in general and because of their efforts, many historic and cultural resources have been saved.

Although the tools and techniques described in this manual may generally be used in all Landscapes, they must be tailored to individual municipal needs and resources. Certain techniques, such as those relating to agricultural preservation, are useful only under some circumstances. The application of the tools and techniques in the Urban, Rural and Suburban Landscape is described within the context of an historic preservation plan in order to

provide municipal officials the opportunity to compare approaches and tailor strategies.

Ultimately, the question of how best to incorporate preservation into local policy must be answered at the municipal level. There are a variety of approaches to planning and implementing a local historic preservation program. Though Preserving Our Places is intended to provide information to assist in formulating such a plan, success can only be realized through a high level of municipal commitment.





CHAPTER 1

*Protecting
Historic Resources*



Protecting Historic Resources

Chester County's abundant historic resources give evidence to a rich and varied history, contribute to our sense of place, help generate pride in our communities and lend to our overall quality of life. Preserving the historic resources that give Chester County its unique character is critical to sustaining the quality of life that all residents enjoy.

The relationship between protecting historical resources and meeting other community objectives, such as building strong neighborhoods, developing healthy downtowns, fostering community pride and preserving a sense of place, has become quite clear. Historic preservation is an important part of local comprehensive planning because it is inextricably linked to the community's overall health and well-being.

A successful historic preservation program requires a comprehensive planning process that includes the following components: 1) goal identification; 2) evaluation of historic resources;

3) summary of preservation efforts and activities; 4) description of the legal foundation; 5) evaluation of public and private sector involvement; 6) review of resources; 7) citizen participation and community education; and, 8) identification of strategies. The purpose of this manual is to provide general information on historic preservation as a governmental function and to offer municipalities planning considerations in preparing a preservation plan based on the comprehensive format described.

Integrating historic preservation into municipal planning begins with *Landscapes*, the Chester County Comprehensive Policy Plan. Adopted in 1996, the plan identifies the protection of historic resources as paramount to preserving the local quality of life. *Landscapes* recognizes that historic preservation consists of a broad philosophy that must be woven throughout all local policy. Historic preservation is directly related to municipal activities that affect downtown revitalization, neighborhood preservation, recreation and tourism, and economic development. A sound historic preservation program can help ensure that the characteristics that make a community unique, and distinguish it from others, are recognized and protected.

This manual describes the general framework for historic preservation planning and suggests ways in which preservation tools and techniques can be used to protect the cultural landscapes throughout Chester County. These applications are presented within the context of a preservation plan for Urban, Rural and Suburban Landscapes as defined in *Landscapes*. Discussion of the historic preservation framework must begin with an historical perspective.

A Brief History of Historic Preservation

Nathan Weinberg in Preservation in American Towns and Cities, describes historic preservation as “the activities and efforts to protect architecturally significant buildings from demolition”. These activities were undertaken mainly to prevent the loss of the tangible records of the past. This definition accurately describes the foundation of historic preservation, however, its definition has changed considerably over the past decade. Historic preservation is now viewed more broadly as a wide range of activities related to protecting all types of historic resources. It is no longer associated merely with the preservation of architecturally important buildings. Historic preservation also refers to protecting villages, downtowns, and neighborhoods, and the historical land patterns they represent.

EARLY HISTORIC PRESERVATION EFFORTS

In order to understand contemporary historic preservation efforts, it is important to understand their origins. Preservation has its roots in the protection of monuments and landmarks as first undertaken in Europe. Monuments were considered the visual memorials of people, places and events important in history. Key buildings achieved such importance in a number of ways; through a conversion to other uses, as locations and shelter for important people and activities, or as the repository for valuable or historically important objects. Many of these buildings were not initially intended to become such physical reminders, but became so because they survived and thus gave evidence to the past.

The first recognized historic preservation effort in the United States was the purchase of Independence Hall by the City of Philadelphia. The property, owned by the Commonwealth of Pennsylvania, was falling into disrepair when the City of Philadelphia recognized the historical importance of Independence Hall and purchased it in 1816. Repairs were made and it was used as a museum. Independence Hall remains an important national resource.

Attempts were then made to preserve other important buildings in this manner, but most were unsuccessful. An important exception, however, was the preservation of Mount Vernon, the Virginia home of George Washington. Weinberg reports in Preservation of American Towns and Cities, that the preservation of Mount Vernon was essentially a private effort sponsored by an organization known as the “Ladies of the South”. After several years of pursuing the purchase of Mount Vernon, the organization raised the funds necessary and acquired the landmark in 1859. Similar organizations were founded in other parts of the country following this success and many important national landmarks were subsequently saved by these private organizations.



The centennial celebrations of 1876 served to heighten the level of interest in protecting historic sites. The federal government was still not actively involved in historic preservation at this point. Most of the federal focus remained on the preservation of natural and scenic lands. The federal government's first venture into historic preservation came at a later date through the protection of several battlefield sites as Civil War memorials.

The concept of historic preservation expanded in the 1900's as more organizations became involved in preservation activities. One of the most visible examples of a comprehensive approach to historic preservation was the restoration of colonial Williamsburg in the 1930's. The efforts of craftsman, architects and museum curators, combined with the support of the local community and a generous funding source, resulted in an historic site that is yet unmatched in size and scale. Not only was the cultural importance of protecting historic resources exemplified through the preservation of Williamsburg, the economic ramifications became apparent in the form of tourism.

EARLY HISTORIC DISTRICTS

The rise of city and regional planning in the first half of the 20th century led to greater government involvement in historic preservation. The first historic district was created in Charleston, South Carolina, through a zoning ordinance adopted in 1931. Charleston was one of the first cities to recognize the importance of architecturally significant buildings to both the property values and the local character, and to take official action to insure protection.

Another early historic district was the Vieux Carre Historic District in New Orleans, Louisiana. Although New Orleans did adopt official measures to protect the area in the 1920's, it was an amendment to the State constitution that enabled the historic district, and associated regulations, to be established. Both the Charleston Historic District and the Vieux Carre Historic District emphasized the preservation of buildings and architectural features.

The federal government demonstrated support for historic preservation within this same time period by establishing the Historic American Building Survey (HABS) to document architecturally and historically important buildings. This program was assigned to the National Park Service. The Historic Sites Act was then passed in 1935, and though it initially focused on the recognition and protection of national landmarks, this program essentially served as the beginning of the National Register of Historic Places.

Historic preservation was further encouraged through the development of the National Trust for Historic Preservation, a broad-based organization focusing

on preservation issues. This national non-profit organization was formally chartered by Congress in 1949. Previously known as the National Council for Historic Sites and Buildings, the National Trust became the national advocate for historic preservation issues.

Federal commitment to historic preservation reached a peak in 1966 with the passage of the National Historic Preservation Act. The purpose of this Act was to expand federal responsibilities and to create a framework for cooperation among federal, state and local entities in facilitating the protection of historic resources. The specifics of the National Historic Preservation Act, and its ramifications, are discussed in Chapter 2.

LANDMARK HISTORIC PRESERVATION COURT DECISIONS

Although laws provide the basis for regulatory activity, the true test often comes when the validity of the law is challenged in court. This is usually the means through which the application or interpretation of a law or regulation is refined. There are many important court cases that have challenged the provisions of historic preservation laws and regulations. These cases have helped to shape preservation policies throughout the country by setting forth common processes and procedures in the protection of historic properties. Though flexibility is necessary in the formulation of local historic preservation regulations in order to meet local goals, a respect for the common processes and procedures consistently upheld in the courts is necessary as well.

In terms of historic preservation, the most important court case is widely considered to be *Penn Central Transportation Company vs. City of New York*, 438 U.S. 104 (1978). In this case, the New York Historical Commission, which had designated Grand Central Station as a landmark along with numerous other buildings in the City, denied a request by Penn Central Transportation Company to build a 20 story office tower over Grand Central Station. Penn Central Transportation Company charged that the City was guilty of a “taking” by not permitting the construction of the office tower and denying the company the economic benefit of the property. The case was heard by the Supreme Court in 1978, which ultimately decided that historic preservation was indeed a legitimate local power. It also determined that the Penn Central Transportation Company had not been denied economic benefit since other alternatives were available, and therefore a “taking” had not occurred. Additionally, the Grand Central Station was not the only building in the City regulated in this manner. This decision was critical in that it upheld historic preservation as a valid public interest and established a strong legal precedent for future historic preservation regulation.



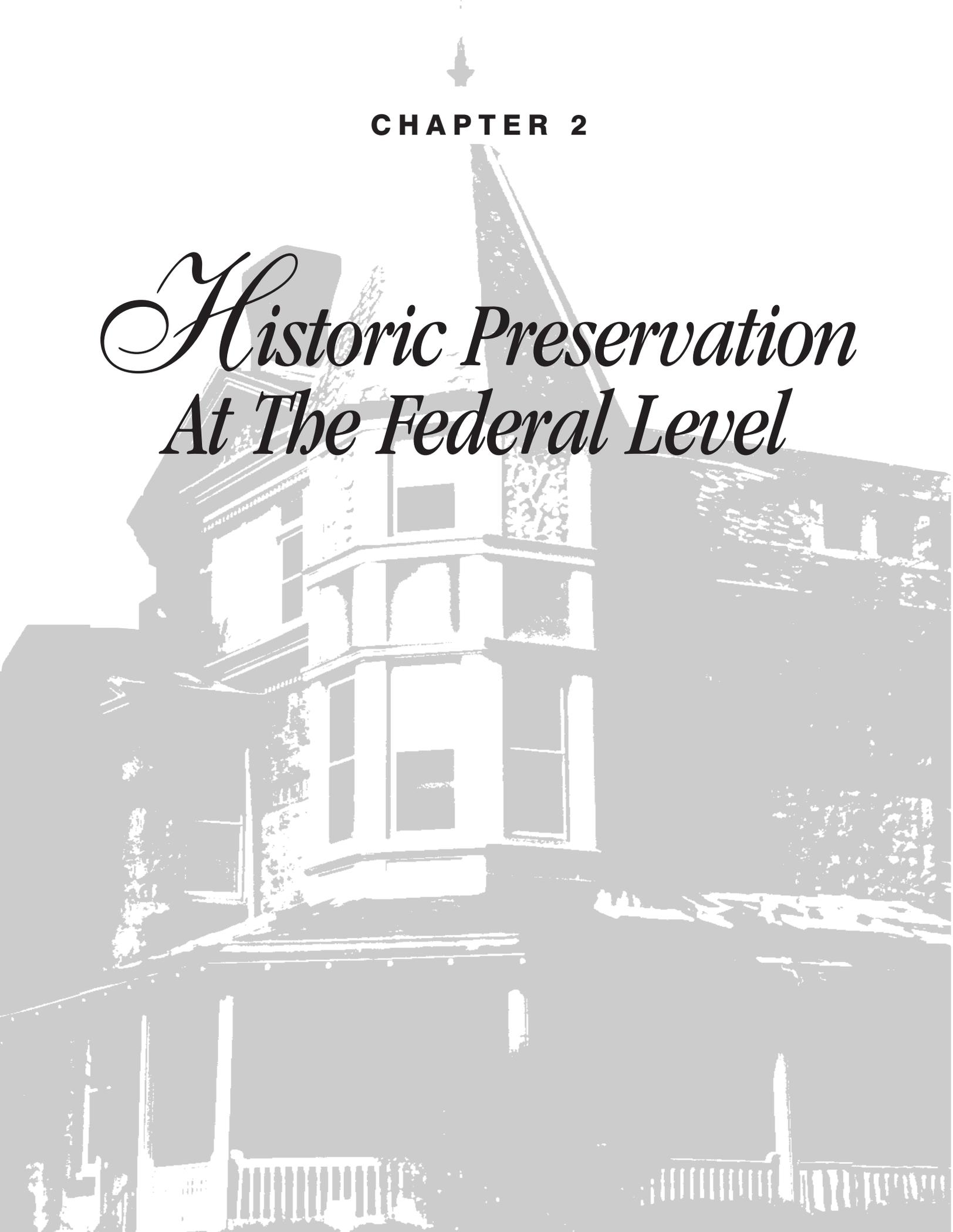
In Pennsylvania, one of the most significant cases is *United Artists Theater Circuit, Inc. vs. City of Philadelphia, Philadelphia Historical Commission* 635 A.2d 612 (Pa. 1993). In this case, the designation of the Boyd Theater as an historic landmark by the Philadelphia Historical Commission was challenged. This designation, as then permitted by the Philadelphia Landmarks Preservation Ordinance, included the interior as well as the exterior of the building. The Pennsylvania Supreme Court initially heard the case in 1991 and at that time declared the ordinance unconstitutional because it allowed for designation without the consent of the owner, and therefore amounted to a “taking”. In an unusual move, the Court later succumbed to intense public pressure and eventually reheard the case, this time reversing its original decision and upholding the basic premise of the ordinance. By the time this decision was issued in 1993, the provision of Philadelphia’s ordinance allowing for the designation of interiors as well as exteriors, had been removed. The new decision acknowledged the designation of historic landmarks without owner consent as valid and consistent with the Pennsylvania Constitution.

Although court cases relating to historic preservation have been heard throughout the last 100 years, it has only been in the last three decades, since the passage of the National Historic Preservation Act and the subsequent adoption of local regulatory measures, that numerous challenges to preservation laws have occurred. The decisions to these legal challenges have varied greatly, but the overall concept of historic preservation as a valid public interest has been continually upheld.

Historic preservation, as it has evolved since the passage of the National Historic Preservation Act in 1966, is described in the three chapters that follow.



CHAPTER 2



*Historic Preservation
At The Federal Level*



Historic Preservation At The Federal Level

The following section provides an overview of the federal legislation, the activities administered at the federal level, and the initiatives responsible for the preservation programs, procedures and institutions now in place.

Understanding national historic preservation policy, with its considerable political, economic, cultural and environmental implications, requires a knowledge of federal historic preservation law. Public outcry against the urban renewal practices of the mid-sixties, which provided federal funding for demolition of older, often historic buildings, in the name of slum clearance and blight removal, stressed the need for a national preservation policy. Urban areas such as New York, Boston, Chicago and Detroit still bear the scars of these policies in the form of lost history and the scattered empty lots often used only for parking. Although change came too late to save many historic resources, a national historic preservation policy did result.

National Historic Preservation Act

The National Historic Preservation Act, passed by Congress in 1966, created a strong legal basis for the protection and preservation of historic and cultural resources. The legislation was quite comprehensive, establishing an extensive framework of protective and regulatory measures to be implemented at the federal, state and local level. Most of the measures required cooperation among different levels of government as well as between individual agencies.

The National Historic Preservation Act and its subsequent amendments, contained many directives. It expanded some existing programs and also established new ones as summarized below:

- Authorized the expansion and maintenance of a National Register of Historic Places by the Secretary of the Interior. The National Register was initially authorized by the Historic Sites Act of 1935.
- Mandated the creation of an Advisory Council on Historic Preservation to advise the President and Congress on historic preservation matters.
- Required the review of all federally funded activities for potentially negative impacts on National Register properties, or those properties eligible for listing.
- Authorized funding for the National Trust for Historic Preservation, the national non-profit historic preservation advocacy organization.
- Established a certification program for local governments to encourage local participation in historic preservation.
- Established a funding source for historic preservation purposes.
- Established an organizational structure for state preservation efforts by authorizing the appointment of State Historic Preservation Officers, charged with administering preservation activities contained in the National Historic Preservation Act at the state level.

The National Historic Preservation Act defines historic resources as “any prehistoric or historic district, site, building, structure or object included in, or eligible for inclusion in the National Register; the term includes artifacts, records, and remains which are related to such a district, site building structure, or object”.

National Register of Historic Places

One of the most significant outcomes of the National Historic Preservation Act was the creation of the National Register of Historic Places. The National Register is a comprehensive listing of districts, sites, buildings, structures and objects of historical or cultural significance to the prehistory or history of the locality, the state, or the nation.

Listing on the National Register of Historic Places is honorary and does not affect the rights of property owners to continue to do what they wish with the property. Listing does, however, afford historic and archeological resources a certain level of protection from federally sponsored activities. Listing in the National Register requires that the impact of federal projects on National Register properties be evaluated in accordance with Section 106 of the National Historic Preservation Act. Specifically, any activity using federal dollars, even those federal dollars passed through to the state, must be reviewed for its potential effect on properties listed on or determined eligible for the National Register. If it is determined that a project could be harmful to a National Register property, alternatives must be considered, and mitigation must be attempted. This review process does not guarantee that damaging action will be prevented, but in most cases, some level of compromise usually occurs which minimizes negative impacts. This same protection is also provided to properties that are “determined eligible” for, but not actually listed in, the National Register. A “determination of eligibility” differs from a listing in the National Register, in that it does not require owner consent. The Section 106 review process is described in more detail later in this chapter.

A listing on the National Register can benefit property owners financially. Owners of National Register properties are eligible to apply for certain types of funding designed to encourage preservation. These programs are generally intended to cover costs associated with rehabilitation or adaptive reuse. One of the most important and versatile of the federal grant programs, which be used for historic preservation, is the Community Development Block Grant program. State-funded programs are often available as well.

Owners of National Register properties can also be eligible for certain federal tax benefits. The investment tax credit program can benefit the owner of income-producing properties including commercial, industrial or rental residential structures if the property is substantially rehabilitated in accordance with the Secretary of Interior’s Standards for Rehabilitation. The rehabilitation must be certified by the National Park Service in order for the tax credits to be taken.

Since its inception in 1966, thousands of historic resources have been listed on the National Register of Historic Places and nearly 300 of these resources are located in Chester County. Although the National Register is considered the nation’s official list of historic resources, properties do not need to have national significance to be listed on or determined eligible for the National Register. Properties may qualify for listing if determined important on a state

or local level, or in terms of a broad historic context, which will be described at a later point.

National Register Nominations

The National Register program is administered at the federal level by the National Park Service under the direction of the Secretary of the Interior. Listing in the National Register is the specific responsibility of the Keeper of the National Register. Although the National Register is considered a federal program, the State Historic Preservation Office (in this case the Pennsylvania Historical and Museum Commission) is responsible for defining the procedure at the State level and therefore plays a critical role in determining whether properties nominated are eligible and qualify for listing. This procedure is further discussed in Chapter 3. The preparation of nominations to the National Register should commence only after consultation with the State Historic Preservation Office.

The National Park Service has published several National Register Bulletins to assist with the nomination process. These Bulletins include sample forms as well as general instructional information for researching and completing the nomination. The National Register Bulletin, How to Complete the National Register Registration Form, is the source for much of the following information.

HISTORIC RESOURCE CLASSIFICATIONS

For purposes of the National Register nomination, historic resources are classified as buildings, sites, structures, objects or districts. Each of these classifications has an accompanying definition that provides guidance in categorizing the resource appropriately. Though it may seem obvious in most cases, there are many historic resources that lend greatly to the historic nature of a place, but are not easily classified. The “site” classification in particular is very broadly defined by the National Park Service and many of those resources that may be somewhat difficult to describe are referred to as “sites”. The description of each classification is as follows:

BUILDINGS

A “building” such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. “Building” may also be used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn.

SITE

A “site” is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

STRUCTURE

The term “structure” is used to distinguish from buildings those functional structures made usually for purposes other than creating human shelter.

OBJECT

The term “object” is used to distinguish from buildings and structures that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

DISTRICT

A “district” possesses a significant concentration, linkage, or continuity of site, buildings, structures, or objects united historically or aesthetically by plan or physical development.

MULTIPLE PROPERTY SUBMISSION

Nominations may also be made to the National Register in the form of a multiple property submission. These nominations are comprised of historic resources that fall into one of the individual categories described previously, but are interconnected and relate to one or more historic contexts (defined in the next section). To qualify for the National Register, the nomination must relate to at least one historic context and include discussion of at least one property type. The information contained in the multiple property submission should provide the framework for evaluating historic resources that share the same historic contexts. This same approach may be used for historic resources that have a similar theme, and are referred to as “thematic” nominations. These nominations differ from historic districts in that the resources may not be in proximity to one another.

A multiple property submission does not result in a single National Register listing, each historic resource included in the nomination is still listed individually. The advantage to a multiple property submission is that it simplifies the nomination process for those resources that share certain characteristics. Information that generally pertains to all the resources is



described only once, on the multiple property nomination form, and then referenced in the individual nominations. Individual nominations must still be prepared, and information unique to the resource described, however, that which is common to a number of properties need only be documented once.

QUALIFICATION CRITERIA

In order for a building, site, structure, object or district to be listed on the National Register, or determined eligible for listing, the resource must qualify in terms of significance, integrity and historic context. It is important to remember that many different types of historic resources qualify for the National Register and consideration is not limited to only the finest examples of architecture. The National Register includes all kinds of resources that contribute to our history and the understanding of our culture. A one-room school house may be as equally qualified as a high-style mansion, or perhaps more so if it exemplifies a particular facet of American culture. Because each historic resource is unique, each must be evaluated on its own merit and weighed individually in light of the qualification criteria.

SIGNIFICANCE

The first qualification criterion is “historic significance.” For nomination purposes, historic significance is categorized in four ways, but resources need only qualify in one category. These four categories of historic significance are as follows:

- Associated with events that have made a significant contribution to the broad patterns of our history.
- Associated with the lives of persons significant to our past.
- Embodies the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Have yielded, or may be likely to yield, information important in prehistory or history.

INTEGRITY

The second qualification that must be met is that of “integrity.” The integrity of an historic resource is essentially a measure of the historic qualities still present in the resource. The qualities that give a resource integrity are the

visible characteristics that give physical evidence of the historic nature of the resource. The presence of these qualities define the value of the historic resource and provide a basis for some level of interpretation. Those qualities are as follows:

- **Design:** The elements that create the physical form, plan, space, structure and style of a property.
- **Materials:** The physical elements that were combined or deposited in a particular pattern of configuration to form an historic property.
- **Setting:** The physical environment of an historic property.
- **Workmanship:** The physical evidence of the crafts of a particular culture, people or artisan.
- **Feeling:** The extent to which an historic property evokes the aesthetic or historic sense of past time and place.
- **Association:** The link of an historic property with an historic event, activity, or person. Also, the quality of integrity through which an historic property is linked to a particular past time and place.

HISTORIC CONTEXT

The third qualification is that of “historic context.” This is probably the most nebulous of the qualification criteria in that it requires that a clear linkage exist between the resource and a broad historical pattern or trend. The historic context provides a frame of reference for evaluating a specific resource and a way in which to convey its significance. The development of an historic context requires that information on a broad historical pattern or trend be developed around the three descriptors; historical theme, geographical area and chronological period, with each of these relating to the significance of the historic resource.

NOMINATION PROCESS

The preceding section provides background information related to undertaking a National Register nomination while the following section summarizes that actual nomination process.

DETERMINATION OF ELIGIBILITY

The National Register nomination process begins with the completion of a Pennsylvania Historic Resource Survey Form. This form must be completed



and submitted to the State Historic Preservation Office prior to completing a National Register nomination form. In Pennsylvania, the State Historic Preservation Office is the Pennsylvania Historical and Museum Commission. The purpose of this initial review is to allow the Pennsylvania Historical and Museum Commission to determine if the property appears to be eligible for listing on the National Register by applying the qualification criteria discussed in the previous section, and then issuing a preliminary assessment. Properties which appear to be National Register eligible are generally afforded the same protection and benefits as those actually listed on the National Register. The National Register eligible properties are included on the list published by the Pennsylvania Historical and Museum Commission entitled, Properties Determined Eligible by the Bureau for Historic Preservation.

The Pennsylvania Historic Resource Survey Form contains three basic parts and is available from the Pennsylvania Historical and Museum Commission. This form should be used in conjunction with the publication, *How to Complete the Pennsylvania Historic Resource Form*. A sample form is included in the Appendix. It should be noted that archeological sites, industrial resources, and bridges require different survey forms. Generally, properties must be 50 years or older to be considered eligible for the National Register, however there are some exceptions.

NOMINATION FORMS

The next step in the nomination process is the completion of the National Register Nomination Form. In Pennsylvania, a nomination may be submitted to the Pennsylvania Historical and Museum Commission by any individual or organization but preparation of the nomination form does require a certain level of expertise in historical research. Nominations must follow a very specific format and all data must be well documented. The publications of the National Park Service should be used in preparing the nomination and the Pennsylvania Historical and Museum Commission should be apprised of the nomination at the outset.

The National Register nomination form contains ten basic parts, as well as supplemental information. A sample nomination form is contained in the Appendix. The Pennsylvania Guidelines for Completing the National Register Form describes additional items needed for the required evaluation by the Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation. A sample of this form is included in the Appendix as well.

Once the nomination is complete and all required information compiled, it is submitted to the Pennsylvania Historical and Museum Commission for review. If recommended for approval, the nomination is then presented to Pennsylvania's Historic Preservation Board. The Board is the State entity that officially nominates the site to the National Register and submits it to the National Park Service for final review and approval. Following review at the federal level, the resource is listed by the Keeper of the National Register and the owner is notified of the listing.

Advisory Council on Historic Preservation

The Advisory Council on Historic Preservation, established in accordance with Title II of the National Historic Preservation Act, is an independent agency of the federal government responsible for advising the President and Congress on matters relating to historic resources. The Advisory Council on Historic Preservation consists of 19 members and is supported by a professional staff which is responsible for the routine administration of the Council's activities. Members of the Advisory Council meet on a quarterly basis. The duties and responsibilities, as specified by the National Historic Preservation Act, are as follows:

- Advising the President and the Congress on matters relating to historic preservation and recommending measures to coordinate activities among the various entities involved in historic preservation.
- Encouraging, in cooperation with the National Trust for Historic Preservation and other entities, public interest and participation in historic preservation.
- Recommending studies pertaining to historic preservation activities, particularly relative to the activities of governmental entities.
- Advising on guidelines for assisting state and local governments in preparing historic preservation legislation.
- Encouraging, in cooperation with other historic preservation organizations and entities, the training and education in the field of preservation.
- Reviewing the policies and programs of federal agencies for effectiveness and efficiency relative to implementing provisions of the National Historic Preservation Act.
- Informing and educating governmental entities as to the Council's role and activities.



Section 106 Review Process

Another important mandate of the National Historic Preservation Act is contained in Section 106. This section requires that federal agencies having direct or indirect jurisdiction over a federally sponsored or assisted activity, termed an “undertaking,” evaluate the effect of the undertaking on historic resources before proceeding with the project. The intent of this mandate is to require that alternatives to activities that could physically harm or diminish the integrity of historic resources, be investigated and that negative impacts be mitigated. The process does not ultimately prevent undertakings that damage or destroy historic resources, but it does usually insure that other avenues are at least considered. This process also stipulates that the public be notified of such projects and their effects, and often it is public pressure that leads to acceptable solutions.

A federal or federally sponsored “undertaking” is defined as any construction, rehabilitation or demolition activity. Even the effects of licenses, permits, grants, loans and property transfers must be evaluated through the Section 106 review process. The federal agency directly or indirectly responsible for the undertaking is responsible for insuring compliance with the review process. It is important to note that this review can be delegated to field offices or passed through to the state, county or municipal governmental unit responsible for administering the federal funds. Conducting the review at the local level can encourage local input on projects and provide for a high degree of participation on the part of those who may be directly impacted by an activity. The role of local input and participation is especially evident with regard to the review of projects funded by community development block grants (CDBG). These projects tend to be highly visible and can directly impact the community and its residents.

The process for insuring compliance with Section 106 was developed by the Advisory Council, the agency responsible for administering this element of the National Historic Preservation Act. The process sets forth procedures that federal agencies must follow to meet the intent of the Act. Briefly, the process involves formally identifying and evaluating historic resources, assessing the impact of undertakings and then working with the State Historic Preservation Office to determine ways of minimizing negative affects. The process, as described in the Advisory Council’s publication, [Introduction to Federal Projects and Historic Preservation Law](#), consists of the following five steps:

IDENTIFY AND EVALUATE HISTORIC PROPERTIES

Before a federal undertaking takes place, the federal agency responsible for the undertaking must identify the historic resources that potentially could be affected, either by reviewing existing information available or by gathering the necessary data. This step is done in cooperation with the State Historic Preservation Officer.

In order to be subject to the Section 106 review process, historic resources must either be listed on, or determined eligible for, the National Register of Historic Places. Determinations of eligibility must be made for those resources which have not been evaluated against the National Register criteria previously. The State Historic Preservation Office makes the decision on eligibility, but if questioned, the information is presented to the National Park Service for a determination.

ASSESS EFFECTS

Once it has been determined that historic resources will be affected by an undertaking, it is necessary to determine the nature of that effect. The activity is reviewed and the undertaking is classified as one of the following:

- No effect (the undertaking will not effect historic resources)
- No adverse effect (the undertaking will affect historic resources but that effect will not be harmful)
- Adverse effect (the undertaking will harm historic resources)

CONSULTATION

If it is determined that a federal undertaking will result in an adverse effect, thereby harming historic resources, consultation among the sponsoring agency, the State Historic Preservation Office, the Advisory Council and other interested entities should commence. The purpose of the consultation is for those involved to identify and agree upon measures that will reduce, avoid or mitigate the negative impacts. A successful consultation results in a Memorandum of Agreement which outlines the agreement reached.

If an agreement cannot be reached, the process ends. The sponsoring agency is still required to document the historic resource and submit the required information to the Advisory Council along with a formal request for written comments.

ADVISORY COUNCIL COMMENT

The Council may fulfill this part of the process by formally commenting in one of two ways. It may participate in the consultation process and



“comment” by signing the resulting Memorandum of Agreement, or it may issue written comments to the agency if the consultation did not result in a successful conclusion.

PROCEED

At the conclusion of this process, the agency may proceed in compliance with the conditions set forth in the Memorandum of Agreement. If no agreement was reached with the Advisory Council, the agency must, at a minimum, take into consideration the Council’s written comments before proceeding.

In certain instances, the requirements of the Section 106 review process can be fulfilled in another manner. The Advisory Council has the option of granting Programmatic Agreements, which under certain conditions, allow for the review to occur at a local level. Other alternatives that clearly address the intent of the Section 106 review process, but are designed to meet the specific needs of an agency, may be approved by the Advisory Council. Also, a state review process may be substituted for the Section 106 review process if it meets the intent and is approved by the Advisory Council.

The Section 106 review process usually occurs in conjunction with the environmental review required through the National Environmental Policy Act. It should also be coordinated with any review required through state or local authority.

Secretary of Interior’s Standards

The National Historic Preservation Act mandated that standards and guidelines for historic preservation be developed to provide federal agencies assistance in meeting their obligations in terms of historic resources. In response to this mandate, a series of standards were developed by the Secretary of the Interior, addressing the identification, evaluation, registration and treatment of historic resources. The purpose of these standards as described in the federal regulations are to:

- Organize the information gathered about preservation activities.
- Describe results to be achieved by federal agencies, states and others when planning for the identification evaluation, registration and treatment of historic properties.
- Integrate the diverse efforts of many entities performing historic preservation into a systematic effort to preserve the nation’s cultural heritage.

The Secretary of Interior's Standards for Historic Preservation Projects is probably the most frequently used set of standards. Though listed numerically, the standards are not prioritized. The following list consists of two parts, the first being the general standards:

- 1** Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- 2** The distinguishing original qualities or character of a building structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3** All buildings, structure, and sites shall be recognized as products of their own time, alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4** Changes which have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment, these changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 5** Distinctive architectural features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- 6** Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7** The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 8** Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, stabilization, preservation, rehabilitation, restoration, or reconstruction project.



These eight standards are intended to be supplemented by specific standards depending on the specific project or historic property treatment to be undertaken. Specific standards are defined for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. Since the standards most familiar are those associated with rehabilitation, those are listed as follows. The term “Secretary of Interior’s Standards for Rehabilitation” includes both the eight general standards listed previously, as well as the two specific standards listed as follows:

- 9 Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- 10 Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Historic Preservation Tax Credits

Making federal income tax credits available for the rehabilitation of historic properties is one of the most effective ways of promoting preservation of historic buildings. Despite changes over the past two decades in the level and type of federal tax credits available, and changes in project eligibility, they continue to be a major incentive to the rehabilitation and adaptive reuse of historic buildings that are used for income-producing purposes. The National Trust reports that from 1982 through 1993, the availability of the tax credit stimulated investment of an estimated \$14.8 billion in the rehabilitation of approximately 20,500 historic properties. Even though the provisions that stimulated the highest amount of rehabilitation activities are no longer in place, a review of the history of tax incentives is necessary to understand the tremendous impact they had in preserving historic resources.

PREVIOUS TAX INCENTIVES

Financial incentives for historic preservation first became part of the federal tax code through the passage of the Tax Reform Act of 1976. This Act allowed for two important provisions relative to tax deductibility. The first was a five year amortization for qualified rehabilitation costs, and the second was accelerated depreciation for qualified rehabilitations. Up until this time, only new buildings could qualify for accelerated depreciation. Together, these

provisions gave developers financial incentives to consider rehabilitation of existing historic properties as an alternative to new construction.

The Revenue Act, passed in 1978, further encouraged rehabilitation and adaptive reuse of historic properties by providing for a rehabilitation investment tax credit. The credit allowed for a 10 percent credit (a direct reduction of taxes owed) for rehabilitating older buildings.

The most important financial incentives came in 1981 with the passage of the Economic Recovery Tax Act. This Act provided for a three tiered structure to encourage broad preservation efforts and to accommodate rehabilitation of different types on different scales. A tax credit of 25 percent was authorized for the rehabilitation of qualified historic properties, generally those listed on the National Register of Historic Places. Both the property and the rehabilitation of the property had to be “certified” by the National Park Service. The rehabilitation had to conform to the Secretary of Interior’s Standards for Rehabilitation. Income producing properties of both a residential and non-residential purpose were eligible for the 25 percent tax credit.

Additionally, rehabilitation tax credits were allowed for buildings 30 to 40 years old, but not specifically listed on the National Register. Rehabilitation of the property was required to be “substantial”, meaning that minimal financial requirements were set on the amount of the investment. To be considered a substantial rehabilitation, the costs over a two year period had to exceed either \$5,000 or the adjusted basis, which is considered the cost of the building plus capital improvements minus depreciation taken.

Despite the thousands of historic buildings saved through rehabilitation and adaptive reuse, and despite the tremendous impetus given to preservation efforts because of the availability of tax credits, changes came in 1986. The Tax Reform Act of 1986 substantially revised the nation’s tax structure, including the structure of tax incentives for historic preservation.

CURRENT TAX INCENTIVES

The Tax Reform Act allows tax credits for the rehabilitation of a certified historic structure, but the maximum amount of the credit currently available is 20 percent. The law limits the use of the tax credits by income, setting a maximum eligibility level for use. It also limits the amount of credit that can be taken annually. Since the single most important provision of the 1981 legislation was reportedly that all of the credit could be taken in one year, the annual limit set in 1986 caused a dramatic decrease in rehabilitation activity.



Some elements of previous legislation remain in effect. The certification requirements for projects seeking tax credits for instance, is essentially the same. A two part certification process must be completed for properties eligible for tax credits. The first part requires that the building be certified, meaning that it is either listed individually on the National Register or determined to contribute to a registered district. A registered district is one listed in the National Register or designated by a state or local entity and certified as substantially meeting the requirements for listing on the National Register.

The second part requires that the rehabilitation work itself be certified by the National Park Service. The guidelines used in making determinations on certifications are the Secretary of Interior's Standards for Rehabilitation. Applications for certification of the rehabilitation are first reviewed by the State Historic Preservation Officer before being forwarded to the National Park Service for a final decision. A review of the completed work to ensure that it is in conformance with the Secretary of Interior's Standards is done at the end of the project. Certification of the final work has become a critical part of the process.

In addition to the rehabilitation tax credits, the 1986 legislation also authorized a tax credit for developers who reuse historic structures for low income housing. Low income housing is defined as that which is affordable to those earning less than the median income for the region. The units must remain affordable for a fifteen year period. A 9 percent tax credit is allowed for each unit produced with a lesser percentage allowable if federal financing is used. As with the rehabilitation tax credit, the building must be a certified historic structure. Credits can be taken against costs associated with the acquisition, construction or rehabilitation, and the cost per unit must meet certain restrictions. There are annual limits set on the use of tax credits and in Pennsylvania, the low income housing tax credit program is administered by the Pennsylvania Housing Finance Agency.

National Trust for Historic Preservation

Another outcome of the National Historic Preservation Act was funding for the National Trust for Historic Preservation. The National Trust is a private, non-profit organization that serves as a national clearinghouse for information and technical assistance on historic preservation. Its mission is: "To foster an appreciation of the diverse character and meaning of our American cultural heritage and to preserve and revitalize the livability of our communities by leading the Nation in saving America's historic

environments.” Although federal funding is now being eliminated, it did serve to help strengthen the organization over the past three decades.

The National Trust had its origins in the Council for Historic Sites and Buildings, an organization formed in the late 1940’s for the purpose of promoting the preservation of historic resources. This eventually became the National Trust for Historic Preservation through a formal charter granted by Congress in 1949.

The National Trust promotes preservation by offering many types of services and programs. It prepares and publishes technical documents, sponsors seminars, workshops and training sessions, coordinates regional and national historic preservation efforts, administers grant and loan programs, and advises on legal aspects of historic preservation through its Legal Defense Fund. Specific programs include the Heritage Tourism Program, the National Main Street Program and the Rural Heritage Program. The National Trust also owns and operates 18 historic house museums.

Based in Washington, D.C., the National Trust has five regional offices in order to facilitate preservation activities on the state and local levels. It is governed by a forty-four member Board of Trustees and is funded, in part, through grants provided through the National Park Service as authorized by the National Historic Preservation Act of 1966. The address of the national office can be found in Appendix G.

Certified Local Government Program

The Certified Local Government Program, an outcome of the 1980 amendments to the National Historic Preservation Act, was established to facilitate greater participation in historic preservation at the local level. This program strives to create a partnership between all levels of government in addressing preservation issues by allowing for direct participation in the federal programs. In order to be designated as a Certified Local Government, certain eligibility criteria must be met and the local government must comply with established procedures. Specific information on the Certified Local Government Program is found in Chapter 4.

Other Federal Legislation

Although the National Historic Preservation Act is arguably the most important piece of legislation relative to historic preservation, many other laws have also played key roles in protecting historic resources. The following is a brief explanation of some of these laws:

ANTIQUITIES ACT OF 1906

This Act authorizes the President to designate nationally significant historic and natural resources located on federal land as National Monuments. It also protects all historic and prehistoric ruins and objects of antiquity by allowing for the prosecution of those found excavating or destroying such resources.

HISTORIC SITES ACT OF 1935

This Act establishes historic preservation as a national policy by giving the Secretary of the Interior the authorization to document, evaluate, acquire and preserve archeological and historic sites for public use. It was this Act that led to the development of the National Historic Landmarks program. It also led to the formation of the Historic Sites Survey, the Historic American Buildings Survey and the Historic American Engineering Record.

THE DEPARTMENT OF TRANSPORTATION ACT OF 1966

Sections of this Act discourage the adoption or implementation of programs or projects that require land from historic sites of national, state, or local significance unless there is no feasible and prudent alternative and unless all planning is done to minimize harm to the resource. This protection is not limited to historic resources listed on or determined eligible for the National Register, but applies to locally recognized sites as well.

NATIONAL ENVIRONMENTAL PROTECTION ACT OF 1969

This Act requires that the environmental impact of all federal construction projects be considered during the planning process. The environmental impact statement and the environmental assessment are two methods of review for evaluating a federal project's effect on the environment, including historic resources. The act also established the Council on Environmental Quality and gives this entity authorization to oversee these activities.

SURPLUS REAL PROPERTY ACT OF 1972

This amendment to the Federal Property and Administrative Services Act of 1949, authorizes the General Services Administration to convey approved surplus federal property to any state or local agency at no cost if the property is to be used as an historic monument for public purposes. It also applies to

income producing properties if the end use is for public use as an historic park or recreational facility.

ARCHEOLOGICAL AND HISTORIC PRESERVATION ACT OF 1974

This Act provides for the preservation of historical and archeological data that could be lost as a result of federal construction projects including dam construction or the alteration of terrain. It also provides for the recovery and preservation of such data as necessary.

HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

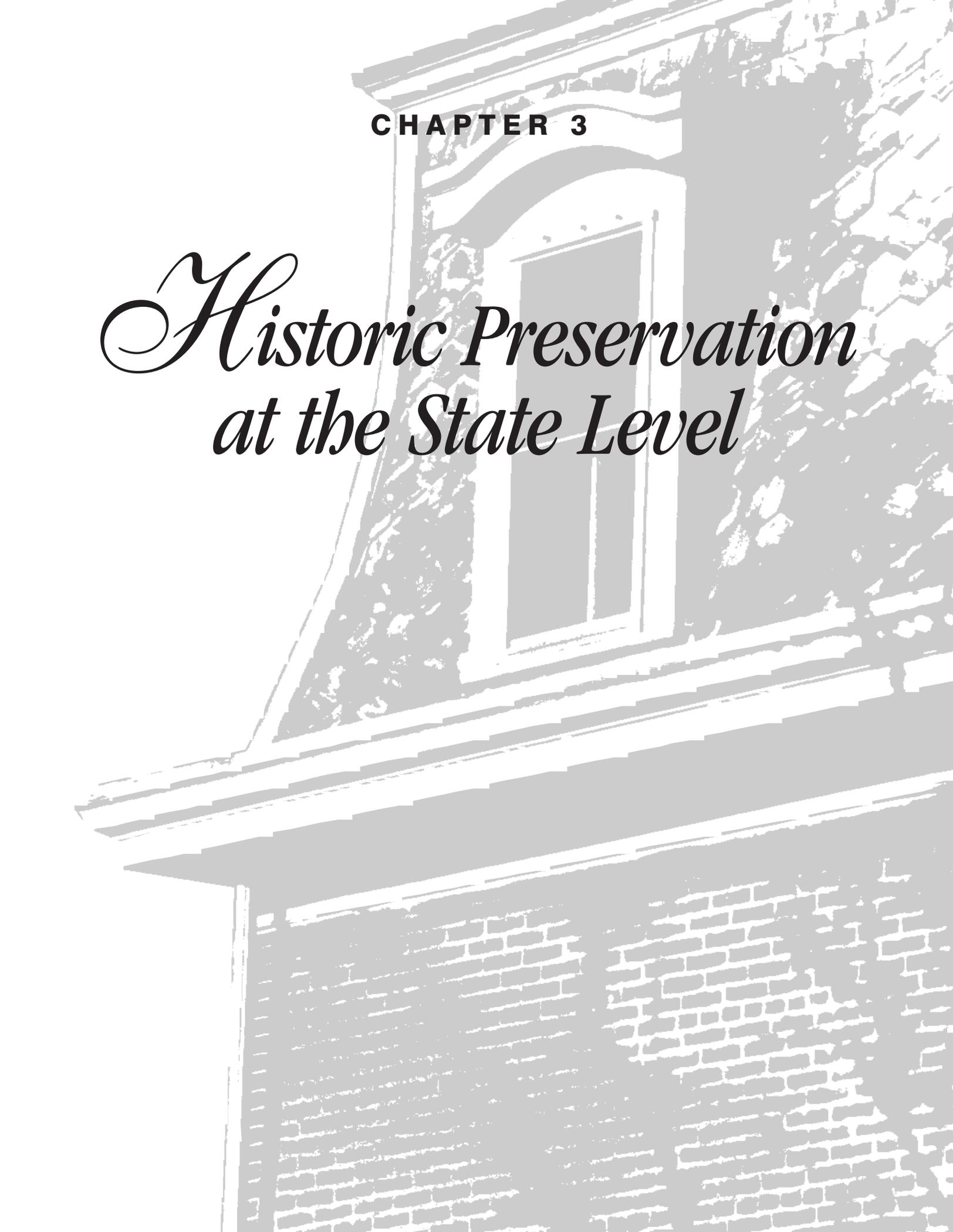
This Act provides for a single block grant, the Community Development Block Grant, to be established through the combination of several categorical grants. CDBG funds can be used for many different types of projects including historic preservation activities and can also be used to match preservation funding available from other sources.

PUBLIC BUILDINGS COOPERATIVE USE ACT OF 1976

This Act requires the General Services Administration to purchase and use historically, architecturally or culturally significant structures for federal office buildings unless their use is infeasible or imprudent compared to other alternatives.

ARCHEOLOGICAL RESOURCES PROTECTION ACT OF 1979

This Act protects archeological resources by prohibiting their disturbance on federal and Indian land, and prescribes criminal penalties for violation. The Act also prohibits the trafficking of illegally acquired antiquities.



CHAPTER 3

*Historic Preservation
at the State Level*



Historic Preservation at the State Level

The following section describes the historic preservation programs in place in Pennsylvania, and provides background information on the legal basis for these programs.

The National Historic Preservation Act authorized appointment of a State Historic Preservation Office, which established a framework for historic preservation efforts at the state level. Many of the responsibilities for carrying out specific historic preservation activities identified in the National Historic Preservation Act were consequently passed through to the state to be undertaken either at that level, or in cooperation with local agencies. Most states, in an effort to supplement or enhance the authority granted through the National Historic Preservation Act, passed additional legislation, promoting historic resource protection to an even greater degree. Many of these state acts contain enabling legislation authorizing local governments to establish historic preservation programs as well.

Title 37: The Pennsylvania History Code

The Pennsylvania History Code, Title 37 of the Pennsylvania Consolidated Statutes - Section 101, pertains to the conservation, preservation, protection and management of historical and museum resources of the Commonwealth of Pennsylvania. The code identifies the Pennsylvania Historical and Museum Commission as the agency responsible for historic resources and preservation activities for Pennsylvania. It outlines the Commission's membership, and its duties, responsibilities and functions.

The Pennsylvania Historic Preservation Act, Chapter 5 of the State History Code, outlines the legal basis for historic preservation activities in particular and defines the Pennsylvania Historical and Museum Commission's responsibilities for planning and implementation activities, and the protection of historic sites. This chapter reiterates much of the language contained in the National Historic Preservation Act, giving the Pennsylvania Historical and Museum Commission the responsibilities provided to the State Historic Preservation Officers. Specific duties include planning for historic preservation, researching and documenting historic sites, and initiating and conducting a state-wide survey.

Chapter 5 of the State History Code also mandates that Commonwealth agencies, political subdivisions and municipal authorities cooperate with the Pennsylvania Historical and Museum Commission in the preservation, protection and investigation of archeological resources. Amendments to the History Code in 1995 clarified the process through which the Pennsylvania Historical and Museum Commission is notified of construction activity and establishes a time frame for compliance. The mechanism that triggers notification of the Pennsylvania Historical and Museum Commission is the Department of Environmental Protection permitting process. Any time a permit is requested through the Department of Environmental Protection, a Cultural Resource Notice is sent to the Pennsylvania Historical and Museum Commission, which in turn is provided a specified number of days in which to make a determination as to whether or not the site is significant and the activities required to mitigate the impact. This procedure also applies to historic resources as well. This particular process is similar to the federally-required Section 106 review.

Chapter 7 of the code lists the sixty-two Pennsylvania historic sites governed by Pennsylvania Historical and Museum Commission and describes administrative responsibilities. However, three historic sites in the Commonwealth, the Brandywine Battlefield, Washington Crossing, and the U.S. Brig Niagara, are governed by separate Commissions made up of individuals appointed by the Governor.

The Pa. Historical and Museum Commission

The Pennsylvania Historical and Museum Commission is an independent agency that was formed in 1945 by the merger of the Pennsylvania Historical Commission, established in 1913, with the State Archives and the State

Museum. With this merger, the State sponsored activities associated with historical resources of all types were centralized. The Pennsylvania Historical and Museum Commission became the official agency of history and culture.

The programs and activities of the Pennsylvania Historical and Museum Commission are governed by a fourteen member Commission. Of the fourteen members, two are appointed by the Senate, two are appointed by the House of Representatives, two are appointed by the Secretary of Education, and the remaining are appointed by the Governor. The Executive Director of the Pennsylvania Historical and Museum Commission serves as the State Historic Preservation Officer.

The Pennsylvania Historical and Museum Commission consists of four separate Bureaus, each charged with a specific function.

ARCHIVES AND HISTORY

Archives and History is responsible for collecting, cataloging and preserving State archives and manuscripts. It is also responsible for maintaining land records, preserving local records and maintaining record repositories.

HISTORIC SITES AND MUSEUMS

Historic Sites and Museums is responsible for administering the historic sites and museums of the Commonwealth of Pennsylvania. These properties are quite diverse and include the Brandywine Battlefield, the U.S. Brig Niagara and the Railroad Museum of Pennsylvania. The Pennsylvania Historical and Museum Commission manages many of the sites and museums owned by the Commonwealth; others are managed by local, non-profit organizations.

THE STATE MUSEUM

The State Museum administers the Commonwealth's official museum. The Museum was established in 1905 and is charged with preserving the history of the Commonwealth. This Bureau is also responsible for the historical markers located throughout Pennsylvania.

HISTORIC PRESERVATION

Historic Preservation is responsible for statewide preservation efforts and serves as the liaison with federal and state agencies on historic preservation projects and reviews, and on programs including the National Register of Historic Places for Pennsylvania.



Pa. Historic Preservation Enabling Legislation

In Pennsylvania, there are two state laws that provide the legal foundation for municipalities to adopt historic ordinances and regulatory measures. Act 167, the Historic District Act, allows municipalities to identify, define and regulate local historic districts through adoption of a local ordinance. Act 247, the Municipalities Planning Code, allows municipalities to use zoning powers to protect historic preservation resources either in a district or on an individual site basis. Municipalities in Pennsylvania, and especially in Chester County, have used the enabling legislation very effectively to accomplish varied historic preservation goals. Together, these two Acts provide a broad foundation for addressing historic preservation goals and give municipalities a wide range of options in tailoring approaches to specific objectives. These two laws have been successfully used both independently and cooperatively to meet local historic preservation objectives.

Act 167: Historic District Act (1961)

This Act authorizes counties, cities, boroughs, incorporated towns and townships to create historic districts within their boundaries by local ordinance and to protect the historic character through regulation of the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the district. Districts established through Act 167 must be certified through the Pennsylvania Historical and Museum Commission. Certification means that the Pennsylvania Historical and Museum Commission must determine that the district is eligible for inclusion in the National Register of Historic Places. Since part of the certification process is the determination of eligibility for the National Register, historic districts established through Act 167 are provided the same protection from federal projects associated with National Register properties, even through the district is not actually listed. Property owners are also eligible for historic preservation funding and tax credits described in Chapter 2.

According to the Pennsylvania Historical and Museum Commission, Pennsylvania has 81 certified historic districts in 64 municipalities. Chester County alone has 11 certified historic districts located in 10 municipalities.

HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB)

Act 167 also requires appointment of an historic architectural review board, or HARB, to advise the local governing body on the appropriateness of building activity in the district. Requirements for membership on the historical architectural review board are outlined in the legislation, which specifies that it must have at least five members and be composed of a registered architect, a building inspector, and a licensed real estate broker, with the remaining members having a knowledge or interest in the

preservation of historic districts. A more extensive discussion of the historical architectural review board is included in Chapter 4.

CERTIFICATE OF APPROPRIATENESS

The major purpose of the historical architectural review board is to advise the local governing body on the appropriateness of the construction, reconstruction, alteration, restoration, demolition or razing of buildings in the district. The review process is typically driven by building permit process already in place in most municipalities. When a building permit is requested for a property located in an historic district, the municipality first forwards the request to the historical architectural review board for review and comment. The local governing body should consider the advice of the historical architectural review board before approving the building permit and then grant a “certificate of appropriateness” for the activity proposed. The certificate of appropriateness verifies that the proposed work is in conformance with historic standards outlined in the ordinance. The Act specifically restricts recommendations by the historical architectural review board to only those changes that can be seen from a public street or way.

REVIEW STANDARDS

Act 167 specifies that certain standards be used in making recommendations for certificates of appropriateness. Such standards are normally included in the local ordinance. The criteria or standards contained in Act 167 include “general design, arrangement, texture, material and color” of the building or the structure and the relationship of such factors to similar features of buildings and structures in the district. Local ordinances address interpretation and application of the review standards in different ways.

DESIGN GUIDELINES

To provide guidance to property owners applying for building permits in historic districts, many communities have adopted design guidelines to help interpret the standards. Design guidelines can be used both to evaluate modifications to existing structures and also to recommend approaches for new construction. Design guidelines are found in many forms but all serve to encourage building modifications and/or new development that complements the historic character of the district. Providing information that gives applicants a better understanding of the review process can also reduce the potential for conflict. Offering design guidelines creates a stronger basis for decision-making and can reduce subjectivity, producing greater consistency in the review of applications.



It should be recognized that the use of design guidelines need not be limited to administration of an ordinance. Design guidelines can also be used to educate residents on local architectural styles and to encourage the compatibility of new construction outside of an historic district as well. It is an important preservation tool that can serve many purposes depending on goals of the municipality.

SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

Another way in which to incorporate guidance into the review of the certificate of appropriateness is to reference the Secretary of Interior's Standards for Rehabilitation. Initially developed to guide the review of historic rehabilitations funded by federal dollars, these standards are now widely accepted as common preservation measures. The use of the Standards for Rehabilitation is especially positive because it reinforces the use of common measures which will help to further preservation efforts.

DEMOLITION PERMIT

The ordinance establishing a certified local historic district can also authorize the historical architectural review board to recommend against granting a demolition permit for properties located in the district. Recommending that a demolition permit be denied is a way to require that other alternatives for an historic property, such as rehabilitation or adaptive reuse, be considered unless economic hardship is demonstrated. Demonstrating economic hardship usually requires the property owner to prove that all reasonable beneficial use of the property will be denied if the permit is not granted. The historical architectural review board can also consider a delay of demolition which requires that the permit not be granted for a specified time period. This additional time can then be used to seek alternatives to demolition, or to document the property if no alternatives are available.

Local Historic District Ordinances

The creation of a local historic district is an effective means of protecting local historic resources. As discussed previously, listing an historic district on the National Register can provide some protection against federally funded activities by requiring a review of potentially negative impacts, but it affords no protection from dramatic physical alterations undertaken with private funds. More comprehensive protection can come through designation of a local historic district and enactment of a local ordinance.

One of the duties of the Pennsylvania Historical and Museum Commission is to assist local governments in identifying and establishing certified historic

districts in accordance with the provisions of Act 167. To establish a district and adopt a local historic preservation ordinance, the Pennsylvania Historical and Museum Commission recommends the following steps. These steps are further described in the Pennsylvania Historical and Museum Commission publication, Historic District Designation in Pennsylvania.

SURVEY THE PROPOSED HISTORIC DISTRICT

In order to determine the historic resources existing in a community and to provide a basis for preservation through historic districts, a survey should first be undertaken. Surveying is the process of documenting the historic resources within a specified area. A survey can be used to determine what and where historic resources exist in a municipality and from this information, inventories can be developed and historic district boundaries can be determined.

There are two levels or types of surveys: 1) the preliminary or reconnaissance survey, and 2) the comprehensive survey. The preliminary or reconnaissance survey gathers basic data on the number, distribution, and sometimes the condition, of historic resources in a given area. It can be done fairly quickly with minimal expertise required on the part of the surveyor. It does not usually provide extensive information on resources. The comprehensive historic resource survey, is more time consuming because it requires information not only on the physical aspects of the resource, but on historical aspects as well. A higher level of research is necessary which warrants a higher level of expertise among the surveyors. Comprehensive historic resources surveys are needed by municipalities to create the basis for historic preservation strategies.

The Pennsylvania Historical and Museum Commission provides assistance with surveys and should be consulted prior to any formal survey. The Pennsylvania Historical and Museum Commission has the forms available and offers technical assistance for those conducting surveys of both types. The publication, Guidelines for Historic Resource Surveys in Pennsylvania, describes this process and includes the necessary forms. The Pennsylvania Historical Resource Survey Form is the standard format for comprehensive historic resources surveys. It should be noted that this form is also used in the first step of the National Register nomination process described in Chapter 2.

SOLICIT CITIZEN SUPPORT

An important component of an historic district designation is soliciting community support. The importance of historic resources from a cultural, historical, economic and aesthetic perspective helps to build broad support for the regulatory component of district designation. The community-wide



benefits of historic preservation and its contribution to the overall quality of life must be an accepted goal of the community in order for an historic district to be designated and regulatory provisions enforced.

Many methods of obtaining support and educating the community on local historic resources can be used. Often, a grass roots effort led by a local historical society or similar organization working in conjunction with municipal staff, can be effective in developing an education component and conveying information. Since the enactment of an historic district ordinance regulates certain types of alterations to private property, it is important that citizen groups be very involved in the educational component and in promoting the benefits. The more support that can be obtained early in the process, the easier the implementation will likely be.

PREPARE HISTORIC DISTRICT ORDINANCE

Once it has been established that the municipality supports efforts to protect its historic resources through designation of an historic district, and once the area has been surveyed and the boundaries identified, the next step is the preparation of the ordinance text. The Pennsylvania Historical and Museum Commission has developed a model ordinance for communities to utilize in drafting the text, and also has sample ordinances available from other municipalities. The Pennsylvania Historical and Museum Commission has identified several components to be included in an Act 167 ordinance, these include the following:

- Reference to the enabling legislation
- Purpose of the ordinance
- Definition of technical terms
- Boundary description
- Criteria for landmark and district designation
- Establishment of the HARB
- Description of duties and responsibilities of the HARB
- Description of actions to be reviewed by the HARB
- Description of design guidelines and standards
- Provisions dealing with demolition by neglect
- Provisions dealing with economic hardship
- Description of certificate of appropriateness review procedure
- Description of fines and penalties

When the ordinance is prepared and the required documentation for the historic district is completed (including the survey material), a public hearing must be held to provide an opportunity for public comment. The proposed ordinance should be reviewed by the Pennsylvania Historical and Museum Commission, specifically the Bureau for Historic Preservation, prior to the public hearing. They may be able to identify problems or conflicts before the issues are raised at the public hearing. The ordinance may be adopted following the public hearing, but it may not go into effect until the Pennsylvania Historical and Museum Commission has approved the ordinance and passed a resolution certifying the historical significance of the district as defined. When this is received by the municipality, the historical architectural review board can then be officially appointed and the ordinance may go into effect.

Act 247: Pa. Municipalities Planning Code

Act 247 (1968, as amended), Pennsylvania's Municipalities Planning Code (MPC) provides the authority to boroughs, townships and cities to exercise municipal land use controls, plan for development and regulate that development through zoning, subdivision and land development ordinances, and official maps. Article VI is particularly important in terms of historic preservation because it outlines zoning authority for this purpose. The Act cites the preservation of the natural, scenic, and historic values, aquifers and floodplain as valid planning concerns. This article also provides for the regulation of places having unique historical, architectural or patriotic interest or value through the creation of a specific zoning classification. This legislation also allows for the appointment of local historical commissions to encourage preservation efforts and advise municipal officials on issues relating to historic preservation.

OVERLAY ZONING

The provisions contained in the Municipalities Planning Code give municipalities the clear authority to accommodate historic preservation interests and purposes through local planning and zoning, but through a different type of regulation than provided for by Act 167. Protective measures through the Municipalities Planning Code may be enacted through adoption of an historic overlay district. Unlike the protection offered through Act 167, an historic overlay district can include individual sites as well as clusters, as long as the resources are well documented and identified on an historic resources map. The overlay concept is particularly useful for municipalities



that may not have the density or concentration of resources needed for designation of an Act 167 historic district. Many municipalities in Chester County have adopted and successfully used such provisions. The following are considerations regarding historic overlay zoning:

SURVEY THE HISTORIC RESOURCES

Before the overlay district can be established, a comprehensive survey should be undertaken (if information is not already available) to identify those resources that the municipality wishes to protect. One method of identifying resources is through a ranking system establishing resources as Class I, II or III depending on their importance to the municipalities preservation program. These resources are then mapped according to this classification which forms the basis for the overlay district. It is important from a legal perspective that the documentation is in place when an overlay district is established. Challenges to historic resource protective measures are generally unsuccessful if the municipality has completed the survey component and can present a clear rationale for the sites identified or the boundaries delineated.

USE REGULATION

The adoption of an historic overlay district provides for zoning regulation on two levels: the underlying zone and the historic overlay zone. The underlying zoning of a district defines the types of uses permitted, and delineates the regulatory provisions associated with those uses. An historic overlay district allows a municipality to add another layer, establishing regulations to protect the specific characteristics of the resources identified. For instance, by adopting an historic overlay district, certain uses that may be by-right in the underlying zoning could instead be allowed as conditional uses, giving greater control over site development to the municipality. Permitting uses in the historic overlay district that require buildings similar in type and scale to those already existing can prevent future conflicts. Adopting a preservation policy with a goal, for example, of preserving a village center, and then allowing a use such as a large-scale commercial building, defeats the purpose.

AREA AND BULK REGULATION

Building height and bulk are more examples of measures that can be controlled in an historic area through an overlay district. An historic overlay that encompasses an existing village, for instance, could restrict height and lot coverage to that which would complement existing structures. The setbacks required in contemporary ordinances tend to be large. Setbacks in an historic village could be modified to ensure consistency with the common building setback. Requirements in an overlay district to replicate the existing building line, and height and bulk, could help to preserve the existing character.

HISTORIC RESOURCES IMPACT STATEMENT

An important component of the historic overlay district is the requirement for an historic resources impact statement. Including this provision in the zoning ordinance (or the subdivision and land development ordinance) gives the board of supervisors the authority to require developers to submit a statement defining how a proposed development will impact the historic resources located on a site. The contents of the impact statement are usually defined in the ordinance and may include such information as a description of the historic resource including a photographic record, description of the development proposal, a summary of how the proposal will impact the historic resource, and a discussion of mitigation measures. Once completed, the historic resources impact statement is usually reviewed by the historical commission which, in turn, makes recommendations on preservation measures to the planning commission and board of supervisors.

COMPATIBILITY WITH THE ZONING ORDINANCE

When developing an historic overlay district, care should be taken that the zoning ordinance provisions, and historic overlay provisions, be compatible. Provisions found to conflict should be addressed to reduce the possibility of any negative impact on historic resources. The municipal subdivision and land development ordinance should also be reviewed to identify conflicting provisions.

The best foundation for preservation is created when the provisions of Act 167 and Act 247 are used together. Using both allows for maximum protection of historic districts by restricting major changes to building facades and architectural detailing through historic district regulations, and by restricting major modifications to the built environment through regulating use, height and bulk in areas with historic resources.

Alternative Zoning Techniques

Regulatory techniques and options authorized through the Municipalities Planning Code not designed specifically for historic preservation can sometimes be used for these purposes. A common perception is that only limited regulatory measures are available for protection of historic resources. This protection, however, can be approached in the same way that natural, scenic and open space protection is approached. Preservation of historic resources can often go hand-in-hand with preservation of natural features and open space, reinforcing the concept of fully integrating the preservation of historic resources into the local planning. Viewing these as interrelated can broaden the applicability of various zoning techniques. The use of transfer of development rights, growth boundaries, open space development and agricultural zoning are all



provisions that can be used to address the integrated goals of natural and historic resources protection.

TRANSFERABLE DEVELOPMENT RIGHTS

The Municipalities Planning Code enables municipalities to adopt a transferable development rights (TDR) program to direct new development to certain areas of a municipality while simultaneously reducing the development potential in others. Transferable development rights programs have been successfully used in Pennsylvania to preserve productive agricultural lands by allowing the “sale” of the development rights associated with those lands.

A transferable development rights program requires the designation of both a sending area, in which development rights can be purchased from the landowners in exchange for perennial open space and preservation, and a receiving area in which the development rights can be used to build a higher density than that permitted with the current zoning. The purpose of this technique is to allow a landowner in a sending area, usually an agricultural region, to gain monetarily from the development potential of the land without actually selling it for development. The buyer of the development rights can then apply the rights to a parcel located in the receiving area, and thereby increase the density over and above that which would be normally permitted by the existing zoning.

The transferable development rights provision is not yet widely used but is recognized as having great potential for protecting historic as well as natural resources. Most of those areas deemed as sending areas are targeted for protection because they are in active agricultural production and comprised of prime agricultural soils. Many of these areas contain historic structures such as farmhouses, barns, spring houses, silos and other remnants of rural life which can be very much a part of a community’s history. Thus, a transferable development rights program that protects natural resources can also indirectly serve to protect historic resources. A transferable development rights program can be a particularly useful tool because it protects rural sites that might be difficult to address in any other way. Another benefit to a transferable development rights program as it relates to historic preservation is that buildings are preserved in their original context.

GROWTH BOUNDARIES

Growth boundaries are gaining favor as a way of directing new development in a community. This concept is similar to the transferable development rights program in that it seeks to focus new development to particular areas, but

different in that it does not provide for any type of purchase arrangement to discourage development outside of the designated boundary.

Growth boundaries rely on the local comprehensive plan and the zoning ordinance working in concert with the county to delineate a location where future growth and development may be accommodated. The growth area, and its purpose, must be thoroughly described in the comprehensive plan, with actual regulation occurring through zoning districts. Development outside the boundary is restricted, while development inside is encouraged. Growth boundaries are an important part of the implementation of *Landscapes*, the Chester County comprehensive policy plan, which makes general recommendations on growth boundary location on a county-wide basis. These recommendations, refined in cooperation with the municipalities and outlined on the *Livable Landscapes - 2020 map*, provide guidance to local officials on the use of growth boundaries as a tool to reduce sprawl development.

The key to a successful growth boundary program is usually the municipal capital improvements program (CIP). A well planned capital improvements program which provides for the extension or development of infrastructure (roads, water and sewer service) within the boundary, but limits expenditures for infrastructure outside of the designated areas, can be very helpful in directing development. Developers usually want to avoid investing in infrastructure and will seek locations where services are already available. Before a growth boundary is adopted, a thorough analysis of projected population growth, and the land area and densities needed to accommodate that growth, must take place.

Growth boundaries protect historic resources in the same manner as a transferable development rights program. By focusing development in a specific area and reducing the potential for sprawl, historic resources (particularly rural resources) are preserved in their historic setting. The preservation of historic resources is often seen as a secondary benefit of a growth boundary policy.

OPEN SPACE DEVELOPMENT

Another regulatory measure that can be used for historic preservation purposes is open space design or cluster development. Usually viewed as a way of concentrating development, preserving open space and protecting natural resources, open space design and cluster development can simultaneously protect historic sites and landscapes by concentrating development on a small part of the parcel allowing for preservation within the common open space. Historic resources existing on a site can be



preserved within that open space. This type of development can allow for resources to be preserved within their setting, particularly important in rural settings. Allowing for flexibility in site development fosters development that is sensitive to natural and historic features and respectful of existing environmental conditions.

Open space design or cluster development, simply through the flexibility they allow, can further preservation goals by not only permitting, but encouraging, developers to produce subdivision and land development designs that respect existing site features, including historic features. By reducing the size of lots and permitting houses and facilities to be clustered, large percentages of development tracts can remain as open space or be used for recreational purposes. An open space development in a rural area can be designed to allow farming to continue by concentrating new construction in a small section of poor soils. The dual goals of preserving farmsteads and rural landscapes, while meeting requirements of accommodating new population and future growth, can be addressed through sensitive site planning.

AGRICULTURAL SECURITY AREAS

New methods of protecting agricultural lands have been enacted in response to the tremendous loss of farms to suburbanization and sprawl development. The methods available for farmland preservation, like those that protect other natural resources, indirectly protect historic resources.

Act 43 of 1981, the Pennsylvania Agricultural Area Security Act, gives options to those farmers committed to farming and also serves to discourage development of agricultural lands. The main purpose of this law is to protect the agricultural industry from the implementation of local regulations that could serve, either directly or indirectly, to hinder agricultural production and farm activity. The law also encourages the preservation of large tracts of farmland through the designation of agricultural security areas of 500 acres or more. Farmers can petition for a security district designation and participation in the program is strictly voluntary. An agricultural security area is a prerequisite to the sale of agricultural conservation easements.

Another program that protects farmland is the Pennsylvania Agricultural Conservation Easement Program. Approved in 1987, this program is designed to protect farmland by providing economic alternatives to farmers facing development pressure. A farmer participating in this program is allowed to sell agricultural “easements” whereby gaining monetarily from the development potential of the farm, but at the same time, ensuring its continued use for agricultural purposes. Easements usually run for either a 25 year period, or into perpetuity, depending on the type of agreement. An agricultural easement guarantees the farmer full use of the property for

agricultural purposes, but restricts other development except as permitted for the expansion of farm-related activity. The program is administered at the county level by the Agricultural Land Preservation Board.

Pennsylvania Heritage Parks Program

The Pennsylvania Heritage Parks Program takes a combined approach to protecting historic resources through the designation of heritage parks. These parks preserve and promote historic, scenic and recreational resources unique to a specific area in Pennsylvania. The program is administered by the Department of Conservation and Natural Resources in conjunction with a Task Force comprised of several State agencies, including the Pennsylvania Historical and Museum Commission. The program was established in 1989 to preserve areas important in Pennsylvania's heritage, and also to generate tourism and associated economic development. The program goals are as follows:

- Protect the State's magnificent natural resources and scenic beauty
- Preserve the State's diverse historical and cultural assets
- Educate visitors and residents about the State's rich heritage
- Enhance the quality and effectiveness of the existing system of State and local recreational resources
- Stimulate intergovernmental cooperation and regional approaches in planning and implementation of Heritage Park Areas
- Promote public and private partnerships and coalitions to generate heritage tourism, ecotourism and other economic development opportunities

Eight Heritage Parks have been officially designated in Pennsylvania to date. The Schuylkill Heritage Corridor was designated in 1995 and is located, in part, in Chester County. This park helps to preserve the historic resources associated with the Schuylkill River Valley through Chester, Berks, and Montgomery Counties, as well as the City of Philadelphia, and protects a key cultural landscape in southeast Pennsylvania.

Other State Legislation Affecting Historic Preservation

Historic resources can be impacted by actions and activities requiring state approval or state permits. The History Code requires that the impact of these activities on historic resources be considered before approval or permit is granted. Select requirements are summarized as follows:

ACT 120: ADMINISTRATIVE CODE OF PENNDOT

Legislation affecting transportation, and the planning and construction of transportation facilities in Pennsylvania, is contained in several acts. Act 120



establishes the basis for environmental planning and review at the state level by mirroring the language contained in the National Environmental Policy Act. In brief, Act 120 prohibits the construction or expansion of transportation corridors or facilities that require the use of land from recreation areas, wildlife preserves, park, forest or game lands, or historic sites unless there is no feasible and prudent alternative and such corridor or facility is planned to minimize harm to the areas affected.

To meet the requirements of the Act, PennDOT developed a detailed process that incorporates public participation into the environmental review and project planning. This process, with minor modifications, incorporates the review requirements outlined in the History Code at the state level, and the Section 106 review requirements mandated through the National Historic Preservation Act and is described in Chapter 2. To simplify the process, PennDOT has entered into a programmatic agreement with the Federal Highway Administration and the Pennsylvania Historical and Museum Commission which allows for trained professionals at the district level to review projects. This programmatic agreement will affect an estimated 80 percent of transportation projects. Other similar approaches are likely to be devised in the near future.

ACT 537: PENNSYLVANIA SEWAGE FACILITIES ACT

This Act mandates the preparation of a Sewage Facilities Plan and requires that each municipality modify the Plan through completion of a Sewage Facilities Planning Module whenever a subdivision of land is proposed. The review of subdivision and land development applications is specifically required through Act 537. The Pennsylvania Department of Environmental Protection (DEP) is responsible for insuring that the Pennsylvania Historical and Museum Commission is notified when applications for state permits are received. These applications must be reviewed for their potential impact on historic resources. If the proposal will disturb more than 10 acres of land, or if the development area contains structures which are more than 40 years old, a Historical Resources Determination Notice must be completed by the applicant.

Once the Historical Resources Determination Notice is submitted to the Pennsylvania Historical and Museum Commission for review, it then has thirty days in which to determine if the proposed project will affect resources listed on or eligible for the National Register of Historic Places, or if the site is a known archeological site or has a high probability of containing archeological resources. It is important to note that this determination does not include an assessment of the project's affect on historic resources that may be protected at the local level if these local

protective measures have not been communicated to the Pennsylvania Historical and Museum Commission. It may choose to conduct an archeological survey. If significant historical resources are located on the site of the proposed activity, a plan must be prepared to protect the resources and submitted to the Department of Environmental Protection and the Pennsylvania Historical and Museum Commission.

ACT 319: PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT

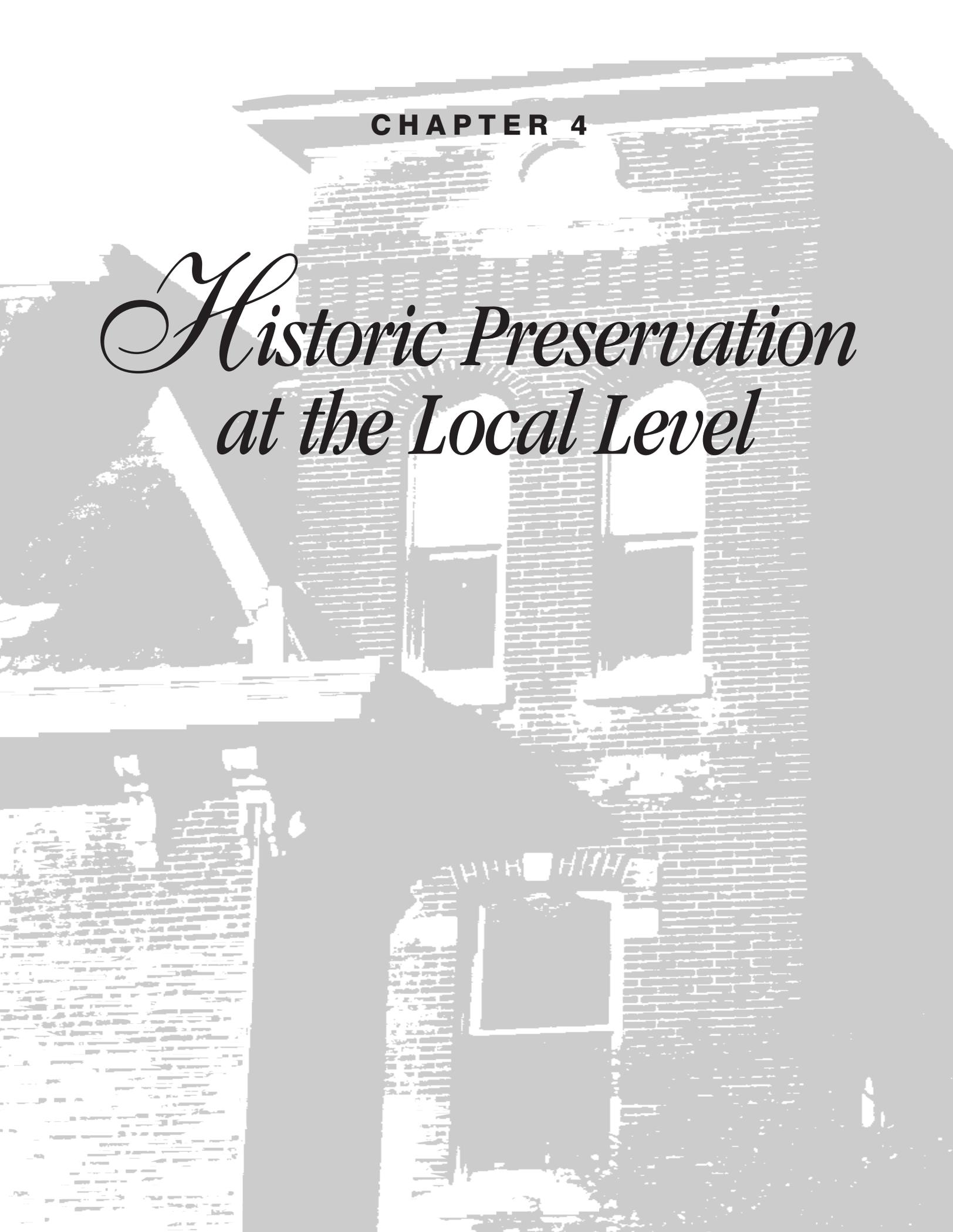
Known as the “Clean and Green Act”, Act 319 provides for the assessment of agricultural land based on the productivity of the soils and the value of the crops produced, as opposed to the fair market value. To be eligible, a property must be at least ten acres or bring in a minimum of \$2,000 gross agricultural income annually. The assessment reduction continues in perpetuity or until the use changes. The entire parcel must be part of the program and more than one parcel may be included as long as the ownership is common and the properties are contiguous. Under Act 319, a property may be subdivided as long as the resulting parcel is not less than ten acres. If the use changes on the subdivided property, back taxes must be paid by the new property owner.

Protecting agricultural lands helps protect historic resources by reducing the development pressure in rural areas. This reduces the likelihood that historic resources associated with agricultural lands are lost. Reducing development pressure, even if it is on a temporary basis, also provides time for organizing preservation efforts such as developing a preservation plan and selecting appropriate strategies.

ACT 515: PRESERVATION OF LAND USE LAW

The purpose of this Act is to reduce the assessed value of agricultural land in exchange for the property owner agreeing, by covenant, not to sell the land for ten years. The assessment is still based on fair market value, but with the reduction resulting from the covenant. The property must be at least 10 acres in size and only the land assessment is affected. The owner must submit a formal application and that application may include more than one parcel if under common ownership and contiguous. The parcels may be subdivided but may not change use; the property owners must pay back taxes if the property use changes during the ten year time frame.

Although the provisions of this Act are not used as extensively as those of Act 319, this law is still an option available for the preservation of agricultural lands. Measures that support the agricultural industry can indirectly protect historic resources by reducing development pressure.



CHAPTER 4

*Historic Preservation
at the Local Level*



Historic Preservation at the Local Level

The most effective historic preservation activities are often those initiated locally. It is on the local level that the historic preservation movement, as we know it, began. Community leaders involved with historical, heritage or genealogical societies were often responsible for organizing the efforts to save local historic landmarks in their communities. Preservation groups recognized early on that although saving national landmarks and sites of significance is indeed important, it is equally important to preserve those historic buildings and features in the villages, towns and cities that are locally important. The historic resources in and around communities tend to contribute most to quality of life on a daily basis, providing a sense of place, lending to the community identity and conveying local culture.

Grass roots preservation movements focused attention on the loss of historic resources and ultimately led to the creation of national laws that established the legal framework for public preservation efforts. The local level is where preservation efforts are most effective in protecting the physical elements of a community's history and culture.

Historic Preservation Planning

Historic preservation planning is an important first step for a municipality interested in protecting historic resources. Any long term municipal commitment such as this requires careful evaluation of goals and objectives, and consideration of all implications before proceeding. There is no one solution or technique available that can address all aspects of local historic preservation; a multi-faceted approach is usually needed. Just as comprehensive planning is undertaken by a municipality to address community goals and guide future development, historic preservation planning should be done to address preservation goals and incorporate strategies into community development efforts.

Historic preservation planning can be undertaken in different ways and to different degrees depending on the local resources. Each community must decide on the best approach for them and tailor the process to their individual circumstances. Historic preservation plans can involve preparation of a separate document. This approach allows all aspects of historic preservation to be fully explored. Although prepared as an individual unit, an historic preservation plan completed in this fashion should be considered part of the municipality's comprehensive plan. This type of plan should not only address resource protection, but indicate how historic preservation can further other kinds of community goals as well.

The historic preservation plan can also be included in a separate historic preservation component or chapter within the municipal comprehensive plan itself. Limited financial resources makes this a more typical approach to preservation at the local level. Historic preservation should be addressed throughout the plan, but establishing a framework for this element by dedicating a chapter exclusively to preservation will give greater credence to related goals.

Comprehensive plans should address historic preservation as a consideration in plan elements such as housing, economic development and community development. Often, historic preservation is referenced as a means to accomplish an objective associated with these elements, but without specific policy recommendations. Preservation cannot be integrated into community development if preservation values are not reflected in local policy.

Preparing a preservation plan that identifies goals, objectives, policies, procedures and strategies will solidify the local preservation program and give it the foundation needed for implementation. A written document provides the opportunity for various community constituencies to better understand historic preservation goals, how those goals relate to other community values, and the actions needed to achieve those goals.

There are many different views on what components make up an historic preservation plan. Standard planning principles can be applied, however, the process should be tailored to the municipality. The American Planning Association publication, [Preparing a Historic Preservation Plan](#), provides an excellent overview of the historic preservation planning process, highlighting how it can be integrated with the local comprehensive plan. The following represents a composite of the elements to be addressed in an historic preservation planning.

Goal Identification

The first step in developing an historic preservation plan is to delineate goals. This requires that the municipal officials consider why preserving the local historic resources is important and then develop statements that express these views. The goals should summarize the objectives of the preservation program and in general terms, indicate the future course of action.

Evaluation of Historic Resources

Identification and documentation of local historic resources is the foundation of the preservation plan. Without a sound knowledge of the resources present, it is difficult to develop and implement preservation strategies. At least some survey work should be done prior to the planning process in order to have an adequate knowledge base for evaluating strategies.

Along with identifying specific resources, historic character must also be defined. Defining historic character requires determining how resources impact the local quality of life. The historic character is important in creating a frame of reference within which historic resources can be evaluated.

Preservation Efforts and Activities to Date

A summary of past historic preservation activities serves to identify those organizations, financial incentives, and social structures that have been utilized previously and suggests how these resources and institutions can be tapped to implement strategies. Summarizing preservation efforts also helps to showcase accomplishments to date, identify informal policies, and illustrate the importance of historic resources to the community as a whole.

Legal Foundation

Identifying the legal foundation creates an understanding of the preservation activities that can and cannot be undertaken with respect to existing ordinances, laws, and enabling legislation. This discussion assists community leaders in formulating practical strategies.

Public and Private Sector Involvement

Developing effective preservation strategies involves recognizing both public and private needs and resources, and encouraging cooperative efforts between the two in meeting goals. The public sector must ensure that policies are in

place that not only allow, but encourage preservation activities, while the private sector must recognize and respect the importance of protecting local historic resources.

Preservation Resources

A wide variety of techniques and resources to encourage historic preservation are available. Financial incentives in the form of grants, loans and tax credits through local, state and federal sources can substantially reduce the cost of historic rehabilitation and adaptive reuse. Human resources in the form of strong and energetic historical architectural review boards and historical commissions can guide preservation efforts and help to develop policies. Knowing the resources available is key to developing realistic strategies.

Citizen Participation and Community Education

Citizen participation is important in two ways: first, it gives local officials an understanding of the existing level of community support for historic preservation; second, it creates a forum through which residents can become more aware of historic preservation issues and concerns. Addressing preservation goals is highly dependent on strong support from residents.

Identification of Strategies

The strategy section is essentially the “how-to” of the plan. This section describes the actual measures to be undertaken. Strategies can vary considerably and can include the obvious actions of designating an historic district or developing an historic ordinance, as well as other actions, such as developing an educational program, preparing design guidelines, seeking conservation easements, and promoting heritage tourism. Along with identifying the specific strategies, the entities responsible for implementing the strategy, and an estimated time frame, should be included.

Upon adoption, the historic preservation plan can serve to guide preservation activities, document policy decisions, and focus local efforts on adopted goals. As with any comprehensive planning effort, however, the implementation must be flexible. The plan should be considered a dynamic document subject to modification and updates as circumstances change.

Historic Resources Survey

One of the most important components of the local preservation program is the historic survey. A survey is defined in National Park Service publications as “the process of gathering data on the historical and physical character of the community”. The survey serves as the foundation for local preservation efforts because it provides for the systematic collection and organization of information on the buildings, structures and sites that are of local historical and cultural significance. Through the National Historic Preservation Act, funding is authorized at the federal level and passed through to states, for (among other purposes) the initiation of surveys on the local level. A concentrated effort took place during the 1970’s and early 1980’s to survey local communities and document historic resources. As a result, many communities have accumulated at least basic information on local resources.

Deciding on the type of survey to undertake is dependent on many factors, the most important of which is the ultimate purpose of the information. According to the National Park Service, surveys are usually conducted for one or more of the following reasons:

- Establish the basis for an historic district
- Identify potential National Register sites
- Implement an historic preservation plan
- Assist in municipal comprehensive planning
- Support community promotion or tourism efforts
- Establish a foundation for neighborhood revitalization efforts
- Establish priorities for rehabilitation efforts
- Document local history

Clearly defining the purpose of the survey can help to determine its scope, as well as the level of funding required, the number and skill level of project participants, the time frame, and the resources type. These are all factors that must be addressed in planning the survey. Providing adequate training to all those involved with the survey, paying careful attention to detail in documenting historic resources, and thoroughly reviewing all available sources of information are important to successfully carrying out the survey.

As described in Chapter 3, the two general kinds of surveys are reconnaissance surveys and comprehensive surveys. Reconnaissance surveys are used mainly to identify type, location and condition of local historic resources and usually only involve field work. They tend to be undertaken most often in cases where immediate or preliminary information is needed on historic resources, or when funding is severely limited. Surveys of this kind can be useful in forming the basis for more comprehensive survey work at a future point.

Comprehensive historic resource surveys are a higher level of survey consisting of both site specific information as well as historical background and data. This level of survey is necessary when a municipality is using the data to support the designation of a certified historic districts and for the nomination of sites or districts to the National Register of Historic Places. The information required for a National Register nomination is quite extensive and the information needed for the nomination should be identified and incorporated into the survey process at the outset in order to avoid duplication of effort. (see National Register Information in Chapter 2)

It should be noted that the survey method required for Act 167 districts and National Register nominations is defined by the Pennsylvania Historical and Museum Commission and is outlined in the publication, How to Complete the Pennsylvania Historic Resource Survey Form. Completion of this information is also the first step of the National Register nomination process.

The identification and documentation associated with an historic resources survey should be considered a continual process. New information discovered on historic sites should be incorporated into the survey and documentation on new sites added as they reach significance. A survey process viewed as an ongoing activity helps to insure that information on historic sites is accurate and up-to-date, appropriately documenting the local resources. Accurate survey information may be critical to the formulation of preservation strategies for threatened resources.

The survey has other uses as well. It can and should be used as an educational tool in garnering public support for historic preservation activities. It can greatly supplement local historical documents by linking local history with the built environment. It also helps to form the legal foundation for historic preservation activities by defining the historical significance of buildings and sites in the municipality.

Historical Architectural Review Boards

The historical architectural review board (HARB) is the entity responsible for advising the local governing body on the appropriateness of building activity in certified historic districts. As discussed in Chapter 3, Act 167 outlines requirements for historical architectural review board membership and these requirements are then usually reiterated in the local ordinance. The Act states that the historical architectural review board must contain at least five members, and of those members, one must be a licensed real estate broker, one must be a registered architect, and one must be a building inspector for the municipality. The remaining members may be persons with knowledge of a related discipline such as history, historic preservation or architectural history.

The purpose of the historical architectural review board is to review, on behalf of the municipality, the applications for building activity in the certified historic districts and to make recommendations to the local governing body on the issuance of a “certificate of appropriateness”. Act 167 specifies that applications for erection, reconstruction, alteration, restoration, demolition or razing of any building in the certified historic be reviewed for

compliance with the ordinance requirements. Modifications must be visible from a public right-of-way in order to be subject to review.

Decisions are made with the assistance of review criteria contained in the historic district ordinance. Act 167 defines the review standards as “design, arrangement, texture, material and color of the building or structure and the relation of such factors to the similar features of buildings and structures within the district”. Many historical architectural review boards develop design guidelines to provide additional assistance and guidance in reviewing applications. Some use the Secretary of Interior’s Standards for Rehabilitation in making determinations on certificates of appropriateness.

General operating procedures for the historical architectural review board are described in Act 167 and include provisions for notice and hearing requirements for the applicant. Procedures for the submittal of applications should be developed in conjunction with the zoning officer or the local entity responsible for issuing building permits. Coordination is necessary to insure that applications for permits are forwarded for review and that the work takes place in compliance with the permit as issued.

In Chester County, ten municipalities have historic districts that have been certified by the Pennsylvania Historical and Museum Commission through the process outlined previously. A listing of these districts and the municipalities in which they are located is found in the Appendix.

Historical Commissions

Historical commissions are different from historical architectural review boards in several ways. Depending on the extent of the preservation program, a municipality may have both an historical architectural review board and an historical commission, with separate and distinct functions, or, it may have either one or the other. If a municipality has a certified historic district, Act 167 stipulates that it must have an historical architectural review board. If a municipality participates in the Certified Local Government Program (described in the next section) it must have an historical commission as required by the State Historic Preservation Office. If a municipality has both entities, membership may be shared between the two but they are usually maintained as separate organizations in order to comply with program regulations.

Historical commissions usually have broader responsibilities associated with historic preservation and are more likely to serve as general advisors to local elected officials on historic preservation matters. Unlike an historical architectural review board, the duties and responsibilities of a local historical commission are not required per any enabling legislation, but duties and responsibilities should be defined in the local ordinance authorizing the commission. An historical commission can be established at the local level through an independent ordinance or as part of the zoning ordinance. The historical commission is advisory in nature and is usually given the following kinds of responsibilities:

- Prepare and implement the historic preservation plan
- Identify local historic resources that may be in jeopardy
- Accept gifts grants and money as appropriate for purposes of the ordinance
- Maintain the local survey of historic resources and update as needed
- Recommend the preservation of districts and landmarks to the local governing body
- Prepare information and publications on local historic resources
- Serve as the liaison between preservation organizations both at the local level and with state and federal agencies
- Represent the community on preservation matters at the regional or state level

Similar to other quasi-governmental entities, an historical commission should have an odd number of members. Members are appointed by the local governing body to serve terms of a specified time frame. Commissions commonly have five to nine members each serving three year terms. Although there is no legislative mandate that an historical commission have a specific mix of expertise, it is usually helpful to make certain recommendations. It is also helpful to include representatives from other governing bodies in the membership, such as the city council, board of supervisors or planning commission.

If a municipality participates in the Certified Local Government program, certain stipulations do apply. The National Park Service requires that an historical commission of a municipality participating in the certified local government program have an “adequate and qualified” membership. This is defined as one in which members have a demonstrated interest, competence or knowledge of historic preservation and contain representatives from such fields as history, architecture, architectural history, planning and archeology.

The rules of operation are usually outlined in the ordinance while specifics are incorporated into by-laws adopted by the commission. Historical commissions are most effective when they meet on a regular basis. Providing staff assistance through the municipality gives the program continuity. Municipalities participating in the Certified Local Government program (described below) are subject to other requirements as determined by the State Historic Preservation Officer.

Many of Chester County municipalities have appointed historical commissions. Some have established them by resolution while others have authorized them through an historic preservation ordinance. Although municipalities have taken different approaches, the main intent of most of is to advise municipal officials on matters of historic preservation.

Certified Local Governments

The Certified Local Government (CLG) program was established in 1980 as the result of amendments to the National Historic Preservation Act. The purpose of the program is to

encourage greater participation in historic preservation at the local level by strengthening the preservation partnership among local, state and federal entities. A Certified Local Government is one that meets the criteria as outlined in the amendments to the National Historic Preservation Act, and the certification requirements as established by the State Historic Preservation Office, which in Pennsylvania is the Historical and Museum Commission. Once certified, a local government is then eligible to participate directly in the federal historic preservation program.

The National Park Service lists many benefits to becoming a Certified Local Government, probably one of the most significant of which is increased access to preservation grant funds. A full 10 percent of the annual federal Historic Preservation Fund (HPF) grant allocated to states must be reserved specifically for Certified Local Government activities. Considering the high demand for preservation funding, this is an important incentive to those communities committed to historic preservation. In Pennsylvania, a match is required for projects undertaken with Certified Local Government funding.

Many different types of projects can be financed using the Historic Preservation Fund, including historic preservation surveys, preparation of National Register nominations, historic preservation planning activities, and educational activities. Specific requirements with regard to the Historic Preservation Fund grant program are defined at the state level. Other benefits of becoming a Certified Local Government are:

- Greater access to the national historic preservation network
- Direct participation in the National Register nomination process
- A greater level of information exchange with the State Historic Preservation Office
- A high degree of participation in statewide preservation programs and planning
- Recognition of specific expertise in local historic preservation matters
- Higher access to technical assistance and training from the State Historic Preservation Office

Each state administers the certification process in a slightly different manner. Basic criteria is outlined in the federal regulations and in developing the process, each State Historic Preservation Office must insure that it is in compliance with these regulations. It is also responsible for monitoring the program as well, and ensuring that minimum requirements are met. The basic requirements as outlined in the federal regulations are as follows:

- Adopt and enforce appropriate legislation for designation and protection of historic properties
- Establish either by state or local law a qualified historic preservation commission
- Enact a system for surveying historic properties
- Enact a public participation component as part of the local program, including participation in the National Register nomination process

- Adequately perform duties and responsibilities delegated through the certification process

According to the Pennsylvania Historical and Museum Commission, there are twenty-two Certified Local Governments in Pennsylvania.

Main Street Program

The Main Street program was initially developed by the National Trust for Historic Preservation in an effort to integrate the concepts of historic preservation and economic development. The program is mainly designed for smaller cities and towns that have an established, but declining, commercial center. It operates on the premise that the commercial centers, often consisting of turn-of-the-century commercial buildings, can be capitalized on to enhance economic development efforts. Most of these cities once had very active and successful downtown environments that began to decline with the out-migration of families to the suburbs.

The program operates on the premise that a partnership must be formed among the various organizations affected by the community's decline and those able to play a role in the recovery. They include chambers of commerce, downtown business organizations, merchants associations and economic development entities. Governmental entities should have a visible role in developing the program and supporting activities, but the program should become a "partnership" between the public and private sector.

Active downtowns offer a desirable mix of retail and entertainment establishments in a safe, clean and aesthetically pleasing environment. How this is accomplished in any one place requires an approach individually tailored to each community and is highly dependent on the commitment of local merchants. Rejuvenating a declining downtown is a slow process that requires teamwork, vision and mutual support, which is sometimes difficult to achieve among those who may be having trouble simply maintaining their businesses. Willingness of property owners and merchants alike to make the necessary financial commitments is necessary to help generate a pleasant downtown experience.

The program usually requires a Main Street manager to coordinate the different activities and serve as a liaison between the participants. The manager is responsible for planning and administering rehabilitation projects, economic development efforts, grant programs and education efforts associated with the Main Street program. The manager can also develop and administer community-wide events that promote the downtown and draw attention to successes.

In Pennsylvania, the Main Street program is administered by the Pennsylvania Department of Community and Economic Development as part of the Pennsylvania Downtown Program. It is funded by the state and seeks to assist communities with revitalization through the implementation of an economic development strategy that uses historic preservation as a way to strengthen existing downtowns. The Pennsylvania program has several goals:

- To promote and preserve the Commonwealth's existing community centers;

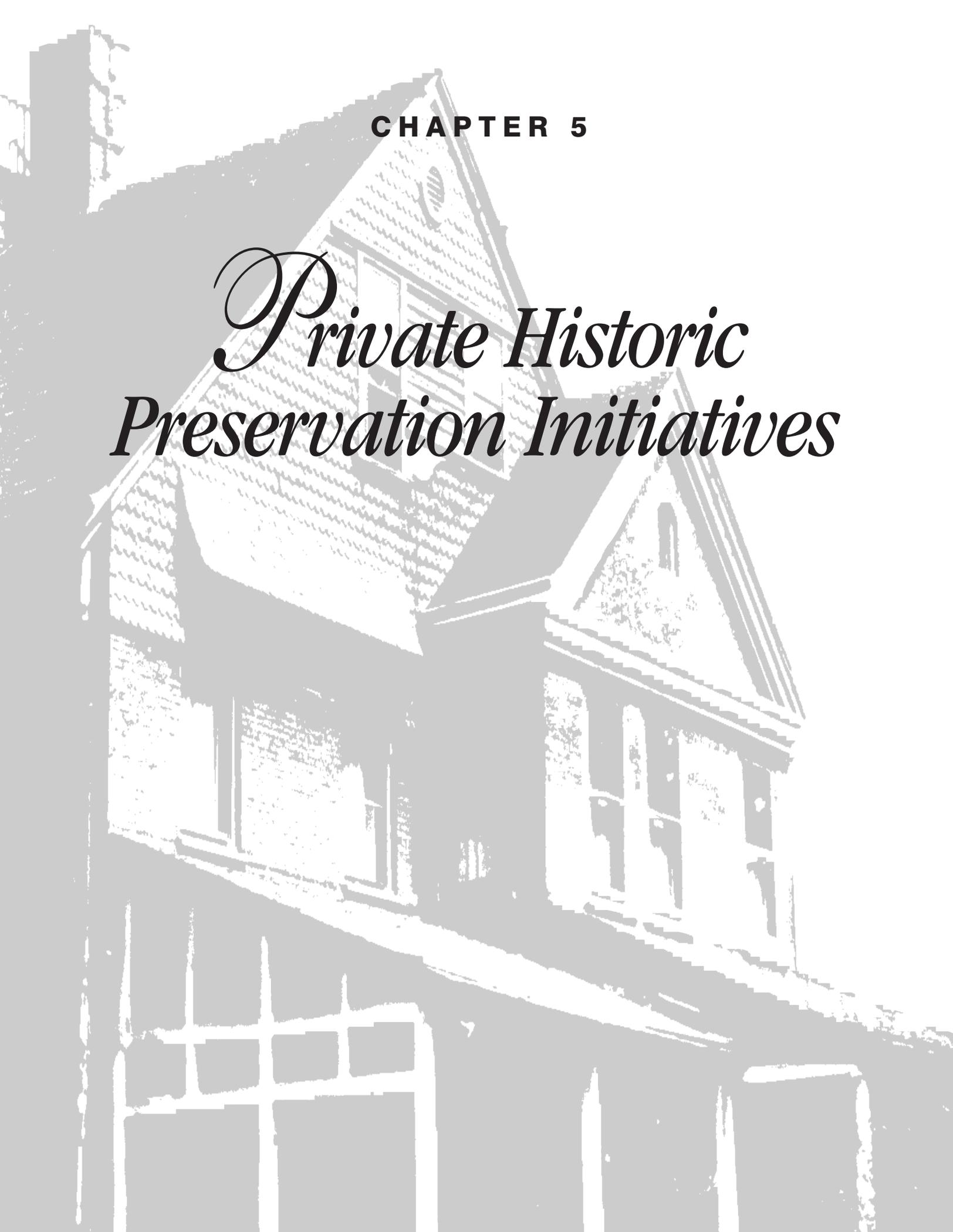
- To improve residents' quality of life by making the central business district more attractive as a place to live and work;
- To act as a catalyst for small business development;
- To generate employment within the central business district;
- To increase tax revenues within the central business district;
- To promote the preservation and adaptive reuse of existing structures through historic preservation, effective land use planning, rehabilitation and quality design;
- To protect farmland and open space and utilize existing infrastructure by focusing appropriate economic activity within existing commercial centers;
- To develop local capacity for creating public/private partnerships and community ownership as a mechanism for revitalization;
- To provide a tool for communities to achieve and maintain viable downtowns;
- To foster partnerships between local governments and institutions as well as intergovernmental units; and
- To promote economic and community development decisions by local officials.

The Main Street program is based on four distinct concepts. These are: 1) organization, 2) promotion, 3) design, and 4) economic restructuring. The Main Street manager is assigned the responsibility for developing a plan to implement these components and determining the tools needed.

Successful programs usually include some source of funding for facade restoration, streetscape improvements and building rehabilitation. These kinds of investment, even though they are necessary to the success of the program, are often difficult for property owners to fund themselves due to the fact that most are financially stretched already because of declining business. Innovative programs such as revolving loan pools, interest rate buy-downs and rehabilitation grants are all approaches that have worked successfully in other communities. Seed funds can come from public sources at the federal, state or local level, or from private sources such as development corporations, community foundations and banks.

Above all, the success of a local Main Street program is dependent on local commitment and follow-through. No broad-based economic development effort will see immediate results. Just as it takes time for a downtown to show signs of distress, it takes time for improvements to occur.

Several Chester County municipalities have been involved in the Main Street program and in the last ten years, the municipalities of Coatesville, Downingtown and West Chester have all been awarded funding.



CHAPTER 5

*Private Historic
Preservation Initiatives*



Private Historic Preservation Initiatives

Despite acceptance that protecting historic resources is in the best interest of the public, the actions that governmental entities can take to preserve privately held historic resources are limited. Governments are able to protect historic resources through such means as the National Register process, the local historic district designation process, and through the adoption of local historic preservation zoning, however, some of the most effective measures are those that do not involve a governmental entity and are undertaken voluntarily by the property owners themselves.

Historic Preservation Easements

One of the best ways to insure the preservation of a privately-owned historic property is through a preservation easement. Simply stated, an easement is a legal agreement between the owner of a property and another party, usually a non-profit organization, that provides for the permanent transfer of certain “rights” associated with that property. Historic preservation easements are those that seek to preserve or permanently protect specific features of an historic resource. One of the reasons easements are so useful in terms of preservation is that control over a single aspect of the property can be gained without the high cost and administrative burden of outright purchase.

Easements for preserving historical areas or features are usually termed conservation easements because they are designed to “conserve” a specific quality or characteristic. Conservation easements can be used to prevent development of the parcel on which an historic property is located, thereby protecting the scenic or aesthetic value of the site. They can also be used to prevent changes to the exterior of an historic building or other structure, preserving the facade and unique architectural features.

Easements are flexible and can be designed to meet certain purposes. A “positive” easement is one which essentially requires that something be done in accordance with the agreement, such as maintaining a facade in good repair. A “negative” easement is one that prevents certain actions or activities from taking place, such as future development or subdivision of a property that contains an historic site. Regardless of the type or purpose, easements are permanent and cannot be retracted if a property is sold or a use changed. The easement agreement must be recorded appropriately and provisions of the agreement legally enforced to insure that permanency.

For historic preservation purposes, three categories of easements are most common and are described in the publication, Establishing an Easement Program to Protect Historic, Scenic and Natural Resources, prepared by the National Trust for Historic Preservation. These three types are as follows:

SCENIC OR OPEN SPACE EASEMENTS

This type of easement usually protects open spaces which can include historic or other culturally significant sites or buildings within the area protected. These easements are also used to protect ecologically important land areas, including farmland and agricultural areas, as well as scenic vistas. Easements of this type are usually designed to prevent incompatible development that would otherwise destroy the features.

FACADE OR EXTERIOR EASEMENTS

Facade easements are used to prevent changes to a building’s exterior or face. This kind of easement is commonly used in urban areas that may or may not be protected through an historic district designation. In addition to the

preservation of the building itself, a facade easement may also be used to restrict other development on the site and encroachment into the air space.

INTERIOR EASEMENTS

An interior easement protects the inside of a building or structure which has important historical value or unique architectural characteristics. These are usually used in cases where a building is opened to the public at certain times. Interior easements tend to be difficult to monitor.

Easements can be bought, sold or donated depending on the financial goals of those involved in the transaction. One of the reasons that easements are widely used for historic preservation purposes is that they can be tailored to create a financial win-win situation for all parties involved. A preservation organization interested in protecting an architecturally significant historic home can seek the donation of a facade easement that would ensure that the building's exterior is retained in its present form. The donation of the easement can benefit the property owner because they may be eligible to claim a charitable deduction on their income taxes. If this is the goal of the donation, the agreement must be carefully prepared to insure the donation qualifies. In many cases, the value of the property is also reduced which can result in lower property taxes. This can be an even greater value than that of the charitable contribution. The value of the easement is usually considered to be the difference in the property value, before versus after, the agreement is completed.

In 1976, the federal government recognized the value of historic preservation easements by allowing deductions for this type of donation in the tax code. Donations for scenic and aesthetic easements have been eligible for deductions since 1969, and many donations for historic preservation easements were claimed through these provisions despite the ambiguity. Legislation passed in 1980 made the provisions permanent and set forth a four part definition for conservation easement as follows:

- Granted in perpetuity
- Donated to a qualified organization which is considered to be a non-profit (501(c)3) organization (includes governmental units)
- Given exclusively for conservation purposes and meets one of the following definitions:
 - a) Preservation of land areas for outdoor recreation by, or the education of, the general public

- 
- b) Protection of a relatively natural habitat of fish, wildlife, or plants or similar ecosystem
 - c) Preservation of open space, including farmland and forestland, where such preservation is:
 - For the scenic enjoyment of the general public, or
 - Pursuant to a clearly delineated federal, state or local governmental conservation policy, and will yield public benefit
 - d) Preservation of an historically important land area or a certified historic structure

The definition of an historically important land area in terms of a conservation easement is as follows:

- Land area that substantially meets the National Register criteria, buildings or lands located in a registered historic district and contributes to that district, or lands adjacent to a site listed individually on the National Register and that contribute to the integrity of the site

The definition of a certified historic structure in terms of a conservation easement is as follows:

- A building, structure, or land area listed on the National Register, or is located in a registered historic district that is certified by the Secretary of Interior as being of historic significance to the district

The value of an easement to the public depends on long term monitoring. An important consideration in the easement donation or purchase process is the enforcement ability of the organization assigned to monitor the agreement. Continual monitoring of a preservation easement is most important because a violation can ruin the value of an historic resource. When an easement is violated, for instance if an historic facade is greatly altered or historic landscape is developed, it is very difficult if not impossible to return the property or site to its original state. Inspection procedures and monitoring requirements should be clearly delineated in the easement agreement.

Deed Restrictions and Restrictive Covenants

Deed restrictions are stipulations contained within the actual deed regarding certain treatment or use of the property. Since these restrictions are actually part of the deed, they must continue to be honored when the property is sold. Any future owner is obligated to comply with the provisions contained in the restriction. Deed restrictions are used to accomplish different

purposes. They can be used to regulate modifications to a structure itself, and can also be used to regulate uses or other types of activity on the property beyond that regulated through zoning. Deed restrictions are provisions enforceable through legal means.

Restrictive covenants are similar to deed restrictions in that they restrict specified alterations to a property. Although the terms are sometimes interchangeable, a covenant can be different from a deed restriction. Unlike a deed restriction, a covenant is an agreement between two parties, and is actually more similar to an easement. Restrictive covenants are sometimes viewed as more enforceable than deed restrictions but less enforceable than easement agreements.

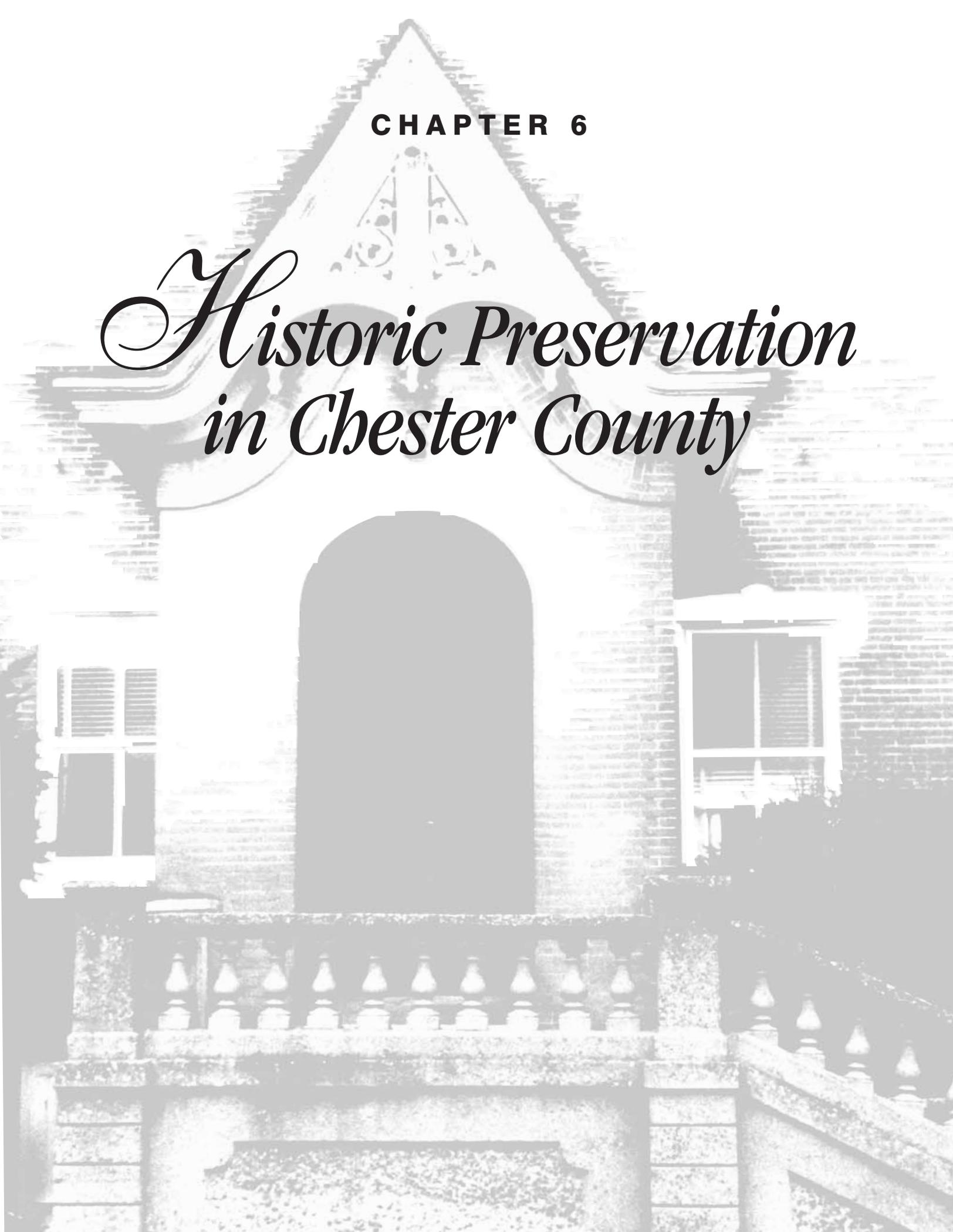
Fee Simple Purchase

The term “fee simple purchase” means that when a property is purchased, the owner holds all interests or rights associated with that property. Property ownership is legally viewed as a bundle of rights consisting of, for example, the right to develop, the right to extract resources in the ground, the right to use resources on the parcel, the right to use air space, and so forth. When a property is owned in fee simple, that owner controls all rights to that property except those regulated by law. For example, one who owns an easement to a property, as compared to one who owns a property in fee simple, has a very limited right in a property.

Fee simple purchase was previously the way most preservationists saved an historic site or property. It was the only option available that offered the control necessary to preserve the historic character, or prevent demolition or redevelopment. The recent recognition that historic preservation is a legitimate public interest helped to generate development of many of the different options and alternatives to fee simple purchase described earlier.

Along with all the rights of fee simple ownership, however, come all responsibilities, and the costs associated with those responsibilities. Preservation organizations interested in preserving a site through fee simple purchase should take into consideration the costs to the organization as well as the costs to the community. Historic sites purchased with public funds or through philanthropic organizations, such as those converted into house museums or historic parks for the enjoyment and education of the community, must be taken off the tax rolls in order to accomplish this purpose.

Depending on the goals in a local preservation plan, and the importance of a particular historic site to the community, the fee simple purchase should be considered as an option. In many cases, it may be the only viable option. However, with so many other alternatives now available for the protection of historic resources, and with the limited availability of funding for these purposes, fee simple purchase should be considered only after other alternatives have been explored. Retaining historic structures as useful parts of the built environment, maintaining them on the tax rolls, and allowing them to positively contribute from an economic standpoint, should be the priority when evaluating preservation strategies.



CHAPTER 6

*Historic Preservation
in Chester County*



Historic Preservation in Chester County

Chester County was one of the first regions in the country to be settled. Over four hundred years of history are evidenced in its urban and rural areas. The physical and social evolution of the County is closely linked to the land, and its history and development reflects the relationships between people and places. Many of the physical links remain visible in the cultural landscapes, and through the efforts of preservationists, have been protected. The importance of these historic resources is critical to understanding Chester County history and building upon the preservation efforts to date can help further these goals.

This chapter provides an overview of the various kinds of historic resources found in the County, describes the types of preservation efforts occurring, and discusses mechanisms at the municipal level aimed at protecting historic resources.

Historic Resources in Chester County

Historic resources are abundant throughout Chester County, the result of a rich history that predated the founding of the nation. This history is reflected in all types of resources relating to many facets of Chester County life. To appreciate their significance, it is necessary to have an understanding of the County's historical development and its regional context. Since it is not possible to summarize this history in a few short paragraphs, the following simply offers some general comments on the County's development and identifies the types of resources associated with that development. The main source for this information was Futhey and Cope's, The History of Chester County, Pennsylvania (1881).

Early Settlement

Chester County was part of the original land grant made to William Penn by Charles II, the King of England, in 1681. The grant was given to Penn as repayment for a debt owed to Penn's father. The land included what is now the City of Philadelphia, Chester, Bucks and Delaware Counties. Along with the land, Penn was also given the authority to colonize the region by selling parcels and establishing laws.

William Penn was a recognized leader of the Society of Friends known as the "Quakers", a religious group that suffered persecution throughout Europe. He saw the land grant as a way to provide religious freedom to his fellow Quakers, as well as to other religious groups that had experienced similar persecution. Settlement of the Philadelphia area by those seeking religious freedom began in 1692 with arrival of the "Welcome", the first ship carrying settlers to the region. Many of the first arrivals were Penn's own representatives charged with surveying the land for sale and settlement, and planning the layout of the city which became Philadelphia.

Before the Europeans arrived, the region that became Chester County was inhabited by a native people, the Lenni-Lenape (meaning we-the-people). The Lenni-Lenape roamed the entire region living in clusters of wigwams often located near primary water sources. They were mainly dependent on hunting and fishing for sustenance, but did participate in some farming. The Lenni-Lenape and the new European settlers lived peacefully together and shared the plentiful natural resources for many years. Slowly, however, as the European population grew and additional area was needed for settlement, more and more land was bought from the Lenni-Lenape until the Europeans completed dominated the region.

Agriculture

Chester County, with its moderate climate, fertile soils and numerous water resources quickly developed into a productive agricultural region. As Philadelphia grew and settlement in the outlying areas increased, the demand for agricultural products grew as well, and the farms in Chester County were well positioned to meet the rising demand for food. Land, much of it originally wooded, was continually cleared for new farms. Small towns began to develop around mills that processed wheat and corn produced for Philadelphia. Many of the historic resources in Chester County are associated with the early agricultural industry and include barns, outbuildings, spring houses as well as various types and styles of farmhouses. Remnants of this industry can be found in most rural areas.

Transportation

An important legacy of the native people was an extensive trail system throughout the region. These trails formed the basis of the current road network within Chester County which enabled early trade and travel between the developing Philadelphia and towns to the west. Inns and taverns were constructed along these early roads to serve the travelers. These historic inns are still present in many Chester County communities and illustrate the historical importance of transportation to the development of the County.

With most of the land in the County used for agricultural purposes, the roads expanded quickly as the need to convey goods and people grew. Bridges were built across the numerous rivers and streams, many of which are still used. Chester County is well known for its collection of historic bridges, which include covered bridges recognized for their scenic, as well as historic value. As time passed and other forms of transportation were developed, travel patterns changed. Railroads became important in Chester County and throughout Pennsylvania, and facilitated the development of such industries as iron and steel production.

Industry

Industry developed early in Chester County because of the availability of raw materials, power sources to process those resources, and nearby markets through which to sell the products. One of the earliest and most important of these was the iron industry. It initially developed in the northern part of the County in 1716 with the opening of an iron mine and construction of the first iron forge. This industry was quite successful and the iron works industry expanded to other parts of the County. The first rolling mill, which produced



round iron, was built in Chester County along the Buck Run Creek south of Coatesville. Other mining and quarrying operations developed following the discovery of natural resources. The production of paper and construction of paper mills, another important industry, was spurred by the availability of timber.

As indicated, mills driven by water power were used in many early industries as a large number of rivers and streams in the County had the topographical conditions needed to drive such mills. In fact, the first mill in Pennsylvania was reportedly constructed in this region in 1643-1644. Most of the mills in Chester County, however, were built in the early to mid-1700's. Grist mills for grinding corn and wheat were the first to develop and several were located along the Brandywine Creek. As industry evolved, the use of mills expanded and many were converted to other purposes.

Historical evidence of these local industries is very extensive and includes resources ranging from iron forges and furnaces, to mines and mill sites. These resources tell of the County's early industrial development and how that industry influenced the region.

Towns and Villages

Many of the villages and towns in Chester County evolved from clusters of commercial establishments, often found at crossroads, that served the surrounding agricultural region. Goods and services provided through local mills, general stores, blacksmith shops, taverns and inns all played a role in the formation of towns and villages in the County. Churches and schools, along with public institutions such as post offices, were often sited nearby, making these clusters the focus of commercial as well as civic activities. These clusters had distinctive settlement patterns that expanded over time.

Towns along major transportation routes often evolved more quickly due to their increased importance as commercial and trade centers. Examples of these include the Boroughs of Kennett Square, Spring City and Oxford. Other towns in Chester County evolved due to a specific industry such as iron manufacturing or paper production. Examples of these are the City of Coatesville, and the Boroughs of Phoenixville and Downingtown. West Chester, the County's largest town, derived most of its significance as the seat of the County government and focus for region-wide commercial activity.

Historic resources are extensive in the County's villages and towns, and their historical development is reflected in the buildings and development patterns

of the commercial downtowns, the residential neighborhoods and the industrial districts.

Religious Institutions

Because Chester County was initially established by William Penn, a Quaker leader who believed in religious freedom, it is not surprising that many of the historic resources are associated with churches and religious institutions. Most of the early English settlers who settled in eastern and central Chester County were Quakers. Their religious services were known as “meetings” and several historic meeting-houses are found throughout the County. Other English immigrants were of the Methodist and Episcopalian denominations. In fact, one of the oldest parishes in the entire Commonwealth of Pennsylvania is St. John’s Episcopal parish located in West Caln Township.

Other Europeans who emigrated to the region because of religious oppression included the Scottish and Scots-Irish. They brought with them several protestant denominations, one of the largest being Presbyterian. Scottish immigrants, along with the Welsh, settled in the northern and eastern parts of the County and established several Baptist churches.

The northeastern portions of the County were settled by Germans, many of whom were members of the German Reformed Church or the Lutheran Church. Other lesser known religious sects settling in the region were the Amish and Mennonites.

Chester County’s history of resisting religious oppression, especially as exhibited by the Quakers, contributed to its extensive role in the abolitionist movement. The “underground railroad”, the system by which slaves were able to move to freedom in the north, was very strong throughout Chester County and was supported for the most part by the Quakers. Numerous historic resources are associated with religion and include churches, meetings and cemeteries. Many of these first congregations and parishes continue to be active with services still held in original facilities. Historical resources associated with the underground railroad are also evident throughout the County.

Schools

Education in Chester County was once only available to the wealthy. The first schools were all privately funded, and many of the first were established by the Quakers. Believing in the importance of education, many Quaker meetings authorized schools to be constructed and hired teachers to provide



instruction. Other religious and ethnic groups in the County also respected the importance of a sound education and supported a range of educational facilities. Chester County schools varied in the type of subjects offered, with several of the higher academies emphasizing science and the classics. Many of the private schools were boarding schools; educational opportunities were available to boys and girls alike.

Even though the concept of a public educational system was addressed in the Pennsylvania Constitution of 1790, no system of public education was initially developed. In 1809, an Act requiring assessors to identify children eligible for a free education, and assign them to schools, was passed. It wasn't until 1834 that general education by common school was mandated in Pennsylvania. Two years later, the common school system was accepted throughout Chester County and by the later 1800's, there were approximately 350 common schools operating along with the private schools and academies. Schools and educational facilities have long been a backbone of community life and many of these institutions are key to local history.

Houses

Most of the County's architectural history is exhibited through its houses. Although the architecture of commercial and public buildings in the downtowns is certainly important, it is the architecture of the houses that best reflect historical development and tell how residents felt about style and fashion. Since Chester County is very large in land area and was home to many different kinds of people from different social and ethnic backgrounds, houses in a wide variety of architectural styles are found.

Examples of many different architectural styles exist in the urban and rural areas. Many of the houses and outbuildings constructed by the first settlers were based on house styles found in their country of origin. These houses were adapted to this region in part, through the use of locally available building materials. Unique structures reflecting the heritage of these early settlers were the result. An overview of architectural styles emphasizing those most prevalent in Chester County is found in Appendix A.

Historic Preservation in Chester County

The preservation of historic resources has a long tradition in Chester County. The sheer number of historic and cultural resources, coupled with a high preservation ethic among residents, has resulted in one of the strongest historic preservation networks in Pennsylvania. Over forty municipalities in the County formally support historic preservation at the municipal level through

historic preservation planning, or through zoning or similar ordinances, while others facilitate preservation efforts on an informal basis by supporting private efforts.

Historic preservation at the municipal level is most effective when it includes many different kinds of efforts and activities and has broad community involvement and support. Successful historic preservation programs do not generally rely on one type of activity to accomplish preservation goals, but instead include a range of approaches all aimed at building awareness and support for the protection of historic resources.

Comprehensive Planning

Most Chester County municipalities address historic preservation in their municipal comprehensive plans in either a separate chapter or as a part of the chapters addressing resource protection, economic development, and land use and housing. The comprehensive plans usually contain a brief history of the municipalities' historical development, a description of significant historic sites, and a general inventory of historic resources. Most municipalities have also prepared and adopted an open space, recreation and environmental resources plan to supplement the comprehensive plan and, in part, to obtain County open space funding. These plans address historic preservation as well and usually include a more complete inventory and description of historic resources. Though these plans generally contain a series of actions related to historic preservation, most actions focus primarily on recreation and natural resource protection measures.

Historical Commissions

Many municipalities have adopted ordinances or resolutions establishing local historical commissions or committees. Although the duties and responsibilities of the historical commissions vary among municipalities, most were formed to advise local officials on preservation issues, or to continue surveys of historic properties. The establishment of an historical commission is often considered an important first step in the development of a municipal historic preservation program because it identifies a responsible entity. Historical commissions are described in more detail in Chapter 4.

Certified Historic Districts

Ten municipalities in Chester County have established certified historic districts in accordance with Act 167 of 1961, the Pennsylvania Historic Districts Act. Establishing a certified historic district requires the appointment of an historical architectural review board to oversee



administration of the district and make recommendations to the governing body on “certificates of appropriateness”. Certification of an historic district by the Pennsylvania Historical and Museum Commission gives an historical architectural review board, established in accordance with the Act, the authority to advise on architectural modifications and aesthetic issues. A list of the certified historic districts is found in Appendix C. More information on certified historic districts is found in Chapter 3.

Zoning Districts

Many municipalities have also elected to protect historic resources through the zoning ordinance, most often by means of an historic overlay district. This is particularly effective for municipalities with primarily rural historic resources that are not concentrated in a specific district. An historic overlay district contains regulations that supplement the underlying zoning in order to foster the preservation of historic resources located in that zone. The protection afforded through this approach does not provide for architecture controls (this can occur through negotiation) but instead modifies such factors as the use, lot area, set-backs, height and bulk in order to preserve existing historic resources and ensure that new development is complementary. Protecting historic resources through the zoning ordinance is described in Chapter 3.

Private Preservation Organizations

In addition to quasi-governmental entities such as historical commissions and historical architectural review boards, Chester County also has many private and civic organizations that promote historic preservation. These types of organizations have long been the backbone of historic preservation at the local level and it is often because of their persistence that formal municipal historic preservation programs are authorized. The Chester County Historical Society lists over fifty such organizations in Chester County including museums, Friends organizations, land trusts and historical societies.

National Register Listings

Local historic preservation organizations have been instrumental in the nomination of many historic properties to the National Register of Historic Places. The National Register, maintained by the National Park Service, is the nation’s official list of significant historic resources. Although mainly an honorary designation, listing in the National Register does provide the property some level of protection against federally funded projects. Owners

of National Register properties, or properties determined eligible for the National Register, are also eligible for certain grants and tax incentives. Chester County currently has 290 historic resources listed, consisting of structures, districts and individual buildings. The Chester County properties listed on the National Register can be found in Appendix D. More information on the National Register of Historic Places is found in Chapter 2.

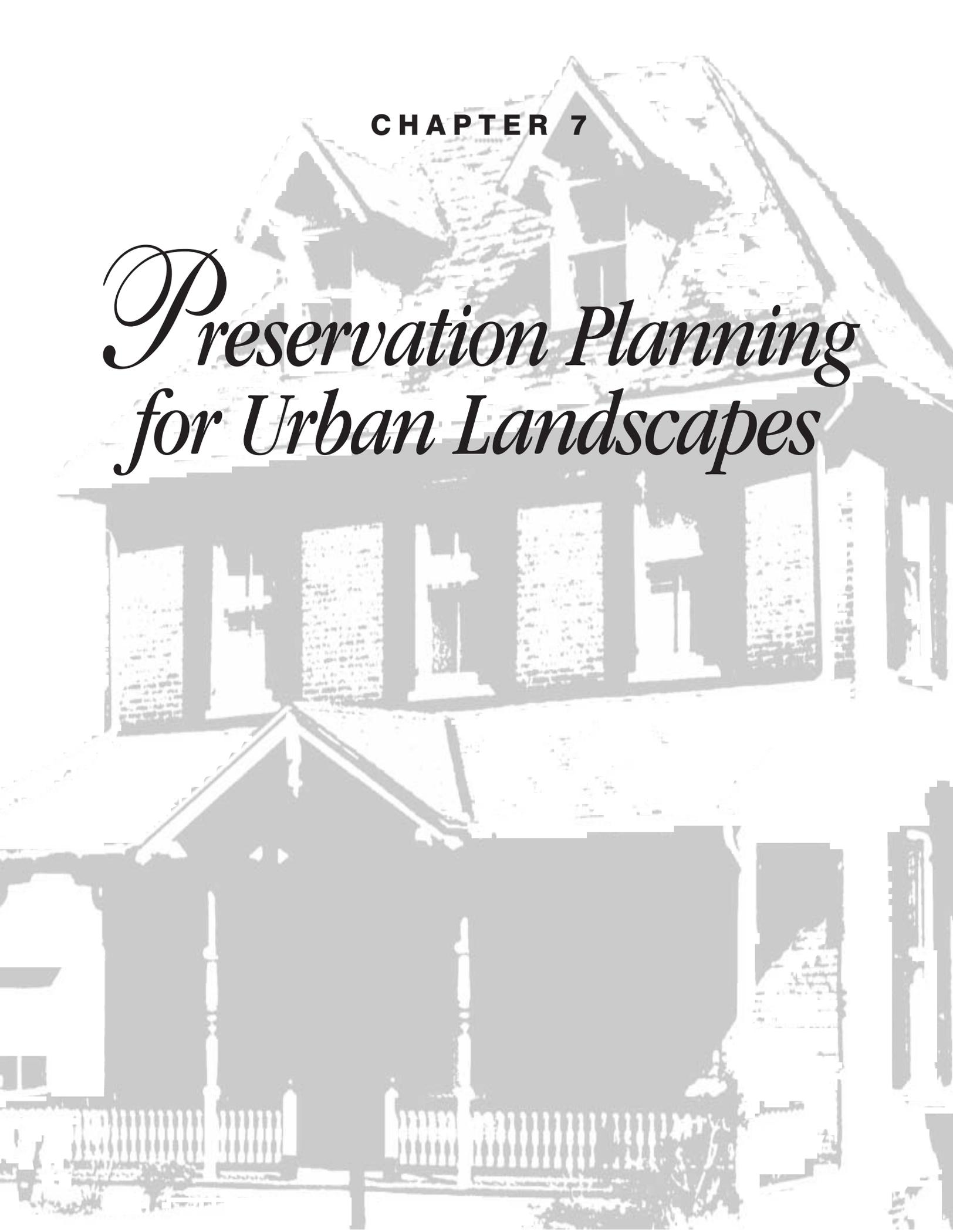
Chester County Historic Preservation Network

The organization in Chester County that links all of the preservation entities together and provides for their interaction is the Historic Preservation Network. This organization, formalized in 1988, has a membership of approximately 300 which includes historical societies, historical commissions and historical architectural review boards, as well as individuals interested in historic preservation. The mission of the Network is to encourage the development of historic preservation programs, educate the membership on preservation issues, and provide a forum through which preservationists can share expertise and experiences. A significant part of the Network's mission is to advocate for historic preservation on a county-wide basis.

Chester County Historical Society

The Chester County Historical Society (CCHS) is a critical player in the historic preservation effort. As the repository for all types of items, materials and documents pertinent to the County's history, it is a primary source of information for those engaged in historical research. The Chester County Historical Society Library offers a wide range of resources including a newspaper clipping file, photograph collection, area newspapers, census information and extensive genealogical materials. The Chester County Historical Society also assists in the administration of Chester County Archives which contains governmental records dating from 1681.

Another of the Chester County Historical Society's functions is the preservation of historically important objects and items. The museum collection contains more than 65,000 items depicting many aspects of Chester County's history and development. Additionally, the Chester County Historical Society offers many types of programs and activities that provide insight into local history which helps stimulate interest in preserving Chester County's historic resources.



CHAPTER 7

*Preservation Planning
for Urban Landscapes*



Preservation Planning for Urban Landscapes

This chapter discusses preservation planning for Urban Landscapes and discusses considerations specific to cities, boroughs and urban centers. Urban Landscapes in Chester County are the historic population centers and were often the focal points of employment. In many instances, they still serve as the commercial and cultural centers for the surrounding areas. Many Urban Landscapes have a central downtown containing a mix of uses including residential, office, commercial and often, industrial uses. They are usually more densely settled reflecting the typical development patterns of towns and cities; an urban core surrounded by lower density residential neighborhoods, or urban concentration within major transportation corridors.

Although historic preservation is important in all landscapes, the local history and culture is probably most evident in the Urban Landscape, particularly in the architecture. It is through a community's commercial, residential and civic buildings that its historical development is most visible.



Protecting the historic character of the Urban Landscape gives the community a sense of place and helps it to retain its unique identity.

Because the urban center contains many different types of historic resources in complex contexts, it is best to devise preservation strategies on a neighborhood by neighborhood basis. Commercial buildings in a “downtown” will require different strategies than will homes in a residential neighborhood. Both in turn, will require different strategies than those needed for protecting governmental and institutional buildings. The format for this discussion, the historic preservation plan, is described in Chapter 4.

Goal Identification

The desire for safe, clean, healthy neighborhoods which generate pride among residents is universal in an Urban Landscape. Preservation and maintenance of the housing is necessary for stable property values, and protecting those neighborhoods containing older, architecturally significant housing lends to the community's sense of place. Consequently historic preservation goals pertaining to urban residential neighborhoods will likely revolve around preservation of the existing housing stock, the revitalization of deteriorated housing, protection of architecturally significant facades, and the desire for new development that respects the existing character of the neighborhood, protecting the streetscape and maintaining distinctive neighborhood characteristics.

Most residents also desire a downtown that meets retail and service needs, and is safe and aesthetically pleasing. The goals for a commercial center or downtown will therefore likely focus on preservation of key structures, adaptive reuse and protection of the streetscape. Economic considerations are important, and must be evaluated in conjunction with aesthetic concerns. Most research on the economics of adaptive reuse and rehabilitation shows that it is generally economically viable and supports local historic preservation goals. The success of Main Street programs is hinged on the merging of downtown revitalization and historic preservation.

Recognizing tourism potential is important when formulating historic preservation goals for a downtown. Many long for the "small town downtown" that they remember from past decades. The loss of many historic commercial structures has heightened appreciation for traditional downtowns and many of those still intact now attract tourists as well as local residents. Tourism is a leading industry and is growing rapidly. A downtown that may not be flourishing on local support alone, may remain strong if it can draw tourists from outside its service area.

Another goal that could relate to an Urban Landscape is generating community pride. The economic stability that usually comes with preserving historic downtowns and encouraging neighborhood revitalization improves local quality of life and increases civic pride. This can translate into increased property values, a commitment to shop locally and support for community-wide activities such as fairs, festivals, parades, and sidewalk sales.

Identifying goals in an Urban Landscape requires participation of residents representing all neighborhoods and community sectors. Those living and working in the neighborhood are the ones best equipped to determine local goals because they are the closest to the issues and the problems.



Preservation efforts will be more successful if consensus on the goals and objectives is gained from residents early in the process. Understanding the different points of view and reaching reasonable consensus on goals and objectives can make later steps much easier.

Evaluation of Historic Resources

The survey is the means through which information on historic resources in the community is collected. An evaluation of these resources follows the survey, allowing them to be prioritized. Those ranking as the most important will be the focus of protective measures. The information obtained through the survey can also be used in educational materials aimed at generating support for preservation activities. The more residents know and understand the historic resources contained in the Urban Landscape, the more support will likely be generated.

The historic resources survey is a critical component of the preservation plan. At a minimum, a reconnaissance survey (one that identifies potential sites and assesses their condition) is necessary to create an initial database of historic properties for planning purposes. Completion of a comprehensive survey is not always necessary prior to undertaking a preservation plan, but if a community has not undertaken such a survey, it should be one of the strategies.

Before a comprehensive survey can be undertaken, the contexts must be identified. An historic context is defined as a broad pattern of historical development in a community that may be evidenced in the historic resources. Defining the historic context helps to guide the design of the comprehensive survey. The context, once defined can also be used to educate residents on the importance of local historic resources before a comprehensive survey is done.

Examples of historic contexts in an Urban Landscape include the evolution of a downtown commercial center, the construction of a certain housing type, or development of a specific industry. For instance, a downtown may contain a prevalence of turn-of-the-century Italianate commercial structures perhaps designed by one architect. The architectural detailing could represent the use of techniques now obsolete. By first developing the context, the surveyors can focus in on these elements and obtain a clearer understanding of the resources to better convey their importance. The context gives form to the data collection and assists in organization.

Information gained from a survey is necessary to prepare an historic district ordinance, a possible strategy in an Urban Landscape. The survey identifies

the important qualities of the potential district by defining unique characteristics. This enables the ordinance to be designed to focus on protecting key characteristics. The development of design guidelines, which can be an important preservation strategy, also relies on survey data.

Preservation Efforts and Activities

Urban municipalities most likely have historical commissions, historical societies, heritage societies or similar organizations that have been responsible for local preservation efforts. Special interest organizations that may focus on antiques, folk art or similar topics are other organizations that may also have played a role in preservation. Their efforts and activities should be discussed within the plan in order to draw attention to successes and to illustrate how such activities have positively impacted the community.

Showcasing the successes of all of these types of organizations whether they are preserving an historic house as a museum, documenting and archiving local history, or raising funds or donating materials for a preservation project, is important in gauging community commitment. Local preservation efforts are often taken for granted, and time and effort given by volunteers goes unrecognized. It is important to remind the community that successful preservation requires a concentrated effort on the part of many organizations and volunteers, and that these efforts should be supported through the preservation planning process. The members of organizations, such as those described, can form the volunteer base needed to implement strategies.

Legal Foundation

The legal foundation for preservation varies little between Urban, Rural and Suburban Landscapes because the federal and state laws apply uniformly. How local governments choose to apply the legal tools available, however, can differ. This part of the preservation plan should evaluate the legal options available and how their use can promote local preservation efforts.

In an Urban Landscape, the legal tools most often used are those associated with the designation of historic districts. An historic district is defined by the National Park Service as “an area possessing a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.”

The two main types of districts are the National Register district and the local control district. The designation of National Register districts is authorized by the National Historic Preservation Act using a process



developed at the federal level and administered by the State Historic Preservation Office. The designation provides a measure of protection from federally sponsored or funded projects, but does not provide protection against any other activities. A certified local historic district, on the other hand, provides for greater protection for important historical and architectural resources, and decision-making essentially remains at the community level.

The adoption of a certified local historic district in accordance with Act 167, the Pennsylvania Historic District Act, gives municipalities the opportunity to protect clusters of historic resources by regulating changes to existing structures, reducing the number of demolitions and monitoring new construction. This strategy gives the local government a high degree of flexibility in protecting historic buildings, with the extent and the type of regulation to be applied (within the parameters set by the enabling legislation) at the discretion of the local governing body. The process is described in Chapter 3.

Benefits attributed to historic districts in an Urban Landscape are described as follows:

- Historic districts tend to have stable property values. The character of the district is retained because proposed changes are reviewed for consistency with the existing buildings. In many districts, new development is also required to complement the existing buildings. The standards for maintenance are usually quite high because of the interest and commitment of the residents.
- Local historic districts can help generate tourism. The infusion of tourist dollars can greatly improve the local economic climate, help to further stabilize property values, and indirectly supplement business retention and attraction programs. Communities with a stable economic base usually have a higher quality of life and a high level of commitment by residents.
- Most designated historic districts are aesthetically pleasing. Because properties (in locally controlled historic districts) must conform to certain standards and meet certain requirements, there is often greater consideration of innovative alternatives and more sensitivity when changes are unavoidable. Buildings also tend to be better maintained.
- Attention to architectural detail and general design issues help to preserve the unique features of the building and the character of a district. New development may or may not be regulated by a local historic district ordinance. Even if it is not regulated, however, developers often tend to be more sensitive to design in an historic district.

- The designation of historic districts is positive from an environmental perspective. Encouraging the preservation and adaptive reuse of existing buildings reduces the need for massive new construction and the extensive resources required. Adaptive reuse is energy efficient, saves landfill space and minimizes negative impacts to the site. Rehabilitation is labor-intensive, providing jobs of all types and levels. Site vegetation, which could contain mature trees, shrubbery and urban green space, is preserved as well.

To encourage preservation of an historic district, design guidelines may be developed. Most historic ordinances will contain some type of review standards which generally outline the characteristics to be preserved. Design guidelines help interpret the standards. They are the general principals on which decisions concerning the appropriateness of physical changes in historic districts are based.

Design guidelines may also play a role in educating the community on local architectural styles, and can encourage private preservation efforts. Even if an historic district is not in place, providing information in the form of guidelines on the types of alterations that would protect local historic character will promote historic preservation.

Public and Private Sector Involvement

Most historic preservation efforts in an Urban Landscape require both public and private sector involvement. Each must understand and accept the importance of preservation to the community and cooperate in designated activities. This component of the plan should identify the responsibilities of the public and private sector and illustrate how they can work cooperatively to meet preservation objectives.

The public sector in an Urban Landscape is comprised of the governmental or quasi-governmental entities or organizations (including educational institutions) that are visible in the community. Many preservation efforts are in fact sponsored by the public sector in one way or another. Many of the largest and most recognizable historic buildings in an Urban Landscape, including municipal buildings, courthouses, grammar schools and university structures, are owned and operated by the public sector. Public entities are an integral part of preservation planning in an Urban Landscape and all major efforts should involve them at the outset.

The composition of the private sector can vary greatly. In an Urban Landscape, it can include developers, real estate professionals, bankers, and



other business and corporate organizations. It can also include chambers of commerce, retailer's organizations and local business groups such as the Rotary, as well as those organizations sympathetic to preservation such as local historical societies, genealogical organizations and heritage groups. The role of these various organizations should be addressed in the plan.

State and national non-profit preservation organizations such as Preservation Pennsylvania, the Pennsylvania Downtown Center, and the National Trust for Historic Preservation can play significant roles in local preservation efforts and can offer many different types of services as well as technical assistance.

Preservation Resources

Although “resources” can have different meanings, in this plan element, it refers to financial resources. Funding for historic preservation comes in many forms from both public or private sources. Since preservation programs in urban municipalities are quite varied, no one financial resource will likely meet all needs. Those responsible for implementing historic preservation strategies must become familiar with the different kinds of financial resources available and match those with appropriate projects.

Public funding for historic preservation has been reduced significantly in the past decade. Although it has dwindled, it has not totally disappeared, and grants for certain types of historic preservation activities are available. Funding for historic preservation authorized at the federal levels is allocated to the State Historic Preservation Office on an annual basis. Each state is allowed to determine its own priorities for allocating the funds within the general parameters established by the National Historic Preservation Act. One stipulation, however, is that 10 percent of the funds be passed through to certified local governments. Entities implementing preservation strategies should contact the State Historic Preservation Office (the Pennsylvania Historical and Museum Commission) regarding grant or loan programs available through this source.

Another important source of federal funds for historic preservation projects is the Community Development Block Grant (CDBG) program. This system of broad-based block grants is also passed through to states or to entitlement communities for community and economic development activities. Many historic preservation activities qualify for Community Development Block Grant funds. This source can be used most successfully when historic preservation is linked with broader community objectives such as downtown revitalization, housing redevelopment or economic development.

Information on other federal sources can be obtained by contacting federal agencies directly, by monitoring the Federal Register or by contacting the Pennsylvania Historical and Museum Commission.

State funding in general is usually variable. Pennsylvania is very supportive of historic preservation as evidenced by the History and Museum Grant program (which consists of eight separate programs) and the Keystone Historic Preservation Grant program. These programs each have a different focus and varying eligibility requirements. Information on these programs and on project eligibility can be obtained by contacting the Pennsylvania Historical and Museum Commission.

Foundation grants, corporate grants, and business and private donations have long been important sources of private funding for historic preservation projects. Private funding is desirable because there are usually fewer regulations attached to these sources. The reporting requirements also tend not to be as strict. In Urban Landscapes, funding should be sought first from local foundations and corporations since they have more of a stake in the future of the community. Foundations and corporations based in the community can be solicited for assistance with historic preservation efforts, thus becoming important partners in the preservation program.

Before submitting funding requests or applications, those foundations or corporations targeted should be thoroughly researched. Understanding potential motives for funding and their preferred method of support can provide important clues to the design of a funding proposal. Most foundations and corporate programs support certain “causes”, usually relating to their main mission, and have specific proposal guidelines and submission procedures. Federal and state foundation directories located in university and many public libraries are good sources of information on these entities.

Donations of property, materials or services, user fees, membership dues, charges for publications or educational materials are other funding sources.

Citizen Participation and Community Education

Citizen participation and support of historic preservation activities in an Urban Landscape can determine whether or not the program succeeds. If residents accept that preserving historic resources contributes to their quality of life, then preservation efforts will more likely succeed. If there is little interest exhibited by the residents in preservation as a way to meet urban goals, then efforts are less likely to succeed. Ensuring that citizens participate



in the planning process and in implementing the resulting strategies will help to sustain both short and long term support for historic preservation.

Citizen participation and citizen education are two separate, but related, aspects of preservation planning. Citizen participation is needed to identify goals and carry out strategies. Citizens are not likely to participate in any aspect of preservation planning unless they perceive a relationship between the local quality of life and preserving historic resources. This is where a strong educational component plays a key role. The more they understand and value historic resources, the more they are likely to participate in and support historic preservation activities. Consequently, education should not so much be considered separately, but instead, as an integral part of each and every activity.

To provide this kind of education, it is important to use a variety of methods. Urban areas tend to have many organizations interested in preservation (identified earlier) and these organizations may be used to lead the educational process. A peer approach, in which individuals are asked to help convey information about preservation efforts to others with similar levels of experience in historic preservation, can be very successful and can often generate support faster than other means.

The preservation program can be promoted at local service club meetings, in organizational newsletters such as those sponsored by the historical society or heritage society, through special events sponsored by a church group or through merchant association. Obtaining the support of the local newspapers and using the press as a way convey information through well-timed and well-written press releases is obviously important. Encouraging citizen participation through multi-faceted educational campaigns using the opportunities available is a key component to a successful preservation program.

Identification of Strategies

This element requires that the information gathered in the previous plan elements be assimilated, and crafted into activities that will meet goals. In an Urban Landscape, there may be many options to consider as almost every historic preservation tool or technique available is applicable. It is also necessary to determine interrelationships between strategies so that they can be coordinated. In this part of the preservation plan, communities must determine which tools and techniques are most appropriate and devise strategies that can be undertaken with the resources and expertise available.

Some strategies will need to be completed before others take place, and this fact is often overlooked in the planning process. For instance, depending on the extent of survey data, documenting the historic resources will probably be a priority, and therefore, need to be completed at the outset. Preparation of a National Register nomination or adoption of a local ordinance are dependent on survey data. Conversely, a strategy that involves educating grammar school students on local historic contexts is an example of one strategy that is not reliant on another.

Once the priorities are determined and the strategies ranked, the entities responsible for implementation can be identified. A funding source and an educational element should accompany each strategy. Planning to this degree helps ensure that strategies do indeed go forward and are coordinated to the greatest extent possible. For example, a strategy that focuses on repairing the facade of a local historic building could include preparation of a brochure describing its history along with a description of the historic context. A single funding request covering both elements could be submitted. Strategies that complement one another and build on the success of each other are encouraged.

Sample strategies for an Urban Landscape are as follows:

1. COMPREHENSIVE SURVEY OF HISTORIC RESOURCES

The most important strategy in any preservation plan is the identification and evaluation of the historic resources. How this activity is undertaken is dependent on the extent to which historic resources have been documented to date. Since the implementation of other strategies is dependent on the identification and evaluation of historic resources, this strategy is important in providing the information needed to undertake other strategies.

2. NATIONAL REGISTER NOMINATIONS

A strategy applicable in most urban municipalities is the nomination of historic resources to the National Register of Historic Places. This particular strategy serves several purposes. Listing on the National Register is very visible and highly honorary, generates pride in the community, heightens interest in historic resources and provides an important measure of protection against federal actions that could harm the resource. It does not regulate any aspect of property use so it tends to be more palatable to residents leery of relinquishing control over any aspect of their property. It also gently introduces to the community the concept of a designated district. If professional assistance is not an option, an entity such as an historical society or genealogical society could be assigned to pursue such nominations. Since this activity is easily defined and has obvious benefits, identifying a



funding source is simplified. Many public and private organizations may fund the preparation of nominations. An educational component should accompany this strategy.

3. HISTORIC PRESERVATION ORDINANCES

This strategy usually involves the creation of an historical commission, the purpose of which is to advise the local elected officials on historic preservation matters as they arise in the municipality. The historical commission may be given different types of responsibilities associated with promoting historic preservation. An important role of the commission is to provide input to the governing body on actions that may harm local historic resources.

4. LOCAL HISTORIC DISTRICTS

Establishing a certified local historic district is a strategy that may be considered following the evaluation of survey data. This strategy must be approached in cooperation with the Pennsylvania Historical and Museum Commission. Establishing a certified historic district requires preparation of an ordinance. It takes time to ensure that the district will meet intended goals and has sufficient community support. As indicated previously, the development of design guidelines is an important component. Even though guidelines do not need to be in place at the time the ordinance is enacted, consideration should be given early on.

5. HISTORIC ZONING DISTRICTS

Another strategy that many urban communities consider is the adoption of an historic district overlay zone or a conservation zone. This type of zoning is permitted by the Municipalities Planning Code and provides for a different type of regulation than that of an historic district ordinance. In an historic district zone, other regulatory measures can be specified to conserve certain qualities within the district other than those provided simply through zoning. This approach is sometimes more palatable to a community because it can help conserve important neighborhood characteristics without the level of regulation in a certified historic district. It can also serve as a precursor to future regulatory measures. Regardless of the type of regulations a community chooses to implement, they should not conflict with the zoning ordinance or other local ordinances.

6. MAIN STREET PROGRAM

A strategy to consider in an Urban Landscape is the Main Street program or some form of the program. This public-private partnership approach blends the concepts of economic development and historic preservation. By

capitalizing on the historic nature of downtown buildings, revitalization and economic activity is encouraged. Financial commitment is usually needed to get the program underway. Even if a full program isn't feasible, some of the same concepts can still be used.

7. REHABILITATION OF HISTORIC STRUCTURES

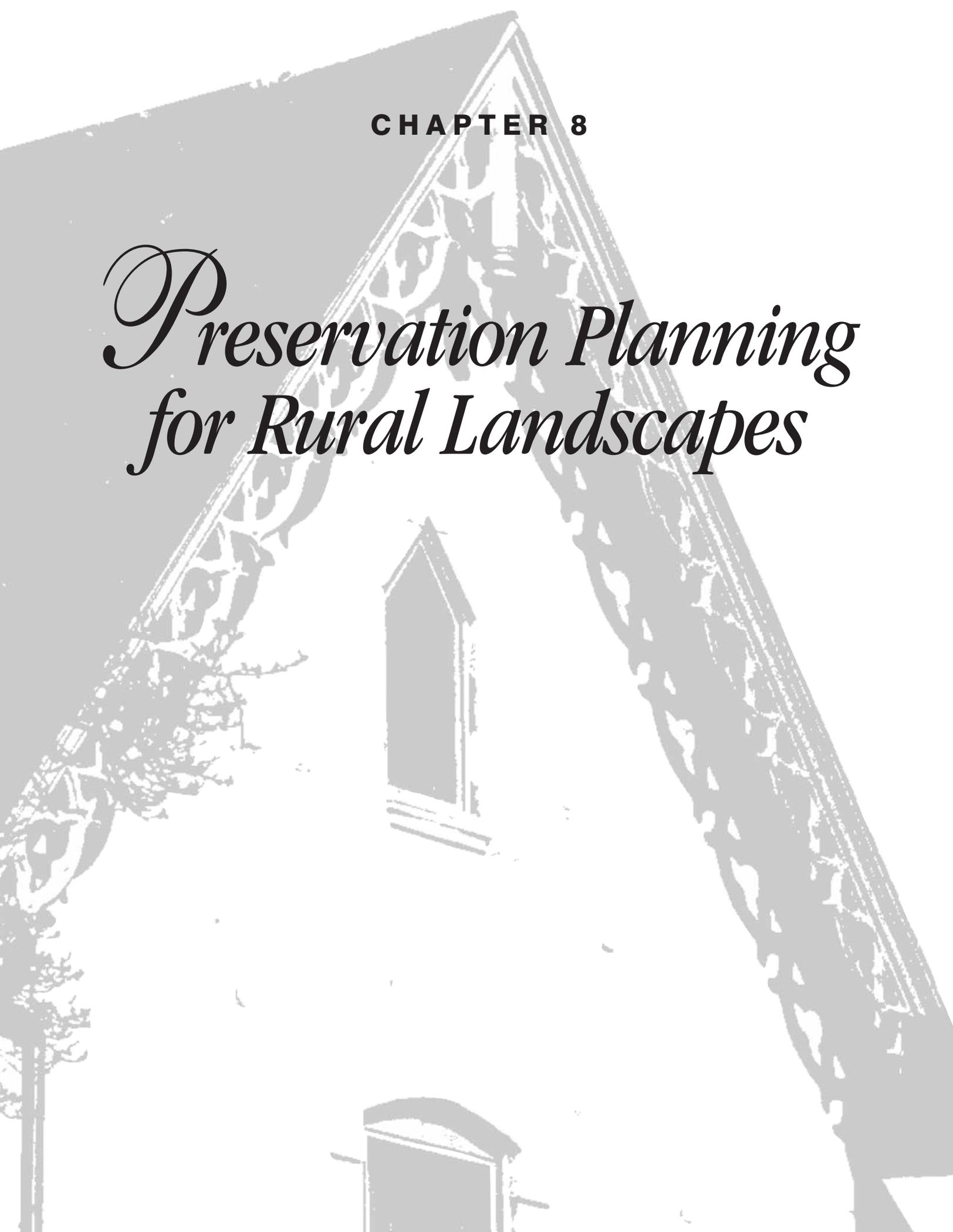
Creatively using funding sources such as Community Development Block Grants can promote preservation of historic resources. Strategies can include revolving loan pools for facade or streetscape improvements, offering low interest loans for the adaptive reuse of downtown buildings, and using grants for housing rehabilitation. Providing information on available funding opportunities and tax incentives could also be undertaken as part of this type of strategy.

8. DEVELOPMENT OF DESIGN GUIDELINES

Design guidelines that provide information and direction on architectural style, design and features can be an important tool in Urban Landscapes in encouraging construction that compliments existing character. Design guidelines can be used in the administration of an historic preservation ordinance, or can be used as an educational tool to guide construction located outside of an historic district.

9. RELATED HISTORIC PRESERVATION STRATEGIES

Other strategies that can be considered for an urban area involve the use of different kinds of incentives for preservation. These can be particularly useful if the local commitment is not extremely high. Providing information and technical assistance on the donation of facade easements, establishing a revolving loan program for neighborhood rehabilitation, encouraging the use of tax credits (for income producing properties) are all strategies that can become part of the local historic preservation plan. The level to which these strategies can be implemented will vary according to the resources available.



CHAPTER 8

*Preservation Planning
for Rural Landscapes*



Preservation Planning for Rural Landscapes

This chapter discusses historic preservation planning for Rural Landscapes and illustrates how it differs from that of Urban and Suburban Landscapes. Although the plan format is the same, different issues must be considered in each element. Many of the preservation techniques commonly associated with more Urban Landscapes can be adapted to Rural Landscapes, however, there are also some preservation techniques designed to protect farmland protection that indirectly help protect historic resources. The integration of historic preservation with natural resources preservation has led to a mutual approach which has been found successful in protecting many rural historic resources. The following chapter is presented in the preservation plan format described in Chapter 4.



Goal Identification

Historic resources in a Rural Landscape are often highly integrated with the Natural Landscape. Rural areas contain many different types of historic resources that relate either to a local land use or occupation, such as farming, or to the support of the land based activities.

Preservation goals in the Rural Landscape will likely focus on preserving the buildings and structures that exemplify rural history and culture, and the link between the man-made and the natural environment. Protecting farms and farmsteads will most likely succeed if the natural features (most often agricultural land) are preserved as well. The importance of protecting the physical setting in rural areas is particularly important because many of the historic resources draw their significance from their relationship to the land.

To conserve the rural lifestyle and the historic resources associated with it, the continuation of the local land-based industry and those social and commercial systems that support that industry should be encouraged. Rural historic resources can best be protected when the systems and structures that created them, for example those associated with the local agricultural industry, are allowed to continue. Unlike in an urban area where new economic opportunities can often be incorporated into historic preservation policy through support for rehabilitation and the adaptive reuse, economic pressure can cause the loss of the Rural Landscapes and its historic resources. Preservation goals must be carefully crafted to balance the economic needs with the need to preserve historic resources.

Village protection is another aspect of historic preservation in the Rural Landscape. Chester County's [Village Planning Handbook](#) describes a village as a compact, community-oriented settlement within a rural area that contains a complimentary mix of uses and a distinctive sense of place. Most villages were formed because of the social and economic needs of the agricultural community and rural residents. As they aged, each village formed its own identity and character. Retaining the current pattern of a village or rural center helps to insure that the character is not lost, and is a valid preservation goal. Goals may also include identifying the best mix of uses for the village and to encourage their development. The local economic climate must be considered as well when formulating goals that address village preservation.

Rural municipalities in the path of development may identify growth control as a goal. In rural areas experiencing high levels of new housing construction, goal statements that address sprawl reduction may be considered. This emphasis may meet with some resistance from those who view the land as a commodity, however, many land-use techniques are being

used that allow landowners to realize the development value, while at the same time, protect the natural and historic resources.

Evaluation of Historic Resources

The identification and evaluation of historic resources differs in a rural area because the resources are so integrated with the natural environment. Although the survey and inventory process has been standardized to a great extent by the State Historic Preservation Office (the Pennsylvania Historical and Museum Commission) requirements and the National Register nomination process, it can be tailored at least somewhat to local circumstances. A survey in a rural area generally requires a different approach than that taken in an urban area. The types of resources, their proximity to one another, their relationship to the land and their association with dominant land uses are all differences likely to be encountered. As with any survey, assistance should be sought from the Pennsylvania Historical and Museum Commission before beginning the process. Professional assistance in both planning and implementing the survey should be considered also.

Since rural historic resources usually derive their significance from an association with an occupation such as farming, the survey should include documentation of important natural features as well as historic features. To highlight the differences in survey methods and to provide guidance in designing a survey for a rural area, the National Park Service developed a National Register Bulletin entitled, Guidelines for Evaluating and Documenting Rural Historic Landscapes. This publication outlines standard characteristics to help surveyors in the classifying and categorizing of historic resources. These consist of four processes responsible for modifying or shaping the land, and seven physical components that exist on the land. The four processes are: land uses and activities; patterns of spacial organization; response to the natural environment; and cultural traditions. The seven physical components are: circulation networks; boundary demarcations; buildings, structures, and objects; vegetation relation to land use; clusters of buildings or objects; archeological sites; and small-scale elements.

The historic context must be developed before the survey can be undertaken. Since rural areas are expansive often with scattered historic resources, several historic contexts are generally represented. Examples of contexts in Rural Landscapes could be the history of a specific agricultural activity such as dairy or mushroom farming, the evolution of recreational or tourism activity, or the history of land use activity such as mining or timbering. Developing the context prior to beginning the survey is especially important in a rural area because associations may not be as evident as they might be in an urban area.



Planning a survey in a rural area is also different. Rural Landscapes often consist of many large parcels, and accurate, up-to-date maps can sometimes be difficult to obtain. Prior permission from the owners must be obtained to access the properties and walk the sites. Aerial photos can be helpful in planning the survey by showing sites or objects to be recorded that may not be visible from a public road. Since it may take time just to obtain the permission needed to survey the parcels in a rural area, the project time frame should be carefully determined. Also, the considerable amount of walking required, and the likelihood of encountering difficult terrain or other obstacles, makes the physical condition of the surveyors a factor.

Since historic resources in rural areas are usually located far apart and often can not be observed from a public right-of-way, rechecking a resource may not always be feasible. It is therefore important that all information be properly recorded in the beginning. Extensively photographing rural historic resources, sketching unusual objects or features and their proximity to one another, and keeping detailed notes, will help when the data is compiled. Respecting rural property owners by keeping intrusions to a minimum will reduce the potential for problems. Educating the community and soliciting citizen participation well before the fieldwork begins builds support for the survey and encourages the cooperation of landowners during the survey process.

Finally, a different kind of mindset is required. A Rural Landscape must be viewed as a composite, with special emphasis placed on the relationship of historic features to land features. It is often this relationship that gives a Rural Landscape its unique character and provides important information on the history of the region.

Preservation Efforts and Activities

Over the past two decades, historic preservation activities in rural areas have been undertaken more as a response to the loss of the rural lifestyle than from the loss of specific historic resources. Since many historic features are such an innate part of the rural areas, local residents may not even view them as special or unique. Within the preservation plan, rural historic resources should be broadly defined to include all kinds features, and the relationship between historic and natural features should be emphasized. This encourages local residents to see these resources as contributing to their quality of life, making them worthy of protection.

Activities such as the adaptive reuse of rural buildings by civic organizations, maintenance and support of village commercial centers by local retailers, and

protection of local landmarks such as churches by the congregation, can all be considered “preservation”. Many of these types of efforts may have occurred more out of economic necessity than appreciation of the historical aspect of the resource, but it is preservation none-the-less. Showcasing these kinds of activities in the planning process illustrates that historic preservation means many things and can influence daily life.

Groups involved in preservation efforts should be recognized in this part of the plan for their efforts. In rural areas, there are likely fewer groups or organizations involved directly in such activities, but their influence should not go unrecognized. The individuals belonging to such groups often participate because of strong family history and close ties to the community. They are usually community leaders with a high level of commitment, and since they are usually involved in many facets of community life, could be tapped to support preservation in other ways too.

Non-profit or community based organizations may not be as prevalent in rural areas as they are in urban centers, but those that are may have played an active role in past preservation efforts and should be identified in this part of the plan. Non-profit organizations such as land conservancies are often responsible for developing rural conservation programs that also address historic preservation. Sometimes local governments in rural areas take the lead in preservation activities. All these entities’ successes should be recognized in the plan for their contribution to preserving rural historic resources.

Legal Foundation

The same legal foundation generally applies to all Landscapes. At the federal level, the National Register resource categories (buildings, structures, sites, objects and districts) are broadly defined to include rural as well as urban resources. The nomination process for rural historic resources is basically the same, however, a multiple property nomination is one option particularly applicable for a rural area. This type of nomination is less dependent on physical proximity, and more dependent on linkage in a historical framework. It is, however, highly dependent on a well defined historic context.

At the state level, the legal foundation for historic preservation varies somewhat. Both Act 167 (Historic Districts Act) and Act 247 (Municipalities Planning Code) protect resources, however, the provisions of Act 167 are more easily applied in an urban municipality because of the focus on certified districts. Although the Municipalities Planning Code does provide more



flexibility, the provisions available are sometimes more useful in protecting historic resources in suburbanizing areas.

Some of the most important legal tools for preserving historic resources in rural areas are those designed to protect agricultural activity and farmland. The establishment of agricultural security districts is a strategy that has been highly successful in protecting valuable farmland from development threats. Described in Chapter 5, an agricultural security district is not a zoning district created by the local government, but is instead a voluntary land use regulation in which most land within identified boundaries is zoned for agriculture. Although an independent designation, an agricultural security district must still be closely coordinated with local units of government. This type of protection accomplishes the main objective of most rural preservation programs, which is conservation of the rural industries.

The Municipalities Planning Code enables a transferable development rights (TDR) program, another land use strategy that serves to reduce development pressure on agricultural lands. A transferable development rights program allows development potential or “rights” to be transferred to parts of a municipality that are more suitable for development. Unlike an agricultural security district, this tool is part of the local code and must be administered by the local government. A transferable development rights program is a more permanent solution than an agricultural security district because with a transferable development rights program, farmers owning agricultural lands are monetarily compensated for the development value. They realize the value of the property just as they would through an outright sale, but have the benefit of continuing to farm, thereby directly protecting valuable natural resources and indirectly preserving the historic resources associated with the property.

The federal tax code provides for the sale of conservation easements, another technique appropriate for rural areas. This strategy is very flexible and can be used to protect natural and historic resources alike. In fact, the tax code defines conservation easements quite broadly, allowing the deductibility of easements for the conservation of natural, historic, scenic and recreational resources. A difficulty in using this tool in rural regions is finding a non-profit organization able and qualified to monitor the easement; and monitoring is critical to ensure preservation. A local land conservancy may be an available option.

Many of the historic preservation techniques most appropriate for a Rural Landscape are those that focus on protection of natural resources or features, indirectly protecting the historic resources. This kind of approach

to preservation of Rural Landscapes conserves the industries and livelihoods that ultimately protect the resources.

Public and Private Sector Involvement

Protecting rural historic resources requires the combined effort of both the public and private sectors. In regions where human and financial resources may be scarce, it is especially important that those that are available, are leveraged to the highest degree possible. In a rural community, collaboration among public and private entities with a direct stake in the preservation of the region is necessary.

The public sector usually consists of the governmental entities. The local government can be a township, or in more sparsely populated areas in Pennsylvania, the county. As is typical of most governmental entities, financial resources may be limited, making partnerships and collaboration efforts even more important in the development of a rural historic preservation program.

The private sector in a rural municipality will consist of individual landowners and residents, along with businesses and commercial enterprises within the region. Local social or civic organizations are usually not as common in rural areas unless a village or rural center is present. The level of private sector involvement can help determine success because the strategies most suited to rural areas may be private, rather than public, initiatives. Strong grass roots support can counter views that preservation programs are driven by governmental entities.

Collaboration between the public and private sectors is important and must be built on common goals and mutual trust. A non-profit organization, like a land trust, can sometimes bridge the gap between the public and the private sectors and can play an important role in bringing together different factions. Technical assistance on building collaborations is available through organizations such as the National Trust for Historic Preservation and Preservation Pennsylvania.

Preservation Resources

Public funding can be in the form of grants or loans provided by a state or federal agency for a specific project. Many preservation objectives can be accomplished simply by supporting the rural industries through implementation of agricultural protection or open space programs. Funding through the Pennsylvania Historical and Museum Commission is usually



project or program-based and is available to both urban and rural municipalities alike.

Private funding sources for rural preservation can include foundations, corporations, non-profit organizations and individuals. This type of funding may not be as easily accessible to a rural community so it is important to target those organizations that have some kind of stake or role in the rural community. Organizations focusing strictly on rural conservation, such as the Center for Rural Pennsylvania, could be accessed for technical assistance or in some cases, project funding. As in an urban area, research must be done to identify those sources that have a history of funding rural projects or could gain some level of benefit by supporting a project or program.

National non-profit organizations often give grants or loans for activities that further the organization's goals. The National Trust for Historic Preservation has a rural program that focuses specifically on preserving rural historic resources. Certain non-profit organizations may be interested in funding a pilot project that, if successful, could be duplicated elsewhere. The Main Street program, founded by the National Trust but administered at the state level, has recently been expanded to include smaller communities and could be an appropriate source for funding or technical assistance.

Information on public funding generally can be obtained by contacting governmental agencies and requesting to be placed on the mailing list. State agencies often prepare catalogs or manuals containing information about different grant programs. The Pennsylvania Historical and Museum Commission offers workshops and provides technical assistance to those applying for funding. Elected representatives at both the state and the federal level can provide assistance in identifying and accessing information on funding sources.

Citizen Participation and Community Education

The planning effort should invite citizen participation and resident involvement through formation of a task force, advisory board or ad hoc committee. If the planning effort is being led by a governmental entity, a task force representing various interests is needed. If the effort is being led by a non-profit organization, an advisory board would be appropriate. The participants should be carefully selected to reflect the broad spectrum of views on rural preservation and to gain insight into the consequences of different strategies considered for the plan.

Keeping residents informed on the progress of preservation efforts and the status of various activities should be a priority. Informing residents can be more difficult in rural areas than in urban areas, and innovative ways of conveying information should be considered. The more traditional methods such as through newspapers, is always important but should not be the only means. Using newsletters, bulletins, educational programs, speakers and special events may be more effective than traditional means. Accessing the newsletters published by others is another way to distribute information. Involving different groups and organizations in special events and activities is helpful in keeping citizens informed and interested.

Active citizen participation can continue to be encouraged by highlighting the volunteer role in each strategy. Obtaining volunteer participation by soliciting organizations such as historical societies, rotaries or church groups can often lead to organizational support, as well as individual support. Assigning a specific strategy or an activity to a volunteer organization is also a way of gaining support for preservation and increasing visibility for the effort.

Identification of Strategies

This part of the plan requires that all of the information obtained during the planning process is evaluated, and appropriate strategies are selected to address goals and objectives. The strategies should identify the preservation tool(s) needed, the funding alternatives and entities responsible for carrying out the activity, and the anticipated time frame. The timing of the strategies should be coordinated to avoid duplication of effort.

Strategies must be carefully prioritized and coordinated. Where resources may be limited, it is especially important that they be maximized and no effort wasted. Progress should be well-documented and all successes, even the small ones, should be publicized. Showcasing accomplishments such as completing a reconnaissance survey of rural resources, producing a brochure on the local history, or offering a tour of a known historic site, could be important to generating support for future efforts.

The agency or organization responsible for the plan, whether that be a non-profit organization, a governmental or quasi-governmental organization, or a private group, must coordinate the various activities and regularly monitor progress. The type of organization assigned the responsibility for overseeing the plan's implementation is not as important as its capacity to do the job. The activities of all of the different participating groups, entities,



organizations and volunteers must continually be monitored to ensure that the implementation remains on track.

Identifying strategies and developing an implementation schedule can be challenging as some of the best tools are the most difficult to administer because of procedural requirements or funding needs. Strategies that involve creation of an easement program or a transfer of development rights program are examples of highly effective techniques which can be difficult to implement. Identifying the best way to address a strategy at the beginning, during the planning process, can help to prevent future problems. Some examples of strategies that could be applicable in a Rural Landscape are described as follows:

1. COMPREHENSIVE SURVEY OF THE RURAL LANDSCAPE

The strategy pertinent to all historic preservation planning efforts is identifying and evaluating the resources. The information obtained from the survey provides the basis for the future activities, and therefore, should be the first priority. Sufficient time needs to be allocated for this activity since a survey of a rural area requires extensive field work along with historical research. A project coordinator or consultant must be selected, volunteers identified and trained, and an educational component developed. A grant application or proposal to fund the survey needs to be submitted well in advance. Once the survey has been completed to the extent planned, and data compiled and evaluated, other strategies dependent on the information, perhaps the preparation of National Register nominations, or publication of the local history, can proceed.

2. VOLUNTEER RECRUITMENT

A strong contingent of volunteers is a valuable asset to any preservation effort but is particularly important when fewer resources are available. Utilizing volunteers should not only be a part of individual strategies, but a strategy in itself. Each person who volunteers for a preservation activity brings with them unique skills and aptitudes. Making the most of these skills by appropriately matching the needs generated by the activities, to the interests of the volunteers, can serve to both get the job done and build support among the local community. Using volunteers allows the residents to truly feel a part of preservation and encourages them to take ownership. Recognizing the efforts of volunteers through publicity, awards programs and plaques is as important a part of a successful volunteer program as is the training. A recognition component should be incorporated into all efforts involving volunteers.

3. HISTORIC PRESERVATION EDUCATION

Many strategies on historic preservation education can be developed. Education is integral to the success of all historic preservation efforts and should also be an element within each strategy. Specific educational programs should be tailored to the municipality and designed to be implemented by local organizations.

4. AGRICULTURAL PRESERVATION PROGRAMS

Preserving agricultural lands can help protect rural historic resources associated with these lands. Strategies that serve to reduce the development pressures in rural areas and support the agricultural industry directly and indirectly conserve rural historic features. Such programs are voluntary and include Agricultural Security Areas, Act 515, and Act 319. Providing information on these programs and encouraging local participation can help meet historic preservation, as well as agricultural preservation goals.

5. AGRICULTURAL EASEMENTS

Promoting the sale and purchase of agricultural easements through the Pennsylvania Agricultural Easement Program can permanently protect farmland and the historic resources associated with the land. This program is funded by the state and is administered at the county level. It supports the agricultural industry by allowing farmers to realize some profit from the land value, but to continue farming.

6. TRANSFERABLE DEVELOPMENT RIGHTS

A transferable development rights program can reduce the development threat to agricultural land, thereby protecting the agricultural industry and associated historic resources. This strategy is adopted through zoning and administration can be complex, but it does provide for permanent protection.

7. NATIONAL REGISTER NOMINATIONS

The nomination of properties to the National Register of Historic Places is a strategy important in most areas. Listing provides an important level of recognition to the property and a measure of protection against federally funded projects. Individual nominations may be prepared and submitted; the preparation of a multiple resource nomination is particularly appropriate in a rural area where resources are interrelated and part of the same historic context. A thematic nomination, in which a number of historic resources of a specific type are submitted together, can be especially useful in a Rural Landscape.

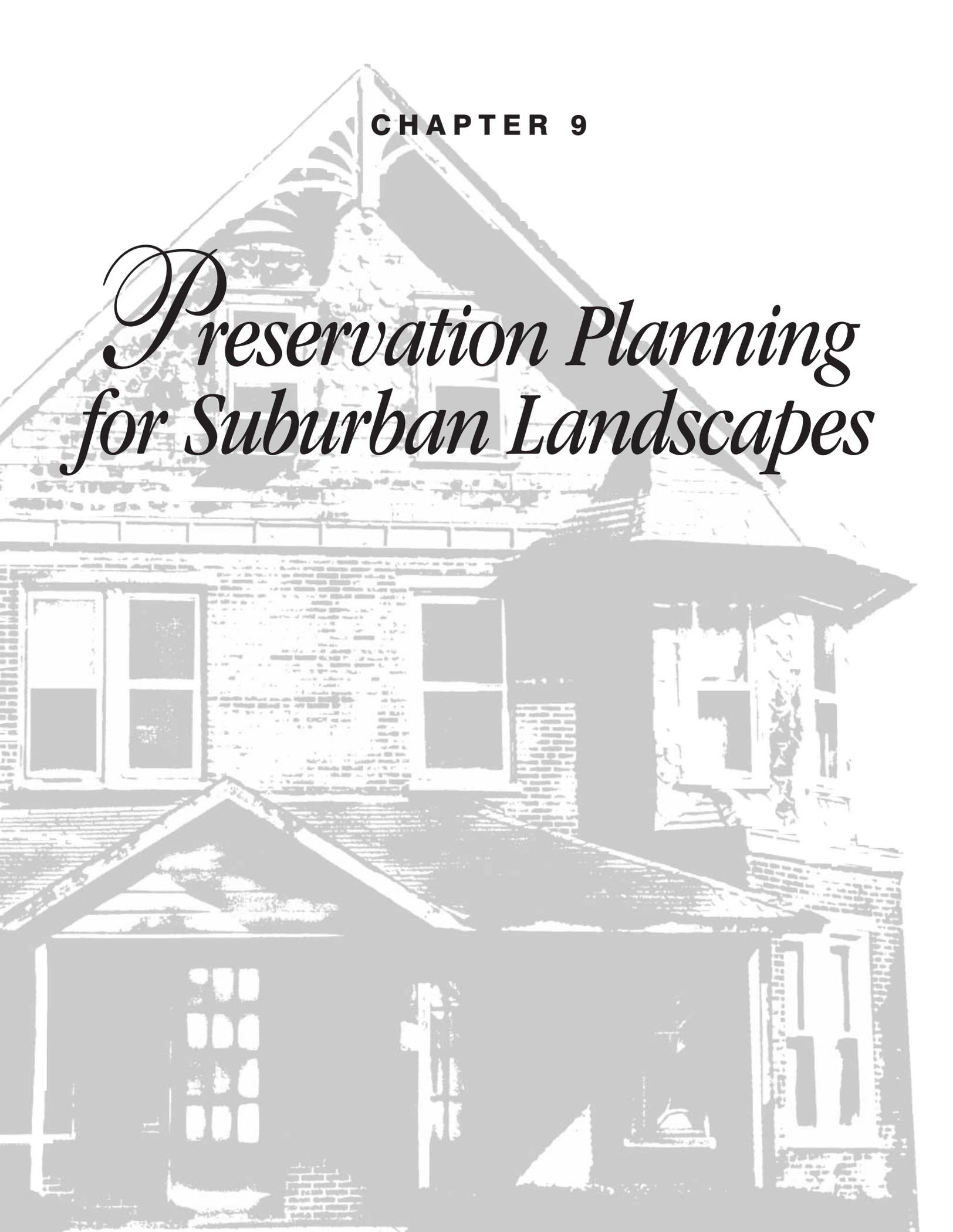


8. EFFECTIVE AGRICULTURAL ZONING

Protecting the agricultural industry through zoning is a strategy that can be undertaken at the local level to reduce the subdivision and development of farmland. There are many different ways of implementing agricultural zoning which provides a degree of flexibility to the municipality. Many techniques allow for limited development for economic purposes which can make this strategy more acceptable. One of the most typical agricultural zoning applications is the sliding-scale agricultural district which allows for the subdivision of lots based on the parcel's acreage.

9. OTHER HISTORIC PRESERVATION STRATEGIES

Overlay zoning can be used to protect historic resources in a Rural Landscape by requiring sensitive treatment of the resource during development. Natural resources protection measures that indirectly protect historic resources should also be considered.



CHAPTER 9

*Preservation Planning
for Suburban Landscapes*



Preservation Planning for Suburban Landscapes

This chapter describes preservation planning considerations for Suburban Landscapes. *Landscapes* defines Suburban Landscape as low to medium density development comprised of residential subdivisions, along with related shopping and employment centers. It is found mainly in the eastern and central regions and is supported by varying levels of infrastructure. Suburban development, because it tends to occur at lower densities, often skips parcels and tracts, creating a patchwork of land uses. Historic resources may still be visible in the Suburban Landscape because of this patchwork approach, but the integrity is often diminished because the settings are lost.

Historic resources in Suburban Landscapes can be both urban and rural in character. Just as the Suburban Landscape tends to represent a blend of the urban and rural characteristics, the preservation of historic resources in this landscape must represent a blend of various approaches. A key difference between preservation planning in Suburban Landscapes is related to setting. Historic setting is the relationship between a specific resource and its physical environment. In suburban areas, resources

within their settings are sometimes spared due to leapfrog development. Despite development pressure, historic resources can be protected in suburban areas and successfully integrated with new development. The format used for the following discussion is described in Chapter 4.



Goal Identification

Suburban development usually occurs on the outskirts of established urban centers. As development pressure intensifies and the municipality continues to develop, the open tracts between developed sites fill in and remaining resources are lost. Consequently, the historic preservation goals of a suburban community may vary depending on the preservation priority of a resource. For example, when a resource's physical setting is intact, the goal may be to protect it using a measure designed for a Rural Landscape. If the setting of an historic resource has been compromised, the goal might instead be to encourage that the remaining elements be incorporated into new development using measures designed for an Urban Landscape.

In suburban areas experiencing high levels of new housing construction, goals that promote historic preservation through sprawl reduction might be considered. Land-use techniques such as open space development which allow landowners to develop a tract while at the same time retaining open space, could serve to protect historic resources located on the property.

There are many ways in which historic resources can be incorporated into new suburban development. The historic buildings on a site under development could, for instance, be adaptively reused. This type of treatment creates an asset that adds aesthetic interest to the development, and helps to preserve a part of the community's heritage. Other historic features such as building foundations, spring houses, or walls could remain in the common areas of a site plan, adding historical appeal or visual interest. If a subdivision is required to provide open space or parkland as a condition of development, an existing historic resource could be the focal point for that open space.

Evaluation of Historic Resources

Identifying and evaluating historic resources in a suburban area is an activity that must be undertaken quickly and efficiently. Since the development pressure in these areas tends to be quite high, the loss of historic resources is often accelerated. In order to complete a survey under these circumstances, the process may need to be modified. Guidance from the State Historic Preservation Office (the Pennsylvania Historical and Museum Commission) should be sought on an appropriate approach.

Preservation Efforts and Activities

Preservation efforts and activities in a Suburban Landscape may range significantly. The past experiences of different groups involved in



preservation projects will likely influence the success of future efforts. What worked in one situation may not be appropriate for all situations. A suburban area, especially one in transition, usually includes many different types of residents and further divisions between the long time residents and the newer residents may exist. Residents who have witnessed the gradual suburbanization of the rural area may not be as receptive to projects involving newcomers. Understanding the different viewpoints and addressing these sensitivities, where appropriate, should help build cooperation.

Legal Foundation

Just as a suburban municipality is viewed as a blend of rural and urban attributes (certainly with individual distinction), the application of legal tools is a blend of urban and rural techniques. At the federal level, the National Register nomination process provides many different ways through which resources can be recognized. For example, in a Suburban Landscape, where the settings for many historic resources may have been lost, consideration may be given to a different type of resource nomination. A multiple resource nomination is slightly different in that it is dependent on the linkage between certain types of resources within an historic context and somewhat less dependent on the setting, making it an important option in a suburban area.

In terms of applicability of state laws, if the municipality leans more toward the “urban” and contains villages or rural clusters, a certified historic district may be an option. However, if the area has scattered “rural” resources, an historic overlay district may be more appropriate. Suburban Landscapes containing a variety of historic resources may use a combination of techniques.

If the suburban area still contains active farms and contains many rural characteristics, legal tools that facilitate agricultural preservation may be useful. Agricultural zoning may be appropriate for suburban municipalities that contain prime agricultural soils. This type of designation could delay development and indirectly protect any historic resources within the district. It could also protect open space and give the municipality time to plan for future development. A transferable development rights program is another option that could be considered for municipalities that still contain significant amounts of open space.

An important legal tool implemented through zoning and subdivision regulation is the cluster or open space development option. Through cluster development, the minimum lot area required for a specific zoning district may be reduced in order to preserve open space, which can contain historic

resources. Ultimately, the same number of lots are created, but with the cluster option, open space is preserved, viewsheds are protected, and natural and historic resources are conserved. Development costs are also reduced. This option is particularly attractive when historic resources exist because they can be protected within their context without compromising the number of lots that normally would have resulted through traditional development. Mandatory cluster development in areas with extensive historic resources could give municipal officials leverage in negotiating the preservation of key resources.

A legal tool applicable in all situations is the sale or donation of conservation easements. Easements are a flexible tool and can be used to protect natural and historic resources alike. Identifying an appropriate organization to monitor the easement, a key element in the successful application of this technique, is easier in a suburban municipality. Conservation easements are quite useful because specific historic resources can be targeted and protected while not interfering with the property use.

Public and Private Sector Involvement

Collaboration between the public and private sectors in the municipality is necessary to implement those strategies that will protect remaining resources. Some of the specific methods of encouraging collaboration and building coalitions are described in previous chapters.

The public sector in a suburban municipality is usually dominated by the local government, commonly a township governing body. Other public interests including governmental or quasi-governmental units are often represented as well. State or federal agencies, regional or county governing bodies, schools and universities, are all entities that can be tapped to assist with preservation efforts.

In a suburban municipality, the private sector could consist of any combination of individuals, special interest groups, businesses, and development interests depending on the type and extent of the suburbanization. If the new development in an area is mainly business and industry, the private sector will have a different type of impact than if the development is primarily residential. Those who have chosen a community as place to live are interested in preserving their property values which often translates into preserving the character of the community.

Collaboration between the public and private sectors is essential to the success of historic preservation efforts because historic resources can be quickly lost.



When both the public and the private sectors recognize the importance of preserving local heritage and are committed to working together, important resources can be protected, while permitting development to occur in a sensitive manner. Understanding the various players and their motives helps in devising strategies.

Preservation Resources

Preservation resources for suburban municipalities are available through several sources. Again, because these have characteristics of both urban and rural areas, funding options are broad. Depending on the activity to be implemented, or the specific project being undertaken, public or private sources can be solicited. Funding options of all types should be considered in order to take full advantage of existing opportunities.

As described in previous chapters, municipalities can learn about grants or loans provided through governmental entities by contacting state or federal agencies directly and requesting information on funding availability. Requesting to be placed on an agency's mailing list can insure notification of grant rounds. Preservation organizations can also be sources of information which often serve as an information clearinghouse by keeping members informed of grant opportunities.

Corporations or businesses, particularly if they have recently built a new office or industrial complex in a suburban area, are often sources of private funding for preservation. Donations or support is provided in an effort to build good will and become good neighbors. Soliciting support during the planning stages can sometimes turn local corporations into long-term sponsors of preservation efforts. Corporations and businesses can also be tapped for volunteers for local projects.

Citizen Participation and Community Education

The citizen participation component is particularly important in a suburban municipality because of the need to obtain the support of different constituencies. These constituencies can consist of long term residents who may have historical connections to the area, newer residents, and business and corporate residents. These groups often have differing goals and agendas. Bringing these different constituencies to a consensus on the importance of preservation planning through community education is the first step in the citizen participation process.

Maintaining open communications helps each of the different constituencies to keep updated on the progress. Care must be taken as to how information is shared because the constituencies can vary greatly. Though newspapers may be the most common method of informing the residents on local issues, this may not be the best way to inform the business or corporate constituency. Targeting certain constituencies by choosing appropriate communication methods will help to keep key constituencies informed and involved. Suggested methods of communication are referenced in earlier chapters.

Identification of Strategies

Identifying preservation strategies for a Suburban Landscape requires that the strategies of both the Urban and the Rural Landscapes be considered to determine which are most appropriate and effective. Decisions on strategies will be highly dependent on the degree to which the municipality has suburbanized and the level and type of development that has occurred. It will also be dependent on the number and type of historic resources that are still remaining.

1. COMPREHENSIVE SURVEY AND EVALUATION OF HISTORIC RESOURCES

The first and most important strategy is identifying and evaluating the resources. The survey process needs to be undertaken before other decisions can be made. The survey approach may need to incorporate elements for a rural survey. The evaluation component will need to rank the resources in terms of importance; emphasis may be placed on the feasibility of incorporating existing historic resources into new site design.

2. HISTORIC OVERLAY ZONING DISTRICT

An historic overlay district can help protect resources by encouraging that new development complement or include the existing land use and development patterns. In many instances, historic resources can be adaptively reused, creatively incorporated into new development, or designed to blend within a particular site. Such treatments require a high degree of cooperation between the municipality and the developer and must be undertaken on an individual basis. Standards set forth in the overlay district can serve as the baseline for preservation.

3. PRESERVATION EASEMENTS

Encouraging private historic preservation measures, such as the sale or donation of easements, is a broad strategy that can be implemented on a one-to-one basis with owners of historic property. Developing educational materials and distributing information on the tax consequences of easements



could be an important part of any preservation program. This type of strategy may be particularly important when other types of preservation mechanisms are not feasible.

4. EDUCATIONAL EFFORTS

Strategies that emphasize the local history and the importance of preserving the physical evidence of that history are crucial. The use of newsletters, newspapers, and local publications is a common way of relaying information on historic preservation. Public service radio and cable television opportunities can also be important. Speaking at meetings of civic organizations, holding fundraisers, and participating in special events are other ways of making information available. Social and civic organizations, local businesses, resident associations, and school groups are entities that can be tapped to participate in educational efforts.

5. HISTORIC PRESERVATION ORDINANCES

Depending on the evaluation of the survey results, a strategy may be adoption of an historic preservation ordinance. This ordinance could include the creation of an historical commission to advise local officials about the effects of certain activities on historic resources. Specific responsibilities of the historical commission should be tailored to municipal historic preservation goals. There are a range of activities that an historical commission may undertake on behalf of the municipality.

6. CERTIFIED LOCAL HISTORIC DISTRICT

Municipalities interested in protecting a locally important historic district by regulating alterations and modifications may consider a strategy to pursue the adoption of a certified local historic district under the auspices of Act 167, the Historic Districts Act. This strategy also requires the appointment of an historical architectural review board.

7. DESIGN GUIDELINES

A strategy involving the development of design guidelines can be undertaken to help guide decisions made by the historical commission or historical architectural review board on the appropriateness of modifications to historic resources subject to architectural review. Using design guidelines can encourage consistency in decision making and can help property owners to understand expectations in terms of alterations. Design guidelines are useful for educational purposes as well.

8. TRANSFERABLE DEVELOPMENT RIGHTS

For Suburban Landscapes where rural resources still remain, a transferable development rights program can reduce the development threat to agricultural lands and protect the farming community and the associated resources. This strategy must be implemented through the municipal zoning ordinance.

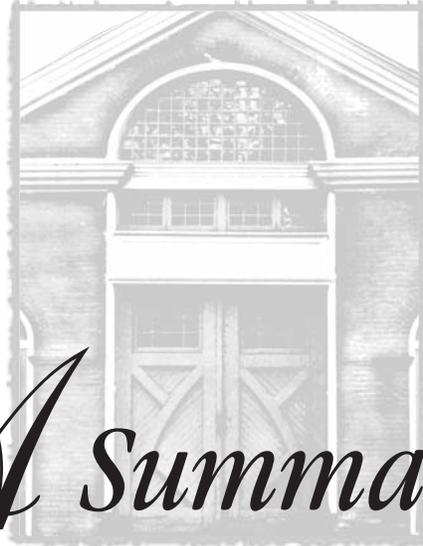
9. CLUSTER OR OPEN SPACE DEVELOPMENT

Including an open space design option or cluster provision in the zoning ordinance can help in protecting historic resources. By clustering residential development on a parcel, existing historic resources can be preserved within the required open space. A strategy that involves the use of such provisions to protect historic resources provides a degree of flexibility in mitigating the impact of new development on historic resources.

10. REHABILITATION OF ADAPTIVE REUSE

Encouraging the rehabilitation or adaptive reuse of existing historic structures by providing information on rehabilitation standards and financial resources is a strategy appropriate for Suburban Landscapes. Providing information on all types of financial resources could spur rehabilitation activities that might not occur under other circumstances.

APPENDIX A



*A Summary of
Architectural Styles*

A Summary of Architectural Styles

The protection of architecturally significant buildings has traditionally been the cornerstone of historic preservation. The outlooks, philosophies, and trends of an era are echoed in architecture and the historical development of a community can often be seen in its buildings. Since local history is, in part, reflected in architectural styles, preserving significant buildings can help to protect local character and can provide a sense of place that distinguishes one community from another.

Architecture is organized through stylistic designations. Architectural styles are used to describe buildings and explain their general place in history. Style refers to a type of architecture as it is distinguished by certain characteristics of structure and ornament. Architectural styles often reflect the dominant fashions during a specific time period as it occurs on a broad, usually national scale. Style is influenced by many factors including current ideas, cultural forces, and aesthetic considerations as well as leading architects. Although some architectural styles are distinctly American, many were modeled after European precedents.

While styles help to define and identify buildings, they can sometimes oversimplify architecture. Buildings are generally considered to be “high-style” if they represent pure examples of style as designed by trained architects. High-style buildings are those that exhibit formal stylistic traits.

Most buildings display stylistic variations and subsequently do not fit neatly into a particular classification. Many buildings represent “conservative” or “local interpretations” of a style and display the influence of a style through shape, detail, or other design elements as interpreted by a master builder. Some buildings display a mix of styles; older buildings, for example, were often made more fashionable through the addition of current stylistic elements. Still other buildings are hybrids built during the transitions of styles or whimsical creations not related to style. Not all buildings follow architectural fashion. “Vernacular” buildings are functional non-architect built structures that generally follow common building tradition rather than architectural philosophy.

This appendix provides an overview of the distinguishing features of 14 well-known national architectural styles most prevalent within this region and their local interpretations. However, not every style is discussed since Chester County, with its conservative traditions and historically rural nature,

did not embrace every style. Vernacular building forms within this region are also discussed and examples can be found in Chester County. Generally following National Register Guidelines, architectural styles have been grouped by time period into the following categories. This is preceded by the discussion about early vernacular building forms.

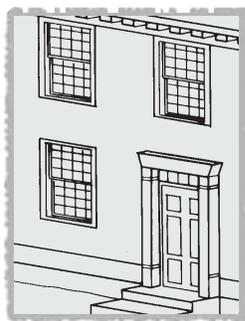
- Colonial Period
- Early Republic Period
- Mid-19th Century Revivals
- Victorian Period
- Late 19th and Early 20th Century Revivals
- Modern Movements

This chapter relies heavily on three primary sources: National Trust for Historic Preservation's Landmark Yellow Pages and What Style Is It?, and A Field Guide to American Houses by Virginia and Lee McAlester. Other sources used are referenced in the bibliography.

Each description of style contains time frame, background information about the style, and a list of identifying features. The time frame referenced indicates the styles' most prevalent period, however, these may differ slightly by region. For instance, the use of a particular style may linger in historically rural areas after it has fallen from general fashion nationally or may come to an area later or not at all. Background information about the style highlights its history and general characteristics. Where appropriate, typical regional interpretations are discussed.

The list of identifying features includes those most characteristic of each style. It contains information pertaining to materials, roof types, fenestration, and ornament. It should be noted that this discussion focuses on the features commonly accepted by architectural historians to be representative of a particular style. The extent to which these features will be found in relation to a specific building will vary. In general, purer versions of styles tend to be located along major transportation corridors and within urban areas because of ready access to materials and ideas.

In the course of American architectural history, early buildings displayed greater geographically and ethnically based distinctions, while regional distinctions declined in later architecture as more widespread movement of ideas across the nation and assimilation of diverse culture occurred.



Early Vernacular Forms and Regional Building Influence

VERNACULAR BUILDING FORMS

Many early buildings were vernacular. Vernacular is a classification which describes functional buildings that were not built by architects, but instead designed in accordance with ethnic, social, or cultural traditions. These buildings are generally distinguished by construction method, type or plan, such as the saltbox or Penn Plan. Traditionally, vernacular has included rural farmhouses and outbuildings, but more recently the classification has been expanding to include other categories of buildings. Vernacular is not an architectural style, but may be influenced by styles, mainly through building plan.

Vernacular forms are evident in different periods of American history beginning with the Colonial period. There are several general early building types. Some early buildings were simply 1-room with a chimney. The I-house, usually 2-story and 2 rooms wide, and the hall-and-parlor, usually 1-story and 2 rooms wide, were both 1-room deep (linear plans) and were common 17th century British folk forms. New England tradition was evident in the saltbox and the cape cod, which were rear expansions to the former plans. Massed plans (more than 1-room deep) included the box plan (2-room wide, 2-room wide) and center-hall plan (hall with 1-room on either side, 2-rooms deep). It should be noted that distinction between early vernacular and styled buildings is not always clear and authorities differ greatly in their designations. Some combine discussion of vernacular with discussions of some Colonial styles, and often use the terms interchangeably. Others use the term sparingly, classifying most buildings as a style, while still others create a clear distinction. Following primary sources and National Register Guidelines, the approach taken in this chapter is to discuss these as regional building forms separately from Colonial styles.

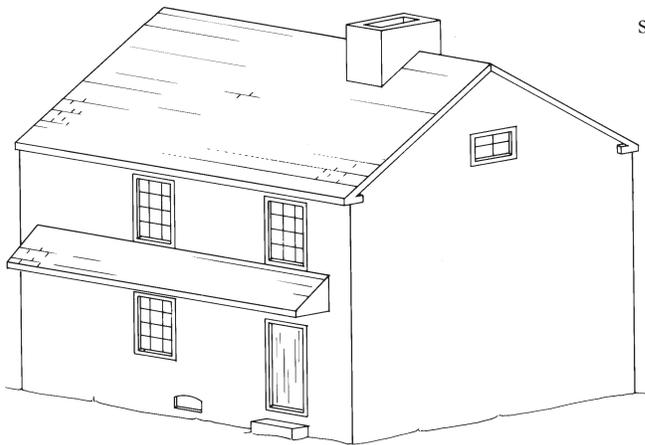
REGIONAL BUILDING INFLUENCE

Many early buildings, especially those built away from the urban areas, displayed regional distinction. They were the product of varying building techniques brought by European settlers of diverse ethnic background, locally available building materials, and climate. These buildings were built by local builders or the owners themselves. The rough, frontier lifestyle necessitated buildings that were of a practical, modest design without ornament. Generally, buildings in the English Colonies were asymmetrical, had steeply pitched side-gable roofs with abrupt gable-ends, awkwardly added sections, and windows and doors which appeared cut into the wall surface. Mid-Atlantic regional structures were constructed of log, locally quarried stone such as schist, serpentine or fieldstone, or brick. This section relies heavily on Pattern in the Material Folk Culture of the Eastern United States, by Henry Glassie.

The Mid-Atlantic region was the last permanently settled major eastern region, with settlement occurring in the later part of the 1600s. It was also the most culturally diverse, with Swedes, Dutch, Germanic Central Europeans, and settlers from the British Isles all represented. Accordingly, many different early house plans were built.

Early Germanic Central European settlers, following native building tradition of the Rhine Valley, built houses in log or stone, 1 to 2 stories with an almost square usually 3-room plan and an off-center interior chimney. When built from log, these houses are sometimes referred to as the Continental Log House.

The entire tradition, which generally dates from 1700-1760, is sometimes called German Colonial and may also include a pent eave roof on several sides.

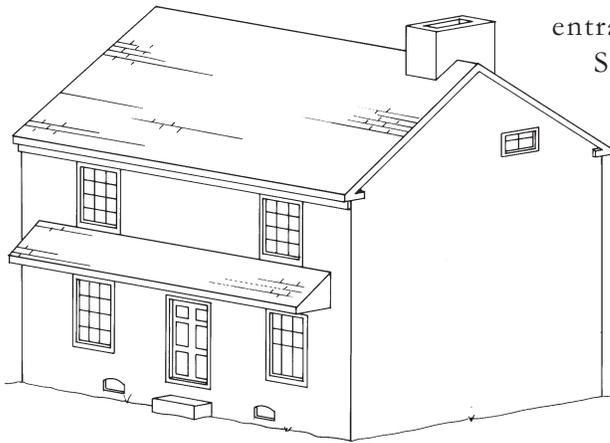


GERMAN COLONIAL

In this region, the English built a variety of types. Resembling houses found in their native areas, settlers from the British Isles built rectangular linear plans in stone, frame or log with gable-end chimneys, which sometimes were 1-room. Built from log, this type is the most familiar regional tradition. As well, English settlers built 2-story, I-houses, which were 2 or more rooms wide. In Pennsylvania, these houses had internal gable-end chimneys and usually blank gable-end walls. The I-house continued to be built throughout the 19th century in this region and a less frequently constructed subtype having 2 front doors was built into the mid-1800s. The

English Colonial, which was built from stone or brick, displayed several characteristic features: rectangular plan, steeply pitched side-gable roof, interior gable-end chimney, asymmetrical fenestration, pent eave roof along the facade, no center-hall, transom lights over entrance, and exterior doors directly opposed.

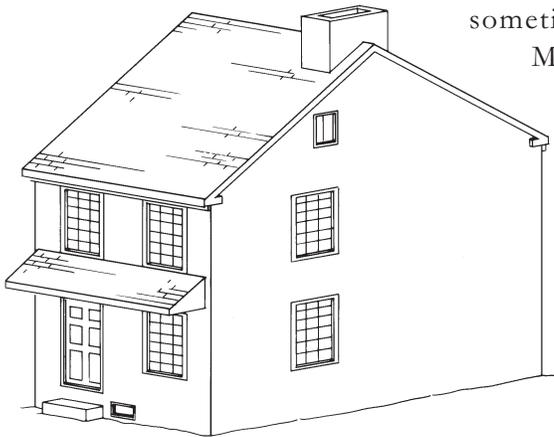
Some examples have a rear addition which forms a saltbox shape.



ENGLISH COLONIAL

After about 1760, houses influenced by the 2-story, massed Georgian plan were constructed. This type usually had a center-hall plan and was built into the 19th century. In rural areas, a common subtype was 2-rooms deep and 1-room wide with a hall along one side, essentially 2/3s of the center-hall plan. Another type, a common farmhouse form, also displayed Georgian influence, but lacked the stylish detail. It was

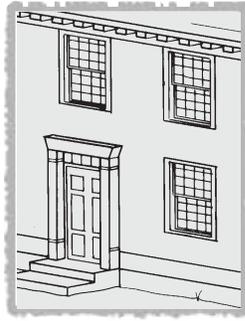
generally 2-story, 3 or often 4-bay, and like the Georgian had fenestration that attempted symmetry, a lower pitched side-gable roof, and a pair of internal gable-end chimneys. However, this type lacked a center-hall and had a 3 or 4-room plan, often with paired front doors on 4-bay examples. Like some of the early Germanic houses, these houses were sometimes built into sloping ground (banked) with a basement partially or completely underground. Additionally, full-width, 1-story porches on the facade, porches on the rear, and shed roofed side or rear additions, sometimes with porches, were included on many Mid-Atlantic house types.



PENN PLAN

Another tradition in this region was the Penn Plan house. Named for William Penn and based on his recommendations to the colonists, this type was built during the settlement of southeastern Pennsylvania. It consisted of 2 story, 2-bay, 2-room plan with no center-hall. This type was built from log, fieldstone or brick and had an interior chimney. The plan was rectilinear with the narrow end facing the front and dimensions were either 14'x28' or 15'x30'. It continued into the late 18th

century, and may be found with large later additions. Another type called One-Over-One when 2 stories, or Trinity when 3 stories, had 1 room on each story. This type may form the core of a larger house with later additions.



Colonial Period

Colonial is an historic period which spanned a broad time frame beginning with settlement of the New World. Early settlers in the New World brought architectural traditions from their native countries that were reflected in Early English Colonial, Dutch Colonial, French Colonial, and Spanish Colonial styles. Dutch, French and Spanish styles were concentrated in certain regions and did not have a strong impact on the English Colonies.

Architecture within the English Colonies reflected English traditions, first with the Early English Colonial, dominant in New England and the South, and later with the Georgian style. Unlike the other styles of this period, Georgian was a more formal style consciously following popular English fashion which derived from classical traditions of the Renaissance. During this period, styles displayed regional distinctions.

It should be noted that the early colonial styled buildings were so simply designed that if not for their strong stylistic qualities they might be mistaken for vernacular structures. Conversely, many vernacular buildings were built within the Colonial period, but are not styled.

EARLY ENGLISH COLONIAL: 1600S-1700

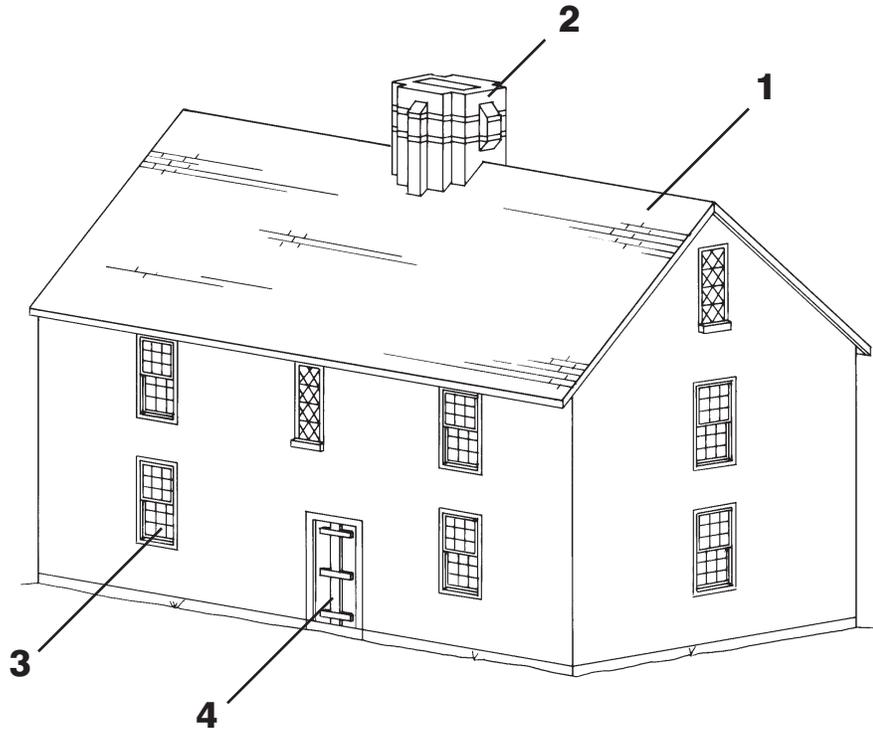
Also known as Post Medieval English, this style was an adaptation of late 16th century English dwellings. Interestingly, the familiar 2nd floor overhang found in many modern Colonial Revival houses has its origins in this style. There were two traditions of construction: the wood-frame walls covered by weatherboard or shingles in the north; and the brick construction predominant in the south. Sloping lean-to rear additions formed the saltbox shape in some examples. Since this style was mainly found in the 1600s, and the Mid-Atlantic was not settled until the late 1600s, few examples of this style survive in the region. However, it is included because it was the first style in the English Colonies and in some ways displays characteristics similar to some vernacular forms in this region.

GEORGIAN: 1700-1780 (LOCALLY BEGAN 1725)

In the 18th century, the growing English Colonies sought a more fashionable style. Named for the three King Georges of England who reigned in the 1700s, the Georgian was based upon Renaissance classicism of the 1500s which adapted Roman forms. The style was brought to the Colonies through architectural guides known as “pattern books.” This was the dominant style of the English Colonies during the 18th century.

Georgian had a 2-2 1/2 story, 2-room deep, symmetrical design, enhanced with classical detail. The earliest townhouses were Georgian and were built in Colonial cities along the east coast including Philadelphia. This style generally ended with the Revolution, however, local interpretations of Georgian houses continued to be built in the less developed rural areas into the 1800s.

High-style versions of the Georgian were built in this region, namely Mount Pleasant in Philadelphia. Mid-Atlantic regional characteristics included fieldstone construction, a pent eave roof separating the 1st and 2nd stories on the facade, a door hood over the entrance, and a pedimented gable-end.

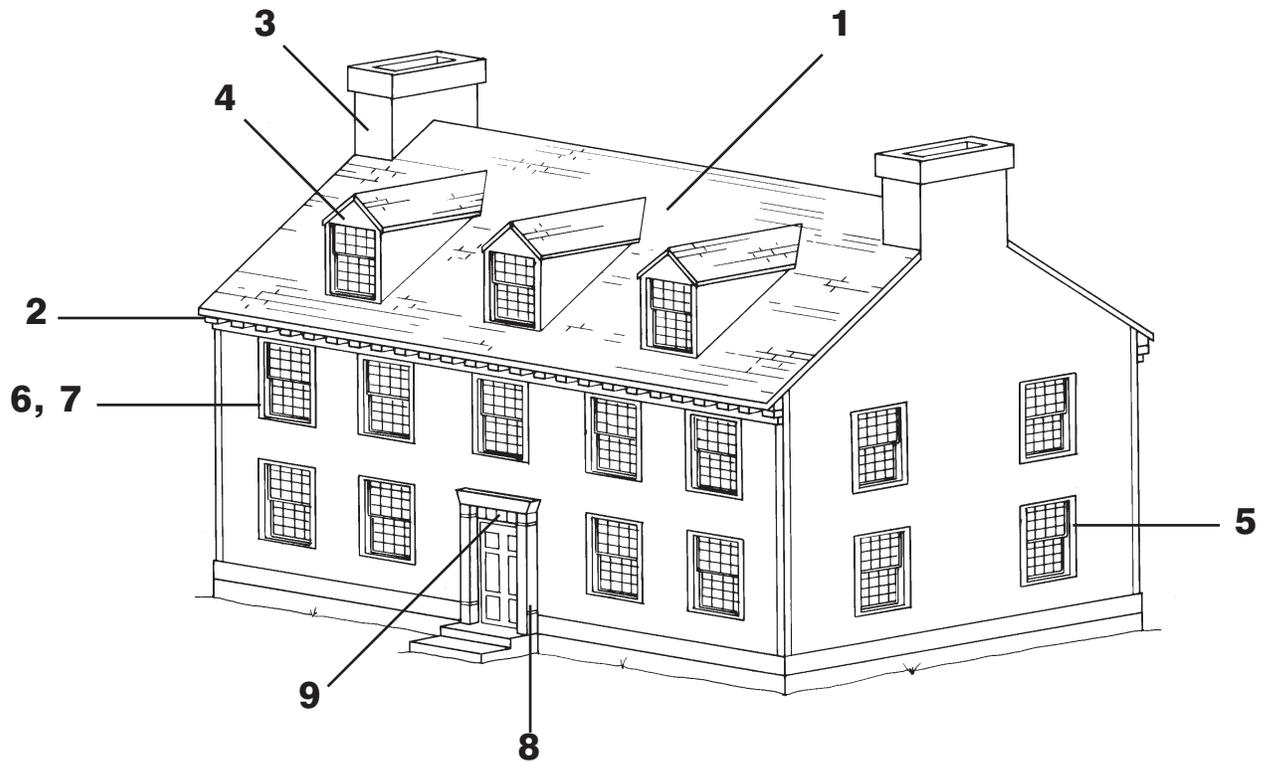


EARLY ENGLISH COLONIAL

- 1** Steeply pitched side-gable roof with little or no overhang
- 2** Massive central (northern) or gable-end (southern) chimneys of brick or stone
- 3** Small windows with small panes and minimal window frames
- 4** Central batten (vertical board) door

Other Features:

- Linear plan (1-room deep) with 2 stories, sometimes with rear addition (northern), or 1 story (southern)

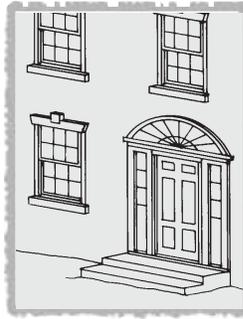


GEORGIAN

- 1** Side-gable or hipped roof
- 2** Cornice decorated with dentils and/or other decorative molding
- 3** Paired gable-end brick chimneys
- 4** Pedimented or gable dormers
- 5** Multi-pane sash windows with 9 or 12 panes, never paired
- 6** Windows horizontally aligned in rows placed symmetrically around entrance
- 7** Window arranged in odd numbers (5) in a row
- 8** Emphasized main entrance decorated with classical motifs including columns, pilasters, pedimented or molded crown above door
- 9** Small rectangular panes of glass above door (transom lights)

Other Features:

- Classical ornamentation including stone quoins and stone beltcourse



Early Republic Period

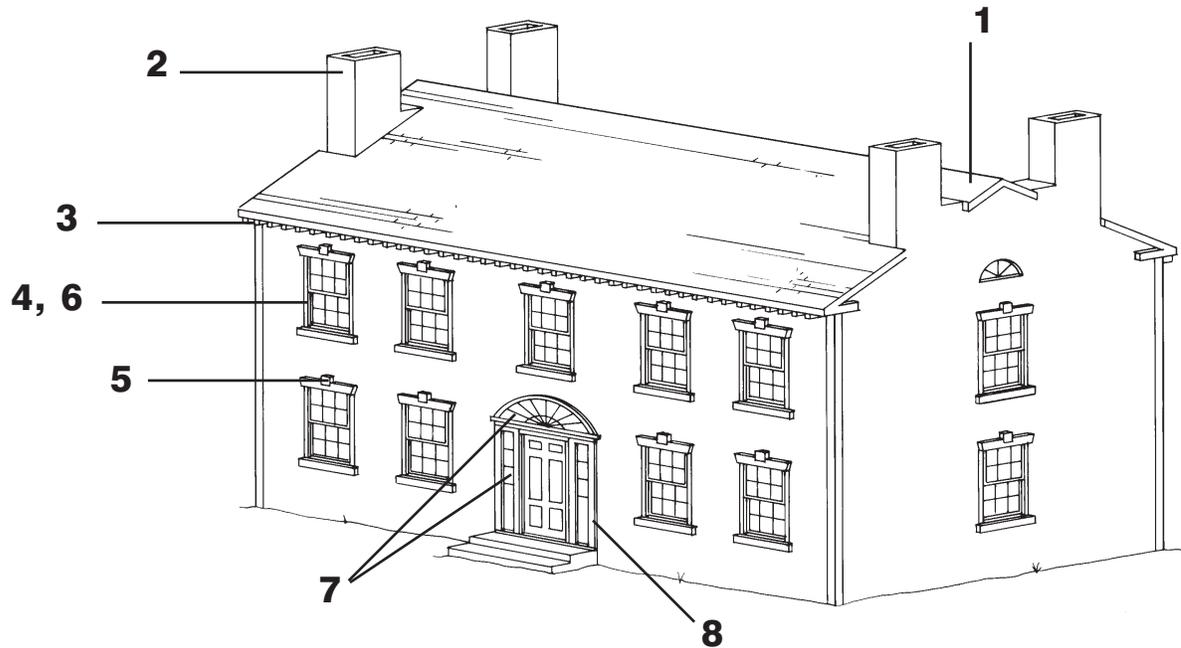
This period began following the Revolution and marked the establishment of the new federation. The two styles popular during this period both deriving from classical influence were the Federal style, also called Adams, and the Early Classical Revival, also called Jeffersonian or Roman Revival and more common in the South. The Federal style drew on English fashion. Many examples may be found in urban areas and many local interpretations exist. The Early Classical Revival style was primarily developed for public buildings as a means to represent the new republic as it symbolized rejection of England and its traditions. It was distinguished by a dominant full-height central pedimented portico with a semi-circular window and classical detailing. During this period, the first true architects emerged, one of whom was Benjamin J. Latrobe, who conducted his early work in Philadelphia. Latrobe, despite his English birth, is considered to be America's first architect.

It was during the 19th century that major regional variations in architecture began to decline and more homogenous national architectural movements arose.

FEDERAL: 1780-1820

This style first emerged in England at the end of the 18th century. In England, it was called Adams after its founders, however, in America this new style was termed Federal to represent the formation of the new federation. Like the Georgian style, it was influenced by classical traditions. However, it was considered a refinement of Georgian incorporating other stylistic forms including Roman design elements which were discovered during excavations of Pompeian houses. The style spread through published guidebooks.

Similar to the Georgian style, the plan was rectilinear with symmetrical fenestration around a central entrance. It is sometimes difficult to distinguish between the two styles, however the Federal style was generally more linear and restrained. Federal style doorways usually included a semi-circular or elliptical fanlight which can be found with a simple door surround, above a pair of sidelights, or under a pedimented portico supported by tapered columns. As well, the roof was generally flatter than on the Georgian. Interiors featured oval rooms, with swag and rosette decoration on the ceilings, doorways, and cornices. Many Federal townhouses survive in cities along the east coast.

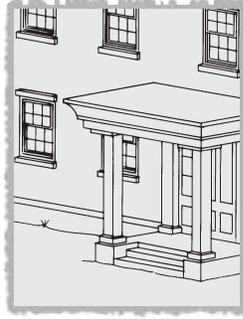


FEDERAL

- 1** Low pitched side-gabled or hipped roof
- 2** Paired chimneys on both gable ends
- 3** Cornice decorated with dentils and other decorative molding
- 4** Multi-paned sash windows, generally with 6 panes in each sash, never paired
- 5** Flat stone lintel above window, sometimes with keystone
- 6** Windows in odd numbers aligned in horizontal rows balanced around entrance
- 7** Accentuated entrance with door surround and elliptical fanlight
- 8** Delicate columns or pilasters around door

Other Features:

- Brick or fieldstone construction dominant regionally
- Windows are generally larger and have larger glass panes than in Georgian examples
- 3-part Palladian style windows centered in 2nd story above entrance or in gable end
- Decorative elements include swags, elliptical shapes, garlands, and urns



Mid-19th Century Period Revivals

During the Colonial and Early Republic periods, one style tended to dominate over an extended period. In the mid-19th century, however, competition among different styles emerged and many styles simultaneously became fashionable, overlapping one another in time period. This precedent in American architecture continued from this period forward.

While the Greek Revival style prevailed as the primary style initially, other picturesque styles soon became popular. The trend was spurred by Andrew Jackson Downing's popular pattern book Cottage Residences which featured house plans for styles other than Greek Revival, namely Gothic Revival and Italianate. For the first time, there was a choice of acceptable styles.

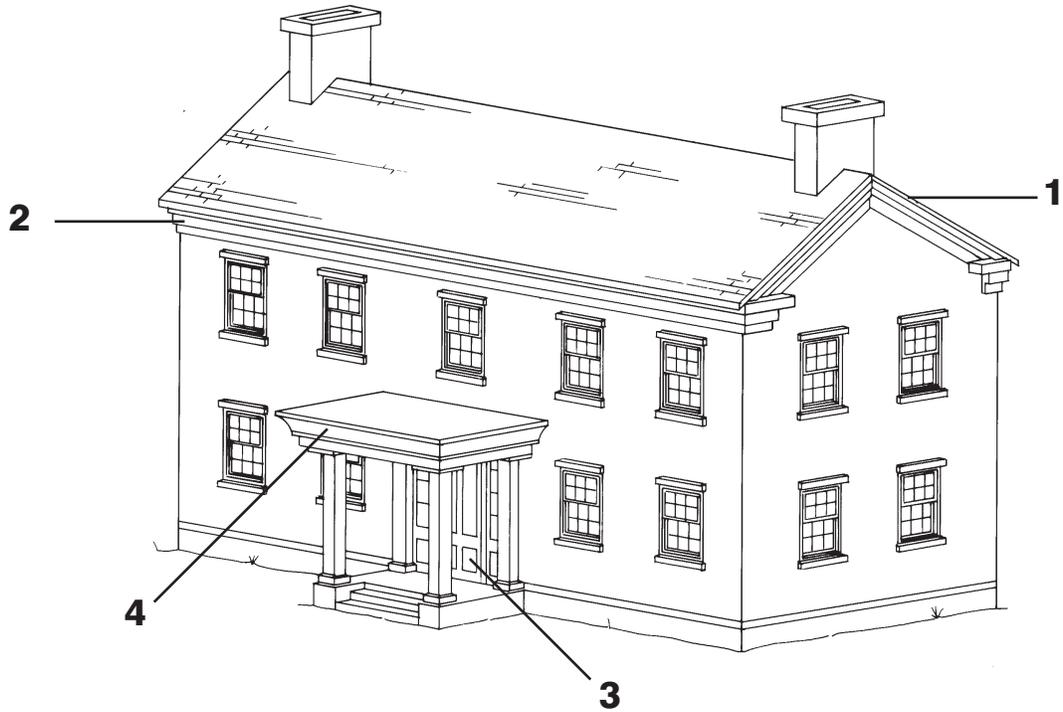
While those were the most widespread and popular styles, other romantic styles advocated by Downing included Exotic Revivals such as Egyptian, Swiss Chalet, Oriental, as well as Octagonal; these, however, were rarely used. While Greek Revival generally was not built past the Civil War, variations of Gothic Revival and Italianate were built into the late 19th century.

GREEK REVIVAL: 1820-1860

The new federation expressed its democratic state through reviving the architecture of ancient Greece. Interest had shifted from Roman to Greek models when 19th century archeological studies led to a new understanding of Greek culture, revealing “Greece as the Mother of Rome.” This coincided with America’s empathy for Greece in their contemporary war for independence.

Greek Revival elements were used on both domestic and public architecture. The style was spread by published guidebooks for builders as well as by architects. The most common features were the rectilinear plan, heavy cornice lines, classical columns, and pedimented gables. Since Greek architecture was based on post-and-lintel construction, arches and elliptical shapes, found in earlier styles, were no longer popular. A legacy of this style is the gable-front house which, due to its narrow shape, became a popular form for detached urban houses and townhouses in cities.

The style is well represented in the region’s public buildings, for example The Chester County Court House in West Chester. The style was also used for residential structures. One of the most noted residential examples is the residence called Andalusia, located in Bucks County. In this region, houses generally do not have the gable front which was widely used elsewhere. Houses display heavy cornices with plain friezes, a row of small short windows below the cornice, doorway surrounds with horizontal transom lights and sidelights, post-and-lintel flat roofed porches with square columns, windows with heavy lintels and sills, and detailing of rosettes, fluting, and pilasters.



GREEK REVIVAL

- 1** Low pitched side-gabled or front gable roof; the gable end may be pedimented
- 2** Cornice line emphasized with wide, two part band usually plain but sometimes decorative
- 3** Post-and-lintel entrance treatment with sidelights, columns, pediments, and rectangular transom lights over door
- 4** 1-story entry porch often present with a wide plain cornice, supported by prominent rounded or square sometimes fluted columns with capitals and bases

Other Features:

- Clapboard frame, usually white, often brick or fieldstone in Pennsylvania
- Small frieze windows under cornice

GOTHIC REVIVAL: 1830-1890

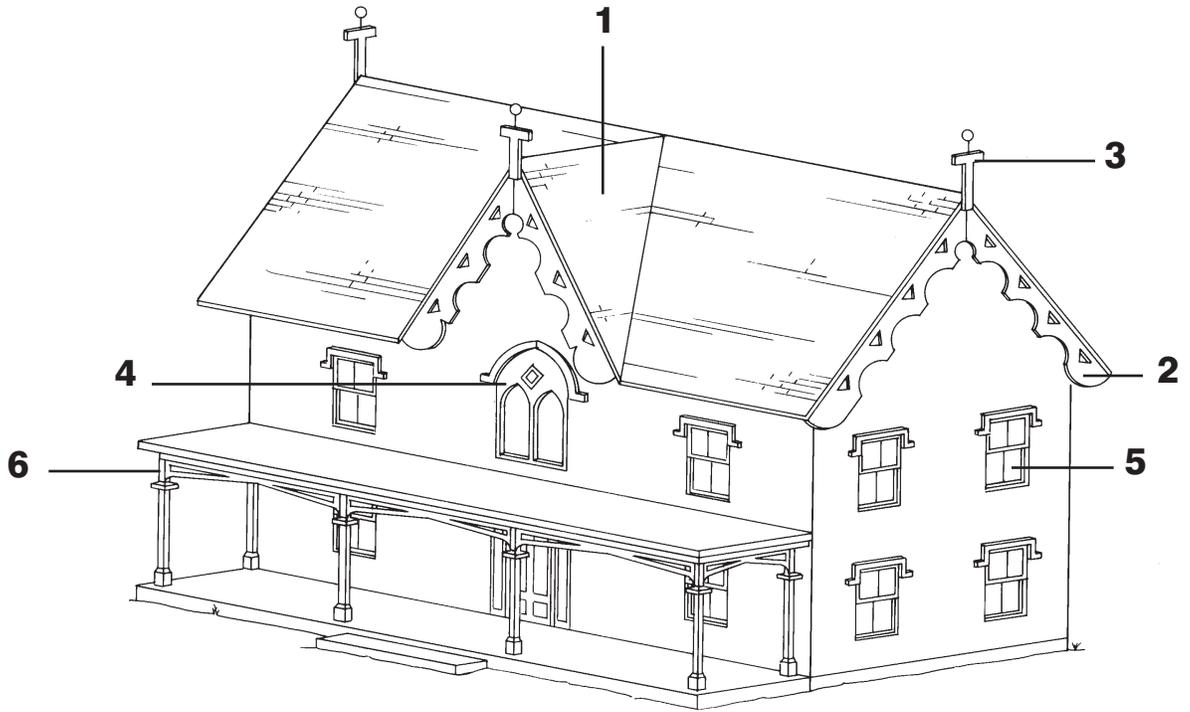
The Gothic Revival was inspired by the Romantic movement in art and literature during the late 18th and early 19th centuries. Borrowing medieval architectural elements such as battlements and pointed-arched windows, this style began in England in country houses of the mid-18th century and was later brought to America. The first residential example to show Gothic detailing was Sedgely; Sedgely's Porter House is located in Fairmount Park, Philadelphia.

Alexander Jackson Davis was the architect most associated with the style and designed the first high-style domestic example in Baltimore. His work ranged from country cottages to more elaborate and historically accurate masonry houses. Davis' designs, and the Gothic Revival style, were expanded and popularized in the pattern books of Andrew Jackson Downing. The style was considered well-suited to the countryside and many examples can be found in rural areas and small towns.

The Gothic Revival style lasted throughout most of the 19th century, and went through several phases. Primarily used for houses, Carpenter Gothic was characterized by one or more steeply pitched front facing cross gables and decorative wooden trim, commonly referred to as "gingerbread" trim. The invention of the jigsaw and the availability of wood made this type of trim both popular and easily producible.

The later High Victorian Gothic was elaborately designed, exhibiting patterned stone, brick walls and selectively applied detailing. It was primarily used for public, academic and religious structures but was also used in a few landmark residential structures. The architect, Frank Furness, is often associated with the style. The Institutional or Collegiate Gothic was found in religious, institutional, and collegiate buildings. These buildings were stone with more authentic medieval elaboration. The Gothic Revival style remained influential for churches well into the 20th century.

In this region, Carpenter Gothic is the dominant form. It is distinguished by a central cross gable with decorative vergeboard, 1-story porches with bracketing, and use of the pointed arch in some windows. Frequently, older homes were made more fashionable during this period by adding gothic detailing.



GOTHIC REVIVAL

- 1 Steeplly pitched gabled roof with steeply pitched cross gables
- 2 Gingerbread at eaves
- 3 Overhanging eaves with exposed rafters, finials on cross gable ridge
- 4 Window extending into gable
- 5 Sash windows with 2 panes in each sash, drip molding
- 6 One-story full-width porch, columns with bracketing and gingerbread trim

Other Features:

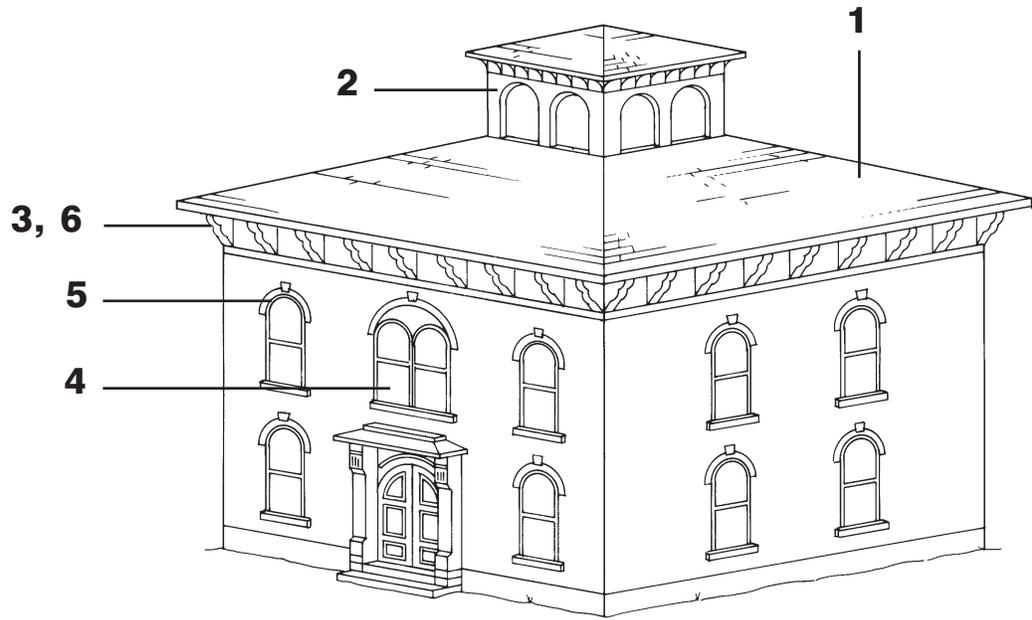
- Brick, or wood sided frame
- Pointed arch windows and doors
- Bay and oriel windows

ITALIANATE: 1830-1890

As suggested by its name, Italian architecture inspired the Italianate style. This style began in England and came to America in the 1830s. Many Italianate style buildings constructed in America were modeled after the simpler rural Italian buildings, however also mixed in some features from more formal Italian Renaissance houses. Architect John Notman is credited with designing the first “Italian Villa” in America, which was located in New Jersey. He also designed the Athenaeum in Philadelphia in the Italian Renaissance style.

The use of the Italianate style for houses was spread through the plans of Alexander Jackson Davis and distributed in Alexander Jackson Downing’s pattern books. Simpler houses had a square plan with overhanging bracketed eaves and a cupola, while more elaborate examples also included rounded arched windows, hooded moldings, and arcaded porches and balconies. Like Gothic Revival, the Italianate style continued throughout most of the 19th century and had different versions - the earlier Italian Villa and later Victorian. Technological advances in cast-iron and pressed metal in the mid-century allowed mass production of Italianate detailing such as bracketing and molding which was freely applied to many urban townhouses and commercial buildings.

Regionally, Italianate buildings exhibit heavy bracketing and other detailing under the eaves, flat or flattened hipped roofs, flat arch or rounded hooded windows. Also, tall, slender windows may be found. An example of the Victorian version of the style is the residence, ‘Loch Aerie’, in Chester County.

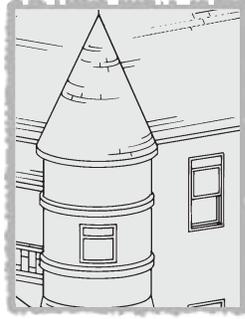


ITALIANATE

- 1** Low pitched hipped or flat roof with overhanging eaves
- 2** Square cupola or tower
- 3** Highly decorated cornice under overhanging eaves
- 4** Tall, narrow windows (may be paired) with flattened or round arches
- 5** Heavy window hoods
- 6** Ornamental scroll shaped brackets under eaves and on porch

Other Features:

- Two or more stories
- Porches
- Commercial buildings with cast iron facades



Victorian Period

The term “Victorian” refers to time period or era, not an architectural style. It generally coincided with the reign of Queen Victoria, 1837-1901. In America, however, the Victorian period occurred only during the latter half of her reign and for that reason is also termed “Late Victorian.” Many architectural styles were popular during this period including Second Empire, Queen Anne, Richardsonian Romanesque, Shingle, Stick, Renaissance Revival, as well as High Victorian Gothic and High Victorian Italianate, which were later phases of the general styles. The latter four styles are not prevalent in Chester County.

Industrialization and growth of the railroads brought improved building techniques during this time period. The balloon frame was one such innovation that allowed more flexibility in building design. Technological innovation also allowed mass production of more complex decorative elements. Victorian styles freely borrowed, modified, and mixed both medieval and classical stylistic elements without close attention to historical accuracy. The styles were marked by their asymmetrical and eclectic nature.

SECOND EMPIRE: 1860-1890

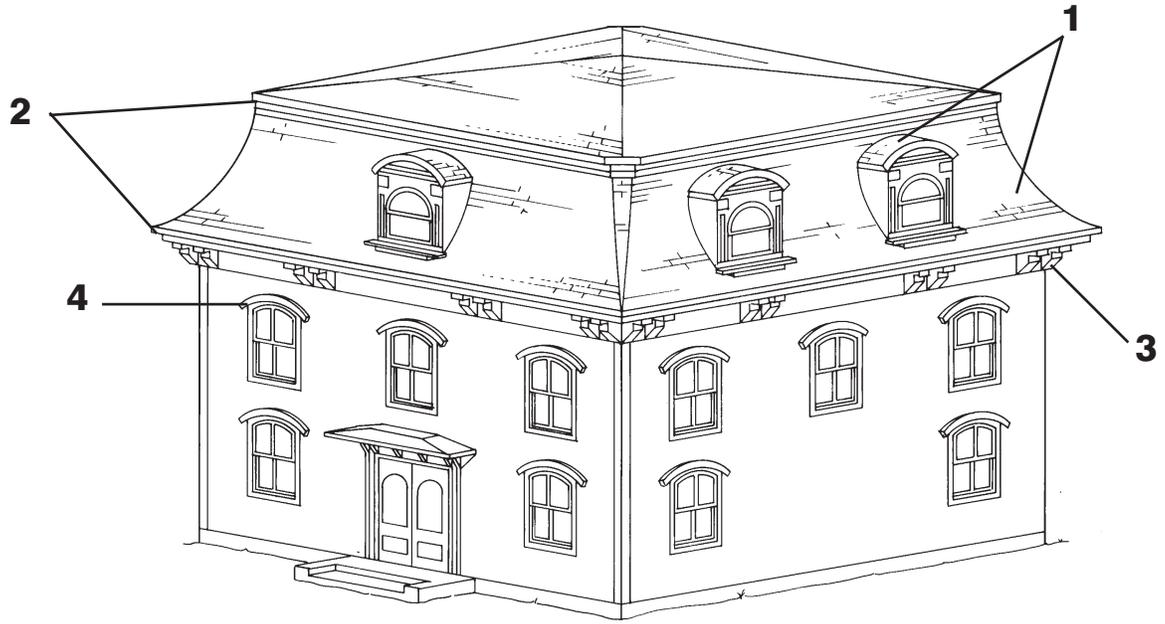
This style followed contemporary French architectural design and took its name from the reign of Napoleon III (1853-1870), considered France's Second Empire. The most distinctive feature is the mansard roof, a boxy, dual-pitched roof, named after 17th century French architect Francois Mansart, to which the style owes its other name, Mansardian. The boxy roof was an asset for it accommodated a full upper story.

Along with Italianate, this style dominated urban townhouses. The Second Empire style is identified by the distinctive roof, heavy cornice, and prominent dormers. The style can be extremely ornate, such as City Hall in Philadelphia, or can be simpler displaying only the mansard roof and dormers. The style was widely used for public buildings. It should be noted that houses associated with this style may display variations since mansard roofs often replaced existing roofs on older homes to yield a modern look, while increasing interior room.

QUEEN ANNE REVIVAL: 1880-1910 (LOCALLY 1870S-1900)

Named and popularized by a group of 19th century architects in England led by Richard Norman Shaw, this style actually had little to do with Queen Anne herself or the Renaissance architecture popular during her reign (1702-1714). Shaw instead borrowed from late medieval models of the earlier periods. The Queen Anne Revival was an eclectic style characterized by complex design and detail. Wall surfaces were rarely flat, and had many projecting bays and towers which exhibited a mix of building materials. Most examples had an asymmetrical shape with a variety of design elements. Some examples featured medieval detail such as half-timbering and patterned stonework, many applied classical details, while most featured ornate wood spindlework and trim.

Queen Anne Revival was a dominant domestic style, although features were also applied to smaller commercial buildings. The style was extremely popular and was widely applied to housing; it was used both for detached houses as well as urban townhomes, which displayed a front gabled roof and a projecting front bay. The interiors had open floor plans with more freely flowing space than prior styles. The Queen Anne Revival style was popular in this region and is represented in a variety of forms.

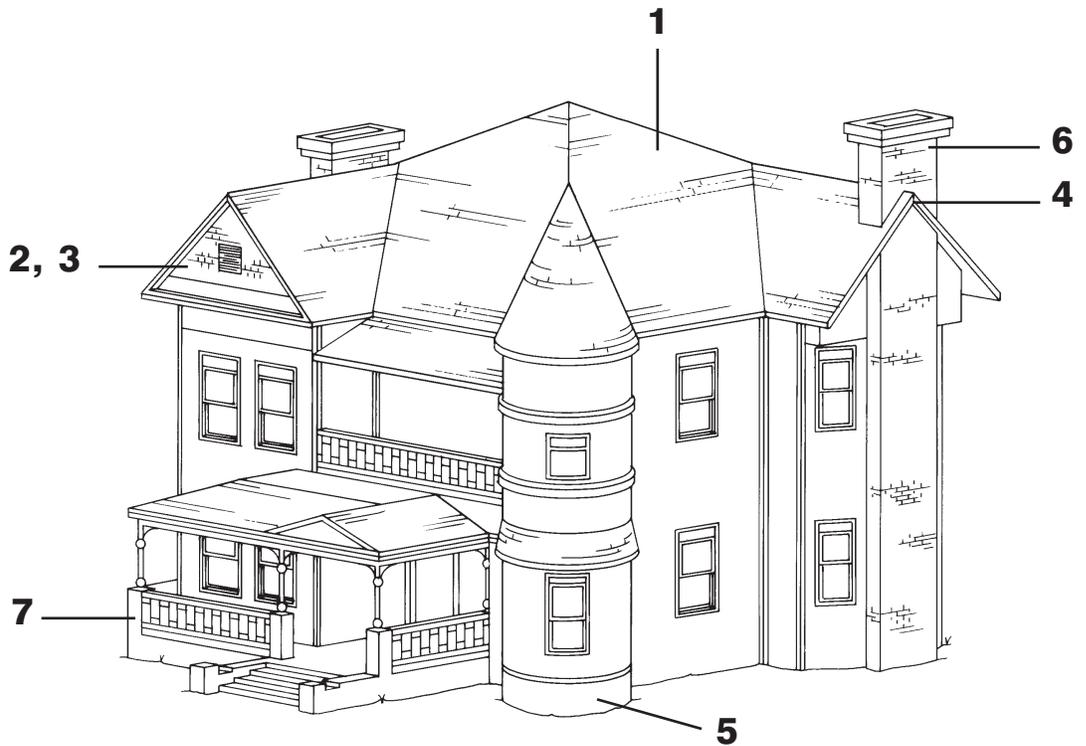


SECOND EMPIRE

- 1** Mansard roof (dual-pitched hipped roof), often with elaborate dormers
- 2** Heavy molding located on top and bottom of the lower roof
- 3** Decorative brackets below the eaves
- 4** Varying window design with arched or shaped crowns

Other Features:

- Porch with decorative bracketing
- Projecting and receding surfaces
- Eclectic use of balconies and bays



QUEEN ANNE REVIVAL

- 1** Irregular roof shape, frequently hipped roof with lower cross gables and dormers
- 2** Dominant front facing gable
- 3** Gables decorated with wood shingling, half-timbering or other stylized elements, gable ends may be shaped
- 4** Overhanging gable ends
- 5** Corner tower or turrets
- 6** Prominent brick chimneys
- 7** Partial or full-width wrapping porches with extensive decorative trim

Other Features:

- Irregular, asymmetrical shape
- Various materials used on walls to give textured surface
- Lower stories of brick or stone, upper stories of frame, covered with patterned shingles, stucco, or clapboard
- Sash windows with upper panes surrounded by smaller glass panes
- Bay windows and oriels

SHINGLE: 1880-1900

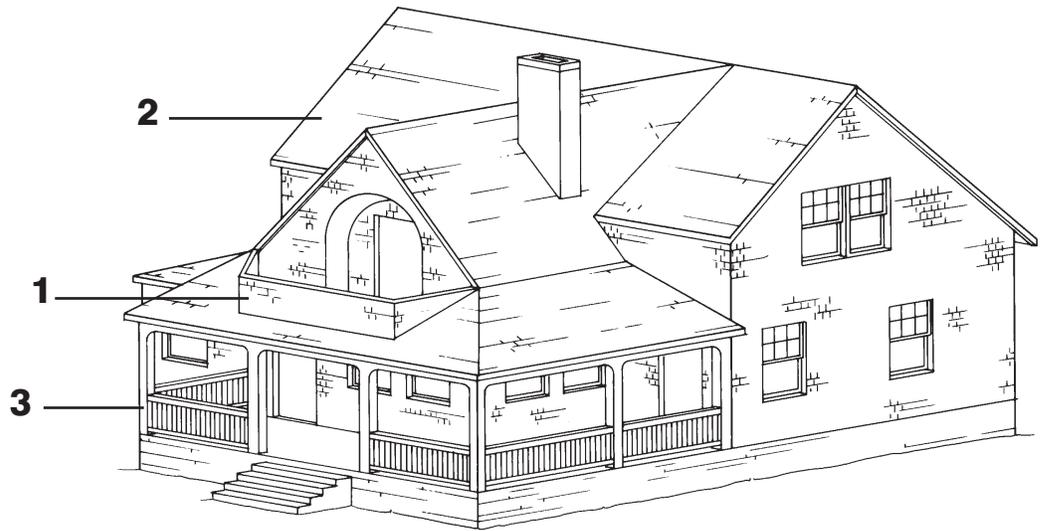
Distinctly an American style, the Shingle style grew from the Queen Anne, began in New England and reflected a renewed interest in colonial architecture, particularly shingled examples found along the New England coast. Shingle style buildings displayed many variations, but were distinguished by the emphasis on the wall surface which was wrapped in shingles that unified the building form. It essentially remained a high-style unlike other styles which were widely adapted for a variety of housing.

Many Shingle style buildings represented adaptations of the Queen Anne Revival, applying shingles as wall cladding in place of other materials. The style generally was less ornate and more horizontal than Queen Anne. It borrowed the asymmetrical forms and expansive porches of the Queen Anne style, classical elements from the Colonial Revival style, and sculpted form of the Richardsonian Romanesque. Architects H. H. Richardson, Wilson Eyre of Philadelphia, and the firm of McKim, Mead and White, practiced in this style. Although this was not a dominant style in this region, a few examples can be found.

RICHARDSONIAN ROMANESQUE: 1880-1900 (LOCALLY TO 1910)

In the mid-19th century, architects had begun using Romanesque elements, such as round arches, corbeling, and other detailing, for churches, commercial and public buildings; this was called the Romanesque Revival style. In the 1870's, architect Henry Hobson Richardson developed his own style based on Romanesque, but also drew from other sources, such as polychromed walls from the Gothic Revival style. The result was a uniquely American style known as Richardsonian Romanesque. Rarely in American architectural history has one person had such a great influence as to have a style named for himself.

Richardsonian Romanesque was used mainly for public, religious and institutional buildings. Richardson created few houses in this style, but elements of the style were used by other architects and builders. Many detached urban townhouses featured elements from this style. Richardsonian Romanesque buildings have a heavy appearance emphasized by use of rough-faced stone and recessed windows and entrances. Interpretations of both the Romanesque Revival and Richardsonian Romanesque styles can be found throughout this region.

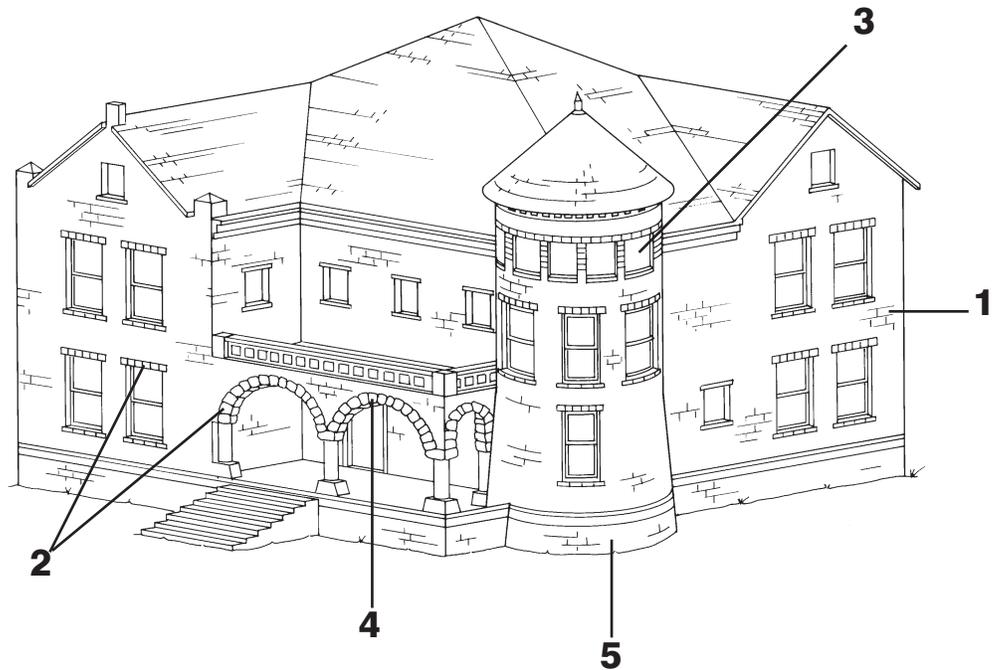


SHINGLE

- 1** Wood shingled wall surface: projecting forms are integrated by shingles wrapping around structure
- 2** Prominent steeply pitched gabled roofs with long slopes, cross gables and little or no overhang
- 3** Turrets and porches integrated into wall surface

Other Features:

- Asymmetrical facade
- Horizontal rambling form
- Rough faced stone in foundation, lower stories, porch supports
- Few decorative elements

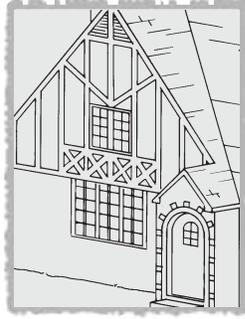


RICHARDSONIAN ROMANESQUE

- 1** Stone construction often with rusticated or patterned finish
- 2** Broad, round arched windows and entrances or rectangular windows with stone transom
- 3** Deeply recessed windows in horizontal bands
- 4** Polychromed stonework defining lintels, arches, entrances
- 5** If present, towers with conical roofs

Other Features:

- Hipped roof with lower cross gables, as well as a variety of other roof forms, no eave overhang
- Gabled wall dormers, sometimes with parapeting or eyebrow dormers
- Asymmetrical facade
- Little ornamentation
- Heavy appearance



Late 19th and Early 20th Century Period Revivals

The late 19th and early 20th century witnessed the revival of a variety of styles as well as the beginnings of modern styles (discussed in the next section). Unlike the Victorian period where details from various styles were freely borrowed and incorporated, this period saw extensive imitation of European and early American styles. A diversity of period revivals resulted which include Colonial Revival, Dutch Colonial Revival, Tudor Revival, Spanish Colonial Revival, NeoClassical Revival, French and Italian Renaissance, and Late Gothic Revival. The trend toward revivals gained momentum following the 1893 World's Columbian Exposition in Chicago.

Period revivals were facilitated by advances in technology which made imitations easier and more affordable; wood frame could be covered with brick and stone veneers to imitate earlier styles. Although based on historic models, these period revival styles were basically an American development. Greatly modified versions of these styles can be found in the suburban development of the past decades. While the exterior of houses in this time period imitated historic models, the interiors were modernized with larger rooms and more contemporary floor plans.

COLONIAL REVIVAL: 1880-1955

The Centennial Celebration in 1876 created renewed interest in the Colonial period and its styles. The Colonial Revival was based primarily on the Georgian and Federal styles, and secondarily on Dutch Colonial and Early English Colonial styles. In the early 20th century, photographic books illustrating original Colonial period buildings were published and circulated, which led to a better understanding of the Colonial prototypes.

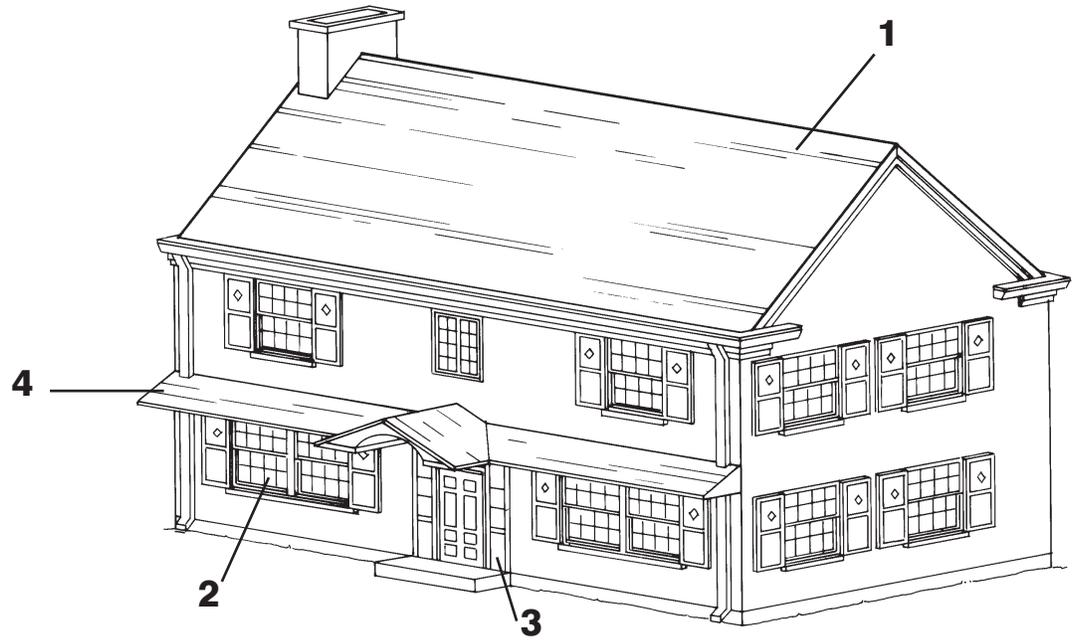
Some of the first Colonial Revival houses had asymmetrical plans with colonial detailing. Most Colonial Revival houses, also called Georgian Revival, had a side gabled or hipped roof and rectangular plan with symmetrical exterior design. Like the Georgian and Federal styles, this style displayed ornament on entrances, windows, and cornices. Examples with a second story overhang were loosely based on the Early English Colonial, and examples with gambrel roofs are known as Dutch Colonial Revival.

Although the Colonial Revival style used elements from original prototypes, variations were present which distinguished it from the originals. Variations never found on originals included paired, triple, or bay windows and 1-story open or closed side wings with flat roofs. Elements common to revivals, but uncommon to originals, included more heavily elaborated entrances, broken pediments, porticos with curved underside over entrances, and entrances with sidelights and no fanlight above. In this region, many Colonial Revival houses were inspired by the Mid-Atlantic Georgian style and included a pent eave roof and door hood.

TUDOR REVIVAL: 1890-1940

Although commonly referred to as Tudor Revival, this style was more closely based on Medieval English examples rather than on early 16th century English Tudor architecture. The earlier part of this revival applied masonry construction, towers, parapeted gables, and elaborate detailing, and was found mainly in landmark houses and large scale building.

The more popular form of this style began slightly later. It was less formal and was used for many houses. While there was significant variation in form and detail, this style featured steeply pitched front facing cross gables, decorative half-timbering, asymmetrical facades, and stuccoed, stone, brick or veneered walls. Generally houses had an irregular plan, but symmetrical plans were also found. As with all of the period revivals, this style grew to immense popularity during the 1920s and 1930s due, in part, to veneer innovation. This region contains many examples of this style.



COLONIAL REVIVAL

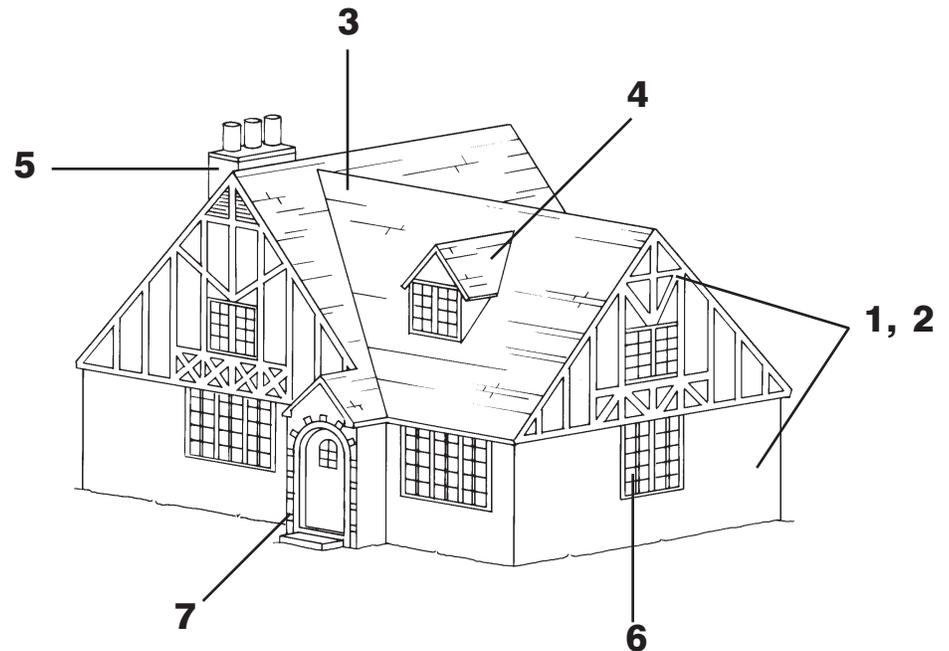
- 1** Hipped or side gabled roof
- 2** Multi-pane sash windows may be paired, triple or bay, symmetrical exterior
- 3** Entrance with decorative door surround with Colonial period elements
- 4** Pent eave separating the first and second stories and/or central gabled door hood, or entry porch

Other Features — Colonial Revival:

- Wood frame covered with clapboard or brick veneering, masonry walls, some stuccoed
- 1-story side addition with flat roof, either open or closed
- Second story overhangs

Identifying Features — Dutch Colonial Revival:

- Front facing or side gambrel roof; front gambrel may have rear cross gambrel
- Wood frame covered with clapboard or brick veneer
- Dormers or one continuous long shed dormer
- Full-width porch may lie under the main roof or may have entry porch

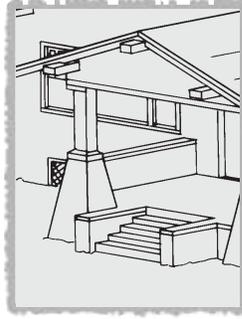


TUDOR REVIVAL

- 1** Multiple materials
- 2** Masonry construction, stuccoing and decorative half-timbering
- 3** Steeply pitched side gabled or hipped main roof with one or more prominent steeply pitched, front-facing cross gables
- 4** Steeply pitched dormers
- 5** Massive chimneys
- 6** Tall, narrow, multi-paned windows, usually grouped two or more
- 7** Decorative elements include patterned stone, brick work, or smooth stone surround on windows and doors

Other Features:

- Varying gable height and overlapping gables



Modern Movements

The late 19th to the late 20th century was a time period encompassing great diversity in American architecture. While historicism remained popular into the 20th century, another movement occurred in which buildings did not imitate styles of the past. This movement encompassed architectural modernism and included both movements that were basically American and those which were European inspired.

The first phase, which was basically American in origin, is also referred to as *Late 19th and Early 20th Century American Movements*. It included Prairie and Craftsman styles for domestic architecture, and the Commercial and Chicago style for high-rise commercial buildings. This period was the first in which technological advances allowed high-rises and skyscrapers to be built. While the Prairie School style was more dominant in the Midwest and was most closely associated with Frank Lloyd Wright, the Craftsman style was more widespread nationally and was prevalent in this region. An interesting phenomenon of this period was the creation of the pre-manufactured house of which Sears, Roebuck and Co. was one of the major producers.

In the 1920s, while period revivals were still thriving, another phase of Modern styles emerged. These were generally European inspired and included Art Deco, Art Moderne, and the International Style. Other Modern styles such as Brutalism continued to develop in the 1950s, and in the 1960s, styles such as Post-Modernism first appeared.

Immediately following World War II, new modern domestic styles appeared and included Ranch, Split-Level, Contemporary, and Shed styles which shaped many developing suburbs.

CRAFTSMAN: 1905-1930

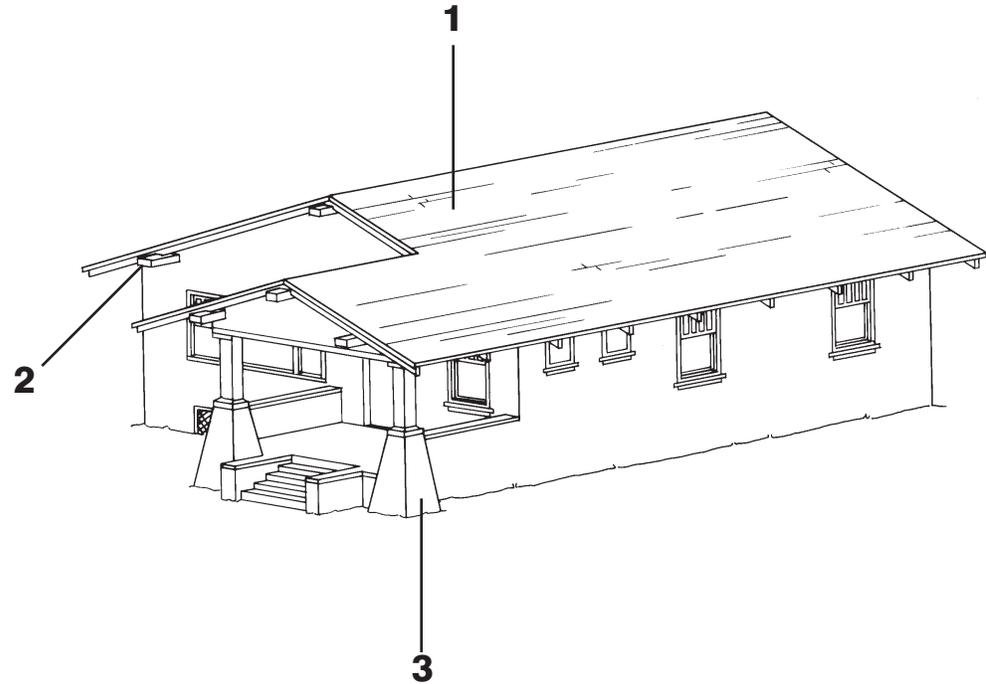
Also called Bungalowoid, and Western Stick in California, the Craftsman style was influenced by the English Arts and Crafts Movement, oriental building techniques, and the Stick style. Gustav Stickley, in his 1909 Craftsman Homes, advocated the style which was about harmony with the landscape - through natural materials, low horizontal form, and no applied ornament - and craftsmanship. Combined, these influences created a style that was distinctly American and used solely for residences.

Intricate examples of the Craftsman style existed in the work of the Greene brothers, two architects closely associated with the style. These and other Craftsman style houses were featured in many popular magazines including Ladies Home Journal and Good Housekeeping. Many pattern books and builder's plans featured this style which was relatively small in scale and easily produced. Soon it became a well-known style. Sears, Roebuck and Co. promoted this style by offering models through their mail-order catalogue. In this region, there are many Craftsman style houses.

ART DECO: 1920S-1940S (LOCALLY BEGAN IN THE 1910S)

In the early 20th century, new European-inspired styles resulted in the Art Deco style. The name "Art Deco" comes from the Exposition Internationale des Arts Decoratifs and Industriels Modernes held in Paris in 1925. This Exposition featured new modern designs which rejected historical architectural precedents. The Art Deco style emphasized modernism and a futuristic effect. The style was used on buildings ranging from commercial, to theaters, to residential. Art Deco became a part of American culture during the world-wide competition for the Chicago Tribune Headquarters when second place was awarded to an Art Deco design.

Art Deco featured geometric designs applied to buildings and building fixtures. Art Moderne, the closely related derivation of this style, appeared in the 1930s and was inspired by the streamlined design of ships, planes, and cars. In many buildings, the geometric motifs of the Art Deco and the streamlined horizontal emphasis of the Art Moderne were combined. These two styles are together referred to as “Modernistic.” In this region, the Art Deco style is generally most prevalent in the detailing on commercial buildings.

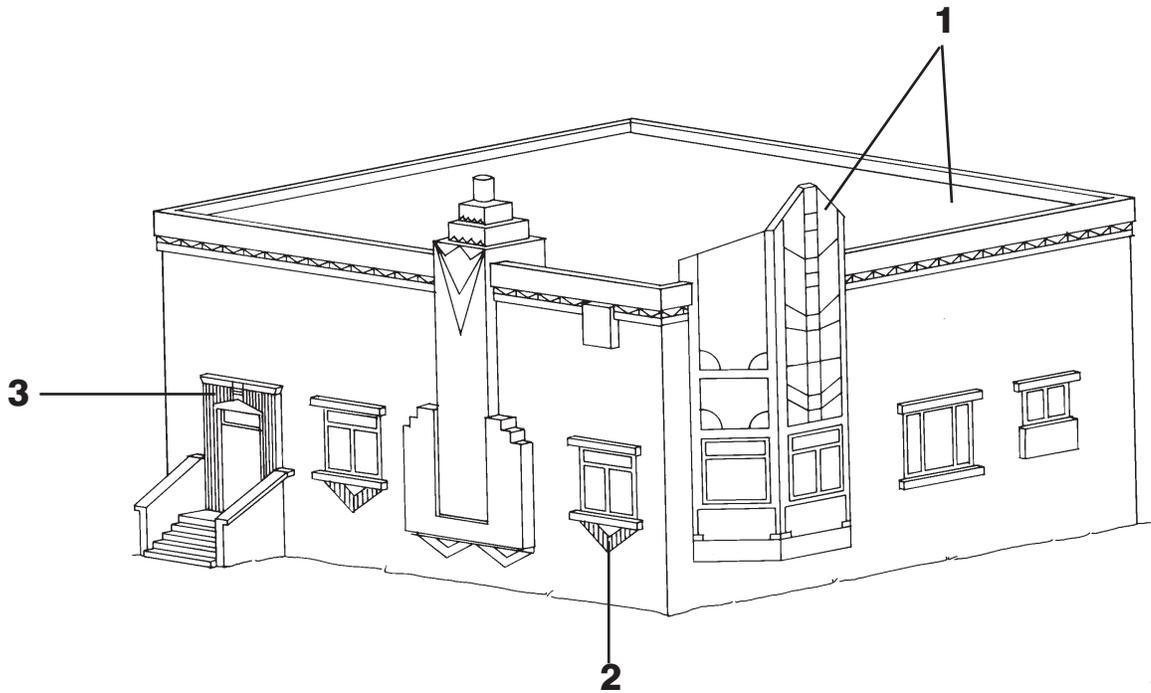


CRAFTSMAN

- 1** Low pitch front, cross gabled or side gabled roof with wide overhanging eaves and exposed roof rafters
- 2** Decorative beams added under gables
- 3** Prominent full or partial-width porches with tapered square supports resting on massive pedestals or columns

Other Features:

- Walls of clapboard, stone, brick, or stucco
- Foundations of stone, concrete block or brick
- Long shed dormers or low pitched gabled dormers
- May include prominent stone or stuccoed chimneys



ART DECO

- 1** Flat roof with towers or vertical projections
- 2** Decorative, multi-colored wall elements including low-relief zigzags, chevrons, floral, and other geometric and stylized motifs
- 3** Reeding and fluting around doors and windows

Other Features:

- Concrete, stucco, or smooth stone walls
- Vertical emphasis
- Elevations may recede in a series of steps from the street
- Decorative details in metal, terra cotta, glass, colored concrete and tile

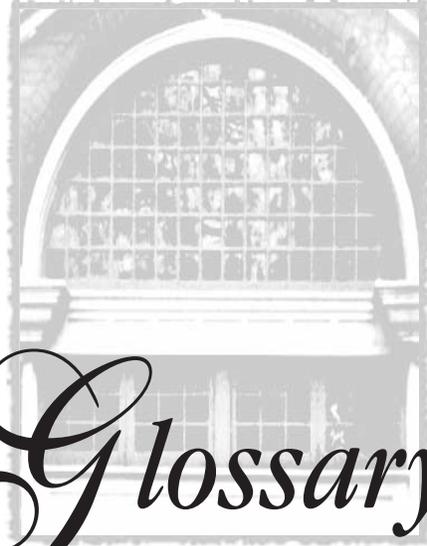
SEARS, ROEBUCK AND CO. HOUSES: 1908-1940

Although not an architectural style and generally not able to be classified by a single style, Sears, Roebuck houses, and houses like them, constitute their own classification. An interesting invention of this period was the mail-order house, and Sears, Roebuck and Co. was the leader, although other companies such as Montgomery Ward, also sold mail order houses. There were approximately 450 models available from Sears, Roebuck and Co.

Once ordered by catalogue, the components and a construction manual were sent by rail, ready to be assembled by local builders. Sears allowed customers to modify existing house models or would build custom designs. Sears houses were designed to fill demand for sturdy, inexpensive, modern housing, complete with plumbing and electricity, and thousands survive in towns and cities across the nation. The largest concentration, however, was in the Northeast and Midwest, the areas served most extensively by rail lines. The postwar housing boom contributed to their popularity by creating a high demand.

One reason for the popularity of these houses and the company's success in housing is that Sears borrowed and modified a variety of popular American house styles, and made the plans readily accessible to the public. There was no prototypical Sears house and a variety of designs were available including Colonial Revival, Dutch Colonial Revival, Craftsman, Mission, Queen Anne Revival, Cape Cod Cottages, and Modern houses. Sears bungalow designs were particularly popular and there are examples in this region. However, it should be noted that Sears freely borrowed and mixed stylistic features which resulted in some unique combinations and that can not always be characterized by a style. A list of identifying features is not included for these houses because they vary significantly from model to model.

APPENDIX B



Glossary

Glossary

ACT 167, HISTORIC DISTRICT ACT

Pennsylvania enabling legislation which protects historic resources through authorizing counties and municipalities to create historic districts within their boundaries through local ordinance, and to regulate building activity, including demolition, within the district. The historic district must be certified by the State Historic Preservation Office in the form of National Register eligibility. The Act requires the creation of an historical architectural review board (HARB) to advise on building activity within the district. A certificate of appropriateness must be granted before building activity continues.

ADAPTIVE USE

The process of converting a building to a use other than that for which it was designed, e.g. converting a factory into housing. Such conversions are accompanied with varying alterations.

ADVISORY COUNCIL ON HISTORIC PRESERVATION

This independent federal agency, established under the National Historic Preservation Act of 1966, is responsible for advising the President and Congress on historic preservation issues. The primary function is to comment on federal and federally assisted projects that affect National Register eligible or listed properties.

BRACKET

A projecting element used for support; it is found under eaves of a roof and may be decorative.

CERTIFICATE OF APPROPRIATENESS

A document recommended by an historic architectural review board to the local governing body, allowing an applicant to proceed with proposed alteration, demolition, or new construction in a designated area or site, following determination of the proposal's suitability according to applicable criteria.

CERTIFIED HISTORIC STRUCTURE

For the purposes of the federal preservation tax incentives, any structure subject to depreciation as defined by the Internal Revenue Code that is listed individually on the National Register of Historic Places or located within a

registered historic district and certified by the Secretary of the Interior as being of historic significance contributing to the district.

CERTIFIED LOCAL GOVERNMENT (CLG)

A program established in 1980 by amendment to the National Historic Preservation Act of 1966 whereby local governments that meet certain criteria, e.g. create a historic commission by local ordinance, which attest to their commitment to historic preservation are designated by the National Park Service. The program encourages participation in preservation at the local level and partnerships between local, state, and federal agencies.

CERTIFIED REHABILITATION

Any rehabilitation of a certified historic structure that the Secretary of the Interior has determined is consistent with the historic character of the property or the district in which the property is located.

CORNICE

Molding or projection at the top of a wall at the roofline. A raking cornice is the molding or projection along the slope of a gable-end.

CRENELATION

Any decorative element which imitates a medieval battlement (defensive parapet) which is broken by openings.

DEMOLITION DELAY (A.K.A. STAY OF DEMOLITION)

A temporary halt or stay in the planned razing of a property, usually resulting from a court injunction obtained by preservationists to allow a period of negotiation. This action can be formalized at the local level through a municipality adopting a ‘Stay of Demolition’ ordinance; this may be part of a local historic district ordinance.

DESIGN GUIDELINES

Criteria developed by historical commissions and historical architectural review boards to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated historic buildings and districts.

DETERMINATION OF ELIGIBILITY (D.O.E.)

An action through which the eligibility of a property for National Register listing is decided, but the property is not actually listed on the Register. Nominating authorities and federal agencies commonly request determinations of eligibility for federal planning purposes and in cases where a majority of private owners object to National Register listing. Obtaining a

determination of eligibility is the first step of the National Register nomination process.

EASEMENT

A less-than-fee interest in real property acquired through donation or purchase and carried out through a legal agreement between two parties which restricts certain changes to and/or development of a property in order to protect important open spaces, building facades, and interiors. Easements involving preservation are generally called ‘conservation easements’.

ENABLING LEGISLATION

Federal or state laws that authorize governing bodies within their jurisdictions to enact particular measures or delegate powers such as enactment of local landmarks, historic district ordinances, historic overlays, zoning and taxation.

ENTABLATURE

In post-and-lintel construction, it is the lintel which is supported by columns, posts, or pilasters. In more formal architectural terminology, it is a term found in classical architecture used to describe the lintel which consists of a cornice (top molding), frieze (middle section is a wide band of trim which may be decorative), and architrave (lower narrow band of trim).

FANLIGHT

A semi-circular window above a door or window.

FENESTRATION

The arrangement of openings on the exterior of a building.

GABLE ROOF

Also called pitched roof, a sloping roof that meets at the ridge and terminates at one or both ends (gable-end).

GAMBREL ROOF

A roof with two slopes of differing pitch on either side of the roof ridge. The roof terminates at one or both ends.

HIPPED ROOF

A roof formed by four sloping roofs; the hip is where the roofs join.

HISTORICAL COMMISSION

A generic term for an appointed municipal or county board that advises local governing bodies and makes recommendations about issues concerning historic resources.

HISTORICAL ARCHITECTURAL REVIEW BOARD (H.A.R.B.)

An appointed board that counsels the local governing body on demolition, alterations, and construction activities specifically within a certified local historic district.

HISTORIC DISTRICT

A geographically definable area with a significant concentration of buildings, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness, or related historical and aesthetic associations. In general terms, the significance of an historic district may be recognized through listing on a local, state, or national register and may be protected legally through enactment of a local historic district ordinance.

HISTORIC PRESERVATION PLAN

A plan conducted to address a community's preservation philosophy, goals and objectives, existing resources, past and current preservation efforts, legal and financial resources, citizen involvement, and to develop strategies to preserve historic resources. This plan should be undertaken in conjunction with comprehensive planning process so that preservation is analyzed with regard to other community concerns.

HISTORIC RESOURCE SURVEY

Windshield or Reconnaissance Survey: Preliminary survey to gather general information about the number, type, location, and condition of potential historic resources within an area.

Comprehensive Survey: Finished survey to provide specific information about both the physical and historic aspects of resources. This information is necessary as the basis for a well-founded municipal historic preservation program.

INTEGRITY

Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

MANSARD ROOF

A roof having two slopes on all four sides; the lower slope is extremely steep, while the upper slope is virtually flat.

MASSING

Composition of a building's volumes and surfaces that contribute to its appearance; e.g. many classical styled buildings have a central mass or pavilion flanked by secondary masses or wings.

NATIONAL HISTORIC LANDMARK (NHL)

An historic property evaluated and found to have significance at the national level and designated as such by the Secretary of the Interior, e.g. Brandywine Battlefield National Historic Landmark.

NATIONAL HISTORIC PRESERVATION ACT, 1966 (NHPA)

This Act established a strong legal basis for preservation of resources through a framework of measures to be used at the Federal, state, and local levels including expansion of the National Register, creation of historic preservation standards, creation of the Advisory Council on Historic Preservation, review of the effects of federal projects (Section 106), funding for the National Trust, and creation of the State Historic Preservation Offices.

NATIONAL REGISTER OF HISTORIC PLACES

The official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture.

ORIEL

A bay window located above the first floor level which does not extend to the ground and is supported by brackets or corbels.

PARAPET

A low wall projecting above the edge of the roofline or used around a balcony.

PEDIMENT

A triangular section located above an entablature or cornice and framed by horizontal molding on the base and sloping or raking molding on the sides of the triangle. It is used as a crown over doors, windows, and porticos. A broken pediment has sloping sides which do not meet at the peak of the triangle.

PENT EAVE

A narrow roof with a single slope which projects from a wall to shed rain and snow; native to early Colonial period buildings in this region and located between the first and second stories on one or more sides of a house.

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

In Pennsylvania, this agency is designated the State Historic Preservation Office and administers the State's historic preservation program and the duties defined in the National Historic Preservation Act and Pennsylvania Historic Code, including nominating properties to the National Register.

PORTICO

An entryway, porch, or covered walk supported by columns; it may be one or more stories in height.

PRESERVATION

Generally saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive reuse. Specially, “the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.” (Secretary of the Interior’s Standards)

RECONSTRUCTION

“The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, of object, or part thereof, as it appeared as a specific period of time.” (Secretary of the Interior’s Standards)

REHABILITATION

“The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.” (Secretary of the Interior’s Standards)

REINVESTMENT

The channeling of public and private resources (generally into declining neighborhoods) in a coordinated manner to combat disinvestment.

RENOVATION

Modernization of an old or historic building that may produce inappropriate alterations or eliminate important features or details.

RESOURCE

Cultural Resource: A building, structure, district, site, object, or document that is of significance in American history, architecture, archeology, or culture.

Historic Resource: A building, site, district, object, or structure evaluated as historically significant.

Contributing Resource: A building, site, structure, or object adding to the historic significance of a property. This term is usually used in reference to properties within an historic district.

Non-Contributing Resource: A building, site, structure, or object, that does not add to the historic significance of a property. This term is usually used in reference to properties within an historic district.

RESTORATION

“The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.”
(Secretary of the Interior’s Standards)

SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

Under the direction of the National Historic Preservation Act, the Secretary of the Interior’s Standards for Historic Preservation were created to address the treatment and preservation of the historic and architectural character of National Register eligible and listed resources. The Secretary of the Interiors Standards for Rehabilitation comprise one section and address interior and exterior of historic buildings, design, additions, materials and construction methods.

SECTION 106

The provision of the National Historic Preservation Act of 1966 that requires a federal agency funding or licensing a project to make a determination of the effect that a project will have on any potential National Register eligible or listed properties.

SEGMENTAL ARCH

An arch formed by an arc or segment of a circle, but is less than a semi-circle.

SIDELIGHTS

Fixed windows flanking a door or window; these windows may have a single panes or multiple panes.

SIGNIFICANCE

Architectural Significance: The importance of a property based on physical aspects of its design, materials, form, style, or workmanship; and based upon Criteria C of the National Register of Historic Places criteria for listing.

Historic Significance: The importance for which a property has been evaluated in relation to the history, architecture, archeology, engineering, or culture of a community, state, or the nation and found to meet the National Register of Historic Places criteria.

Level of Significance: Geographical level - local, state, or national - at which a historic property has been evaluated and found to be significant.

STABILIZATION

“The act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at present.”
(Secretary of the Interior’s Standards)

STATE HISTORIC PRESERVATION OFFICER (SHPO)

The official designated by the Governor to administer the State’s historic preservation program and the duties defined in the National Historic Preservation Act and Pennsylvania History Code including nominating properties to the National Register. In Pennsylvania, the State Historic Preservation Office is the Pennsylvania Historical and Museum Commission (PHMC) and the executive director of the commission is the SHPO.

STREETSCAPE

The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

STYLE

A definite type of architecture distinguished by special characteristics of structure and ornament.

TRANSOM WINDOW

Also called transom lights, it is a small window or series of glass panes (lights) placed above an entrance or a window and below the crown.

TURRET

A small, sometimes narrow, tower frequently placed on the corner of a building; it is adapted from medieval buildings.

VERGEBOARD

Also called bargeboard, this is a board, which may be decorated, placed flush or projecting from the gable-end of a roof to conceal the rafters.

VERNACULAR ARCHITECTURE

Buildings designed and built without the assistance of an architect or trained designer; buildings whose design is based upon ethnic, cultural, or social traditions rather than on an architectural philosophy.

APPENDIX C



*Certified Historic
Districts in
Chester County*

Certified Historic Districts in Chester County

Established Under Act 167 of 1961 (as of July 1996)

BIRMINGHAM TOWNSHIP

Dilworthtown Historic District 10/16/69

CHARLESTOWN TOWNSHIP

Charlestown Historic District 6/11/80

EAST BRADFORD TOWNSHIP

East Bradford Historic District 6/14/89

EAST PIKELAND TOWNSHIP

Kimberton Historic District 4/6/88

EAST MARLBOROUGH TOWNSHIP

Village of Unionville Historic District 9/19/77

PHOENIXVILLE BOROUGH

Phoenixville Historic District 7/10/91

SOUTH COVENTRY TOWNSHIP

Coventryville Historic District 12/10/75

TREDYFFRIN TOWNSHIP

Tredyffrin Historic District 2/21/67

WEST CHESTER BOROUGH

West Chester Historic District 12/14/88

WEST PIKELAND TOWNSHIP

Chester Springs Historic District 7/11/73

Anselma Mill Historic District 5/1/85

APPENDIX D



*National Register
Properties
in Chester County*

National Register Properties in Chester County

(as of February 1997)

ATGLEN

Phillips, Joseph and Esther, Plantation09/05/90

BIRMINGHAM

Birmingham Friends Meetinghouse & School07/27/71
Brinton, Edward House06/19/73
Brinton, George House10/25/90
Brinton's Mill05/27/71
Davis, Daniel House and Barn04/11/73
Dilworthtown Historic District01/18/73
Edgewood (Charles Sharpless House)03/07/73
Lenape Bridge06/22/88
Orthodox Meetinghouse (Birmingham Orth.)04/26/72

CALN

Caln Meetinghouse05/03/84
County Bridge #12406/22/88

CHARLESTOWN

Charlestown Village Historic District05/16/78
Martin-Little House07/02/73
Stonorov, Oskar G. House12/06/75
Williams, Davis B. Farm12/15/78
Wisner, Jacob House08/06/79

CHARLESTOWN, EAST PIKELAND AND WEST PIKELAND

Middle Pickering Rural Historic District09/06/91

COATESVILLE

Coatesville Historic District05/14/87
High Bridge03/26/76

Huston, Abram House and Carriage House . . . . .	.09/15/77
Lukens Historic District . . . . .	.04/19/94
Lukens Main Office Building . . . . .	.05/24/76
National Bank of Coatesville Bldg . . . . .	.09/14/77
Terracina . . . . .	.12/13/78

DOWNINGTOWN

Downingtown Log House . . . . .	.05/24/79
East Lancaster Avenue Historic District . . . . .	.12/11/79
General Washington Inn . . . . .	.08/22/79
Hunt, Roger Mill Complex . . . . .	.01/04/80

EAST BRADFORD, WEST BRADFORD

Gibson's Covered Bridge . . . . .	.12/10/80
Hall's Bridge . . . . .	.04/23/73

EAST BRADFORD

Carter-Worth House & Farm . . . . .	.09/15/77
Cope's Bridge . . . . .	.03/07/85
East Bradford Boarding School For Boys . . . . .	.03/07/73
Hance, Joseph House & Barn . . . . .	.09/16/85
Hannum, Col. John House . . . . .	.12/10/80
Kennedy, Francis W. House . . . . .	.08/02/84
Paradise Valley Historic District . . . . .	.12/24/92
Strode's Mill (Etter's Mill) . . . . .	.05/27/71
Strodes Mill Historic District . . . . .	.05/05/89
Taylor-Cope Historic District . . . . .	.07/16/87
Taylor House . . . . .	.08/01/79
Worth-Jefferis Rural Historic District . . . . .	.04/27/95

EAST BRANDYWINE

Bridge Mill Farm . . . . .	.03/09/83
Marshall Bridge . . . . .	.06/22/88

EAST FALLOWFIELD

Bailey, John Farm . . . . .	.05/20/85
Brandywine Bldg & Loan Assoc. Development . . . . .	.05/20/85
Bridge in East Fallowfield Township . . . . .	.06/22/88
Dehaven, Harry House . . . . .	.09/18/85
Dougherty, Edward House . . . . .	.05/20/85
Dougherty, Philip House . . . . .	.09/18/85

Dougherty, Philip Tavern	.09/18/85
Drover's Inn (Jesse Bentley House)	.09/18/85
Ercildoun Historic District	.05/20/85
Gladden, Joseph House	.05/20/85
Glen Rose Historic District	.09/18/85
Hanna, John Farm	.05/20/83
Mortonville Bridge	.09/18/85
Mortonville Hotel	.09/18/85
Passmore, Mansel House	.05/20/85
Pawling, Issac House	.09/18/85
Pennock, Martha House	.05/20/85
Pierce, Lukens House (Fallowfield Octagon)	.03/14/73
Powell Farm	.05/20/85
Powell, John House	.05/20/86
Pusey, John House	.05/20/85
Scott, David House	.05/20/85
Scott, Thomas House	.05/20/85
Speakman No.1 Covered Bridge	.12/10/80
Speakman No.2 Mary Ann Pyle Covered Bridge	.12/10/80
Steen, Robert House	.05/20/85
Vaughan, Rev Joshua House	.09/18/85
Walton, Asa House	.09/18/85
Wentz, John House	.05/20/85
White Horse Tavern	.09/18/85
Wilson, Robert House	.09/18/85
Young, Robert House	.09/18/85

EAST FALLOWFIELD, WEST MARLBOROUGH

Doe Run Historic District	.09/16/85
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EAST GOSHEN

Goodwin Acres	.06/27/80
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EAST MARLBOROUGH

Cedarcroft (Bayard Taylor House)	.11/11/71
Marlborough Village Historic District	.03/08/95
South Brook Farm	.11/14/91
Unionville Village Historic District	.06/06/79
Wickersham, Gideon Farm	.01/30/88

EAST NANTMEAL

Bull, Thomas House08/03/79
Reading Furnace07/30/87

EAST NANTMEAL, WARWICK

Brower's Bridge06/22/88

EAST NOTTINGHAM, LOWER OXFORD

Hopewell Furnace National Historic Site10/15/66

EAST PIKELAND

Hare's Hill Road Bridge03/28/78
Hartman, George House03/26/76
Kimberton Historic District (Boundary Increase)07/30/87
Kimberton Historic District05/06/76
Prizer's Mill Complex09/06/78
Rapp's Covered Bridge06/18/73

EAST VINCENT

Hall's Bridge04/23/73
Kennedy Covered Bridge01/21/74
River Bend Farm08/29/80

EAST VINCENT, EAST COVENTRY

Parker's Ford03/17/83

EAST WHITELAND

Lapp Log House (Hopper Logouse)01/23/80
Spring Mill Complex12/14/78
St. Peter's Church in the Great Valley11/21/77
White Horse Tavern12/29/78

EASTTOWN

Waterloo Mills Historic District07/21/95
Waynesborough03/07/73

EASTTOWN, TREDYFFRIN

Roughwood11/23/84

ELK

Glen Hope Covered Bridge12/10/80

ELK, NEW LONDON

Stevens, Linton Covered Bridge12/10/80

ELVERSON

Elverson Historic District04/29/93

KENNETT SQUARE

Kennett Square Historic District08/18/89

KENNETT

Gregg, Joseph House02/04/94

Hamorton Historic District04/26/90

Harlan Log House07/16/87

Old Kennett Meeting House07/15/74

KENNETT, PENNSBURY

Longwood Gardens10/18/72

LOWER OXFORD, EAST NOTTINGHAM

Hopewell Historic District02/28/91

LONDON BRITAIN

Lunn's Tavern10/25/79

Thompson Farm07/14/83

LONDONDERRY

Ferron, John House11/26/85

Ross, Moses House09/16/85

St. Malachi Roman Catholic Church09/16/85

NEW GARDEN

Bridge in New Garden Township06/22/88

NEW LONDON, ELK

Rudolph and Arthur Covered Bridge12/10/80

NEWLIN

Embreeville Historic District	.09/16/85
Harlan House	.05/09/85
Hayes Homestead	.09/16/85
Hayes Mill House	.09/16/85
Hayes, Jacob House	.09/16/85
House, Upper Laurel Iron Works	.09/16/85
Indian Deep Farm	.09/16/85
Mountain Meadow Farm	.09/16/85
Spruce Grove School House	.09/16/85
Worker's House, Lower Laurel Iron Works	.09/16/85
Young, Joseph House	.09/16/85

NEWLIN, EAST MARLBOROUGH

Green Valley Historic District	.09/16/85
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OXFORD

Oxford Hotel	.08/26/94
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PARKESBURG

Parkesburg National Bank	.08/29/80
Parkesburg School	.04/27/95

PENNSBURY

Barnes-Brinton House	.05/27/71
Harvey, Peter House and Barn	.04/20/78
Harvey, William House	.05/27/71
Oakdale	.01/13/72
Parkersville Friends Meetinghouse	.03/20/73
Pennsbury Inn	.03/16/72
Peters, William House	.05/27/71
Springdale Farm (Elwood Mendenhall Farm)	.03/07/73

PHOENIXVILLE

Black Rock Bridge	.06/22/88
Gay Street School	.11/01/83
Phoenixville Historic District	.03/17/87
Schuylkill Navigation Canal, Oakes Reach Section	.05/06/88

POCOPSON

Wilkinson House	.09/16/85
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POCOPSON, WEST BRADFORD AND NEWLIN

Northbrook Historic District09/16/85

SOUTH COVENTRY

Coventry Hall12/16/74
Meredith, Simon House12/16/74
Meredith, Stephen House04/29/93
Michener, Nathan House04/03/76
Townsend House12/16/74

SOUTH COVENTRY, WARWICK

Coventryville Historic District01/31/78

SCHUYLKILL

Coates, Moses Jr. Farm05/03/84
Moore Hall11/19/74
Pennypacker, Matthias Farm12/27/77
Steuben, General Frederick von Headquart11/28/72
White Horse Farm07/29/87

SPRING CITY

Vincent Forge Mansion05/09/85

THORNBURY

Barnard, William J. Residence07/21/82

TREDYFFRIN

Bridge #17106/22/88
Bridge in Tredyffrin Township06/22/88
Cramond06/30/83
Cressbrook Farm (John Havard House)10/26/72
Esherick, Wharton Studio04/26/73
Federal Barn02/08/80
Great Valley Mill & (Boundary Increase)09/01/83
Greenwood Farm10/24/96
Harvard, David House10/26/72
Lafayette's Quarters (Brookside Inn)06/20/74
Stirling, Major General Lord, Quarters02/15/74
Strafford Railroad Station07/26/84
Von Steuben, General Frederick, Headquarters11/28/72

Walker, Joseph House01/06/87
Wetherby-Hampton-Snyder-Wilson-Erdman Lo04/02/73

TREDYFFRIN, UPPER MERION

Valley Forge National Historic Park10/15/66

UPPER UWCHLAN

Larkin Covered Bridge12/10/80
Wheelen House06/20/74

UWCHLAN

Lionville Historic District12/01/80
Uwchlan Meetinghouse09/20/73

VALLEY

County Bridge #10106/22/88

WEST BRADFORD

Baily Farm09/16/85
Bradford Friends Meeting07/27/71
Como Farm09/16/85
Derbydown Homestead04/02/73
Marshall, Humphrey House05/27/71
Marshallton Historic District01/08/86
Marshallton Inn, the (General Wayne Inn)07/29/77
Temple-Webster-Stoner House03/07/73

WEST BRADFORD, POCOPSON

Trimbleville Historic District09/16/85

WEST CALN

Hibernia House11/20/75
Sandy Hill Tavern12/10/80
Hatfield-Hibernia Historic District06/20/84

WEST CHESTER

Bank of Chester County06/05/72
Buckwalter Building02/22/84
Butler House07/23/80
Chester County Courthouse06/05/72

Everhart, William Buildings	.07/17/79
Farmers & Mechanics Trust Co. Building	.01/06/83
First Presbyterian Church of West Chester	.11/27/72
New Century Clubhouses	.02/24/83
Rothrock, Joseph T. House	.09/06/84
Sharpless House	.09/19/85
Sharpless Separator Works	.06/28/84
Warner Theater	.11/20/79
West Chester Boarding School for Boys	.01/04/90
West Chester Historic District	.07/02/85
West Chester State College Quadrangle	.10/08/81

WEST FALLOWFIELD

Bridge in West Fallowfield Township	.06/22/88
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WEST GOSHEN

Collins Mansion	.11/09/72
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WEST MARLBOROUGH

Hoopes, Cyrus House & Barn	.11/26/85
House at Springdell	.09/16/85
Primitive Hall	.03/19/75

WEST NANTMEAL

Isabella Furnace	.09/06/91
Pleasant Hill Plantation	.02/24/83

WEST PIKELAND

Clinger-Moses Mill Complex	.07/17/80
Fagley House	.05/03/76
Good News Buildings (Yellow Springs Spa)	.05/27/71
Hench, Johannes Farm (Rice-Penneybecker)	.08/21/86
Lightfoot Mill	.04/13/73
Birchrunville General Store	.03/21/78
Birchrunville Historic District	.04/28/92

WEST VINCENT

Deery Family Homestead	.12/23/77
East, Nicholas House	.04/02/73
French Creek Farm	.11/03/88

Rooke, Robert House . . . . .	.09/19/73
Strickland-Roberts Homestead . . . . .	.01/30/78

WEST WHITELAND

Ashbridge, David Log House . . . . .	.11/06/84
Autun (Meadowcourt) . . . . .	.09/06/84
Bell, John Farm . . . . .	.09/06/84
Boyer, Riter House . . . . .	.11/10/83
Church Farm School Historic District . . . . .	.10/26/84
Colebrook Manor . . . . .	.09/06/84
Cox, Hewson House . . . . .	.08/02/84
Downing, Hunt House (Boundary Decrease) . . . . .	.09/07/90
Downing, Hunt House . . . . .	.10/11/90
Everhart, William House . . . . .	.08/02/84
Exton Hotel . . . . .	.11/01/83
Fox Chase Inn . . . . .	.09/06/84
Greenwood School . . . . .	.11/10/83
Grove Historic District . . . . .	.08/02/84
Hoffman, George House . . . . .	.08/02/84
Jacobs, Benjamin House . . . . .	.08/02/84
Kinbawn . . . . .	.09/06/84
Kirkland Station . . . . .	.11/10/83
Lewis, Evan House . . . . .	.08/02/84
Lochiel Farm . . . . .	.09/06/84
Meredith, Daniel House . . . . .	.08/02/84
Newlin Miller's House . . . . .	.09/06/84
Oaklands . . . . .	.09/06/84
Ostheimer, Martha and Maurice Estate . . . . .	.02/16/96
Pennypacker, Benjamin House . . . . .	.08/02/84
Pickwick/Kane, John Kent, Jr. House . . . . .	.07/28/88
Price, Joseph House . . . . .	.09/06/84
Rush, Benjamin House . . . . .	.08/02/84
Ship Inn . . . . .	.08/02/84
Sleepy Hollow Hall . . . . .	.08/02/84
Solitude Farm . . . . .	.08/02/84
St. Paul's Church . . . . .	.09/06/84
Thomas Marble Quarry Houses . . . . .	.08/02/84
Thomas Mill & Miller's House . . . . .	.09/06/84
Thomas, Charles House . . . . .	.09/06/84
Wee Grimmet . . . . .	.08/02/84
West Whiteland Inn . . . . .	.08/02/84
White, Hannah Log House . . . . .	.08/02/84

Whitford Garne	.09/06/84
Whitford Hall	.09/06/84
Whitford Station House	.08/02/84
William's Deluxe Cabins	.07/28/88
Woodland Station	.09/06/84
Woodledge	.07/28/88
Zook House	.01/01/76
Zook House (Boundary Increase)	.05/27/71
Zook, Jacob House	.02/24/95

WALLACE

Ferguson, William Farm	.04/10/80
Springton Manor Farm	.08/07/79

WARWICK

Hockley Mill Farm	.12/18/90
Knauer, John House & Mill	.05/30/85
Lahr Farm	.09/07/79
North Warwick Historic and Archeological	.02/24/95
Rogers, Philip House	.05/25/73
St. Mary's Episcopal Church	.02/16/96
Warrenpoint (William Branson House)	.11/11/75
Warwick Mills	.12/30/74
Winings, Jacob House and Clover Mill	.08/17/79

WARWICK, EAST NANTMEAL

Warwick Furnace Farms	.09/13/76
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WESTTOWN, THORNBURY

County Bridge #148	.06/22/88
--------------------	-----------

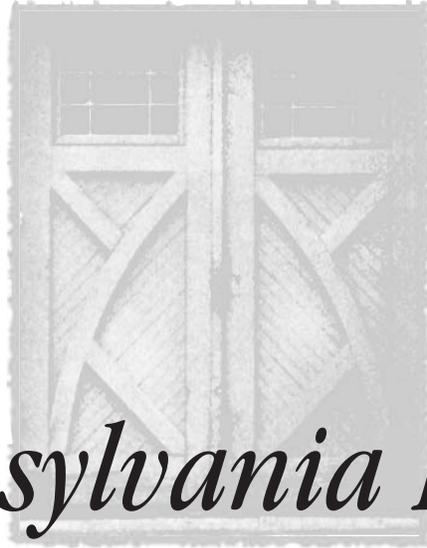
WILLISTOWN

Okehocking Historic District	.08/02/93
Sugartown Historic District	.09/07/84
Bartram's Covered Bridge	.12/10/80

Source:

Pennsylvania Historical and Museum Commission
 Listing of National Register Properties
 National Park Service
 National Register Information System

APPENDIX E



*Pennsylvania Historic
Resource Form*

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM — PHOTO/SITE PLAN SHEET

Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
Box 1026, Harrisburg, PA 17108-1026

Survey Code/Tax Parcel/Other No.: _____ County: _____

Municipality: _____ Address: _____

Historic Name/Other Name: _____

SITE PLAN

PHOTO INFORMATION

Attach Photo Here

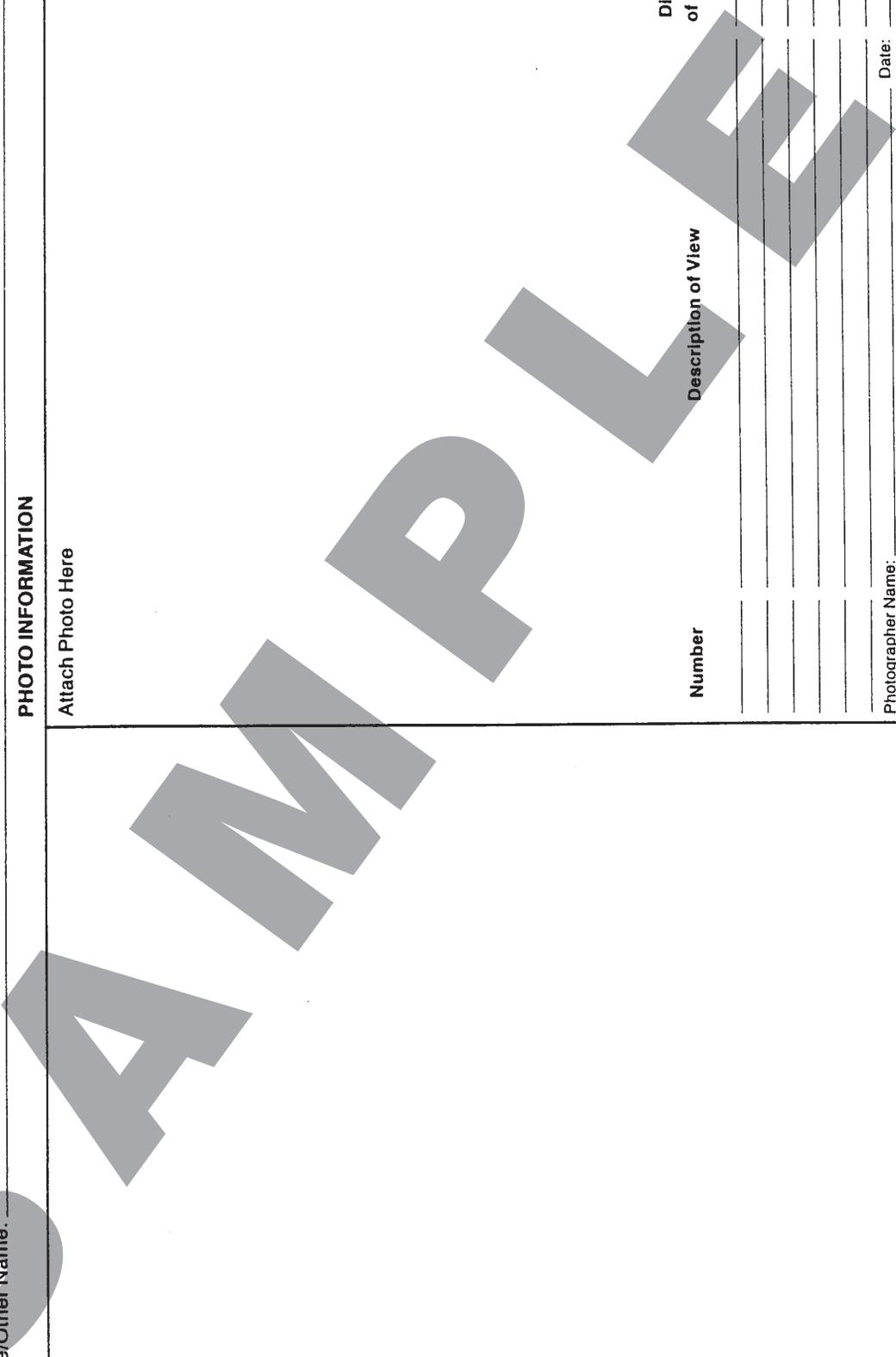
Direction
of Camera

Description of View

Number

Photographer Name: _____ Date: _____

Negative Location: _____



IDENTIFICATION AND LOCATION

Survey Code: _____ Tax Parcel/Other No.: _____
 County: 1. _____ 2. _____
 Municipality: 1. _____ 2. _____
 Address: _____
 Historic Name: _____
 Other Name: _____
 Owner Name/Address: _____
 Owner Category: Private Public-local Public-state Public-federal
 Resource Category: Building District Site Structure Object
 Number/Approximate Number of Resources Covered by This Form: _____
 USGS Quad: 1. _____ 2. _____
 UTM A. _____ C. _____
 References: B. _____ D. _____

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category:	Subcategory:	Code:
A. _____	_____	____
B. _____	_____	____
C. _____	_____	____
D. _____	_____	____

Particular Type: A. _____
 B. _____
 C. _____
 D. _____

Current Function Category:	Subcategory:	Code:
A. _____	_____	____
B. _____	_____	____
C. _____	_____	____
D. _____	_____	____

PHYSICAL DESCRIPTION

Architectural Classification: A. _____
 B. _____ C. _____
 D. _____ Other: _____

Exterior Materials:	Foundation _____	Roof _____
	Walls _____	Walls _____
	Other _____	Other _____

Structural System: 1. _____ 2. _____
 Width: _____ Depth: _____ Stories/Height: _____

HISTORICAL INFORMATION

Year Built: C. _____ to C. _____ Additions/Alterations Dates: C. _____; C. _____

Basis for Dating: Documentary Physical

Explain: _____

Cultural/Ethnic Affiliation: 1. _____ 2. _____

Associated Individuals: 1. _____ 2. _____

Associated Events: 1. _____ 2. _____

Architects/Engineers: 1. _____ 2. _____

Builders: 1. _____ 2. _____

MAJOR BIBLIOGRAPHICAL REFERENCES

PREVIOUS SURVEY, DETERMINATIONS

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: Yes No Context(s): _____

Contributes to Potential District Yes No District Name/Status: _____

Explain: _____

THREATS

Threats: 1. None 2. Public Development 3. Private Development 4. Neglect 5. Other

Explain: _____

SURVEYOR INFORMATION

Surveyor Name/Title: _____ Date: _____

Project Name: _____

Organization: _____ Telephone: _____

Street and No.: _____

City, State: _____ Zip Code: _____

Additional Survey Documentation: _____

Associated Survey Codes: _____

Survey Code: _____ Tax Parcel/Other No.: _____
County: _____ Municipality: _____
Address: _____
Historic/Other Name: _____

PHYSICAL DESCRIPTION:

SAMPLE

HISTORICAL NARRATIVE:

SAMPLE

APPENDIX F



*National Register
Nomination Form*

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 for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number _____

2. Location

street & number _____ not for publication

city or town _____ vicinity

state _____ code _____ county _____ code _____ zip code _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is: _____ Signature of the Keeper _____ Date of Action _____

- 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:) _____

Name of Property _____

County and State _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

foundation _____

walls _____

roof _____

other _____

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

SAMPLE

Name of Property _____

County and State _____

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Period of Significance

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Name of Property _____

County and State _____

10. Geographical Data

Acreage of Property _____

UTM References

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title _____

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

US GOVERNMENT PRINTING OFFICE : 1993 O - 350-416 QL 3

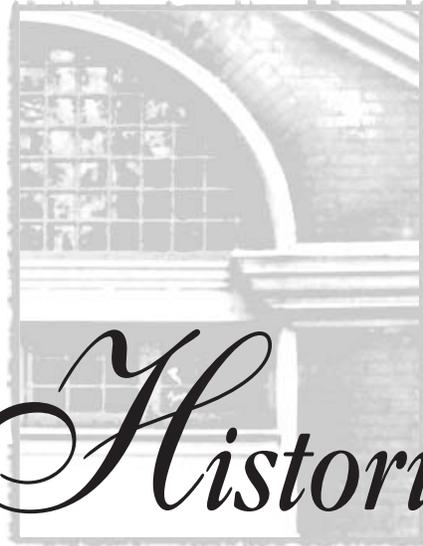
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SAMPLE

APPENDIX G



*Historic
Preservation
Contacts*

Historic Preservation Contacts

ADVISORY COUNCIL ON HISTORIC PRESERVATION

Eastern Office Project Review
1100 Pennsylvania Avenue, N.W.
Suite 809
Washington, D.C. 20004
(202) 606-8503

NATIONAL PARK SERVICE REGIONAL OFFICE

Mid-Atlantic Regional Office
2nd and Chestnut Streets
2nd Floor
Philadelphia, Pennsylvania 19106
(215) 597-5129

NATIONAL TRUST FOR HISTORIC PRESERVATION

1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 588-6000

PRESERVATION ACTION

1350 Connecticut Ave. N.W.
Suite 401
Washington, D.C. 20036
(202) 659-0915

PENNSYLVANIA HISTORIC PRESERVATION OFFICE

Pennsylvania Historical and Museum Commission
P.O. Box 1026
Harrisburg, Pennsylvania 17108
(717) 787-2891

PRESERVATION PENNSYLVANIA

257 North Street
Harrisburg, Pennsylvania 17101
(717) 234-2310

CHESTER COUNTY HISTORIC PRESERVATION NETWORK

c/o John Milner Associates
309 North Matlack Street
West Chester, Pennsylvania 19380
(610) 436-9000

APPENDIX H



References

References

ADVISORY COUNCIL ON HISTORIC PRESERVATION

National Historic Preservation Act of 1966, as amended
16 U.S.C. 470, 1992

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National Register Bulletin, No. 16A
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April 1998