
Tredyffrin Township Historic Preservation Plan

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Chapter One: An Overview of the Preservation Plan

Chapter One: An Overview of the Preservation Plan

The Historic Preservation Plan for Tredyffrin Township is intended to provide the community with a policy document to assist in long-term planning and decision-making with respect to historic preservation and community character. Chapter I of the plan outlines the background and purpose of the planning process, the benefits of having a preservation plan in place for the community, and the specific goals and objectives for Tredyffrin Township as they relate to preserving historic building and landscape resources within the community.

I.1 BACKGROUND AND PURPOSE

Tredyffrin Township is a developed suburb of Philadelphia, located in the Great Valley of eastern Chester County. The Township encompasses 19.8 square miles and is situated along the US Route 202 corridor between King of Prussia, PA and West Chester, PA. Tredyffrin's location is easily accessible from many major transportation corridors, including the Pennsylvania Turnpike, the Schuylkill Expressway (I-76), the Blue Route (I-476), and US Route 422 and is the location of three train stations along the Main Line commuter rail corridor into Philadelphia. The eastern boundary of the Township adjoins Upper Merion Township in Montgomery County. The southeastern boundary of the Township adjoins Radnor Township in Delaware County. The remaining boundaries include townships within Chester County – Easttown forms the southwest boundary, Willistown and East Whiteland form the western boundary, and Charlestown and Schuylkill Townships form the northern boundary.

The geography and landforms of the Township have played a central role in how Tredyffrin has developed. Historically, and still today, the Township is centered along the Great Valley, which runs in an east-west direction and is flanked by steep valley walls to the north and south. The rich limestone soils in the valley were the perfect setting for the Township's early agricultural and industrial heritage, and the valley slopes were adapted to related uses. It is because of these natural features, particularly the limestone-rich valley, that the first settlers chose Tredyffrin. The primary reason for the growth and expansion of the Township over the past few decades is directly associated with its geographical location and proximity to primary transportation corridors.

Town centers within the Township developed as a result of early commuter rail stations of the late nineteenth century. The historical development of railroad towns such as Paoli and Strafford, as well as other definable areas, has contributed to a township seemingly comprised of numerous linked but individual neighborhoods and communities, each with its own specific character.

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With a rich history associated with Welsh settlement, the Revolutionary War, agriculture, and the growth of the railway system, Tredyffrin is a unique and culturally diverse community with a wide variety of historic resources and a unique character. The Township owes its name to the early Welsh settlers who established homes and farms on the land beginning in 1682. “Tre” is the Welsh word for Township and “Dyffrin” means a wide cultivated valley; together, Tredyffrin is said to mean a township in a wide cultivated valley, which is perfectly descriptive of the community’s physical character (Hawkins et al. 2003:19-20).

Today, Tredyffrin remains proud of its heritage and has preserved many of the buildings and resources associated with its early development. However, as with so many suburban communities surrounding Philadelphia, and throughout the nation, growth and development over the last three decades has encroached on Tredyffrin Township’s landscape and its historic resources. Development of new residential neighborhoods; commercial, office and light industrial parks; and expanded modern road networks has transformed Tredyffrin from a rural landscape to a busy suburb. These changes have resulted in development patterns that have dramatically altered the character, scale and density of the community and its landscape. Preserving the Township’s character assumes ever-greater importance in the face of continued ongoing pressure to develop remaining open areas, redevelop existing home and business properties, and further improve roads to accommodate the ever increasing traffic volume.

In undertaking the development of a *Historic Preservation Plan*, the Township recognizes the importance of its existing historic resources and the role they play in contributing to the Township’s character. The *Historic Preservation Plan* will assist the Township and its residents in appreciating the importance of preserving and protecting historic resources. This applies not only to specific historic buildings and sites, but also to other character-defining features of the community, such as two-lane winding roads and other historic landscape features. Tredyffrin will undoubtedly continue to change over time. The challenge that the community faces is to anticipate change and use it to help strengthen the character of the community. There are many opportunities available to the Township, and the *Historic Preservation Plan* will help the community identify opportunities, address current issues, and ensure that the character and vitality of the community remain strong.

This *Historic Preservation Plan* is being completed as part of a larger comprehensive planning process that the Township is undertaking. Both the preservation plan and the Township’s revision of its comprehensive plan have been funded in part by the Chester County Planning Commission in coordination with *Landscapes*, the Chester County comprehensive plan. While the *Historic Preservation Plan* is a stand-alone document, it was developed as an addendum to the Township Comprehensive Plan. Through the combined planning processes, the preservation plan has been informed on a wide range of community issues, including land use, housing, parks, recreation, open space, community facilities, and transportation. The *Historic Preservation Plan* has not only benefited from exposure to these broad issues, it has also contributed to the vision and strategies for the future of the Township as outlined in the comprehensive plan.

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1.2 WHAT IS A HISTORIC PRESERVATION PLAN?

According to the standards for historic preservation planning established by the United States Secretary of the Interior, “preservation planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence” (National Park Service 1983). Historic preservation planning outlines an approach to identifying and developing appropriate treatments for historic resources in a given area, whether a region, municipality, neighborhood, or single site. With input from the community, the planning process reviews existing conditions and issues, develops an approach to preservation consistent with community goals and interests, and outlines a multifaceted program to incorporate preservation into the community planning process.

Why Does Tredyffrin Need This Plan?

Tredyffrin is a mature suburban community. However, it is expected to continue to grow and change in the future. The preservation plan for Tredyffrin will help the community recognize how growth and change can be used to strengthen community character. This is accomplished in part by identifying and preserving resources and features that contribute to community character and in part by creating guidelines and processes that encourage change that is appropriate to the community’s character. The *Historic Preservation Plan* for Tredyffrin will:

- help identify and preserve significant historic resources within the Township;
- provide an approach to preservation that helps strengthen community character for the benefit of all residents;
- encourage and support educational initiatives showcasing the Township’s unique history.

1.3 HOW THE PLAN IS ORGANIZED

The *Historic Preservation Plan* for Tredyffrin Township is divided into six chapters, with a concluding Appendix containing supplemental information.

Chapter One, An Overview of the Preservation Plan, includes the project background and an explanation of why it is the right time to undertake this project in the Township. It defines the preservation plan components and outlines the key goals that the Township is hoping to achieve through the development of the Historic Preservation Plan. These primary goals, with related objectives, are the basis for recommendations and strategies defined in later chapters.

Chapter Two, History of Tredyffrin, examines the evolution of the Township from its prehistory and roots as a William Penn settlement through to its current conditions. Five primary development periods are identified:

1. Prehistory and Welsh Settlement;
2. Early Agriculture and Exports;

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3. Growth of Crossroads Villages;
4. Gentleman Farms and Railroad Suburb;
5. Automobile Suburb.

Chapter Three, Tredyffrin Today, focuses on the existing conditions within the Township as they relate to cultural and historic resources. The plan defines community character areas and summarizes extant historic resources. Specific issues associated with the care and preservation of historic resources are identified in this chapter.

Chapter Four, Preservation Context, outlines the legal and programmatic foundation of historic preservation at various levels of government, from federal and state legislation and programs to local preservation planning in Tredyffrin. The roles and responsibilities of various levels of government are defined. A preservation approach for the Township provides a broad framework for preservation activities.

Chapter Five, Preservation For Tomorrow, focuses on resolving the identified issues within the Township associated with historic preservation. This is a critical step in the planning process, with specific recommendations and policies identified to help guide the Township into the future.

Chapter Six, Implementing the Plan, presents an implementation strategy for ensuring that the Historic Preservation Plan does not become a document that sits on a shelf, but is one that is referenced and used by the Township on a day-to-day basis. The implementation strategy outlines key projects and a phasing schedule for their completion.

The *Appendix* provides important background information directly related to the preservation planning process. Documents included in the Appendix are a glossary of preservation terms, copies of relevant Township regulations and ordinances that affect historic resources, and a summary of the public outreach efforts that were undertaken in association with the planning process.

1.4 GOALS AND OBJECTIVES

Throughout the course of the planning process, members of the community were brought together to discuss the development of a preservation program for Tredyffrin. This was initiated in part through a joint workshop of the Historic Architectural Review Board and Planning Commission and at a Focus Group session that concentrated on topics associated with historic preservation. A committee composed of members of the Tredyffrin community was also established to help guide the direction of the preservation planning process. Based on outreach to the various groups with an interest in historic preservation, and input from the general public, the following goals and objectives have been developed for the Tredyffrin Township historic preservation plan.

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The goals and objectives, as defined below, were used to guide the planning process for the development of the *Historic Preservation Plan*:

Goal 1: To preserve and protect the unique historic character of the Township

Objectives:

- Develop a realistic plan to manage future growth and development that balances preservation with the need to accommodate change
- Ensure that historic, character-defining roadways are preserved in their historic context
- Foster relationships with government agencies, such as PennDOT, to ensure community concerns and historic preservation principles are incorporated into the review and decision-making process for projects that will impact the Township

Goal 2: To increase public awareness and sensitivity regarding the Township's historic and cultural resources.

Objectives:

- Engage the general public about the significance of the Township's historic and cultural resources and the benefits of preservation efforts
- Expand community outreach initiatives associated with historic preservation as a means to educate the public and stimulate interest in the preservation and conservation of local resources
- Support community events that are focused on promoting the Township's unique history
- Encourage Township-wide preservation sensitivity through education efforts that are Township initiated

Goal 3: To identify historically significant resources and encourage their long-term preservation.

Objectives:

- Identify resources in the Township that warrant protection by the Historic Architectural Review Board through the Board's permit review process
- Establish review procedures for historic resources to ensure their long-term protection
- Coordinate with government agencies, the private sector, and not-for-profit organizations to achieve preservation-related goals

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- Coordinate preservation and protection efforts with property owners and developers to encourage sensitivity in new construction and re-development projects

Goal 4: To establish internal review processes and programs which reflect the community's desire to preserve its historic character and integrity.

Objectives:

- Strengthen existing preservation tools that will encourage the identification and preservation of historically significant resources
- Identify appropriate programs and partnerships that will create sustainable preservation and conservation of historic resources and open space
- Create processes for protecting historic resources that do not impose undue burdens on individual property owners and that balance preservation goals with individual property rights

Chapter Two: Historical Overview

Chapter Two: Historical Overview

The existing landscape, land uses, and development patterns visible within Tredyffrin today relate to one or more of the following five distinct periods of development in the Township's history:

- 1) Prehistory and Welsh Settlement;
- 2) Early Agriculture and Exports;
- 3) Growth of Crossroads Villages;
- 4) Gentleman Farms and Railroad Suburb; and
- 5) Automobile Suburb

Each of these periods, and significant achievements associated with them, are outlined below.

2.1 PREHISTORY AND WELSH SETTLEMENT

While Tredyffrin Township's European-American history began in the 1680s, its human history extends back many thousands of years before that (Custer 1996). The first inhabitants may have arrived as early as ca. 11,500 BC. In this Paleo-Indian Period, people were highly mobile, nomadic hunters and gathers. Small bands of people moved across the late Ice Age glacial landscape in search of game animals and vegetable foodstuffs. Such societies leave little trace on the landscape, and archeological sites of these people are rare. The Archaic Period (ca. 8000-1000 BC) saw profound changes in Native American lifeways due to climate and environmental changes brought on by the retreat of the glacial ice sheets. Early Archaic hunters may have followed a similar mobile lifestyle as their Paleo-Indian forebears, but the late Archaic period was a time of more sustained residency at sites, resulting in population growth. The diversity of artifact types, styles, and configurations found at sites from this era reflect the population's adaptations to a more temperate climate, and may also reflect the development of Pennsylvania's first distinct societies, or "tribes." At least one Paleo-Indian site has been recorded in Tredyffrin, site files for which are in the Pennsylvania Historical and Museum Commission's (PHMC) archeological file system.

The Woodland Period followed the Archaic. Local archeological sites of the Early and Middle Woodland periods (ca. 1000 BC-AD 1000) indicate increasingly stable lifestyles, with some evidence of local agriculture and long-distance trade among dispersed groups. Innovations included the development of ceramic vessels for cooking and storage, and the bow and arrow. By the end of the Middle Woodland period, well-established, semi-permanent communities and group territories had developed. The Late Woodland Period (ca. AD 1000-1600) was the last era before European explorers arrived, and represents the culmination of the trends of the preceding

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periods. Unlike their nomadic ancestors, Late Woodland people of the Delaware Valley lived sedentary lifestyles based primarily on corn, bean, and squash agriculture, and governed themselves with an egalitarian tribal system.

The Contact Period (ca. AD 1600 to present) is the time when Native Americans came into contact with European colonizers, and their traditional way of life was dramatically changed, if not eliminated altogether. The indigenous people referred to themselves as the Lenape; Europeans referred to these people as the Delaware. By about 1660, the Lenape of the lower Delaware Valley had become almost totally acculturated into the European cultural system, which differed significantly from traditional Lenape concepts of governance, trade, architecture, and land ownership and use. While the majority of the Lenape were pushed out of the region by the growing European colonies, remnant groups of descendants are still present in the area.

A range of artifacts can be expected at any Native American archeological site, depending on what happened at the site, how long people were there, and when – chronologically and seasonally – the site was occupied. Arrowheads and spearheads, axes, grinding stones, notched netsinkers made of stone, and flint chips may be found, along with fragments of clay pots. In the ground, the soil may reveal evidence of Native American architecture, including fire, storage, and refuse pits, hearths, house depressions, and post molds. Native American archeological sites are finite, nonrenewable resources. Some are still present but threatened with destruction, while countless others have been lost to Tredyffrin Township’s rapidly changing landscape. The remaining sites contain valuable information that adds to our society’s knowledge of past times, and though the sites are not visible to most residents, they contribute to the Township’s unique cultural heritage (Custer 1996).

Europeans first explored the East Coast beginning in the late 1500s, and during the 1600s, enterprising traders, planters, and freedom seekers began to stake claim to the vast and largely unexplored lands of the New World. During the 1680s, William Penn began promoting his vast landholdings in the New World to potential investors who would colonize them (Hawkins et al. 2003:19). A group of Welsh Quakers, seeking land in Pennsylvania where they could freely practice their religion, formed a shareholding organization and purchased forty thousand acres of Penn’s land in southeastern Pennsylvania in 1682. Here, they could establish their own “barony” and maintain their own customs and language without fear of persecution (Tredyffrin Township 2005). This acreage became known as the Welsh Tract.

The original Welsh Tract contained the present-day townships of Tredyffrin, Haverford, Radnor, Merion, Whiteland, Willistown, Goshen, Easttown and part of Westtown. The land was never fully consolidated as a single barony and the level of Quaker influence on each township varied. Within the Welsh Tract lay an approximately 20-square-mile rectangular section, spanned by the fertile Great Valley. The Great Valley was formed as a result of the region’s limestone geology and the geology of surrounding landforms. Early Welsh settlers gave this area a descriptive name, combining the Welsh words “tre” (township) and “dyffrin” (wide,

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cultivated valley) to identify their new “valley township” (Hawkins et al. 2003:19-20).

Initially, purchasers and settlers in the Welsh Tract were governed at the local level by the Welsh Quakers. As with other colonies, speculation was common and many primary landowners never left Britain or settled on their property, but instead subdivided it and sold it to others. Generally those who actually came to settle in Pennsylvania held deeds to tracts of 300 to 500 acres and up, with members of approximately 16 Welsh families documented as the first true European settlers of Tredyffrin Township. Although other parts of the Welsh Tract were settled in the 1680s, European settlement in Tredyffrin Township did not occur until 1698, when Lewis Walker of Pembrokeshire became the first to arrive and establish roots. By 1707, enough people had settled within Tredyffrin that it incorporated and named its first constable, Thomas David (Hawkins et al. 2003:20).

William Penn had specified that appropriate development of a new community was to include a gristmill to grind the settlers’ grain and homes built of logs. Although the Welsh settlers came from a tradition of building with stone rather than wood, the abundant local forests and the pressing need for immediate shelter resulted in log dwellings. This first generation of Tredyffrin homes was eventually replaced in most instances by more permanent dwellings built of local stone, but several early log houses have survived to the present time (Hawkins et al. 2003:21).

2.2 EARLY AGRICULTURE AND EXPORTS

The eighteenth century brought about changes to the landscape of Tredyffrin. All of southeastern Pennsylvania became settled with farms and was slowly establishing itself as a center for wheat production and export and Tredyffrin played a major role in the wheat industry, due in large part to the limestone valley and fertile soils that extended to Lancaster and beyond. Roads, mills, meetinghouses, and business establishments soon became part of the rural landscape. Roads were laid out along property lines to minimize trespassing issues. Between 1713 and 1724, Lewis Walker and another early Welsh Tract settler, Matts Holstein of Upper Merion, developed the Township’s first major road, Swedesford Road, which ran from the ford of the Schuylkill at Bridgeport to Conestoga (Lancaster) Road in what is now East Whiteland Township. Swedesford Road was built to provide farmers a means of transporting their crops to the Philadelphia markets (Hawkins et al. 2003:20-21) and helped to establish Tredyffrin as a mature, prosperous agricultural landscape.

As farmers cleared land and established themselves, their properties required additional buildings to house livestock, preserve foodstuffs, store feed and supplies, and process the farm’s raw materials. Since the early settlers produced much of what they needed themselves, their farming operations commonly included fields, orchards, and the raising of horses, cows, sheep, pigs, and poultry. Farms featuring an agricultural complex of a quarried stone farmhouse, outkitchen, large bank barn, springhouse, smokehouse, privy, and carriage shed became

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common during the eighteenth century (Hawkins et al. 2003:22-23).

Mills and other early industries became an important part of the local economy in Tredyffrin. Thomas Jarman, a noted local preacher and miller, completed construction of the Great Valley Mill on Valley Creek by 1710 (Tredyffrin Township 2005) on 300 acres of land. This gristmill was rebuilt in 1859 and continued to operate into the 1970s. The mill is best known for its lease arrangement with Pepperidge Farm, which allowed the specialty flour produced at the mill to be marketed and sold throughout the country. During the eighteenth and nineteenth centuries, the Great Valley Mill was joined by a number of sawmills to process the abundant supply of timber, plaster mills that capitalized on the local lime quarries, and a fulling mill that manufactured woolen blankets and clothing. Limestone quarrying and lime kilns produced lime that was used both for construction and as fertilizer as well as produce the crushed stone for the railroad track ballast. Despite the presence of industry from the Township's earliest days, Tredyffrin's economy was driven primarily by agriculture well into the twentieth century (Hawkins et al. 2003:21, 29-30).

Tredyffrin Township's first century saw settlement by members of several different religious denominations. The Church of England is known to have built a log church in 1700, though its specific location is not recorded. The construction of other religious buildings soon followed. A Presbyterian church was founded in 1714 and was later demolished. Welsh Baptists constructed the first log Baptist Church in the Great Valley in 1722, which was replaced by a stone church in 1805. The first log Friends' meetinghouse was constructed in 1730 along Old Eagle School Road, adjacent to the Quaker burial ground. This building was replaced by a larger brick meetinghouse in 1870, which continues in use to the present (Hawkins et al. 2003:22; Tredyffrin Township 2005). The Diamond Rock School, built by the local Anabaptist Mennonite community in 1818 was the first 'free school' in the area, free of any church affiliation. It operated with private support, like Old Eagle School, until 1865 when the public Walker School opened.

Walkerville, the first developed community within the township, formed adjacent to Lewis Walker's land at what is now the intersection of Valley Forge Road and Swedesford Road. This small hamlet included blacksmithing, wheelwright, and tavern establishments. The first licensed tavern there was opened in 1738 by Isaac Walker. As travel routes through the township developed further, inns and taverns were constructed at frequent intervals to serve travelers and function as public gathering places. On the original road to Lancaster in the vicinity of Daylesford, the first Blue Ball Inn was founded in 1724 (Hawkins et al. 2003:20, 22). Throughout the eighteenth century, many of the original, large early farmsteads were subdivided to provide land for the adult children of the first settlers, and farms gradually became smaller, with new buildings added to house growing families and farm operations.

Settlers of Welsh, German, and Scots-Irish background came together in an unusual consortium to found the first township school, the Old Eagle School, which was constructed of logs around

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1765. Located on Old Eagle School Road, the building remains in its original location today. An adjacent burial ground was established at this time to serve the entire community. Old Eagle School was rebuilt in brick in 1788 (Hawkins et al. 2003:23-24). Students paid three cents a day to attend the Old Eagle School, or two dollars for each quarter (Tredyffrin Township 2005). As the population grew, additional schools were built in developing communities around the township, many of which were affiliated with nearby churches. Free public schooling was not available until the state public education system was established in the 1830s (Hawkins et al. 2003:23-24). Control of the public school system was not granted to the Tredyffrin Township School District until 1854.

2.3 THE PHILADELPHIA CAMPAIGN OF 1777-1778

Tredyffrin Township found itself at the epicenter of the Revolutionary War during the fall and winter of 1777-1778. Both the British and American armies spent considerable time in Tredyffrin during this period. In September 1777, both General George Washington's Continental Army and the British Army led by General Sir William Howe converged on Chester County as the British forces attempted to capture Philadelphia. The British Army marched north from Delaware into Chester County and proceeded toward the northeast. They were faced by Continental forces at Brandywine Creek and nimbly outmaneuvered them in the Battle of Brandywine on September 11, 1777. After retreating to Philadelphia, regrouping, and returning westward on the Lancaster Road, Washington established headquarters at Malin Hall in what is now Malvern, and the British divisions advanced toward Malvern from the southwest.

On the overcast day of September 16, as Washington was organizing his troops into a defensive position on the South Valley Hill in Malvern (south of King Road near present-day Immaculata University), a two-pronged attack by the British began. A heavy rainstorm began, and the resulting fog, flash flooding, and mud soaked the powder of both sides and halted the British advance. Wet, trapped and disorganized, the Continental Army retreated hastily northward toward Yellow Springs. The extreme weather conditions resulted in this incident being referred to as the "Battle of the Clouds." Washington moved northwest from Yellow Springs toward Reading Furnace in Warwick Township to reorganize and resupply his army (McGuire 2000:13-39).

On September 18, the divisions of Howe's army reunited and marched east along Swedesford Road in Tredyffrin Township. The combined forces encamped the next few days at a location recorded as "Truduffrin" to rest, obtain fresh horses, and allow the roads to dry before continuing toward Philadelphia. The Tredyffrin encampment was a large oblong area south of and parallel to the present-day Swedesford Road/Rt. 202 corridor west of Valley Road, and lay between the hamlets of Howellville and Centreville. Over the next few days, a contingent of 1,500 Continental troops led by General Anthony Wayne stealthily made its way back toward

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the Paoli Tavern with plans to approach from the rear and harass the British at their camp. However, the British obtained knowledge of their presence and surprised Wayne's troops during the night of September 20-21 in a vicious bayonet attack. Two hundred and seventy-two Continental soldiers were reported to have been killed, wounded, captured, and missing in what later became known as the "Paoli Massacre." Some dead and wounded soldiers from both armies were carried to the Tredyffrin camp and both British and American casualties were buried at St. Peter's Church in the Great Valley, among other locations (McGuire 2000:132-147). Howe's troops then proceeded north to Valley Forge Village at the Schuylkill, crossed the river into Montgomery County, and marched south to take Philadelphia on September 26.

The Continental Army attempted unsuccessfully to retake the city on October 4 in the Battle of Germantown, but was defeated and retreated back into Montgomery County and then spent the winter and spring of 1778 encamped in Tredyffrin Township at Valley Forge (CCPC 2006:11-15; McGuire 2000:82-186).

While the armies occupied Chester County and Tredyffrin Township, the commanders and high-ranking officers of both armies were quartered in private homes and taverns, many of which still exist today (Tredyffrin Township 2005). Farmers and local residents suffered plundering, destruction of crops and fencing by the soldiers of both armies passing through and the seizure of supplies, horses or other livestock (Warden 1998:15). Some citizens along Swedesford Road were removed from their homes before the Paoli Massacre to prevent their warning General Wayne of the impending British attack. Great Valley Baptist Church, in the Centreville hamlet, was plundered by the British during their encampment in the vicinity (McGuire 2000:72-79,94). Tredyffrin Township residents were more affected by the events of 1777-1778 than surrounding townships, due to the proximity of the soldiers and the length of time they either encamped there or were maneuvering through the area. Undoubtedly, both supplies and nerves were taxed by the vastly increased temporary population and the stressful presence of enemy forces. Local farmers, millers, blacksmiths and other tradespeople were pressed into service to supply the American forces, and the reputed loyalties of private citizens often determined how they were treated by passing troops (Hawkins et al. 2003:23-24).

2.4 GROWTH OF CROSSROADS VILLAGES

After the war, Tredyffrin settled into a century of prosperity and slow growth. Between 1790 and 1800, the Philadelphia-Lancaster Turnpike was constructed through the Township, bypassing the old Lancaster Road. This became the first all weather crushed stone road in Tredyffrin. The Pike, which still had toll gates in 1913, became a part of Lincoln Highway, the first coast to coast federal highway, and the steady stream of travelers along it spurred the establishment of several taverns, including the second Blue Ball Tavern in Daylesford and the Paoli Tavern in Paoli (Tredyffrin Township 2005). Between 1800 and 1830, Tredyffrin's population grew from 1,062 to 1,449 (Hawkins et al. 2003:25). The earlier pattern of farms

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being divided into smaller parcels for younger generations continued. Development of additional roads enhanced the sparse network of existing roads.

Improving roads and increasing population led to the formation of several small villages at key crossroads. The early Walkersville community was renamed New Centreville and had taverns, markets, and a hotel. A tavern stop further west was called Howellville. At the intersection of the Lancaster Turnpike with several other roads, a village named Eagle formed, and further west lay Cockletown (later renamed Reeseville) and Paoli, where the well-known Paoli Tavern stood and which was named for Pasquale Paoli, a Corsican hero. In the northwestern part of the Township, the community of Salem developed near the Cedar Hollow Lime Company lime quarry and processing plant at the west end of Yellow Springs Road. By the 1860s, it was home to the Salem Methodist Episcopal Church and an affiliated school, as well as housing for quarry workers.

The growing population strengthened existing community institutions, as new and grander buildings replaced earlier churches and schools. The Diamond Rock Octagonal School on Yellow Springs Road, built in 1818, was the township's first unaffiliated free school. Another school, the Carr School, was added in the southeast corner of the township in 1833. Despite the growth, these concentrated communities remained small and scattered, and most of the township remained rural and somewhat isolated (Hawkins et al. 2003:25-26).

2.5 GENTLEMAN FARMS AND RAILROAD SUBURB

Beginning in the middle of the nineteenth century and extending into the early twentieth century, the valley of Tredyffrin underwent a transformation as gentleman's farms replaced the working agricultural wheat farms of early decades. Large plots of land were purchased by wealthy Philadelphians who used the farms as summer retreats. A shift also occurred in the type of farming undertaken on the working farms. The shift from wheat and grain cultivation to dairy farming was due largely to the development of rail lines. After the Civil War, the region could no longer compete in wheat production with the opening up of the Midwest due to expanded railroad networks. Dairy farming was a reasonable and sustainable alternative and this change, together with the emergence of the gentleman's farms, transformed the Township's agricultural landscape (Tredyffrin Township 2005).

Tredyffrin Township became part of early nineteenth century America's transportation revolution when the Main Line of Public Works planned a rail-and-canal system that resulted in the first railroad line through the Township. The first railroad was called the Columbia Rail Road, which ran along the ridge. After being absorbed by the Pennsylvania Rail Road, it became a part of that Rail Road's main line to Chicago. The Wilson Family, whose farm occupied 325 acres of the valley, ran through the valley and became the Philadelphia and Reading Rail Road's Chester Valley branch. This line ran west across the southern part of the township, terminating

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at Paoli (Tredyffrin Township 2005). The first train from Paoli to Philadelphia ran in 1832, and by 1857 the line had been absorbed into the Pennsylvania Railroad system. Two other railroads also were built, including the Philadelphia and Reading line parallel to the present Route 202, and the Chester Valley Railroad, later part of the Penn Central system (Hawkins et al 2003:19)

The Main Line's arrival initially improved communication and speeded the shipment of goods in and out of the township, but had little physical impact on many areas of the township. Communication with the world in general was vastly improved, and Tredyffrin residents kept up with the latest trends in agriculture and architecture through various publications. Around 1850, prosperous local residents began to construct buildings in the ornate, nationally popular Italianate and Gothic Revival architecture styles inspired by the designs of Andrew Jackson Downing and other visionaries. This was a striking departure from the functional and relatively plain Pennsylvania stone architecture that previously dominated the area, which was predominately of Welsh origin and included the Welsh pent (Hawkins et al 2003:26).

Ultimately, the railroad played a key role in transforming Tredyffrin from a rural township of working farms to a fully developed modern suburb and corporate center. Gradual improvements to the line during the late 1800s, including straightening the route, raising the tracks, and eliminating grade-level crossings with a series of bridges and underpasses, resulted in faster, more reliable transportation to Philadelphia and other regional destinations. The various stops along the Main Line eventually had picturesque suburban stations constructed in ornate popular styles. Though Tredyffrin was widely promoted as a suburb, it took many years for it to actually become one. Due to its location at the far west end of the Main Line, the evolution from rural to suburban occurred far more slowly than in communities closer to Philadelphia.

Many wealthy families built lavish primary homes in the developing suburbs of Lower Merion Township, but maintained country estates in Tredyffrin to which they traveled on weekends. There was even some reverse development in Tredyffrin, evidenced by the trend of wealthy industrialists purchasing and consolidating numerous smaller farms into large estates for use as gentleman's farms. The owners of these estates and gentleman's farms often constructed magnificent homes and barns and used the properties to entertain, ride horses, and hunt (Hawkins et al 2003:27-29).

By the 1880s, high-end homes designed by well-known architects were becoming increasingly common along the Main Line. Tredyffrin boasted a rare McKim Mead & White home, known as "Cramond", just north of the Strafford rail station. Another of the well-known architects of the late 19th century was the Philadelphia architect Frank Furness, whose "cobblestone" still stands just south of the Paoli rail station. Though many new houses were constructed as estates on larger lots, concentrated commuter neighborhoods also began to grow rapidly around the train stations at the turn of the century. Commuters and land developers constructed upscale pattern-book houses as well as more modest dwellings on streets near the stations, using a variety of popular architectural styles. Significant concentrations of Queen Anne, Shingle Style,

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Colonial Revival, and Tudor Revival homes of varying scales were built in Strafford, Berwyn, and Paoli from the 1890s through the 1920s.

Strafford has a particularly diverse grouping of distinctive homes of various types, including high-end homes and converted estate buildings, farmhouses, and turn-of-the-century speculative housing. Also popular during this time was the use of pattern books, such as those available from Sears and Roebuck. These simple single or twin homes in clapboard finishes served the less affluent and fit in well on smaller lots. Paoli, located at the western end of the Main Line, developed into a major railroad switch yard and center of employment, spurring construction of modest worker housing near the rail yard. Dense blocks of single and twin houses were built to accommodate these employees. Away from the stations, discrete housing clusters from this period were interspersed with estate homes and farmhouses; however, the bulk of the township remained largely rural until World War II (Hawkins et al 2003:28-29).

2.6 AUTOMOBILE SUBURB

By 1940, the population of Tredyffrin Township had reached 6,250 and the township had assumed a strong identity as a bedroom community, even though farming and agriculture persisted as an economic force. That would not remain the case for long however, as World War II brought increased industrial, residential and office development to the township. This growth and development was largely spurred by the increase in automobile ownership and the construction of state and federal highways throughout the region.

The Pennsylvania Turnpike, a limited-access toll road, was constructed across the northeastern portion of Tredyffrin in the 1950s. A portion of the original Swedesford Road was re-developed as US Route 202, a two-lane concrete roadway, in the mid-twentieth century and became a major thoroughfare through Chester and Montgomery Counties (Hawkins et al 2003:17-18, 30). The reconstruction of US Route 202 as a limited-access, four-lane divided highway in the 1960s significantly altered the agricultural landscape of the valley and was the major step in the transformation of the Township into a modern automobile suburb. Due to the continued increase in traffic (almost 100,000 cars daily), the highway was further widened and improved in the early 2000s, including portions of the roadway that pass through Tredyffrin.

With the expanded regional road network and increasing population, developers began to buy and develop large tracts for corporate parks and light industrial complexes, eliminating the farms that once bordered Route 202. A distinctive corridor of industrial-technological development along the Great Valley and US Route 202 was soon established. To accommodate the growing workforce and demand for housing outside of center city Philadelphia, Tredyffrin experienced a surge in residential development in the latter part of the twentieth century. In perhaps the best-known example, the 800-acre Cassatt estate, assembled after 1881 as a gentleman's farm by Alexander J. Cassatt, president of the Pennsylvania Railroad was developed

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as the dense planned residential community of Chesterbrook (Hawkins et al 2003:30). Rail station commuter neighborhoods were expanded and filled out with suburban housing. As open land disappeared, agricultural land use was largely eliminated in Tredyffrin.

Even with the emergence of increased residential and non-residential subdivisions, however, many of the Township's earlier farm and estate buildings have survived. Some of the grandest buildings of the early estate era have been adaptively reused as homes, schools or for other non-residential purposes (Hawkins et al 2003:29-30).

The continued growth of the Township through the post-World War II period is a direct reflection of its geographical location as a suburban enclave to the City of Philadelphia. By 2000, census figures for Tredyffrin Township reflected a population of 29,062 residents (Tredyffrin Township 2005). Today there is a diverse mix of residential, commercial, office, and industrial uses within the Township.

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Today Tredyffrin is a diverse community – its land uses, landscape, building stock, and character all contribute to this diversity. The location and quality of the community has attracted many new residents and businesses in recent years. The transportation and development patterns that emerged in the twentieth century have significantly altered the Township’s historic character and resources.

A primary goal of the *Historic Preservation Plan* for the Township is to identify (a) existing conditions and character-defining features, (b) issues that have the potential to adversely impact the Township’s existing resources, and (c) an approach and recommendations for their preservation. Chapter 3 includes a discussion of existing conditions in the Township as they relate to historic preservation, and the identification of issues and potential threats to historic resources and features.

3.1 EXISTING CONDITIONS

Natural Landscapes

The natural landscape of Tredyffrin Township is important to understanding the township’s historical development. The opportunities and constraints associated with the natural landscape have been instrumental in where transportation corridors have been located, where economic centers have been established, and how the township has developed over time. Together, these various components contribute to the overall community character of Tredyffrin.

Topography

The natural landscapes and topography of Tredyffrin are, in and of themselves, character-defining features of the community. The early agricultural success and development of large farms in the township was a direct result of the fertile limestone valley which runs down the center of the township in an east-west direction. The valley walls to the north and south supported related uses such as stone quarries and wood lots. Kilns and limestone quarries developed in the valleys in the nineteenth century with large commercial quarries developing on the valley walls in later years. Even though these quarries are no longer used for their original purpose today, remnant quarry pits are reminders of Tredyffrin’s history.

The valley, known as Chester Valley, is surrounded by the Piedmont Uplands Section which are generally known as the North and South Valley Hills. While the steep slopes associated with these landforms created opportunities for early industries, they have also been an obstacle for development, as their rolling topography makes building and road construction projects costly and difficult.

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The Valley was the site of major transportation transformations, first with the appearance of railroads, followed by the construction of major automobile routes such as the Pennsylvania Turnpike that created connections between Philadelphia and outer ring suburbs. Today, the Valley is recognized less for its topographic significance and more for the US Route 202 corridor that stretches across the entire width of the township.

Farmsteads

Tredyffrin was one of many communities in southeast Pennsylvania, between Philadelphia and Lancaster, that began as a stable, agricultural community. Tredyffrin prospered during the eighteenth century as a wheat producer and in the late nineteenth and early-twentieth century as a dairy and livestock center. Beginning in the mid-nineteenth century, farming as an occupation began to gradually decline and many early farms were purchased by successful businessmen from Philadelphia who used the farms as weekend retreats and summer homes. Other large farms were subdivided and sold as smaller parcels that were no longer suitable for large-scale farming.

Today, only a small handful of these historic farmsteads has survived intact within the township, though remnants of the historic farms, most commonly the main residence and less frequently an archeological ruin, can still be seen throughout the township. The extant farmsteads are located in the northwest corner of the township where the largest percentage of open and green space remains available. A sizable portion of the remaining open land in northern Tredyffrin is under control of the National Park Service as part of Valley Forge Park. Significant efforts have been made by organizations such as the Open Lands Conservancy to protect the few remaining farmsteads and open, undeveloped farmland that remain in the Township today.

Transportation

The township's transportation framework was first established in the early settlement period of its history. The Great Valley has been a primary route west from Philadelphia from its beginning, and in the eighteenth century was a major migration route for western settlement. Some early roads still remain, and successive layers of roads, highways, and railroads lines have been added over time. The majority of the township's major roadways run in an east-west direction, down the valley, with far fewer options for north-south travel.

Roadways

Primary east-west roads include US Route 202, the Pennsylvania Turnpike (I-76), Swedesford Road, Conestoga Road, and Lancaster Avenue (US Route 30). Swedesford and Conestoga Roads, and Lancaster Avenue were all prominent in the township's early settlement period and have retained some of their historic character even amidst the new development and population growth which the township has experienced. Lancaster Avenue historically became the major access road in the Township; today it is still a heavily traveled roadway though a significant portion of traffic traveling east-west has been re-directed to US Route 202 and the

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Pennsylvania Turnpike.

Primary north-south roads include North and South Valley Road, Howellville Road, Devon State Road, PA Route 252, and Old Eagle School Road. Most of these roadways are historically significant when considered in association with the early settlement and development of Tredyffrin and have retained some of their historic character.

Modern roadways, such as routes 202, 252, and the Pennsylvania Turnpike, have significantly altered and impacted historic resources within the Township. As a result of these roadways, and the ease with which they allow travel, development patterns have been altered and the rural character of the historic community has been changed to that of a modern, suburban community. Construction associated with US Route 202 in particular has physically divided the township and resulted in the loss of a large number of historic building and landscape resources, and most likely some archeological sites as well.

The smaller, character-defining roads within the community, such as Swedesford Road, North Valley Road, Yellow Springs Road, and Conestoga Road, are historically significant. While some roads have been expanded and improved upon in a manner that resulted in the loss of historic features, these roadways, in addition to others throughout the township, have retained their historic appeal. While the roads have been paved, they remain narrow and often wind through the township with minimal changes to road cuts and horizontal and vertical grade changes. The historic roads predate modern vehicles and typically do not have sidewalks or shoulders to accommodate both vehicles and other users, such as bicyclers, joggers, or walkers. The historic road system continues to contribute to the rural character of the township even though Tredyffrin has become a suburban community.

The rise of suburban development pressures in Tredyffrin coincided with the construction of major thoroughfares such as the Pennsylvania Turnpike, and even more directly, US Route 202. These roadways created much easier access to locations north and west of Philadelphia. The increase in suburban residential development, as well as a growing business industry, has led to increased traffic and congestion on the township's historic road system. The pressure for road improvements to address safety concerns and carrying capacities, as well as to accommodate alternative modes of transportation, such as bike lanes and trails, has become a major issue within the township. These types of changes have the potential to significantly alter the character of the township. While some improvements will be necessary, they should be carefully weighed against how the change will impact the historic quality of the roads and landscapes which they help define.

Rail Lines

The growth and development of Tredyffrin from a rural agricultural landscape to a suburban community can be directly tied to its location on the Main Line of the Pennsylvania Railroad. The railroad operations that have helped to define the development of the community are

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different than they were 120 years ago, but the prominence of the rail lines remain evident today. Tredyffrin became a desirable community to live in because it offered rural living while the railroad provided easy access to the commerce and business of Philadelphia. Throughout the first half of the twentieth century, the community continued to grow as more and more people saw the appeal of living outside the city, while still having easy and convenient access to downtown. The result was a densely developed early 20th century commuter landscape along the Lancaster Avenue rail line corridor. This landscape still exists today and is historically significant in and of itself.

By the 1960s, the growth of many suburbs, including Tredyffrin, resulted in the need for wider and more efficient roadways to accommodate larger amounts of vehicular traffic. The ease of personal vehicular use had clear impacts on the level of use of the rail line, as well as the suburban residential development patterns within the township, which became oriented to automobile access. At this same time, the rail line operations changed hands, with regional control being handed over to the Southeastern Pennsylvania Transit Authority (SEPTA). Passenger rail service also changed dramatically in the subsequent decades with the federal government ultimately stepping in to form Amtrak, ensuring that passenger rail service continued throughout the United States.

Today, the rail lines through Tredyffrin are still used by both SEPTA and Amtrak on a regular basis, though the percentage of rail commuters among the township population has diminished from when rail use was at its peak.

Development Centers

Tredyffrin is a township without an identifiable center. While there are small towns and various development and activity centers, there is not a single location that residents of the township all refer to as their “township center”.

In a historic context, the township’s two railroad towns have been and continue to be viable multi-use community centers within the township. Both Paoli, in the southwest quadrant of the township, and Strafford, in the southeast quadrant, developed as railroad stops in the late-nineteenth and early-twentieth centuries and served as town centers which served the residential neighborhoods that developed along the railroad corridor. Today these historic centers continue to serve local residents and are often recognized as individual communities within the greater township.

Historically, Paoli’s commercial center emerged from the intersection of Lancaster Avenue and North Valley Road near the location of the Paoli train station. Residential neighborhoods have developed around the town center. While residential and office uses have been focused within close proximity to the train station, retail and commercial development has extended up and down Lancaster Avenue as a result of increased vehicular use of the corridor. A Paoli Community Master Plan (2001) has been developed for the town to direct its revitalization.

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Strafford is located in the vicinity of Lancaster Avenue and Old Eagle School Road, again, closely related to the railroad station there. It also coincides with the intersection of the historic Conestoga Road, predecessor to the Lancaster Road. Its commercial area spreads along Lancaster Avenue into Radnor and Easttown Townships.

Lancaster Avenue has been the subject of a number of design and traffic studies. While the railroad villages have maintained their historic character and a significant amount of their historic building stock, the centers are susceptible to future redevelopment. The increased use of Lancaster Avenue also has the potential to impact the character, use, and safety within these historic railroad villages.

The intense development that has occurred along Lancaster Avenue, as well as US Route 202, has already blurred the distinctiveness of the historically recognized centers. Furthermore, historic crossroads villages that thrived in the eighteenth and nineteenth centuries, such as Howellsville and Centreville, were largely destroyed in the twentieth century with the construction of major roadways and developments.

A much newer development node exists in the center of the township and is directly accessible from US Route 202. Chesterbrook originated in the early 1980s as the first large-scale, low-density, planned “green” suburban community in the area. The cohesive signage, landscape palette, and identifiable roadways are clear indicators that one has arrived in Chesterbrook. Chesterbrook consists of twenty-eight “villages” or residential enclaves that provide a wide range of housing options, including townhouses, garden apartments, and single-family detached dwellings. With retail, office, and hotel uses located near its residential areas, Chesterbrook may be seen as something of an antecedent of the “new urbanism” mixed-use idea that has gained recognition and acceptance over the past two decades, although, spread out as it is, Chesterbrook residents are automobile-dependent to a much greater degree than new urbanist principles dictate.

Although not technically recognized as historic, Chesterbrook is a model of a suburban planned development that reflects the ideals and values of the last third of the twentieth-century. Resources associated with two historic farms, Chesterbrook Farm and Cressbrook Farm, have been integrated into the suburban landscape.

Historic Resources

Tredyffrin Township enjoys a rich inventory of historic and cultural resources that reflect the history and evolution of the Township since its founding by the Welsh settlers. In 2003 a Historic Resources Survey was completed for the Township which included the inventory and documentation of 356 historic resources within the Township’s boundaries (Hawkins et al. 2003). The survey was limited to a specific number of sites and many other potentially historic resources and archeological sites were not included in the inventory. The survey concentrated

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on identifying historic eighteenth and nineteenth century resources within the valley. Due to time and budget constraints, the densely developed area along the historic railroad corridor in the southern portion of the township was only minimally surveyed. There remain significant resources within the Township, particularly in the southern portion of Tredyffrin, including archeological sites, that are undocumented.

Summary of Historic Resources Survey

Those resources which were identified and listed in the Historic Resources Survey were classified into three categories – Class I, Class II, and Class III (Hawkins et al. 2003:Chapters 4, 6). The survey focused on architectural resources, and by virtue of its classification categories, does not specifically address and identify resources such as significant roadways, archeological sites, character-defining landscape features, or distinctive neighborhoods.

Class I resources are identified as resources that are listed or eligible for listing in the National Register of Historic Places, may be listed on the Township's Historic Site List, or are a contributing resource to one of those resources. Forty-seven (47) resources in the Township are identified as Class I resources (Hawkins et al. 2003:Chapter 6). Inclusion in the Class I category does not necessarily indicate that the resource is monitored by the Township's Historical Architectural Review Board (HARB). Resources must be listed, through an independent process, on the Township's Historic Sites List to ensure that new building permit applications associated with the resource are reviewed by the HARB.

Class II resources are identified as those resources which are over 50 years old and have been determined to be of historical or architectural significance, retain architectural integrity, and/or are potentially eligible for listing in the National Register of Historic Places. One hundred sixty-three (163) resources in the Township have been identified as Class II, based on the existing Historic Resource Survey (Hawkins et al. 2003:Chapter 6).

Resources identified as Class III include those which are over 50 years old and have historic significance but have been substantially altered from their original form and design. Based on the inventory completed for the Historic Resources Survey, one hundred seven (107) Class III resources have been identified in the Township (Hawkins et al. 2003:Chapter 6).

National Historic Landmark and National Register of Historic Places

In addition to the classification system developed to organize resources in the Historic Resources Survey, historic resources within the Township can also be identified as a National Historic Landmark or by inclusion in or eligibility for the National Register of Historic Places. Four classifications of resources are possible:

- National Historic Landmark
- National Register of Historic Places
- National Register of Historic Places – Determined to be Eligible
- National Register of Historic Places – Potentially Eligible

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Each of these resource categories is summarized below, with some resources falling within more than one category. The list of resources for each category is provided in the Appendix of this report. Additional detailed information on each of the specific listed resources is available in the *Historic Resources Survey* ((Hawkins et al. 2003); this document can be reviewed at the Tredyffrin Township building as well as on the Township website.

National Landmark Designation: There is only one (1) individually listed architectural resource designated as a National Historic Landmark within the Township – the Wharton Esherick Studio. In addition, the Valley Forge National Historic Park is designated as a National Historic Landmark district. Within Tredyffrin’s boundaries, there are 11 resources that are considered to be contributing resources to the Valley Forge National Historic Park (Hawkins et al. 2003:Chapter 4).

National Register of Historic Places: Fifteen (15) historic architectural resources in the Township are individually listed in the National Register of Historic Places. Over half of these resources, eight, fall under the review and regulation of the Township Historical Architectural Review Board, and two are also listed as contributing to the Valley Forge National Historical Park National Historic Landmark Site (Hawkins et al. 2003:Chapter 4).

National Register of Historic Places – Eligible: In addition to the resources already listed in the National Register, twenty (20) historic architectural resources have received a Determination of Eligibility for potential listing in the National Register from the Pennsylvania Bureau for Historic Preservation (Hawkins et al. 2003:Chapter 4).

National Register of Historic Places – Potentially Eligible: The Historic Resources Survey prepared for the Township identified resources that were recommended potentially eligible for listing in the National Register. These recommendations were based on exterior reviews of architectural resources and have not been reviewed by the Pennsylvania Bureau for Historic Preservation for a Designation of Eligibility, which is required prior to submittal of the National Register registration form. The Historic Resources Survey identified and recommended forty-four (44) resources potentially eligible for listing in the National Register (Hawkins et al. 2003:Chapter 4).

A Strafford Historic District has also been recommended potentially eligible for the National Register of Historic Places. Sixty-six (66) contributing resources were identified within the district boundaries, which are included on a map located within the Appendix of this report. Based on information compiled in the Historic Resources Survey, twenty (20) of the buildings within the historic district boundaries are determined to be non-contributing resources; these are defined as structures constructed after 1956 or before 1956 with compromised integrity (Hawkins et al. 2003:Chapter 4).

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The recommendation of potential eligibility needs to be taken into consideration when identifying possible threats. Additional consideration is necessary to determine whether these resources are actually eligible or if they should be listed.

Tredyffrin Township Historic Site List

The Historic Site List for Tredyffrin Township currently includes 29 of the original 31 resources (Site #10, Nathanael Greene's Quarters was destroyed in a fire and was voted to be demolished in 1981 and Site #15, John Davis Quarters which no longer exists).. Inclusion on the Tredyffrin Historic Site List indicates that the resource is regulated by the Tredyffrin Township Historic Architectural Review Board (HARB). Resources on the Historic Site List are reviewed when a new building permit application for the property is submitted that involves the reconstruction, alteration, or demolition of the listed resource.

The Historic Site List includes a range of resources consisting of individual high-style buildings, a one-room schoolhouse, domestic dwellings, barns, multiple building resources, and even a historic bridge. A list of the resources currently included in the Historic Site List is included in the Appendix of this report.

Archeological Sites

A total of nine (9) archeological sites are recorded for Tredyffrin Township in the Cultural Resources Geographic Information System (CRGIS) housed at the Pennsylvania Historical and Museum Commission in Harrisburg. The National Register status of the nine sites includes five (5) that are "considered eligible by the submitter" and four (4) that have "insufficient data."

Of the nine archeological sites, four (4) are identified as historic, one (1) is identified as having both historic and prehistoric components, and four (4) have only a prehistoric component. The historic site types consist of two (2) domestic sites, one (1) farmstead, and one (1) military site (Sterling's Quarters in Valley Forge National Historical Park). The age range of the historic sites is from the 1700s to 1900. The site containing both historic and prehistoric components contained materials from the 1700s to 1900 and prehistoric material of indeterminate date. The prehistoric site types include three (3) surface scatter and one (1) lithic reduction site. Two of the scatter sites have been dated; one to the Paleo-Indian period and one to the Late Archaic period. The other two prehistoric sites are of indeterminate date.

Tredyffrin Township is working with East Whiteland Township, Malvern Borough and Chester County to establish the Patriots Path. Utilizing a 6.3 mile section of the Chester Valley Trail, a primary objective of the Patriots Path trail network is to connect three local park and open space sites that have special American Revolutionary War significance:

- Valley Forge National Historical Park in Tredyffrin Township
- Battle of the Clouds Park in East Whiteland Township
- The Paoli Memorial Grounds in Malvern Borough

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3.2 PRESERVATION CHALLENGES

The preservation issues facing Tredyffrin Township at the onset of the twenty-first century are similar to those faced by communities throughout the country. Tredyffrin has become one of the most desirable suburban communities within the Philadelphia metropolitan area.

The preservation issues outlined below are based on community input as well as first-hand observations acquired during field visits throughout the Township. There are identifiable issues related to historic preservation and the protection of community character that must be addressed if the Township is going to pursue its preservation goals (as defined in section 1.4 of this report) and remain the unique, diverse, and attractive community that it is today.

The key preservation challenges within the Township are divided into the following categories: Development Trends, Traffic and Circulation, Public Outreach, and Administration.

Development Trends

As Tredyffrin continues to thrive and prosper, it will continue to be a desirable place to both live and work. While the economic and financial impacts of this prosperity are appreciated by both the public and private sector, there can also be negative impacts to the public realm – meaning the physical attributes of the Township that are visible to residents and visitors. The trends include residential teardowns, changes to historic neighborhood character, and incompatible new development.

Change and Loss of Historic Building and Landscape Features

With each period of the township's development, its cultural landscapes, including buildings, structures, archeological sites, and objects, have been modified. At times the changes were incremental, at other times the changes were dramatic, forever changing the face of the township. The agricultural landscape of the eighteenth century certainly looked different than the agricultural landscape of the nineteenth century which continued to change and evolve as farms were downsized and suburbanization began to occur in the mid-twentieth century. The latter, and the subsequent changes to transportation systems that occurred in association with it, dramatically changed Tredyffrin Township. While many historic buildings have been preserved, there are a significant number of historic and archeological resources such as the old railroad bridges, the quarry at Cedar Hollow, and the valley around Centreville and Howellville that have been lost as a result of suburbanization and the expansion of transportation routes. In addition to the loss of actual buildings, landscape features such as fencelines, hedgerows, fields, vegetation, and woodlands have been lost.

Change in Neighborhood Appearance / Residential Teardowns / Incompatible New Development

Some of Tredyffrin's historic neighborhoods are changing due to demands and desires

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associated with residential building types. The building types popular in the late nineteenth and early twentieth centuries, when many residential neighborhoods first began to appear in the township, sometimes no longer meet the needs and wants of today's homeowner. Trends towards large-scale houses have resulted in some residential teardowns in older neighborhoods with smaller homes. Often the new homes are perceived as a welcome improvement by neighbors, but there also has been concern about the impact on neighboring properties when the scale and style of the new homes are not complementary to the existing neighborhood.

Character of New Suburban Development

In addition to changes occurring in some of the Township's older neighborhoods, there have also been new subdivision and residential developments that detract from the historic and distinctive character of Tredyffrin. New developments have, and may continue to, accelerate the loss of open space, undeveloped land, and mature vegetation. Often, historic buildings and landscape resources are replaced by typically large, nondescript modern housing with inappropriate and insubstantial new vegetation.

Increased Residential and Business Development Pressures

Although there are only a limited number of properties which remain available for new development in Tredyffrin, the development pressures facing the township will likely continue to increase in upcoming years, especially for residential, commercial, and business park uses, resulting in higher density developments on smaller pieces of land. There is the potential that residential development may occur on marginal lands, such as the North and South Valley Hills, and possibly on the few remaining farmsteads within the township. It is anticipated that the majority of new development and higher densities will be focused around the US Route 202 corridor where vehicle access is greatest. Paoli and Strafford are also likely to experience redevelopment as the needs and desires of existing and future property owners change.

Economic Viability

In many instances, the loss of historic buildings and landscapes is a direct economic issue. It is often determined to be more economically feasible to tear down a deteriorated historic building and build something new, than it is to restore and rehabilitate the structure. In addition, historic buildings also have limited reuse potential and may not be suitable for a new use designated for the property on which they are located. Both of these instances create specific circumstances that present obstacles for preservation and protection of historic buildings.

Inappropriate Treatment of Historic Fabric

The majority of historic buildings in the township are private, owner-occupied homes that are typically maintained in good condition. However, some exterior changes, such as large or prominent additions, the removal of historic features such as porches, windows, historic siding, and architectural details, and use of unsympathetic modern replacement materials, has impacted the integrity of some of these resources. Renovations and upgrades to properties to respond to changing needs resulted in the alteration of some buildings and the loss of significant historic

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building fabric.

Traffic and Circulation

Tredyffrin Township has a number of eighteenth and nineteenth road corridors that remain in their historic alignments and retain much of their rural landscape character. Increased traffic throughout the township is one of the most pressing issues associated with preservation of these historically significant township roadways. Widening and improvement of these roadways will not only alter their historic character, but will also impact the remnants of the historic neighborhoods and landscapes through which they pass.

Loss of Historic Roads and Landscapes

With the anticipated continued growth of both the residential and employee populations within the township, pressures on the existing roadway system will increase, threatening the character and ambiance of many of the township's remaining historic roads. Historically significant roads such as Swedesford, Yellow Springs, and Conestoga are at the highest risk because of their locations and due to the high volume of traffic which currently utilizes them. As traffic continues to increase, changes will be proposed for the roadways to increase their width, expand or modify intersections, create sidewalks and shoulders, minimize curves, and enhance safety for users. A Green Routes Network of new sidewalks and trails in many areas of Tredyffrin is a recommendation in the Comprehensive Plan. However, changes to these roadways will have an impact on the character of the community, impacting not only the roadway itself, but the historic landscaping, setbacks, and nature of the properties along them. While some improvements will be necessary, they should be carefully weighed against how the change will impact the historic quality of the roads and the landscapes which they help define.

Public Engagement

Engaging the general population about the benefits of preserving historic buildings, archeological sites, landscapes and cultural resources and the good it can do for the Township is an important component of the planning process. The lack of incentives for preserving existing resources is an issue facing the Township today. Educating the public will lead to a better understanding of the subject and greater success at achieving a high level of community support and involvement.

The loss of one historic building, landscape, archeological site, or feature often does not attract the attention of the general community unless it is a well known resource, with the exception of some preservation-minded residents. While there is often interest in sites associated with famous people or events, many people do not appreciate the historic value of the “everyday” buildings and places that make up most communities. Over time, the loss of individual resources begins to multiply. If those losses involve teardowns followed by redevelopment that does not complement surrounding homes, the accumulated effect can spoil the character of an older neighborhood. Engaging residents can lead to dialogue about what can – or should – be done about this issue. Promoting preservation in the community and developing events and opportunities for residents to get involved in the preservation of local resources will help to

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foster community endorsement and collaboration.

Administration

The development of historic preservation programs and the implementation of policies focused on preserving the unique character and resources in the Township are issues facing the Township. Key problems associated with preservation and administration in Tredyffrin are the limited number and type of resources which fall under the review of the Township and the lack of a comprehensive survey of the Township's resources.

Incomplete Inventory of Historic Resources

The Township has an incomplete inventory of the historic buildings and landscape resources within its boundaries. The Historic Resources Survey of 2003 was the first step in addressing this important issue. This survey included only a specific and limited number of historic architectural resources within Tredyffrin, specifically focusing on resources in the central valley. While the report is a great source of baseline information on hundreds of historic resources in the Township, there are hundreds more that have not yet been inventoried, including buildings, archeological sites, and landscapes. This is particularly true of resources and neighborhoods in the southern portion of the Township. Some notable neighborhoods that have not been adequately documented include Howellville, Paoli, Woodbine Park, Mount Pleasant, and Berwyn.

Local Protection of Historic Resources

Tredyffrin Township has historic preservation planning mechanisms in place to protect only 29 of its historic sites. Two more have been lost to fire or demolition. Existing mechanisms and policies only impact the limited number of historic resources listed on the Township's Historic Sites List, and exclude non-building resource types. Hundreds of historic buildings and sites are not included on this list and as a result do not receive consideration or protection by the Township. Additional resources should be considered for inclusion on the Historic Sites List, and other forms of review and protection should be considered aside from design review. Since the creation of the Certified Local Government Program in the 1960s, cutting edge at the time, a number of preservation programs and planning techniques have evolved that can assist the Township in reducing the loss of historic resources.

The Township's Comprehensive Plan is being updated concurrent with the preparation of this preservation plan. Through a continuous process of assessment and renewal, the Township's planning policies and tools will reflect a state-of-the-art commitment to planning in the community interest.

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Historic preservation initiatives have slowly gathered momentum over the past century and have emerged as a subject that is considered both credible and important to communities throughout the nation. In its early stages, preservation efforts were primarily grass-root initiatives that focused solely on preserving sites associated with significant events and figures in American history, such as Mt. Vernon.

Over time, historic preservation expanded as a distinct field and public concern over the loss of historic cultural sites, landscapes, and buildings led to the adoption of the first federal law offering protection of archeological and historical sites on Federal properties; this was known as the Antiquities Act of 1906. In 1935, a national policy establishing guidelines for preserving historic resources of national significance was established through the Historic Sites Act.

Further losses of significant resources in the post-World War II era galvanized preservationists to take action, and in 1966, the National Historic Preservation Act was passed. This Act forms the basis of most of today's federal, state, and local preservation laws, policies, and procedures for the protection of historic architectural and archeological resources. Among other things, the Act created the National Register of Historic Places and established firm criteria for evaluating and determining the historic significance of a diverse array of resources. Together, these public policy strides expanded the historic preservation initiatives, and throughout the twentieth century more and more places of regional and state-wide importance were identified and protected. Local communities, spurred on by historians and preservation activists, also began to recognize that their neighborhoods, homes, public buildings, and places of worship were important to their local histories and worthy of protection. Preservation has also expanded its focus beyond the resources associated with famous persons or events in history to include places constructed by and for everyday citizens and touching on lesser-known aspects of American history.

Since 1966, federal, state, and local governments have established laws, implementing regulations and guidelines to encourage and promote community preservation efforts, offering grants, technical assistance, educational initiatives, and general information about preservation and what it means to communities and sites across the United States. While the basis for many accepted preservation guidelines and standards have been developed at the federal level, preservation programs are typically implemented and realized at the state or local level, ensuring that the programs meet the goals, objectives, needs, and priorities of the community and its residents. Support for historic preservation activities at all levels of government such as federal, state, and regional funding and assistance programs are the backbone of the majority of local preservation efforts.

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This chapter highlights a preservation approach tailored to Tredyffrin Township and outlines the preservation laws, guidelines, and procedures that direct and impact historic preservation efforts and programs in the township from all levels of government.

4.1 A PRESERVATION APPROACH FOR TREDYFFRIN

The overall approach to preservation within Tredyffrin is to preserve, protect, and enhance the historic buildings, archeological sites, features, and landscapes which contribute to its rich history and unique character. While preservation planning is most often associated with the identification of historic resources, it is also the identification of methods and techniques to protect the resources. While historic buildings are the most recognizable assets, surrounding lands containing archeological sites and historic landscape features also can be important components that need to be identified and considered in the planning process. The outbuildings, gardens, yards, bridges, streetscapes, neighborhoods and other features that contribute to the overall context and character of Tredyffrin are just as important as the historic buildings themselves. Together, these resources become the cultural landscape of the Township and their preservation should be encouraged where possible in their entirety.

Tredyffrin, like so many suburban communities throughout Pennsylvania, faces significant pressures as the Township continues to change and evolve. The growth and development associated with this change can be positive, but at the same time it can threaten and destroy the very character that has made the Township so desirable. Through pro-active planning practices, the Township can accommodate change and growth in a manner that does not negatively impact the historic fabric of the community. Through the designation of a preservation approach for Tredyffrin, a variety of historic preservation tools and incentives can be employed by the Township, community organizations or property owners to help manage these changes. The preservation principles outlined within the plan can help the community respond to future opportunities in a manner that is considerate and sensitive to the existing character and resources found within the Township. Once an historic building or site is lost, its contribution to the historic fabric of Tredyffrin is also lost.

The Secretary of the Interior's Standards

The guiding preservation principles for Tredyffrin are based upon the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)*. The *Standards* propose a manner of thinking about the treatment of historic resources and features that has been widely used and accepted in the field of preservation since they were first developed in 1977 (Wagner 1993:129). The goal of the *Standards* is to promote community-wide awareness and sensitivity towards historic resources. This is accomplished through the establishment of treatments and concepts that serve as the framework for preserving resources' significance and integrity (Weeks and Grimmer 1995).

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All preservation planning efforts, whether in conjunction with an individual resource or as part of a larger municipal plan, can be enhanced by an understanding of the *Standards*. The *Standards*, and associated Guidelines adopted in 1995, identify how to sensitively approach preservation planning projects. For this reason, they are often incorporated into preservation plans, ordinances, and land use regulations which govern the activities impacting historic properties and resources. Established by the National Historic Preservation Act of 1966 to provide a set of national guidelines for the treatment of historic resources, today all federally funded activities affecting historic resources are considered and evaluated against the *Standards* (Weeks and Grimmer 1995).

The same federal regulation which defines the *Standards* also states that they should be “applied to specific projects in a reasonable manner, taking into consideration economic and technical feasibility”; they are not intended to create a hardship for property owners. However, they do ask that reasonable efforts be made to preserve the historic building fabric and maintain the integrity of historic properties and sites (Weeks and Grimmer 1995:2).

It should be stressed that the *Standards* are not specific guidelines; they are an approach to the treatment of historic resources and an outline of a philosophy for assessing changes to historic properties. They do not identify specific solutions for specific problems. They inform sound and rational decision-making, but they do not replace it. Although they have been modified over the years, the underlying principles presented in the *Standards* have remained the same, a testament to their soundness and flexibility. The *Standards* were intentionally prepared to be broad enough to cover a wide spectrum of preservation-related issues, including historic buildings, archeological resources, landscapes and sites, and new construction.

The language of the *Standards* is included in publications available through the U.S. Department of the Interior, National Park Service and online at (www.cr.nps.gov/hps/tps/standguide/index.htm). Each of the *Standards* for Rehabilitation of Historic Properties is defined below, followed by a short discussion of how the standard should be interpreted when undertaking a historic preservation project within the Township.

Standard I: A resource shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard I encourages property owners and decision-makers to consider and find uses for historic resources that enhance the historic character, not detract from it. This standard is directly applicable to reuse projects and advises that reuse projects should be carefully planned to minimize adverse impacts to historic character. Destruction of any character-defining features should be avoided.

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Standard 2: The historic character of a resource shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a resource shall be avoided.

Standard 2 emphasizes the importance of preserving the historic materials and features which define a historic resource. In attempts to retain the historic integrity of a resource, efforts should be made to retain and repair historic features, as opposed to removing and replacing them with new or substitute materials.

Standard 3: Each resource shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 3 acknowledges that historic resources are a “snapshot in time”, and therefore, discourages combining historic details taken from various resources, or constructing new buildings that falsely read as historic. Reconstruction of lost resources, or specific features, should only be undertaken when detailed documentation of the original appearance is available and when a resource is of such significance that it warrants reconstruction. New buildings, although they may share characteristics of historic buildings, should be identifiable as new construction. New construction which reads as historic can confuse the clarity of historic areas, from single sites to entire neighborhoods.

Standard 4: Most resources change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 4 recognizes that few buildings remain unchanged over a long period of time and that many of these changes contribute to a resource’s significance. Understanding the history of a resource, and how it has evolved, is as important as understanding the origins of the resource. This standard should be kept in mind when considering treatments for buildings that have undergone changes; contributing changes should be retained. The changes that have occurred to the resource are an interesting way to learn more about, and communicate, the parallel changes that may have occurred in a larger community context.

Standard 5: Distinctive features, features, finishes, and construction techniques or examples of craftsmanship that characterize a resource shall be preserved.

Standard 5 recommends preserving the distinctive qualities of a resource that are representative of its overall historic character and integrity. When undertaking a preservation project, it is important to identify the distinctive features, materials, construction type, floor plan, and details that characterize the resource. Every effort should be made to retain these distinctive features

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in their original form.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 6 focuses on the importance of repairing features, as opposed to replacing them, to the greatest extent possible. Looking at options and opportunities for repairing a feature should always precede a decision to replace the feature. In instances where severe deterioration, or a missing feature, makes repair impossible, new features should match the original as closely as possible. Before an existing figure is removed for its replacement, it should be carefully documented and photographed as a reference to assist in future decision-making. As discussed under Standard 3, replacement of missing building elements should not be undertaken without solid evidence of the element's former existence, location, and appearance.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 7 warns that harsh cleaning alternatives can severely damage historic building components by destroying the materials' physical properties and speeding the deterioration process. This standard is intended to emphasize the importance of considering cleaning alternatives, and choosing the cleaning means that is the gentlest one available in an effort to protect and preserve the historic fabric.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 8 addresses the importance of historic resources which exist below ground level. Many of the township's historic properties contain archeological evidence of the history and development of the site or building. Such evidence may take the form of artifacts or larger features, such as wells, privies, trash dumps, or foundations. This is particularly important for new construction projects which involve excavation. All new construction projects, particularly in areas of likely archeological resources, should be assessed for archeological potential. When significant archeological resources are identified, efforts should be made to avoid or minimize effects on them. Mitigation measures shall be required if such efforts are unsuccessful.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the resource. The new work shall

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be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the integrity of the resource and its environment.

Standard 9 identifies the potential for additions, alterations, and new construction projects to negatively impact historic features of a resource. This standard emphasizes the importance of identifying potential impacts and mitigating them before they become problematic. All new work is expected to be compatible with existing resources, though it should never replicate the existing historic resource. A person should be able to visually distinguish new work from the original.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Standard 10 stresses the importance of sensitive additions, alterations, and new construction. Sensitive planning and design of additions, alterations, and new construction should never destroy existing historic fabric and features. Reversibility of new construction is desirable. This standard reiterates how sensitive planning can protect the historic integrity of a building or resource (Weeks and Grimmer 1995:162).

Preservation Treatments

In association with the *Standards*, four key terms are generally used which describe the treatment of historic resources, including both buildings and landscapes. The four preservation treatment terms are: Preservation, Reconstruction, Rehabilitation, and Restoration. Each of the terms is defined within the *Standards*, with their definitions also included below (Weeks and Grimmer 1995:2).

The four recognized preservation treatments are important because they describe alternative approaches to preservation depending upon the significance of the resource and the desired end result. The preservation treatment, as described below, is distinctly different from rehabilitation treatment, with different purposes, goals, and methods. For most residential and commercial buildings within a community, rehabilitation is the most appropriate preservation treatment. Restoration and reconstruction are seldom used in an active community context and are most appropriate for historic interpretive sites.

Additional terms commonly used in the field of historic preservation are included in the Appendix of this report to provide a baseline understanding of commonly used preservation terminology and preservation concepts.

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Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic resource. Work, including preliminary measures to protect and stabilize the resource, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than an extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional may be appropriate within a preservation project.

Restoration: The act or process of accurately depicting the form, features, and character of a resource as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Rehabilitation: The act or process of making possible a compatible use for a resource through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation is more commonly known as adaptive reuse.

Reconstruction: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location (Weeks and Grimmer 1995:2).

4.2 FEDERAL LEGISLATION AND PROGRAMS

The federal government has taken on a larger role and has accepted greater responsibility in undertaking efforts to protect the nation's significant historic, cultural, and natural resources. Since 1906, legislation has been passed by the federal government to strengthen the role of historic preservation throughout the United States. Although federally approved, many of these regulations have impacts at both the state and local level. Because of the wide-ranging impacts of these regulations, Tredyffrin residents and decision-makers should be knowledgeable of the laws and their impacts on local planning endeavors.

Early Federal Legislation

Two of the earliest legislative efforts in the name of preservation included the Antiquities Act of 1906 and the Historic Sites Act of 1935.

Antiquities Act of 1906 The Antiquities Act of 1906 protects all historic and prehistoric sites on Federal lands and prohibits destruction of such antiquities unless the appropriate permit is obtained. The Act also allows the President to declare areas of public land as "national monuments". The Act was first signed into law by President Theodore Roosevelt, and every President since 1906, with the exception of three, has exercised its authority (Smith [2000]).

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Aside from Valley Forge Park, which is under federal control, the Antiquities Act is not applicable to most properties in Tredyffrin Township.

Historic Sites Act of 1935 The Historic Sites Act of 1935 states that it is intended to “provide for the preservation of historic American sites, buildings, objects, and antiquities of national significance, and for other purposes” (U.S. Congress 1935). The Act placed the responsibility for federal preservation activities within the National Park Service and authorized the Historic American Building Survey (HABS) as a permanent historic survey program. HABS was first formed in 1933 as a make-work New Deal program for unemployed architects, and focused on documenting important, threatened, or rare examples of historic American buildings with measured architectural drawings, large-format photography, and written textual documentation. HABS was the first of three NPS heritage documentation programs intended to create permanent, high-quality public records of significant buildings. In 1969, the Historic American Engineering Record (HAER) was formed to document historic structures and engineering resources such as bridges, mills, dams, aqueducts, and vessels, and the Historic American Landscape Survey (HALS) is the newest component of the program, having been authorized in 2000. This act helped to preserve evidence of a vanishing landscape and support the growing nationwide popularity of the historic preservation movement. Today, HABS/HAER/HALS recordations form the gold standard in the documentation of historic resources of all types, and prior recordation projects are easily available to the public through the Library of Congress American Memory collection (National Park Service 2007).

Consolidation of heritage documentation and preservation activities within NPS has created a large body of historic and technical information that is easily available to the public through numerous books, briefs, and publications, and online. For Tredyffrin residents, one of the most obvious signs of the Historic Sites Act of 1935 is the existence of Valley Forge Park, which is administered by NPS. Recordations of several historic buildings in the Township have also become part of the public domain. At least six historic resources within Tredyffrin have been documented by HABS and HAER since the 1930s, including the Old Eagle School, the Diamond Rock School, the Strafford Train Station, the Cedar Hollow Train Station, the Mary Bair House at Cassatt Ave. and Conestoga Rd. in Berwyn, and the Jerman-Walker Springhouse on N. Valley Rd. near Paoli. This type of recordation is a valuable tool for study, and can also be required as a mitigation measure in the event that loss of a resource is unavoidable through any other means (National Park Service 2007).

National Historic Preservation Act of 1966

The National Historic Preservation Act (NHPA) of 1966 was enacted in response to public concern that the nation’s historic treasures were being lost and not receiving enough attention from the federal government, at a time when the government was primarily focused on sponsoring public works projects. Today, after undergoing several amendments, the NHPA is the basis for historic preservation policy in the United States.

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The NHPA is responsible for establishing programs and policies that have become the framework for preservation in America over the last four decades. The NHPA established the National Register of Historic Places; the posts of State Historic Preservation Officers in all states; Section 106 review; the Advisory Council on Historic Preservation; the Certified Local Government Program; and the National Historic Preservation Fund program.

NHPA policy generally implies that all federal and federally-funded actions should consider historic preservation issues. The Act is intended to promote awareness and protection of our nation's historic and cultural heritage (Edmondson 1993:63; Advisory Council on Historic Preservation [ACHP] 2002). Specific elements of the legislation are described:

Advisory Council on Historic Preservation The Advisory Council on Historic Preservation (ACHP) was created by the NHPA and is the only entity with the legal responsibility to encourage Federal agencies to consider and factor historic preservation issues and concerns into Federal projects. The ACHP is an independent Federal agency that advises both the President and Congress on national historic preservation policy. The overarching goal of the ACHP "is to have Federal agencies act as responsible stewards of our Nation's resources when their actions affect historic resources".

In addition to advising the President and Congress, ACHP recommends administrative and legislative modifications aimed at protecting the nation's heritage; advocates the consideration of historic preservation and values in Federal decision-making; and reviews Federal programs and policies to promote consistency and coordination with national preservation policies (ACHP:2007).

National Register of Historic Places The National Register of Historic Places is the nation's official list of historic resources that are deemed worthy of preservation. Resources listed on the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, and engineering; they are noteworthy for their significance at the local, state, or national level (National Park Service 1991:1; National Park Service [2006]).

The National Register is administered by the National Park Service, United States Department of the Interior and is intended to support efforts of public and private agencies to identify, evaluate, and protect significant historic and archeological resources. Today, the Register has almost 80,000 listings which include all historic areas in the National Park System, over 2,300 National Historic Landmarks, and individual resources and districts from across the country (National Park Service [2006]).

Listing in the National Register recognizes the importance of a historic resource without any obligations or restrictions placed on the resource owner. Once listed, it is recognized that the resource has national, state, or local significance. In addition, listing in the National Register:

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- makes the resource eligible for certain tax provisions;
- provides the resource with protection under the Section 106 review process; and
- qualifies a resource for federal historic preservation grants when funds are available.

Although a national program, the National Register is important on a local level because it identifies and evaluates resources according to uniform standards. These criteria are specifically designed to help state and local governments, as well as individuals, identify important historic and archeological resources worthy of preservation and consideration when making local planning and land development decisions.

Section 106 Review Section 106 of the NHPA requires that federal agencies which have jurisdiction over a proposed federal, federally assisted, or federally licensed undertaking, take into account the effect of the undertaking when it impacts a resource included on the National Register or eligible for inclusion on the National Register. Section 106 Review requires Federal agencies to consult with appropriate State and local officials, Indian tribes, applicants for Federal assistance, and the general public. The views and concerns of all the above-listed parties must be considered before a final project decision is made (ACHP 2002).

Federal Historic Preservation Tax Incentives The Federal Historic Preservation Tax Incentive program was developed to foster private sector investment into historic preservation projects and promote community revitalization; it is one of the nation's most successful community revitalization programs. The program is targeted for income-producing properties and requires that they be rehabilitated according to the *Secretary of the Interior's Standards*. Eligible properties include those that are National Historic Landmarks, listed in the National Register, contribute to a National Register District, or have been determined eligible for the National Register.

Prior to the development of the program in 1976, the U.S. tax code favored demolition of older buildings over saving them. With this program, the tax code became aligned with national historic preservation policy which encouraged private investment in the preservation and rehabilitation of historically significant buildings. The program is jointly managed by the National Park Service and Internal Revenue Service, in partnership with State Historic Preservation Offices (National Park Service [2007]).

Current tax incentives for preservation established by the Tax Reform Act of 1986 include a 20% tax credit for the certified rehabilitation of a certified historic structure and a 10% tax credit for the rehabilitation of a non-historic, non-residential building constructed prior to 1936. Both tax credits effectively lower the amount of tax owed; in general, a dollar of tax credit reduces the amount of income tax owed by one dollar. Specific details about this program are available through the National Park Service or Internal Revenue Service (National Park Service [2007]).

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As stated previously, Tredyffrin contains one National Historic Landmark, 15 architectural resources listed in the National Register, and 20 architectural resources that have been formally determined eligible for listing by the Pennsylvania State Historic Preservation Office. Both listed and eligible architectural and archeological resources must be considered under Section 106 when federally funded undertakings, such as highway improvements or bridge replacements, may have effects on them. In addition, if such an undertaking were proposed, the sponsoring agency would be responsible for identifying and evaluating for National Register eligibility any additional resources over 50 years of age located within the area of potential effect (APE) of the proposed project. This type of survey is generally coordinated with the SHPO and performed by persons who meet federal qualifications for archeology and architectural history. Larger Section 106 projects can generate considerable supplemental knowledge of local history and development trends. The evaluation of these properties might result in recommendations of eligibility for additional historic resources and/or archeological sites. If it appears that proposed work might have an effect on a listed or eligible resource, the sponsoring agency needs to evaluate the effect and propose solutions to mitigate the effect.

Having one's property listed in or determined eligible for the National Register can also provide a helpful federal tax credit to Tredyffrin property owners who wish to perform certified rehabilitation work. Listed and eligible resources also may qualify for grants that can be used for rehabilitation work. Finally, federal and state grants are available from various agencies to help local governments or preservation groups fund surveys, eligibility evaluations, and National Register nominations of resources within a township, municipality, county, or state.

Secretary of the Interior's Standards for the Treatment of Historic Properties

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* were established as part of the NHPA to provide a set of guidelines and standards for the rehabilitation and alteration of historic structures. The *Standards* and accompanying Guidelines are used to advise both Federal agencies and the general public on best practices for the preservation of resources listed in or eligible for listing in the National Register of Historic Places (Weeks and Grimmer 1995:162). Each of the *Standards* is defined in the previous section of this report.

Miscellaneous Federal Policies

In addition to the legislation outlined above, a number of other federal laws and regulations include language that is applicable to historic preservation and the maintenance of historic resources. These federal laws are briefly summarized:

National Environmental Policy Act of 1969 This act states that it is the policy of the federal government to preserve important historic and cultural aspects of the Nation's heritage. NEPA requires federal agencies to conduct interdisciplinary investigations and prepare environmental impact statements prior to making decisions about projects that have the potential to impact the quality of the human environment (CNAHC [2006]). NEPA is similar to

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Section 106 in that it is triggered by projects using federal monies, but investigations conducted under NEPA cover a range of both historical and environmental issues. Projects in Tredyffrin that are funded by the federal government would require compliance with NEPA.

Native American Religious Freedom Act of 1978 This act identifies a policy for preserving and protecting the rights of Native Americans to believe, express, and exercise their traditional religions, including access to sites, possession of sacred objects, and freedom to participate in traditional rites (CNAHC [2006]). For example, if members of Native American tribes wished to access particular sites of cultural importance or conduct traditional rituals within the Township, this Act would ensure their ability to do so without government penalty.

Archeological Resources Protection Act of 1979 The Archeological Resources Protection Act of 1979 was an amendment to the Antiquities Act of 1906. The act regulates the taking of archeological resources on federal lands by acknowledging that archeological resources are important for the nation and should be protected. Violation of this law can result in civil and criminal penalties, including fines and imprisonment (CNAHC [2006]). As with the Antiquities Act of 1906, the Archeological Resources Protection Act of 1979 pertains to archeological resources on federal property, and thus is not applicable for most Tredyffrin properties.

Native American Graves Protection and Repatriation Act of 1990 This law provides for the protection of Native American graves, sacred sites and objects, cultural items, and human remains. Federal agencies and recipients of federal monies are required to document Native American human remains and cultural items in their collections, notify tribes of such holdings, and provide an opportunity for repatriation (CNAHC [2006]). This law would be applicable to any institution or government agency in Tredyffrin which receives federal funds and encounters or possesses Native American funerary or cultural objects, human remains, or sacred objects. For example, if federally funded road construction disturbed Native American graves or important sacred sites in Tredyffrin, the agency responsible for the project would be required to comply with the law.

4.3 NON-GOVERNMENT NATIONAL PRESERVATION AGENCIES

National Trust for Historic Preservation

The National Trust for Historic Preservation was chartered in 1949 through an Act of Congress. The Trust is a private, non-profit national membership organization focused on providing “leadership, education, advocacy and resources to save America’s diverse historic places and revitalize our communities” (NTHP 2007). The Trust is dedicated to saving the nation’s historic buildings and neighborhoods through education and advocacy programs.

The policies and affairs of the Trust are directed by a Board of Trustees, while the day-to-day management is in the hands of the President. The Office of the President is responsible for

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communications and promoting public awareness of preservation policies and activities. Six regional offices and two field offices provide technical services, coordinate with state and local organizations, and work to expand the presence of the National Trust. In addition to hosting a national historic preservation conference, the Trust has prepared extensive publications and educational materials which provide clear guidance on a variety of issues. Training programs are continually made available by the Trust and involvement by local officials and community members is encouraged.

Although there are a wide range of programs available to interested communities and preservation organizations, the Community Partners, National Main Street Center, and Preservation Development Initiatives may be of special interest to Tredyffrin, as they offer grants, conferences, workshops, and technical assistance to community organizations and local municipalities. Additional information on each of these programs is available by contacting the National Trust.

4.4 STATE LEGISLATION AND PROGRAMS

The Commonwealth of Pennsylvania is responsible for administering, to local communities, a number of federally funded programs. In addition, the Commonwealth has passed its own legislation regarding the protection and administration of historic preservation activities within Pennsylvania. Applicable legislation and programs are summarized in this section.

Pennsylvania History Code

Pennsylvania has adopted statutes at the state-level to encourage preservation efforts and activities that build upon federal legislation, such as the National Historic Preservation Act of 1966 (NHPA). The Pennsylvania History Code (PHC), Title 37 is the primary statute related to historic preservation in the Commonwealth of Pennsylvania. Adopted in 1988, it specifically states that:

- The irreplaceable historical, architectural, archeological, and cultural heritage of public records, historic documents and objects of historic interest, and the identification, restoration, and preservation of architecturally and historically significant sites and structures are duties vested primarily in the Pennsylvania Historical and Museum Commission.
- The irreplaceable historical, architectural, archeological, and cultural heritage of this Commonwealth should be preserved and protected for the benefit of all people, including future generations.
- The preservation and protection of historic resources in this Commonwealth promotes the public health, prosperity, and general welfare.
- The rapid social and economic development of our contemporary society threatens to destroy the remaining vestiges of our historic heritage.

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- It is in the public interest of the Commonwealth, its citizens, and its political subdivisions to engage in comprehensive programs of historic preservation for the enjoyment, education, and inspiration of all the people, including future generations.

The specific duties and responsibilities of the Pennsylvania Historical and Museum Commission (PHMC) are identified in Chapter 3 of the full PHC document; it states that the Commission is responsible for the administration and implementation of the Pennsylvania History Code. The document is available, in its entirety, by contacting the Pennsylvania Historical and Museum Commission or online at (<http://www.phmc.state.pa.us/bhp/laws/overview.asp?secid=25>).

Historic Preservation Act Chapter 5 of the Pennsylvania History Code is cited as the Historic Preservation Act. It provides the enabling legislation for municipalities to plan for the preservation of historic and cultural resources. This Act authorizes the Pennsylvania Historical and Museum Commission to administer the responsibilities of the State Historic Preservation Office (SHPO); ultimately the Act resulted in the creation of four bureaus within the Pennsylvania Historical and Museum Commission:

- *The Bureau for Historic Preservation* is responsible for statewide preservation activities, including acting as a liaison between state and federal agencies and administering the National Register nomination program. Additional responsibilities are detailed above under the summary of the State Historic Preservation Office.
- *The Bureau of Archives and History* maintains the Commonwealth's archives and records.
- *The Bureau of Historic Sites and Museums* is responsible for administering the historic sites and museums owned by the Commonwealth.
- *The Bureau of the State Museum* administers Pennsylvania's official museum.

State Historic Preservation Office (SHPO)

The National Historic Preservation Act of 1966 authorizes and provides funding for a State Historic Preservation Office (SHPO) in each state. The SHPO is responsible for undertaking, on a state-level, the responsibilities outlined within the NHPA. In Pennsylvania, the Bureau of Historic Preservation, Pennsylvania Historical and Museum Commission serves as the SHPO. The PHMC was originally created by Act No. 446, approved in 1945. The Commission is the Commonwealth's official history agency; the Executive Director is designated as the State Historic Preservation Officer. The Bureau of Historic Preservation administers the state's historic preservation program as authorized by the NHPA and the Pennsylvania History Code. Funding for the SHPO is provided by the federal government.

The Bureau works with local governments, individual citizens, and state and federal agencies to ensure that important historical resources are identified and protected within the Commonwealth. The Bureau offers a wide range of programs and services intended to educate the general public, provide leadership for preservation efforts, and to ensure the preservation of Pennsylvania's heritage. The SHPO's primary responsibilities include:

- managing state National Register nominations;

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- maintaining the Commonwealth's cultural resource inventory;
- assisting with projects requesting federal tax incentives;
- coordinating Section 106 requirements;
- implementing statewide preservation planning policies and surveys;
- managing grant programs;
- assisting Certified Local Government's with local historic preservation programs;
- advising local governments on preservation issues; and
- providing technical assistance.

Specific information on preservation services, archeological assistance, grants, and planning assistance offered by the SHPO are detailed on the Bureau of Historic Preservation website available at: (<http://www.phmc.state.pa.us/bhp/overview.asp?secid=25>).

Certified Local Government Program

The Certified Local Government Program (CLG) was created with the passing of the NHPA of 1966 to ensure that local governments have a means to receive technical and financial assistance to help them strengthen their historic preservation efforts and expand their preservation activities at the local level. Local governments must apply for the CLG designation through the National Park Service. Once designated, the National Park Service, together with State Historic Preservation Offices, provide assistance and matching grants to communities interested in preserving remnants of their past. The CLG Program involves local communities in the national historic preservation program, often resulting in additional land use policies at the local level that are consistent with national preservation policies. Administration of the program is primarily undertaken at the state level.

Tredyffrin is one of over 1,200 communities nationwide that participate in the CLG program. To become a CLG, Tredyffrin was required to agree to expand their historic preservation responsibilities by enacting a Historic Preservation Ordinance; appointing a Historic Architectural Review Board; commenting on National Register nominations within the community; and providing annual updates on preservation activities within the Township. The Township is eligible to apply for CLG grants that can be used for cultural resource surveys, National Register nominations, technical assistance, educational and interpretive programs, staff and training, and third party administration. The funds available to each state changes annually based on total funds designated by the National Park Service. The grants require a 60/40 match by the local municipality.

Additional information regarding the CLG program and its administration in Pennsylvania can be found by contacting the Pennsylvania Historical and Museum Commission or at (http://www.artsnet.org/phmc/grants_certified_local_govern.htm).

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Pennsylvania Municipalities Planning Code (MPC)

The Pennsylvania Municipalities Planning Code (MPC) enables governments to use zoning ordinances to implement planning goals and objectives. Article VI, Powers and Purpose, states that zoning provisions “shall be designed to...promote coordinated development...preserve natural, historic, and agricultural resources....and accommodate reasonable growth”. It further states that zoning ordinances shall protect natural and historic resources and features. Achieving these objectives is accomplished on a local level through land use regulations and zoning overlay districts (Pennsylvania Local Government Training Partnership 2007).

Historic District Act

The Historic District Act of June 13, 1961 No. 167 authorizes counties, cities, incorporated towns and townships to create historic districts within their geographic boundaries. The Act provides for the creation of a Historic Architectural Review Board, which is authorized to advise on applications within a historic district. The Act is intended to empower local governments to protect the historic character of these districts and to regulate the alteration, restoration, new development, demolition, or razing of buildings within a designated historic district. This Act enabled the creation of Tredyffrin Township’s Historic Architectural Review Board by permitting the township to declare itself a historical district within township boundaries (Tredyffrin Township 2005).

Act 120, Administrative Code of PennDOT

This Pennsylvania Legislative Act was passed on May 6, 1970 and in part created the Pennsylvania Department of Transportation (DOT). The act requires the DOT to coordinate highway and transportation projects with other public agencies. Specifically, Section 2002 of the act states that the DOT must issue specific findings when lands associated with natural areas, historic sites, or public parks are needed or to be impacted by a highway or transportation project. The process is similar to the federal Section 106 Review process.

4.4 CHESTER COUNTY PROGRAMS

In the Commonwealth of Pennsylvania, land use regulation powers are not authorized at the county level; through the Municipal Planning Code, authority is given to local cities, boroughs, and townships. Although this has resulted in weaker planning authority at the state and county levels and has limited comprehensive regional planning efforts, it has helped to bolster local participation and involvement in the planning process.

Chester County, however, has worked to overcome any limitations and has been a leader in promoting regional planning efforts. The County offers incentive-based programs for local communities that are coordinated with regional policies. Planning services, technical assistance, and grant funding programs are administered in the County through the Department of

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Community Development. In addition to funding opportunities for projects that promote the preservation of open space and local land use planning, the County has a Community Revitalization Program that is intended to assist urban centers with local revitalization efforts.

In Chester County there is one unifying planning document referred to as *Landscapes*, which is defined in further detail below.

Landscapes – Chester County Comprehensive Plan

The Chester County Comprehensive Plan Policy Element, known as *Landscapes*, was adopted by the Board of County Commissioners in 1996. *Landscapes* was based on the County's understanding that changes were needed to the development patterns that had defined the county throughout the 1980s and early 1990s. The plan identifies necessary land use changes and a program for implementing those changes. Roles and responsibilities for County and local governments are also defined in the plan. The program for growth outlined in the plan focuses on balancing new development with the protection of natural resources, agricultural lands, and the region's heritage by concentrating growth in appropriate areas.

In an effort to maintain consistency between the County and local governments, the Vision Partnership Program was developed to provide a means for municipalities to work with the County to revise their local plans and ordinances in a manner that achieves plan consistency with *Landscapes*. The Vision Partnership Program is established through a Memorandum of Understanding between Chester County and individual municipalities which are willing to commit to the goals and policies outlined in *Landscapes*. Tredyffrin Township has agreed to participate in the Vision Partnership Program; their efforts associated with the development of a *Historic Preservation Plan* are strongly tied to *Landscapes*, as historic preservation is encouraged as a part of each municipality's growth management strategy.

The goals of *Landscapes* focus on the following topics: land use, resources, economic development, transportation, community facilities, utilities, housing, human services, public health, and planning and coordination. Of particular relevance to the Tredyffrin *Historic Preservation Plan* is the goal under the category of "resources". This goal specifically states that the County and local municipalities should "sustain and enhance natural, scenic, and historic resources for the benefit of current and future generations while accommodating planned growth".

In an effort to implement this goal, the County has pledged to continue funding projects for open space planning, ordinance revisions, and park acquisition and development. Local officials are encouraged to help promote this goal by reviewing existing ordinances to ensure that adequate natural and historic resource protection standards are in place. Citizens are encouraged to assist in the implementation of this goal by volunteering for local boards and organizations, such as the local planning commission, environmental review boards, historic

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architectural review boards, and historical commissions.

Amendments to *Landscapes*

In 2000, a set of revisions to *Landscapes* were adopted to reflect changes that have been made within local planning programs. In 2003, *Landscapes* was updated for the second time.

In 2002, the Chester County Board of Commissioners adopted *Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA*. This plan was accepted as the open space element of the comprehensive plan.

In 2003, *Watersheds* was released by the Chester County Board of Commissioners; this document serves as the water resources element of the County's comprehensive plan.

Chester County has also developed a historic preservation manual entitled *Preserving Our Places*; this manual provides an overview of historic preservation and identifies how Chester County fits into the larger preservation vision.

4.5 LOCAL PRESERVATION PROGRAMS

Preservation efforts in Tredyffrin have been advanced by both local grass-roots efforts and by the local government. Local citizens have banded together to raise money and awareness for preservation within the Township, while the government has made strides to develop local ordinances and boards to oversee preservation-related activities. The development of the *Historic Preservation Plan* is the most recent effort made by Township officials to ensure that the historic character and resources within the community are preserved into the future

Recent Preservation Activity

The Township has, in recent years, been pro-active in its efforts to protect and enhance the historic and cultural resources that lie within the Township boundaries. Through the Township's designation as a Certified Local Government; the development of a Historic Ordinance; the designation of a Historic Architectural Review Board; and the preparation of a protected Historic Sites List, Tredyffrin has demonstrated its commitment to preservation.

Certified Local Government On June 17, 2002, The Tredyffrin Township Board of Supervisors voted to approve a Certification Agreement between the Commonwealth of Pennsylvania, through the Pennsylvania Historic and Museum Commission, and the Township to establish their status as a Certified Local Government. The designation makes Tredyffrin eligible for special grant programs and also required them to expand their historic preservation responsibilities. The origins of this program, and its implications for local communities, are outlined in more detail under State Legislation and Programs.

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Historic Preservation Ordinance Tredyffrin's Historic Preservation Ordinance was originally drafted and adopted in 1961 and is now codified as Ch. IX, Article 24, of the 1979 General Laws of the Municipality of Tredyffrin. The ordinance designated the entire township as a historical district for the purposes of creating a Board of Historic Architectural Review (HARB) under the terms of Pennsylvania legislation. The HARB's review power was limited by the ordinance to a list of specific buildings and resources, including 15 resources associated with the Revolutionary War, the Diamond Rock and Old Eagle Schools, seven log cabins, two old taverns, a mill, and a covered bridge. In 1976, two more resources were added (one Revolutionary War site and one springhouse), and in 1988 the Strafford Train Station was added to the sites list. At present the list contains 31 sites (only 29 of which are still in existence) in total.

Tredyffrin Historic Preservation Trust The Tredyffrin Historic Preservation Trust is not a decision-making or advisory body in the Township, but their efforts on behalf of historic preservation are noteworthy. Established in 2002, the Trust is a not-for-profit organization that was established in response to the threat that the historic eighteenth century Jones Log Barn was to be demolished. The Trust has spearheaded a fundraising campaign to rebuild the dismantled Log. The Trust consists of a Board of Directors.

Although originally started in an effort to save Jones Log Barn, the Trust has expanded the scope of their work through the years. They strive to educate the general public about the importance of preserving and protecting historical and cultural resources in the Township through the distribution of a newsletter, a lecture series which is open to the public, and the sale of note cards and calendars.

Planning Documents and Ordinances

Tredyffrin Township is guided by a multitude of planning documents that inform decision-making on various topics, including development, land use, and recreation. Each planning document utilized by the Township has a specific focus and informs and educates Township staff and resident about conditions within Tredyffrin. An underlying theme of the documents is the preservation and enhancement of the community character that has made Tredyffrin a desirable place to live and work. A number of the documents, summarized below, are applicable to the *Historic Preservation Plan*.

Historic Resources Survey In 2003 the Township finalized a Historic Resources Survey which was financed in part with Federal funds provided by the National Park Service (Hawkins et al. 2003:1.1). The purpose of the study was to prepare a detailed inventory of important historic and cultural resources in the Township; a total of three hundred fifty-six (356) resources were ultimately included in the document. A database and stand-alone Geographical Information System (GIS) were developed to provide survey information for each resource and link each resource to the Township's existing GIS data table of tax parcels. The resulting

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document is an extensive inventory of historic resources located within the Township, summarized in both a notebook form, and in a GIS format. The GIS database is intended to be updated and modified as the status of existing historic architectural resources changes.

This document was intended to be an inventory document and did not include any specific components related to recommendations or policies for historic resources or preservation practices in the Township. The Historic Resources Survey was used as the basis for information on existing conditions within Tredyffrin in conjunction with the development of this *Historic Preservation Plan*.

Strategic Plan In 2003 the Township undertook a strategic planning effort to identify visions for specific areas of municipal operations and planning. The strategic plan was developed in an effort to respond to three key questions facing the community:

1. What strengths and challenges are facing the Township today?
2. What is the vision for the future of Tredyffrin?
3. How do we arrive at that vision? What strategies are needed to help the Township achieve its goals?

Eight goals were developed as part of the strategic planning process. The goals and objectives of the Strategic Plan are important to note for their relationship to the historic preservation planning process and promoting preservation policies in the community. Four of the goals identified are directly related to the preservation of community character in the Township:

- Goal 2: Use planning as a tool to preserve, support, and enhance community resources;
- Goal 4: Encourage development and redevelopment that supports the vitality of the Township;
- Goal 6: Strengthen the feeling of community identity in Tredyffrin Township; and
- Goal 8: Provide opportunities for residents of all ages to enjoy life to the fullest in Tredyffrin Township.

The entire Strategic Plan is available by visiting the Township building or downloading from the Township website - the link is (<http://www.tredyffrin.org/departments/community/>).

Comprehensive Plan The existing Comprehensive Plan was prepared in 1987 and, together with the extended *Historic Preservation Plan*, is being updated in 2008. A Steering Committee has been established to work with the Township and the designated consultant on the Comprehensive Plan update, with a Citizens Committee also appointed to comment and guide the development of the *Historic Preservation Plan* component. Regular committee meetings, in addition to meetings with elected officials and the general public, are an important component of the planning process.

- The Paoli Community Master Plan – The Paoli Community Master Plan was incorporated into the Comprehensive Plan as an amendment in 2001. The Paoli

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Community Master Plan identifies a long-range vision for the development of the Paoli community, looking at potential implementation projects that extend from five to twenty years into the future. The Master Plan builds on recommendations included in the Paoli Rail Yard and Transportation Center Plan and a study completed on pedestrian facilities and streetscapes; both studies were prepared in 1996. The Paoli plan is important to historic preservation because the town is historically significant and includes historic buildings, most of which have not yet been surveyed.

The focal point of the Paoli plan is the Paoli Transportation Center, which emphasizes transit-oriented development and a hierarchy of densities and land uses that correspond to the vicinity of transit stations. The plan is a guide for the development that the Township would like to see in Paoli, and it forms the basis for zoning changes that the Township has now adopted for Paoli (Norman Day Associates 2001). The Paoli Community Master Plan is available in its entirety on the Township website at (<http://www.tredyffrin.org/departments/community/planning/paoli-master-plan/>). The plan is also available for review and purchase at the Tredyffrin Township building.

- Park, Recreation, and Open Space Plan - In 2005 the Township undertook a planning process to prepare an update to their 1992 Open Space, Recreation, and Environmental Resources Plan. The plan was financed in part by a grant from the Keystone Recreation, Park, and Conservation Fund and is an addendum to the Comprehensive Plan. The plan is representative of the Township-wide commitment to conservation and appropriate, selected growth and focuses on 1) providing residents with varied opportunities to enjoy their leisurely time and 2) retaining the character and setting for which Tredyffrin is noted for today. Open space planning is important to historic preservation because it is a significant way to preserve historic building and landscape resources associated with and within the preserved open space.

The plan included a detailed inventory and assessment of existing park, recreation, and open space systems within the Township broken down into four categories: lands, facilities, programs, and administration. The findings of the plan identify the need for more parkland and open spaces within the Township. This was further emphasized in the public input component of the plan, as the majority of respondents to a public survey desired more parkland. Preserving natural areas and restricting development, establishing a trail network, and developing a greenway corridor were the top three recreation-related priorities in the Township according to the plan summary. Historic preservation was ranked as the third highest cultural activity needed in the Township, behind music and no additional activities.

The Park, Recreation, and Open Space Plan recommended that the Township focus on five broad recommendations, which are listed below. Each of these broad categories is broken down further in the plan, which is available for review at the Township Building.

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- Develop a Township-wide trail system;
- Expand and improve the park system;
- Preserve more open space;
- Create new recreation program opportunities; and
- Refine how programs are administered.

The third recommendation, preserve more open space, is most directly applicable to the *Historic Preservation Plan*. Specifically, the plan identifies the importance of open space conservation and suggests that the Township implement the following policies: 1) set aside more open space by revising the Township's cluster housing regulations and 2) strengthen selected regulations that protect natural features (Urban Research and Development Corporation 2005).

Zoning and Subdivision/Land Development Ordinances Tredyffrin Township first adopted its Zoning Ordinance in 1939 and its Subdivision/Land Development Ordinance in 1987. Both have undergone updates and revisions over the years.

Lancaster Avenue Streetscape Design Guidelines The Township prepared Streetscape Design Guidelines for Lancaster Avenue in 2001, and in 2007 they were adopted into the Township's Subdivision and Land Development Ordinance. The guidelines are intended to soften the impact of the heavily traveled vehicular corridor by promoting consistency in streetscape design. The goal of the guidelines is to create an attractive and welcoming corridor for both vehicles and pedestrians.

The character of Lancaster Avenue has changed dramatically from a two-lane road bordered by farms, small towns, and residential neighborhoods to a four-lane commercial corridor. As the roadway developed, the focus was on facilitating increasing vehicular traffic, as opposed to creating a pedestrian-friendly environment that was safe for all modes of transportation. The guidelines include sidewalk, lighting, and street furniture specifications (Tredyffrin Township 2007). The intent of the guidelines is consistent with Township-wide efforts to preserve and enhance the character of the community.

The Lancaster Avenue Corridor Streetscape Design Guidelines are available on the Internet at <http://www.tredyffrin.org/departments/community/subdivision/> or by visiting the Tredyffrin Township building.

Local Responsibilities and Review Processes

The following section identifies the various levels of local government that are involved in regulating and overseeing projects and programs related to historic preservation in the Township.

Department of Building and Zoning The Department of Building and Zoning is responsible

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for overseeing and coordinating all activities in the Township related to building and construction, land use, zoning, and planning. The Department of Building and Zoning coordinates all planning and zoning related activities and is responsible for code enforcement and monitoring. They are responsible for the intake of all building and construction permits, as well as applications for site plan and land development approval, use and occupancy applications, and zoning applications.

The application process for resources protected by the Tredyffrin Historic Districts Ordinance begins with the submittal of a building permit application. If a building identified within an application is protected by its inclusion on the Historic Sites List, the application is required to be reviewed by the Historic Architectural Review Board (HARB), prior to approval at a public hearing before the Board of Supervisors.

Historic Architectural Review Board The Historic Architectural Review Board (HARB) was developed to provide a level of protection for historic architectural resources within the Township. Their primary responsibility is to identify historic resources and establish procedures for ensuring important historic resources are appropriately preserved. The HARB reviews applications for permits that involve the reconstruction, alteration, or demolition of identified historic resources that are listed on the Township's Historic Site List. The Historic Site List is included in the Appendix of this report.

The HARB is an advisory board consisting of seven members that are appointed to five year terms. As stated in the Pennsylvania Historic District Act, the HARB must always include at least one building inspector, registered architect, and licensed real estate broker. The HARB is the initial reviewing entity for projects that involve a resource listed on the Historic Site List; their recommendations are considered by the Board of Supervisors before a final decision is made and a Certificate of Appropriateness is granted to an applicant. The HARB reviews all applications according to the *Secretary of the Interior's Standards*.

Planning Commission The Tredyffrin Planning Commission does not currently review or make recommendations regarding building permit applications, including those which involve resources on the Historic Sites List. The Planning Commission's role is to prepare, update, and oversee the implementation of the Comprehensive Plan, Subdivision and Land Development Ordinance, and Zoning Ordinance. In addition, the Commission reviews all land development and subdivision applications; their decision regarding land development applications are final, while the Board of Supervisors has final approval authority on subdivision applications. The Planning Commission is composed of nine residents who are voluntarily appointed by the Board of Supervisors for four-year terms.

Board of Supervisors After review of an application for reconstruction, alteration, or demolition of a historic resource by the HARB, the Board of Supervisors considers the application at a public hearing. Pending approval of the application, a Certificate of

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Appropriateness would be granted by the Board of Supervisors.

The Board of Supervisors, which consists of seven members, is governed under the Home Rule Charter effective in 1976. According to the charter, the burden for decision-making on local issues is the responsibility of the Board of Supervisors. The Supervisors are elected by Township voters and members serve four-year terms.

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Tredyffrin Township has changed dramatically over the past three centuries due to development pressure related to its location along a primary transportation corridor within the Philadelphia metropolitan area. Nonetheless, historic buildings remain from each of the Township's periods of development. Tredyffrin is among the most historically significant places within the region, and many of its historic resources are of national significance. The Township and its residents are committed to preserving the community's historic character and resources. Chapter 5 of this historic preservation plan outlines recommendations and actions to assist in this effort.

Tredyffrin Township will continue to change. Revitalization and development will continue to occur and play a role in helping to maintain a high standard of living and quality of life for residents. Preserving the Township's historic resources and character-defining features should be a key objective of the community.

Tredyffrin must strike an appropriate balance between change and the preservation of significant resources and landscapes associated with its history. Determining how to reach that balance is a multi-step process that begins with recognizing the preservation issues that must be addressed to ensure that the community's preservation and quality-of-life goals and objectives are realized.

While preservation issues affecting the Township were outlined in Section 3.2 of this report, this chapter presents strategies and recommendations for addressing many of those issues. Other issues are addressed in the Comprehensive Plan for the Township that is being prepared concurrently with this preservation plan. The recommendations below are organized under the following headings:

- *Preservation Planning Guidelines,*
- *Local Preservation Policy,*
- *Outreach and Education.*

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5.1 PRESERVATION PLANNING GUIDELINES

The following preservation planning guidelines for Tredyffrin Township provide a framework and foundation for the more specific recommendations found in this chapter. These general guidelines should be considered and applied as future decisions are made in the Township regarding historic preservation, commercial and residential development, capital projects, road work, open space, and changes to existing land uses.

Guideline 5.1.A: Build upon existing preservation initiatives to create momentum for future projects.

Tredyffrin Township and many of its engaged residents and organizations have taken important strides in preserving the Township's historic resources. The work of the HARB, the creation of the Tredyffrin Historic Preservation Trust, township inventories, the work of the Open Land Conservancy, the plan for Paoli, and initiatives of private citizens in preserving their historic homes are among the significant achievements of recent years.

The Township will build upon current and recently completed projects to create momentum and interest in future preservation-related projects. Specific recommendations that will help build on recent initiatives are included below. These and other actions yet to be identified should not be viewed in isolation, but comprise a coordinated program using available tools and initiatives to move to the next step. Each new step will lead to the next.

Guideline 5.1.B: Build partnerships and foster communication among residents, local agencies, and organizations.

The Township will collaborate with interested property owners; local, regional, and state organizations and agencies; and land developers to identify specific community preservation interests and to ensure that a broad range of options are considered when decisions are made regarding future plans and projects. Decision-making should be an inclusive process that seeks to recognize, inform, and involve all interested parties and to build consensus around goals and solutions.

Guideline 5.1.C: Educate the community about the importance of preservation within the Township.

The Township will strengthen its preservation efforts by engaging the community and rallying its support. Through education, knowledge about and interest in the Township's significant history will be encouraged. Remaining resources will be recognized and become better known. Broad-based community support for preservation will help the Township in its efforts to preserve and maintain community character. Recognition of the benefits of preservation and the positive impacts it has on the community as a whole will encourage and inspire individual preservation initiatives by homeowners. The Township will collaborate with a broad range of individuals,

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neighborhood groups, community leaders, and preservation organizations to organize and implement a community-wide preservation education program.

Guideline 5.1.D: Preserve resources in the Township that qualify as historic, according to the following definition set by the Township:

1. Historic significance:

- 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 represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction
- Yielded information important in prehistory or history

2. Historic integrity – the measure of the historic qualities still present in the resource. Qualities that give integrity are visible characteristics leading to physical evidence of the historic nature of the resource such as the following:

- 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.

3. Historic Context – requirement that a clear linkage exists between the resource and a broad historical pattern or trend. Historic context provides a frame of reference for evaluating a specific resource and a way in which to convey its significance.

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5.2 LOCAL PRESERVATION POLICY

Recommendation 5.2.A: Update the Historic Preservation Ordinance and list of protected historic sites

The existing Historic Preservation Ordinance was created in 1967. It established the entire township as an historic district and designated the areas within 250 feet of thirty-one buildings and sites as being of historical significance. No building permits may be issued for work on any of the thirty-one historically significant buildings or sites – or on any structure within 250 feet of those buildings and sites – unless the Board of Supervisors, following a recommendation from the HARB, has approved a Certificate of Appropriateness for the work.

The HARB will review the ordinance to ensure it remains consistent with State law and to update any outdated sections. In particular, they will evaluate the value of the 250 foot buffer area that triggers a review for a Certificate of Appropriateness to address concerns about impact on non-historic properties, and make a recommendation to the Board of Supervisors in this regard.

Recommendation 5.2.B: Use the Classification System prepared for the Historic Sites Inventory with Modifications

The Historic Resources Survey prepared in 2003 classified resources as Class I, Class II, and Class III according to their historical significance and integrity. Class I resources are (a) listed on or have been determined to be eligible for the National Register of Historic Places, (b) listed on the Local Historic Register (list of HARB-reviewed properties), or (c) contributing resources to those properties.

Class II resources are over 50 years old, determined to be of historical or architectural significance, retain architectural integrity, and are potentially eligible for listing on the National Register. Class III resources are over 50 years old, have historical significance, but might have been substantially altered and are not listed as Class I or II.

This classification system will be used for the designation of historic resources outlined in Recommendation 5.2.D with three modifications:

1. An additional classification category of “Landmarks” will be created to include the historic properties currently under the jurisdiction of the HARB. These existing resources are of such significance to the nation’s history, many of which are closely associated with Valley Forge, that they rise above National Register status and should (and currently do) receive added scrutiny and attention.
2. Class I resources should include resources that have been determined to be *potentially* eligible for listing on the National Register whether or not they have gone through the formal review process for determining eligibility.

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3. Class III resources should include historic sites as well as structures, including ruins, historic places without visibly identifiable resources, and archeological sites.

Recommendation 5.2.C: Explore incentives for properties listed in the Historic Preservation Ordinance

The HARB and Planning Commission will investigate land use incentives designed to support and encourage property owners that agree to list their property in the Historic Preservation Ordinance. Regulatory incentives could be similar to the existing zoning regulation that permits historic properties in residential zoning districts to be used as a bed and breakfast or relaxed bulk and height regulations that recognize the often non-conforming nature of older historic properties.

Recommendation 5.2.D: Add additional buildings to the list of historic resources protected by the existing Historic Preservation Ordinance

Currently only 29 resources are protected by the Township under the existing Historic Preservation Ordinance through their inclusion on the Historic Sites List. The Township will consider adding additional buildings to the list subject to the requirements of the Historic Preservation Ordinance.

The HARB will review the Historic Resources Inventory and identify buildings and resources that they consider historically significant, according to the definition set by the Township in Guideline 5.1.D. Such listing will subject these resources to design review by the HARB. Property owners will have to affirmatively indicate their support (opt-in) before the Board of Supervisors will add them to the list and shall record a notice that is acceptable to the HARB in their deed. In addition, owners of properties already listed in the ordinance will be asked to add language to their deeds noting the designation in an effort to ensure that future owners will receive notice.

Recommendation 5.2.E: Continue the inventory of historic resources within the Township.

The Historic Resources Survey completed in 2003 was an important step forward in inventorying the historic resources in Tredyffrin Township. Due to time and budgetary restraints, the inventory study concentrated on individual buildings and properties located within the central valley portion of the Township, using the historic 1883 map of the Township as a reference with respect to resources that existed at that time. Over three hundred historic resources were identified.

To build a more comprehensive inventory, additional inventory work will be undertaken for remaining areas of the Township. Historic resources may include more than just buildings. For example, historic roadways, which generally are characterized by narrow widths, no curbs, and vegetation close to the roadways, contribute to the character of a community. The HARB will

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explore what advantages an historic designation could have on resources such as roadways, and then decide whether to recommend to the Board of Supervisors to seek funding to add them to the inventory.

The HARB will be charged with continuing the inventory of the Township's historic resources. Partial grant funding for the inventory may be obtained through the Pennsylvania Historical and Museum Commission. As with the 2003 document, a consultant experienced in preparing historic resource inventories should be retained. This work could be undertaken in phases over time as funding becomes available.

Recommendation 5.2.F: Consider establishing an Historical Commission

The Township will consider establishing an Historical Commission. Currently, Tredyffrin Township has a HARB that addresses design review for proposed construction changes to the protected historic resources within a local historic district which, in Tredyffrin Township's case, is the entire township. The design review of proposed changes is part of the Tredyffrin Township building permit application process. The Historical Commission, on the other hand, would review applications for subdivision and land developments for impact on designated historic resources. The two bodies would be complementary, and their areas of responsibilities would be distinctly different.

Historical Commissions are much like Planning Commissions, except that they focus on historic preservation issues. When an application for subdivision or land development is submitted that includes an historic resource, the plans for the project are forwarded to both the Planning Commission and Historical Commission. Applicants appear before an Historical Commission to present their projects and discuss preservation issues and impacts.

Upon completion of its review, an Historical Commission votes to approve or disapprove the plan and frequently makes recommendations on aspects of the plan. These recommendations are coordinated with those of the Planning Commission. In Tredyffrin Township, the Planning Commission is a decision-making body (in many municipalities, the planning commission is advisory to the board of supervisors). In Tredyffrin Township, therefore, it is possible that the recommendations of an Historical Commission would be sent to the Planning Commission for its consideration and inclusion in its decision and requirements with respect to a project.

Unlike the HARB, an Historical Commission may have the ability to address preservation issues that go beyond those resources identified on the Historical Sites List. The membership of the Historical Commission could be the same as the HARB, or the HARB could be a subcommittee of the Historical Commission, with different members to meet the membership requirements outlined in the Township's Historic Preservation Ordinance.

Chapter Five: Preservation for Tomorrow

5.3 OUTREACH AND EDUCATION

Outreach and education will be a primary objective for the Tredyffrin community in order to increase support for preservation projects. Knowledge of the history, significance, and range of community resources will help promote awareness and interest, and may influence the desire of local residents to support steps to protect and preserve historic resources. Educational programs will reach out to the entire community and focus on groups such as specific neighborhoods, developers, large land owners, and community constituencies.

Recommendation 5.3.A: Develop web-based maintenance and treatment guidelines to assist property owners in caring for historic buildings and landscapes

The HARB will oversee the development of maintenance and treatment guidelines to be made available to the owners of historic property through the Township's website. The guidelines will assist property owners with appropriate procedures and techniques for maintaining and caring for older houses, historic building fabric, and historic landscapes. Having a resource guide readily accessible and available to residents will help to improve the overall quality of care of historic resources in the Township and will ultimately improve the character, appearance, and value of properties. The guidelines will link to more detailed information and technical bulletins available at National Park Service and other websites as well as publications from organizations such as the Association for Preservation Technology.

Recommendation 5.3.B: Support outreach and educational programs for the community

The Tredyffrin Easttown Historical Society and Tredyffrin Historic Preservation Trust currently present educational programs such as the Historic House Tour and Lecture Series to members and residents. The Township will support their efforts to promote awareness of local history. The Historical Architectural Review Board also has an Annual Award program to recognize Historic Property Owners, which should continue as an outreach tool by the Township.

The Township will continue to encourage local historic site steward programs to recognize and encourage property owners to preserve historically significant properties.

Recommendation 5.3.C: Promote awareness of historical landmarks.

The Township will create a map of historical landmarks and establish signs at various historic events and sites throughout the Township. The Patriots Path Study will also be available to the public to learn about various historic landmarks that are accessible and will be made more so with the proposed trail to connect them.

Chapter Five: Preservation for Tomorrow

Recommendation 5.3.D: The Township will encourage owners of historic properties to take steps to legally protect the historic aspects of their properties.

The Township will compile information that explains the pros and cons of, and the process associated with, historic preservation tools. One way property owners can legally protect the historic aspects of the property is through a façade easement on the property, which prevents changes to a building's exterior or face. This form of easement may be used to restrict other development on the site and encroachment into the property's air space.

Another method of legally protecting the historic aspect of a property is a deed restriction, which allow for stipulations contained within the actual deed regarding certain treatment or use of the property. Since deed restrictions are part of the deed, they must continue to be honored when the property is sold, so any future owner is obligated to comply with the provisions contained in the restriction. Deed restrictions can be used to regulate modifications to a structure itself, and also can be used to regulate uses or other types of activity on the property beyond that regulated through zoning.

A third way to legally protect the historical aspects of a property is through a restrictive covenant, which is similar to a deed restriction in that it restricts specified alterations to a property. However, unlike a deed restriction, a restrictive covenant is an agreement between two parties, and is more similar to an easement. Restrictive covenants are sometimes viewed as more enforceable than deed restrictions but less enforceable than easement agreements.

Another way historic aspects of properties can be protected is by listing the property on the National Register of Historic Places. Although listing a property on the National Register does not interfere with a private property owner's right to alter, manage, or dispose of property, it often changes the way communities perceive their historic resources and gives credibility to efforts to preserve these resources as irreplaceable parts of the community.

Recommendation 5.3.E: The Township will educate the public about Federal Historic Preservation tax credits and incentives to encourage the protection of historic sites.

The Tax Reform Act of 1976 allows tax credits for the rehabilitation of a certified historic structure, but the maximum amount of the credit available is 20 percent. The law limits the use of the tax credit by income, setting a maximum eligibility level for use, as well as limits the amount of credit that can be taken annually. The Pennsylvania Historical and Museum Commission, in partnership with the National Park Service, administers the federal Rehabilitation Investment Tax Credit, which is available only to properties that are listed on the National Register of Historic Places or properties that have been designated by a state or local entity as certified to meet the requirements for listing on the National Register of Historic Places. The tax credit also requires that the rehabilitation work itself must be certified by the National Park Service.

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Tax credits are also available to developers who reuse historic structures for low-income housing, defined as that which is affordable to those earning less than the median income for the region. As with the rehabilitation tax credit, the building must be a certified historic structure.

The National Trust for Historic Preservation is a private, non-profit organization that serves as a national clearinghouse for information and technical assistance on historic preservation. The National Trust promotes preservation by offering many types of services and programs through technical documents, seminars, workshops, and training sessions. They also coordinate regional and national historic preservation efforts and administer grants and loan programs. The National Trust also advises on legal aspects of historic preservation.

Recommendation 5.3.F: The Township will encourage the state to create Historic Preservation Tax Credits

The Pennsylvania Legislature has considered legislation creating historic preservation tax credits in the past. The Township will encourage state officials to adopt tax credits, including for residential properties.

Recommendation 5.3.G: Educate the HARB on design guidelines when reviewing permit applications for historic sites

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 educational tools.

Chapter Six: Implementing the Plan

Chapter Six: Implementing the Plan

The implementation of recommendations and projects is the most important component of a planning process. However, it needs to be recognized that the implementation of all objectives is not going to occur overnight; many recommendations are on-going or will need to be phased over a multi-year period.

In order to assist the Township in the implementation of the Historic Preservation Plan, the recommendations have been organized in a matrix that includes a summary of the recommendation, specific tasks associated with the recommendations' full implementation (for multi-phase recommendations), responsible party or parties, and a timeframe for implementation.

One of the most important things to note in conjunction with the Historic Preservation Plan is that it cannot be implemented through the sole effort of the Township, as the Township staff and resources are limited. Outside agencies and organizations, as well as local residents, must participate in the implementation effort in order for the plan to be truly successful.

<u>Action</u>	<u>Timing</u>	<u>Responsible Parties</u>
EDUCATION		
Encourage historic preservation by explaining pros and cons, and tracking use of, various designations and tools	Within 1 year (then ongoing)	• HARB, Staff
Gather web-based information about maintenance and treatment guidelines to assist property owners	Within 2 years	• HARB
Support the efforts of the Tredyffrin Historic Preservation Trust and the Tredyffrin Easttown Historical Society's to promote awareness of local history	Ongoing	• HARB, BOS
Create a map of historic landmarks in Tredyffrin and establish signs at the location of historic events and sites.	Within 5 years	• HARB
Gather information to add to the Township's website about federal tax incentives for historic preservation	Within 5 years	• HARB
Encourage the State to adopt historic preservation tax credits	Within 5 years	• HARB, BOS

Chapter Six: Implementing the Plan

Obtain more training about design guidelines that the HARB is required to follow as part of the enforcement of the Township's historic preservation ordinance.	Ongoing	<ul style="list-style-type: none"> • HARB, Staff
REGULATION		
Update the existing ordinance protecting historic structures, including consideration about whether to remove the 250' buffer area triggering review before issuance of building permit and ideas for regulatory incentives for properties added to the ordinance	Within 1-2 years	<ul style="list-style-type: none"> • HARB, BOS, Staff
Investigate potential land use incentives to encourage owners of historic properties to add their properties to the Township's historic preservation ordinance	Within 1-2 years	<ul style="list-style-type: none"> • HARB, PC, BOS, Staff
Determine whether any structures should be added to the existing list of protected historic structures, with opt-in procedure for property owners	Within 1-2 years	<ul style="list-style-type: none"> • HARB, BOS, Staff
Seek grant funding for, and then continue the Historic Resources Survey for entire Township	Within 3 years	<ul style="list-style-type: none"> • HARB, BOS, Staff,
As more properties are surveyed, determine whether any additional structures should be added to list of protected historic sites, with opt-in procedure for property owners	Within 4 years	<ul style="list-style-type: none"> • HARB, BOS, Staff
Consider whether to create an Historical Commission	Within 10 years	<ul style="list-style-type: none"> • HARB, BOS, PC, Staff

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Appendix

Appendix

The Appendix contains a collection of materials to provide a ready reference source for users of the Preservation Plan. Three components are included on the following pages:

1. Glossary of common preservation terms;
2. Historic Sites List for Tredyffrin Township (1988); and
3. Historic Preservation Ordinance for Tredyffrin Township (1979);

Appendix

PRESERVATION TERMS

There are specific terms and references used throughout the Preservation Plan document that may not be familiar to those without previous experience in the fields of architecture or historic preservation; these terms have specific meaning when used in the context of historic preservation work. A list of common preservation terms and definitions has been provided below as a reference for persons using this document.

This is not intended to be an all-inclusive list, and it may be necessary to reference additional documents to determine meanings for other architectural terms used throughout the guidelines.

Addition

Any new construction that alters the exterior appearance of a property, site, or building, or that extends or increases the size, or floor area, or height of any existing improvement.

Alteration

Any change, rearrangement, or other work that is not an addition but that does alter the exterior appearance of a resource, site, building, or structure.

Character

The combination of distinguishing attributes belonging to a building, structure, or other resource.

Compatible

Describing an alteration that maintains or restores the historic and significant features and appearance of a building, and does not detract from surrounding resources, thereby maintaining a sense of visual harmony in the buildings and between the building and neighboring buildings and landscapes.

Deferred Maintenance

Property maintenance that has been neglected or left undone over an extended period.

Demolition

The partial or total razing, dismantling, or destruction of an existing building or feature.

Demolition by Neglect

The destruction of a structure caused by failure to perform maintenance over a long period of time.

Existing Condition

A resource's physical condition, appearance, and soundness.

Appendix

Exterior Features

The architectural style, general design, and arrangement of the exterior of a building, including the material and type and style of all windows, doors, roof pitch, eaves, trim and brackets, porches, chimneys, signs and other architectural fixtures.

Feature

A single, distinguished part of a greater whole, as a single architectural element of a building.

Form

The shape of a building or object, which contributes to character and appearance.

Historic Context

A theme created for planning purposes that groups information about historic resources based on a shared premise, specific time period, and geographical area.

Integrity

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

Maintenance

The routine upkeep of a building or resource, generally performed to combat the effects of weathering and age.

Massing

The overall composition, including the size, expanse, shape, and bulk of the major volumes of a building, that contribute to the building's appearance, especially when the building has major and minor elements.

Orientation

The relationship of a structure to the compass points or a site feature; may refer to the direction a façade faces, such as the south elevation, or the direction of a main axis, as in east-west orientation.

Proportion

The relationship of the size, shape, and location of one part of a building to another part, or of one part of a building to the whole building, or of one building to a group of buildings.

Reversible

Any restoration technique that can be undone in the future, by being reversed or removed, without damaging the original historic fabric.

Appendix

Rhythm

The pattern and spacing of repeating elements such as windows, columns, arches, and other façade elements.

Scale

The proportions of the elements of a building to one another and the whole, and sometimes to adjacent buildings.

Setback

The distance between a building and the property line.

Significant

Describing a building feature that contributes to the overall design, appearance, and importance of a building, and is essential to maintaining the historic integrity of the building and/or the historic district.

Siting

The placement of elements on a building or the placement of a building on a site, taking into consideration size, distance, setback, alignment of features, the location of the street, and the situation of other nearby buildings.

Streetscape

The overall view of a street and its component elements, including the street, sidewalk, buildings, signs, traffic lights, street furniture, landscaping and also including factors such as rhythm, solid-to-void ratio, changes or consistency in setback, etc.

Appendix

HISTORIC SITES LIST

The following resources are listed on the Township's Historic Site List as of Spring 2008:

1. Quarters of Major General William Alexander, Lord Stirling
2. Quarters of Brigadier General Henry Knox
3. Quarters of Brigadier General William Maxwell
4. Quarters of Major General Marquis de Lafayette
5. Quarters of Brigadier General Louis Lebeque DuPortail
6. Quarters of Brigadier General Anthony Wayne
7. Quarters of Brigadier General Count Casimir Pulaski
8. Quarters of Brigadier General Enoch Poor
9. Quarters of Brigadier General James Potter
10. Quarters of Sir William Howe
11. Quarters of Brigadier General William Woodford
12. Quarters of General Charles Cornwallis
13. Quarters of General Charles Lee & Thomas Bradford
14. Diamond Rock Octagonal School
15. Old Eagle School
16. DeAddio Log Cabin
17. Shumway-Davis Log Cabin
18. Roye-Heybrun-Clarke Log Cabin
19. Wetherby-Hampton-Snyder-Atlee-Wilson Log Cabin
20. Van Leer Curwin Log Cabin
21. Hughes Hollow-Browning Log Cabin
22. Drexel-Paul-Thompkins Log Cabin
23. First Blue Ball Tavern
24. Second Blue Ball Tavern
25. The Great Valley Mill
26. Knox Bridge
27. Barn, Stirling's Quarters
28. Prescott Springhouse
29. Strafford Train Station

Two additional properties were previously listed but are no longer extant:

1. Quarters of Captain John Davis (demolished)
2. Quarters of Major General Nathanael Greene (destroyed by fire)

Appendix

HISTORIC ORDINANCE FOR TREDYFFRIN TOWNSHIP

The following pages include a copy of the Tredyffrin Township Historical District Ordinance, Chapter 114.