



TREDYFFRIN STRATEGIC PRESERVATION PLAN

NOVEMBER 2023



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All components of the *Strategic Preservation Plan* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by Dominique M. Hawkins, FAIA, LEED AP and Jennifer Wolfe, AICP.

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EXECUTIVE SUMMARY

Historic and archaeological resources in Tredyffrin Township demonstrate the heritage of the area from at least 11,500 years ago. Some of the most well known sites are associated with the early-18th century Welsh settlers or the Revolutionary War encampments and conflicts from 1777. *Tredyffrin's proximity to Valley Forge is a unique opportunity to connect the local community with preservation ideas, recognition of diversity, and potential for planning heritage tourism growth.* Also noteworthy, Tredyffrin's development patterns reflect the transition from agricultural land uses to Philadelphia's suburban expansion after automobile highways and commuter lines were constructed in the early and mid-20th century. This *Strategic Preservation Plan* was sought to provide an assessment of the area's historic resources and options to regulate and encourage historic preservation.

Tredyffrin Township is designated as a Certified Local Government (CLG) following its successful application in 2002. This voluntary program affords communities technical and financial assistance under the umbrella of the National Park Service and the National Historic Preservation Act of 1966, administered regionally by the Pennsylvania State Historic Preservation Office (PA SHPO). Currently, Tredyffrin's preservation ordinance does not meet CLG ongoing performance standards as identified by the PA SHPO. Maintaining compliance with the CLG program is a stated community priority and noted amendments may require the Board of Supervisors to address these with subsequent public comment and adoption hearings.

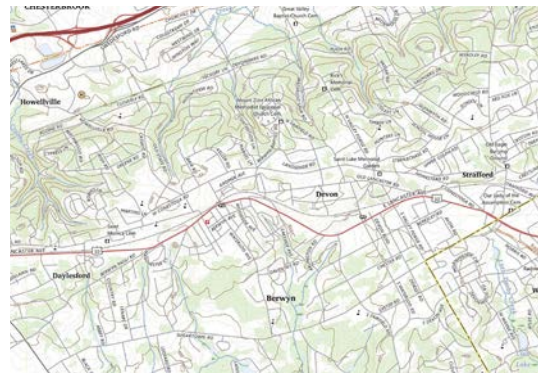
A preservation program can also be improved with non-regulatory actions that inspires shared community values. This can include public engagement to identify significant historic or cultural resources, developing digital and print media resources to share and collect information, and integrating preservation goals within existing programs. Public comments from past planning initiatives identify growth and community character as challenges facing Tredyffrin which supports the need for accessible best practices.

The CLG program requirements and the recommendations developed from the past planning efforts were taken into consideration in the formation of the *Strategic Preservation Plan* that is divided into the following chapters:

1. **Introduction** expresses the *Strategic Preservation Plan's* purpose and goals designed to advance historic preservation in Tredyffrin
2. **Historic Resources** provides a background of the types and categories of historic resources and a summary of the inventory of potential historic resources in Tredyffrin.
3. **Preservation Priorities** summarizes the past planning resources that contributed to recommendations of this Plan by synthesizing these resources with the goals and challenges still relevant today. As a result, the *Strategic Preservation Plan* focuses on five priorities.
4. **Strategic Priorities and Pathways** explains detailed approaches to achieve preservation benefits through multiple action items within each of the five priorities (refer to next page).
5. **Resources** offers a description of key preservation terms, useful sources for preservation guidance, and quick reference guides to the state enabling legislation and CLG preservation ordinance requirements.



The Pennsylvania Turnpike extended to Valley Forge by 1950 signaling a period of urban renewal.



USGS Valley Forge Topo Maps, 1952 and 2023, reflect changing development patterns.

HISTORIC PRESERVATION OPPORTUNITIES

Studies, workshops, and public comments collected in the past identify challenges that historic preservation can address, including:

- Increased residential and business development pressures
- Loss of historic buildings and landscape features
- Changes in neighborhood appearance, residential teardowns, new development that does not match community character
- Intensity of new suburban development
- Economic viability
- Traffic and loss of historic roads and landscapes
- Incomplete inventory of historic resources
- Protection of historic resources

Refer to *Preservation Priorities* in chapter 3.

PRESERVATION PRIORITIES

- I. Maximize the capacity of public administration with efficient practices and accountable resources
- II. Revise local regulations for compliance with PA CLG program while demonstrating authority through the PA Municipalities Planning Code and Historic District Act
- III. Explain preservation best practices with simple and graphic design guidelines
- IV. Encourage voluntary preservation with financial incentives and development benefits
- V. Participate in education and outreach programs supported by partner entities and Township departments

SUPPORTING RESOURCES

Tools, sample studies, and specific sources are provided in the [Resources](#) section of this document. These are provided as guidance for those less familiar with historic preservation and to assist local officials, residents, and community advocates to connect historic preservation values with other community values. The [Resources](#) section includes:

- Key Preservation Terms
- Secretary of the Interior Standards for Rehabilitation
- Guidelines for Flood Adaptation
- National Register Criteria of Significance
- Evaluating Historic Integrity
- Analysis of the PA Enabling Legislation (Historic District Act and Municipality Planning Code)
- PA Certified Local Government (CLG) Preservation Ordinance Requirements
- Steps for Building Community Support
- Economic Benefits of Historic Preservation
- PA Historic Rehabilitation Tax Credit
- Sustainability and Historic Preservation

ACTION ITEMS**PRESERVATION PRIORITY I**

- I.a. Publish annual report and seek feedback
- I.b. Develop a robust digital resource to share information
- I.c. Update the historic resource inventory
- I.d. Provide internal preservation training opportunities
- I.e. Evaluate preservation benefits of public projects
- I.f. Collaborate with neighboring townships

PRESERVATION PRIORITY II

- II.a. Qualify legislative purpose and intent
- II.b. Adopt clear criteria for historic designations
- II.c. Adopt administrative review process
- II.d. Adopt review criteria and timeline
- II.e. Adopt process for relief and flexibility to the code
- II.f. Establish required findings of fact for historical commission decisions
- II.g. Strengthen demolition review requirements
- II.h. Adopt enforcement procedures and penalties

PRESERVATION PRIORITY III

- III.a. Develop graphic standards for administrative approvals
- III.b. Describe historic buildings, features, and settings
- III.c. Promote building maintenance
- III.d. Describe how to choose a preservation treatment
- III.e. Provide compatible design recommendations for building alterations, additions, and new construction

PRESERVATION PRIORITY IV

- IV.a. Promote existing financial and development benefits
- IV.b. Develop a report of economic impacts of historic resources
- IV.c. Reduce financial burdens of other city programs/permits/utilities
- IV.d. Develop demolition mitigation fund
- IV.e. Publish data correlating building material lifespan

PRESERVATION PRIORITY V

- V.a. Continue regular training with the NAPC and community preservation organizations
- V.b. Include historic preservation tips in newsletter
- V.c. Promote preservation successes
- V.d. Develop virtual tour



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Aerial image (1931) of Stafford, Pennsylvania State Archives, published by Tredyffrin Easttown Historical Society

1 INTRODUCTION

HISTORIC PRESERVATION IN TREDYFFRIN

HISTORIC PRESERVATION GOAL

Establish a balance between change and the preservation of significant resources and landscapes associated with local, regional, and national history.

(TREDYFFRIN TOWNSHIP COMPREHENSIVE PLAN)

The Tredyffrin Township's built environment developed after the late 17th-century and is visible evidence of the community's heritage. An even older pre-history is encapsulated under ground in archaeological evidence. These remains are important reminders of how people have used the land, adjusted to the local climate, practiced customs, and advanced the economy. Historic preservation is a common tool that describes the stewardship of these remains for the benefit of current and future generations - not only for patrimonial purposes but for the knowledge that can be obtained.

Municipalities that are fortunate to retain physical characteristics from their past have the opportunity to govern how these resources can be used for the benefit of their community. ***Valley Forge National Historical Park is a emblematic of the opportunity for Tredyffrin to attract visitors, recognize historical themes, and share its diverse heritage.*** Throughout Tredyffrin's historic periods, buildings, landscapes, sites, and viewsheds remain today that shaped the community's identity and are worthy of preservation considerations. Furthermore, historic preservation is a community goal outlined in an earlier preservation plan, the most recent comprehensive plan, and local codes that aim to recognize existing historic resources. ***This Strategic Preservation Plan serves as an updated and consolidated planning resource that provides synthesized preservation guidance in clear language to help local officials and the general public embrace growth using historic preservation.***



DOCUMENT PURPOSE

This plan was developed by Tredyffrin Township, in consultation with Preservation Design Partnership, to identify recommendations that reconcile existing preservation program assessments with current local, regional, and state preservation goals. The last comprehensive historic preservation plan was completed in 2009. Since that time, administrative and regulatory changes have taken place and the preservation program continues to face challenges. In 2021, broader goals for the Tredyffrin Township's Comprehensive Plan were developed and the National Alliance of Preservation Commissions undertook an assessment of the Tredyffrin Township's preservation program. These resources and best practices in preservation planning are incorporated into this *Strategic Preservation Plan* to synthesize relevant recommendations for the success of Tredyffrin Township's preservation program.

DOCUMENT GOALS

This planning document is intended to be a stand-alone resource for the Tredyffrin Township to implement a targeted approach to specific preservation challenges. Readers should differentiate goals for this document from adopted municipal or comprehensive plan policies and goals. In order for this *Strategic Preservation Plan* to be concise and helpful, components of traditional preservation plan elements are included in an abbreviated format; and terms related to the historic preservation profession are explained. Recommendations are intended to be presented in a manner that does not require experienced training.

CURRENT CONDITIONS

The Preservation Ordinance for Tredyffrin Township is codified as the Historic Resource Overlay District in Article XXIVA of Chapter 208 of the Zoning Code and the Historical Commission is recognized with functions and duties to carry out the municipal historic preservation program. Prior to the ordinance adoption in 2011, a different ordinance was in place. A township-encompassing Historic District was created in 1967 and was implemented with an Historic Architectural Review Board. One of the current challenges identified by previous preservation assessments is that the mechanism that triggers a regulatory review process is the Historic Resources Map. As of this document, there is not an adopted map for regulatory purposes.

These circumstances and other elements of the Preservation Ordinance have been identified by officials as insufficient to meet the PA SHPO's Preservation Ordinance Requirements (refer to pages 4.5 and 5.9). Tredyffrin's Comprehensive Plan and the Chester County Comprehensive Plan both proclaim a commitment to historic preservation and there is local demonstrated support of historic preservation through this project and the work of the Historical Commission. *The Tredyffrin Township Board of Supervisors could address these shortcomings by developing provisions of either of the enabling legislation framework (refer to sidebar and pages 5.7 - 5.9), including a potential township-wide overlay or designation of specified individual landmarks and/or districts; or, develop and promote robust financial incentives that motivates voluntary property owner participation.*

STRATEGIC PRESERVATION PLAN GOALS

1. Summarize the historic resource inventory
2. Consolidate established preservation priorities relative to existing conditions
3. Develop objectives to improve select preservation priorities
4. Provide an implementation strategy
5. Identify sources for support

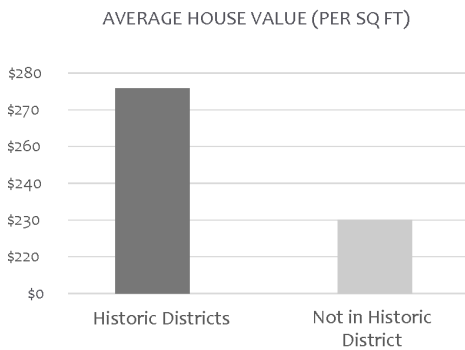
PENNSYLVANIA'S ENABLING LEGISLATION

When considering any modifications to local ordinances, a municipality should be guided by the powers authorized to them by the state. In this case, local governments can choose one or form a hybrid of both of the following sources to guide its historic preservation ordinance.

1. *Pennsylvania's Historic District Act (Act 167 of 1961)* authorizes municipal protection of historical and architectural character through the regulation of new construction, alteration, restoration, or demolition of buildings within districts that have been certified by the Pennsylvania Historical and Museum Commission (PHMC).
2. The *Pennsylvania Municipalities Planning Code (MPC)* provides the authority to boroughs, townships and cities to exercise municipal land use controls, plan for development and regulate that development through zoning, subdivision and land development ordinances, and official maps. The MPC specifically cites the preservation of historic resources as a valid planning concern and, in *Article VI, section 603(g)(2)* mandates that "zoning ordinances shall provide for the protection of natural and historic features and resources." Article VI also provides for the regulation of "places having unique historical, architectural or patriotic interest or value" through the creation of specific zoning classifications.



Historic buildings reveal information about available materials and craftsmen, climate adaptations, and growth patterns.



Average values per square foot in Saratoga Springs, NY reflect a 15% higher value in historic districts than those not in a historic district. *Property Value Analysis*, 2018, by PlaceEconomics.

“Overall, missing middle housing development (2 to 4-unit structures) has represented just 4.5% of all housing stock built in Pennsylvania since 1978, significantly lower than New Jersey and New York.”

(Data from the U.S. Bureau of the Census, Manufacturing and Construction Division as presented by the PA Chapter of the American Planning Association.)

SUSTAINABILITY

During a building’s lifecycle, the most carbon emissions are used during construction and demolition, compared to relatively lower operational emissions during its use.

(World Green Building Council, 2020)

HISTORIC PRESERVATION AS A TOOL

There are many community benefits of historic preservation beyond beauty and patrimony that should inspire community leaders to use it as a tool to reach economic, social, transportation, recreational, housing, and environmental goals. In Tredyffrin, the *Comprehensive Plan* declares in its vision statement a commitment to perform services that meets these needs of the community. *Studies focusing on economic and quality of life benefits in Tredyffrin, or the region, can help build community support.*

POTENTIAL ECONOMIC BENEFITS

- Participating rehabilitation tax credit projects in the Commonwealth of Pennsylvania resulted in \$551,902,474 in qualified rehabilitation expenditures for FY2022 (*Technical Preservation Services, National Park Service*)
- A \$1,000,000 investment in a historic rehabilitation project generates 6.4 direct jobs and 5.6 indirect/induced jobs in Pennsylvania (*The Missing Key: A Study Of The Impact And Potential Of The Pennsylvania State Historic Tax Credit* by PlaceEconomics, 2019)
- *Heritage tourists to large attractions like Valley Forge will be more likely to visit and stay in gateway communities that provide small-town experiences in authentic historic settings*
- Property values of historic properties and those in historic districts tend to be more stable and rebound more quickly from economic stressors
- Properties with older barns can apply for Historic Barn and Farm Foundation of Pennsylvania grants for repairs that help preserve Tredyffrin’s rural character

POTENTIAL HOUSING BENEFITS

- Large, historic or older residential properties can experience increased property values with increased density for attached and detached secondary dwelling units that provide more diverse housing options
- Traditional housing construction was designed and built to adapt to environmental conditions of heat, wind, and water in the event that modern building systems fail or are temporarily disconnected

POTENTIAL ENVIRONMENTAL BENEFITS

- Conservation easements can be donated to non-profit entities that will create federal tax credits for the donor and preserve open space
- Post-Covid recreation, retail, and live-work relationships have changed that favors even more walkable communities and open space
- *Embodied carbon from transportation, construction, and demolition activities is growing as operating emissions fall; furthermore, over a 60-year period adaptive reuse will reduce the building’s total carbon by 37 percent compared to code-compliant new construction* (*Embodied Carbon and Adaptive Reuse*, Katharine Logan in *Architectural Record*, 2022)



POTENTIAL TRANSPORTATION BENEFITS

- Opportunities to be a consulting party for state and/or federal transportation projects when project areas may impact resources in the municipal's jurisdiction as a CLG

POTENTIAL QUALITY OF LIFE BENEFITS

- Residents recognize the unique qualities of their community directly or indirectly which is supported by the type of craftsmanship and diverse architectural qualities of historic environments
- Young professionals prefer urban environments with access to multi-modal transportation and authentic experiences that also support live-work spaces (Richard Florida in *Building Back? The Architect's Newspaper* 2021)

HOW TO USE THIS PLANNING TOOL

Tredyffrin is taking steps toward a renewed appreciation for the area's unique heritage, physical landscape, and historic buildings. The Historical Commission in particular has hosted walking tours to help residents and visitors recognize the community's historic assets. While these and other opportunities may occur, **the local government is often able to make the most valuable and consistent impacts on brick and mortar preservation efforts.** This can occur through regulations implemented on private property, incentives for tenants and property owners to retain and preserve buildings and spaces, and stewardship of resources managed by Tredyffrin such as rights-of-ways, parks, buildings, and archaeological sites.

The *Strategic Preservation Plan* provides the basic elements of a preservation program while moving closer to compliance with the Pennsylvania Certified Local Government program. Currently, there are missing components in Tredyffrin's preservation ordinance (refer to Preservation Priority II: Revise local regulations for compliance with PA CLG program while demonstrating authority through the PA Municipalities Planning Code and Historic District Acton, page 4.5). **Once a more structured preservation program is developed, Tredyffrin can aspire to the goals achieved in surrounding communities that have locally designated historic districts and landmarks, conservation overlay districts, transferable development rights, and robust community support consistent with Pennsylvania's enabling legislation.** In its current position, Tredyffrin should focus on establishing its priorities for legislative changes, implementing preservation activities, documenting historic and cultural resources, and engineering a multi-faceted community engagement program.

During the development of this *Strategic Preservation Plan*, the PA SHPO's eastern region community preservation coordinator provided resources to help Tredyffrin achieve a balance between preservation and development. The PA SHPO can continue to encourage and support Tredyffrin by providing sample ordinances using Pennsylvania's enabling legislation, models for board or commission membership and rules of procedure, and financial resources for future projects and studies. Recommendations in the *Strategic Preservation Plan* are provided for the Township's consideration with a focus on the foundational strategies needed for a preservation program.



Gulph Road (SR 1012) bridge crossing Trout River.

ATTRACTING YOUNG PROFESSIONALS

A recent study found that millennials prefer older or historic environments to live, work, and play according to their preferred activities:

- Shopping and dining in historic downtowns and places with authentic character
- Supporting local businesses particularly ones that reuse buildings
- Traveling to explore history and staying in historic hotels
- Living in a neighborhood with historic character

(*Edge Research*, for the National Trust for Historic Preservation and American Express, 2017)

WHAT DOES TREDYFFRIN STAND TO LOSE?

The Township's identity with its past can be lost if what remains in the built environment and natural landscape is not preserved.

- Linear features such as railroad and traditional highway corridors that can be widened or redeveloped and lined with large commercial development that obscures viewsheds
- Density of building patterns in places like Strafford and Paoli that include stand-out Victorian buildings, farmhouses, and Sears-Roebuck pattern homes
- Visual continuity that connects an iconic building or setting to the natural and historic environment
- Building features that distinguish them as being of an earlier time period

These characteristics create Tredyffrin's unique identity, or 'sense of place.'



Postcard of railroad station in Berwyn, n.d., Pennsylvania Digital Archives

2 HISTORIC RESOURCES

WHAT ARE HISTORIC RESOURCES?

TREATMENT STANDARDS

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property 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.

Reconstruction is defined as 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.

(NPS.gov)

Many models for implementing historic preservation programs exist across the country. The first tool needed for a successful program is a historic resource inventory. **An inventory is a collection of the community's assets, or resources, that are evidence of the past and which are deemed important to be remembered.** These may be buildings, sites, structures, objects, or districts of historic and/or cultural value. Depending on local regulations, the list of resources may have varying degrees of preservation treatments prescribed for their care. In the basic sense, this includes preservation, rehabilitation, restoration, and reconstruction (refer to left sidebar) in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* issued by the National Park Service and in keeping with the National Historic Preservation Act of 1966. Conversely, there may be no locally mandated requirements that dictate how and if these resources are to be maintained.

A local historic resource inventory is not the same as listing on the *National Register of Historic Places* (refer to page 5.5). The Commonwealth of Pennsylvania allows municipalities to designate historic resources with the *Historic District Act* and/or maintain community character using zoning regulations as by the *Municipality Planning Code* (refer to page 5.7). As of this *Strategic Preservation Plan*, the Tredyffrin Township uses an historic resource overlay district in the zoning code associated with a historic resource map. At this time, there are no regulated resources recorded on the Tredyffrin Historic Resource Map; any reference to a list or to a map that follows is based on previously documented resources that could be considered for local regulation.



CHAPTER 2: HISTORIC RESOURCES

CATEGORIES OF HISTORIC RESOURCES

The National Park Services has established five historic resource categories. Examples of types of resources in each category are identified below.

BUILDINGS	SITES	STRUCTURES	OBJECTS	DISTRICTS
<ul style="list-style-type: none"> • houses • barns • stables • sheds • garages • courthouses • city halls • social halls • commercial buildings • libraries • factories • mills • train depots • stationary mobile homes • hotels • heaters • schools • stores • churches 	<ul style="list-style-type: none"> • habitation sites • funerary sites • rock shelter • village sites • hunting and fishing sites • ceremonial sites • petroglyphs • rock carvings • gardens, grounds • battlefields • ruins of historic buildings and structures • campsites • sites of treaty signings, trails • areas of land • shipwrecks • cemeteries • designed landscapes • natural features, such as springs and rock formations • land areas having cultural significance 	<ul style="list-style-type: none"> • bridges • tunnels • gold dredges • fire towers • canals • turbines • dams, power plants • corncribs • silos • roadways • shot towers • windmills • grain elevators • kilns • mounds • cairns • palisade fortifications • earthworks • railroad grades • systems of roadways and paths • boats and ships • railroad locomotives and cars • telescopes • carousels • bandstands • gazebos • aircraft 	<ul style="list-style-type: none"> • sculpture • monuments • boundary markers • statuary • fountains 	<ul style="list-style-type: none"> • college campuses • central business districts • residential areas • commercial areas • large forts • industrial complexes • civic centers • rural villages • canal systems • collections of habitation and limited activity sites • irrigation systems • large farms • ranches, estates, or plantations • transportation networks • large landscaped parks

How to Apply the National Register Criteria for Evaluation, National Park Service, U.S. Department of the Interior (1995).



Miller's House, Great Valley Mill, Malvern



Knox Covered Bridge, Malvern



Mount Zion AME Baptist Church, Fairfield



Greenwood Farm Barn, Wayne

RESOURCE THEMES

Historic resources may also be organized by one of the following themes as provided for in *Guidance for Historic Preservation Planning* (PA SHPO):

- **Residential Resources:** Residential districts, neighborhoods, multifamily dwellings, individual homes, gardens, including examples of locally significant or distinctive building traditions and styles;
- **Commercial Resources:** Commercial districts (e.g., crossroads, downtowns, etc.), marketplaces, and individual buildings (e.g., general stores, offices, etc.);
- **Industrial Resources:** Mills, factories, industrial complexes, mines, etc., as well as locally significant industries and traditional occupations and skills;
- **Institutional Resources:** Institutional districts and individual buildings (e.g., schools, military complexes, churches, etc.);
- **Transportation Resources:** Roadways, bridges, pedestrian ways, footpaths and trails, railroad tracks, structures and buildings, trolleys, streetcars lines and cars or equipment, canals, waterways and landing areas, airports and airfields, gateways;
- **Rural Resources:** Landscapes, farm complexes, crossroad communities, barns, etc., as well as locally significant agricultural practices and traditions; and
- **Other Historic, Archaeological, and Cultural Resources:** Community landmarks (natural or man-made), battlegrounds, gardens, parks, views, cemeteries, burial grounds, festival locations and gathering places, etc.). The inventory should also include generalized locations of any archaeological sites identified as significant by the PA SHPO.

HISTORICAL THEMES IN TREDYFFRIN TOWNSHIP

PRE-HISTORY

11,500 BCE	Paleo-Indian period
8,000-1,000 BCE	Archaic Period
1,000 BCE - 1,000 BP	Woodland Period
1,000 - 1,600 BP	Late Woodland Period (last era before European settlement)

Resources

- Archaeological (not defined)

FEDERAL PERIOD

1777	Washington's Continental Army and Howe's British Armies clash in Chester County
1818	Diamond Rock Octagonal School
1832	Rail line from Paoli to Philadelphia
1833	Carr School
1881	Chesterbrook Farm/A. J. Cassatt
1886	Cramond built by McKim, Mead, & White

Resources

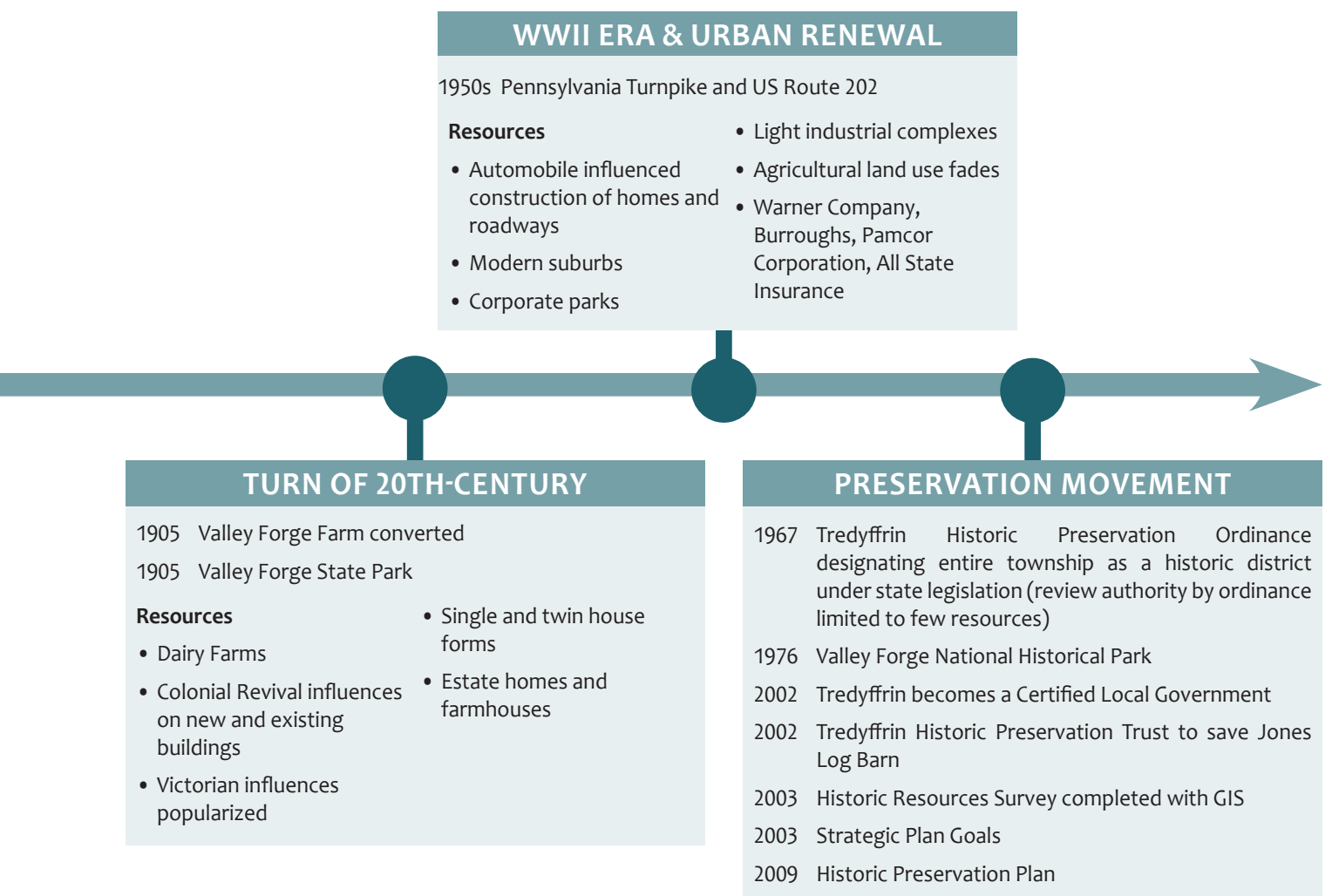
- Rural landscapes
- Roads
- Log Houses
- Grain Mills
- Meetinghouses
- Taverns and Inns
- Farms/agricultural complex
- Schoolhouses
- Stone Churches and Farmhouses
- Lime quarries/kilns
- Designs and patterns characteristic of English, Welsh, German, Irish, and Scottish

WELSH SETTLEMENT

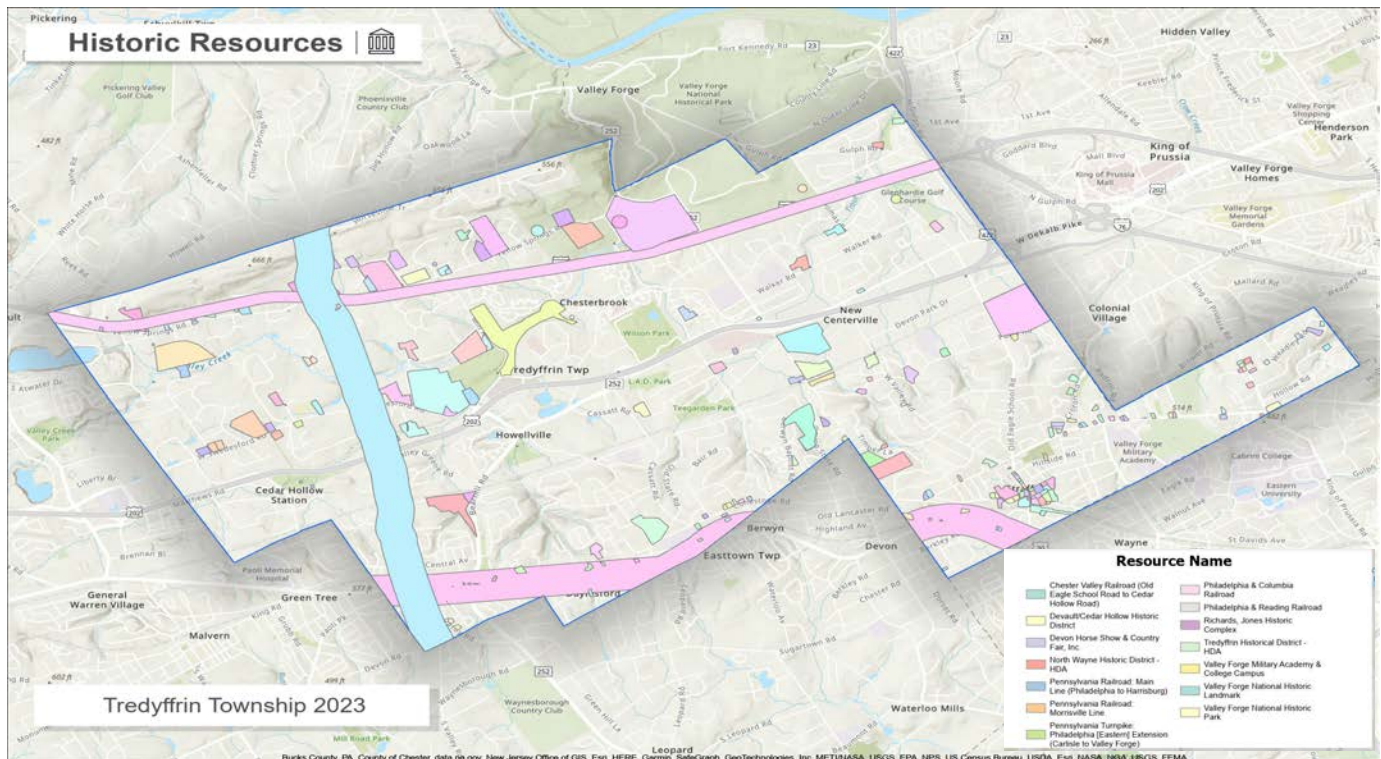
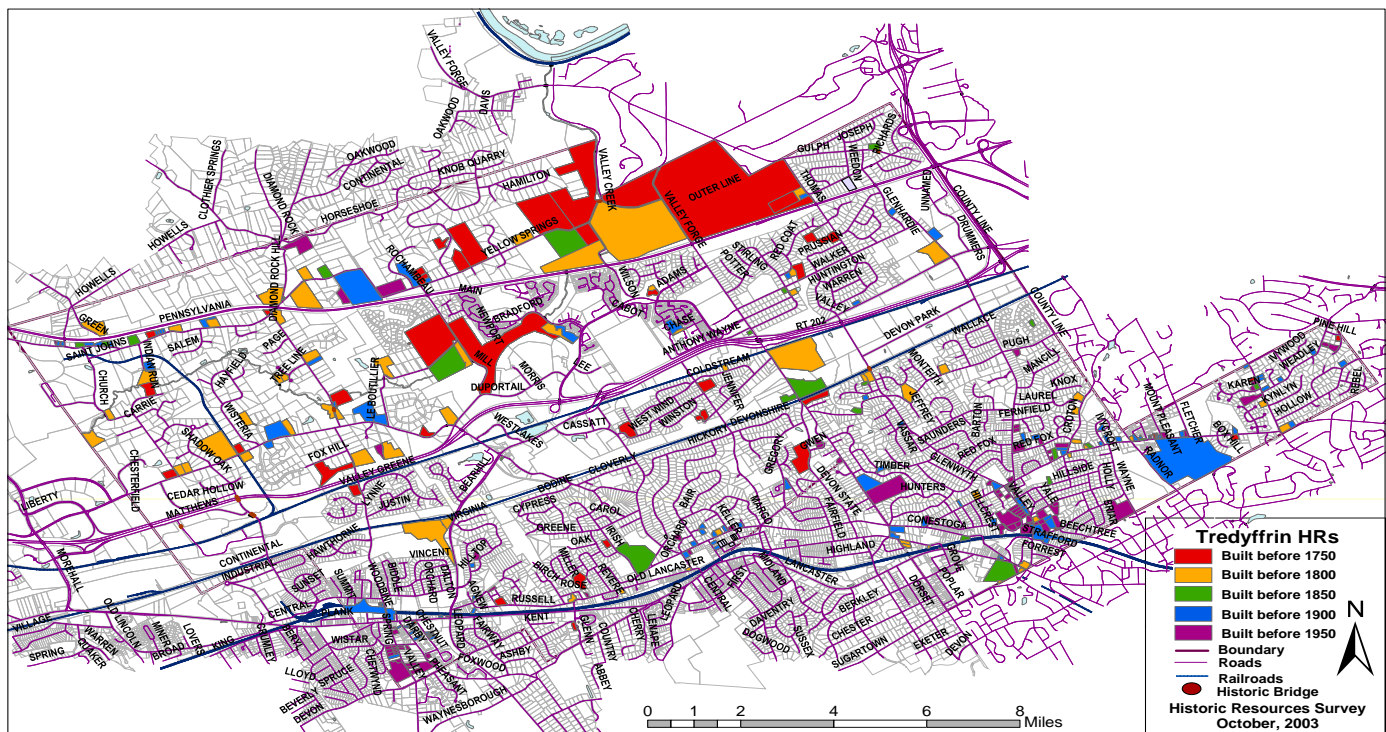
1682	Welsh Quakers purchase land from William Penn
1698	Lewis Walker arrives (Walkerville)
1707	Tredyffrin incorporated
1710	Great Valley Mill (circa)
1713-24	Swedesford Road built
1765	First township school (Old Eagle School)

Resources

- Military encampment sites
- Roadways/turnpikes; Philadelphia-Lancaster Pike; Conestoga Road
- Railroad tracks, bridges, underpasses
- Town centers/villages; Strafford, Berwyn Station, Paoli
- Commuter neighborhoods
- Estates from older farmsteads
- Hotels
- Worker housing
- Dairy Farms
- Designs and patterns in local vernacular developing into and Federal, Italianate, Classical Revival and Victorian styles



Historic Resources in Tredyffrin Township, Chester County, Pennsylvania



Potential Historic Resources for the Tredyffrin Township Historic Resource Inventory Map, on file with Tredyffrin Planning Department.



Example of stone construction at the Eagle School, n.d., Library of Congress

3 PRESERVATION PRIORITIES

INTRODUCTION

This *Strategic Preservation Plan* recognizes that program evaluations undertaken in the last few years are still relevant in the planning timeframe (usually undertaken in a 5 or 10 year cycle).

Planning documents and studies will change over time as they react to existing conditions and community-established priorities. Plans discussed on the following pages are examples of how the over-arching goal of historic preservation is recognized through time in Tredyffrin Township. This *Strategic Preservation Plan* recognizes that program evaluations undertaken in the last few years are still relevant in the planning timeframe (usually undertaken in a 5-10 year cycle) so these are also included for reference. ***These past works are important because they may represent what the Tredyffrin Township has accomplished and what remains as on-going issues for consideration.***

TREDYFFRIN TOWNSHIP'S PRESERVATION PLANNING RESOURCES

- Tredyffrin Township Historic Preservation Plan, 2009
<https://www.dvrpc.org/historicpreservation>
- Tredyffrin Township Comprehensive Plan, 2021
<https://www.tredyffrin.org/>
- Chester County Comprehensive Plan Landscapes3, 2018
<https://www.landscapes3.net/>
- National Alliance of Preservation Commission CAMP Report, 2021
Contact Tredyffrin Township Planning Department

HISTORIC PRESERVATION GOALS

The following are excerpts from comprehensive planning resources related to historic preservation produced for Tredyffrin Township or Chester County and should be considered when planning current and future preservation programs. Phrases in bold pertain directly to the primary focus of the objective. Because this document is intended to be an abbreviated resource, selected information from four planning resources is excerpted on the following pages. The complete planning documents can be found online or by contacting the Tredyffrin Township Planning Department (refer to left sidebar).





What is important for Tredyffrin Township's preservation plan? Selected words and phrases (shown in bold on the following pages) are taken from past preservation planning documents to guide the emphasis of this Strategic Preservation Plan. These ideas also support Tredyffrin Township's Vision:

- *Tredyffrin Township will be a safe, connected, attractive and vibrant community for residents, businesses, and visitors.*
- *The Township will value its neighborhoods, commercial centers, historic and environmental resources and open space through responsible, measured growth and redevelopment.*
- *Key for the Township is delivering efficient, responsive government services and communications that meet the needs of the community.*

(Tredyffrin Township Comprehensive Plan)



2009 HISTORIC PRESERVATION PLAN

GOALS

- To preserve and protect the unique historic character of the Tredyffrin Township
- To increase public awareness and sensitivity regarding the Tredyffrin Township's historic and cultural resources
- To identify historically significant resources and encourage their longterm preservation
- To establish internal review processes and programs which reflect the community's desire to preserve its historic character and integrity

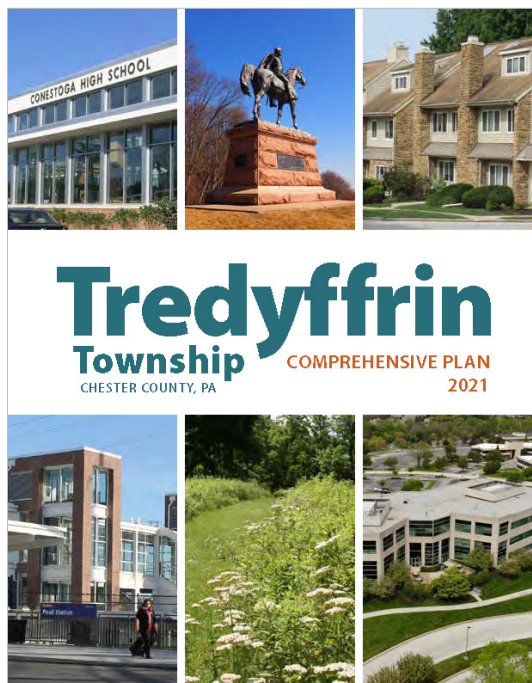
A citizens committee, the Historic Architectural Review Board (HARB), Planning Commission, township staff, and the Board of Supervisors contributed to the *Historic Preservation Plan* with a consulting firm. The *Plan* follows common models of preservation plans and was intended as a long-term planning and decision-making resource to preserve the community's character. The goals are supported with 14 objectives for historic preservation in Tredyffrin that supplement the Township's comprehensive plan as it existed at that time.

Note: Following legislation adopted in 2011, the role of the Historic Architectural Review Board (HARB) was changed and replaced by a Historical Commission.

TREDYFFRIN HISTORIC PRESERVATION PLAN OBJECTIVES

A.1	Develop a realistic plan to manage future growth and development that balances preservation with the need to accommodate change
A.2	Ensure that historic, character-defining roadways are preserved in their historic context
A.3	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 Tredyffrin Township
A.4	Engage the general public about the significance of the Tredyffrin Township's historic and cultural resources and the benefits of preservation efforts
A.5	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
A.6	Support community events that are focused on promoting the Tredyffrin Township's unique history
A.7	Encourage Township-wide preservation sensitivity through Township-initiated education efforts
A.8	Identify resources in the Tredyffrin Township that warrant protection by the Historic Architectural Review Board through the Board's permit review process
A.9	Establish review procedures for historic resources to ensure their long-term protection
A.10	Coordinate with government agencies, the private sector, and not-for-profit organizations to achieve preservation-related goals
A.11	Coordinate preservation and protection efforts with property owners and developers to encourage sensitivity in new construction and re-development projects
A.12	Strengthen existing preservation tools that will encourage the identification and preservation of historically significant resources
A.13	Identify appropriate programs and partnerships that will create sustainable preservation and conservation of historic resources and open space
A.14	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





2021 Tredyffrin Township Comprehensive Plan

2021 HISTORIC PRESERVATION ELEMENT

Comprehensive plans are updated in planning cycles over time and they include multiple focus areas that guide the future development of essential policies. The *Tredyffrin Township Comprehensive Plan* was compiled with a multi-disciplined task force and multiple community engagement activities. Goals and recommendations are outlined to guide the next 10 years of Township actions related to land use, transportation, economic development, housing, public facilities, historic resources, and environmental resources.

GOAL

- Establish a balance between change and the preservation of significant resources and landscapes associated with local, regional, and national history

TREDYFFRIN COMPREHENSIVE PLAN - HISTORIC PRESERVATION OBJECTIVES

B.1	Re-evaluate and update the Historic Preservation Plan for Board of Supervisors approval to provide contemporary preservation strategies for existing historic resources
B.2	Update the Tredyffrin Township's Historic Resources Survey, and consider its formal adoption by the Tredyffrin Township
B.3	Amend existing ordinance provisions to best preserve historic resources and to clarify the process
B.4	Adopt planning methods and ordinance provisions to preserve historic community character and scale
B.5	Leverage the Tredyffrin Township's Certified Local Government (CLG) status for grant funding to develop and implement historic resource preservation information and data, standards, and municipal policies and processes
B.6	Obtain financial and technical resources from federal, state, and non-profit sources to advance the historic preservation objectives
B.7	Develop community volunteers to lead, organize, and manage the Tredyffrin Township's historic preservation programs
B.8	Promote Tredyffrin heritage tourism and cultural heritage with Township residents and regional visitors for their enrichment, entertainment, and education



GOALS

- Investigate other ways to provide protection to historic resources (demolition delays, advisory reviews, neighborhood conservation districts, minimum maintenance ordinances)
- Continue to aspire to adopt a preservation ordinance that reflects the values of the Tredyffrin Township

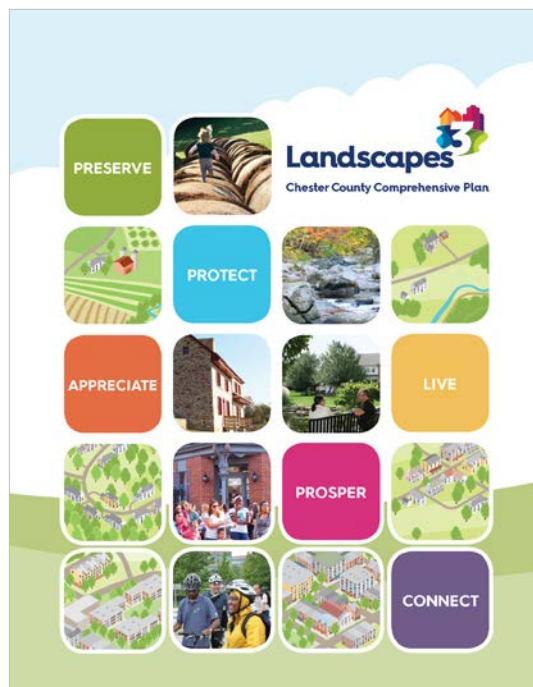
NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS: COMMISSION ASSISTANCE AND MENTORING PROGRAM REPORT (2021)

The National Alliance of Preservation Commissions (NAPC) is a national non-profit that helps local preservation programs build strong preservation ordinances and commissions through education, advocacy, and training. A two-day training session was held June 26 and July 10, 2021 for the benefit of Tredyffrin Township with local officials and representatives focusing on the strengths, weaknesses, opportunities, and threats that were consolidated into a report by the NAPC staff and professional trainers. Several recommendations are outlined in the report that are especially relevant to this *Strategic Preservation Plan*.

NAPC COMMISSION ASSISTANCE AND MENTORING PROGRAM OBJECTIVES

C.1	Develop an Annual Work Program for the Commission to identify and accomplish tasks
C.2	Identify potential outreach and engagement projects including funding sources, timelines, and eligibility requirements
C.3	Maintain the network of townships in Chester County that participated in the training to share success stories and strategies
C.4	Engage with other relevant Board and Commissions in Tredyffrin Township informing the members of the Historical Commission's mission and ways to collaborate
C.5	Present annual report to elected officials that describes work of the Historical Commission over the past year and coordinated with the Annual Work Program
C.6	Develop a plan to reach out to neighborhood associations, historical organizations, and other interested groups to broaden support for historic preservation in Tredyffrin Township
C.7	Seek out owners of historic resources and educate them about the benefits of historic preservation as well as addressing their concerns, developing strategies to address those concerns, and developing a model that may be used with other property owners
C.8	Work with elected officials and the Planning Department to ensure that the Historic Preservation Element of the Comprehensive Plan is integrated into other land use decisions
C.9	Seek funding to update the 2009 Preservation Plan and the 2003 Survey and Inventory as well as to add properties to the <i>National Register of Historic Places</i>
C.10	Base project funding requests upon the adopted Comprehensive Plan and work program and objectives





Chester County Comprehensive Plan

2018 CHESTER COUNTY LANDSCAPES3

Beyond the Tredyffrin Township, the community's policies are also guided by regional goals established in Chester County's comprehensive plan, *Landscapes3*. In addition to providing the county with planning guidance, this planning resource aids all municipalities in the county by providing a framework for collaboration. *Landscapes3* was led by the Chester County Planning Commission Board with an intensive public outreach program over the course of two years. One chapter is devoted to historic preservation under the heading "How We Appreciate."

GOAL

- Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past

CHESTER COUNTY COMPREHENSIVE PLAN - HISTORIC PRESERVATION OBJECTIVES

D.1	Grow heritage tourism programs to strengthen cultural awareness and the beneficial economic impacts of historic and cultural resource preservation
D.2	Expand historic preservation interpretation and education opportunities that promote core themes of the county's history and sense of place , with an emphasis on linking past, present, and future
D.3	Update and maintain municipal and countywide inventories of designated historic resources
D.4	Expand high quality historic and heritage preservation training for municipal officials, volunteers, staff, and historic preservation partners
D.5	Enhance the historic record of the county by incorporating new information and making it more accessible to the public
D.6	Promote adaptive reuse and compatible development in historic areas to retain their integrity and sense of place

STRATEGIC PRESERVATION PLAN PRIORITIES

DESIRED OUTCOMES

- Creative strategies that guide preservation and economic development of historic neighborhoods and landmarks
- Integrate historic preservation with related policy and regulatory documents
- Evaluate potential of historic district designation(s)
- Empower the Historical Commission with best practices for historic preservation

Tredyffrin Township commissioned this *Strategic Preservation Plan* to form clear goals and objectives for creating the long-term vision and strategies for historic preservation. Within this context, recommendations are also provided to help achieve these goals while concurrently meeting requirements of the Pennsylvania Certified Local Government Ongoing Performance Standards. **For the purpose of this Strategic Preservation Plan, the term preservation priorities will be used to avoid confusion with adopted goals in existing planning documents.** In Chapter 4, these preservation priorities will be expanded to establish the means to advance those priorities.

The synthesis of the past documents and the current conditions for historic preservation in Tredyffrin are listed in the table below. The associated objectives are cross-referenced to allow additional information to be incorporated from the prior planning exercises.

These priorities are a result of conversations held with the Tredyffrin Township staff, representatives of the Historical Commission, and the Pennsylvania regional CLG coordinator. Due to the scope, budget, and timeline for the preparation of this *Strategic Preservation Plan*, no additional public engagement efforts were undertaken. Instead, the project team suggested public outreach methods that could be performed by the Tredyffrin Township and provided resources for survey models and questions. *Chapter 4* summarizes this information with a work plan that may be used to guide the next steps and provide an example of how to measure progress.

Note: Following legislation adopted in 2011, the role of the Historic Architectural Review Board (HARB) was changed and replaced by a Historical Commission.

STRATEGIC PRESERVATION PLAN PRIORITIES		OBJECTIVES INCORPORATED
I	Maximize the capacity of public administration with efficient practices and accountable resources	A.1, A.3, A.8, A.10, B.5, B.6, C.1, C.5, C.8, C.10, C.9, D.3, D.5
II	Revise local regulations for compliance with PA CLG program while demonstrating authority through the PA Municipalities Planning Code and Historic District Act	A.9, A.14, B.2, B.3
III	Explain preservation best practices with simple and graphic design guidelines	A.2, B.4, D.6
IV	Encourage voluntary preservation with financial incentives and development benefits	A.11, A.12, B.8, C.7, D.1
V	Participate in education and outreach programs supported by partner entities and Township departments	A.4 - A.7, A.13, B.7, C.2, C.3, C.4, C.6, D.2, D.4



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Chester County Octagonal Schoolhouse, n.d., Pennsylvania Digital Archives

4 STRATEGIC PRIORITIES AND PATHWAYS

INTRODUCTION

Each of the five preservation priorities is outlined with information to aid in the adoption process. This includes a reference to objectives from past documents, a description of potential benefits, and an outline of action items. These are presented in this format:

- Preservation priority
- Action items
- Reference objectives
- Benefits
- Pathways for implementation

The *Strategic Preservation Plan* is based on the synthesized information from the planning documents that were already completed and included various forms of public participation. While no new outreach was undertaken, PDP anticipates that as the Tredyffrin Township begins to implement proposed action items, additional opportunities for public participation will be pursued. Accordingly, as public participation opportunities take place this framework may need to be updated.

Each of the five preservation priorities are divided into detail with recommended action items. For each, reference objectives are included, as well as a description of potential benefits followed by pathways for implementation. These cross references allow Tredyffrin Township to evaluate how the current recommendations were developed and provide an opportunity to incorporate additional details from those documents as the plan moves forward. Potential pathways offer general implementation guidance and considerations.

At the end of this chapter, this information is consolidated into a two-page implementation guide. The action items and pathways are provided in the same order but suggest how they could be prioritized, who may be involved, and how to measure progress of the first steps.



PRIORITIES AND ACTION ITEMS SUMMARY

PRIORITY I: MAXIMIZE THE CAPACITY OF PUBLIC ADMINISTRATION WITH EFFICIENT PRACTICES AND ACCOUNTABLE RESOURCES

Local government preservation programs can gain community support with transparent and professional operations. In this manner, the public's trust in the purpose of historic preservation can be improved especially when the community helps create program goals and the regulating authority practices these for its own decision making processes.

PRIORITY II: REVISE LOCAL REGULATIONS FOR COMPLIANCE WITH PA CLG PROGRAM WHILE DEMONSTRATING AUTHORITY THROUGH THE PA MUNICIPALITIES PLANNING CODE AND HISTORIC DISTRICT ACT

The PA SHPO certifies communities' participation in the federal Certified Local Government (CLG) program, providing technical and financial support to participating municipalities. One of the compliance requirements to remain in good standing is a historic preservation ordinance with specific components that establish the legislative function and due process for applicants and property owners. *For continued participation in the program, Tredyffrin must address the shortcomings of its ordinance and plan a modified ordinance* (refer to page 4.5). Public outreach may be necessary to guide the Board of Supervisors on a specific direction, however, supporting recommendations are provided herein, as well as additional resources.

PRIORITY III: EXPLAIN PRESERVATION BEST PRACTICES WITH SIMPLE AND GRAPHIC DESIGN GUIDELINES

Some of the barriers to community support for preservation programs include the appearance of a subjective decision-making process and a lack of resources to guide applicants through the process. Adopting clear language and visual graphics for administrative and commission review procedures will help an applicant anticipate potential outcomes and associated review timelines. Separate from a regulatory function, best practices offer resources and information that can be used by any property owner.

PRIORITY IV: ENCOURAGE VOLUNTARY PRESERVATION WITH FINANCIAL INCENTIVES AND DEVELOPMENT BENEFITS

Historic preservation can be achieved through creative economic benefits with many positive outcomes. There are incentives already in place that include direct financial incentives as well as development benefits that may increase property values or generate income. Regulatory programs should build on these existing strengths as a way to encourage preservation outcomes that do not rely on mandated requirements.

PRIORITY V: PARTICIPATE IN EDUCATION AND OUTREACH PROGRAMS SUPPORTED BY PARTNER ENTITIES AND TOWNSHIP DEPARTMENTS

Visitors, residents, and business owners have opportunities to participate in the stewardship of the area's historic resources and diverse cultural heritage. Their participation can be encouraged by the local government leading or extending program support for recognition and education.

PRESERVATION PRIORITY I

- I.a. Publish annual report and seek feedback
- I.b. Develop a robust digital resource to share information
- I.c. Update the historic resource inventory
- I.d. Provide internal preservation training opportunities
- I.e. Evaluate preservation benefits of public projects
- I.f. Collaborate with neighboring townships

PRESERVATION PRIORITY II

- II.a. Qualify legislative purpose and intent
- II.b. Adopt clear criteria for historic designations
- II.c. Adopt administrative review process
- II.d. Adopt review criteria and timeline
- II.e. Adopt process for relief and flexibility to the code
- II.f. Establish required findings of fact for historical commission decisions
- II.g. Strengthen demolition review requirements
- II.h. Adopt enforcement procedures and penalties

PRESERVATION PRIORITY III

- III.a. Develop graphic standards for administrative approvals
- III.b. Describe historic buildings, features, and settings
- III.c. Promote building maintenance
- III.d. Describe how to choose a preservation treatment
- III.e. Provide compatible design recommendations for building alterations, additions, and new construction

PRESERVATION PRIORITY IV

- IV.a. Promote existing financial and development benefits
- IV.b. Develop a report of economic impacts of historic resources
- IV.c. Reduce financial burdens of other city programs/permits/utilities
- IV.d. Develop demolition mitigation fund
- IV.e. Publish data correlating building material lifespan

PRESERVATION PRIORITY V

- V.a. Continue regular training with the NAPC and community preservation organizations
- V.b. Include historic preservation tips in newsletter
- V.c. Promote preservation successes
- V.d. Develop virtual tour

1. MAXIMIZE THE CAPACITY OF PUBLIC ADMINISTRATION WITH EFFICIENT PRACTICES AND ACCOUNTABLE RESOURCES

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
I.a. PUBLISH ANNUAL REPORT AND SEEK FEEDBACK <i>Chapter 3 objectives C.1 and C.5</i>	<p>Collaborates with and allows for community endorsement</p> <p>Demonstrates accountability</p> <p>Shares program accomplishments and needs with the Board of Supervisors</p> <p>Uses supporting data for the Certified Local Government (CLG) program evaluation</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Establish report and presentation format for use by the Historical Commission and a consolidated version for the Board of Supervisors report (Refer to Pennsylvania Certified Local Government CLG Self Assessment Workbook for a model) <input type="checkbox"/> Schedule report and presentation deadlines at the beginning of each calendar or fiscal year to allow budgetary requests <input type="checkbox"/> Dedicate in whole or part, a Historical Commission meeting for the commissioners to develop the report and allow for the public to contribute to the evaluation and recommendations <input type="checkbox"/> Include a graphic representation of the program's achievements such as a chart or table for quick reference
I.b. DEVELOP A ROBUST DIGITAL RESOURCE TO SHARE INFORMATION <i>Chapter 3 objectives A.4, A.5, A.6, A.12, B.8, C.4, C.6, C.7, D.3, and D.5</i>	<p>Develops an accessible and navigable website</p> <p>Provides information on demand</p> <p>Relates material to the general public</p> <p>Updates information with a sustainable and affordable platform</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Develop dedicated pages for the historic resource inventory; application and review process; preservation benefits and incentives; and sources for preservation best practices <input type="checkbox"/> Include an interactive and simple map for users to determine where their property is located and what regulations and incentives might apply to their property <input type="checkbox"/> Promote local and regional preservation education and outreach opportunities on other pages of the Tredyffrin Township's website <input type="checkbox"/> Update the website routinely as additional digital resources are available
I.c. UPDATE THE HISTORIC RESOURCE INVENTORY <i>Chapter 3 objectives A.4, A.5, A.6, A.12, B.8, C.4, C.6, C</i>	<p>Fulfills requirement for the Certified Local Government Program (if completed every 10 years)</p> <p>Provides the data to support and guide the program's administration</p> <p>Allows for the inclusive and continued evaluation of resources over time</p> <p>Catalog resources that have been demolished and resources newly considered historic</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Develop a funding source (such as a CLG grant) to update the inventory on a rolling cycle and phase survey work to record demolished sites and newly historic sites <input type="checkbox"/> Evaluate the utility of the existing format of the historic resource inventory to develop improvements to the geo-database program <input type="checkbox"/> Identify areas of Tredyffrin Township that have not been surveyed including resources like structures, objects, bridges, landscapes, viewsheds, and publicly owned or maintained resources <input type="checkbox"/> Identify historic themes that are not documented <input type="checkbox"/> Identify potential landmarks, districts, and the most at-risk sites <input type="checkbox"/> Develop a framework to recognize and preserve resources and lifeways that are culturally significant and include underrepresented groups in the early stage of any planning endeavor

CHAPTER 4: STRATEGIC PRIORITIES AND PATHWAYS

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
I.d. PROVIDE INTERNAL PRESERVATION TRAINING OPPORTUNITIES <i>Chapter 3 objectives A.7, B.5, B.7, C.2, C.8, C.10, D.1, D.2, and D.4</i>	<p>Expands social and economic development opportunities across multiple departments</p> <p>Integrates preservation with other goals using experts to provide effective resources</p> <p>Learn success stories from other area heritage tourism, commercial redevelopment, resident quality of life, and/or environmental conservation programs</p>	<ul style="list-style-type: none"> Encourage staff participation in educational events hosted by established preservation practitioners and/or host designated speakers Create opportunities for staff members to share information about their local heritage and/or historic sites for which they are associated Introduce a quarterly speaker series with incentivized attendance (ex: lunch and learn) with subject matter that rotates across all departments
I.e. EVALUATE PRESERVATION BENEFITS OF PUBLIC PROJECTS <i>Chapter 3 objectives A.1, A.2, A.3, A.7, A.9, A.10, A.13, B.4, C.4, C.6, C.8, C.10, and D.6</i>	<p>Encourages private participation by practicing historic preservation in local government decision-making</p> <p>Monitors and influences the form, location, and intensity of development impacted from public projects</p>	<ul style="list-style-type: none"> Present Township-funded projects or land use changes that have the potential to effect historic resources to the Historical Commission to provide an opportunity for commissioner and public comments (Staff may need to provide a preliminary review to identify historic resources in the project area) Accelerate public projects that demonstrate the beneficial use of buildings, spaces, and sites for preservation and/or conservation Request other public agencies to submit project information to the Historical Commission for an opportunity to comment
I.f. COLLABORATE WITH NEIGHBORING TOWNSHIPS <i>Chapter 3 objectives A.3, A.5, A.10, A.13, C.2, C.3, D.2, D.3, D.4, and D.5</i>	<p>Achieves Chester County historic preservation goals with municipal collaboration</p> <p>Accomplishes larger goals when financial and administrative resources are shared</p> <p>Acquires lessons from other townships that face similar challenges in open space conservation and development</p> <p>Selection from a diverse pool of consultants that are more inclined to respond to solicitations for larger projects</p>	<ul style="list-style-type: none"> Identify area townships that may benefit from a shared goal with a specific scope of work (i.e., resource inventory, basic design guidance, economic impact studies) Consult with area townships regarding tools that promote historic preservation in digital and print media and those that implement historic resource review programs (i.e, Historic Architectural Review Board or Historical Commission) to gain ideas and seek opportunities to share resources Develop regional training opportunities for review boards, staff, and community interest groups

II.

REVISE LOCAL REGULATIONS FOR COMPLIANCE WITH PA CLG PROGRAM WHILE DEMONSTRATING AUTHORITY THROUGH THE PA MUNICIPALITIES PLANNING CODE AND HISTORIC DISTRICT ACT

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
II.a. QUALIFY LEGISLATIVE PURPOSE AND INTENT* Chapter 3 objectives A.1, B.3, B.4, D.3, D.6 and PA CLG Requirements	Regulates historic preservation locally Increases legal defensibility and reduces ambiguity with a well-defined legislative authority and intent Clarifies the public's understanding of the community's preservation goals	<ul style="list-style-type: none"> Review the PA Municipality Planning Code and Historic District Act to incorporate applicable state enabling legislation into the ordinance (Refer to pages 5.7 - 5.9 in the Resources section for a side by side comparison of each legislative pathway) Tredyffrin may opt to incorporate elements from both pieces of legislation to adopt a historic district(s) and provide for individual and subsequent designations Elaborate the means in which the Tredyffrin Township will protect, review changes, encourage viable use, discourage demolition, and maintain property rights related to the historic preservation ordinance
II.b. ADOPT CLEAR CRITERIA FOR HISTORIC DESIGNATIONS* Chapter 3 objectives A.8, A.9, A.12, A.14, B.3, B.4, C.7, D.3, and PA CLG Requirements	Evaluates historic significance and integrity of historic properties with objective measures Maintains support infrastructure for the Historical Commission, staff, or other reviewing bodies Reduces public concerns about the appearance of a biased and/or arbitrary process	<ul style="list-style-type: none"> Identify potential historic resources in the Tredyffrin Township including: resource location, type, theme, historic period, current designation status, and reason for eligibility (An updated historic resource inventory may be necessary to include previously unrecorded sites and demolished sites, refer to I.c.) Codify an outline of the designation process including: how resources can be identified, who may submit a resource for designation consideration, the format of application, due process for the owner, opportunity for public comment, public hearing of the reviewing body, effects of the designation, and the path for appeal Criteria for determining significance and integrity can refer to the National Register as a model but should be written in the Tredyffrin Township's own framework using its historic context and clear standards to describe the physical condition of the resource (integrity) and cultural significance Consider adopting an township-wide overlay district(s) or list of local landmarks based on the 2003 study that can be updated with additional survey work to record new and demolished sites

* Action items followed by an asterisk under Priority II indicate a shortcoming of the Tredyffrin preservation ordinance as identified by the PA SHPO and will require the township to modify the existing ordinance for compliance with the PA CLG program. (Refer to page 5.9 in the Resources section for the list of required elements of a preservation ordinance in order to maintain good standing in the PA SHPO Certified Local Government Program.) Using local examples is more likely to result in a successful outcome, such as those provided by the PA SHPO that demonstrate compliance with Pennsylvania's enabling legislation and the PA CLG program: City of Erie, Sewickley Borough, Sewickley Heights Borough, Milford Borough, and Chadds Ford Township.



CHAPTER 4: STRATEGIC PRIORITIES AND PATHWAYS

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
<p>II.c. ADOPT ADMINISTRATIVE REVIEW PROCESS*</p> <p><i>Chapter 3 objectives A.11, A.12, A.14, B.3, B.4, C.7, C.8 and PA CLG Requirements</i></p>	<p>Promotes an expedient review process with objective standards</p> <p>Allows building or planning staff to approve delegated scopes of work</p> <p>Reduces public concerns about the appearance of a biased and/or arbitrary process</p>	<ul style="list-style-type: none"> ❑ Distinguish the types of change that are least likely to impact historic resources or result in no impact to historic resources if conducted in a specified manner: <ul style="list-style-type: none"> ▫ Site features like fences, landscaping, trees, driveways ▫ Building alterations like paint; roof recovering; window, door, repairs that are similar to or match existing conditions ▫ Building additions to ancillary facades not visible from a public way ▫ New construction of a particular size (or proportion to primary structure) and location that is not prominently visible ▫ Utility repairs or installations ❑ Establish a clear application process and/or internal review procedure along with the mechanism that will trigger the review (refer to II.d.)
<p>II.d. ADOPT REVIEW CRITERIA AND TIMELINE*</p> <p><i>Chapter 3 objectives A.8, A.9, A.11, A.12, B.3, B.4, C.7, C.8 and PA CLG Requirements</i></p>	<p>Empowers property owners, contractors, and developers with ability to anticipate the process, time, and scope of work for review</p> <p>Treats properties with the same regulations and circumstances in a similar manner</p> <p>Identifies the types of properties and activities subject to review</p>	<ul style="list-style-type: none"> ❑ Establish the time allowance for the entire review process from application, or permit submittal, to staff and commission review as applicable ❑ Identify the authoritative resource that alterations and demolitions will be reviewed which may include the Secretary of the Interior's Standards for Rehabilitation and associated National Park Service guidance documents ❑ Develop specific design guidance materials that address the Tredyffrin Township's unique building and site features and graphic illustrations of how the review criteria can be achieved (see Potential Pathways identified in II.a.) ❑ Review criteria can be used to distinguish properties with designated historic or cultural value (i.e. local landmarks, if adopted) from those that are not significant but add to the visual character of the setting or represent significant cultural traditions ❑ Implement a program for land use change applications to include a demonstration of conformance with the Historic Preservation Element
<p>II.e. ADOPT PROCESS FOR RELIEF AND FLEXIBILITY TO THE CODE*</p> <p><i>Chapter 3 objectives A.12, A.14, B.3, B.4, C.7 and PA CLG Requirements</i></p>	<p>Acknowledges all applications will follow designated procedures and requirements set forth as in II.d.</p> <p>Entitles applicants to submit data in support of a request for flexibility</p> <p>Outlines the applicant's or other affected person's legal rights with recourse to appeal</p>	<ul style="list-style-type: none"> ❑ Establish provisions to allow an applicant to make a claim of economic hardship based on the property's inability to render a viable use or economic return if the strictest application of the law is applied ❑ Establish an appeal process for staff, Commission, and/or Board of Supervisors determinations and decisions ❑ Refer to preservation ordinance examples provided by the PA Historical and Museum Commission and/or similarly situated communities in Pennsylvania

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
II.f. ESTABLISH REQUIRED FINDINGS OF FACT FOR HISTORICAL COMMISSION DECISIONS <i>Chapter 3 objectives A.9, A.12, A.14, B.3, B.4, and PA CLG Requirements</i>	<p>Follows a designated procedure for the public hearing process</p> <p>Allows applicant to anticipate the decision making process</p> <p>Demonstrates decisions are based on competent and substantial evidence</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Correlate the review criteria in II.d. to decisions that could be rendered for approval, approval with modifications, or denial <input type="checkbox"/> Require the Historical Commission to state their decision based on how the project meets or does not meet the review criteria <input type="checkbox"/> Include references to the application's conformance with the Historic Preservation Element of the Comprehensive Plan
II.g. STRENGTHEN DEMOLITION REVIEW REQUIREMENTS* <i>Chapter 3 objectives A.9, A.12, A.14, B.3, B.4, D.6, and PA CLG Requirements</i>	<p>Reduces the demolition of buildings that help define local, state, or national heritage</p> <p>Achieves goals recognized by Pennsylvania, Chester County, and Tredyffrin Township to preserve community character</p> <p>Entitles applicant to demonstrate there are no feasible or reasonable alternatives</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Establish conditions when demolition can be approved such as: <ul style="list-style-type: none"> ▫ Physical condition of the resource is beyond repair; no longer represents the heritage for which it is associated, and not a candidate for restoration, reconstruction, or relocation ▫ Economic hardship, or a broad public need or benefit ▫ A current determination by an impartial, qualified source (meeting the minimum professional qualifications of the Secretary of the Interior Standards) and/or the Historical Commission that the resource is not significant at the local, state, or national level <input type="checkbox"/> Qualify demolition by neglect with cross-references to Tredyffrin Township Property Maintenance Code and/or building codes currently enforced by the Commonwealth of Pennsylvania <input type="checkbox"/> Consider adopting requirements that include qualified feasibility studies, construction assurances, demolition delay, and/or specific mitigation standards
II.h. ADOPT ENFORCEMENT PROCEDURES AND PENALTIES* <i>Chapter 3 objectives A.11, A.12, A.14, B.3, B.4, D.6 and PA CLG Requirements</i>	<p>States expectations for compliance with the historic preservation ordinance</p> <p>Supports Tredyffrin's commitment to historic preservation with enforcement power</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Identify the thresholds for enforcement standards based on the review criteria in II.d. <input type="checkbox"/> Assign enforcement responsibilities to the Building or Zoning Officer as applicable <input type="checkbox"/> Consider penalties enforceable and allowed under the Commonwealth of Pennsylvania that are more severe for violations related to demolition and demolition by neglect

III. EXPLAIN PRESERVATION BEST PRACTICES WITH SIMPLE AND GRAPHIC DESIGN GUIDELINES

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
III.a. DEVELOP GRAPHIC STANDARDS FOR ADMINISTRATIVE APPROVALS <i>Chapter 3 objectives A.1, A.10, A.11, A.12, A.14, B.3, B.4, C.7, and D.6</i>	<p>Expedites the process and allows the applicant to anticipate a path to approval</p> <p>Clearly outlines scope of work subject to review</p>	<ul style="list-style-type: none"> ❑ Develop a policy statement with input from the Historical Commission and the public that outlines the scope of work identified in II.c. with illustrations of multiple preferred alterations ❑ Consider developing this as a component of a comprehensive design guidance document
III.b. DESCRIBE HISTORIC BUILDINGS, FEATURES, AND SETTINGS <i>Chapter 3 objectives A.4, A.5, A.7, A.8, A.12, B.8, C.6, C.7, D.3, and D.6</i>	<p>Encourages the sensitive treatment of historic resources through education</p> <p>Identifies known and potential historic resources in the area</p> <p>Clearly defines methods for identifying potential historic resources</p> <p>Allows for inclusive recognition of diversity of resource types and affiliations</p> <p>Allows for preliminary and non-regulatory actions</p>	<ul style="list-style-type: none"> ❑ Produce an updated historic context for Tredyffrin Township to describe types and themes of historic resources in the community ❑ Incorporate outcomes associated with I.b. and II.b. ❑ Provide a process to recognize resources that are not designated as historic but may be considered historic now, as well as resources that may achieve significance in the future ❑ Promote cultural heritage areas and identify diverse perspectives including potential benefits of historic preservation and options to recognize that heritage with a historic designation ❑ Consider developing this as a component of a comprehensive design guidance document
III.c. PROMOTE BUILDING MAINTENANCE <i>Chapter 3 objectives A.1, A.10, A.11, A.12, A.13, A.14, B.3, B.4, B.8, C.6, C.7, and D.6</i>	<p>Increase ability of historic and older buildings to be adapted to different uses as community and property owner needs change</p> <p>Equips owners with options and resources to assist the long-term preservation of their property</p> <p>Allows information to be shared as a stand-alone best practices communication</p>	<ul style="list-style-type: none"> ❑ Develop print and digital media resources to educate property owners and tenants about basic building maintenance for older and historic properties that may include: <ul style="list-style-type: none"> ▫ Residential frame and masonry structure repair needs ▫ Commercial frame and masonry structure repair needs ▫ Roof, window, door, paint and/or stucco, siding/cladding, foundation, utility, and site management elements ▫ Cyclical maintenance checklists ▫ Recommendations for securing qualified contractors and/or design professionals and any associated permit requirements ❑ Distribute print materials in community locations, newsletters, and Township departments, mailed annually and as property ownership transfers ❑ Consider developing this as a component of a comprehensive design guidance document ❑ Collaborate on these initiatives with a local preservation organization

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
<p>III.d. DESCRIBE HOW TO CHOOSE A PRESERVATION TREATMENT</p> <p><i>Chapter 3 objectives A. 1, A.3, A.4, A.5, A.9, A. 11, A.12, A. 14, B.4, B.8, C.6, C.7, and D.6</i></p>	<p>Follows national guidance from the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> (refer to Chapter 2)</p> <p>Provides an interpretation of national preservation standards with local application</p> <p>Improves property owner/applicant's ability to implement best practices</p>	<ul style="list-style-type: none"> ❑ Develop print and digital media resources to educate property owners and tenants, contractors and technicians, design professionals, and review staff about preservation treatments that should be used to guide development projects as a means of best practices with or without regulatory requirements ❑ Incorporate preservation treatments with the local review process in a manner that provides guidance through the project planning and application process ❑ Consider developing this as a component of a comprehensive design guidance document
<p>III.e. PROVIDE COMPATIBLE DESIGN RECOMMENDATIONS FOR BUILDING ALTERATIONS, ADDITIONS, AND NEW CONSTRUCTION</p> <p><i>Chapter 3 objectives A. 1, A. 10, A. 11, A. 12, A. 14, B.3, B.4, C.6, C.7, and D.6</i></p>	<p>Expedites the process and allows the applicant to anticipate a path to approval</p> <p>Clearly outlines scope of work subject to review</p> <p>Applies best practices for all properties whether or not they are subject to regulation as it can encourage best practices</p>	<ul style="list-style-type: none"> ❑ Develop a policy statement with input from the Historical Commission and the public that outlines alterations, additions, and new construction with illustrations of multiple preferred approaches ❑ Explain compatible design in relatable terms of location/siting/ context, height, mass, scale, form, rhythm, proportion, and materials ❑ Establish a means to evaluate change in an objective manner so that the recommendations can be applied by lay people and review staff ❑ Consider developing this as a component of a comprehensive design guidance document ❑ Consider adopting these recommendations as part of a conservation district that is distinct from historic preservation and instead focuses on desired physical and aesthetic qualities of an area

IV. ENCOURAGE VOLUNTARY PRESERVATION WITH FINANCIAL INCENTIVES AND DEVELOPMENT BENEFITS

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
<p>IV.a. PROMOTE EXISTING FINANCIAL AND DEVELOPMENT BENEFITS</p> <p>Chapter 3 objectives A. 1, A.4, A.12, A.14, B.8, C.6, D.1, and D.6</p>	<p>Increases community awareness of existing financial and zoning incentives</p> <p>Increases opportunities for participation in designation programs and preservation best practices</p> <p>Describes financial and development benefits in a user-friendly manner</p> <p>Streamlines benefits with other review processes</p> <p>Increases viability for preservation of historic resources</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Develop print and digital media resources to educate a public audience on how to identify potential benefits of historic preservation that may apply to their property, how to obtain those benefits, and how to qualify the value of those benefits <input type="checkbox"/> Host workshops on preservation tax credits and easement donations <input type="checkbox"/> Demonstrate development benefits with graphic illustrations <input type="checkbox"/> Distribute print materials in community locations and newsletters <input type="checkbox"/> Consider developing this as a component of a comprehensive design guidance document
<p>IV.b. DEVELOP A REPORT OF ECONOMIC IMPACTS OF HISTORIC RESOURCES</p> <p>Chapter 3 objectives A.10, A.13, B.5, B.6, C.6, C.8, D.1, and D.5</p>	<p>Demonstrates that historic preservation can be associated with economic factors such as property values, job creation, main street activities, and tourism</p> <p>Encourages more participation in local preservation efforts</p> <p>Generates recommendations for additional benefits or to modify/expand existing financial incentives</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Seek grant funding, partnerships, or directly fund the development of an economic impact study <input type="checkbox"/> Consider regional partnerships with other townships to accomplish this task <input type="checkbox"/> Analyze data from new business applications, sign permits, commercial permit activity, and property sales data to identify preliminary benefits that can be used in the short term <input type="checkbox"/> Refer to the Saratoga Springs, NY example conducted by PlaceEconomics (www.placeeconomics.com)

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
<p>IV.c. REDUCE FINANCIAL BURDENS OF OTHER CITY PROGRAMS/ PERMITS/UTILITIES</p> <p>Chapter 3 objectives A.1, A.10, A.13, and A.14)</p>	<p>Creates opportunities to encourage historic preservation activities with other established regulatory or financial requirements</p> <p>Uses financial income from preservation-related activities/ assessments to fund city-led initiatives and offer reduced permit/application fees</p>	<ul style="list-style-type: none"> Assess local development activity to identify how historic properties may benefit from reduced fees and whether there are fast-track options for building permits, zoning applications, and business licenses etc. Commercial property benefits could include phased collection of development or utility fees when a historic property is redeveloped and automatic local approval of work already approved for the federal tax credit by the PA Historical and Museum Commission Residential property benefits could include reduced permit and zoning fees and prioritized permit reviews for scope of work that can be approved administratively
<p>IV.d. DEVELOP DEMOLITION MITIGATION FUND</p> <p>Chapter 3 objectives A.1, A.10, A.13, A.14, C.6, C.7, and D.6</p>	<p>Promotes public interest and value of historic preservation</p> <p>Discourages demolition or non-compliance with mitigation impact fees and/or penalty fees for violations</p> <p>Mitigates the negative impacts of demolition with community preservation benefits and public preservation projects</p>	<ul style="list-style-type: none"> Identify legal authority to establish a mitigation bank and allowable uses of the fund If possible, funds could be allocated to facade grants, historic resource inventories and documentation, the purchase and rehabilitation of a historic property for public benefit, producing detailed design guidelines
<p>IV.e. PUBLISH DATA CORRELATING BUILDING MATERIAL LIFESPAN</p> <p>Chapter 3 objectives A.13, A.14, B.8, C.6, C.7, D.1, and D.6</p>	<p>Promotes the sustainability of historic building materials</p> <p>Evaluates actual project costs using supporting data from embodied energy and material life spans</p>	<ul style="list-style-type: none"> Seek grant funding, partnerships, or directly fund the study and publication on the real value of historic building materials compared with costs for demolition and new construction Consider regional partnerships with other townships to accomplish this task Promote the salvage and reuse of historic building materials Refer to the Technical Preservation Services of the National Park Service Sustainability website (www.nps.gov)

V. PARTICIPATE IN EDUCATION AND OUTREACH PROGRAMS SUPPORTED BY PARTNER ENTITIES AND TOWNSHIP DEPARTMENTS

ACTION ITEMS	BENEFITS	POTENTIAL PATHWAYS
V.a. CONTINUE REGULAR TRAINING WITH THE NAPC AND COMMUNITY PRESERVATION ORGANIZATIONS <i>Chapter 3 objectives A.4, A.5, A.7, B.6, B.8, C.2, C.3, C.6, C.7, D.1, D.2, and D.4</i>	<p>Affords new and rotating members of community boards, review staff, and commissions the same educational opportunities</p> <p>Informs community members and review boards about new information</p>	<ul style="list-style-type: none"> Allocate funding in each annual budget cycle to allow for outside expertise for preservation training workshops Subscribe to educational publications that can be shared with the reviewing commission Set aside the last 10 minutes of every commission meeting the opportunity for staff to share information about a single preservation topic relevant to Tredyffrin
V.b. INCLUDE HISTORIC PRESERVATION TIPS IN NEWSLETTER <i>Chapter 3 objectives A.4, A.5, A.7, B.6, C.2, C.6, C.7, D.1, and D.2</i>	<p>Informs the community about preservation events, tips, and meetings with existing resources</p> <p>Exposes broad audience to preservation misconceptions</p> <p>Builds a community culture of preservation</p>	<ul style="list-style-type: none"> Seek a volunteer with the local preservation organization or the Historical Commission to develop a brief statement that can be shared in the newsletter Alternate information presented to maintain reader interest and include interview opportunities from community members
V.c. PROMOTE PRESERVATION SUCCESSES <i>Chapter 3 objectives A.4, A.5, A.7, B.6, B.7, B.8, C.2, C.6, D.1, D.2, and D.6</i>	<p>Recognizes the people and projects that demonstrate preservation success stories</p> <p>Inspires others with examples of preservation best practices</p> <p>Broadens types of historic resources that are recognized by including public participation</p>	<ul style="list-style-type: none"> Develop a simple platform to share photographs of preservation in progress or successfully completed which includes the resource as well as craftsmanship Grow the program gradually into an annual or biennial awards program that recognizes major preservation achievements Engage with Tredyffrin's diverse communities to invite their participation and provide recognition opportunities Include the opportunity for publicly funded projects to be recognized
V.d. DEVELOP VIRTUAL TOUR <i>Chapter 3 objectives A.4, A.5, A.7, A.12, B.6, B.7, B.8, C.2, C.6, D.1, D.2, and D.3</i>	<p>Provides a virtual platform accessible to people locally and afar on demand</p> <p>Provides narrative and historical information separate from regulatory programs</p> <p>Increases access to resources that may not be accessible such as archival documents, archaeological materials, or participating physical facilities</p>	<ul style="list-style-type: none"> Use the evolving historic resource inventory and historic context as described in III.b. as the baseline Partner with local preservation organizations or interested volunteers to design an engaging and digitally accessible virtual tour Consider using the Tredyffrin Township's existing geo-spatial programs so that information can be easily updated and linked with the historic resource inventory

IMPLEMENTATION GUIDE

WHAT ARE THE FIRST STEPS?

On the following pages, a table includes a list of the 28 recommended strategies with a framework to help Tredyffrin decide which steps to take first. Each strategy considers the following:

- **When to act:** Now, in the near future or next phase, or later; meaning a less urgent recommendation
- **Who should be involved:** Some of the work can be absorbed through existing planning staff or citizen boards, in some cases other department support is needed, and in some cases the scope of work is usually performed by a consultant or other resource outside the administration
- **Measuring success:** A clear objective is listed that demonstrates a manageable and tangible result

BUILD COMMUNITY SUPPORT

Community members are integral in the support of a preservation program before a regulatory process is adopted or modified. The action items recommended for action in the short term are designed to begin this process. These can be accomplished with the following:

- **Develop digital platform to share historic places and allow public conversation** (I.b., I.c., V.b., V.d.)
- **Use a survey tool to identify community tolerance for levels of change in the historic setting and ideal mechanisms** (III.b., III.c., III.d., III.e.)
- **Co-mingle historic preservation with economic development, environmental initiatives, and social causes** (IV.a., IV.b., and IV.e.)
- **Support a volunteer support network embedded in diverse aspects of the community** (I.d., V.c., V.d.)
- **Fund data and analysis to inform education and awareness campaigns** (IV.b. and IV.e.)

All of the recommendations outlined in this chapter should become a part of Tredyffrin Township's historic preservation program. They represent the synthesis of the key factors of a successful preservation program while recognizing community goals adopted in past planning documents. *Almost 15 years has passed since the 2009 Historic Preservation Plan and during that period the preservation ordinance was significantly modified. Additionally, administrative turnover with the staff and the commission contributed to a gap in the forward progression of local historic preservation efforts and community members have not fully embraced the idea of strengthening the government's role in this capacity.* The *Strategic Preservation Plan* supports these challenges through a consolidated implementation guide. The intent is to provide a path and an opportunity to build community support through education and advocacy that will also prepare the Board of Supervisors to address potential preservation ordinance changes.

FUNDAMENTAL IMPLEMENTATION STRATEGY

Even though all of the recommendations are important, there are some actions that should be taken first either because they are an essential element of a preservation program or it is a building block for future actions. Many of the recommendations will by nature require the teamwork of the Planning Department and/or other Tredyffrin departments. However, some items may require expertise and/or a time commitment that may not be available within the administration which results in the need for a consultant or other outside entity's support. These factors are noted in the table on the following pages.

ADVOCATING FOR HISTORIC PRESERVATION

Increasing the capacity of the administration to undertake preservation program investments either through staff assignments or hiring outside professional support will require funding. Most communities prioritize emergency and utility services but next in the hierarchy is the economic success of the community. Historic preservation can contribute to the local economy in direct and indirect ways for the benefit of residents, businesses, and visitors. Creating a shared community value of preservation is key.

Potential funding sources may include:

- PA SHPO grants including Keystone grants and/or CLG grants
- National Trust for Historic Preservation
- FEMA Hazard Mitigation funding can include survey and vulnerability assessments of sites subject to environmental hazards

At the beginning of each project to advance this Plan, a summary should be created that emphasizes the benefits from Chapter 4 supplemented with any specific data that is available. A project timeline, budget, and responsible party should also be identified with the anticipated tangible work product. Using this information sheet will help solicit community feedback and participation in response to the facts of the proposal. As much as possible, public conversation should recognize potential hardships that could result as long as there is sufficient information based on facts and scenarios.



CHAPTER 4: STRATEGIC PRIORITIES AND PATHWAYS

STRATEGIC PRESERVATION PLAN IMPLEMENTATION GUIDE								
		Now	Near Future	Later	Township Planning Staff/Board	Other Township Staff/Board	Consultant Support	Measuring Success
I.a.	Publish annual report and seek feedback	●			●			Evaluation report is shared at a public meeting
I.b.	Develop a robust digital resource to share information	●			●			Township website is updated at regular intervals
I.c.	Update the historic resource inventory	●					●	Scope of work and budget source is identified
I.d.	Provide internal preservation training opportunities		●		●		●	Identify potential speakers and schedule minimum of 2 sessions
I.e.	Evaluate preservation benefits of public projects		●		●	●		Internal review process established
I.f.	Collaborate with neighboring townships			●		●		Develop a scope of work with township(s) based on a shared goal
II.a.	Qualify legislative purpose and intent		●		●	●		Ordinance is updated and clarified (maintain consultation with PA SHPO to ensure efforts toward compliance are sufficient)
II.b.	Adopt clear criteria for historic designations		●		●	●		
II.c.	Adopt administrative review process		●		●	●		
II.d.	Adopt review criteria and timeline		●		●	●		
II.e.	Adopt process for relief and flexibility		●		●	●		
II.f.	Establish required findings of fact for historical commission decisions		●		●	●		
II.g.	Strengthen demolition review requirements		●		●	●		
II.h.	Adopt enforcement procedures and penalties		●		●	●		

STRATEGIC PRESERVATION PLAN IMPLEMENTATION GUIDE								
		Now	Near Future	Later	Township Planning Staff/Board	Other Township Staff/Board	Consultant Support	Measuring Success
III.a.	Develop graphic standards for administrative approvals		●		●	●		Information campaigns are launched and/or Design guidelines are published
III.b.	Describe historic buildings, features, and settings	●			●		●	
III.c.	Promote building maintenance	●			●		●	
III.d.	Describe how to choose a preservation treatment	●			●		●	
III.e.	Provide compatible design recommendations for building additions and new construction	●			●		●	
IV.a.	Promote existing financial and development incentives	●			●			Digital and print media published
IV.b.	Develop a report of economic impacts of historic resources	●			●		●	Scope of work and budget source is identified
IV.c.	Reduce financial burdens of other city programs/permits/utilities			●		●		Feasibility assessment completed
IV.d.	Develop demolition mitigation fund			●		●		
IV.e.	Publish data correlating building material lifespan	●			●		●	Conduct literature research
V.a.	Continue regular training with the NAPC and community preservation organizations		●		●		●	Budget is allocated and annual training is scheduled
V.b.	Include historic preservation tips in newsletter	●			●			Select staff/volunteers and develop schedule of topics
V.c.	Promote preservation successes		●		●			Solicit community feedback/nominations or track activity from permits for potential candidates
V.d.	Develop virtual tour	●			●		●	Identify preferred platform and publish tour of a minimum 10 sites

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Aerial image (1965) of Paoli area between East Lancaster Avenue and US Highway 202, Pennsylvania Geological Survey

5 RESOURCES

KEY PRESERVATION RESOURCES

- Secretary of the Interior's Standards for Rehabilitation (SOIS, Standards)
<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>
- NPS Flood Mitigation Guidance
<https://www.nps.gov/articles/000/guidelines-on-flood-adaptation-for-rehabilitating-historic-buildings.htm>
- National Register Criteria for Significance and Integrity
https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf
- Pennsylvania Land Trust Association
<https://www.conservationtools.org>
- Pennsylvania Enabling Legislation
<https://www.phmc.pa.gov/Preservation/About/Pages/Laws-Regulations.aspx> <https://www.dvrpc.org/historicpreservation>
- Pennsylvania CLG Preservation Ordinance Checklist
<https://www.phmc.pa.gov/Preservation/CLG-Program/Pages/Resources-for-Existing-CLGs.aspx>

KEY PRESERVATION TERMS

Architectural history: The study of architecture through written records and the examination of structures in order to determine their relationship to preceding, contemporary, and subsequent architecture and events. An architectural historian is a historian with advanced training in this specialty.

Certified Local Government: The official preservation partnership connecting local, state, and Federal governments to help communities save their irreplaceable historic resources. Through the certification process, communities make a local commitment to historic preservation. This commitment is key to America's ability to preserve, protect, and increase awareness of our unique cultural heritage across the country.

Character-defining feature: A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features.

Cultural landscape: A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.

Cultural resource: An aspect of a cultural system that is valued by or significantly representative of a culture or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice. Tangible cultural resources are categorized as districts, sites,



buildings, structures, and objects for the *National Register of Historic Places* and as archeological resources, cultural landscapes, structures, museum objects, and ethnographic resources for NPS management purposes.

Historic Character: The sum of all visual aspects, features, materials, and spaces associated with a property's history.

Historic Context: A unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period and geographical area.

Historic Property: A district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the national, State, or local level. *(Also used here to refer to a historic resource.)*

Historical Significance: The meaning or value ascribed to a structure, landscape, object, or site based on the National Register criteria for evaluation. It normally stems from a combination of association and integrity.

Integrity: The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. *(Refer to page 5.6.)*

National Historic Landmark: A district, site, building, structure, or object of national historical significance, designated by the Secretary of the Interior under authority of the Historic Sites Act of 1935 and entered in the *National Register of Historic Places*.

National Historic Preservation Act (NHPA): Declares a national policy of historic preservation, including the encouragement of preservation on the state and private levels; authorizes the secretary of the interior to expand and maintain a *National Register of Historic Places* including properties of state and local as well as national significance; establishes the Advisory Council on Historic Preservation; requires federal agencies to consider the effects of their undertakings on National Register properties and provide the Advisory Council opportunities to comment (§106).

National Register of Historic Places: The comprehensive list of districts, sites, buildings, structures, and objects of national, regional, state, and local significance in American history, architecture, archeology, engineering, and culture kept by the NPS under authority of the National Historic Preservation Act of 1966.

National Register Criteria: The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places. *(Refer to page 5.5.)*

Secretary of the Interior's Standards (SOIS): Intended as a general guidance for work on all historic properties, are widely used, and have been adopted at the Federal, State, and local levels. *(Refer to page 5.3.)*

State historic preservation officer (PA SHPO): An official within each state appointed by the governor to administer the state historic preservation program and carry out certain responsibilities relating to federal undertakings within the state.

All definitions are taken from the National Park Service

HISTORIC BUILDING CHARACTER

The visual elements of a historic building contribute to its historic character and include the following:

- Shape
- Roof and roof features
- Openings
- Projections
- Trim and secondary features
- Materials
- Setting
- Craft details
- Individual spaces
- Interior patterns and circulation
- Interior features
- Surface finishes and materials
- Exposed structural elements

(NATIONAL PARK SERVICE PRESERVATION BRIEF #17)

PRESERVATION TREATMENT: REHABILITATION

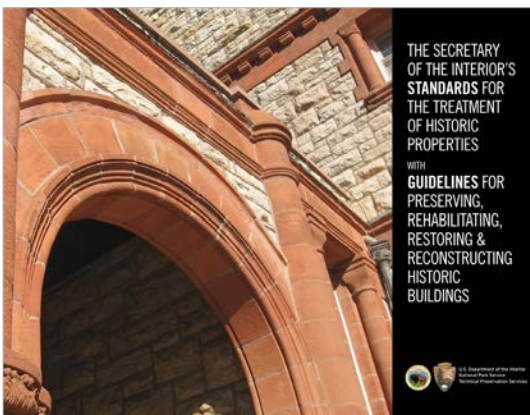
In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

(NATIONAL PARK SERVICE)

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Standards for Rehabilitation are codified in National Park Service regulations 36 CFR Part 68 and are regulatory only for projects receiving Historic Preservation Fund grant assistance and other Federally-assisted projects. However, the Standards can be used to guide work on any historic building. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility, as well as the property's significance, existing physical condition, and available documentation.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Available via www.nps.gov



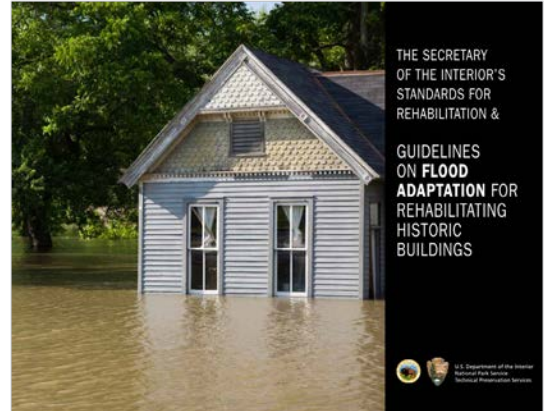
GUIDELINES ON FLOOD ADAPTATION FOR REHABILITATING HISTORIC BUILDINGS

Properties located in flood zones or that have suffered from flood damage can benefit from this guide, also provided by the National Park Service. Technical assistance in this document recognizes the struggle to balance climate change, flood risk, and compatible development that can affect historic properties. Information is provided about how to adapt historic buildings to increase their ability to withstand or recover from a flood event, known as resiliency.

In Tredyffrin Township, some properties are located within a flood zone. However, significant rainfall, utility failure, or other extreme events can cause flooding at a property that has not previously experienced flooding. Multiple data resources should be used to determine a property's flood risk.

Flood mitigation methods addressed in the Guidelines include:

- Planning and Assessment for Flood Risk Reduction
- Temporary Protective Measures
- Site and Landscape Adaptations
- Protect Utilities
- Dry Floodproofing
- Wet Floodproofing
- Fill the Basement
- Elevate the Building on a New Foundation
- Elevate the Interior Structure
- Abandon the Lowest Floor
- Move the Historic Building



Available via www.nps.gov

NATIONAL REGISTER OF HISTORIC PLACES

CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

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

Criteria considerations: Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

- (a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.
- (d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- (g) A property achieving significance within the past 50 years if it is of exceptional importance.

(NATIONAL PARK SERVICE)



Available via www.nps.gov

HISTORIC INTEGRITY

In addition to significance, historic properties must retain integrity or be able convey their significance in its physical characteristics. The *National Register of Historic Places* identifies seven aspects, or qualities, that define integrity. These seven aspects include location, setting, design, materials, workmanship, feeling, and association. To retain historic integrity a property will possess some combination but it is not necessary for all of them to be demonstrated. Determining which aspects, or qualities, are most important to a particular property includes an evaluation of why, where, and when the property is significant. The seven aspects of integrity are defined as follows:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property.
4. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association** is the direct link between an important historic event or person and a historic property.

PENNSYLVANIA ENABLING LEGISLATION

HISTORIC DISTRICT ACT (ACT 167)

COMPARISON OF ZONING TO HISTORIC DISTRICT APPROACH TO HISTORIC PRESERVATION

- Historic District Act sets forth a specific framework for regulation in a certified historic district
- Historic district boundaries define areas where historic integrity is largely intact and with few intrusive or “non-contributing” structures or landscapes
- Regulation through zoning is useful for municipalities where historic resources are not concentrated in easily delineated districts, but dispersed across the landscape
- Zoning can be useful where there is insufficient political will to impose review on all structures
- Protective measures enacted with a zoning ordinance can be done with an historic overlay district covering all or portions of the municipality with applicability linked to a specific inventory of historic resources
- In a zoning ordinance there is an advisory body to provide information and recommendations; it has no decision-making powers like an Historic District Act HARB
- Like the HARB, although not required, members of the reviewing body should be knowledgeable about the history of the municipality, local architecture, or related areas such as construction, real estate and building inspection

(PENNSYLVANIA LAND TRUST ASSOCIATION)

The Historic District Act is one of two pieces of state enabling legislation that allow municipalities to enact local historic preservation ordinances. The law authorizes cities, boroughs, and townships to designate areas within their communities as historic districts, require property owners to receive a Certificate of Appropriateness (COA) before altering or demolishing a historic building, and appoint a Historic Architectural Review Board to review COA applications.

As the name implies, the Historic District Act is best utilized in communities where there is a concentration of buildings and historic places in close proximity to each other (i.e. residential neighborhoods or commercial districts). It has been used in rural communities as well, including the designation of the entire township of Oley in Berks County as a local historic district in 2005. The SHPO’s Cultural Resources GIS provides a searchable database search for information related to local historic districts established under the Historic District Act.

The state legislation requires that the PA SHPO certify the boundaries of a historic district prior to a municipality enforcing the design review and COA requirements. The Certification Policy and Checklist (PDF) provides detailed information about the requirements and process for requesting certification. Contact the Community Preservation Coordinator to discuss plans prior to submitting certification requests.

MUNICIPALITY PLANNING CODE

The Municipalities Planning Code (MPC) includes provisions that allow municipalities to enact zoning ordinances that protect and enhance historic properties. The language in the MPC is broader and less specific than the Historic District Act, and municipalities have used this authority to protect individual properties in rural or suburban settings, require special consideration of historic preservation when reviewing variance, subdivision, and special exception applications, and provide development incentives that protect important characteristics of historic properties that are undergoing changes or development.

(PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION)



COMPARISON OF HISTORIC PRESERVATION ORDINANCES IN PENNSYLVANIA

Historic District Act	Municipalities Planning Code
<p>Authorizes municipalities to review work on buildings or properties in the historic district:</p> <ul style="list-style-type: none"> • Demolition • New Construction • Repairs, alterations, and additions • Signs 	<p>Authorizes municipalities to review changes to historic buildings and properties in historic districts, including their setting and landscape</p> <p>Municipality can also provide zoning incentives to encourage preservation and discourage demolition or inappropriate changes</p>
Regulates within one or more defined historic districts	May establish a zoning overlay to regulate dispersed historic resources as well as historic districts
Historic District must be certified by the PHMC as "historical"	No PHMC approval is required
A Board of Historical Architectural Review (often known locally as the Historical Architectural Review Board or HARB) is appointed by the governing body	Some municipalities establish a Historical Commission to review applications for changes on designated properties covered by the ordinance
Board reviews applications and makes its recommendation to the governing body	Applications may be reviewed by the municipal Planning Commission (which makes its recommendation to the governing body) or submitted directly to the Zoning Hearing Board
Governing body approves issuing a Certificate of Appropriateness	Governing Body or Zoning Hearing Board grants a Special Exception or Conditional Use
Zoning or Codes Enforcement Officer issues the appropriate permit (building, demolition, or sign)	Zoning or Codes Enforcement Officer issues the appropriate zoning permit according to the requirements of the MPC

NOTE: This document provides a generalized summary of these programs and laws as they are most commonly applied in Pennsylvania. Individual municipalities may implement preservation programs in various forms and combinations, including the use of different terminology.

Pennsylvania Certified Local Government Program

Preservation Ordinance Requirements

Municipality:

Date:

The following questions pertain to the various components that your community's preservation ordinance must contain. If your community has more than one preservation ordinance, then each piece of legislation should meet these requirements.

Ordinance Requirements	Yes	No	Unclear
Does the ordinance include a statement of authority and legislative purpose?			
Does the ordinance describe the duties and responsibilities of the HARB/commission?			
Does the ordinance include a process and criteria for designating properties as historic that do not refer to or rely upon the National Register status of a property?			
Does the ordinance, inventory, or local register describe the boundaries of designated districts or properties?			
Does the ordinance describe the steps and timelines for reviewing Certificates of Appropriateness and other permit applications?			
Does the ordinance list the criteria that are used to evaluate Certificate of Appropriateness applications?			
Does the ordinance require the municipal review and approval/denial of all applications to demolish or relocate designated resources?			
Does the ordinance require the HARB/commission to review and comment on all proposed new construction within locally designated historic resources?			
Does the ordinance apply to all property types and applicants?			
Does the ordinance contain criteria and procedures for evaluating economic hardship?			
Are decisions made by the governing body under the ordinance binding on the applicant?			
Does the ordinance contain enforcement procedures and penalties for violations?			
Does the ordinance include a process for appealing decisions?			

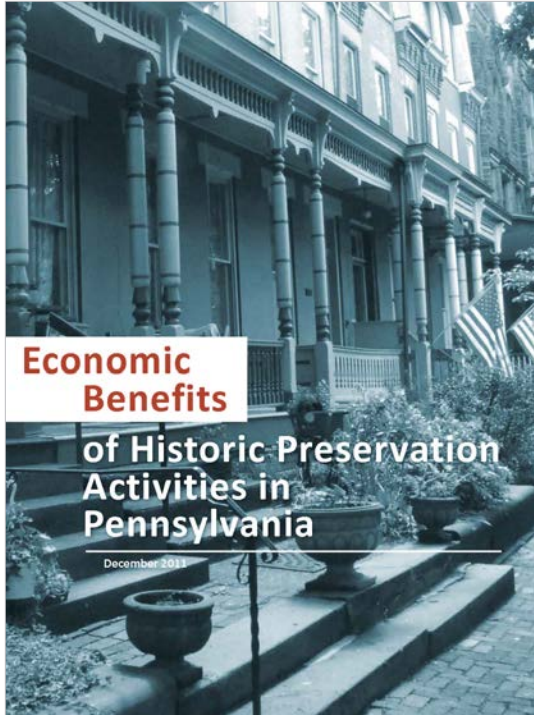


BUILDING COMMUNITY SUPPORT

Oftentimes historic preservation can be supported by establishing the connections to the social, economical, and environmental benefits. Resources on the following pages can be used as examples of how to develop communication strategies that build multiple avenues to broaden community support.

While specific strategies are considered for implementation, public outreach should endeavor to include these aspects and develop specific examples of how Tredyffrin Township can benefit. Potential outreach methods were shared informally with the Planning Department including the following:

- Use geo-spatial resources like ESRI's suite of StoryMaps and Experience Builder to populate shareable places on the historic inventory while generating dialogue on the value of these places to the community
- Initiate a public survey using a tool such as Survey Monkey or Survey 1-2-3 to develop community values about historic preservation, establish preservation priorities, and gauge support for a regulatory program
- Conduct focus group sessions that include a diverse range of participants without regard to historic preservation practitioners that can represent property owners, business owners, realtors, and developers, etc., to develop the social, economic, and environmental foundations that can lead to broader support for historic preservation
- Develop a volunteer support network with local preservation non-profits and practitioners to identify needed comprehensive planning tools and the applicability of these tools to the surrounding municipalities outside Tredyffrin
- Create multi-media resources that clearly explain the existing incentives for historic preservation and develop a method to collect data in support of these incentives



Available via www.phmc.pa.gov

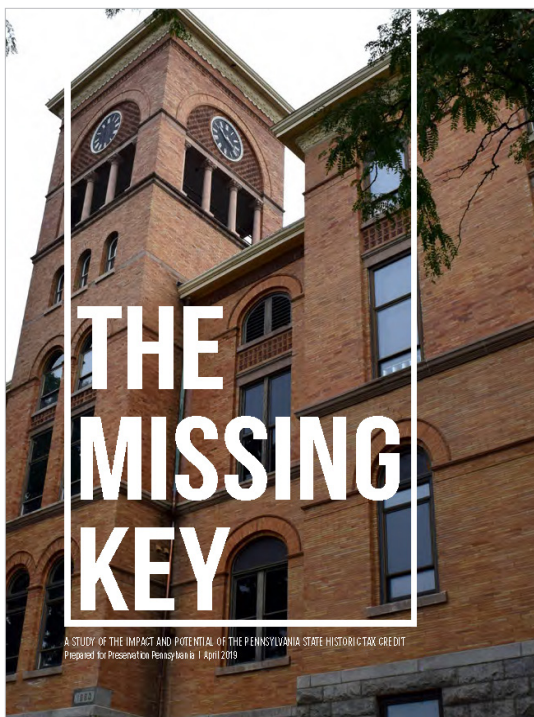
ECONOMICS OF HISTORIC PRESERVATION

HISTORIC PRESERVATION ACTIVITIES IN PENNSYLVANIA

A statewide report was commissioned for the PA SHPO in 2011 to identify the economic benefits of historic preservation activities that could be a catalyst for additional investments and in support of a statewide historic tax credit. A state tax credit was adopted in 2012 in part due to documentation of commercial activity, employment, household wealth, and local tax revenues generated from historic preservation activities in the state. Specific report findings include:

- The Federal Historic Rehabilitation Tax Credit program resulted \$7 billion in project expenditures from 1978 to 2010, \$17 billion in total economic impact supporting 148,000 jobs and generating \$380 million in state tax revenues
- Historic designation increases property values
- Heritage tourism results in an industry that has a total annual economic impact of \$3 billion, supporting 37,000 jobs and generating \$90 million in state tax revenues

(PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION)



Available via www.placeeconomics.com

PENNSYLVANIA HISTORIC PRESERVATION TAX CREDIT

Prior to the expiration of the state tax credit in 2020, an evaluation report was conducted to assess the program's benefits and potential improvements. Following this report, the tax credit was extended to 2031. The findings in this report include:

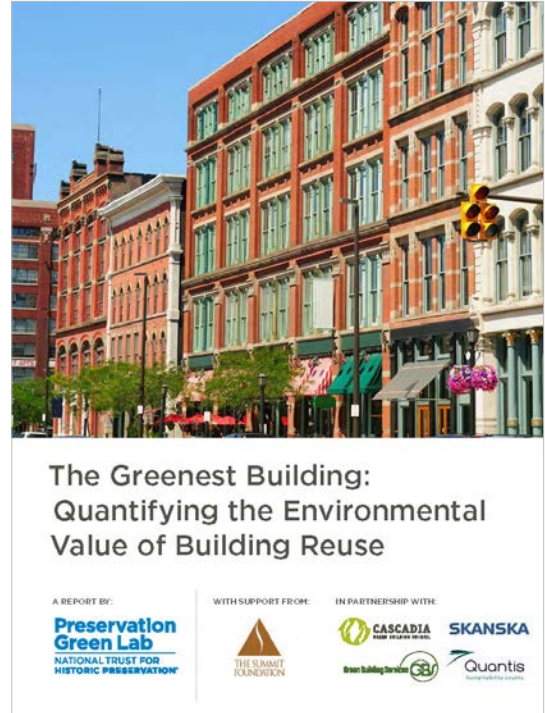
- Historic rehabilitation projects generate 60-70% of project expenditures are spent on labor because of the skilled trades necessary
- When \$1,000,000 are invested in the rehabilitation of a Pennsylvania historic building, 6.4 direct jobs and 5.6 indirect or induced jobs are created
- An additional \$853,514 of activity occurs elsewhere in the Pennsylvania economy

(PRESERVATION PENNSYLVANIA)

SUSTAINABILITY AND HISTORIC PRESERVATION

The following resources offer insights to the value of existing buildings to climate change and sustainability:

- The Greenest Building: Quantifying the Environmental Value of Building Reuse, 2023
https://cdn.savingplaces.org/2023/05/24/11/14/36/697/The_Greenest_Building_Full.pdf
- Whole Building Design Guide, National Institute of Building Sciences, 2023
<https://www.wbdg.org/design-objectives/historic-preservation/sustainable-historic-preservation>
- The Greenest Building is the One that Already Exists, Architects Journal, 2019
<https://www.architectsjournal.co.uk/news/opinion/the-greenest-building-is-the-one-that-already-exists>
- Preservation Briefs: Improving the Energy Efficiency in Historic Buildings, National Park Service, 2011
<https://www.nps.gov/orgs/1739/upload/preservation-brief-03-energy-efficiency.pdf>



Available via www.savingplaces.org

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Preservation Design Partnership, LLC
Philadelphia, Pennsylvania
www.pdparchitects.com