C Chester
C County
H Historic
P Preservation
N Network

Spring Workshop March 11, 2017

Historic Resources: Overview

Definition

Significance

Documentation

Survey Forms

– Impact Studies

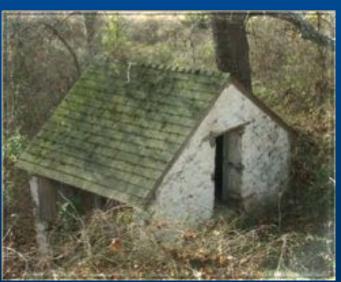




What is a historic resource?

- Building, site, structure, object, or district
- 50+ years of age
- Points to life in earlier times
- Helps convey the story of how we arrived where we are today





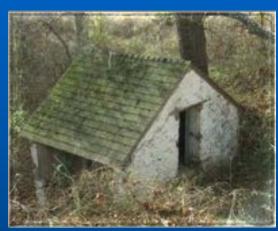
Significance

Is every house built prior to 1967 important?



Buildings are not equally important











Significance

- National Register
 - National significance
 - State significance
 - Local significance
- Municipal standards
 - Municipal significance



Significance





Some types of significance cannot be documented

National Register Criteria

- A. Significant event or theme
 - Agriculture
 - Industry
- **B.** Significant person
- c. Significant architecture
- D. Archaeological significance



Municipal Significance

- No general agreement on definition
- Chester County classifications
 - Class 1 = NRHP / DOE
 - Class 2 = Locally significant
 - Class 3 = Part of cultural landscape
- 2 municipal definitions

Pennsylvania Survey Forms

Name, L	ocation and Owner	rship (tens 1-8 (see instructions, page	e e	
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URRENTS	COMMON NAME			
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	Wagontown -			
	West central part of West	Nantreal Toership		
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TAX PARCE		inCounty Public/fields Public/	CHOKH	
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	Materic Function			Burgara Barr
	and the latest and th	Subcategory		Particular Type Furnace
	The Company of the Co			
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PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM — PHOTO/SITE PLAN SHEET Pennyibyania Historic and Muscam Commission, Burcau of Historic Processation Commonwealth Keystone Building, 2nd Floor, 400 North Street, Harrisburg, PA 17108-1026

Survey Code:	048a	Historic / Other Name:	Dewces House
Tax Pancel:	32-4-33	Address:	365 Byers Risad, Chester Springs PA 19425
County:	Chester 029	Municipality:	Upper Unchlan Township

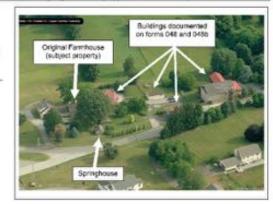
Dewees House

Photographs

Photo I. Aerial of historic firm complex, adapted from Birg. Maps.

Photographer:

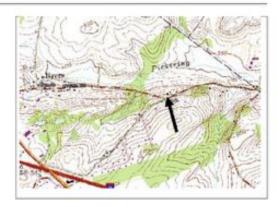
Date: Other photographs dated May, 2015.



Location Map

Downingtown USGS Qual

(See Nite Plan in Additional Documentation)



Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

	IDI	ENTIFICATIO	N AND LO	CATIO	N.	
Survey Code	048a		Tax Parce	l No.	32-4-33	
County	1. Chester 029	2.				
Municipality	L. Upper Uwehli	an Township	2.			
Address	365 Hyers Road	Chester Spring	s PA 19425			
Historic Name	Dewees House					
Other Name						
Owner Name / Ada	fress					
Owner Category	x Private	Public - loc	cul	Pub	lie - state	Public - Federal
Resource Category	x Building	District	Site		Structure	Object
Number/Approxim	ate Number of R	esources Covere	ed by This Fo	MAN .	2	7 10 7 1 E 10 10 10 10 10 10 10 10 10 10 10 10 10
USGS Quad	1. Downington	A E		2.		
UTM References	Λ.	B.	10	C.		D.

			HISTORIC AND CUI	RRENT FUNCTIONS		
His	toric Function Ca	negory		Subcategory	Code	
A.	A. DOMESTIC			Single dwelling		
В.	DOMESTIC			Secondary structure		
C.	- STATE OF THE OWNER.	J 5000718072		A CONTRACTOR OF THE PARTY OF TH		
D.		100	y	71 13		
A. House		House	11.7			
Par	ticular Type	B.	Springhouse			
		C.				
		D.				
Cur	ment Function Ca	degury		Subcutegory	Code	
A.	A. DOMESTIC			Single dwelling		
B.	L DOMESTIC		Secondary structure			
C.						
D.						

			PHYSICA	AL DESCRIP	HON		
Architectural Classification A		A. C	A. Colonial B. Ne		B. No Style		C.
		D,		Other			
Exterior Materials	Found	lation	Stone	117777	Roof		Asphalt shingles
	Walls		Stone		Wall	s	
	Other		70000		Othe	r	
Structural System			1. Masonry	- stone		2	
Width 5 bay / feet			Depth feet	1 room		S	tories / Height 2

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - NARRATIVE SHEET

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation HRSV 048a / Dewees House / 365 Byers Road, Chester Springs PA 19425

HISTORICAL INFORMATION

Year Built: ca. 1712 Additions/Alterntions Dates: ca. 1795, mid and late 20th century Basis for Dating: x. Documentary x. Physical Explain: Architectural details, historic research, Deweese family papers.

Cultural / lithnic Affiliation	l.	2,	Associated Individuals	I.	2.
Associated Events	1.	2.	Architects / Engineers	L	2.
Builders	1.	2.			

MAJOR BIBLIOGRAPHICAL REFERENCES

PREVIOUS SURVEY, DETERMINATIONS

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: Yes x No Context(x):

Contributes to Potential District Yes x No District Name Status:

Consultant Recommendation: This property, when combined with the adjacent property, forms one of the township's more significant farmstends. The farmhouse on this particular property, however, does not appear to be architecturally significant, and no people or events of significance are known to be associated with the house. [2015 note: Although the house is one of the oldest buildings in Upper Dwehlan Township, its architectural integrity has been greatly compromised by a large garage addition, replacement materials (such as wiredows and roof cladding), its front porch, loss of pent roof system on the core, and interior alterations.] The property thus is classified as Class II.

THREATS

Threats: _1_ 1. None 2. Public Development 3. Private Development 4. Neglect 5. Other Explain:

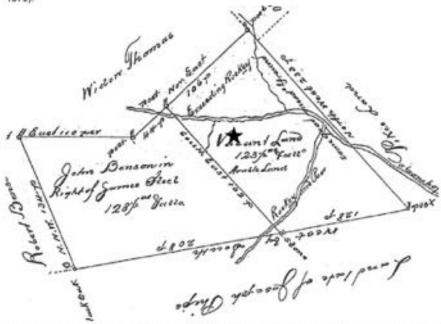
Service Control of the Control of th		SURVEYOR	INFORMAT	TION		
Surveyor Name / Title	Robert W	Robert Wise D			Date	8/2015
Project Name	Dewees l	House		500		
Organization	Wise Pre	Wise Preservation Planning LLC Telephone				(484) 202-8187
Street and No.	1480 Hill	Itop Road				
City, State	Chester S	Chester Springs, Pa. Zip Code			1.0	19425
Additional Survey Docu	mentation	n/a	-1.00000000			DENERY
Associated Survey Code	s	100000				

Peunsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code	048a	Tax Parcel / Other No.	32-4-33
County	Chester 029	Municipality	Upper Uwchlan Township
Address	365 Byers Road	Historie / Other Name	Dewees House

HISTORIC NARRATIVE:

This property was part of the historic farm in the eastern point of Upper Uwchlan Township. The larger farm property was partitioned c. 1980, leaving the historic farmhouse and springhouse on this parcel and other associated buildings on the two parcels to the east. The farmhouse is thought to consist of a 1712 section and a c. 1795 addition constructed by Peter Stiteler. Two families lived here for extended periods of time: the Stiteler family (1792-1853) and the Dewees family (1871-1979).



Patent map of the property. Star indicates the location of the farmhouse and subject tract on the tract labelled "Vacant

The earliest history of the property is obscure. The core of the farmhouse has a niche for a datestone, and members of the Deweese family report that it originally read "P.Ev. 1712" before a family member removed or destroyed it. Architectural details of the section point to an early 18th century date of construction, thus the 1712 date is quite possible. At some point prior to 1744, James Steel settled on land to the west. He was unable to pay his guitrents and lost the property.

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM - NARRATIVE SHEET

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

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Address	365 Byers Road	Historie / Other Name	Dewees House

In 1745, John Benson received a patent for the Steel property, then called "Frankfort," and a parcel including the subject tract (see the survey map above). Benson apparently lived on the western parcel. The larger tract was partitioned in 1770 when Benson sold the eastern part to James Packer. In 1789, Packer's land was sold at a sheriff sale to Griffith Mendenhall to cover debts of £175.8.6. Four years later, Mendenhall sold the property.

In 1792 Peter Stiteler purchased the 131.75 acre property from Mendenhall for £658.15.0 in gold and silver money. The Stiteler family lived on the property until 1853. The 1796 tax records indicate that Stiteler owned a 2-story stone house, log barn with stone stable, stone spring house, stone smoke-house, log hoghouse, stone beehouse, and a stone school house. Assuming the Stiteler increased the size of the smaller c. 1712 house after purchase, and after examining architectural features, this report has assigned a c. 1795 date to the addition. Later township tax: records indicate that Stiteler had constructed a distillery on the property. Peter Stiteler apparently died between 1811 and 1814. His son George Stiteler paid the township taxes from 1814 until 1823, and George's widow Anna paid the township taxes until 1835. Isaac Stiteler, son of George and Anna, inherited the farm and sold it out of the family in 1853.

In 1853 John Fetters purchased the property and owned it until 1870. It is thought that Fetters converted the distillery into a tenant house. 1 John Fetters died in 1870. His will stated that Isaiah would inherit the farm "on which he now resides" subject to a payment of \$10,000 to be divided among the other heirs. Isaiah Fetters sold the farm to Jacob Dewees the following year.

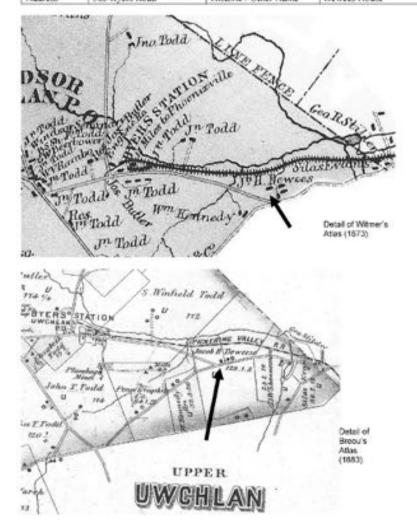
The Dewees family owned the farm from 1871 to 1979. When Jacob Dewees purchased the farm it contained 129.25 acres; the main farm property retained these boundaries into the 1970s, though adjacent parcels were purchased and sold off during the Dewees family ownership. The Dewees family added a small section onto the west end of the farmhouse main block, which was enlarged later in the 20th century to its current size.

Jacob Dewees died here in 1922, and his descendants farmed the property half a century afterward. In the 1970s, the Dewees family began to subdivide the 129.25-acre parcel. The farmstead itself was also partitioned onto three parcels. The farmhouse documented on this form was owned by the Dixon family from 1979 until 1983, the Dilenschneider family from 1983 to 1998. and the Holt/Powers family since that time. The Dilenschneider family constructed the attached garage c. 1990.

Estelle Cremers and Pamela Shenk, The Upper Unrchlan: A Place Betwird and Between (Morgantown PA: Masthof

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code	048a	Tax Parcel / Other No.	32-4-33
County	Chester 029	Municipality	Opper Uwchlan Township
Address	365 Byers Road	Historie / Other Nume	Dewees House



PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM - NARRATIVE SHEET

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

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County	Chester 029	Municipality	Opper Uwchlan Township
Address	365 Byers Road	Historie / Other Name	Dewees House

Chain of Title

Deed Book/Page Date	Grantor	Grantee	Consideration Acreage	Description
4362-782 5/26/1998	Frank & Kathy Dilenschneider	Kenneth J. Holt & Mary Powers	\$295,000 3.5 ac	All that certain tract or piece of ground. Same as the following property.
\$61-539 7/14/1983	Thomas E. & Farrell A. Dixon	Frank & Kathy Dilenschneider	\$105,000 3.500 ac	All that certain tract or piece of ground. Part of the following.
M54-195 2/15/1979	Jacob C. Sr. & Dorothy Dewees	Thomas E. & Farrell A. Dixon	\$85,000 20,525 ac	All that certain tract or piece of ground. Part of the following property.
C54-271 11/17/1978	Jacob C. Dewees Sr. and Lewis D. Dewees	Jacob C. Sr. & Dorothy Dewees	\$210,000 128,637 ac	All that certain tract or piece of ground. Lewis Dewees sold his undivided half interest. Part of the following property.
Y40-141 10/4/1972	J. Morris Dewees, widower of Upper Uwchlan Twp.	Jacob C. Dewees Sr. and Lewis D. Dewees, both of Upper Uwchlan Twp.	\$1 139 ac	All that certain messuage and three tracts of land. Jennie M. Dewees had died on 8/12/1972. Same as the following property.
D22-526-31 11/28/1944	Howard & Mary E. Desires of Upper Uwchlan Twp.	J. Morris & Jennie M. Dewees of Upper Uwohlan Twp.	\$14,000 139 ac	All that certain messuage and three tracts of land. This was a combination of two earlier deeds: the farmhouse was on the following property.
A16-373-529 B/22/1922	Jacob H. Dewees Estate	Howard Dewees of Upper Uwchlan Twp.	\$7,000 133.5 ac	All that Messuage and two tracts of land. The farmhouse was on the following property.
Y7-171-318 3/30/1871	Isaiah & Mary A. Fetters of Upper Uwchlan Twp.	Jacob H. Dewees of West Vincent Twp.	\$11,600 129,25 ac	All that messuage and plantation or tract of land. Same as the following property.
Will Book X-196 1870	John Fetters	Isaiah Fetiers (son)	\$10,000 129,25 ac	John Fetters left the farm to his son, calling it the property 'on which he now resides.' However, Isaiah Fetters was required to pay the estate \$10,000 to be divided among other heirs. Same as the following property.
T5-116-334 3/25/1853	Twp.	John Fetters of West Vincent Twp.		All that Messuage and plantation or tract of land, "being the principal Mansion part of the premises which George Stateler died seized of." Part of the following property.
Adm #7577 1824	George Stiteler Estate	Isaac Streier (son)	131.75 ac	Stiterer died intestate c. 1824, and the property devolved upon his son.
G2-235 4/3/1792	Griffith Mendenhall, yeoman of East Caln Twp.	Peter Stiteler, weaver of Uwchlan Twp.	E658.15.0 131.75 ac	A certain piece or part and parcel of two tracts of land. Part of the following.

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Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code	048a	Tax Parcel / Other No.	32-4-33
County	Chester 029	Municipality	Upper Uwehlan Township
Address	365 Byers Road	Historie / Other Name	Dewees House

Chain of Title (continued)

Deed Book/Page Date	Granton	Grantee	Consideration Acreage	Description
E2-29-296 3/7/1789	James Packer, yeoman	Griffith Mendernali	£337.5.0 173.ac	All that Messuage or Tenement, plantation and tract of land. The property was sold at a sheriff sale of 11/29/1788 to cover Packer's debt of £175.8.6. Same as the following property.
N.R. 1/22/1770	John & Ann Berson	James Packer	173 ac	This deed was not recorded. Packer purchased a percel of land derived from two different patents to the Bensons.
Patent Book A12 page 343 12/18/1745	Thomas Penn and Richard Penn	John Benson	£37.1.0 123.5 ac	

Relevant Township Tax Information

Year	Name	Acreage	Buildings	Individual buildings
1838	Issac Stieler		450	
1835		120		House 175, Barn 150, Tenant House and outbuildings 100
1832	Anna Stiteler	V.558 5		House 250, Barn 200, tenement and wagon house 50, outbuilding 60
1829	1		500	
1526	1	121	100000000	House 150, barn 200, outbuildings 100
1823		121		House 150, barn 200, distillery 200, ourbuildings 75
1520	George Stiteler	120		House 200, barn and wagon house 200, outbuildings 75
1517	6822 THE CONTROL	121		Dwelling House 250, Barn 225, Wagon House 35, outbuildings 30, tenant house 30
1814	1	127	300	Distillery 50
1811				House 200, barn 100, distillery 60
1808]		350	
1505]	91	200	
1802]	126		House 250, house 25, barn 100
1799	Peter Steler St.	118		Stone house 225, springhouse 20, stone smook house 10, log dwelling house 30, log and stone barn 125
1796				 story stone house, log bare with stone stables, stone spring house, stone smoke- house, log hoghouse, stone beehouse, and stone school house

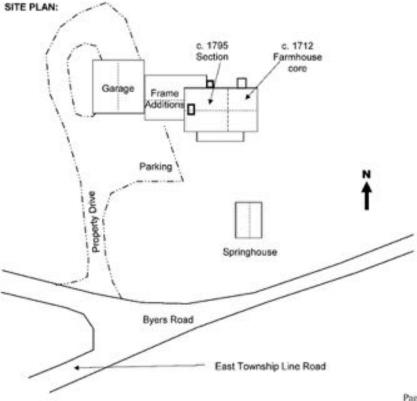
PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM - NARRATIVE SHEET

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

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Address	365 Byers Road	Historie / Other Name	Dewees House

PHYSICAL DESCRIPTION:

This property is one of three which when combined contain a well-developed historic farm complex. This parcel contains the original farmhouse with its associated springhouse; the adjacent properties to the east contain a stone farmhouse and springhouse, the former property's barn, and other outbuildings. Those properties are documented on forms #048 and #048b. The subject tract has a trapezoidal shape encompassing 2.23 acres. The land drains to the northwest and is lightly wooded. The property drive leads north from Byers Road immediately west of the intersection with East Township Line Road.



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Pennsylvania Ilistorical and Museum Commission, Bureau for Historic Preservation

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Farmhouse

The farmhouse is a multi-additive building consisting of a two-section stone main block, plus 20° century frame additions on the west end. Oriented south towards Byers Road, the main block is a 5-bay, two-story building with rubble stone walls (the rear or north elevation is clad in stucco). The building no doubt grew successively to the west due to the location of the original farmstead's other farmhouse, which is located immediately east of the core. The original section or core, thought to have been built in 1712, is a 2-bay section on the east end measuring 21x20 feet; the c 1795 addition, is a 3-bay unit measuring 27x20 feet and extending the core to the west. The addition enlarged the hall plan core to a 2-story, 5-bay, main block. Unlike most such 2-bay to 5-bay enlargements, the interior never took on a center hall type plan; each section retained its original stair system such that today the core and its addition are separate residential units each with its own entrance. Symmetry, however, was achieved on the main façade by repeating the core's 2-bay window arrangement on the 1795 addition and including a column of single windows in the combined building's center. That said, the center window on the south elevation of the main block's first floor (S13 e.g. "S"outh elevation, "1"st floor, "3"rd window from left) is shown as a door in a 1940s photograph.



South (main) façade of main block, with 2-bay core (1712) on right and 3-bay addition (c. 1795) on left. Note near symmetrical appearance through the placement of doors and windows. At far right is adjacent farmhouse.

The main block of the farmhouse is a 2-story, 5-bay section facing south towards Byers Road. The end-gabled roof is clad with asphalt shingles. A large stone chimney is located slightly off center at the west end of the ridge, and a concrete chimney is attached onto the north elevation. (The

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM - NARRATIVE SHEET

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Main entrance, c. 1795 addition.



Core, east elevation, showing typical 4-light window found on ends of main block. This window (E11) and surround are replacements.



Main entrance, core. Note narrow width.



Core, east elevation, showing typical molded window surround with shutler pintle.

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Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

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Core: Detail of date stone niche. Note vinyl clad eaves, 20th century ridge pointing, and replacement windows.

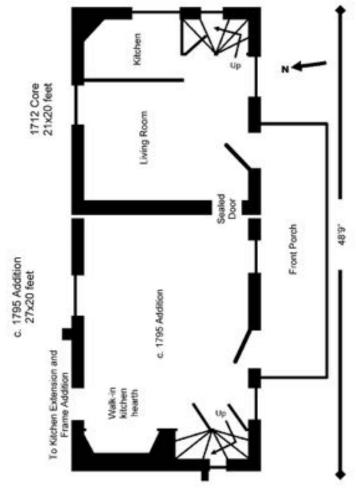


Main block, showing mainly the east (left) and north (right) of core. Note horizontal stone drip course between first and second floor windows denoting top former pent skirt. Small frame addition in foreground protects entrance to cellar.

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM - NARRATIVE SHEET

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Pennsylvania Historical and Museum Commission. Bureau for Historic Preservation

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First floor, 1790s section, facing west. Note doors to the boxed winder status (left) and walk-in kitchen hearth.



Detail of walk-in kitchen hearth, an outstanding vestige of the late 18th century.

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM - NARRATIVE SHEET

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C. 1795 Addition, second floor, north room, detail of mantel on west wall.



Detail of punch and gouge work in mantel shown above.

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Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

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Core. Hearth support in northeast corner of basement.







Semi-ragged passageway between basement spaces, facing west.

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Springhouse, west elevation.



Springhouse, east elevation.

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Historic Resource Impact Studies

- Often required when a change is proposed for a property
- Create a <u>dialogue</u> to help manage change
- Provide the HC with historic context
- Help HCs manage the inventory

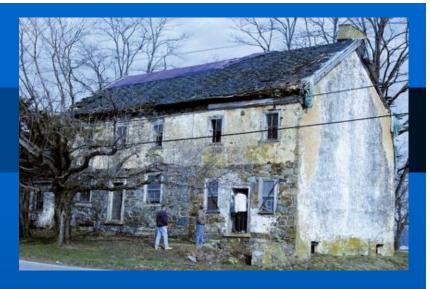
Impact Studies



- Assess significance of historic resources / landscapes
- Identify adverse impacts
- Recommend mitigation measures
- Help protect resources from subdivision / land development / demolition / alteration

HRIS Contents

- 1. Executive Summary
- 2. Background Information
- 3. Historic Overview
- 4. Physical Description & Significance
- 5. Proposed Changes, Impacts, and Mitigation Recommendations
- 6. Bibliography

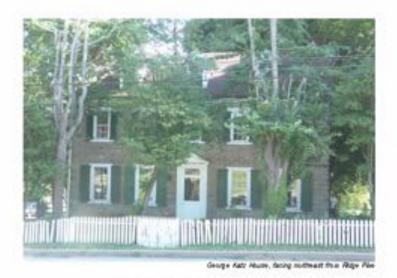




1. Executive Summary

- Purpose
- Historic Resources
- Impacts & Recommendations

HISTORIC RESOURCE IMPACT STUDY



TECCE PROPERTY

Springfield Township Montgomery County, Pa.

September 19, 2006



Wise Preservation Flamming: Station Square 1, Suite 154, 37 Matth Valley Road - Paoli FR 19001 510-722-5119 - Fax 510-722-5106 - www.sizepreservation.com

2. Background Information

a. Identification

- Applicant / Recipient
- Project / Date of Plan

b. Applicability

- Cite Ordinance



2. Background Information



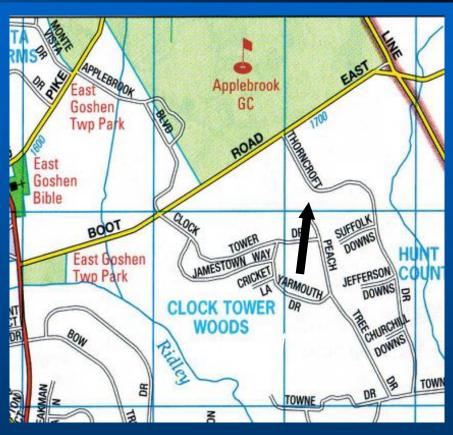
- Purpose of HRIS (quick overview of ordinance requirements)
 - Identify Historic Resources
 - Determine Historic Significance
 - Identify Potential Impacts
 - Recommend Mitigation



2. Background Information

- d. Personnel / Dates
- e. Definitions
 - Subject Tract
 - Historic Resources
- f. Location Map



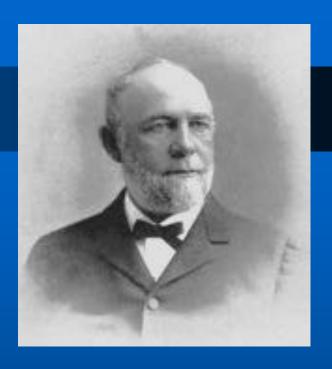


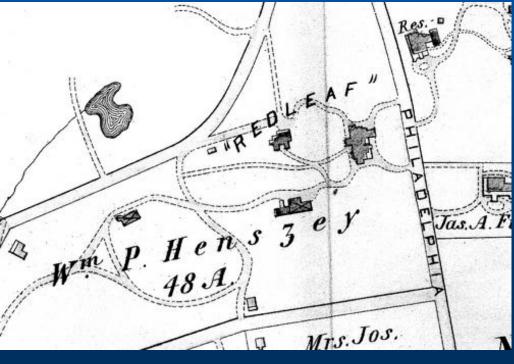
3. Historic Overview

- History (cot)
- Historic Maps
- Photographs

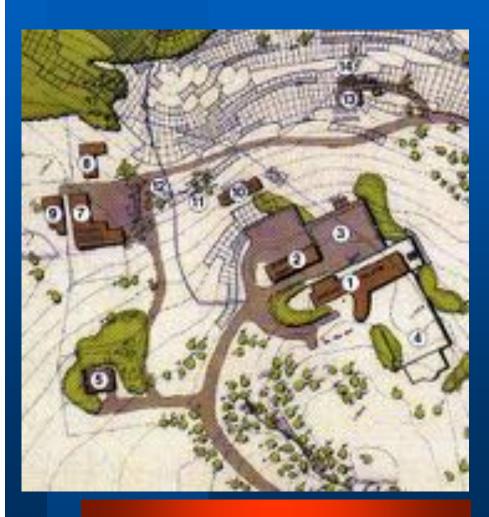


Key: Significance





4. Physical Description





4. Physical Description

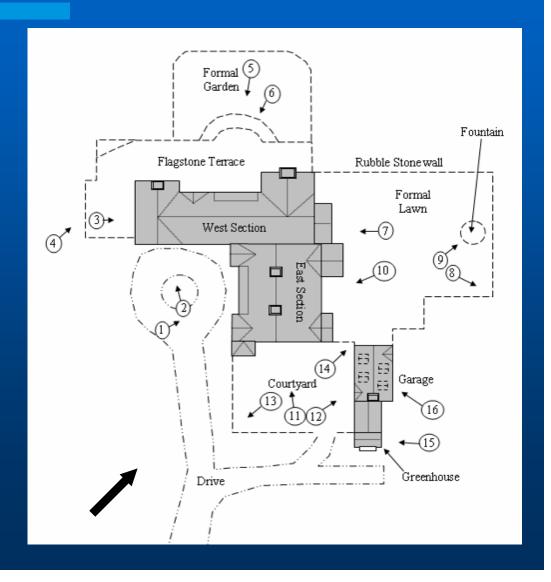
- a) Subject Tract (property) description
 - Landscape
 - Historic Resources
 - Minor Landscape Features
 - Roads, etc.



4b. Historic Resource Description

- Photos
- Site Plans
- Detail Photos
- Condition

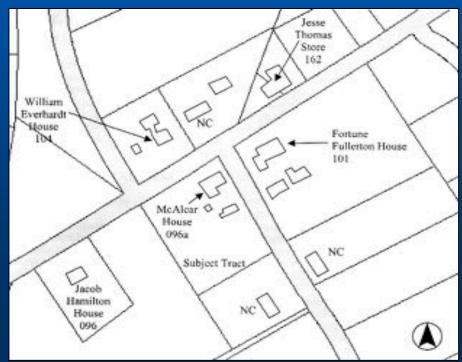




4c. Adjacent Historic Resources







4d. Statement of Significance

- Important Component
- "Credibility" Statement
- Justifies Recommendations
- (Should be) based on standard or defined criteria
- Be ready to defend your inventory

5. Project, Impacts, Mitigation

a. Project Description

- Proposed changes
- Potential adverse impacts
- Mitigation recommendations
- What is the level of impact?



5b. Adverse Impact Methodology

- 1. Total demolition / direct
- 2. High major alteration / visual
- 3. Medium visual / "easy" mitigation
- 4. Low minor / "easy" mitigation
- 5. No no impact / mitigation

5c. Project Changes / Impacts

- Historic Views (of / from)
- Demolition
- Alterations
- Infrastructure: Roads, Curbs, SWM, Lighting
- New Construction / Architecture
- Grading
- Orientation
- Noise / Traffic
- Landscaping
- Uses
- Small Scale Resources
- Open Space / Trails



5d. Mitigation Recommendations

- None
- Buffer (screen it)
- Alter Plan
- Delay Project
- Stop Project NO



HRIS – Issues & Ideas

- Developer Point of View
 - **-\$\$**
 - Give & take CU
- Consultant
 - Addresses ordinance
 - Works for applicant
 - Qualifications

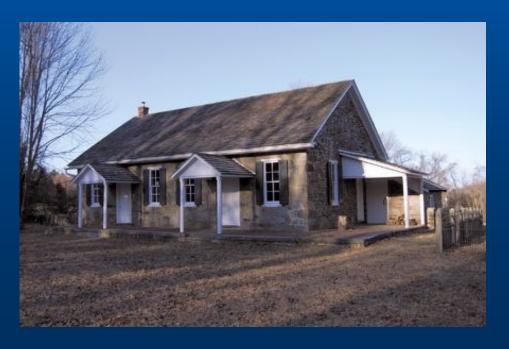




HRIS – Issues & Ideas

- Quality Report
 - Meets all ordinance requirements
 - Documentation and significance
 - Realistic and relevant recommendations
- What is protected?
- HC specialists
- HC consultant





HRIS – Key Points

- Qualification of Preparer
- Quality & Completeness of Study
- Report Bias?
- Resource Significance
- Impact Analysis
- Relevant (creative & realistic)
 Recommendations
- HCs Ask Questions!







Thank You!

