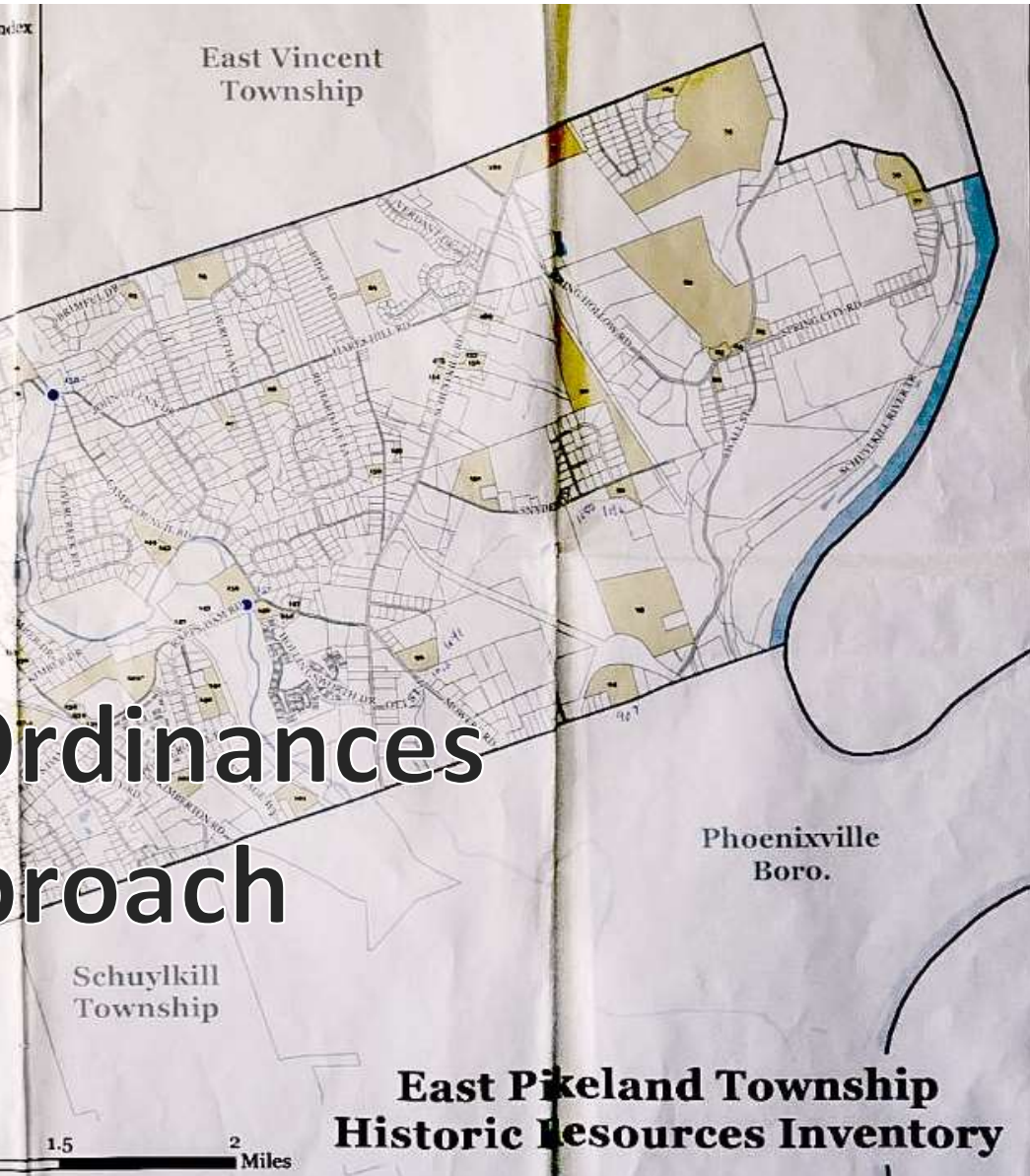


- 127\* Multiple sites, see historic resource index
- Historic Bridge
- 158 Bridge Identification Number
- Roads
- Municipalities
- Chester County



# Local Preservation Ordinances A Curatorial Approach



**East Pikeland Township  
Historic Resources Inventory**

## What is a Curatorial Approach?

The Historic Preservation Ordinance is a management tool for the built and natural environment.

- ❖ *It is part of a municipal government toolbox that includes planning, environmental, commercial and institutional interests.*

### The Curatorial Approach

- ❖ *Assesses the overall content and qualities (areas of significance) of sites that might be listed.*
- ❖ *Assesses the potential for districts vs. individual sites*
- ❖ *Assesses the threats to resources – Development pressure, financial hardship, changes to infrastructure*



# East Pikeland Township

- ❖ The National Register in East Pikeland
  - Four National Register Historic Districts (Kimberton, Middle Pickering, Prizer's Mill, Continental Powder Works)
  - One Individually listed building, three bridges.
- ❖ Approximately 200 individually listed local resources.
- ❖ One Certified Historic District



## Three Questions at the start of the process

- ❖ *Is there an existing ordinance?*
- ❖ *Is there a resource list?*
- ❖ *What is the intent of the ordinance?*

## Existing ordinance problems

- ❖ *Not compliant with current codes and standards.*
- ❖ *Does not have provisions for Certified Historic Districts and individual resources.*
- ❖ *Difficult to interpret and use.*

## Beginning the overhaul process

- ❖ *Enlist the support of the township staff and elected officials*
- ❖ *Categorize Issues*
- ❖ *Update List*
- ❖ *Reorganization – HARB and HC – are both needed, are they separate?*
- ❖ *Fix areas of the existing ordinance that have been problematic*

## The List

- ❖ *Is the existing data accurate – addresses, tax parcel #'s, building types and conditions*
- ❖ *Have specific criteria for listing, evaluate all existing and proposed resources, add and remove as necessary.*

SITE NO.*	STREET ADDRESS	PARCEL NUMBER	COMMON NAME, STYLE OR TYPE	CONTRIBUTING ELEMENTS^	DATE(S)	CRITERIA	REMARKS	FMR CLASS
1	313 CHESTER SPRINGS RD	26-4-65		House; Barn & Outbdgs	1793; 1806	A,B,C,G,	Check Address	2
2	1236 CHESTER SPRINGS RD	26-4-64.1	Holman/Dietrich Farmstead	House, Barn & Outbdgs	early 1800s	A,C,D,G		1
3	1149 PIKE SPRINGS RD	26-4-35	Hartman/Pickering Meade Farmstead	House, Barn & Outbldg	circa 1790	A,B,C,G,		2
4	1075 CHESTER SPRINGS RD	26-4-28.2	Octohedren Schoolhouse; Knipe House	School; House	mid 1800s; 1930	A,C,H		2
5	1016 CHESTER SPRINGS RD	26-4-60	Norland Square; Emery House	Tavern/House	circa 1830/1800s	A,B,D,G		2
6	1096 PIKE SPRINGS RD	26-4-63	Emery House	House	mid 1800s	A, C		3
7	1097 PIKE SPRINGS RD	26-4-36.2	Hickory Springs Farm	House & Springhouse	early 1800s	A,G		3

- A. Is 50 years or older and is generally intact;
- B. Is relevant to or associated with the significant development, heritage or culture of the Township;
- C. Is associated with a person of historic significance in the Township or elsewhere;
- D. Is representative of a distinctive architectural style, vernacular building type, craftsmanship, or is the work of a notable architect or builder;
- E. Is the site or location of a notable local event considered to have had a significant effect on the Township;
- F. Is a distinctive example reflecting the cultural, social or ethnic heritage of the Township;
- G. Possesses a notable location and physical characteristics as an established and familiar visual feature to a neighborhood or the Township overall, or;
- H. Has yielded, or may be likely to yield, information in prehistory or history, such as an archeological site.















**The list is the list, and does not establish tiered classes.**

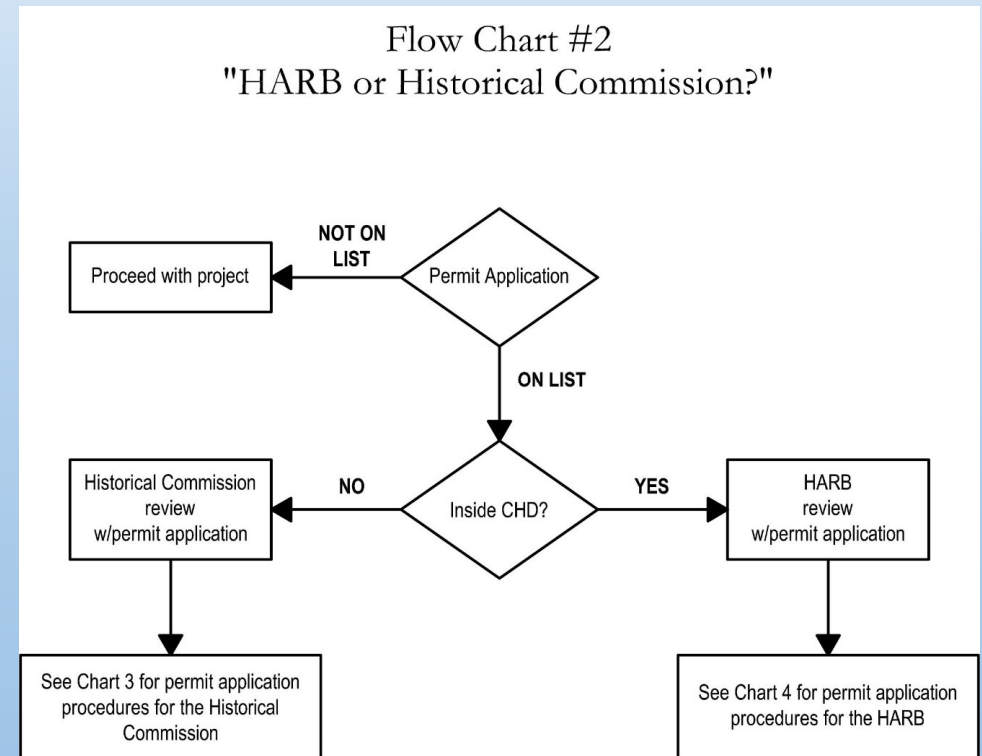
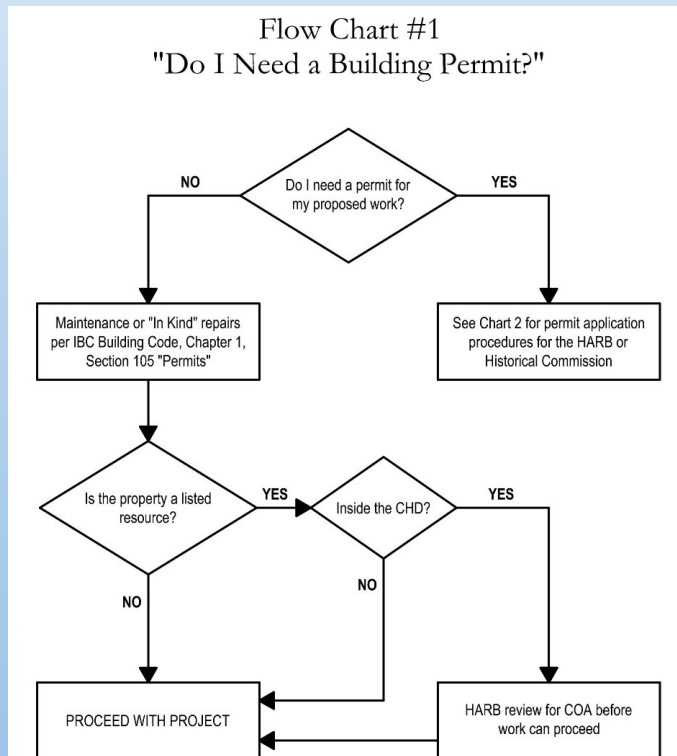






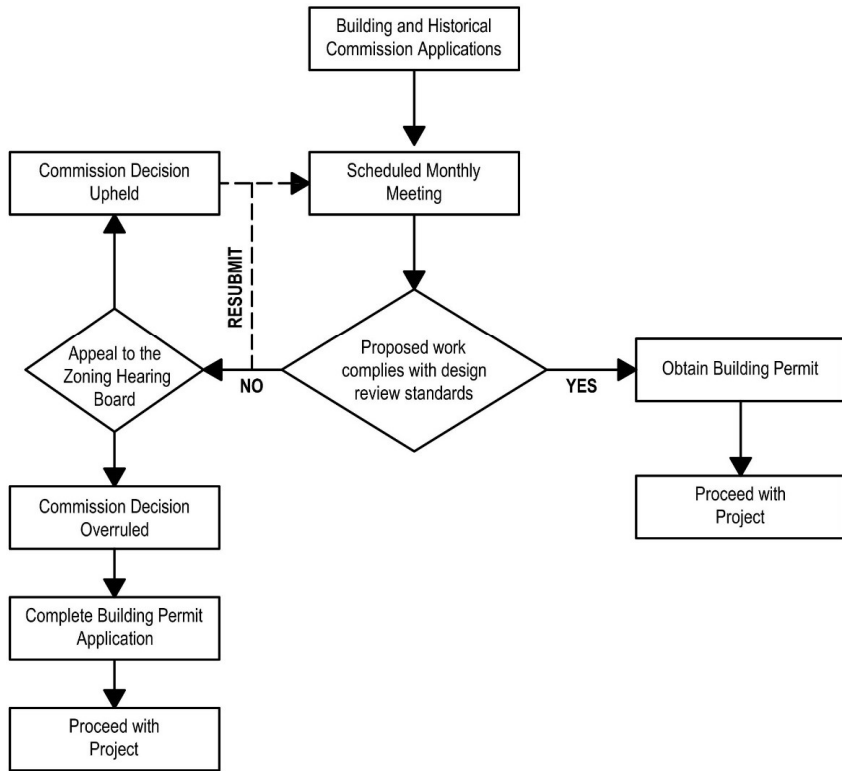
# Do the HARB and Historical Commissions have different roles?

*At a basic level – No, both review applications that affect historic resources. At a broader level, one can assume the allied duties of maintaining/updating the list, hosting events, promoting preservation initiatives.*

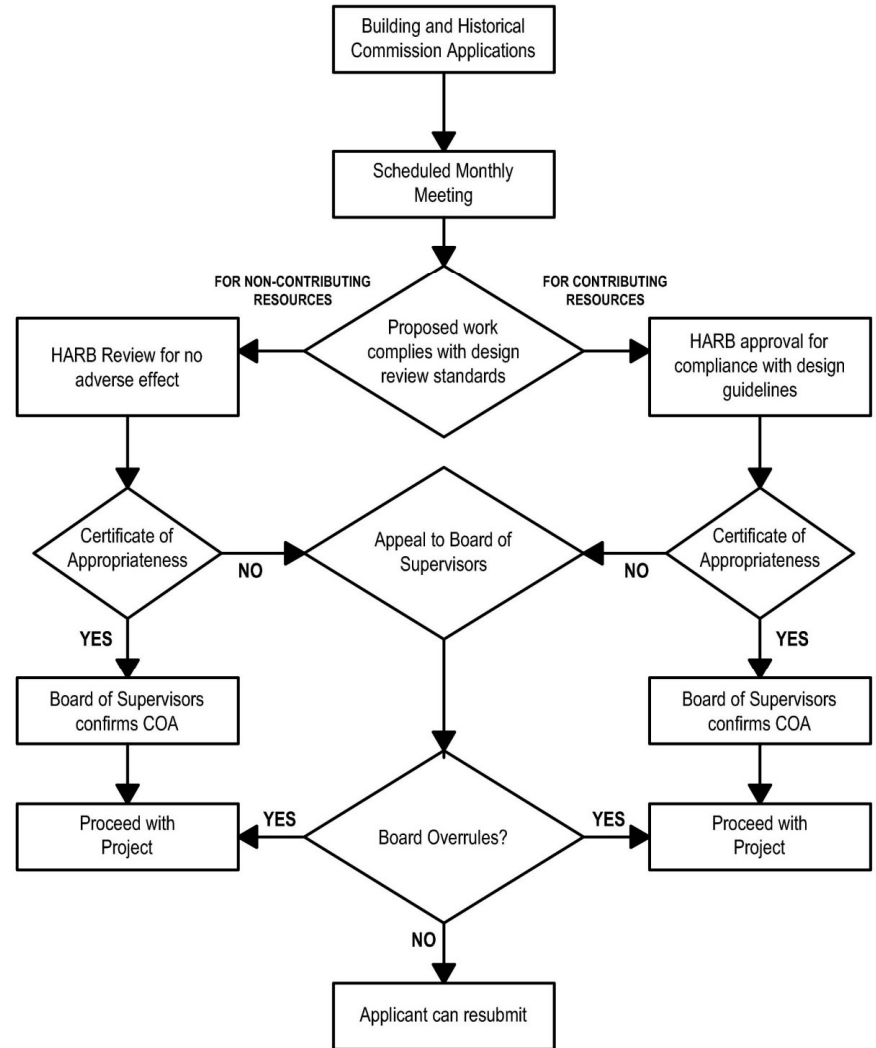




Flow Chart #3  
Historical Commission Review



Flow Chart #4  
HARB Review Process





# Important special provisions for our ordinance

## ❖ Demolition by neglect

- *Reference existing codes and standards like the Property Maintenance Code*
- *Watchdog vs. Policeman - Act through the township staff.*

## ❖ Demolition

- *The most important application, because it represents an irreversible act and must be reviewed with care, including a professionally produced Historic Resources Impact Study.*

## ❖ Incentives

- *Zoning relief, non-conforming parcels, building types and shapes.*

# Putting it all together

- ❖ A member's manual so each member can be effective and provide accurate, consistent guidance to applicants and others with inquiries.
- ❖ An accurate map with file entries for each resource.
- ❖ Have clear review criteria and design guidelines

## EAST PIKELAND TOWNSHIP HISTORICAL COMMISSION MANUAL TABLE of CONTENTS

### Part One. Historical Commission Purpose and Procedures

1. Introduction Historical Commission, Basic Information and Background  
Pennsylvania Historical Preservation Agencies and their Functions  
Definitions Historical Preservation Terms, Acronyms and Definitions
2. Bylaws and Rules of Procedure, revised 03/15/17
  - Article I Scope and Authority
  - Article II Township Regulations and Procedures
  - Article III Zoning Ordinance, Article XVI
  - Article IV Historical Commission and HARB
  - Article V CLG Compliance
  - Article VI Preservation of Historic Resources
  - Article VII Applications for Building Permits
  - Article VIII Special Requirements and UsesFlowcharts Procedural Flowcharts for Building Permits
3. Article XVI Table of Contents for Article 16 of the Zoning Ordinance Ordinance No.168; Article XVI of the Zoning Ordinance, enacted 06/02/15
  - Exhibit A Article XVI, Historic Resource Protection Standards
  - Exhibit B Historic Resources List
  - Exhibit C Cultural, Historical and Architectural Resources Map

4. Certification Agreement; with PHMC, executed 06/20/06
  - Agreement Parts A thru G, consisting of 4 pages
  - Exhibit A CLG Performance Standards Checklist
  - Exhibit B Annual Report Contents
  - Exhibit C CLG Guidelines

### Part Two. Historic Preservation Acts, Guidelines and Standards

5. Pennsylvania Historic Code, Act 446 of 1945, Title 37, Historical and Museums Historic Preservation Act 273 of 1978; Chapter 5 of History Code
6. Pennsylvania Historic District Act 167 of 1961
7. National Historic Preservation Act, PL 89-665 of 1966
8. Guidelines and Standards
  - Department of the Interior's Standards for Rehabilitation
  - PHMC Forms and Guidance; website listing
  - Township Design Guidelines for the Kimberton Historic District
9. Informational Materials
  - Dropbox Information
  - Parliamentary Procedure at a Glance

# Lessons Learned

- ❖ The curatorial approach in establishing clear criteria for listing makes the application and review process more straightforward.





# Lessons Learned

- ❖ The primary focus of a preservation ordinance is to protect the resource, but that doesn't mean it has to be difficult for applicants



# Lessons Learned

Historical Commissions and HARB's are advisory bodies, the final decisions rest with elected officials or potentially the courts. Actions must be clearly documented, consistent with referenced standards in the ordinance.

## The Secretary of the Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

[Standards for Preservation](#)

[Standards for Rehabilitation](#)

[Standards for Restoration](#)

[Standards for Reconstruction](#)

[History of the Standards](#)

[Guidelines for the Treatment of Historic Properties](#)

[Guidelines for the Treatment of Cultural Landscapes](#)

[Guidelines for Rehabilitating Historic Buildings](#)

[Guidelines on Sustainability](#)



## The Treatment of Historic Properties

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each.

The Standards for the Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund.

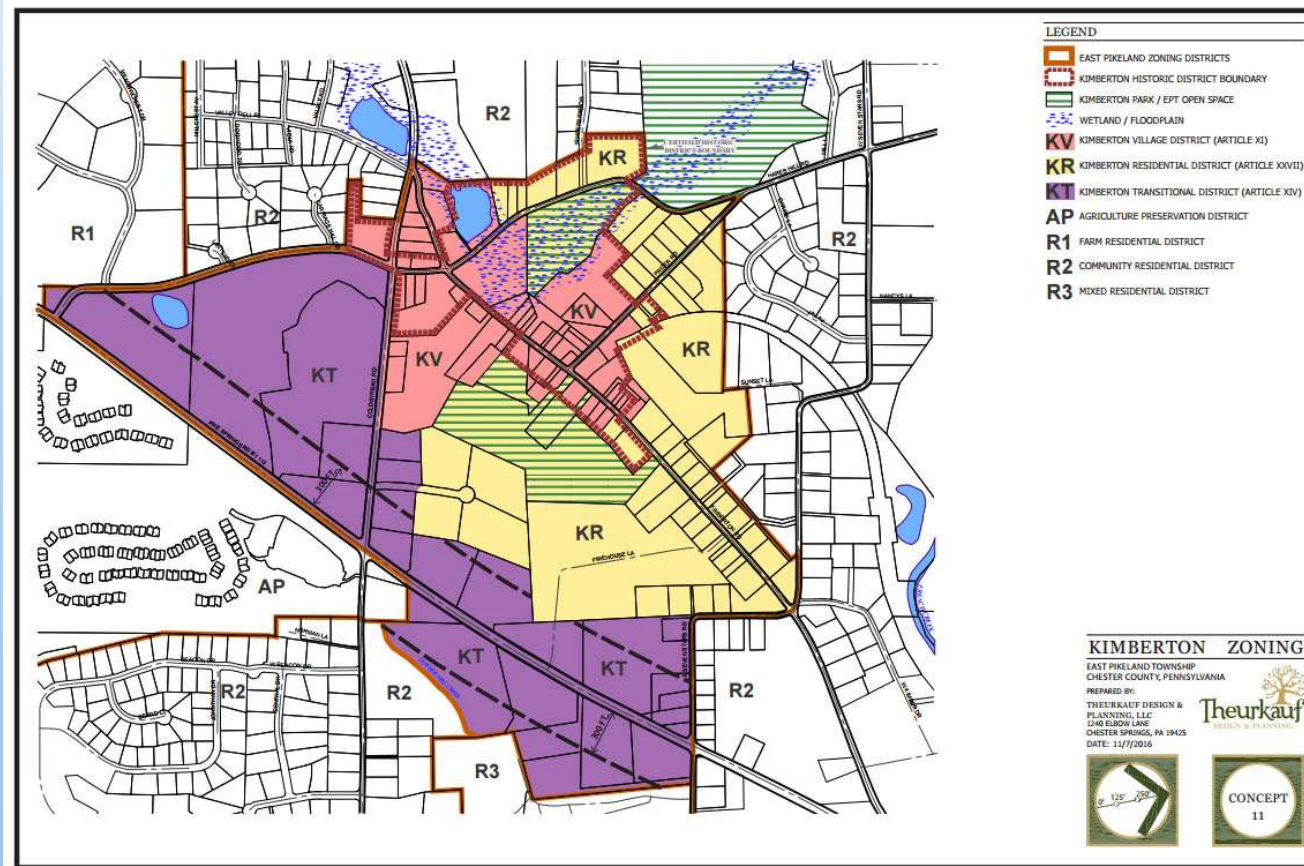
The Standards for Rehabilitation, codified in 36 CFR 67, are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program.

The Guidelines are advisory, not regulatory.



# Lessons Learned

The effectiveness of the boards is greatly enhanced if they are seen as trusted partners in the overall management of the built and natural environment.





## Post Presentation Notes

- ❖ Placing resources into classes is good for an inventory, especially for keeping track of resources on the National Register, but local listing criteria should form the basis for application reviews, not an implied ranking.
- ❖ A review should be based on the listing criteria and referenced standards. HARB and HC reviews can follow the same procedures, it is only the post review procedures that are different, so the HARB and Historical Commissions can be the same membership. The meetings need to be separate proceedings even if held on the same day and place.
- ❖ The Secretary of the Interior's Standards are only the beginning, and not even a necessary part of review criteria. Design Guidelines are an excellent supplement to help applicants and reviewers.
- ❖ While Historic Resource Protection Ordinances should be tailored to local needs, there are many common elements that can be borrowed from other municipalities.