



# Chester County Ledger

The Newsletter of the Chester County Historic Preservation Network

Volume 19, Number 1

March 2015



## CAMP is Coming to Chester County!

Karen Marshall  
*Chester County Planning Commission*

A best practices workshop designed just for Chester County's Historical Organizations will be held on April 25<sup>th</sup> at the Brandywine Conservancy. The program is presented by the National Alliance of Preservation Commissions in cooperation with CCHPN, the Chester County Planning Commission and South Coventry Township.

The National Alliance of Preservation Commissions (NAPC) was founded in 1983 in response to amendments to the National Historic Preservation Act of 1966. The Commission Assistance and Mentoring Program (CAMP) is NAPC's signature training program. Launched in the early 1990s, the program is a full day "boot camp" exploring the fundamentals of local preservation programs. This is the first CAMP to be held in Pennsylvania.

CAMP'S goal is to provide high-quality, engaging and informative training through presentations, hands-on exercises, group discussions and networking (mentoring) opportunities via live training. Trainers include commissioners, local, state and national staff members, attorneys and commission partners. All CCHPN municipal members are invited to send their Historical Commission/Committee chair or designee to this unparalleled opportunity. We look forward to seeing all 50 members!

### Your CAMP day includes

**The Legal Basics** - Understanding and working effectively within due process and compliance including PA History Code, and Comprehensive Planning and Ordinances.

**Meeting Procedures** - Learning to work within the legal framework of state law and local statutes, and how to establish clear rules of procedure to ensure a defensible decision-making process.

**Standards and Guidelines** - Understanding the relationship between Federal Standards, local standards and design guidelines.

**Building Public Support** - Communicating effectively with a wide range of audiences, build support for designations, defend sometimes unpopular decision and deal with reluctant elected officials.

**Designation and Design Review** - Working in small groups, you will designate a small local historic district threatened by partial demolition request. Armed with a simple ordinance, your group will develop and execute a response plan, culminating in a recommendation to the Board of Supervisors.

Please contact Karen Marshall, Heritage Preservation Coordinator, at 610-344-6923 for more information.

## CCHPN Begins 2015 with Five New Board Members

Steve Brown  
CCHPN

It is my pleasure to announce the addition of five new Board Members to CCHPN. John Miller, Carolyn Roland, Lynne Hockenbury, Andrew Gustine, and Phil Yocum have joined the Board to help continue the services of the Network.

John, a lifetime member of the Boy Scouts of America, Educator and longtime preservationist in the Glenmoore area, joins us with a wealth of experience as a former elected official. Understanding the point of view of those elected to serve their constituents helps us as an organization to communicate with other officials. John's love for education can only help with our preservation efforts.

Carolyn is an architectural historian and Realtor®, joining us from the southern edge of the County. Her knowledge of architectural history and sharing her love for preservation will benefit not only the Board but those we serve.

As a music therapist you wonder how Lynne, another new member of the Board, would fit into the Network. Her strong passion for preservation and her unique occupation provide another point of view when deliberating controversial issues. We pride our Board in being from many different backgrounds and occupations but with one desire; to preserve the enormous amount of history that surrounds us in Chester County.

Our fourth new Board member is certainly well known to many in Chester County with historic homes. Andrew Gustine brings a wealth of experience and knowledge to the Board as a historian, craftsman, and small business owner.

Last but not least, Phil Yocum, Historical Architect joins the Board. A well-known figure in the West Chester area, Phil brings his experience with preserving historic properties throughout the east coast.

We truly welcome these fine volunteers to the Chester County Historic Preservation Network! Board.

***The Chester County Historic Preservation Network is an affiliation of local organizations and individuals dedicated to promoting, protecting and preserving Chester County's historic resources and landscapes through education, facilitation, and public and private advocacy.***

## Thank You for Years of Dedicated Service To CCHPN

Steve Brown  
CCHPN

Many thanks to Bob Layman, Matthew Roberson, and Jeff Taylor for their excellent and long-standing service with the Network. Each has provided much time and helped many others with their expertise in Preservation throughout the County.

Bob, the Treasurer for the Board and one of the founding members, kept us "in the black" as we provided workshops, seminars and celebrations throughout the years. His steadfast and careful analysis of the pressing issues discussed at our meetings always kept us on base with our mission. Thank you, Bob, for the many years of dedication to the Network.

Matthew, the resident "tradesman" on the Board, provided the strong guidance and expertise needed for all of our educational events and activities, and offered experienced construction advice to many of our preservation members. Matthew also championed editing and producing the Ledger for many years for which we are eternally grateful.

Jeff has not been a member as long as Bob or Matthew, but provided a great contribution to preservation activities while serving on the Board. We appreciate his organizational skills and strong management abilities to make things happen. Jeff has stepped down from the Board, but is still working with us in various ways to preserve the history of Chester County.

Thanks again to Bob, Matthew and Jeff for their commitment, knowledge and integrity.

## 2015 CCHPN Board Elections

Steve Brown  
CCHPN

The Chester County Historic Preservation Network Board of Directors recently held the annual election of officers for 2015. The following were elected: Susan Marshall - President, Sali Cosford Parker - Vice-President, Robbyn Kehoe - Treasurer, John Miller - Recording Secretary, and Steven M. Brown, AIA - Corresponding Secretary. These volunteers put in extra time and effort to keep the Board running smoothly and efficiently and maintain the mission of the Network.

## Mount Zion AME Church Listed on National Register

Seth Hinshaw  
Wise Preservation Planning LLC  
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*Mt. Zion AME Church, main elevation*

**This is the second article in a series providing information on understudied elements of the architectural heritage of Chester County. The series should provide important reference information for Historical Commissions and HARBs that will be of use in the future as you help to document and plan for the future of historic buildings in Chester County.**

On February 6, 2015, the Mount Zion AME Church in Devon, Tredyffrin Township, was listed on the National Register of Historic Places. The property was listed for the role of the church building in the “School Fight” of 1932-1934. The School Fight was one of a handful of successful efforts to end local segregation of public schools in Pennsylvania before 1954.

### Early Church History

Mt. Zion is home to the oldest African American congregation on the Main Line. It was formed as the New Centerville AME Church in 1849 following prayer meetings in local homes. In 1856, the congregation purchased a half acre of land in Tredyffrin Township. Construction began in 1861 but was interrupted by the Civil War; several members served in the Union Army and are buried here. Construction was completed around 1881.

Several major changes came to the congregation in the early 20<sup>th</sup> century. In 1901, the congregation was renamed the “Mount Zion African Methodist Episcopal Church.” During the same decade, the building was renovated. The entrance was switched from the west gable end to the east gable end, the building was lengthened, and pointed arch windows replaced the earlier rectangular windows. Two date stones were installed on the east end: one reading 1901 and the other 1906. The

congregation’s historian, Bertha Jackmon, believes that the year 1906 may be the date when the basement was completed. In the year 1926, the stained glass “memorial windows” were installed.

### The School Fight

In 1932, the Tredyffrin and Easttown school boards began the process of merging, and the boards decided to segregate their elementary schools. Schools in Chester County had not been segregated historically. Segregation was initiated in several schools at this time, including Downingtown and Oxford.

An African American printer named Primus Crosby printed a leaflet calling a meeting to oppose segregation. The local African American community was opposed to “Jim Crow schooling” and agreed to boycott the schools. They held monthly meetings to discuss the status of their efforts; almost all of these meetings were held at Mt. Zion.



Primus Crosby

Over the course of two years, the T-E School Board took various measures to force the students to return to school, including jailing parents. Attorney Raymond Pace Alexander pursued legal options, organizing several visits to Pa. Attorney General William Schnader to ask for his aid. In 1934, these visits paid off; Schnader signed onto a civil rights complaint with Alexander, and the school board immediately ended segregation. Schnader was involved in a tight 3-way primary for Governor; although he won the primary, he lost the general election.

The School Fight was a rare successful effort against school segregation. Several African Americans built on their experience here to work for civil rights later in the century, and lessons from the School Fight influenced the tactics used in later civil rights initiatives of the mid-20<sup>th</sup> century.

## A New Life for the Lamborn House

Margaret B. Jones, Ph.D.  
*New Garden Historical Commission*

The Lamborn house, the farmhouse that stands in the Township Park, has had a hard life. It has experienced a fire, do-it-yourself remodeling, neglect, as well as the passage of time. In 1817, when Thomas Lamborn built a brick addition to his log house, he built in the typical New Garden style, corner fireplaces and closet stairs. Sometime later, he removed the log house and built a stone kitchen on that footprint. About 1890, his grandson, Josiah Lamborn, added two porches, changed the stairs and covered the brick with stucco; this is the house we see today. To create a park in 1990, New Garden Township purchased the Lamborn's land and farmhouse; there was a plan for the land, but no plan for the house.

In the following years, the house was used for a Park office, for a meeting place for the Boy Scouts and other groups, as well as for a break room for township staff. No care was given to the building and it deteriorated to the point that the Board of Supervisors considered demolishing it. The reason for not providing maintenance was that the Township had no particular use for the building. But the Historical Commission saw a township historic resource being abandoned. Architecturally, the Lamborn house is unique in that it is one of a very few southern Chester County houses which has the steeply pitched roof associated with the Welsh builders of the 18<sup>th</sup> century. It also represents the typical New Garden farmhouse of the 18<sup>th</sup> and 19<sup>th</sup> centuries, three rooms downstairs and up, a modest size.

Beginning about a decade ago, the Historical Commission began petitioning the Board of Supervisors for funds to secure the house and make it livable. The argument presented was that if the house were lived in, it would provide a modicum of security for the Park, and...an historic resource would be preserved. Eventually about four years ago a crisis occurred, the ridgepole on the kitchen roof



Lamborn House looking southwest

cracked, making it dangerous to use the kitchen. Replacing the beam meant replacing the roof, in other words making an investment in the house.

The arguments of the Historical Commission finally gained a hearing and renovation began. Initially, one Supervisor secured a pro bono structural engineer to survey the house. Joe Yakscoe, the township's retired director of maintenance and grounds, volunteered his time to hire and supervise a carpenter. Over a two-year period, a new kitchen roof, masonry work to repair the brick walls, installation of new window frames and windows, stuccoing, repointing the kitchen chimney and electrical work, all were accomplished.

What remained was to renovate the interior. Beginning in March of 2014, Historical Commission members met weekly to work on the house, contributing more than 600 volunteer hours. Twenty years of accumulated furniture and trash were removed, walls were plastered, floorboards were mended and scrubbed, doors were scraped, painted and hung, and the entire interior was repainted. Finally smoke alarms and light fixtures were installed as well as a new stove.

Final tasks on the outside were the placing of chimney caps and installation of a wrought iron railing on the front porch. All that remains is to stucco the exterior and that cost has been included in this year's Park budget. Through the efforts of the Historical Commission, this historic house is no longer a township liability and if rented, it can be a self-sustaining addition to the Park. The house is secure from the weather, bright and cheerful inside and waiting for a tenant. Best of all, one of New Garden Township's historic resources has been saved for the benefit of future generations. The Lamborn house has been given a new life.

## Malvern Wants to Protect Historic Properties

*Michelle Bond  
Inquirer Staff Writer*

Malvern, which celebrated its 125th anniversary last year, wants to add an extra step to its building-permit process to preserve historical properties.

The borough is considering a process to review all proposals to significantly alter or demolish historic properties or resources. Officials would work with property owners to try to preserve that which makes the structures historical.

According to a proposed ordinance that would create a Historical Overlay District, the protection of about 250 primarily residential structures is a matter of "public necessity."

"We have a handful of them that were around during the Revolutionary War," said Zeyn Uzman, chair of the borough's Historical Commission. "Unfortunately, one of them will probably be torn down in the next six months."

Uzman explained the potential ordinance to about 70 residents at a meeting Tuesday night at a church.

A developer plans to build residential units at the site of a house on Old Lincoln Highway that dates to the 1780s. The Historical Commission estimates that the house is the second- or third-oldest structure in Malvern.

The ordinance, which must be approved by the borough council, cannot protect properties from being demolished, but it would allow the borough to preserve the history of those places, Uzman said.

"If we're going to lose a structure, we at least want to go in there and take pictures and document as much as we can," he said. Currently, borough officials are not permitted to enter someone's residence to document it.

The ordinance is a way for Malvern to monitor exterior construction and alterations, and would not dictate, for example, what color someone's door should be. A few

years ago, the borough presented a more stringent ordinance that residents did not support, Uzman said.

The Historical Overlay District designation would include properties that are at least 50 years old and meet several criteria.

The ordinance would apply to places that have a "distinctive character recalling the historical, architectural, residential, commercial, aesthetic, and cultural heritage" of the borough, Chester County, and the state.

Several residents said they were glad that borough officials were trying to preserve Malvern's character.

A few expressed concerns about the burden of maintaining historic properties, which home renovations qualify as demolition, and what some called the ordinance's "intrusive" nature.

"This is a much less obtrusive ordinance than most" similar laws in other towns, said Wendy McLean, the borough solicitor.

The ordinance would allow people to ask the borough to take their structures off the historical list. The Historical Commission could add more to the list.

Violators of the ordinance would have to pay a fine equal to the market value or replacement value of the property that was destroyed. The borough also would refuse to issue a permit for any new construction on the affected property for a year. *(Posted January 22, 2015 on Philly.com)*



## In Memoriam

Sandy Momyer  
*Schuylkill Township Historical Commission*



**Joanne Campbell Brown (1925-2014)** passed away on November 17, 2014. Joanne served on the Schuylkill Township Historical Commission since its founding in 2003. She was a committed member hardly missing a meeting until her short

and unexpected illness. Spending almost all of her life in Schuylkill Township attending local schools and raising her family here, Joanne was the “corporate memory” of the history of our township as well as the people who have lived here. She was a valued advisor on the evolution of life in Schuylkill Township. Joanne was honored as Schuylkill Township’s Outstanding Citizen in 2009.

Joanne’s roots go back to 1896 when her Quaker grandmother Hettie Hallowell purchased a dairy farm on Pothouse Road with a house involved in the Revolutionary War that dates to the 1730s. It was her father who later purchased the farm and established Meadow Brook Golf Course. Joanne, an avid golfer, began playing at age 8.

A graduate of Phoenixville High School, she graduated from Pennsylvania State University in 1946 and worked as a laboratory technician involved with nutritional research at the University of Pennsylvania Hospital. She was married to the late Dr. Frank E. Brown, Jr., local pediatrician, and is survived by four children: daughter Miriam Tompkins and sons Scott, Robert and Peter Brown.

Joanne was involved in history and preservation for many years. She succeeded in listing the Meadow Brook farmhouse on the National Register of Historic Places. She was a member, volunteer and past president of the Historical Society of the Phoenixville Area. She worked diligently with Friends of Schuylkill School to preserve the school on White Horse Road. (Joanne lived in the first Schuylkill School on Valley Forge Road.) An extremely proficient quilter, Joanne was involved in several quilt clubs and worked on a major historic quilting project for the Chester County Historical Society. She has won awards for her quilting. She was a member of the Horseshoe Trail Questers and Joanne was known throughout Chester County and beyond for her participation in historic lectures, workshops and exhibitions.

Chester County Heritage Preservation Coordinator Karen Marshall said, “We have lost a great redwood in the forest with Joanne’s passing.” Yes, the preservation community is indebted to Joanne for her many contributions. It has lost a staunch supporter and we have all lost a dear friend.

You can read the full account of Joanne Brown’s life as recorded in an oral history on the Schuylkill Township website at [www.schuylkilltwp.com](http://www.schuylkilltwp.com). Click on Local Information and History.

If there is a preservationist you would like to have included in “In Memoriam,” please send the details to [ledger.editor@comcast.net](mailto:ledger.editor@comcast.net).



Charleston circa 1931

## FYI

Charleston SC adopted the first preservation zoning ordinance in the country in 1931. Now 2,300 U.S. communities (over 35 in South Carolina) have adopted preservation ordinances. The U.S. Supreme Court upheld their constitutionality in the Penn Central Transportation Co. v. City of New York (1978) case.



Grand Central Station 1962

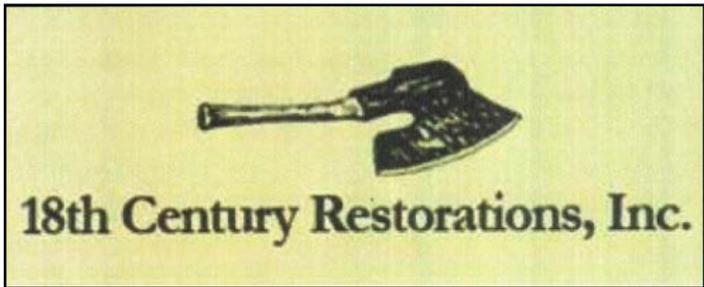
## Preservation Happenings Outside Chester County

Thread  
*Official SCAD Blog*

A group of students from Savannah College of Art and Design (SCAD) recently gathered to present their plan for engaging new generations in the pursuit of preservation. Their solution, a historic preservation patch for Girl Scouts, is a collaboration between SCAD's historic preservation department, the National Trust for Historic Preservation and the Girl Scouts of Historic Georgia. One of the first things the scouts needed to learn, they realized, is what exactly historic preservation is. It's a good question, actually, for adults and kids, one that promotes an awareness of our surroundings and the laying down of our devices in order to delve into community. As the SCAD students, ages 21 and up, teach in their guide for leaders and scouts, historic preservation goes beyond saving buildings to include protecting artifacts, culture and, yes, even family history and photos. Though Savannah, where the students are pursuing their degrees, is an epicenter of historic districts and preservation, their guide is intentionally broad enough to relate to any city in the U.S.



**Got something to say?**  
**A concern to voice or story to share?**  
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**ledger.editor@comcast.net**



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\* \* \* \* \*

*We wish Matthew Roberson well in his new career. As we look back at his tenure as an employee of our company, we offer our service to his clients.*

\* \* \* \* \*

Please visit our website and call for an estimate on your next project.

**www.18thcenturyrestoration.com**  
**610-469-6649**

## CCHPN Website

Sali Cosford Parker  
CCHPN

The CCHPN website will be going through a major overhaul over the next few months. In addition to moving to a new host, the site is being designed for quick updating - meaning CCHPN will finally be able to maintain a county-wide event calendar!

Best of all CCHPN will highlight one municipality every other month, so together we can celebrate our successes and share knowledge gained from our disappointments. Other changes include timely preservation news, and updated tools and ideas.

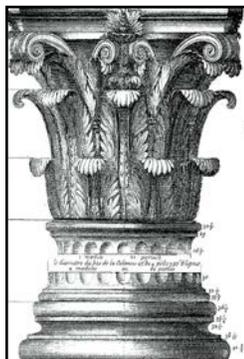
Look for the new website (same address) in mid-May.

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THINKING  
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— THINK —

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**Saturday, April 25**

**8:00 am - 3:00 pm**

Brandywine Conservancy  
Chadds Ford

*Limited to one person per CCHPN  
municipal membership*