



Chester County Ledger

The Newsletter of the Chester County Historic Preservation Network

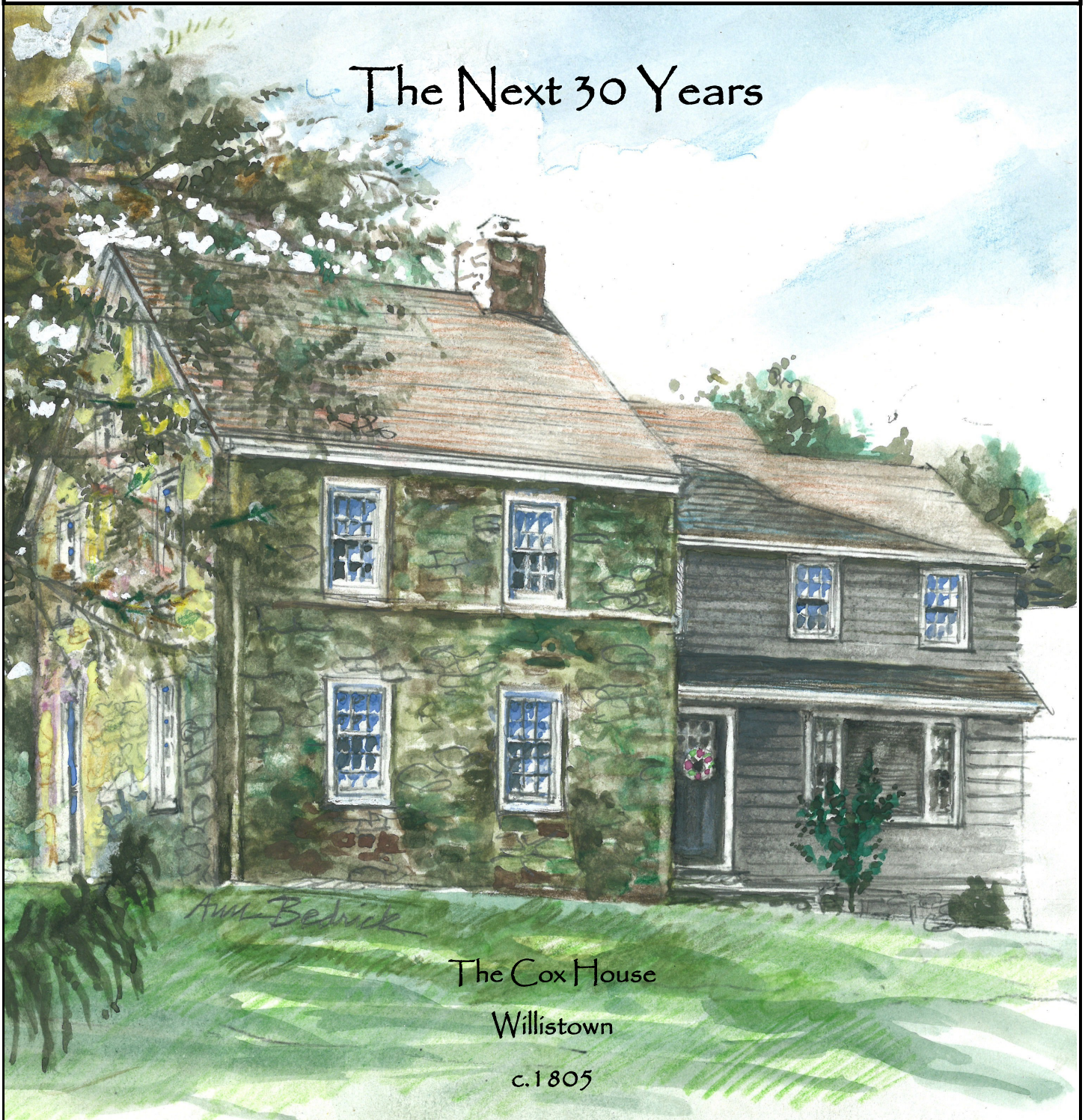
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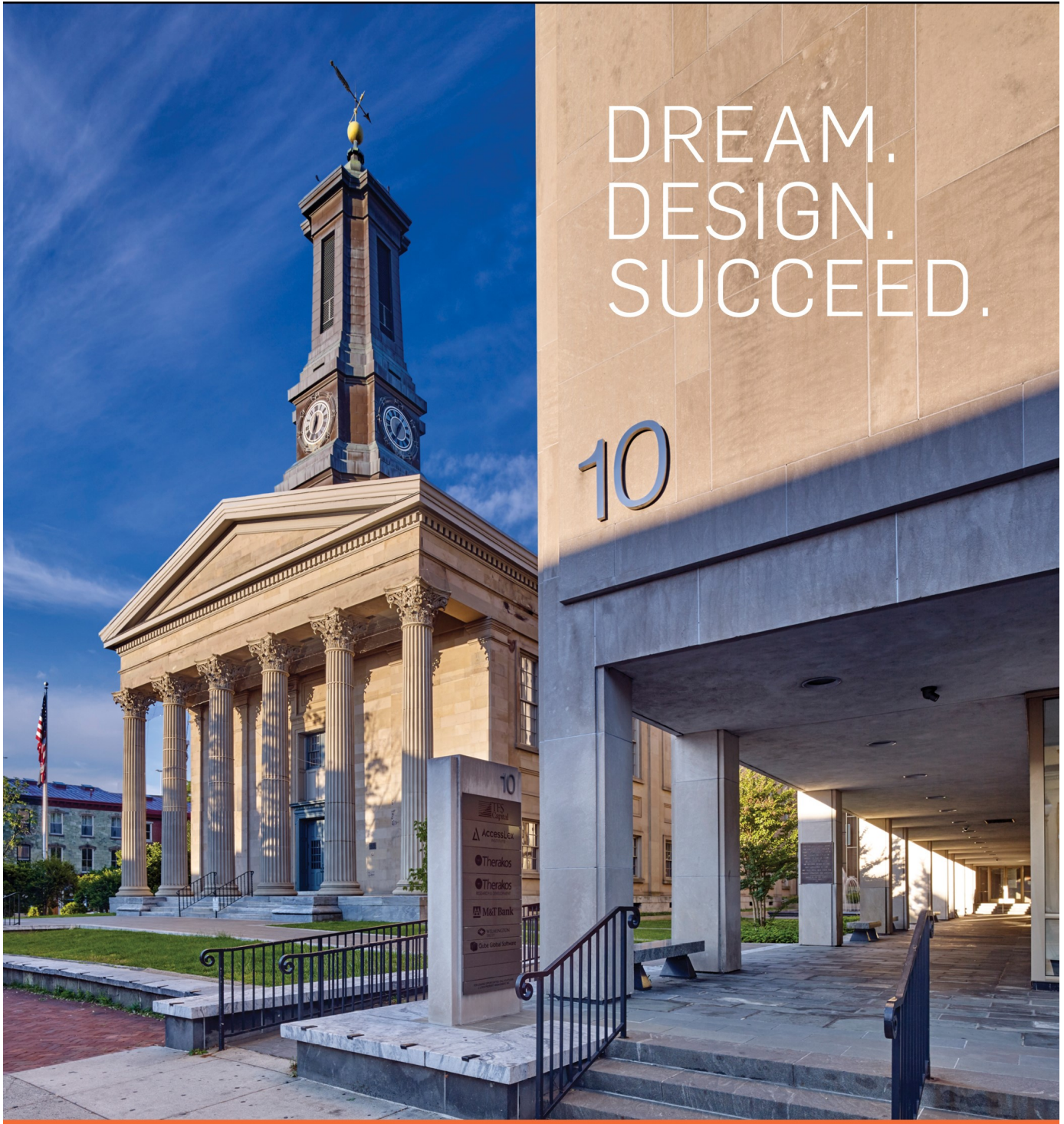
The Next 30 Years



The Cox House

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THE PRESIDENT'S LETTER

Forever is a Long Time



James B. Garrison

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While walking through Natural Lands' new Bryn Coed Preserve, and riding in the French and Pickering Iron Tour, I couldn't help but notice the signs "Preserved Forever" and "Protected in Perpetuity." Those time spans go well beyond the thirty years since the founding of the Chester County Historic Preservation Network, and they caused me to think again about the passage of time and what it means for preservation.

At Bryn Coed, I have been watching this year's corn grow at more than a foot a week. It is a visual, measurable change to the landscape that relates to the coexistence of its traditional use with its new life as an open space preserve. This theme resonated at the recent Pennsylvania State Historic Preservation Conference when a speaker noted that farms actually relate to development, not the absence of it. The point is that preservation is about the footprints and activities of humans as much as it's about nature. Having farming activities in the preserves retains and amplifies the meaning of the landscape. It's time again, especially in our anniversary year, to look at the relationship between conservation and preservation. The open space preserves are great resources, and to the extent that they can also produce crops and maintain a relationship to their recent historic use is a gain for all. Continued use of the buildings on those preserves helps to complete the story of place.

But use has a price because wear and tear can affect both buildings and the landscape; at the same time, however, lack of use also takes a toll on historic resources and landscapes. The tendency to lock in a certain point of view with respect to history is a more subtle cost. Instead, historic preservation is about a moving point of view where the recent past seems to recede with ever greater velocity. Even revered sites such as Mount Vernon or Valley Forge are subject to different interpretations as the time vantage point changes. While it remains important to have specific periods of significance changed as little as possible so future generations can experience their own discovery and interpretation, other changes can also bring new meanings.

Thirty-year periods are a blink of the eye, but long enough to note the slow and steady encroachment of change not managed from a preservation or conservation point of view. It is very difficult to reverse erosion, but it can be controlled by accepting change and understanding that we are part of future generations' history, while we also keep the history of the past alive. In doing this, preservation becomes a basic ethic, not just something for individual objects or landscapes someone else has pointed out as significant. We are surrounded and immersed by historic riches, but returning to the idea of perpetuity, we must also be aware of erosion. Not every river valley evolves to something as great as the Grand Canyon, sometimes they simply dry up and disappear.

James B. Garrison, President

CCHPN MISSION STATEMENT

The mission of CCHPN is to connect local governments, organizations, and individuals in their efforts to protect, preserve, and promote the historic resources and cultural landscapes of Chester County through communication and education.

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Direct all queries, please, to: The Editor, CCHPN, P. O. Box 174, West Chester, PA 19381. Letters to the Editor and articles for the *Chester County Ledger* are welcome. There is no guarantee, however, that submissions will be published. No such submissions will be returned. CCHPN does not necessarily endorse the content of advertisements herein.

The front cover illustration of the Cox House is by Ann Bedrick.

A WORD FROM THE EDITOR

HAPPY ANNIVERSARY (Again) !!

We are continuing the celebration of CCHPN's Thirtieth Anniversary and, boy! do we have an interesting line up of authors speaking about where CCHPN and historic preservation in the County are currently and where they should and could be in the future. We also have photographic essays of the events the Network has offered this year, including the presentation of *Wyeth: The Life of Andrew Wyeth in Bold Strokes*, which was shown at the historic Colonial Theater in Phoenixville, and the Thirtieth Anniversary Volunteer Recognition Celebration, which was held at the Chester County Historical Society (see pages 22-23). In addition, we have the "Before and After" photographic essay (see pages 11-14), the second of these essays that we featured this year as part of the celebration and in order to give visual meaning to our overarching theme for the *Ledger*, which is "the Network and Preservation in Chester County, Past, Present, and Future." We explored CCHPN and historic preservation in the County "Past and Present" in the last issue; this issue is concerned with the "Present and Future," as I alluded to above. Since the future of historic preservation plays an important role in all of these articles, this issue's specific theme is: "The Next 30 Years."

We have a diverse group of authors for this issue, including Cory Kegerise, the Community Preservation Coordinator for the Eastern Division of Pennsylvania, State Historic Preservation Office (SHPO), which is part of the Pennsylvania Historical and Museum Commission (PHMC); Brian O'Leary, Executive Director of the Chester County Planning Commission; and Karen Marshall, Chester County Heritage Coordinator. In addition, we will be hearing from several CCHPN Board members, past and present, including two of the newest Board members: Tim Caban who has written about an unusual and little used preservation tool, and Dianne Cram who has written a very thoughtful "From the Board" column that looks to the future. All of these authors have written their articles using their experience, knowledge, and expertise to speak about the current state of preservation in Chester County and to try, at least, to define the direction that historic preservation should take in the future. I want to take this opportunity to sincerely thank all of this issue's authors for taking the time out of their very busy schedules to do just that.

You will notice in this *Ledger* that we are again using drawings, both black and white and, this time, color, to illustrate some of our articles. They were all executed by Board Member and artist Ann Bedrick. I would like to thank Ann for taking the time out of *her* busy schedule to provide two new illustrations just for this issue (Hopedell Farm and Crebilly Farm) and to produce two of the illustrations in color (I'll let you find those for yourselves!).

As always, I would be delighted to hear from you about possible articles and submissions. And we are ALWAYS looking for advertisers. To contact me, send an e-mail to : jeditorhspv@gmail.com.

Jane E. Dorchester, Editor

**CHESTER COUNTY
LEDGER****Mission Statement**

As the official newsletter of the Chester County Historic Preservation Network (CCHPN), the purpose of the *Chester County Ledger* is to raise awareness of Chester County's history and historic character, to encourage the public to preserve the physical evidence of that history, and to educate the public and members of municipal historical organizations in best preservation practices.

**An Explanation of Our Cover
and Other Illustrations**

For this issue, most of the illustrations are of resources that represent preservation triumphs, whether they represent good stewardship, such as Hopedell Farm (p. 6) that has been in the same family for over 259 years, or the successful conclusion to a concerted effort to preserve the resource, as in the case of the Bondsville Mill (p. 19). In the case of our cover illustration of "The Cox House," located in Willistown Township, the Township received the Municipal Preservation Award at this year's Volunteer Recognition Celebration in acknowledgment of the successful conclusion to their prolonged efforts to find an owner who was willing to preserve this building. The two exceptions are the illustration of "PreservAtionHappensHere" (p. 9) and the illustration of Crebilly Farm (p. 7) which represent the ongoing efforts to preserve the Commonwealth's and County's historic resources.

FROM THE CCHPN BOARD

Dear Colleagues in Preservation,

It is very probable that if you are reading this letter, you initially picked up the *Chester County Ledger* because you have a connection with, and a concern for, historic preservation. Perhaps your career has been working for the cause of preservation, or you volunteer your valuable time and skills because you care deeply, or you simply have an interest in history and greatly appreciate our heritage and the beauty of our historic landscapes. In that respect we are all, in essence, "birds of a feather."

As for myself, I learned as a child to value our heritage while growing up in an 18th Century stone farmhouse with parents who took us to many historic sites and history museums. My dad used to just drive us up and down country roads so we could enjoy the sights of old barns and houses, and the countryside. It made such an impression that I chose to spend my career in the historical museum and historic preservation field. Now, since I recently retired, I am enjoying the opportunity to help out the cause through volunteering. Our cultural heritage has been my lifelong interest and an emotional one at that. I willingly admit that I have, on more than a few occasions, cried real tears when I've seen historic landmarks razed and lost forever to the rampage of development.

Recently, I was commiserating with a colleague in historic preservation, and we were sharing our emotional responses to the destruction of a beautiful 18th Century structure that was replaced by something as inconsequential as a chain drug store. Our conversation made me realize that although we each cared deeply, we were "preaching to the choir" and that it is important that we reach out to others beyond those who share this common concern. As a museum professional, I always felt that the most important thing we could ever do was to get the youngsters interested in history and teach them to care about preserving it. I can happily say that over my more than thirty-year career, I have seen many of the children whom I encountered early-on in our youth programs bringing their own children back to the historic site where I worked because they had found a love for history there and wanted to pass it along to their children. As colleagues we are all in this together sharing our concerns, but the challenge must be to reach out to the uninitiated, to those in our communities who may be oblivious to the importance of preservation, and, most especially, to the young people. That's the hope for the future of our historic landmarks and landscapes.

**Dianne M. Cram, Retired Administrator, Peter Wentz Farmstead,
County of Montgomery Dept. of Parks, Historic Sites and Trails**

Editor's Note: Dianne is now one of the newest members of the CCHPN Board of Directors.

HOT OFF THE PRESS

Projects that “Appreciate” Historic Preservation Move Forward by Brian O’Leary, Executive Director of the Chester County Planning Commission

Many treasured places throughout Chester County have been preserved and protected over the years, and the appreciation for those historic districts and sites runs deep. As we look toward the future of historic preservation efforts in Chester County, we can see that there already are projects underway as a result of *Landscapes3*, the county’s new comprehensive plan. These projects fall under the Appreciate Goal of *Landscapes3*, which focuses on preserving the historic resources and landscapes that define our cultural heritage and inspire the future through connections to our shared past.

Working with municipal historical commissions, the Chester County Planning Commission staff has created the framework for a National Register Interactive Map that highlights the county’s many National Historic Register listed and eligible properties. More content will be added in the coming months. This user-friendly inventory of existing National Register properties will increase recognition of these resources during any land development review process, educate our citizens and visitors about our contribution to American history, and raise the profile of publicly-accessible resources. View the map: <http://chescoplanning.org/Resources/Mapping/NationalRegister/>.

The Planning Commission and its partners are also working to create a design guide for the adaptive reuse of historic properties. This project will demonstrate how reuse of historic buildings can help preserve the resource and maintain a sense of place while creating a new use that serves the owner’s and community’s need for economic development. The guidelines will address the types of changes to historic structures that are appropriate and context-sensitive.

These efforts build from mapping, grant preparation, technical assistance, training, and public education in historic preservation and interpretation. Existing initiatives that continue to be supported include heritage tourism planning for the Campaign of 1777 and the Underground Railroad, as well as Town Tours and Village Walks. The Vision Partnership Program, the county’s planning grant program, lists multiple historic resource-related projects as eligible, including historic resource surveys, heritage interpretation plans, historic resource protection/stewardship plans, zoning amendments, and village master plans.

Chester County’s historic features and their surroundings provide a unique sense of place and positively impact our economy and environment through reuse of infrastructure and growth of heritage tourism. Stories of our history provide a connection between residents and visitors of today and tomorrow with those who came before – those who plowed the first farms, settled our first towns, grew our industries, worked for freedom for all, and raised their families here. Our rich collection of diverse and living cultural landscapes, features, and stories can be integrated into the fabric of our future. Learn more about *Landscapes3* at: <http://chescoplanning.org/Landscapes3/0-Home.cfm>.

***Landscapes3* Appreciate Goal:** Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

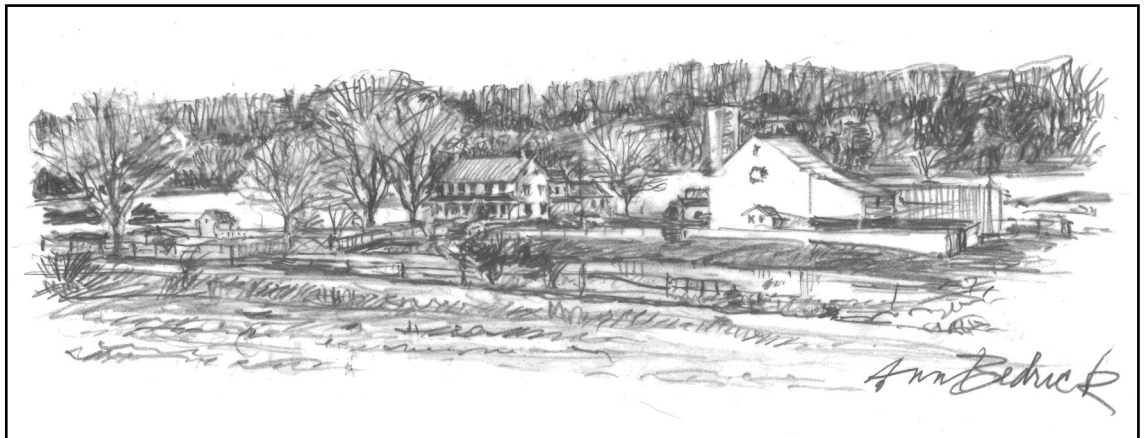


Illustration of Hopedell Farm, Valley Township, courtesy of Ann Bedrick.

HOT OFF THE PRESS

Of Cathedrals and Farms: Inspiring the Next Thirty Years of Preservation in Chester County by Karen Marshall, Chester County Heritage Coordinator

The cathedral is an 850-year-old iconic Gothic structure. The 12th to 14th Century Cathedral of Notre Dame is beloved by people of all faiths, is a trove of art and relics, and has been immortalized in numerous works of literature. It was the site of baptisms, coronations, and funerals throughout the ages as well as French Revolutionary War protests. And it is the most popular tourist destination in Paris. Millions watched transfixed when it erupted in flames last Spring. As a preservation professional, I was aware of the campaign to restore the Cathedral which languished for years until the close call we all witnessed. Suddenly, the \$6.8 million raised became \$947 million almost overnight, proving just how “personally humanity can feel the pain of a cultural tragedy.”

The farm draws inspiration from a familiar landscape formed from “open spaces and historic places,” as the late Eleanor Morris so aptly coined for our county. Crebilly Farm in Westtown Township began as an expanse of forest that was cleared for farming by early settlers in the 1700s. These years witnessed the estab-

lishment of a new nation inspired by the manifest will of people from throughout the world hoping for a better life where a common person could own his own land and profit from his own labor. Over time, a tavern, then a village, grew at its edge, and its humble buildings became an estate. Through the years, the tavern at the busy crossroads, gently rolling hills of meadows and corn, buildings expanded over time, grazing livestock, and great trees all became reassuring sights from the road, offering relief from the stress of daily life. However, plans suddenly surfaced to develop the estate as a housing subdivision. A public outcry arose; plans were challenged, and its fate is now up to a judge.

What do these two resources have in common? The answer is simple. They were both fixtures on the landscape that were taken for granted by their communities. Fundamental keystones within the lives of each person who passed them, their steadfast presence was assumed until their very existence was challenged. Then there was a great cry as millions in the case of the Cathedral and several thousand in the case of the farm realized that these threatened historic resources had a fundamental meaning that transcends time and differences. In both cases, the public was caught unprepared. Notre Dame’s near miss was a miracle and the fire galvanized the world-wide will to see it preserved. Local preservationists were shocked into action by subdivision plans for the farm, but will they be too late?

As the Chester County Historic Preservation Network looks ahead to the next thirty years of preservation activity in the county, I would like to pose this question to you. Are you counting on miracles or are you prepared?



Illustration of Crebilly Farm, courtesy of Ann Bedrick.

HOT OFF THE PRESS: Of Cathedrals and Farms, Continued

In 2026, this country will celebrate its 250th birthday. Are you ready? Is Chester County ready? Have you identified the buildings and landscapes from which you derive delight and even inspiration? From our creeks to our boroughs, each has its story and a relationship to our lives. Pennsylvania is a founding American colony. Our Quaker roots profoundly inspired our forefathers as they drafted the words that framed the very foundational philosophy which formed our nation. Two of our future presidents fought on our county's soil against the divine right of kings. The generations of people who built our county walked the same soil, traveled the same transportation corridors, and lived in the same homes where we live today. Are you prepared to honor their memory?

The future is ours to embrace. Preservation planning can guide sustainable growth and stewardship of our historic resources and landscapes. It can help us be prepared. My predecessor, Jane L. S. Davidson, liked to refer and plan for Chester County as a "park without boundaries." I have taken her words to heart to guide my work as the county's Preservation Officer. CCHPN is the heart and soul of successful preservation planning in Chester County but it is only as strong as the convictions and energy of our membership. As we look to the next thirty years, what can we do to improve this network which has set the standard for preservation planning in the Commonwealth of Pennsylvania? Below are my ideas. What are yours?

- Encourage our county and business leadership to establish a county-wide grant system which provides funds to encourage heritage events and research to preserve our publicly accessible historic places.
- Develop a membership base which will support an Executive Director who can strengthen the bonds of the network.
- Strengthen our historical commissions and HARBs by joining them as members and volunteers who work with municipal leadership and reach out to new and younger residents.
- Continue to lead in the creation of county-wide standards for adaptive reuse of historic resources, design guidelines for rehabilitation and infill construction, and the designation of historic resources.
- Recognize the private stewards who preserve the thousands of historic resources in our county and develop strategies to help them.
- Support leaders who believe in balancing growth with the preservation of our natural and historic features.
- Get local history and the importance and preservation of historic structures and landscapes into local school district programming.
- Enhance employment in the skilled trades through vocations that specialize in older structures.
- Provide guidance on alternative cost-effective and energy-efficient building materials for historically and architecturally compatible rehabilitations.

Don't let anyone say the race is won. We still have thousands of acres of historic landscapes to protect, proud structures in disrepair to preserve or adaptively reuse, parks and trails to nurture and interpret, villages and boroughs to revitalize, historic monuments to inspire us, and humble vernacular homes to honor. History has shown us they will be lost if we take them for granted.

The secular and the sacred meet within the buildings and monuments that each generation erects and modifies to declare "I was here." It is within the buildings and familiar landscapes that withstand the passage of time where we can almost universally find community and timeless comfort.

Are you ready?

FOR THE RECORD

Looking for Preservation's Future Through a Prism by Cory Kegerise, Community Preservation Coordinator, Eastern Region, PA State Historic Preservation Office

Every five years the Pennsylvania State Historic Preservation Office (PA SHPO) publishes an updated Statewide Historic Preservation Plan. This plan is expected to do a lot of things and serve many audiences, not the least of which is to provide a roadmap for how Pennsylvania's share of the Federal Historic Preservation Fund (HPF) should be used to further preservation goals in the Commonwealth. But beyond being a policy guide, public engagement tool, and a strategy roadmap, the plan is a reflector. The document captures the state of our older and historic places as well as the programs that are used to preserve, protect, and enhance them as they exist at a moment in time. It also looks forward and attempts to articulate a shared vision for those places and programs in the future and then provide direction on how to realize that vision. Sound like a plan?

Plans are important because they provide a means to justify certain actions and are a way to hold ourselves and others accountable. The best plans (in my humble opinion) also help sort out complexity and nuance and prioritize competing agendas. Planners try to be fortune tellers and many plans try to be crystal balls – glimpses into the future and detailed paths to get there. Reality, however, is a lot more like a prism – multifaceted, ever-changing, and reflective of whoever is holding it and peering into it at the time. By this point, you're probably asking yourself: What does all this rambling have to do with the present and future of historic preservation in Pennsylvania? Good question.

No plan is perfect, and sometimes the recommendations in a planning document are outdated before the ink is dry. A skeptic might say – why bother at all? One reason is because one of the most valuable aspects of preparing a plan is the journey you have to take to create it. Planning is a process that requires deliberate thinking, thoughtful research, and intentional engagement of diverse interests. At its best, it is a process of discovery, sometimes in pursuit of an identified endpoint, but often with the goal of figuring out where you're headed along the way. Such was the case in preparing *#PreservAtionHappensHere*, the *Pennsylvania Statewide Historic Preservation Plan for 2018-2023*.

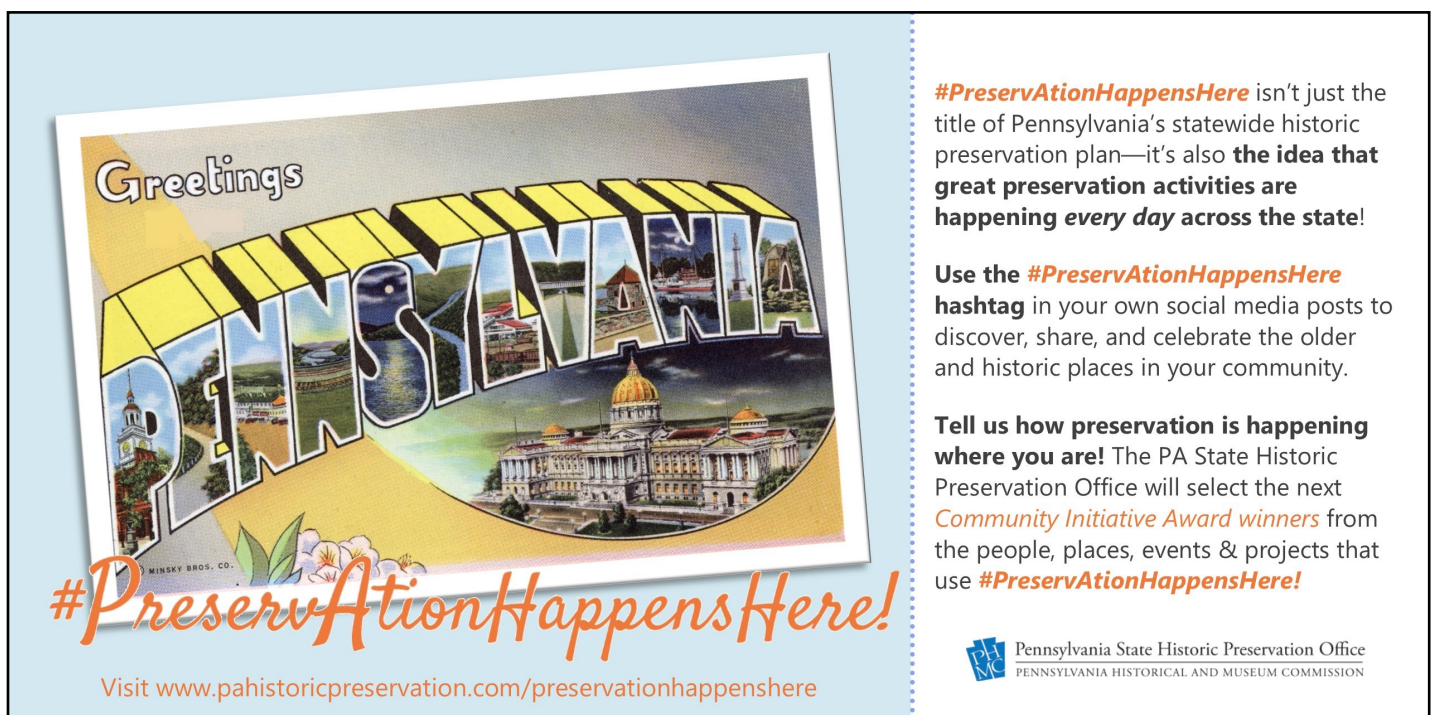
#PreservAtionHappensHere isn't just the title of Pennsylvania's statewide historic preservation plan—it's also **the idea that great preservation activities are happening every day across the state!**

Use the **#PreservAtionHappensHere** hashtag in your own social media posts to discover, share, and celebrate the older and historic places in your community.

Tell us how preservation is happening where you are! The PA State Historic Preservation Office will select the next **Community Initiative Award winners** from the people, places, events & projects that use **#PreservAtionHappensHere!**



Pennsylvania State Historic Preservation Office
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION



Visit www.pahistoricpreservation.com/preservationhappenshere

FOR THE RECORD: Preservation's Future Through a Prism, Continued

For my PA SHPO colleagues and me, the planning process was a humbling and informative experience that brought to light some important issues affecting older and historic places in Pennsylvania. A key early step in preparing the plan was identifying the key trends, challenges, and opportunities for older and historic places. Input from online surveys, stakeholder interviews, and public meetings was synthesized into a series of issue statements that were intended to give the plan purpose – these were the problems we were trying to solve. Some of these issues were new or recently emergent, while a (surprisingly large) number of them were items that appeared in similar plans going back to the 1980s. In the 2018-2023 plan, the top-level issues in Pennsylvania include:

- Pennsylvania does not have a strong local planning culture or policies that thoughtfully incorporate historic resources into municipal or county planning efforts.
- The financial realities facing Pennsylvanians and their municipalities hinder preservation efforts that have the potential to bring economic benefits and rally pride in communities.
- Pennsylvanians want practical, accessible, and relevant information that will enable them to communicate the values of historic places, care for and maintain older and historic buildings, and acquire the legal and financial tools to protect and enhance these resources.
- State-level programs are not aligned or administered to support preservation through collaborative funding, streamlined processes, and strategic program coordination.
- Pennsylvania has an incomplete network of historic preservation leaders, advocates, and allies.
- Rural landscapes and agricultural properties face varied preservation challenges from sprawl and speculative development to demographic factors and access to financial resources.
- Historic communities are increasingly vulnerable to flooding, which threatens resources and community character.
- Historic sacred places are generally viewed as significant community assets but are increasingly vulnerable to loss as a result of disuse, development pressure, and deferred maintenance.
- Historic cemeteries and burial places face significant threats from development, neglect, abandonment, and deferred maintenance.

Any of these issues sound familiar? If so, take comfort in knowing that you're not alone and that the challenges your community is facing or will face are shared by other places throughout the Commonwealth. Certainly, not all of these issues apply everywhere. Chester County, for example, has an incredible legacy of thoughtful and holistic land use planning at the county and municipal level and is a model for other parts of the state. CCHPN itself is evidence of strong and effective leadership and the value of an established preservation advocacy network. And that brings me back to the idea of a prism. Rather than opening the plan and looking for a single answer, as if it were a crystal ball, think of it as a prism. The document is a reflection of the person or community reading it, helping you take the big ideas with which you came to it, and breaking them down into small pieces and individual parts.

When I'm asked about what I think the future of preservation will be, there's little I can say with certainty. But, I do feel confident that history is a trusty guide and that at some point, everything old is new again. Many of the issues, challenges, and aspirations we face today are the same ones our predecessors faced when they began preservation efforts decades ago. That same dynamic is likely to play itself out again for those who will continue our work in the future, with some new twists. So, while the problems we are trying to solve – money, information, expertise, public opinion – may stay the same, how we approach them will absolutely change. The key to our success will be working together and seeing our individual projects and goals as parts of the spectrum created by a prism – all distinct, but from a common source.

To learn more about #PreservAtionHappensHere visit: <https://phmc.info/PresPlan>

BEFORE AND AFTER

A Photographic View of the Changing Historic Landscape of Chester County

Welcome to the second part of our Thirtieth Anniversary Celebration Photographic Essay! The overarching theme for this year's issues of the *Chester County Ledger* is historic preservation in Chester County, past, present, and future. We featured in the March issue a "Now and Then" Photographic Essay which illustrated how Chester County's landscape has changed in ways we do not like to see. In this issue, we are featuring a "Before and After" Photographic Essay. The purpose of this Essay is to demonstrate ways that the County's landscape has changed that we like to see and that we would like to see become the norm in the (not so distant) future. We asked members of the Board of Directors to submit photographs illustrating this theme and not only did *they* submit photographs, we also received submissions from members of the Network; in fact, we received so many that we were not able to use all of them! So, I would like to thank James Buczala, Janice Earley, James Garrison, Chris Robinson, Carolyn Roland, John Rosecrans, and Lynn Sinclair for submitting a diverse collection of interesting examples. I would also like to thank the New Garden Township Historical Commission for allowing us to use an image from their archives.



BEFORE: 2010 view of the Lyceum in New Garden before it was moved and restored. Photograph courtesy of Carolyn Roland.



AFTER: 2019 view of the Lyceum after it was moved and the completion of its restoration. Photograph courtesy of Lynn Sinclair.

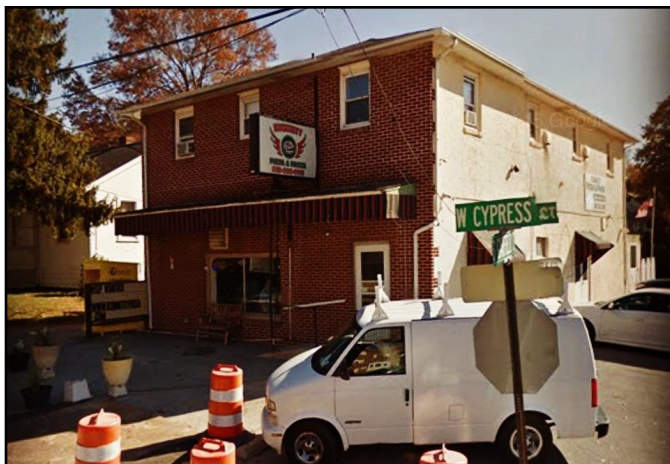


BEFORE: Historic view of the Guernsey Cow Restaurant, West Whiteland. Photograph courtesy of Janice Earley.



AFTER: 2019 view of the Guernsey Cow building, now the Downingtown National Bank. Photograph courtesy of Janice Earley.

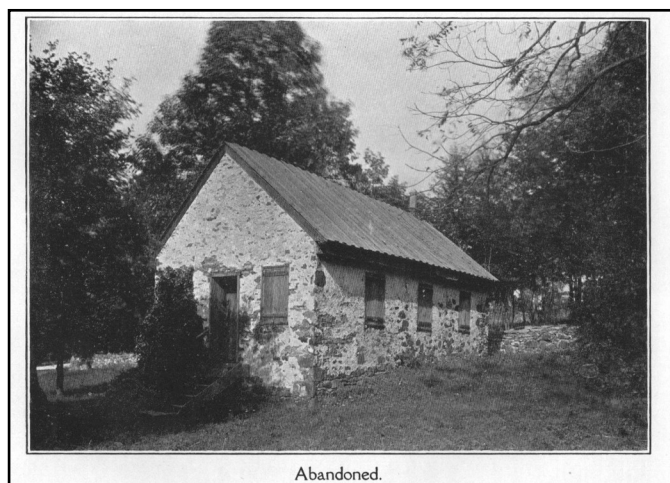
BEFORE AND AFTER: A Photographic View, Continued



BEFORE: C. 2018 view of 420 W. Cypress Street, Kennett Square. Photograph from Google street view, courtesy of John Rosecrans.



AFTER: 2019 view of 420 W. Cypress Street. Photograph courtesy of John Rosecrans.



Abandoned.

BEFORE: Pre-1896 view of Old Eagle School, Tredyffrin. Photograph from *The History of the Old Eagle School* by Henry Pleasants (1909), courtesy of James Garrison.



AFTER: C. 1896 view of Old Eagle School after its first restoration. Photograph from *The History of the Old Eagle School*, courtesy of James Garrison.



The Old Eagle School Restored

BEFORE: C. 1909 view of Old Eagle School. Photograph from *Old Eagle School*, courtesy of James Garrison.



AFTER: C. 2019 view of Old Eagle School after its second restoration. Photograph courtesy of James Garrison.

BEFORE AND AFTER: A Photographic View, Continued



BEFORE: 2014 view of front elevation, the Windle House, East Brandywine. Photograph courtesy of James Buczala.



AFTER: 2019 view of front elevation, the Windle House. Photograph courtesy of James Buczala.



BEFORE: 2014 view of rear elevation, the Windle House. Photograph courtesy of James Buczala.



AFTER: 2019 view of the rear elevation, the Windle House. Photograph courtesy of James Buczala.



BEFORE: 2014 view of the Windle Barn. Photograph courtesy of James Buczala.



AFTER: 2019 view of the Windle Barn. Photograph courtesy of James Buczala.

BEFORE AND AFTER: A Photographic View, Continued



BEFORE: 1986 view of Whiteford Lodge, West Whiteland. Photograph courtesy of Janice Earley.



AFTER: 2019 view of Whiteford Lodge. Photograph courtesy of Janice Earley.



BEFORE: Historic view of the Mike Legia House, New Garden. Photograph courtesy of the New Garden Township Historical Commission Archives.



AFTER: C. 2019 view of the Mike Legia House. Photograph courtesy Chris Robinson.



BEFORE: 2006 view of the Bondsville Mill Owner's House, East Brandywine. Photograph courtesy of James Buczala.



AFTER: 2019 view of the Bondsville Mill Owner's House after its reconstruction. Photograph courtesy of James Buczala.

FOR THE RECORD

Preserving the Past for the Future by Steven M. Brown, AIA

When I was approached by Jane L. S. Davidson to consider becoming a member of the CCHPN (the Network) Board of Directors, I had no idea to what I would be exposed. I had just recently joined the West Caln Township Historical Commission at the request of Don Hannum after he convinced me that having an architect on the Commission would provide additional guidance and knowledge. Little did I know that there was so much more to preserving our historic buildings, vistas, and features than I could foresee. Both Jane and Don had a wealth of experience dealing with developers, communities, and authorities regarding preservation. I just had a feeling inside me that said maintaining our history is the right thing to do because, as an architect, I have a great deal of respect for history, what we can learn from it, and how we should keep it within our visual perspective for future reference.

So here I was, green as a field in Spring on the King Ranch, jumping into the always challenging, sometimes difficult, but mostly rewarding aspects of preservation! I listened intently to my preservation elders and peers, and spoke up when I thought I could offer a complementary or contradictory point of view, depending on the discussion at hand. Architects are taught to do these things because many ideas and ac-

tionable items that can be expressed are presented to us for discussion and critique. As for that historic preservation feeling within me, it has expanded my outlook on life as I now have surpassed the number of years required to be considered historic myself!

The Network is founded on the value of preserving our history, especially the built environment which affects our lives every day when we walk or drive by that old building or structure which grabs your attention each time you pass. You're not always sure why the building speaks to you; maybe it's the massing of the structure, or the detailing at the fenestrations, or the simplicity of the entire façade, but there is something about it that has you peering at it time and time again. And it gives you a good feeling that it's still there. When the

building is threatened with demolition, it is like losing an old friend. Yes, there are some places which just don't have the same effect, and maybe are just a contrast to the beauty we see in other buildings, but we still have an obligation to think arduously about their demise. I find that the Network helps us cope with these decisions, and gives us the support needed through our many members and their varied expertise.

Over the years of being on the Board, I had my share of successes and disappointments. The community which makes up our Network was very helpful with providing information, guidance, and support when requested. I also found the educational opportunities offered by the Network helped me address the preservation challenges we so often face. This support and education provided a guide for handling the successes and disappointments with a bit less stress. And it expanded my circle of friends, because everyone who is a member of the Network shares the same common goal and values, which is the true definition of what a friend is.

At our recent Volunteer Recognition Celebration, I looked around and saw many familiar faces, but also saw new people in attendance, a good sign that the Network is thriving and passing the torch. No one can predict the future with any accuracy, but one can be sure there will still be challenges with preserving



Illustration of Coatesville Reservoir Dam, West Caln Township, courtesy of Ann Bedrick.

FOR THE RECORD: Preserving the Past for the Future, Continued

our historic places. It is up to the members of the Chester County Historic Preservation Network to continue to address these challenges by garnering support from its members and the community at large. It's that feeling inside saying it's the right thing to do.

A proposed challenge for the Network is to engage young people with history specific to their locale through educational events, school visits, and summer camp opportunities. The Coatesville Area School District is doing such through a class focusing on local history. It has been operating for several years under the tutelage of Lisa Doan-Harley, and the young folks are very excited to learn about their community and how it has developed over the years. Also, the history programs by the Chester County Historical Society have been well received by school children. These programs can be examples for other communities in our County to consider. Simply exhibiting the historic artifacts, memorabilia, and pictures of one's township, borough, or village may be the spark needed to ignite the preservation feeling inside the next generation.

The members of the Network volunteer their time and talent with passion. I feel the passion whenever I attend an event recognizing the successes of our preservation efforts, or attend a meeting deciding the fate of a historic resource. We need to keep that passion front and foremost in our preservation activities. And we need to instill in the next generation of "green" recruits, the willingness to join in the fight. As a child who grew up in the 60's, I say "Keep the Faith, Keep on Truckin', and Be Cool", because we are all soldiers in "Jane's Army" helping to maintain the historic beauty and significance of Chester County, preserving the past for the future.

Another Way Forward by Tim Caban

In East Whiteland Township, where I spent ten years on the Historical Commission with eight years serving as Chairman, I witnessed the most recent wave of economic development and its impact on the historic resources in our community. The Historical Commission cooperated in some great successes by helping to hold off the development interests just long enough for historically-minded buyers to step forward and preserve some of our most valuable resources. These successes came from a less common method of preserving long unused historic buildings. I share these stories in order to illustrate another tool that is available to help preserve our historic resources in the face of continued development pressure.

One of the biggest turnaround stories was the rehabilitation of the Adam Reitenbaugh Barn, which is adjacent to one of our most significant historic buildings, the White Horse Tavern. The White Horse Tavern, on the National Register of Historic Places, was a key waypoint in the Battle of the Clouds during Washington's strategic retreat from an advancing British Army. While the White Horse Tavern had been meticulously restored by the Miller family, just to the west sat the Adam Reitenbaugh Barn, built in 1839, in a horrendous state of disrepair and neglect, including having a yard full of abandoned cars that had been parked there since the mid-1990s. (See before picture, left.)



Before: Photograph of the Adam Reitenbaugh Barn before its rehabilitation.
Photograph courtesy of Tim Caban.

FOR THE RECORD: Another Way Forward, Continued

In truth, the historical commission had little to do with this turnaround story. For many years, the township sent code violations to an absentee owner who did not respond. Eventually, the barn went to sheriff's sale where a local man bought it. Finally, Mr. Bob Betty acquired it. Mr. Betty purchased the building with the intent to occupy it with his business. First, he upgraded the inside to modern technology standards while incorporating historic materials wherever possible. Second, he kept what was left of the original rafters and installed a roof structure above, so that the rafters are visible on the inside. This was clearly a labor of love by Mr. Betty. Once restored, Mr. Betty moved his business into the barn and has also leased out space to other smaller businesses who add to the tax base in the township. (See after picture, below)

Another success story that was equally important in the preservation of our most important and notable historic resources in East Whiteland is the story of Loch Aerie mansion. This beautiful house was designed in 1865 by Addison Hutton and once stood on 836 acres. By the time it went on the auction block in 2016, it stood on approximately two acres, wedged between Home Depot and the Route 30 interchange with Route 202. The owners, the family of Daniel Tabas, had let the mansion sit vacant for many years. They had refused previous bids to buy the property but had pledged to accept the minimum bid at auction. In the weeks before the auction, the Historical Commission, with the help of local residents, did its best to raise awareness of the sale through the news and social media; for instance, the auction was covered by multiple newspapers, including the *Philadelphia Inquirer*.

On auction day, the winning bidder was a New Jersey businessman who said he would restore the house and build a hotel next to it. But then something interesting happened. The deal fell through and six months later, a Chester County couple, Steven and Dana Poirer, who had been outbid during the auction, succeeded in buying Loch Aerie. They have since progressed with a meticulous restoration of the mansion and have begun on a historically appropriate addition to the back of the house that will facilitate a new use as a wedding and event facility.

Both auctions were scary. The unknown identity and intentions of the buyers elicited all manner of imagined negative outcomes. Still, the auctions ultimately allowed the transfer of the ownership of these two historic properties that had sat vacant for decades to owners sensitive to their historic value. Both properties had owners who either could not or would not do anything with their properties. And both auctions introduced new owners who were from Chester County, and who had the means and the will to restore and adaptively reuse these buildings in imaginative ways. This all occurred in East Whiteland where we continue to be gripped by development pressures of all stripes. As preservationists, we need to employ every tool possible as we attempt to preserve our heritage, one property at a time. Public auctions can be such a tool in the right circumstances.



After: Photograph of Adam Reitenbaugh Barn after its rehabilitation. Photograph courtesy of Tim Caban.

FOR THE RECORD

Moving Towards Making Historic Preservation a Routine by James Buczala

Historical commissions are unique to the other bodies of a municipality in that beyond reviewing various applications and making decisions relative to the legal code, they are often responsible for writing their own reports and correspondence regarding those decisions or concerns; and they have other mandates beyond oversight of the code for historical issues, such as maintenance of records for the historic resources and providing programs to educate and generate interest in history for the public. That their involvement in the land development process and other activities in the municipalities of Chester County is relatively new compared to other government agencies such as the planning commissions and municipal authorities adds to this uniqueness. East Brandywine Township adopted their Historic Resource Protection Standards as Article XII of their Zoning Ordinance in October 2007, but many municipalities are still working towards the goal of having one. Historical commissions are the “new kids on the block” and, as such, their involvement in the process of municipal governance is often not yet routine.

Although there are triggers and requirements for the involvement of the East Brandywine Historical Commission when historic resources are involved, in the beginning, they were new requirements and not routine to the administrative process of the Township. Early on, the Historical Commission often found itself left out of or behind the curve on issues that they should have been involved in from very early in the process. It is important to be involved early, as once plans reach a certain stage, it's hard to change the momentum and make adjustments to deal with historic resource concerns. These oversights were not a direct obfuscation of historical issues but, rather, more an issue of having requirements that were new to the Township staff that were not part of the routine.

So, how does one create a sense of routine for the involvement of historical commissions (and other similar bodies) in the “process”?

- Attend planning commission and board of supervisor meetings to be aware of current and upcoming projects and issues, and directly raise concerns or ask questions about how historic resources may be involved. Of the two, the planning commission is more important in understanding new and upcoming projects/issues.
- Have a member of the historical commission join the planning commission. This will make involvement a matter of routine and, more importantly, give you a voice for historical issues on the planning commission.
- Attend ordinance task force meetings. This gives you the opportunity to participate in proposed adjustments to the municipality's ordinance language and to raise historic resource issues for seemingly unrelated issues where they may not have otherwise been considered.
- Directly help your municipality to facilitate/develop a protocol for screening permit and/or land development applications for historic resource issues. For example, include a prompt in the application regarding whether the property/tract in question includes a historic resource or has a neighboring historic resource (depending on the provisions of your historic resource protection standards). This will greatly limit the potential for an application “slipping” through the process without proper consideration of historical issues.
- Develop a relationship with your zoning officer. He or she is often the authority on issues related to demolition permits, demolition by neglect, and resource impact study requirements.
- Beyond all of the above, BE RESPONSIVE. Communication and timely responsiveness to inquiries is fundamental to creating a relationship with the other key members of your municipality.

Also, keep in mind that your ordinance language is not set in stone; it can be revised. If you find that the application of the requirements of your ordinance to real-life situations are unnecessarily burdensome or demanding, or ambiguities in your protections exist, don't hesitate to reach out to your township manager or

FOR THE RECORD: Making Historic Preservation a Routine, Continued

planning commission to discuss revisions to its language. As an example, we found that some of the requirements for a permit for the demolition of an historic resource were not necessary in all cases; to address this and reduce unnecessary burdens on the applicant, it was decided to give the historical commission the ability to waive requirements that it did not see as pertinent to a specific situation. Beyond helping to make the requirements of your ordinance work better for the residents of your municipality or provide clearer protections for historic resources, your interest in being part of the solution will be appreciated and help to pull you into the “fold.”

DON'T REINVENT THE WHEEL! If you are dealing with an issue, it is extremely likely that other historical commissions or townships have already dealt with it or something similar to it. Reach out to professionals for input and support. One of the mandates of the Chester County Historic Preservation Network (CCHPN) is to provide a network for technical expertise and experienced guidance on historical issues.

Relative to other processes in local municipal governance, the formal protection of historic resources is relatively new, and the integration and implementation of protection standards continue to develop. In the future, it is important that we continue to bring historical issues to a level equal to other considerations in our municipalities so as to make consideration of them a matter of routine.

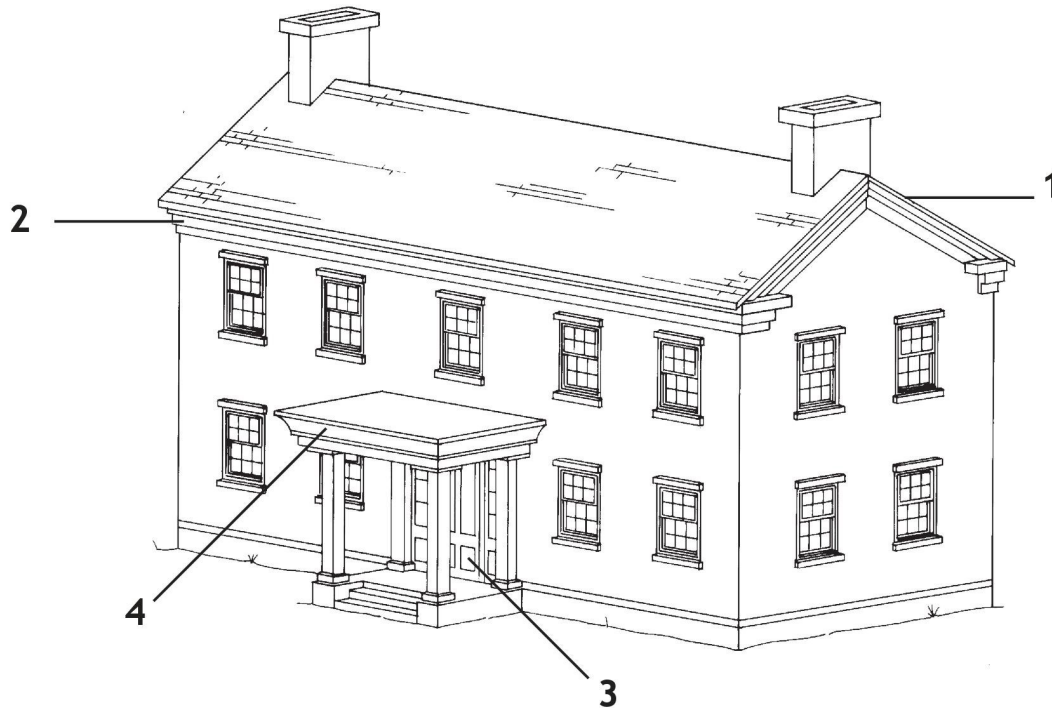
Finally, your presence in the “system” of your municipality is important, regardless of your level of success, in protecting your historic resources. If things aren't going well due to lack of support from the powers that be, there is value in your regularly bringing historical issues into the conversation and maintaining your commission, society, or historical and architectural review board because it keeps your municipality aware of historical issues, and when things change, you'll still be there.



Illustration of Bondsville Mill, East Brandywine Township, courtesy of Ann Bedrick.

ITEMS OF INTEREST

Architectural Style Guide: Greek Revival



Greek Revival: c. 1820-c. 1860

1. Low pitched side gable or front gable roof; the gable end may be pedimented.
2. Cornice line emphasized with wide, two-part band, usually plain but also can be decorated.
3. Post-and-lintel entrance treatment with sidelights, columns, pediments, and rectangular transom lights over door.
4. One-story entry porch often present with a wide plain cornice, supported by prominent rounded or square sometimes fluted columns with capitals and bases.

Other Features:

- Clapboard frame, usually white, often brick or fieldstone in Pennsylvania.
- Two to two-and-a-half stories in height.
- Small frieze windows under cornice.

(Excerpted from the Chester County Planning Commission's 1998 Preserving Our Places: Historic Preservation Planning Manual for Chester County Communities - <http://pa-chestercounty.civicplus.com/DocumentCenter/View/3756>.)

ITEMS OF INTEREST

Chester County Historic Preservation Network 2019 Spring Workshop

The Chester County Historic Preservation Network's annual Spring Workshop was held on March 23, 2019 at the Brandywine River Museum. The theme of the workshop was "Sharing Memories: Save It, Find It, Use It" and included speakers Cory Kegerise from PHMC, Jane E. Dorchester, Architectural Historian, Michael Missanelli from the Chester County Library, Jennessa Reed from PastPerfect Museum Software, and Robert Wise, Preservation Planner. Eighty-five attendees from thirty-three municipalities enjoyed a continental breakfast and interesting presentations by the speakers. Photographs by *Chester County Ledger* Staff Photographer James Buczala.



Workshop attendees listening to a presentation by Michael Missanelli from the Chester County Library.



Panorama of workshop attendees.

Wyeth Film Screening at the Colonial Theater

As part of the Chester County Historic Preservation Network's Thirtieth Anniversary Celebration, we hosted a showing of the film, *Wyeth: The Life of Wyeth in Bold Strokes* on May 5, 2019 at the historic Colonial Theatre in Phoenixville. In addition to viewing this stunning film, the audience also enjoyed a question and answer session with the film's director, Glen Holsten. One hundred and nineteen people attended this very special event. Photographs by *Chester County Ledger* Staff Photographer James Buczala.



CCHPN Board Members with Director Glen Holsten.



Question and answer session with Director Glen Holsten.

ITEMS OF INTEREST

Chester County Historic Preservation Network 2019 Volunteer Recognition Celebration

As part of the Chester County Historic Preservation Network's Thirtieth Anniversary, the Network presented a special Volunteer Recognition Celebration on June 19, 2019. The Celebration was held at the Chester County Historical Society (CCHS) and was attended by eighty-four participants from thirty-six municipalities who enjoyed a spirited performance by the Lukens Steel Band and dinner catered by The Classic Diner. In addition, nine Preservation Awards were granted in the following five categories: CCHPN Municipal Historic Preservation Award (Willistown Township, Willistown Historical Commission, and Penny Goulding); the Jane L. S. Davidson Historic Preservation Award (Patricia Gaines of Uwchlan Township); Board of Directors Emeriti (Steven Brown, AIA, and Kathryn Yahraes); Special Recognition Award (Isabelle Travaglini, Historian); and Grace Under Fire Recognitions (Kennett Square HARB and East Marlborough Historical Commission). The evening ended with the Roll Call of HARBs, Historical Commissions, and History Committees introduced by Kathryn Yahraes. Photographs by *Chester County Ledger* Staff Photographer James Buczala.



Jane L. S. Davidson Historic Preservation awardee Patricia Gaines (left) and Special Recognition Awardee Isabelle Travaglini (right).



Grace Under Fire Recognition awardees (left to right) Avery Eaton (Kennett Square) and Susan Beach, Martha Walls-Brown, and John Rosecrans (East Marlborough).



CCHPN Municipal Historic Preservation awardees Terry Kile (left) for the Willistown Historical Commission and Penny Goulding (right), former Chairperson, Willistown Historical Commission.



Volunteer Recognition Celebration awardees (as mentioned above), including Kathryn Yahraes (seated) and Steven Brown (far right).

ITEMS OF INTEREST

2019 Volunteer Recognition Celebration, Continued



Sharon Buczala (left) and Alicia Marziani (center) registering Kevin Pistiner (right) of West Goshen Township.



James Garrison (left) and Elizabeth Laurent (right) enjoying an animated conversation.



The Lukens Steel Band entertaining Celebration attendees.



Carolyn Roland (far left), Ann Bedrick (left), Lorraine Lucas (right), and Jane Dorchester (far right) having a blast!



Celebration attendees listening to Elizabeth Laurent explaining the changes to the CCHS exhibit galleries.



Karen Marshall (left) and James Garrison (right) presenting Kathryn Yahraes (seated) with her Emeritus Award.

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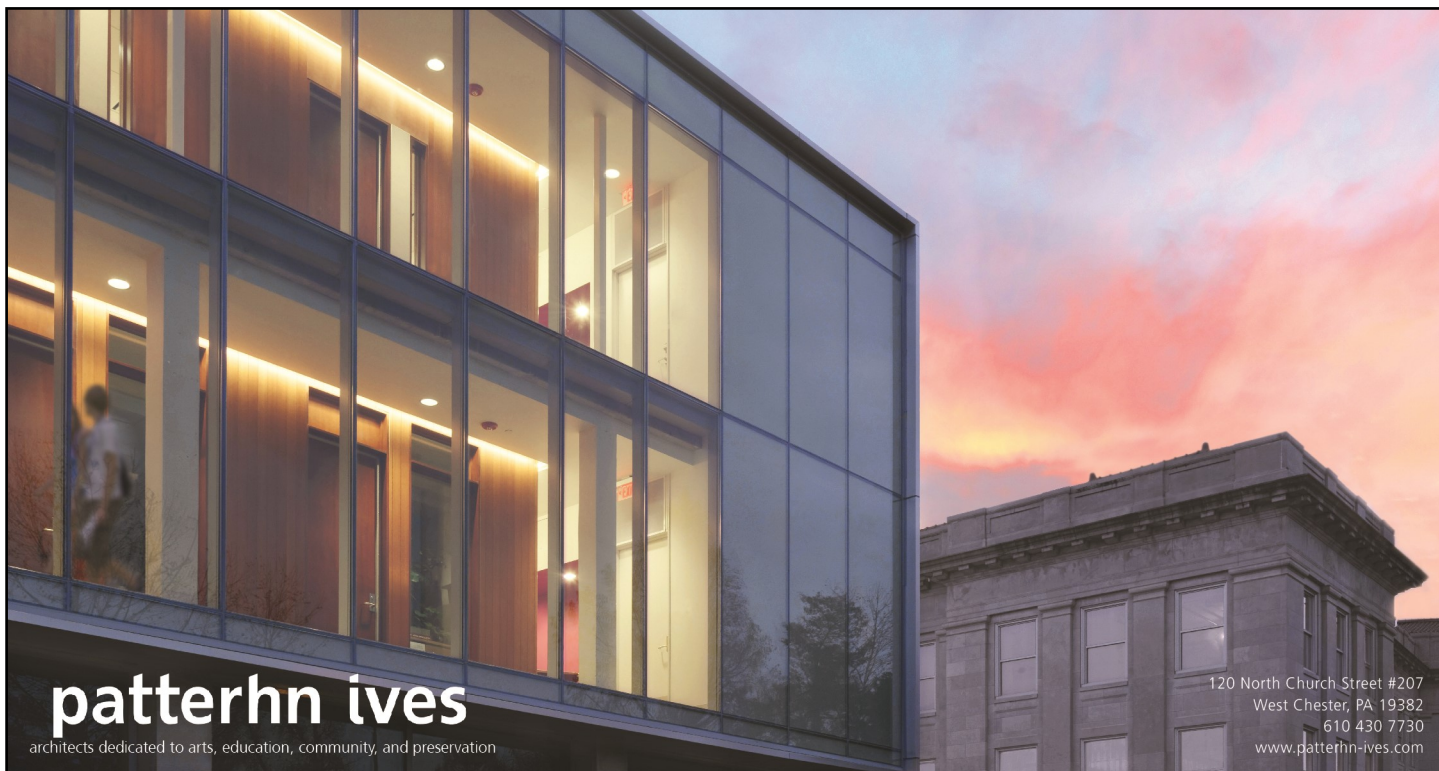
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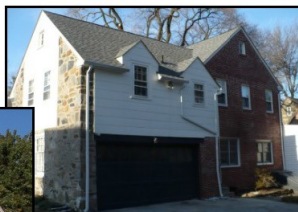
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