



*William Miller Tenant House,
Avondale Borough, 1800*

The Chester County Ledger

The Newsletter of the Chester County Historic Preservation Network

March 2007

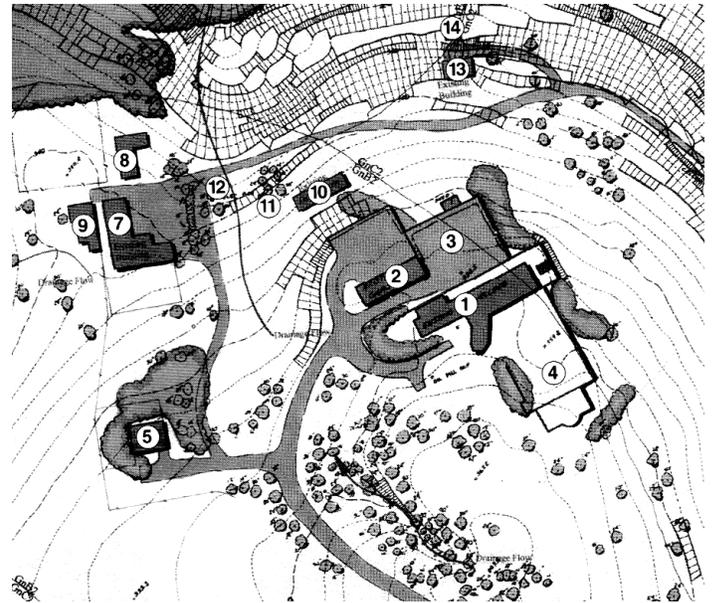
Volume 10, Number 1

Historic Resource Impact Studies: A Powerful Preservation Tool

Historic Resource Impact Studies (or Statements) are used by many municipalities throughout Chester County to protect historic resources and cultural landscapes. They are usually part of a historic resource protection ordinance or zoning article. In subdivision and land development projects on or near properties containing identified historic resources, they require the development or subdivision applicant to assess project impacts (if any) on the historic resource(s) and then make recommendations to reduce these impacts, such as providing a buffer, or in some cases altering the plan.

Depending on the project, Impact Studies can be as simple as a short report stating that there are no impacts, or an involved discussion on the significance of the historic resources, the specific impacts that will occur, and specific approaches to the various means of addressing and reducing such impacts.

The bottom line: Impact Studies at their weakest set up a dialog between the applicant and township. At their strongest, they force the applicant from the very beginning of the project to



A detailed site plan, such as this one for the Eldridge R.F. Johnson estate, identifies the built and natural features.

The historic resources impact study should analyze any impacts to these features.

address, assess, and understand the importance of protecting historic resources and cultural landscape features in your municipality. Thus setting the stage, they can influence the preliminary plan as well as the final outcome. Combined with other resource protection provisions, they can be a powerful tool for municipalities – usually through the Historical Commission – to influence development.

- Robert J. Wise, Principal
Wise Preservation Planning

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

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Photograph of William Miller Tenant House, Ned Goode, H.A.B.S., 1958.

Agricultural Preservation Program & The Chester County Grant Program for Farmland Preservation

Preservation of farmland and historic resources has a lot in common. The Chester County Commissioners as well as the Pennsylvania Department of Agriculture recognize the close relationship they share and have each established policies and procedures that take advantage of their complementary relationship. The foundation of this effort is the rules and regulations governing the Commonwealth of Pennsylvania & County of Chester Agricultural Preservation Program

The Commonwealth Program awards valuable points for applicants that are on the National Register of Historic Places, within a National Register-listed Historic



This preserved farm, located near Kimberton, is actively used, fulfilling the goals of providing benefits to the community through the preservation of agricultural lands.

(Commonwealth Program) and the Chester County Challenge Grant Program for Farmland Preservation (County Program). Both programs are administered by the Agricultural Programs Division of the County's Department of Open Space Preservation. Applications are accepted on an annual basis, and they are ranked based on a quantitative scoring system.

The Chester County Preservation Officer works closely with the County Department of Open Space Preservation to make sure that the historical significance of each application is fully considered in the scoring system.

District, or are adjacent to either. The County Program follows the Commonwealth process but also awards points for projects that have been determined to be eligible for listing, are located within a district that is eligible for listing, or are adjacent to either.

Perhaps the most gratifying aspect of this symbiotic relationship can be found in the field. One example that resonates for many is the Kennedy Covered Bridge, a National Register-listed resource. Embraced by over 700 acres of permanently preserved farmland, this resource will always enjoy the pastoral setting that existed when it

The Chester County Ledger

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Direct all queries to: The Editor, CCHPN, P.O.Box 216, Chatham, PA 19318. 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. The CCHPN does not necessarily endorse the content of advertisements herein.



*Mary A. Bair House,
Tredyffrin Township, 1877*

Chester County Historic Preservation Network Spring 2007 Workshop Historic Resource Impact Studies

Program Agenda

Saturday, March 10, 2007
Brandywine River Museum
Chadds Ford, Pennsylvania

8:30am **Check-in and Continental Breakfast**

9:00 **Opening Remarks**

9:15 **Historic Resource Impact Studies "101"** (*Bob Wise/John Snook*)
Definitions, Ordinance Language, Use and Limitations, and much more

10:00 **The Developer's Point of View** (*Todd Poblis*), Approaches, Advantages/Disadvantages, Case Studies

10:20 **Break**

10:35 **Present Real Project For Breakout Session:** Fennimore Development, Lower Merion Township

10:50 **Breakout Session:** Developing Mitigation Strategies at Fennimore using typical HRIS review

11:50 **Break / Pick-up Lunch**

12:05 **Break-out Leaders Present Findings**

12:35 **Developer Presents Results**

12:45 **Final Questions and Dismissal**

Registration Fee: \$15 for members, \$20 for non-members, includes box lunch. Please mail your registration form below by March 2, 2007. Payment can be made at the door. Reserve early because seating is limited!

Workshop Registration Form

Please send a completed registration form indicating the number of people attending to the Chester County Historic Preservation Network, P.O.Box 174, West Chester, PA 19381. Walk-ins are welcome, but you will not necessarily receive a lunch. For questions and directions, please call Bob Wise at 610-722-5818.

Please R.S.V.P. by March 2, 2007

Name:

Organization:

Address:

Phone:

Email:

Number Attending:

CCHPN Spring 2007 Workshop: Historic Resource Impact Studies

Spring 2007 Workshop Breakout Session Details The Eldridge R.F. Johnson Estate

The final hour of the workshop will be devoted to working in groups on a real case study involving a major land development project, a very concerned township (Lower Merion) and neighborhood. By-right the project could have involved the demolition of several buildings (including the Fennimore Mansion), the disruption of historic views, and a development contrary to the neighborhood. As a breakout participant, you will determine the best means of developing the property by using the township's Impact Study language,

as well as what the local zoning permits. Considerations will include the historical significance of the resources and landscape features, viewsheds, trails, neighboring properties containing historic resources, reuse of historic resources, encroachment, and demolition. Over lunch we will then discuss your findings and the actual, approved development details of the project.

- Robert J. Wise, Principal
Wise Preservation Planning

Meet the Workshop Speakers

John D. Snook is Senior Advisor at the Brandywine Conservancy's Environmental Management Center. John has worked for almost 30 years with local governments, landowners, and developers, seeking to balance development and conservation objectives by design. He has been engaged in projects ranging from comprehensive planning to innovative site planning and design efforts, to creative ordinance writing. He has been involved in the writing of more than a dozen historic preservation ordinances, one of which received a Pennsylvania Planning Association award. He also serves as an adjunct professor of land use planning at West Chester University and makes frequent presentations to a broad range of audiences with interest in community planning and design issues. Mr. Snook has a Bachelor of Arts degree in Architecture (with honors) from the University of California, Berkeley, and a Master of Architecture degree from Virginia Polytechnic Institute, Blacksburg, Virginia.

Todd Pohlig, principal of Pohlig Builders, a Malvern-based residential property developer, is a Civil Engineer with more than 30 years of experience as a local builder of custom-built homes and communities. In his own words: "[Pohlig Builders] combines significant local and state involvement in the environmental aspects of site development and his interest in pre-1940s Main Line architecture has led to an overwhelming acceptance of his ideas from both the existing community and the new home marketplace. Todd is the past president of both the Main Line Builders Association and the Home Builders Association of Chester and Delaware Counties. He is currently an active member of both associations and the Pennsylvania Builder Association. He is a speaker on the Home Building industry at the national, regional and local levels." He has a Bachelor of Science degree in Civil Engineering from Villanova University (1972).

was constructed in 1856. Similarly, the Coventryville Historic District which spans three northern Chester County townships and many acres of preserved farmland (including Ryerss horse farm) and the Worth-Jeffries Historic District (National Register-listed) in East Bradford Township will have a much longer lasting sense of authenticity as a result of their designations and the preserved farmland that lies within their boundaries. The same can be said of the Trimbleville Historic District (National Register-listed) in West Bradford and Pocopson Townships that contains more than 100 acres of preserved farmland. The Hopewell National Register District in East Nottingham and Lower Oxford Townships includes more than 200 acres of preserved farmland; and more than 300 acres of preserved farmland provides an appropriate context for the White Horse Inn and William Jones House – located near the border of

Londonderry and London Grove Township – both eligible for listing on the National Register.

In addition to recognizing these profound inter-relationships, it is very important to acknowledge the human element. It is important to recognize the commitment of the Chester County Commissioners, Township Supervisors, owners of historic resources and farmers who each steward their respective resources, and local volunteers who donate countless hours to preserving our quality of life. Undoubtedly the preservation successes we achieve are largely a result of the sustained commitment of all, and the past work of many. For more information, please visit: <http://dsf.chesco.org/> and click on the links to the Department of Agriculture.

- William D. Gladden JJ, Director,
Chester County Department of
Open Space Preservation

Meet the CCHPN Board

As the CCHPN grows and evolves our board changes and we gain new faces. We have decided this year to make an effort to introduce our board members; those who have been here awhile and those who are new.

Robert J. Wise

I am a historic preservation planner and principal of Wise Preservation Planning. Since obtaining an MS in Historic Preservation from Penn in 1993, I have worked in the field throughout SE Pennsylvania and beyond. I started my own firm in 1997 after working at the Brandywine Conservancy's Environmental Management Center. I now live with my wife and family and work near Birchrunville in West Vincent Township.

Through my work and association with the Network, I hope to influence development patterns in Chester County by encouraging the protection and preservation of our cultural environment. To that end we need – as a group – to begin addressing not just how things should be built. We need to identify where things should be built, what places should not be built, what should be preserved, and most importantly, how to accomplish this.

As a Network member, I look forward to working with you and guiding the Network to address your concerns and meet your objectives.

Matthew E. Roberson

I am a restoration carpenter, undertaking restorations, repairs, and period-accurate new woodwork in structures built, primarily, before 1850. Before this I was a preservation planner working for a large architecture, archeology and planning firm. I have a master's degree in planning with a certificate in historic preservation. These two areas of expertise give me a big-picture / little-picture perspective on historic preservation: I know how to plan for preservation activities at the community level and how to implement a program of rehabilitation on an individual site. This also aids my work on the West Chester HARB, giving me insights into the labor, materials, and costs involved in implementing our recommendations.

I have been on the board of the CCHPN since 2001 when I joined as the graphic designer and then editor of this newsletter. I feel that my contributions to the CCHPN help to ground our efforts in nuts-and-bolts preservation, focusing on planning and giving the historical commissions, HARBs and other members the tools they need to effectively do their jobs. In addition to the newsletter I worked on our website, www.cchpn.org, and am currently on the Education and Programming committee, which is developing the two meetings for Fall 2007. I hope to see you there!

The Chester County Ledger Bulletin Board

Check out our new website at:

www.CCHPN.org

Look for technical information for members of HARBs and Historical Commissions and home owners; news and events; and back issues of *The Ledger*. Visit and give us feedback on how the site can better meet your needs.

Any time is a good time to join the Chester County Historic Preservation Network!

We need you!

Annual Membership dues:

Individual: \$15.00

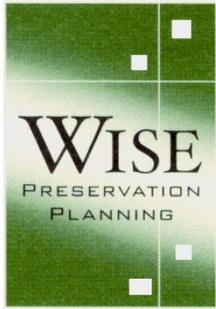
Municipal: \$75.00

Corporate: \$150.00

Benefactor: \$500.00

Please send checks to the address below.

All contributions are tax-deductible.



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We have a **new mailing address**. We apologize if these changes cause any disruption. We should be staying at this one for a long time to come:

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West Chester, PA 19381

The Chester County Ledger

The Newsletter of the Chester County
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PLEASE FORWARD

Please come and join us for the

Spring 2007 Workshop

A How-To Workshop:
Historic Resource Impact
Studies

March 10, 2007
Brandywine River Museum
Chadds Ford, PA