



# Chester County Ledger

The Newsletter of the Chester County Historic Preservation Network

Volume 17, Number 3

Preservation, Restoration, Reclamation, Conservation!

CCHPN 2015 Fall Workshop

Mark Your Calendars! October 24th

A historic resource is determined based upon three primary standards: Age, Significance/Association and Integrity. When we document historic resources, these are the key elements that we review and speak to. Here is a thumbnail description of those tests.

**Age:** The evaluator must determine if the resource is 50 years or older, in what period of time was it important and if it still represents that time period. The first step in historic preservation is understanding the history of our basic mid-Atlantic architectural styles and features.

**Significance/Association:** The evaluator must determine if and how the resource is associated with events or people that contributed to national, regional or local history. Does it provide an important architectural example, did it play an important role, is it associated with someone who played an important role or can it yield important information?

**Integrity:** The evaluator must determine if the resource has retained the ability to convey its significance by possessing at least three of the following historic elements: location, design, setting, materials, workmanship, feeling and association.

Our Fall program will feature speakers who are passionate about historic preservation! They will discuss aspects of identifying and preserving those architectural features that keep our historic buildings significant for all to enjoy and learn from.

Workshop details and brief biographies of our speakers are found in the center of this issue.

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### Chester County Ledger

Published by the  
Chester County  
Historic Preservation  
Network

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## CCHPN President's Letter

Dear Members and Friends,

CHANGE is happening all around us!

Regardless of how we view CHANGE, it is going to happen and we must learn to adjust and move forward. In organizations, CHANGE also occurs. And it is necessary if organizations are to grow and be relevant.

It is no different with the Chester County Historic Preservation Network. This past year a great deal of change has occurred within the Network. This change has occurred not only in our leadership, but also steps are being taken to make sure the Network remains relevant and works to serve you, the community of Historic Commissions, HARBS, and Friends.

First as to leadership – the network has had three Presidents this year. Unfortunately the first two Presidents had to step down in succession, one due to time constraints and the second due to unforeseen health issues. Fortunately we are now stable and beginning to look forward to other positive changes.

We are presently working on updating our Bylaws. This will be the first major change since the founding of the Network. We anticipate that our new Bylaws will be ready for adoption in December and will be implemented in January 2016. It is our hope that new Bylaws will help make the Network operate more efficiently.

We have recognized that our web page is no longer working for the Network, but most importantly for you, our membership. It has been many years since the site has been totally upgraded. It is our hope that early in 2016 our new web site will be ready. Not only will this give the Network a new look, but also we are hoping it can serve as an opportunity for our member organizations to present their programs and activities on an event calendar on a timely basis.

We plan to continue our annual dinner, traditional programs and workshops, but we recognize that as an organization committed to preservation we must do more. If preservation is to have a voice in the future we must work to develop those who will be that voice. We must develop the next gen-

eration of preservationists, but even more importantly we must develop a generation that loves history.

We are challenging ourselves to seriously examine what programs we can offer to help develop this new generation.

In closing I would like to thank all of you for the hard work you have done, are doing, and will be doing in the area of preservation.

John R. Miller  
President, CCHPN

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## CAMP Program Report

A best practices workshop designed just for Chester County's Historical Organizations was held on April 25 at the Brandywine Museum of Art / Brandywine Conservancy, which donated the room and breakfast. The program was presented by the National Alliance of Preservation Commissions in cooperation with CCHPN, the Chester County Planning Commission and South Coventry Township through a Certified Local Government Grant from the PHMC.

Representatives from 32 of CCHPN's 51 member Municipal Historical Commissions/HARBs, and Committees plus nine Board members attended the full-day program. In addition, CCHPN was joined by Mindy Crawford Executive Director of Preservation PA, Cory Kegerise from the PHMC and preservation planners from Chester and Delaware Counties Jeannine Speirs and Jill Hall. A team of three incredible national trainers led us through a day which covered:

The Legal Basics: Understanding and working effectively within due process and compliance including the 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. Historic Resource designation and design review were also subjects.

Building Public Support: Communicating effectively with a wide range of audiences, building support for designations, defending sometimes unpopular decisions and dealing with reluctant elected officials. All participating municipalities received a free one year membership in the National Alliance of Preservation Professionals.

*Karen Marshall, Heritage Preservation Coordinator, Chester County Planning Commission*





**Olivet United  
Methodist Church**

310 E. Chestnut Street  
Coatesville, PA 19320  
(Parking on premises)

**Fees**

Member: \$15

*Members include dues-paying  
individuals or  
municipality / organization*

Non-Member: \$20

Fees include registration, food, and refreshments. Register early to ensure your spot! No refunds can be given. For more information, call (610) 344-6923 or e-mail [kyahraes@aol.com](mailto:kyahraes@aol.com)

## Fall 2015 Workshop

Preservation, Restoration,  
Reclamation, Conservation!

**October 24, 2015**

8:00 am – 12:15 pm

|          |  |
|----------|--|
| 8 am     | Registration and Continental Breakfast   |
| 8:30 am  | Introduction   |
| 8:45 am  | A Brief Synopsis of Local Architectural Styles from Past to Present                        |
| 9:30 am  | How and When to Preserve the Significant Features which Portray the History of a Structure |
| 10:15 am | Break/Refreshments   |
| 10:30 am | If Demolition is Imminent, Saving History One Piece at a Time                              |
| 11:15 am | Maintaining that Grand Olde Building for Years to Come                                     |
| Noon     | Brief Closing Remarks  |

### Registration Form

Municipality / Organization / Individual: \_\_\_\_\_

Names of registrants:  
Members (\$15 each)

Primary Contact Person: \_\_\_\_\_

\_\_\_\_\_

Email Address: \_\_\_\_\_

\_\_\_\_\_

Street Address: \_\_\_\_\_

\_\_\_\_\_

City/State/Zip: \_\_\_\_\_

\_\_\_\_\_

Daytime Telephone: \_\_\_\_\_

Non-Members (\$20 each)

\_\_\_\_\_

\_\_\_\_\_

If you would like to include your membership dues with your registration, please check below:

- Individual (\$20)
- Municipality/Organization (\$85)

RSVP by 10/9/2015. Make checks payable to CCHPN.

**Mail form and check to:**

CCHPN, P.O. Box 174, West Chester PA 19381. Thank you!

## Our Workshop Presenters

### **Preservation: A Brief Synopsis of Local Architectural Styles from Past to Present**

**Seth Hinshaw** is Senior Preservation Planner at Wise Preservation Planning LLC and a CCHPN Board member. He graduated from the University of Pennsylvania with a Master's of Science in Historic Preservation. He specializes in GIS planning, digital document and graphic preparation, historic property research, and genealogical research. His projects include the Oxford Historic District National Register nomination, the East Bradford Township Historic Resource Survey, and the Isaac Hunsicker House Historic Structure Report.

Among his interests has been the architecture of houses of worship. Seth has written on the architecture of Friends (Quaker) meeting house design (1670-2000). He also authored an article for the Tredyffrin-Easttown Historical Society Quarterly entitled *How Colonial is Colonial Religious Architecture?* which documented the tie between religious architectural trends in England in the 1600s and religious architecture of Anglicans, Congregationalists, Presbyterians, Quakers, and Baptists in the English colonies prior to the Revolution. Seth serves on the Board of the Friends Historical Association, a nationwide association of Quaker historians, and he has consulted with congregations who worship in 18th century houses of worship.

Seth exceeds the Professional Qualification Standards for architectural historians as set forth by the U.S. Secretary of the Interior (48 FR 44716 and 36 CFR 61).

### **Restoration: How and When to Preserve the Significant Features which Portray the History of a Structure**

**Andrew Gustine** is the principal of Native Woods Restoration Carpentry, a contracting and consulting firm specializing in museum-quality building preservation services, particularly small, complicated, multi-trade projects where high standards and attention to detail are the priority. For 20 years he has combined a love of architecture and a dedication to craftsmanship, exploring the long history and infinite possibilities of traditional building materials.

After graduating from Penn State University with a Liberal Arts degree, Andrew began an apprenticeship with the Pennsylvania firm Recycle the Barn People. After advancing quickly from journeyman to job-foreman and estimator, Andrew founded his own restoration company, Native Woods Restoration Carpentry, in 1995. Providing museum-quality building preservation services throughout the Mid-Atlantic States, this small company received recognition including the 2003 Preservation Alliance for Greater Philadelphia Grand Jury Award.

In 1997 he enrolled in the Masters of Science in Historic Preservation program at the University of Pennsylvania, focusing on the history of building technology and materials science. While attending Penn part time and still managing Native Woods, Andrew also began to do contract and consulting work for private clients as well as larger Philadelphia area firms like John Milner Associates, Inc. and S.Y.

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(Continued on page 8)

## CCHPN Recognizes its Volunteers

Held June 17, 2015 at the Grove United Methodist Church, the Annual Volunteer Recognition Dinner was an event to be celebrated by all in attendance as well as those who were unable to take part in the festivities. From the facility tours and first appetizer to the last bite of dessert, the Network congratulates all the awardees on their accomplishments and to the many Historical Commissions for all that they did this past year.



The Borough of Downingtown was named the **MUNICIPAL HISTORIC PRESERVATION AWARD** recipient. Since Downingtown's parks and history are so intertwined, the combined Park and Historical Commission made sense for many decades. Increased demands on both resulted in the successful creation of independent commissions. CCHPN wishes to thank the municipal leadership of Downingtown for continuing to celebrate their heritage through the creation of the Downingtown Historical Commission in 2015 through the CCHPN Municipality of the Year Award.



Robert Layman was chosen to receive the **JANE L. S. DAVIDSON HISTORIC PRESERVATION AWARD**. Bob was not only a founding member of CCHPN, he was also the first treasurer and a member of the

original committee that established Town Tours & Village Walks in 1994. He was also a liaison with CCATO, the Chester County Association of Township Officials and a key member of the Membership Committee and the development of Municipal Service Areas. CCHPN wishes to thank Bob for his consistent, thoughtful, and supportive representative of municipal managers and their responsibilities toward natural and cultural resource protection in Chester County and for maintaining the fiscal integrity of the organization for over 15 years.

Ronald Bailey was awarded the **LIFETIME MEMBERSHIP AWARD**. As the Executive Director of the Chester County Planning Commission from 2006-2015, Ron was a prime decision maker in moving preservation



planning from a local, grassroots effort to a county-wide vision through the clearly stated goal for historic resources in the County's award winning comprehensive plan, Landscapes2. The goal as stated is: Protect and maintain Chester County's fabric of historic and archaeological resources and cultural landscapes for the benefit of current and future generations while promoting sustainable development. The Lifetime Membership Award is given to an individual who has gone "above and beyond" his or her work in the community to foster a greater understanding

## CCHPN Recognizes its Volunteers

of historic preservation and is dedicated to protecting, preserving and promoting Chester County's historic resources, streetscapes and landscapes through education, facilitation and public & private advocacy.

ELAINE HUSTED, RN, PhD was named an **EMERITUS MEMBER** of the Board of directors. Emeritus status is an honorary Board designation for past Board Members who have distinguished their membership over and above the expected and anticipation in the organization. The selection of candidates is at the discretion of the current Board Members. Qualifications include – among others — participation on the Board a minimum of three years, significant contributions and continued support. Dr. Husted joined the CCHPN Board of Directors in 2006 after retiring as a Department Head at Phoenixville Hospital in Nursing and Health Care Administration and served for seven years. As a member of East Vincent Historical Commission she found a new world with many options and came to realize the impact of disappearing historic resources. Elaine's background in organization, education personnel and interpersonal skills contributed greatly to her success at CCHPN. She served on the Board not only as a member, but also as Secretary, Vice President, Chair of Education and Program, Dinner Coordinator, as well as serving as a volunteer for workshops, and other numerous events such as lectures talks, and social events.

Matthew Roberson was given a **SPECIAL RECOGNITION AWARD**. 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. In April, Matthew moved to England to further his career.

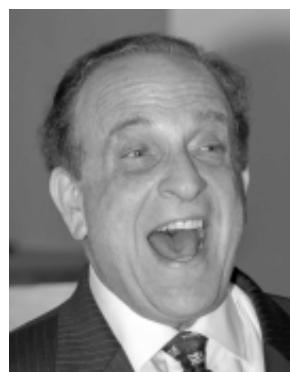
Roll Call highlighted the efforts of the Historic Commissions in the county and In Memorium honored those champions of historic preservation who have passed away since the Dinner last year.

CCHPN wants to thank Grove United Methodist Church for the use of their facility, sponsorship of Bernardon, Photographer Dave Kiefer, Original Artwork by Ann Bedrick – Graphic Artist, West Whiteland Historical Commission for their help and the table decorations, Lynne Hockenbury who was this year's Chairman, Kristy Deischer-Eddy, Sylvia Fuller, and Seth Hinshaw who lent their knowledge and expertise in giving tours and talks and the many others who made this evening a huge success.

More than 20 years ago, CCHPN began to recognize local municipalities for their work in historical preservation. From more simple settings around picnic tables to more elaborate soirées, the act of recognizing volunteers for their work and efforts has grown to what it is today. Attempts are made to move the recognition site around the county and to include an historical element for a tour, talk or program.

— Article by Kathryn Yahraes,  
photography by Dave Kiefer

**THANK YOU FOR ALL YOU DO!!!  
CONGRATULATIONS TO ALL THE  
AWARDEES!!!**



## Fall 2015 Workshop Speakers, cont'd.

Harris and Co. After receiving a Master's degree, Andrew devoted his full focus back to Native Woods, expanding the firm's professional services to include assessment, design and planning, as well as general contracting. Always working to advance his craft and inspire his team, Andrew is joining forces with Michael Biddison and Steven Hessler to launch the 3-house design/build/invent firm. Andrew is a CCHPN Board member.

### **Conservation: Maintaining that Grand Olde Building for Years to Come**

**Jim Garrison's** most recent accomplishment is his book, *Traditional Homes of R. Brognard Okie*, which documents the considerable impact of Okie's design on American residential architecture. Okie is known for sensitive restorations of historic buildings in the Colonial Revival style. Built from 1904 to 1943, these dwellings exemplified our basic dream of living in a place of stability and comfort. His style inspired much of the rich colonial revival architecture in the region during the first half of the 20<sup>th</sup> Century. Jim is also co-author of *Houses of Philadelphia: Chestnut Hill and the Wissahickon Valley, 1880-1930* and *Mastering Tradition: The Residential Architecture of John Russell Pope*.

A graduate of Carnegie Mellon, Jim specializes in commercial rehabilitation utilizing adaptive re-use, historic preservation and traditional design. Garrison has large project experience in the rehabilitation of commercial institutional buildings, multi-building projects in campus environments and adaptive re-use of existing buildings for education, commercial and hospitality uses. He is currently Project Manager in Commercial Real Estate and Facilities Management responsible for

management of design and construction teams and the implementation of the strategic goals for Vanguard Corporation regarding their real estate portfolio.

As Chair of the East Pikeland Historical Commission he understands the issues facing commissions and homeowners. A co-founder of the Treedyffrin Historic Preservation Trust, he has served as President and Chairman Emeritus for the Board of Trustees of The Old Eagle School, where Okie also served as trustee. Jim now lives in a 200 year-old stone house near Phoenixville.

### **Reclamation: If Demolition is Imminent, Saving History One Piece at a Time**

Tim Coldren of Monroe Coldren Antiques will discuss salvage of historic building materials. Tim will be introduced at the workshop.

We look forward to seeing you!!



### **18th Century Restorations, Inc.**

We are pleased to have restored or preserved historic landmarks in the Delaware Valley for more than 25 years. During that time as general contractor, we have continued our mission of historical accuracy from carpentry to finishes in the area's stone, brick, log and timber frame structures. We focus on the preservation of original elements: windows, doors, cornices, shutters, stair systems and flooring and cyclical preservation maintenance. We design and build sympathetic additions and welcome small projects as well.

\* \* \* \* \*

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

[www.18thcenturyrestoration.com](http://www.18thcenturyrestoration.com)  
610-469-6649

# West Chester Preservation Awards Expand to Reach Broader Audience

Now in its 5th year of recognizing excellence in the preservation efforts of Borough residents and business owners, The West Chester Preservation Awards are expanding to reach a broader audience.

They are celebrating five years with small changes designed to increase the visibility, understanding and awareness of preservation within the general public.

One example is this year's award ceremony will move from a morning breakfast to an evening event with hors d'oeuvres and a light buffet.



*Announcing the winners of the 5th annual  
PRESERVATION AWARDS*  
5:30PM THURS, OCTOBER 22, 2015  
*at The Chester County Historical Society*

209 N HIGH ST, WEST CHESTER, PA 19380  
FOR TICKETS, CALL COUNCIL AT 610.694.4800. FOR MORE INFORMATION VISIT  
DOWNTOWNWESTCHESTER.COM OR WDCF.ORG



It will take place on October 22 at 5:30 pm at the Chester County Historical Society. Tickets are \$20 per person and can be purchased by calling the Chester County Historical Society at 610-692-4800. For more information, visit [DowntownWestChester.com](http://DowntownWestChester.com) or [wdcf.org](http://wdcf.org). It should be a fun and engaging event.

Winners will receive a plaque intended for mounting to the structure, acknowledging work well done.

Along with the plaques, a more distinctive branding program is underway with a new logo, electronic applications, and a social media presence on Facebook, Twitter, etc.

One thing that remains constant is the awards program's recognition of important construction, service and educational projects that preserve the historic character and heritage of the West Chester Borough. The program is a function of the Downtown West Chester Foundation.



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THINKING HISTORIC HOMES?  
**CAROLYN ROLAND**

20+ YEARS OF EXPERIENCE | LICENSED IN DE, MD & PA





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P.O. Box 174  
West Chester PA 19381  
[www.cchpn.org](http://www.cchpn.org)

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Please Forward

Please come and  
join us for our  
Fall 2015 Workshop

**Preservation,  
Restoration,  
Reclamation,  
Conservation!**

**October 24,  
8am-12:15 pm**

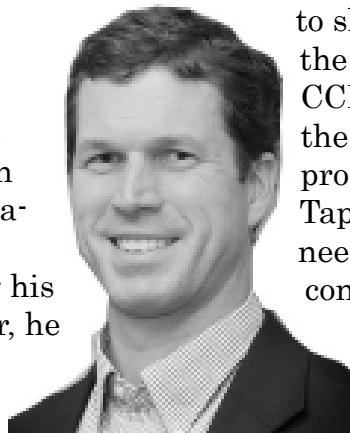
**Details inside!**

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## Remembering Rob Lukens

It is with deep regret and a profound sadness that we inform you of the death of Rob Lukens, PhD, August 1, following a long fight with cancer.

He became President of the Chester County Historical Society in 2011, although his association with CCHS began in 1993 when Rob helped catalog, pack, and move museum objects as a volunteer during his undergraduate studies. Later, he was an intern and then became Collections Manager in 1998. Rob left CCHS in 2003 to become the Head of Collections at the Chemical Heritage Foundation. His career then took him to Historic Yellow Springs and the United States Capitol



Visitors Center before bringing him back to the Historical Society, ready to lead the institution that he loved so much.

Rob brought passion and a commitment to share Chester County's history with the community beyond the walls of CCHS. He initiated a regular column in the *Daily Local News*, a weekly radio program on WCHE, and the History on Tap series. His leadership brought much-needed upgrades to the facilities and continuing plans for their improvement.

Throughout his illness he remained committed to CCHS.

Rob served on the CCHPN Board through his role as president of the CCHS. We will all miss his enthusiasm for history and the architectural heritage of Chester County.