

Historic Resources Plan

Introduction

The history and development of Kennett Township is identified through broad themes, which illustrate and illuminate significant historical events. Historic resources are a testimony to these themes and events. Historic resources are defined as sites, structures, buildings, objects, and districts possessing a quality of significance and a measure of integrity, which makes them worthy of protection and preservation. Standards established in 1966 by the National Historic Preservation Act through the National Register program, which guide preservation efforts nationwide, require resources that are at least 50 years in age be considered in the planning process. Although many communities possess numerous resources that are at least 50 years old, not all can be preserved nor represent particular historic or architectural significance or maintain visual integrity. Consideration for historic resources extends beyond the preservation of select museum-quality structures. Recognizing the contribution of historic resources to the Township in terms of protecting and maintaining community character, local history, locally important landmarks, and cultural landscape context (including topography) is equally as important.

Kennett Township takes pride in the protection of its historically rural landscape and, despite changes from development, has made significant stride to preserve the remaining rural sections and resources of the Township. Complementary to that objective, the Township has initiated many efforts to protect the historic resources and landscapes that define the Township. These include awarding certificates of recognition for property owner historic preservation efforts, ongoing support of the Brandywine Battlefield Task Force, and updating the Township-wide Historic Resources Survey (2010) and the resulting 2011 update and adoption of historic resources planning information into the 2004 Comprehensive Plan. These and other such efforts are important for preserving and protecting the historic and cultural resources in the Township, which characterize the community.

This Chapter discusses historic resources planning as required by the PA Municipalities Planning Code, Act 247 of 1968, as amended (PA MPC). The comprehensive approach of this Chapter provides a variety of options to maximize the continued success in undertaking future preservation efforts.

Chapter Organization:

Historic Context Overview p. 5-2

What are 'Historic Resources'? p. 5-2

National Register of Historic Places
Local Historic Resources Surveys
Historical Markers

Historic Resource Planning and Programs p.5-8

Overview of National, State, and County Level Programs
Township Policy, Protection Measures, and Planning Activities

Planning Implications p. 5-24

Recommendations p. 5-24



Historic Context Overview

This section provides a brief summary of information included in Chapter 3 as related to key historic resources still present today. Most of present Kennett Township was originally part of a 15,500-acre tract which William Penn conveyed to his daughter Letitia in 1701 for ‘fatherly love’ and one beaver skin yearly. In 1770, Pennsbury Township was formed from part of Kennett Township and in 1855 the Borough of Kennett Square was incorporated as a separate entity.

The native Lenni Lenape Indians gradually left the area as early settlers, first English and Irish Quakers, followed by Scottish and Irish Presbyterians, arrived in the 18th century. The fertile soil provided opportunity for diverse agricultural activities. Farmers prospered, later benefiting from the construction of a railroad through the Township in 1859. Dairy farmers, greenhouses (for flowers and produce), and mushroom growers especially were able to expand their markets by using the railroad to transport their products. Both passenger and freight service were extensive, (hourly trips to Philadelphia at one point), providing the opportunity for the easy exchange of goods and ideas with more metropolitan communities.

The Red Clay Creek and other streams in the area provided power for many grist, fulling, and saw mills. Milling was an important early industry in the Township. Mill ruins and races still line the Creek.

The widespread and successful 19th century floral industry in the Township gradually gave way to a thriving mushroom industry starting in 1885 when William Swayne grew mushrooms under his greenhouse flower beds in Kennett Square. Mushroom growing continues to be an important industry in the area.

The Township played a role in the American Revolution Philadelphia Campaign of 1777 when British and Hessian troops camped in and marched through the Township on their way to the Battle of the Brandywine on September 11, 1777. Later, due to its proximity to southern slave states, the Township played an important role in fugitive slaves’ journey to freedom. Strong Quaker support established numerous Underground Railroad ‘stations’ in the Township. Old farmhouses had secret hideaways where slaves were concealed by day and then moved to other ‘stations’ by night. Many local citizens risked their own freedom to help slaves by hiding them in their homes and helping transport them to freedom.

What are 'Historic Resources'?

Historic Resources or resource groupings in Kennett Township comprise buildings, sites, structures, objects, or districts listed on or eligible for listing on the National Register of Historic Places; identified on the Township Historic Resource Survey and retain local, state, or national significance per National Register Criteria or for their local historic or architectural significance; and/or identified on the Township Historic Resources Map. One of the resources in the Township listed on the National Register of Historic Places, Longwood Gardens, is deemed a world-class destination, while another, Brandywine Battlefield, is designated a National Historic Landmark.

National Register of Historic Places

Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places is the Nation’s official list of districts, sites, buildings, structures, and objects of historical, architectural /engineering, or cultural significance to the prehistory and history of the locality, state, or nation that are deemed worthy of preservation. The list is maintained by the National Park Service (NPS) under the US Department of the Interior; and in PA, the National Register program is managed by PA Historical and Museum Commission (PHMC), Bureau for Historic Preservation (BHP). The National Register is part of an overall national program “to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources.”

Resources on the National Register are termed ‘National Register listed’ resources. Through a preliminary review process, resources also may be determined to be eligible for listing, referred to as ‘National Register eligible’ resources or as having received a ‘Determination of Eligibility’ (DOE). In the case of a National Register Historic District, proposed District boundaries are delineated to include resources determined to be significant or ‘contributing’ to the district. Within those boundaries may also be resources which are not considered significant to the district or ‘non-contributing’.

Resources do not need to have national significance to be listed on the National Register, but can be of Statewide or local significance instead as indicated on the National Register nomination form. Listing is mainly honorary and does not affect the rights of property owners nor place obligations or restrictions on the use or disposition of property. It does, however, impact the use of federal funds, permits, or assistance, in that federal or federally assisted projects need to be reviewed for their potential impact on National Register listed or eligible resources under Section 106 Process.

National Register Listed and Eligible Resources:

Old Kennett Meeting House, east of Hamorton, originally built in 1710, was the first house of worship west of the Brandywine Creek in Chester County. It was known as the ‘Kennett Friends Meeting House’ until the 1950s (when the Kennett Square Hicksite Friends Meeting started using the name ‘Kennett’ rather than ‘Kennett Square’, its name since 1814), and then came to be called ‘Old Kennett Meeting House’. The building was enlarged in 1719, and based on research by local architectural historians, appears to have been entirely rebuilt in 1731. Today, the Meeting House is still used for worship during summer months. It was listed on the National Register in 1974.



Joseph Gregg House, a brick building constructed c. 1736, provides an important example of early 18th century rural southeastern PA colonial architecture. It is located along the western edge of the Township. It was listed on the National Register in 1994.

Chandler Mill Road Bridge, a through-girder steel bridge with stone embankments from 1910, was listed on the National Register in January 2010.



Wiley/Cloud House, a 1765 plank house with c. 1850 and 1958 additions, was determined National Register eligible in August 2010 and became listed in September 2012.

Taylor Grist Mill (Clifton Mill), a stone building from 1830, is National Register eligible.



Edward Perrone Farm, a stone building from 1816, is National Register eligible.

National Register Listed and Eligible Districts:



Longwood Gardens, world famous for its conservatory, water gardens, and elaborate fountains was listed as a National Register historic district in 1972. The Longwood tract, of which 300 acres are located in Kennett Township, dates back to 1700 as an original William Penn land grant purchased by the Peirce family. The family soon established a working farm, and in 1798 twin brothers, Joshua and Samuel Peirce, began planting an arboretum on the farm, later known as ‘Peirce's Park’.



Longwood Progressive Friends Meeting House, located off Route 1 west of Longwood Garden’s entrance, was dedicated in 1855. In the 88 years of its existence, the Progressive Friends meetings (85 years occurred at this meeting house) provided a platform for many of the most radical speakers of the day on abolition, temperance, single tax, and equal rights for women. The well-known novelist and poet, Bayard Taylor, is buried in the cemetery adjacent to the Meeting House. This building is a contributing resource in the National Register listed Longwood Gardens Historic District. It currently houses Brandywine Valley Tourism Information Center.



Village of Hamorton, was nominated for National Register Historic District status by the Township Historic Committee, now KTHC, and achieved National Register district listing in 1990. Hamorton was a principal 19th-century commercial center for the Township. The Lyceum Hall at Hamorton provided a platform for many lecturers on radical causes of the day such as abolition and women's rights.



Mason-Dixon (Line) /PA-DE Arc Stone Boundary Markers were listed as a National Register historic district in 1975. The Mason-Dixon Boundary/Line is significant for historic, symbolic, scientific, and functional reasons. Symbolically, this line represented the division between northern and southern states during the civil war. Scientifically this line exhibited remarkable accuracy and the most sophisticated mathematical work on the continent to that date (1768). From a functional perspective, the line continues today to serve the useful purpose of marking the southern boundary line for Pennsylvania/northern boundary line of Delaware and Pennsylvania/Maryland.



Isaac Harlan Log House, a 1715 log house with a 1814 stone wing, is a half log and half stone house located on the south side of Fairville Road at the eastern edge of the Township. The resource was listed as a National Register historic district in 1987.

National Historic Landmarks:

National Historic Landmarks (NHL) “are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States” and include buildings, sites, districts, structures, and objects that have been determined by the Secretary of the Interior to be nationally significant in American history and culture. The NHL designation automatically places a resource on the National Register.

Brandywine Battlefield National Historic Landmark, located in six municipalities in Chester and Delaware Counties, extends into the northeastern corner of Kennett Township, primarily along and north of Route 1. Dedicated in 1961, this National Historic Landmark commemorates the September 11, 1777 Battle of the Brandywine that was the largest single day battle of the American Revolution. This battle provided a turning point in the American Revolution. Although the Continental Army was driven from the field, George Washington demonstrated, for the first time, his ability to withstand a direct engagement with General Howe's well-trained army, and this resiliency of General Washington's army, in part, helped convince France to enter the War as a needed ally. Using recently discovered original 18th century sources combined with modern scholarship and technology, a 2010 Study (see below for more information) showed that troop movements, skirmishes, and battle action encompassed a much larger landscape area that extends beyond the NHL and includes lands in a total of 15 municipalities in Chester and Delaware Counties.

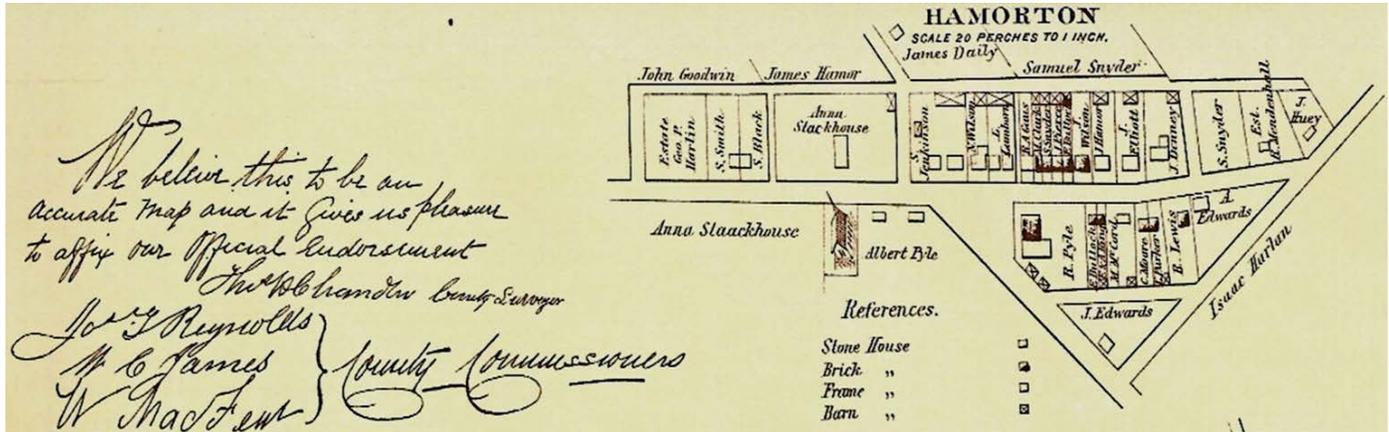


Local Historic Resource Surveys

The purpose of a municipal Historic Resource Survey is to serve as a basis for historic preservation planning decisions made throughout the Township.

Chester County Historic Sites Survey (1979-82) is a compiled county-wide list focused on historic residences as well as ruins of domestic residential structures. The Survey, completed in 1982 in Kennett Township, included numerous sites scattered throughout Kennett Township, inferring potential historic value. It identified 123 historic resources in Kennett Township approximately 100 years of age or older as indicated on the Breou's Official Series of Farm Maps, Chester County (1883) – the Map for Hamorton is shown below. In some cases, these resources included a collection of structures, such as a farmstead with multiple buildings, while in other cases a resource was a single building.

Kennett Township Historic Sites Survey supplemented the 1979-82 County survey. In the early 1990s, the Kennett Township Historical Commission (KTHC) contracted with a private consultant to prepare an inventory of still-standing dwellings that were shown on the Breou's Map. That inventory included a map, a description and photograph of each structure, their locations, and a general feasibility for the protection of the more than 300 individual residential sites. After it was completed, as an ongoing project, KTHC continued to update and correct that inventory. As well, an effort was made to contact owners of identified structures in an effort to preserve and adapt them for present-day usage.



In 2004, Chester County initiated a countywide digital update to the Chester County Historic Sites Survey using a Geographical Information System (GIS). This initiative, the **Chester County Historic Resource Atlas**, is a county-wide effort between the Chester County Parks and Recreation and GIS Departments in partnership with the Chester County Historic Preservation Network and municipalities. The Atlas is to include historic resources 50 years or older, following general National Register criteria, and is being completed on a municipality-by-municipality basis with the primary assistance from municipal historical commission members and interested volunteers and, in some cases as with Kennett Township, is being supplemented and expanded upon with the assistance of a professional consultant using County Vision Partnership Program grant funding. This supplemental information updates and builds upon the 1982 Survey. It takes the Kennett Township survey from being an initial reconnaissance' survey to the next step of survey that includes a greater level of documentation (e.g. site delineations, architectural descriptions and significance, and resource classification) for all known properties containing historic resources 50 years and over.

The resulting 2010 **Kennett Township Historic Resource Atlas and Survey** identified and examined 628 properties and documented 1,012 historic resources, of which 55 properties are recommended as Class 1 resources and 230 properties are recommended as Class 2 resources¹. Historic properties include 44 farms, 20 farmsteads, 8 other agricultural resources, 248 residences, 19 public buildings, and 7 bridges. Seven

¹ Class 1 resource – Properties containing historic resource(s) individually listed on (or determined eligible for) the National Register of Historic Places (NR), resources contributing to a National Historic Landmark (NHL), and resources identified as a contributing resource in a historic district listed (or determined eligible for) the NR.

Class 2 resources have been divided into the following more specific categories, which together create the Class II category:

Class 2A resource – Properties containing buildings, structures, or sites included in the Township Historic Resource Survey that retain local, state, or national significance per NR Criteria and may be, in the opinion of the Survey consultants, NR eligible.

Class 2B resource – Properties containing buildings, structures, or sites included in Township Historic Resource Survey that are locally significant but which, in the opinion of the Survey consultants, would not likely be eligible for the NR.

Class 3 resource – Properties containing historic buildings or structures over 50 years of age that do not meet National Register Criteria or local significance standards, as of 2011.

Classifications in the 2010 Survey were based largely on exterior architectural details. A recommended classification for a property could change in the future based on its historic significance in the Township, additional property research, and/or an exterior architectural change to the property. Thus, properties determined to be Class 3 as of 2010 may be found to be significant to local history or architecture in the future: and they may potentially meet certain NR criteria and thus become Class 2 or even Class 1 resources.

Not Classified – Properties containing buildings, structures, or sites identified in the 1979-1982 County survey that have since been demolished, they were, however, mapped in the 2010 Survey.

historic resources documented in the 1982 Survey have since been demolished. This survey expanded on the past Kennett Township historic resource surveys also by identifying an expansive catalog of types of historic resources (including commercial and industrial structures, barns, and other outbuildings) beyond residential structures. It also provides a detailed description and several photographs of each property.

Historic resources documented in the survey represent various architectural styles and historic eras, however, Colonial, Federal, Colonial Revival, and Bungalow/Craftsman style buildings and vernacular structures make up the majority of historic resources in the Township. The concentration of Colonial and Federal style resources, augmented by many barns and outbuildings, reflect the area's early development as a farming community. 'Higher style' residences began to appear in the early 19th century and represent the increasing wealth in the Township at that time derived from improved agricultural techniques. Mid and late-19th century architectural styles reflect the ongoing changes in mass production trends and fashions after 1850. The majority of late 18th and 19th century resources reflect the rural architectural tradition of the area and include single resources and farmstead groupings, while 20th century resources are primarily single residences rather than farmstead complexes, reflecting the changing nature of the area and county. Potential historic districts in the Township include Mendenhall, Marshall Mill area, Bucktoe Cemetery and its surrounding area, and a potential multi-municipal West Branch Red Clay Creek/Bucktoe/Agnew Run industrial historic district.

All resources in the 2010 Survey were entered onto the PHMC's Access database of historic resources. As well, the 350 oldest and most architecturally important of these properties were documented on individual PA Historic Resource Survey Forms. A historic resource map (produced by Chester County Parks/GIS Departments) showing all delineated properties and historic resource classifications, an excel spreadsheet inventory listing of historic resources, and a survey methodology report were also completed as part of the 2010 Survey. The survey documented the exterior of the buildings only.

In 2009/10, historic and archeological resources in the Brandywine Battlefield, in which a portion of Kennett Township lies, were inventoried, as well as battle history/logistics studied and troop movements/battle action animated, as part of the **American Battlefield Protection Program (ABPP) funded Brandywine Battlefield Study**. Chester County staff worked in association with municipal historic commission volunteers to complete a windshield inventory of resources in the form of an Atlas. During the study process and looking to research by historian Tom McGuire, it was found that the battlefield encompassed a larger area than previously understood, including a notably larger area of the Township plus portions of 14 other municipalities in Chester and Delaware counties.¹ In addition to inventorying resources², the purpose of project was to develop an animated battle map and related material as an educational and planning tool about the battle as well as to continue to raise awareness about the battlefield's significance among members of the community. The outcomes of the project are a regional Historic Resources Atlas for the 15 municipalities in the battlefield, an animated map of troop movements and battle action using GIS, , and a report with recommendations. Another project outcome was the recommended follow-up ABPP funded 2013 **Brandywine Battlefield Preservation Plan**.

The 2010/11 ABPP funded project for Paoli Battlefield and the 2012/13 project for the Battle of the Clouds both follow the model and scope of the Brandywine Battlefield project. This relates to the Township in that the ultimate intention is for all three projects to be used in concert providing a public awareness/education 'campaign' about Chester County's role in the Campaign of 1777 by means of a highly user-friendly approach using modern technologies. To that end, another primary eventual objective for the three projects is to tie them together into an overall 'big picture' public outreach, access, and interpretive plan so that the national significance of these regional historic resources and landscapes can be more readily and widely conveyed and understood by the communities and public at large.

¹ Kennett Square Borough, New Garden Township, East Marlborough Township, Newlin Township, Pocopson Township, West Bradford Township, East Bradford Township, Westtown Township, Thornbury Township, Birmingham Township, and Pennsbury Township in Chester County, and Chadds Ford Township, Thornbury Township, and Concord Township in Delaware County

² Though some or all land area in New Garden, Westtown, Chadds Ford, Thornbury, and Concord Townships was included in the study area, historic resources were partially identified in these communities and further research and resource identification is needed.

Historical Markers

State Markers

'Battle of Brandywine' Roadside Marker

Dedicated: Tuesday, March 18, 1952

Categories: American Revolution, George Washington, Military

Location: Chester County, US 1, 1 mile E of Kennett Square

Marker Text: On Sept. 11, 1777, an American force of about 11,000 men, commanded by Washington, attempted to halt a British advance into Pennsylvania. The Americans were defeated near Chadds Ford on Brandywine Creek by approximately 18,000 British and Hessian troops under Howe.



'Battle of Brandywine' Roadside Marker

Dedicated: Tuesday, March 18, 1952

Categories: American Revolution, George Washington, Military

Location: Chester County, US 1, 1 mile E of Kennett Square

Marker Text: Howe planned two separate attacks against the American line. In early morning, the British Army divided here, Knyphausen's troops went east to engage the center of the line at Chadds Ford, while a force under Cornwallis marched approximately 6 miles north, then 3 miles east, to outflank Washington's right wing and attack from the rear.

'Indian Hannah' State/Chester County Historical Society Plaque on boulder monument and State Plaque

Dedicated: September 5, 1925

Former Location: Chester County, east side of old PA 52, north of US 1; Current Location: As of 2012 with the realignment of PA 52 further to the east, this monument/marker was relocated in 2014 to be near Longwood Progressive Friends Meeting /Longwood Gardens entrance

Marker Text: Indian Hannah (1730-1802) the last of the Indians in Chester County was born in the vale about 300 yards to the east (of the marker's prior location along Route 52) on the land of the protector of her people the Quaker Assemblyman William Webb. Her mother was Indian Sarah and her grandmother was Indian Jane of the Unami Group (their totem-the tortoise) of the Lenni-Lenape or Delaware Indians.



'Manor of Steyning' Plaque on large boulder monument

Dedicated: October 1, 1926

Categories: Government and Politics, Mansions and Manors, Native American, William Penn

Location: SR 3046 (old US 1) southbound, ½ mile west of Kennett Square (LNG: -75.7271, LAT: 39.84464). Though this marker is currently located in New Garden Township as of 2012, there is discussion about possibly moving the location of this marker into Kennett Township to denote a more central location in the Manor area.

Marker Text: The Manor of Steyning of 15,500 acres patented by William Penn for "fatherly love" and one beaver skin yearly to his daughter Laetitia Penn at Philadelphia, October 23, 1701 is here marked on its western line adjoining a tract of 14,500 acres which the Proprietor patented to his son William Penn, Jr., 24 May 1706.



Local Markers



Bucktoe Cemetery Marker - In late 2010, a local historic marker was erected to identify the Bucktoe Cemetery on Bucktoe Road and associated New Garden AME Memorial Church.

Chandler Mill Bridge Marker - In December 2010, the 100 year 'birthday' of Chandler Mill Bridge was celebrated by the community including erection of a local historical marker.



Anvil Tavern Marker – A few remnants of the former Anvil Tavern, demolished in the 1920s, remain at the intersection of Route 1 and old Route 52. The basement wall with its arched doorway forms part of a garden area, and the original iron anvil, which was the Tavern’s sign, is embedded into ground near the traffic light at old Route 52, marking the site of the Tavern

Hamorton Village Markers – In summer 2012, KTHC facilitated new PennDOT signs along Routes 1 and 52 for Hamorton Historic District. Widening of both roadways provided the opportunity to replace the deteriorating original signs with three new signs marking the historic village.



Historic Resource Programs and Planning

Overview of National, State, and County Level Programs

Various historic preservation programs and techniques are available to facilitate protecting historic resources. Although they differ in approach, most either evolved directly out of or are enabled under federal or state law. An understanding of national, state, and county program options available for historic preservation provides a foundation for the Township in determining appropriate continued and future historic preservation planning efforts.

National Level

The National Historic Preservation Act of 1966 (NHPA) earmarked the budget for historic preservation policy and created a strong legal basis for the program through a framework of measures to be used at the federal, state, and local levels in response to public outcry against the severe loss of historic resources (urban blight reduction) in larger cities and boroughs. The legislation’s purpose was to create a framework for protecting historic resources throughout the nation through regulations, and incentives that focused on preserving historic resources through cooperation among federal, state, and local governments as well as being able to address the protection of historic resources.

National Register of Historic Places

The National Register is the official, comprehensive listing of districts, sites, buildings, objects of historical, architectural/ engineering, or cultural significance that are deemed worthy of preservation. The list is managed by the National Park Service (NPS) under the US Department of the Interior; and in PA, managed by PA Historical and Museum Commission (PHMC), Bureau of Historic Resources do not need to have national significance to be listed, and may be listed for local or state history.

Key National Historic Preservation Act Programs and Mandates:

- The NHPA formalized the National Register of Historic Places.
- Section 106 of the NHPA requires that any project that receives federal funds, sponsorship, or assistance review its impact on historic properties.
- A State Historic Preservation Office (SHPO), authorized by the NHPA, helps to facilitate cooperation among governmental levels by coordinating preservation activities and administers preservation activities contained in the NHPA on a state level. In Pennsylvania, this agency is the Pennsylvania Historical and Museum Commission (PHMC).
- The Certified Local Government (CLG) Program, authorized by the NHPA, enables municipalities to participate directly in federal preservation programs and to access (through the state) certain funds slated for historic preservation activities.

Resources on the National Register of Historic Places are termed ‘National Register listed’ resources. Through a preliminary review process determined to be eligible for listing, referred to as ‘National Register eligible’ (DOE). In the case of a National District boundaries are delineated to include areas and resources determined to be ‘contributing’ to the district. Within those boundaries many properties are considered ‘non-contributing’ to the district, and these properties are considered ‘non-contributing’ to the district.

National Register listing or eligibility, in and of itself, is mainly honorary and does not create any rights nor place obligations or restrictions on the use or disposition of property. The use of federal funds, permits, or assistance, in that by law federal actions must be examined for their potential impact on National Register listed or eligible properties (see the Process below). National Register status may be interpreted as impact measures, such as local ordinances that use National Register status as a basis for listing National Register listed and eligible properties in PA are logged into a database that is updated, and can be accessed via PHMC’s website: <http://www.phmc.state.pa.gov>

The NPS, the federal agency responsible for several historic preservation programs, National Register, categorizes resources as follows in the administration of programs:

- **Building:** A house, barn, church, hotel or similar construction created by human activity.
- **Site:** The location of a significant event, a prehistoric or historic object, structure, whether standing, ruined or vanished, where the location possesses an archaeological value.
- **Structure:** A building used for purposes other than sheltering human habitation.
- **Object:** A form of simple construction that is primarily artistic in nature. It may be movable but is generally associated with a specific setting or environment.
- **District:** A significant concentration, linkage, or continuity of site, buildings, structures, or objects united historically or aesthetically by plan or physical development.

To determine a property’s significance, a set of established criteria against which it is evaluated are used to determine whether it could be on the National Register. Criteria for Evaluation are:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- that are associated with events, activities, or patterns that have made a significant contribution to the broad patterns of our history; or
- that are associated with the lives of persons significant in our past; or
- that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- that has yielded, or may be likely to yield, information important in prehistory or history.

Another category of resource recognized by the NPS is a *Cultural Landscape*, defined as follows:

- **Cultural Landscape:**¹ A geographic area, including both natural and cultural resources, that has historical or social importance. There are four types of cultural landscapes that are not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. Cultural landscapes are multi-faceted resources that can vastly range in size from large rural tracts of hundreds of acres to a small formal garden of less than an acre. The NPS states that cultural landscapes “are composed of a number of character-defining features which, individually or collectively, contribute to the landscape’s physical appearance as they have evolved over time”. Thus, their character can encompass and mesh together combinations of physical construction (roads, buildings, walls, etc), natural elements (vegetation, etc), and/or use (social traditions, etc). Many traditionally-defined historic resources/ properties include a cultural landscape element that is integral to its significance.

¹ (Cultural landscapes have also been termed as “sacred geography,” “traditional cultural properties,” “heritage areas,” and “places,” among others.)

National Historic Landmarks (NHL) Program

National Historic Landmarks “are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States” and include buildings, sites, districts, structures, and objects that have been determined by the Secretary of the Interior to be nationally significant in American history and culture.

There is a nomination process to become an NHL, and a set of criteria are used to determine the level of national significance. The NHL designation automatically places a resource on the National Register. Once designated, the NPS NHL Assistance Initiative assists in NHL preservation through technical assistance to NHL owners/managers and through education of the public about the importance of NHLs.

The NHL Stewards Association, a group of NHL owners and managers, work to preserve, protect, and promote NHLs. Relatively speaking, few resources hold this level of national recognition; as of 2012, there were only 9 NHLs in Chester County, including Brandywine Battlefield NHL and Valley Forge National Historic Park, and 170 NHLs statewide plus 2 NHLs shared with neighboring states.

Section 106 Review Process

The Section 106 review process was one of the most effective components of the National Historic Preservation Act (NHPA) in reducing the loss of historic resources. This section of the NHPA requires that any federally sponsored, funded or assisted project, including those requiring a federal permit, license, or approval, is reviewed for its impact on historic resources either listed on, or determined eligible for, the National Register. The federal agency directly or indirectly responsible for the project is responsible for insuring compliance with the review process. This review can be delegated to federal field offices or passed through to the state, county or municipal governmental agency responsible for administering the federal funds. Conducting the review at the local level can encourage local input on projects and provide for a high degree of participation on the part of those who may be directly impacted by an activity. This is important as the Section 106 process also stipulates that the public be notified of such projects and their effects, which in turn is key as public involvement helps leads to more acceptable community solutions.

Section 106 does not necessarily protect historic resources from demolition or alteration; however, it requires an investigation of alternatives and consideration of mitigation measures. For example, for Community Development Block Grant funding, administered by Chester County’s Department of Community Development, National Register listed and eligible resources and historic districts are reviewed for a project’s potential impact on resources prior to project initiation.

Secretary of the Interior’s Standards for the Treatment of Historic Properties

The ‘Standards’ provide basic principles that promote historic preservation ‘best practices’ including maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The associated ‘Guidelines’ offer recommendations to assist in applying the Standards to specific properties. Together, they provide a framework for decisions about work on or changes to historic properties. The Standards supply four distinct approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction, and there are associated Guidelines for each.

Highlights of NHL designation are:

- NHL designation recognizes that properties are important to the entire nation.
- NHLs are listed on the National Register.
- Owners of NHLs are free to manage their property as they choose, provided no federal license, permit, or funding is involved.
- As with other National Register listings, federal agencies whose projects affect a NHL must give the Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on the property.
- Owners of NHLs may be able obtain federal historic preservation funding, when funds are available. Federal investment tax credits for rehabilitation and other provisions may apply.
- A bronze plaque bearing the name of the NHL and attesting to its national significance is presented to the owner upon request.

Benefits of NHL designation include:

- Required review under the Section 106 process as to the impact projects involving federal funding or assistance;
- Limited federal grants through the Historic Preservation Fund, and certain funding sources may give NHLs higher funding priority; and
- The NPS provides technical preservation assistance to NHL owners.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. For example, The Standards for the Treatment of Historic Properties are required for grant-in-aid projects assisted through the National Historic Preservation Fund, while the Standards for Rehabilitation, codified in 36 CFR 67, are required for the review of rehabilitation work under the federal Historic Preservation Tax Incentives program. State as well as local officials use the Standards and Guidelines in reviewing both Federal and nonfederal rehabilitation projects, and assistance in planning and design review processes.

American Battlefield Protection Program (ABPP)

Created in 1991 and signed into law by Congress in 1996, this National Park Service program is a federal partnership initiative to assist communities identify and plan for interpretation and protection of the nation's significant historic battlefields and related resources as well as raise awareness of their importance for future generations. ABPP addresses wars that occurred on American soil and provides grants for battlefield study and protection planning. As of 2012, the ABPP and its partners have helped protect and enhance more than 100 battlefields by co-sponsoring 429 projects in 42 states and territories, with individual project funding ranging from \$5,000 to more than \$80,000 and the average grant being \$32,000. ABPP encourages, but does not require, matching funds or in-kind services, for projects. Chester County has received grants for Brandywine Battlefield planning (see previous section above).

Certified Local Government (CLG) Program

This Program, enabled under the NHPA, was established to facilitate greater participation in historic preservation at the local level. It strives to encourage local, state, and federal partnerships to protect historic resources and address historic preservation issues. The National Historic Preservation Act amendments of 1980 that established the Certified Local Government Program contains five broad standards, all of which must be met by the Historical Commission or the Historic Architectural Review Board (HARB) before the local government can be certified. A CLG meets certain criteria as follows:

- Establishment of an historical commission or similar body,
- The adoption and enforcement of historic preservation regulations,
- Engaging in the survey of historic properties,
- Provide for public participation in the local historic preservation program, including participation in the National Register process, and
- Follow any addition requirements as outline in the State's Procedures for Certification.

One of the most important incentives of the CLG program is increased access to federal preservation funds. Ten percent of each state's allocation of historic preservation funds (as authorized by the NHPA) must be allocated to the CLG's. In PA, funds are administered by PHMC. There are 6 CLGs in Chester County. Kennett Township is not a CLG.

Federal Tax Credits for Historic Preservation

The availability of federal investment tax credits for the rehabilitation of income producing historic resources has proven to be a very effective means of encouraging their voluntary preservation. Investment tax credits first became available for historic preservation in 1976, and for the next 10 years, they served as a major incentive as billions of dollars were expended in the rehabilitation of historic properties. Although the program was scaled back in 1986, investment tax credits remain available and may result in substantial savings in rehabilitation costs, often making rehabilitation more financially feasible than new construction.

Section 47 of the Internal Revenue Code, promulgated after the Tax Reform Act of 1986, provides a rehabilitation tax credit of 20 percent for the rehabilitation of certified historic structures (for commercial, industrial, agricultural, or rental residential purposes, but not for structures used exclusively as an owner's private residence) or a rehabilitation tax credit of 10 percent for the rehabilitation of buildings placed in service before 1936 (applies only to buildings rehabilitated for non-residential uses). A 'certified historic

structure' is one that is either individually listed on the National Register or is certified as 'contributing' to a National Register Listed District. More information on the process may be obtained from PHMC.

Preservation Easements

For historic preservation purposes, a preservation easement is in general terms a legal agreement designed to protect a significant historic, archaeological, or cultural resource, or a portion thereof. Preservation easements can also be used to protect a historic landscape or battlefield. Under an easement, a property owner grants a portion of the property rights to a qualified organization. Many times easements are specifically for the preservation of a historic building's façade – called a façade easement - whereby the focus is to ensure that the historic building's façade will be maintained, protected, and preserved in perpetuity. There are potential financial benefits for a property owner from the charitable donation of a facade easement to a tax-exempt organization (IRS Code § 501(c)(3)). The donation of a façade easement must be made for conservation purposes, such as the protection of a National Register listed historic structure, and must be made in perpetuity. Unlike properties eligible for the rehabilitation tax credit, an easement donation can be for a structure used for either business or non-business use. In 2013, KTHC secured their first preservation easement in the form of a façade easement on the Lewis Peirce House. Otherwise, there are no known façade preservation easements on buildings in the Township. (see NPS Technical Preservation Services website: <http://www.nps.gov/history/hps/tps> for more information.)

Other National Programs and Entities

National Trust for Historic Preservation for more than 50 years has helped protect historic resources. The Trust provides leadership, education, and advocacy to save America's diverse historic places and revitalize communities. The Trust owns and operates a collection of nationally significant house museums and provides a wide range of preservation services across the country, including grant programs. The Trust also provides tracking of prospective federal legislation on the Advocacy Center section of their website.

Transportation Enhancement (TE) Program elements had been included in previous federal surface transportation and funding bills, e.g. SAFETEA-LU (formerly known as TEA-21), to strengthen the cultural, aesthetic, and environmental aspects of the Nation's intermodal transportation system. Improvements eligible for 80% federal funding under the TE Program included acquisition of scenic lands and purchase of historic properties or buildings in historic districts, including historic battlefields. While the most recent federal transportation reauthorization bill eliminated the TE program, in future bills it may return.

Partners for Sacred Places, found in 1989 and based in Philadelphia, is the nation's only non-denominational, non-profit organization devoted to helping Americans embrace, maintain and make good use of older and historic religious structures. Partners for Sacred Places provides assistance and serves as an information clearinghouse for groups interested in finding out more information on how to maintain historic structures, outreach to children, fundraising, sharing property and uses.

While pivotal federal legislation and programs for historic resource protection have been discussed or indirectly referenced in this Chapter, information about **other Federal laws** affecting historic resources is available on the PHMC's website <http://www.phmc.state.pa.us> and the National Park Service website <http://www.nps.gov/history/laws.htm>.

State Level

NHPA authorized the creation of a State Historic Preservation Office (SHPO) to administer provisions of NHPA at the state level. In PA, the agency assigned this responsibility is PA Historical and Museum Commission (PHMC). PHMC is responsible for maintaining and administering the state's sites and museums, making determinations of eligibility (DOEs) for the National Register, managing the State Archives, and administering a variety of historic preservation programs.

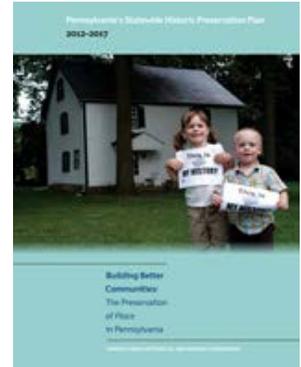
Pennsylvania History Code

PA History Code, Title 37 of the PA Consolidated Statutes reiterates many of the federal mandates required through NHPA. The code pertains to the conservation, preservation, protection, and management of historical and museum resources and identifies PHMC as the responsible agency. It outlines the state's legal framework for historic preservation and also mandates cooperation among other state entities in identifying and protecting historic and archeological resources. Additional state legislation addresses preservation, supplementing the provisions of the History Code.

Pennsylvania Preservation Plan

Building Better Communities: The Preservation of Place in PA 2012 - 2017 is the most recent update to the 5-year state historic preservation plan, first developed in 1999 by PHMC and its partners. Focus groups were convened around the state, and an online survey was developed. The responses are reflected in plan priorities through its goals and implementing objectives/actions. The five main goals of the plan are:

- Increase preservation planning at the local level.
- Expand and strengthen state and federal partnerships.
- Bolster the efforts of preservation advocates and partners.
- Identify, recruit, and engage new audiences.
- Administer an effective and proactive statewide historic preservation plan.



State Historical Marker Program



Established in 1946, this is one of the PHMC's oldest, most popular, and recognized state programs. Located throughout the state, blue and gold markers highlight people, places, and events significant in history. New markers are approved and erected along roadways every year. PHMC owns and maintains the markers after they are installed and dedicated. At present, markers are repaired and repainted approximately every seven years. There are over 2,000 markers statewide, two of which are located on Route 1 near the Township.

Keystone Markers Project

Keystone Markers were a roadside (guidepost) sign program under PA Dept of Highways, PennDOT's predecessor, from the 1920s to 1940s. Markers were placed along roadways to denote entrances/gateways to communities as well as other notable points of interest, such as rivers, streams, trails, railroad crossings, state lines, speed limits, parking, and scenic overlooks. Different marker types were used for different purposes. Town markers indicated their name and information about the name's derivation, date founded, and often the distance to the next town. Made from cast-iron, these markers and their ornate supporting poles were produced in PA and represented the state's iron heritage dating back to the Colonial era with PA as the earliest iron makers in the Colonies.

There were thousands of markers installed statewide though many have fallen into disrepair through damage or neglect or have gone missing. Keystone Marker Trust, a nonprofit advocacy group, was founded to work statewide with PennDOT, municipalities, and residents to re-institute the program and locate, document, and restore markers. The Trust is working to build and improve their interactive online database of remaining and missing markers and local Historical Commissions could work in collaboration with the Trust to help identify, catalog, and restore or replace markers as needed and to correct any textual inaccuracies on the markers. The Trust offers new historically accurate cast metal marker parts for use in existing marker restoration or repair, replacement markers, or new marker installation. In the future, the Trust desires to make marker grants available.

An example of the type of information included in the Trust's Marker database

LONGWOOD MEETING & CEMETERY
 E. Baltimore Pike (Rt. 1) & Greenwood Rd.
 (@Longwood Fire Co)
 County: Chester
 Named For: Longwood Meeting and Cemetery / Grave Bayard Taylor
 Shape: Standard 1-Sided
 Post: Original Front Mount
 Foundry: Carlisle Foundry Co.
 Font: "Equal E" (Variant?)
 NOTES: Marker previously damaged and repaired with an internal steel pipe sleeve. Marker Sign is welded to the Post, which has an unusual integral Ball Finial. Painted black.



PA MPC Article I establishes General Provisions:

- § 105, Purpose of Act - “It is the intent, purpose and scope of this act to protect and promote safety, health and morals; ... to promote the preservation of this Commonwealth’s natural and historic resources and prime agricultural land; ...to encourage the preservation of prime agricultural land and natural and historic resources through easements, transfer of development rights and rezoning;...”
- § 107, Definitions - “Preservation or protection,” when used in connection with natural and historic resources, shall include means to conserve and safeguard these resources from wasteful or destructive use,...”
- § 107, Definitions - “Public grounds,” includes: ... (3) publicly owned or operated scenic and historic sites.

PA MPC Article III establishes the basis for comprehensive planning in municipalities:

- Related to historic resource protection planning, § 301(a)(6) states “The municipal, multi-municipal or county comprehensive plan... shall include... a plan for the protection of natural and historic resources... This clause includes... historic sites.”

PA MPC Article VI establishes the basis for zoning and the protection of historic resources via zoning:

- § 603(a) – “Zoning ordinances should reflect the policy goals of the statement of community development objectives [which should generally reflect municipal policy goals of the comprehensive plan, as feasible] and give consideration to the character of the municipality, the needs of the citizens, and the suitabilities and special nature of particular parts of the municipality.”
- § 603(b)(2) – “Zoning ordinances... may permit, prohibit, regulate, restrict and determine [among other provisions]... size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures...”
- § 603(b)(5) - “Zoning ordinances ... may permit, prohibit, regulate, restrict and determine [among other provisions]... protection and preservation of natural and historic resources and prime agricultural land and activities.”
- § 603(c)(7) – “Zoning Ordinances may contain: [among other provisions]... provisions to promote and preservation prime agricultural land, environmentally sensitive areas and areas of historic significance.”
- § 603(g)(2) – “Zoning ordinances shall provide for protection of natural and historic features and resources.”
- § 604(1) – “The provisions of zoning ordinances shall be designed to promote, protect and facilitate any or all of the following: ... [among other provisions] preservation of the natural, scenic and historic values in the environment...”
- § 605(2)(vi) – “... Where zoning districts are created, all provisions shall be uniform for each class of uses or structures, within each district, except that additional classifications may be made within any district: [among other provisions] ... for the regulation, restriction or prohibition of uses and structures at, along or near: [among other provisions] ... places having unique historical, architectural or patriotic interest or value...”

Act 167, Historic District Act of 1961 – Local Historic Districts

This Act authorizes municipalities to create local historic districts and protect historic and architectural character through regulating the erection, reconstruction, alteration, restoration, demolition, or razing of buildings within a certified local historic district. Local historic districts established under the auspices of Act 167 must be formally certified through PHMC. Act 167 also requires the appointment of an historic architectural review board (HARB) to advise the local governing body on the appropriateness of building activity in the district. Requirements for HARB membership are outlined in the Act 167 legislation. Establishment of the HARB and affected districts is accomplished by ordinance which must be certified by the PHMC. There were no Act 167 Certified Historic Districts or HARBs in Kennett Township. Hamorton's National Register historic district status would likely qualify it for local historic district certification, if the Township were to conclude that regulation through a HARB would be beneficial.

Act 167, Historic District Act of 1961 – Local Conservation Districts

An alternative approach to a historic district ordinance could be a conservation district ordinance whereby character and identity of an area could be the focus without an emphasis on preserving historical architectural features of buildings usually found in historic district ordinances. The definition of 'conservation district' varies and no single definition can be applied to all situations or municipalities. Conservation districts are often used for the protection and management of environmental and natural resources, and they may also be used to emphasize protection of a community's or historic landscape's character defining features. A conservation district ordinance could be enabled under Act 167, but does not regulate exterior building alterations and instead regulates items such as demolition, new construction, and historic landscape features. PA MPC, as discussed below, also provides a municipality the authority to establish conservation district regulations. A conservation district approach can be a solution employed by municipalities to lessen the perceived or real financial burden on property owners regarding regulating exterior building alteration.

Act 247, Pennsylvania Municipalities Planning Code of 1968, as amended (PA MPC)

PA MPC authorizes the use of municipal land use controls such as use regulations and area and bulk requirements to protect historic resources. PA MPC enabled regulations primarily focus on land use-oriented provisions. This differs from Act 167 regulations, which specifically focus on control of architectural character in a defined area of a historic district. PA MPC regulates places having unique historical, architectural, or patriotic interest or value through the creation of a specific zoning classification. In Chester County, the PA MPC has been often applied to protect historic resources through adoption of municipal-wide historic overlay zoning. However, other incentive measures have been implemented though zoning in some municipalities – for example, allowing additional uses for historic resources in order to promote their reuse and continuation. (PA MPC enabled local regulations related to historic resource protection are discussed below)

Act 537, Sewage Facilities Planning – Review for Historic and Archeological Resources

This Act requires each municipality in PA to have an Official Sewage Facilities Plan that addresses existing and future sewage disposal needs. In most cases, Pennsylvania's Department of Environmental Protection (PA DEP) requires completion of formal sewage facilities planning modules for new subdivision and/or land development that update/revise the municipal Act 537 plan before a subdivision is created, thus ensuring a consistent means of sewage disposal. The package of completed forms and its supporting documentation is called a 'sewage facilities planning module' or 'planning module.'

Once a planning module has been completed by an applicant, it is given to the municipality in which the project is proposed for review, plus to PA DEP, Chester County Health Department and Planning Commission, and sometimes Chester County Conservation District. A planning module is required to be submitted for all land development projects with the *general* exception of projects 1) that PA DEP grants exceptions (such as projects using public sewage systems which contain adequate capacity to accommodate the proposed project) or 2) that propose 10 lots or less for single-family detached homes

intending to use individual on-lot sewage disposal systems. Permitted activities which may affect Historic Resources on the National Register of Historic Places are not exempt from DEP permits regardless of size.

State regulations establish procedures for planning module reviews and approvals. PHMC reviews project activities for their potential effect on significant historic and archeological resources and provides comments prior to PA DEP's review. In turn, PA DEP is to consider PHMC's review and recommendations. An applicant is required to submit a Cultural Resources Notice form to PHMC if a proposal involves 10 acres or more of earth disturbance; and/or if a 50 year old or older structure(s) is on the site of the proposed development. Procedural gaps can occur in the process and a municipality may need to take steps to ensure that they receive PHMC comments.

Pennsylvania Historic Preservation Incentive Act

This Act closely mirrors the federal program, providing a 25 percent tax credit for restoring historic properties. Historic properties are defined as those listed on the National Register or structures located within a historic district listed on the National Register or certified by the National Park Service. The property must be used for income-producing purposes. The Act was signed into law in 2012, with an annual limit of three million and an individual property cap of \$500,000. Applications for this program are handled by PA Department of Community and Economic Development.

Other State Legislation

While pivotal state legislation and programs for historic resource protection have been referenced in this Chapter, additional information can be found at PHMC's website. Information about new and proposed state legislation affecting historic resources is available on Preservation PA's website.

County Level

Chester County Historic Preservation Network (CCHPN)

CCHPN is a non-profit organization that provides support for grassroots historic preservation efforts. CCHPN strives to build connections between parties and serves as a countywide network for the exchange of historic preservation information. Their mission is to be 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. CCHPN Activities include:

- ❑ Annual programs for municipal officials and historical commissions on preservation-related topics;
- ❑ Summer picnic to recognize volunteers and feature a successful preservation project in the County;
- ❑ Chester County Ledger newsletter focuses on preservation matter and highlights historic resources;
- ❑ Support of the Chester County Historic Resources Atlas projects; and
- ❑ Co-sponsoring, along with the County of Chester and Chester County Conference and Visitors Bureau, Chester County Town Tours and Village Walks summer historic area walking tour program.

Chester County Historic Resource Policy, Planning, and Programs



The loss of important historic resources is one of the concerns addressed by the Chester County Comprehensive Policy Plan, *Landscapes2*. The Plan is a recent November 2009 update to *Landscapes*, which was developed in response to concerns over sprawling development patterns and the high land consumption rate resulting in reduction of open space and resources. *Landscapes2* identifies the protection of historic resources as important to preserving the quality of life and the Plan calls for sustaining and enhancing resources while accommodating planned growth in appropriate areas. The Plan includes specific resource protection objectives and policies as well as actions to carry Plan goals.

Preserving Our Places: An Historic Preservation Planning Manual for Chester County Communities (1998) promotes the implementation of the historic preservation goals and objectives in *Landscapes* and *Landscapes2*. The manual provides background information about historic preservation, outlines core

elements of a comprehensive historic resource protection plan, and describes historic resource protection planning in Urban, Suburban, and Rural Landscapes in the context of a preservation plan. (<http://www.landscapes2.org/Historic/historicDocs.html>)

The Chester County Commissioners, through their **Vision Partnership Program (VPP) Grant program**, provide matching grants funds for eligible projects to qualified municipalities in the County. Historic Preservation plan projects, historic resources surveys, ordinances, and special study implementation projects may be eligible for funding under this program. See the VPP Grant Manual at www.chesco.org for further information about this grant program and the specific types of projects that may be funded.

Chester County Heritage Preservation Coordinator assists local historic commissions, promotes heritage tourism, interpretation, and education, assists coordination between entities when identifying and addressing individual historic resources and their history, and provides direct heritage and historic preservation assistance to municipalities and the public via the following specific programs:

- *Chester County Historic Resource Atlas*, an effort between the Chester County Historic Preservation Coordinator and GIS Department in partnership with the Chester County Historic Preservation Network and municipalities, that identifies and inventories historic resources 50 years or older for planning purposes and is being completed on a municipality-by-municipality basis. As of 2012, 35 municipalities in the County (including Kennett Township) had completed Atlases.
- *Chester County Historic Certification (CCHC)* resulted from public and private requests for acknowledgement of locally significant historic resources that may not be eligible for the National Register. CCHC is an honorary designation and an effective preservation planning tool. It may be issued upon request for the recognition of locally significant historic resources that meet certain criteria. Documentation (e.g. assessment and deed records, lineage, and historic maps) must be submitted to support a designation. There are no CCHC properties in the Township as of 2012.
- *Technical Expertise and Educational Assistance* is provided to the public, residents, preservation groups, and municipalities including historic resource information and preservation and program information.

Township Policy, Protection Measures, and Planning Activities

Kennett Township Historical Commission (KTHC)

KTHC was created by the Board of Supervisors in 1998 via Township Ordinance #118. Its creation was recommended in the prior 1992 Comprehensive Plan. Preceding its creation, a Township Historic Committee had been in existence for many years. The 5 to 9 member KTHC has been active in increasing the protection of historic resources throughout the Township. Aside from the historic resource surveys mentioned above, KTHC has interviewed approximately 20 Township residents on tape to record the history of activities such as mushroom and dairy farming, as well as the changes that have occurred throughout the 20th Century. In addition, KTHC has been collecting a variety of historical items that have been donated from Township residents and are collected in the Township Building History Room.

KTHC works in conjunction with other organizations in PA and DE to investigate the history of the underground railroad in the region. There is evidence that locations in the Township were part of the underground railroad. KTHC encourages residents to attend historic workshops offered by other organizations and assist residents to research barns, bridges, and homes in the Township.

KTHC considers the following key historically significant sites in the Township as potentially at-risk priorities for immediate historic preservation attention. KTHC monitors these and other important historic resources in the Township to keep up-to-date and informed about activities that might affect them. KTHC is working on ideas and plans for their possible preservation and protection.

- **Isaac Harlan House** in Hamorton on the cut-off between US Route 1 and Route 52.

- **Ellis Lewis (a.k.a. Gilbert Potter) House** on Creek Road, east of Old Kennett Road, near Clifton Mills, which was used to grind grain during the Revolutionary War.
- **The Pines** (on north side of old Route 1 east of Kennett Square) was saved from demolition during commercial property development and is proposed to be used for office space.
- **Marshall Mill** is one of the oldest mills in Kennett Township.
- **The Grange** on Hillendale and Greenwood roads.
- **Pleasant Bank Schoolhouse** on Kaolin Road.

In cooperative planning between the Board of Supervisors, KTHC, KTPC, and the private sector, there has been some success in protecting historic resources in the Township. A few examples include:

- ✓ **David Miller House** (at Mill Road and Baltimore Pike) has been restored and is an economically attractive retail business location; its recent use has been as a quilt shop.
- ✓ **Bucktoe Cemetery**, on the north side of Bucktoe Road at the western edge of the Township, has historic gravestones related to African-American history. Over the past years, KTHC began efforts to clean up and secure the Cemetery. In late 2010, cooperative efforts between the associated New Garden AME Memorial Church ruin and private landowners resulted in completing a successful site clean-up plus installing a historic marker.
- ✓ **Abraham Taylor Home** (on Exelon property on north side of old Route 1 east of Kennett Square) after extensive exterior renovation has been ‘mothballed’ by the Exelon Corporation so it will not deteriorate while it is awaiting reuse.
- ✓ **James Pyle House** was adaptively reused as part of the Chatham Financial Complex including a substantial historic sensitive exterior restoration as well the related barn ruins reuse as a picnic area.
- ✓ **Lewis Pierce House and Barn** on McFarlan Rd. c. 1842. The house has a protective façade easement and there is an agreement to preserve the barn on the property’s subdivision plan.

Educational and Public Outreach Activities

KTHC’s education and public outreach efforts about preservation include:

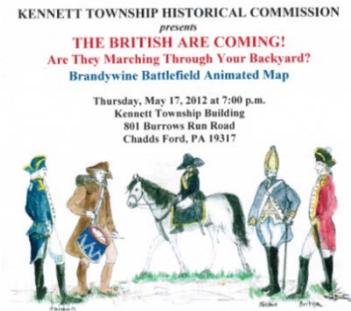
- An annual public program highlighting a historic Township with speakers, refreshments, displays, opportunity to learn more about historic and assistance available to residents.
- Historic resource articles featured in the Newsletter.
- An annual public presentation of one or more certificates of appreciation or recognition which express thanks and commend historic preservation efforts undertaken by property owners in the Township.
- A Senior Center bus tour of historic resources in the Township.
- Visits to historic resources in the Township upon property owner request.
- A large dedicated and secure History Room in the Township Building with work space and storage areas provides KTHC room for displays and information about the Township’s history and resources including historic artifacts. KTHC continues to solicit the donation of historic materials/artifacts from residents.
- Computer access in the Township’s History Room has enabled KTHC members to be reached via email and to more easily answer public inquiries.



historic aspect of the and an preservation Township



- A directory of the historic files that KTHC maintains has been posted to the Township website. As well, the Township website contains information about the ongoing activities of the KTHC including its monthly meeting dates and times.
- Showcasing changing displays (3-4 times/year) that feature aspects of Township history in the Township Building Public Room. These displays serve as important outreach to Township residents and other attendees of Township meetings.
- Worked with Chester County and a preservation consultant to complete the 2010 Township Historic Resources Survey and Atlas.
- Participation in battlefield protection as a member of the Brandywine Battlefield Task Force (BBTF), which is comprised of interested parties including municipal, county, state, and federal agencies, elected officials, nonprofit organizations, businesses, and local community members. Goals include implementing a public-private partnership to promote the battlefield/its preservation, community outreach about nationally and locally significant resources, and interpretation of the Battle and its historical and physical setting.
- Participation in maintaining/improving the quality of the byway corridor as a member of the member of the Brandywine Valley Scenic Byway Commission (BVSBC).
- Participation in regional historic resource identification, outreach, and protection through membership on KARPC's Historical Committee.



Current Protection Standards

This section provides an overview of Township historic preservation policy and regulations (as of July 2012) that promote historic resource protection and historic preservation. The regulations below have been abbreviated and summarized for purposes of this plan and highlight only those key elements specifically addressing historic resources or historic preservation.¹

Administrative Policy

The Township has established administrative polices related to the protection of historic resources.

Demolition

In order to encourage the viable adaptive reuse of important historic resources and to avoid their demolition, the Township has engaged in an administrative policy (since the time of the 2004 Comprehensive Plan). The Administrator/Permit Coordinator and the Zoning Officer alert and work with KTHC when there is a demolition permit application that may impact a potentially historic property in order to insure that KTHC has an opportunity to review and provide recommendations. (This notification of KTHC is not required by ordinance under demolition zoning provisions). Further, policy also provides that every alternative be explored and that public input be sought prior to demolition of a historic resource.

General Historic Preservation

The Township has consistently applied the following standards to locally and federally designated historic resources in the Township:

- Research on historic properties is an ongoing process by and duty of the KTHC.
- Public recognition of historic resources and districts is a KTHC priority.
- One member of KTHC is also a member of KTHC and vice-versa for purposes of coordination and communication.
- KTHC is a recognized municipal entity with the ability to make recommendations to KTHC and the Board of Supervisors.

¹ Ord. 203 of 7-2012 Codified the entire Township Code. § 1-1. Approval, adoption and enactment of Code. Pursuant to ...the Second Class Township Code, the codification of a complete body of legislation for the Township of Kennett... as revised, codified and consolidated into chapters, articles and sections by General Code, and consisting of Chapters 1 through 240, together with an Appendix, are hereby approved, adopted, ordained and enacted as a single ordinance of the Township of Kennett, which shall be known and is hereby designated as the "Code of the Township of Kennett," hereinafter referred to as the "Code."

- Township newsletter reserves a section to features historic resources or a historic aspect.
- Township Building has a History Room maintained by KTHC.

Zoning Ordinance (ZO) of 2006, as codified 7-2012 (Township Code Ch. 240)

Definitions, Article II

Heritage Tree: ... the Township(Twp) may designate as additional heritage trees any tree or other plant selected as uniquely representative of a class or group in terms of ... historical importance, scenic qualities, visual prominence or other characteristics....

Historic Resource or Structure: Any resource or structure that is:

- A. Listed individually in the National Register or preliminarily determined eligible by the Secretary of the Interior as meeting the requirements for individual listing (Class 1);
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to a registered historic district, NHL, or district preliminarily determined [eligible] by the Secretary to qualify as a registered historic district (Class 1); C. Included in the Township Historic Resource Survey which retain local, state, or national significance per National Register Criteria or for their local historic or architectural significance (Class 2);
- D. Historic resources identified on Map 4-1, Historic Resources, of the Kennett Township Comprehensive Plan (2004), as amended.

Historic Resources Map - Map 4-1 of the Kennett Township Comprehensive Plan (2004) (See also Historic Resource or Structure and Appendix E)

Resource Conservation Guidance Map(s) - A map or plan produced, adopted or accepted and, from time to time, amended by the Township, which identifies and describes specific Township resources, including the Historic Resources Map; Visually Significant Resources Map; Woodland and Riparian Corridors Plan Map; and Woodland Classification and Forest Interior Map.

Visually Significant Resources - Areas within the Township identified as ‘visually significant landscapes’ in the Visually Significant Resources Map (2002) of the Kennett Township Visual Resources Analysis.

Substantial Improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. ... The term does not include (FEMA)... .B. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as historic.

Adaptive reuse of a historic structure, Articles VI, VII, and XIX

§ 240-1902, Permitted in a historic structure that is a detached structure; area/bulk requirements may be modified; parking may extend into yard areas and should be at the rear; building public facades/architecture/ mass should be preserved and additions shall be complementary; significant architectural features shall be repaired and their removal/alteration shall be avoided; 2,000 sq.ft maximum leasable floor area; access to an arterial or collector road needed; Additional entrances shall be placed on side or rear of building; floor plan required. The Twp may seek input from KTHC and/or a Historic Preservation Consultant.

§ 240-601 and § 240-701. C. In the R-3 and R-4 residential districts, by conditional use, adaptive reuse of an historic structure is permitted for a business or professional office, medical or dental office, or personal service establishment.

Flexible development, Articles VII, VIII, and IX

§ 240-702. C(9) R-4 residential district, by conditional use, permits flexible development for single-family detached dwellings. E(1)In consideration of conditional use approval, the Board of Supervisors (BOS) shall determine that the proposed development using these flexible provisions better serves the interests of the community than development using single-family detached dwellings area and bulk regulations permitted by-right. The BOS shall consider among other items... (a) Conservation of scenic and historic views and landscapes and (b) Preservation of historic structures.

§ 240-800 and § 240-900. The purpose of the V-1 and V-2 Village Districts is to preserve historic structures within the villages through flexible standards.

Historic Village Character, Articles VII and IX

§ 240-803 and, § 240-903. A. New development proposed within the V-1 or V-2 Village Districts shall be designed to complement the historic character of the village in regard to building placement, style, bulk, construction materials, and site design.

Planned Residential Development, Article XIV

§ 240-1404. Site Development. C(2)(c) A study shall determine the location of historic properties and structures both on and within 200' of the site and the effect the development will have on these properties and structures, and what effort the developer will make to preserve such historic properties and structures. Determination of historical significance and the treatment of all negative impacts will be considered by the KTHC with the final decision on treatment resting with the BOS.

§ 240-1411. PRD plans shall B(1)(d) Identify unique natural features and historic structures. (10) To protect historic structures on the tract, the BOS may require a buffer zone of 150' in radius around such structures and in which area no construction would be permitted. This buffer may consist of open space owned by the HOA or may be separately subdivided with the historic building, provided the open space area is covenanted to the Twp and the HOA against further subdivision and building.

Residential conversion, Article XIX

§ 240-1934. Allows conversion of a single-family dwelling to a greater number of dwelling units. F. With the exception of improvements relating to safety and access, there shall be no structural change to the exterior of the building. Where proposed within an historic structure, the historic character of the building shall be preserved. The Twp may seek additional input from the Twp Historic Preservation Commission and/or a historic preservation consultant.

Quarrying/Mining, Article XIX

§ 240-1931. C. Conditional use application shall require, in addition to that required by § 240-2509: (1) General site area plan that shall include among other items (c) Existing land use pattern, including building locations and historical sites and buildings. (2) Proposed site plan that shall include among other items (d) Cultural and historic resources, including specimen or heritage trees.

Open Space design, Article XVII

§ 240-1704. B(3) Where a single contiguous tract of land falls into more than one residential zoning district, the gross density of development permitted and required open space, including any bonus density for historic resources, shall be calculated separately for each zoning district. Dwelling units and open space calculated for each zoning district shall be located within their respective zoning district boundaries.

§ 240-1705. B(2)(d) Where conservation of scenic views or siting below ridgeline elevations is not practicable in the context of proposed development plans, the applicant shall demonstrate mitigation of visual impacts through among other items [2] Submission of individual building design plans with sufficient detail to demonstrate, in terms of how such buildings may be viewed from public roads or neighboring residential properties, reasonable replication of proportional relationships of form and massing evident in existing historic resources, including ratios of height to width, length of individual facade segment, roof pitch, relative size and placement of windows, doors, and other facade details.

§ 240-1705. C(2) lists uses allowed in open space, of which historic resources are not specifically included.

§ 240-1705. D Special provisions for conservation of historic resources. (1) Historic resources and their historic landscape context shall be preserved through their incorporation into development plans and design to the greatest degree practicable, including historic structures, ruins or archaeological sites, historic road or other transport traces, paths and trails, and any other historic landscape features. (2) *Editor's Note: Former Subsection D(2), Density bonus for historic resource conservation.* (3) The applicant shall comply with the following standards where renovation or reuse of any structure included in the Historic Sites Survey of Chester County is proposed. (a) Construction plans for the rehabilitation, alteration, or enlargement of any such historic structure shall be in substantial compliance with the Secretary of the Interior's currently adopted Standards for Rehabilitation, as revised. (b) Authentic period materials and colors shall be utilized on any portion of any historic structure or enlargement thereof visible from any existing or proposed public right-of-way. Appropriate replication may be substituted where approved by the Board. (c) The applicant shall demonstrate preservation of sufficient landscaped or buffer area surrounding historic

structures to retain the integrity of the historical landscape setting. The applicant may demonstrate mitigation of impacts to historical landscape setting through introduction of vegetation or other screening in harmony with such landscape setting and through retention of view lines which visually link historic structures to their landscape setting. (d) Facilities and equipment for heating/air conditioning, trash collection and compaction, and other structural elements not in keeping with historical architectural themes shall be concealed architecturally or otherwise screened from view. (e) The applicant shall guarantee permanent adherence to these standards through establishment of appropriate easement(s) acceptable to the Township Solicitor, such easement(s) to be conveyed to Kennett Township or to a bona fide conservation organization or agency acceptable to the Board of Supervisors.

Delay of Demolition, Article XX

§ 240-2019. No Class I or Class II historic structure shall be demolished, in whole or in part, whether deliberately or by neglect, including removal or stripping of any historically or architecturally significant exterior features, unless a permit is obtained from the Zoning Officer in accordance with this section. The PC shall review proposed applications for demolition of Class I and II historic structures taking into account considerations of subsection E.(2), and may consult with the KTHC and/or a historic preservation consultant. Subsection B. This review shall apply to: (1) Class I historic structures (as defined in ZO Article II), and (2) Class II historic structures (structures that can be documented to be at least 50 years old to the satisfaction of the Zoning Officer and which may potentially qualify for classification as a Class I historic structure due to architectural or historical significance. The Zoning Officer may ask for input from the PC or KTHC.). Subsections D & E. PC shall make a written recommendation to the BoS of either approval of the demolition application, approval of the application with conditions, or, alternatively, additional time/delay of demolition (of up to 90 days for Class I and up to 60 days for Class II) to allow opportunity for resource documentation, the applicant to prepare a financial analysis, and/or discussion with the applicant about alternatives to demolition. The Twp, where it does not believe that the applicant has proven hardship, may recommend denial of the application.

Signs, Article XXI

§ 240-2105. G. Wall signs which are a part of the architectural design of an historic building, such as those located on the lintel above a store front, shall be exempt from the size requirements if they are limited to the area of the building specifically designed for sign placement.

§ 240-2106. Exempt signs include G. Temporary signs for religious, civic, philanthropic, historical or educational events, provided they are erected no more than two weeks prior to the event and removed within three days after the event. Permission shall be obtained from the landowner to post said temporary signs. L. Signs memorializing an historical event, provided that such sign does not exceed six square feet.

§ 240-2108. C(2)(e) Off-premises signs in the Business Park District shall only be permitted when among other items [3] located a minimum of 400' from another such sign or a designated historic district or structure.

Conditional use review, Article XXV, and Special Exception use review, Article XXIII

§ 240-2509. Conditional use review criteria includes that B(1)(e) the proposed use is compatible with land uses on adjacent properties, including historic structures, and will be designed, constructed, and maintained in a manner which complements the appearance and character of the neighborhood. E(2) Application shall be accompanied by a proposed site plan that includes significant existing topographical and physical features on and adjacent to the site such as structures, historic resources, among other items.

§ 240-2307. Special Exception use review includes consideration of the potential impact on the natural, scenic, and historic resources on the tract and its surroundings.

Subdivision and Land Development Ordinance (SLDO) of 2008, as codified 7-2012 (Township Code Ch. 206)

Definitions, Article II

Heritage Tree: same as ZO

Historic Resource or Structure: same as ZO

Historic Resources Map: same as ZO

Resource Conservation Guidance Map(S): same as ZO

Preliminary plan review, Article III

§ 206-306. A(2) KTHC and PHMC shall be given a copy of plan submissions if their review is needed. B(5) KTHC shall review the plan application if the subdivision or land development application concerns a property upon which there is an historic resource or structure, or the PC thinks there is value in KTHC reviewing the plan. B(12) PHMC shall review plan applications that involve federal money and permits, such as, but not limited to, Army Corps of Engineer permits.

Preliminary plan requirements Article IV

§ 206-403. D(2) Natural and cultural resources site analysis plan shall depict the following information for all affected areas and any area within 100' of such affected areas. (i) All historic resources, including districts, sites, structures, ruins, walls, transportation traces (trails and abandoned roads), and quarry sites shall be identified and described, based upon available information and mapping, including historic resources identified on the Historic Resources Map and/or upon on-site investigation.

Historic Resource impact Study, Article IV

§ 5-405.J(1) Study objective is to provide the PC and BOS with information to evaluate the impact of a proposed subdivision or development on historic resources and encourage preservation of resources.

§ 5-405.J(2) The Twp may require this impact study for (a) subdivision or land development plans within 300' of the exterior walls of a Class I or Class II historic resource, or on which land historic resources are located; or (b) general bridge or highway construction or substantial repair within 300' of the exterior walls of a Class I or Class II historic resource; or (c) subdivision or land development plans that propose adaptive reuse or demolition of an historic resource or (d) which may impact primary archaeological sensitive areas, in which case an archaeological impact study shall be submitted and, if archaeological resources potential exists, a Phase I archaeological study shall be conducted.

§ 5-405.J(3) & (4) An impact study shall meet specified minimum requirements. KTHC may review it, then submit it along with written recommendations to the PC or BOS before the BOS makes a decision on the subdivision or land development plan.

Recreation/Parkland or fee in lieu Article V

§ 206-513. A(3)(a) The applicant shall provide suitable land for parks, playgrounds and other recreational facilities. Due consideration shall be given to preservation of historic areas in the design...

Stormwater Management, Article IX

§ 206-903. I.(2) Storm roof drains and collectors shall meet all BOCA Codes and Twp ordinances.

Township Building Codes

Chapter 93 by Ord. 150 of 4/2004: Adopts The Uniform Construction Code¹ (UCC) (Title 34 Pa. Code, Chapters 401-405) as the Twp Building Code and to conform with, administer, and enforce the provisions of the Pa Construction Code Act 45 of 1999², which established the basis for the UCC, as amended. § 93-

¹ Pa Construction Code Act (Act 45 of 1999) (also referred to as the Uniform Construction Code (UCC) Act) was created with the intent to establish a (mandatory) statewide construction code. Initially, the Act (§301(a)(1)) adopted the 1999 BOCA Code as the UCC with some exceptions, rather than specifying its own holistic regulations. In 2003, BOCA merged into the International Code Council (ICC) and BOCA codes were superseded by ICC codes. The UCC became fully effective in 4-2004 (§ 403.1).

Chapter 403 of the UCC adopts the 2009 ICC Codes and incorporates all changes made to Act 45 of 1999 as of 12-2009. § 403.21 states that the UCC includes the International Residential Code (IRC) for one and two family dwellings and the International Building Code (IBC) for all other buildings [effectively as 'base codes'], plus by reference adopts and incorporates other topical codes into the UCC including the "International Existing Building Code (IEBC)." § 403.24 addresses historic buildings, structures and sites stating that a code official may exclude an entire historic structure or part thereof from compliance if it meets certain conditions under § 902 of Act 45. Work on existing, non-residential buildings can comply with IEBC Chapter 12 or with IBC Chapter 34 (§3409.1 exempts historic buildings if they are safe with the exception of accessibility requirements in certain cases).

² PA Uniform Construction Code Statute 35 P.S. §7210.101 to 7210.1103 Act 45 of 1999, as amended by: Act 43 of 2001, Acts 13, 92, 230 of 2004, Act 95 of 2005, Acts 108 and 157 of 2006, Act 9 of 2007, Act 39 of 2007, Act 106 of 2008, Act 1 of 2011

2.A. All building code ordinances adopted on or before 7/1/1999 that equal or exceed UCC requirements shall continue in full force... and B. requirements adopted before 4/2004 that are less than the minimum of the UCC are amended to conform to the comparable UCC provisions.

Ord. 119 of 1998: Adopts “The BOCA National Building Code, Thirteenth Edition, 1996” as amended by the Township [also referred to as the 1996 BOCA Basic Building Code] as the Twp Building Code for all buildings (new and existing). Also included by reference are the BOCA National Plumbing Codes 1995 as amended, BOCA National Mechanical Code 1996, BOCA National Fire Prevention Code 1996, CABO One and Two-Family Dwelling Code 1995, and the National Electric Code 1996.

§ 240-200. (Building Code definition references *Editor's Note: See Ch. 93*). Defines the UCC as the statewide building code adopted by the Pennsylvania General Assembly in 1999 applicable to new construction in all municipalities whether administered by the municipality, a third party, or the PA Department of Labor and Industry, for residential and commercial buildings, The code adopted the International Residential Code (IRC) and the International Building Code (IBC), by reference. For coordination purposes, references to the above are made specifically to various sections of the IRC and the IBC. (FEMA)

§ 240-2508. A building permit shall be required prior to the erection or alteration of or addition to any building or other structure or portion thereof. Application for an issuance of a building permit shall be in accordance with Township Ordinance No. 150. (*Editor's Note: See Ch. 93,*)

Chapter 68 Property Maintenance, § 168-1. Adopts "The BOCA National Existing Structures Code, Second Edition 1987," as amended by the Township as "The Existing Structures Code" of Kennett Township.

Chapter 120 Fire Prevention, § 120-5. Adopts "The BOCA National Fire Prevention Code/1987" and 1988 supplement as amended by the Township as the Fire Prevention Code of Kennett Township.

Scenic Byway Ordinance

Ord. 162 of 12-2005: Authorizes an intergovernmental cooperation agreement establishing the regional Brandywine Valley Scenic Byway Commission, one purpose of which is to § 2.c.(2) Educate the Twps, their residents, and visitors on the scenic, historical, cultural, recreational, natural importance of the Byway.

Historic Commission Ordinance (Township Code Chapter 12)

Ord. 118 of 6-1998: Creates KTHC for the purposes: to identify and preserve significant architectural, natural, and historic sites within the Township; to provide for the appointment of members; to establish its organization and responsibilities; and to provide for the appropriation of funds for a KTHC. The KTHC shall serve in an advisory capacity for historic preservation information facilitation to the citizens of the Twp.

Planning Implications

- **Township heritage and sense of place** - Historic resources are located throughout the Township and offer a critical element and contribution to Township heritage and sense of place. The Township’s desirable location and quality of life attributes will continue to attract pressure to develop in the future. Thus maintaining current historic resources protection mechanisms and considering other protection measures is an important consideration towards the Township’s overall vision.
- **Historical development patterns** in the Township should be considered when preparing the land use plan to build upon and protect traditional village patterns and rural character.
- **Historic resources**, including structures, ruins, bridges, walls, hedgerows, mill races, trolley lines, barns, cemeteries, outbuildings, and other sites, are in need of protection to retain the community’s

heritage. The Township should continue documenting historical resources to facilitate greater public awareness of the vast resources that are contained within the Township and their protection.

- **National Register** - There is one National Historic Landmark and four National Register listed Historic Districts in the Township, as well as several listed and eligible National Register resources. The Township should investigate the possibility of additional protection measures for those districts and resources.
- **Historic landscapes**, e.g. Brandywine Battlefield, are in need of protection to emphasize the important characteristics that provide context for historic resource and for the Township character and sense of place overall. Protecting not only individual resources, but their connected surroundings as well, including land, dams, mill races, trolley line beds, ruins, and outbuildings, provides a better understanding of the historic relevance of the resource. One resource protection possibly to consider is a historic conservation district.
- **Educational and Outreach** - KTHC has undertaken many successful and ongoing educational and outreach activities in order to enhance awareness about historic resources and the importance of their preservation in maintaining community character and sustainability. Educational and outreach activities should continue as key items of KTHC's work program as should KTHC's membership and active participation representing the Township in regional historical groups.

Recommendations

Township Historic Resource Protection Policy

Kennett Township has an excellent awareness of its history and is committed to preserving its historic and cultural heritage. There has been community support for historic preservation for some time including creation of the KTHC. The presence of a National Historic Landmark, four National Register Historic Districts, along with several National Register resources is evidence of the significant historic resources in the Township. The community has a strong interest in preserving both its rural character and its historic villages and other historic resources that contribute to the cultural identity of the Township. An established historic preservation policy is the basis for resource preservation and the means by which it will continue to occur in the Township.

5-1 **Allow permitted flexibility in interpreting Building Codes as they apply to historic resources.**

The Township Building Code is used to govern all building and construction in Kennett Township. It is made of several topic specific codebooks including a base building code for one and two-family residential, a base building code for other types of construction, and a fire code, electrical code, plumbing code, and existing buildings code, among others. The Building Code as a whole regulates and standardizes construction activities in order to ensure the health, safety, and welfare of occupants. Much of the Code focuses on new or newer construction; however, it does provide some flexibility under certain conditions for existing older and historic buildings, which is well needed as many newer construction-oriented regulations are not applicable to older buildings. More specifically, elements of the Code, e.g. the International Existing Building Code, are geared to older and historic buildings.

To secure the preservation of historic resources as a benefit to the Township overall while also ensuring the safety of building occupants, the permitted flexibility in Code requirements for older buildings, and specifically historic resources, should be applied in interpreting and enforcing the Code. The inherent flexibility that is built into the Code for historic resources should also take under consideration input from, recommendations, and concerns of KTHC. To that end, the Township

Building Inspector, Code Officer, and KTPC should consult and coordinate with KTHC in the case of building permit applications that involve historic resources listed on the 2010 Kennett Township Historic Resources Atlas and Survey as each historic resource is unique, and no single policy or rule can readily address all circumstances. At a minimum, there should be a general understanding, via administrative policy, amongst the Code Officer, KTPC, and KTHC, as to where and when permitted flexibility can and should be fully exercised for the purpose of promoting preservation and reuse of historic resources. This flexibility is particularly important and it also has the secondary benefit of often reducing rehabilitation cost burdens.

5-2 Review and update Building Code references in Township ordinances.

For example, the following specific provisions should be reviewed to ensure they are up-to-date:

- **Ord. 119** of 1998 adopts “The BOCA National Building Code, Thirteenth Edition, 1996”, however in 2003, when BOCA merged into the International Code Council (ICC) BOCA codes were superseded by ICC codes and the UCC became fully effective in 4-2004.
- **Chapter 68** Property Maintenance, § 168-1 adopts "The BOCA National Existing Structures Code, Second Edition 1987," as amended by the Township as "The Existing Structures Code".
- **Chapter 120** Fire Prevention, § 120-5. Adopts "The BOCA National Fire Prevention Code/1987" and 1988 supplement as amended by the Township as the Township’s Fire Prevention Code.
- **§240-200** Building Code definition should be reviewed as it appears to primarily reflect changes to municipal ordinances that were necessitated by FEMA changes in requirements several years ago and may no longer be up-to-date.

5-3 Consider applying for Certified Local Government status in an effort to broaden support for historic resource preservation.

The Certified Local Government (CLG) Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The CLG program is jointly administered by the NPS and PHMC. Each local government works through a certification process to become recognized as a CLG.

Benefits include greater access to and partnerships with the State and federal preservation network and greater access to technical assistance and training. A key incentive of the CLG program is increased access to federal preservation funds. Ten percent of each state’s allocation of historic preservation funds (as authorized by the NHPA) must be allocated to the CLG’s. In PA, funds are administered by PHMC.

KTHC could take advantage of this status to attend conferences and training events and interact with other communities that face similar issues, as well as have greater potential access to certain funding. Understanding how other communities with similar concerns have dealt with an issue can sometimes lend a fresh perspective to a persistent problem. Even though it is rare that one community’s solution could directly apply to another, there is usually some degree of commonality. KTHC should gather information on obtaining CLG status and increase efforts to fulfill the standards necessary to become certified. Detailed information on this program, contained in the ‘CLG Application Form’, ‘CLG Grants Application’ and ‘Historic Preservation Project Grants Guidelines’ is available from PHMC’s website (<http://www.pa.gov/portal>).

5-4 Update zoning standards for the protection of historic resources.

For example, items in zoning as of July 2012 related to historic resource protection should be reviewed during an ordinance update, as follows:

- **Historic Resource or Structure Definition, Article II.** Language used in this definition should be reviewed and clarified. For example, a resource is referred to being ‘listed’ on the National Register, ‘registered’, or ‘certified’ all with the space of the single definition.

A preliminary determination of eligibility for the National Register is made by PHMC and the wording should be changed from the Secretary of the Interior to reflect this.

Additionally, the wording in subsection B should be clarified, for example, as follows: “Certified by the Secretary of the Interior as contributing to the historical significance of a registered historic district or national historic landmark (NHL), or district preliminarily determined eligible by the PHMC to qualify as a registered historic district (Class 1);”

- **Delay of Demolition, Article XX, § 240-2019.** Per this Section, KTPC shall review proposed demolitions of Class I and II historic structures, and KTPC may consult with KTHC and/or a historic preservation consultant.¹ In order to help encourage viable adaptive reuse of important historic resources, the Township has established an administrative policy (based on the 2004 Comprehensive Plan) whereby the Township notifies KTHC when an application for a demolition permit is made which might impact a potential historic resource. This administrative policy is not mandated much less referenced in ZO provisions. While the Township may not want to include specific language in the ZO mandating this administrative requirement, at least mention should be made in the ZO that there are additional administrative procedures that must be followed and are available at the Township offices and/or are included with the Building Permit application.
- **Adaptive Reuse of a Historic Structure, Article VI, § 240-601 R-3 residential district and Article VII, § 240-701, R-4 residential district.** By conditional use in these Sections, adaptive reuse of an historic structure is permitted for a business or professional office, medical or dental office, or personal service establishment. During a ZO update, the Township should consider if there are additional relevant uses that should be permitted and/or if there are additional districts where these or other additional incentive uses should be added.
- **Residential conversion, Article XIX, § 240-1934.** This Section permits conversion of a single-family dwelling to a greater number of dwelling units. With the exception of safety and access improvements, there shall be no structural change to the exterior of the building, and where proposed in a historic structure, the historic character of the building must be preserved and the Township may seek input from the *Township Historic Preservation Commission* and/or a historic preservation consultant. This Section should be updated to reflect the current name as the *Kennett Township Historical Commission*. Also, provisions should be expanded to provide for reuse/conversion of other types of structures, such as barns and mills.
- **Historic Village Character, Article VII, § 240-803 and Article IX, § 240-903.** These sections requires that new development proposed within the V-1 or V-2 Village Districts be designed to complement the historic character of the village in regard to building placement, style, bulk, construction materials, and site design. For purposes of continuity and implementation of protection of historic resources and landscapes, this requirement should be extended to apply to areas directly adjacent to the village/these districts, as change or development in these adjacent areas has a direct impact on village character.
- **Open Space design, § 240-1704.B(3).** This Section still refers to a bonus density for historic resources § 240-1705.D(2), which was repealed 5-19-2008 by Ord. No. 172, so this language could be clarified during a zoning update.²

¹ (Class I historic structures are as defined in Article II of the ZO, while Class II historic structures are defined somewhat differently in Article XX as: A structure that can be documented to be at least 50 years old to the satisfaction of the Zoning Officer and which may potentially qualify for classification as a Class I historic structure due to its architectural or historical significance and integrity. The Zoning Officer may request input from the KTPC or KTHC in making this determination.)

² Density Bonus for Historic Resource Conservation.

a. In addition to the maximum permissible number of lots or dwelling units otherwise permitted on any tract developed under the open space design option, where approved by the Board of Supervisors as a conditional use in accordance with § 2509, the applicant may provide dwelling units and

- **Open Space Design, § Z-1705.C(2).** This Section addressed uses permitted in the open space in Open Space Design Development. Historic resources should be considered by the Township for possible inclusion as a use permitted in the open space.
- **Open Space Design, § Z-1705.D(2).** Given the Township’s updated policy on historic resource protection through this plan update and the 2010 Survey update, during a ZO update the Township could also consider exploring new opportunities to use density bonus incentives as a method to promote historic preservation.
- **Open Space Design, § 240-1705.D(3).** An applicant shall comply with standards under this section where renovation or reuse of any structure included in the *Historic Sites Survey of Chester County* is proposed in order to develop additional dwelling units under the density bonus provisions of Subsection D(2). Per the current ZO the former Subsection D(2) (see above) was repealed, this Subsection D(3) should be rephrased or removed to reflect the density bonus language repeal. As well, the Survey name reference should be changed to reflect the 2010 Survey update.
- **Signs, § 240-2108.C(2)(e).** Expanding upon the recommendation for the ‘Historic Resources or Structure’ definition above, this Section uses an additional term of ‘designated’ to describe historic resources, and this reference/wording should be clarified.
- **Quarrying/Mining, § 240-1931.C.** The terminology ‘historical sites and buildings’ used in this Section should be clarified or made consistent with the rest of ZO.

5-5 Update SLDO standards for the protection of historic resources.

For example, items in the SLDO as of July 2012 related to historic resource protection should be reviewed during an ordinance update, as follows:

- **Historic Resource or Structure Definition, Article II.** See zoning recommendation above.
- **Recreation/Parkland or fee in lieu, § 206-513.A(3)(a).** The terminology ‘historic areas’ used in this Section should be clarified or made consistent with the rest of ZO.
- **Stormwater Management, § 206-903.I.(2).** This Section refers BOCA Codes and the Township should verify that this is still a correct reference.

5-6 Consider additional zoning provisions for the protection of historic resources.

Communities often lose historic resources to demolition because of a lack in incentives that allow for and promote their economic viability for preservation and reuse. Buildings have also been lost because of demolition by default due to neglect or abandonment. Many of these buildings could

lots through the renovation or adaptive reuse of eligible historic structures, as defined in subsection 2.b below, subject to compliance with the standards in subsection 3 below. For example, an historic farmhouse might be converted into one or more dwelling units, while an historic barn might be adapted for apartments.

- b. Eligible historic structures shall be limited to the following:
 - (1) Those included on the Kennett Township Historic Resources Map, as may be amended;
 - (2) Those included in the National Register of Historic Places; and/or
 - (3) Those identified as Contributing Resources in any National Register historic district, as documented in the applicable National Register nomination on file at the Pennsylvania Historical and Museum Commission.
- c. The maximum number of additional dwelling units shall not exceed fifteen (15) percent of the maximum base density calculated per § 1704.B above, rounded to the next higher whole number. Except where physically infeasible due to existing locational and/or structural attributes, all such dwelling units shall comply with applicable area and bulk regulations and design standards. In considering conditional use approval, the Board of Supervisors may request testimony from recognized expert(s) in the area of historic resource analysis and preservation, reasonable and necessary charges therefore to be borne by the applicant.

have been adaptively reused for other purposes, thus preserving them as part of the community's architectural history, while maintaining community character.

PA MPC, authorizes and requires the use of municipal land use controls, e.g. use and area and bulk regulations to protect historic resources. In Chester County, the PA MPC is often used to protect historic resources through adoption of an historic overlay zoning district.

An 'overlay district' is a zoning concept that provides for a set of provisions, in addition to the base zoning standards, under certain conditions or circumstances. Base zoning standards apply universally; however, additional provisions only applicable to historic resources would apply when a historic resource is at risk or to an incentive to encourage its reuse. These provisions can include a range of possibilities, from denials in the issuance of demolition permits for historic resources to permitting increased flexibility of setbacks and permitted uses for historic resources.

However, there are many ways to structure historic resource protection provisions and analysis of the existing zoning as well as the applicability of historic resource provisions would be necessary before changes to zoning are made.

In order to implement any historic resource protection provisions, it is necessary to first map and inventory the Township's historic resources. The 2010 Historic Resources Survey update identifies historic resources and helps ensure that any regulations apply equally to historic resources. See Inventory recommendations below, for more information on documentation of historic resources.

5-7 Explore the creation of an Act 167 Historic or Conservation District(s).

Local Historic Districts - Act 167, the Historic District Act of 1961, authorizes municipalities to create local historic districts and protect the historic and architectural character through regulation of the erection, reconstruction, alteration, restoration, demolition, or razing of buildings within the certified local historic district. Local historic districts established under the auspices of Act 167 must be formally certified through PHMC. Act 167 also requires the appointment of an historic architectural review board (HARB) to advise the local governing body on the appropriateness of building activity in the district. Requirements for HARB membership are outlined in the legislation.

Since the establishment of a historic district controls certain building changes, it is particularly important that the community understands the goals of the preservation program and how protecting historic resources through this method benefits the community as a whole. It is essential that public participation, particularly by property owners in the proposed historic district, is instituted at the beginning of the process to weight the acceptability of such an ordinance by the residents as well as to gain their input on issues and make them aware of the process and opportunities. A historic district permit is usually a subpart of the regular municipal building permit process, and in general terms is not unlike that process but instead with a focus on the detail and historic character/features of the proposed building activity.

The historic district ordinance must define: district boundaries (which could, but do not have to, correlate with those of the National Register District); appointment of a HARB; building activity application and review process; standards/criteria for determining appropriateness of building activities; a reporting process; and an appeals process and related penalties. Municipalities notify and work with PHMC from the onset in developing such an ordinance, and PHMC must review and certify it for it to be valid. Once certification is granted and received by the municipality, a HARB may be appointed and the ordinance implemented. Applications for permits for properties in a historic district are first reviewed by the HARB, who makes a recommendation to the local governing body, who then makes the final decision on granting such permits.

Local Conservation Districts – Developing a conservation district under Act 167 is an alternate approach. A conservation district could maintain the character/identity and economic viability of an area without such emphasis placed on the historical architectural details of buildings. What

constitutes a ‘conservation district’ varies, and so no uniform notion can be applied to all municipalities. In fact, the term ‘conservation district’ is often used in reference to the protection/management of natural resources. However, such districts can also extend to protect the built environment portion of an area’s character. For example, a conservation district could be enacted as a historic district ordinance under Act 167, but which does not regulate specific exterior alterations to buildings and, instead, regulates the general character of an area (mass, volume, relationship to other buildings), demolition, major additions, and/or new construction. Conservation districts under Act 167 must follow the process established by the Act including requiring PHMC certification of the proposed conservation district/ordinance and also requiring the appointment of an historic architectural review board (HARB). This approach could be a solution used by communities to lessen the perceived or real financial burden a historic district ordinance may otherwise have on property owners. Note that a land-use control based approach conservation district could instead be adopted under the PA MPC.

5-8 Review home occupation and adaptive reuse opportunities in the Township zoning ordinance to increase options for revitalization of historic resources.

Though Township zoning currently provides some level of additional uses as an incentive for the preservation and adaptive reuse of historic resources, going into the future, the Township should review zoning and consider possible additional uses or other incentive provisions to encourage historic preservation. Allowing additional land uses for historic resources, whether they are National Register listed or eligible, in a historic district, and/or identified in the Township Historic Resource Survey as locally important, is an approach to encourage property owners to revitalize their resources. This approach also increases an owner’s potential to afford possible needed costly improvements to their historic resources via providing economic incentives/means of additional cash-flow through broadened allowed land uses that are not ordinarily permitted in the base zoning provisions. The Township could, for example, allow additional uses such as bed and breakfast, small professional office, studio, or antique shop, via special exception or conditional use, in historic resources in a greater number of zoning districts. Overall, this can provide owners with greater opportunities for additional income to maintain, preserve, and or improve their historic resource.

5-9 Create design guidelines which educate and encourage the owners of historic resources to retain the historical features when undertaking general repairs or modifications.

Most owners of historic resources are proud of their properties and supportive of preservation efforts. As such, they should be supported and encouraged in their efforts of continued preservation of the architectural features and historic characteristics when undertaking building modifications or repairs. This could be accomplished, in part, by providing concrete information/advice on which features should be preserved in order to maintain the integrity of a resource while still allowing for its functionality as well as alternatives to be considered. Providing such information in the form of a design guide or manual could help property owners when planning modifications and repairs. KTHC could compile and package design information and either distribute it directly to the owners of historic resources, or make it available at the Township offices for distribution when building permit applications are requested. Local architects with expertise in historic architecture and qualified KTHC members could be asked to review building modifications on a volunteer basis at the request of property owners. The connection between the retention of historic architectural features and maintenance of property values should be emphasized to the owners of historic resources.

5-10 Ensure compliance with KTHC and PHMC review for historic resources as part of the Act 537, Sewage Planning Module review process, before issuing development project permits.

State regulations establish procedures for Act 537 sewage planning module approvals and permit reviews for proposed development projects. These procedures include a review of the impact a proposed project will have on historic and cultural resources. In summary, under certain circumstances an applicant is required to submit a Cultural Resources Notice form to PHMC and PHMC provides a review of the impact of project activities on historic resources. During its subsequent review, PA DEP is to consider and implement PHMC's findings. However, procedural gaps can occur during the process including a municipality not knowing when and if a Cultural Resource Notice Form has been submitted to PHMC. As part of Kennett Township's plan review process, the Township should consider adding procedures to ensure that the Township knows when a Cultural Resources Notice Form has been submitted, receives notification of PHMC's findings, and receives notice of PA DEP's implementation of PHMC's findings. The Township should take steps to allow the KTHC to be part of the Township review process related to development plans and sewage planning modules.

5-11 Expand the role of KTHC in the subdivision/land development review process.

KTHC should continue to be included in the subdivision and land development review process to provide identification, information, and insight about historic resources in the Township, and how those resources can be successfully preserved, reused, and incorporated into new developments. The larger purpose of this action is to increase historic resource preservation, and, accordingly, the resulting preservation of the Township's history as told through its built environment of buildings, structures, and development patterns. KTHC should participate in the review process to provide historic context, such as offering possibilities for historic street names appropriate to the context of a development. KTHC should review design elements, development plans, and work with historic preservation planning consultants. Continued and expanded coordination between KTHC and other Township entities should be undertaken to further historic preservation efforts using the appropriate entity and a collaborative approach; including, for example, the Historic Resource Impact Study permitted under the SLDO.

5-12 Periodically review the KTHC enabling Ordinance to ensure it reflects up-to-date Township policy and formalize the administrative procedures enabled in that ordinance in order to ensure objectivity and consistency of administrative duties.

Historical Commissions are quasi-governmental entities responsible for advising municipal elected officials on matters relating to historic resource protection. Maintaining an up-to-date Historical Commission enabling ordinance that is in line with current Township policy as well as developing formalized administrative procedures and maintaining consistency and objectivity when assessing the impact of various actions on historic resources can be difficult and time consuming; however, these items are necessary for a Historical Commission to retain credibility and effectiveness.

KTHC should strive to maintain consistency and objectivity to the extent possible by documenting the rationale for all recommendations associated with historic preservation by using consistent procedure and standards. A representative from the KTHC is already part of KTPC, which is a good way for KTHC to stay abreast of development proposals and happenings that may impact historic resources/landscapes in the Township. A representative could also attend Board of Supervisors meetings to stay informed on broad scale items that may impact historic resources. The publication, *A Manual for Pennsylvania Historical Architectural Review Boards and Historical Commissions*, 2007 developed by PHMC, should be used as a resource for these efforts.

As well, other ideas to formalize Township administrative policies on historic preservation and/or expand those policies include considering how/whether to:

- Incorporate official notice to KTHC into ordinance requirements of planning activities that impact historic resources
- Have the Township Engineer review and report on the structural soundness of historic resources in questions as related to a planning or development activity
- Require KTHC to have a public meeting to seek public input about a potential impact on a historic resource
- Require pre-demolition public notice/posting notice on site for historic resources
- Require an applicant provide proof that there is nothing other that can be done financially with a historic resource proposed for demolition

5-13 Continue to participate in regional collaboration by sharing information and resources with local and regional historic preservation organizations.

Many communities in Chester County have local historical commissions, historic committees, historical societies, and/or historic architectural review boards that face similar types of challenges. KTHC should continue to network with these groups to share information on both successful and not so successful approaches to program implementation. The Chester County Historic Preservation Network is an organization that fosters this type of interaction among communities in the County, with one of its many functions being to link communities that share common concerns and provide a forum in which to address preservation issues. KTHC should continue to remain CCHPN members.

The Township actively participates in the regional Brandywine Valley Scenic Byway Commission, which has updated the Byway's mission to include a greater focus on historic resources as an intrinsic quality of the scenic landscape. The Township should continue to take an active role in participating in Byway efforts and on the BVSBC.

KARPC includes a Regional Historical Committee that meets several times per year, which includes KTHC members. KTHC should continue to participate in and work cooperatively with this regional group as well as share key information with Township officials about the state of historic preservation in the region, including policy, projects, activities, and funding.

The Township through its KTHC should continue to actively participate as a member of the Brandywine Battlefield Task Force (BBTF), which was established in 1993 with the Township as one of the initial municipal members. BBTF has undertaken a number of activities that promote Battlefield preservation and has been an advocate in increasing interest and awareness of the national resource; some of these initiatives are further discussed in *Battlefield Protection Strategies, a Guide for Brandywine Battlefield Communities (2000)*. BBTF continues to work with municipalities to implement the 2013 Battlefield Preservation Plan recommendations. Though the Battlefield Park is located in Chadds Ford Township, Delaware County, it is relevant to Kennett Township as it serves as a gateway, public access and interpretive site, and a flagship for the battlefield and battlefield preservation efforts. KTHC could also support future BBTF related grant efforts, such as a preservation and interpretation plan for the Campaign of 1777 in Chester County.

5-14 Work to implement recommendations of the Brandywine Battlefield Preservation Plan.

Outreach

- Work to develop interpretation signage for historic sites and resources in the Township relating to the battle.
- Support public and private interpretation partners/historic sites in the Township.

Policy

- Add the Battle of Brandywine Historic Resource Survey map to the Comprehensive Plan.
- Incorporate battlefield protection measures into Township policy.

- Promote continued membership in and support of BBTF and appoint a member of the KTPC and KTHC to the BBTF.
- Continue to support and appoint a member of KTHC to KARPC's Historical Committee.
- Promote implementing key BBPP recommendations.
- Review preservation ordinance provisions to provide specific protection to the Battlefield and related Historic Resources. Specifically, consider allowing historic resources as a use permitted in the common open space of an Open Space Design development, whether additional relevant uses should be permitted to encourage adaptive reuse, and consider Township-wide Historic Preservation Provisions as such provisions or overlay could address resources such as the Old Kennett Meetinghouse.

5-15 Continue to pursue funding opportunities for historic preservation efforts.

The Township should continue to pursue a variety of funding opportunities to help finance the implementation of the historic preservation recommendations of this Plan, for example through applying for CLG status.

Township Historic Resource Inventory and Identification

Kennett Township has a wide variety of historic resources and has taken steps to protect those resources through the formation of KTHC and various activities outlined previously. KTHC is the Township body responsible for administering the programmatic aspects of historic preservation. KTHC advises the Board of Supervisors and KTPC on preservation issues and continues to pursue additional objectives such as the identification of historical resources throughout Kennett Township.

5-16 Continue to inventory and survey historic resources.

An important function of an active historical commission is the continuing survey for the identification and documentation of historic resources. In its basic form, the purpose of a survey is to maintain a record of the physical characteristics and condition of historic resources. A comprehensive survey contains the physical description, along with more detailed historical data on the resource. The Chester County Historic Sites Survey (1979-82) has been updated and expanded through the 2010 Kennett Township Historic Resource Survey and Atlas.

Updating and increasing the type and number of resources in the Township survey to accurately reflect extant resources in the Township was a KTHC priority in the 2004 Comprehensive Plan. The 2010 Survey provides a thorough update of the survey in terms of identifying and recording a broader scope of historic resources and documenting the historic architectural features of those resources. The next step for the KTHC is undertaking detailed historical research and documentation of each surveyed Class 1 and 2 resource. KTHC may wish to review Class 3 resources that were not inventoried on survey forms (those in the Access database) for additional documentation later.

The 2010 Survey followed PHMC and hence National Register surveying guidelines for architectural resources (including resource evaluation, description, photos, and mapping) and thus the Township has a solid survey foundation upon which to continue to build. For reasons of efficiency, understandability, and collaborative planning, it is important that resources continue to be documented in a way that is consistent with PHMC and National Register standards. The NPS and PHMC have publications available on surveying of historic resources, which provide the necessary forms along with guidance on the survey techniques most appropriate to PA.

Utilizing the proper method of inventory and survey may seem overly bureaucratic, but following guidelines and prescribed survey methods may provide more complete information and a systematic and compatible approach to inventorying Township resources. KTHC should obtain copies of survey materials and either distribute them to owners of historic resources, or make an effort to work with such owners to complete updated history and inventory data. Additionally,

KTHC should begin efforts to obtain photographs of all historic resources in conjunction with survey materials.

There are particular historic and cultural clusters in the Township that the KTHC is interested in analyzing for potential historic districts, as follows:

- Marshall Mill village, which has a variety of historic and cultural resources aside from the mill itself. There are various outbuildings, the mill race, and remnants of the old trolley line, among other resources, that are in the vicinity of the mill.
- Mendenhall.
- Bucktoe Cemetery and its surrounding area.
- A potential multi-municipal West Branch Red Clay Creek/Bucktoe Run industrial historic district. Municipalities include: East Marlborough, Kennett, and New Garden Township in Chester County with the possibility of extending into New Castle County to Yorklyn, DE.

Barns and other agricultural structures, ruins, trolley lines, mills, mill races, bridges, and the arc stones that form the boundary between PA and DE are all resources that were recommended by the 1994 Comprehensive Plan to be added to a Survey update. The 2010 Survey includes most of these items, short of trolley lines, boundary stones (which have been documented by PHMC), and some bridges (key bridges were surveyed), many of which are classified as Class 3 resources and thus are in need of further documentation at a later time. Also, the 2010 Survey, as possible, not only mapped resources, but documented the interrelationship between resources; this type of analysis being useful if there is to be a possibility for historic district designation, whether local, state, or national, for resource clusters.

5-17 Continue to maintain and update the Township Historic Resources Map.

An important aspect of historic resource surveying is the mapping and prioritization of identified resources. The 2010 Survey re-evaluated the location and significance of historic resources and those that were determined to be architecturally significant were documented for their exterior architectural features on PA Historic Resource Survey Forms as well as mapped in the Survey Atlas. Resources determined to be significant should also be designated on the Township's Historic Resources Map in zoning. The resources illustrated on the map could then be subject to historic preservation provisions of the Township Zoning Ordinance; those provisions could stipulate various protective measures including setback requirements, use restrictions, area and bulk controls and demolition delays/denials.

While the KTHC should continue to refine the Historic Resources map and collect hard copies of historical maps, Kennett Township has an opportunity that few townships have to utilize its own geographic information system (GIS). The Township has already begun to use this tool to do extensive work with natural resources and with the completion of the 2010 Kennett Township Historic Resources Atlas and Survey, which included a digital resources database, the Township can begin to incorporate historic and cultural resources into the Township GIS database. Resources can then be mapped and sorted or prioritized through queries as well as mapped to display proximity, variety, age, or similar resources; for example barns and agricultural resources could be sorted and mapped to determine their proximity, types, locational patterns, and interrelationship which could lead to a better understanding of resource clusters. KTHC may wish to coordinate with the Township Environmental Advisory Council, the Brandywine Conservancy, and the County as these organizations have compiled much of the Township GIS data to date and have experience with the mapping of Township data and prioritization of resources.

5-18 Continue to compile and document the Township's history.

KTHC has been active in documenting the history of the Township by compiling historical data and recording Township history through such methods as recording oral histories from longtime Township residents. These oral histories have been on a variety of subjects, e.g. the history of

dairy farming in the Township, and KTHC should continue as an ongoing project to gather these important personal accounts. These efforts should be expanded to include the history of mushroom cultivation in the Township as well as gather historic maps, artifacts, and photos, as possible. Historical items should be cataloged into a database with appropriate information, e.g. name, date, historic relevance, and contributor. Proper archiving of data and preserving of artifacts is a concern of the KTHC, and they should work to identify and establish proper archiving, storage, and recording procedures. Archival documentation and research should be an ongoing KTHC project. Assistance in establishing local archives could be sought from the Chester County Historical Society.

5-19 Continue to work with organizations and residents in the region to document the history and historic resources of the underground railroad.

KTHC is working in conjunction with other organizations in both PA and DE to investigate the history of the underground railroad throughout the region. There is evidence that locations within the Township were used as a part of the underground railroad. The KTHC is active in encouraging residents to attend historic workshops that are offered by various agencies and are contacted by residents to research barns, bridges, and homes throughout the Township.

5-20 Continue to work with organizations and residents in the region to document Battle of Brandywine related historic resources.

KTHC has been working in collaboration with Chester County, Brandywine Battlefield Task Force, and KARPC Historical Committee to research the history of remaining resources that existed at the time of the battle and specifically those that are battle-related. While the physical descriptions of these resources are likely already documented by the 2010 Township Historic Resources Survey project, more detailed historic information is needed about the resources and volunteers should be encouraged to continue with this research. As well, ruins and potential archeological areas could be considered, particularly those related to the battle.

5-21 Continue and encourage the nomination of important historic resources and districts to the National Register of Historic Places.

Information about resources and districts listed on the National Register of Historic Places is maintained by the National Park Service (NPS), and those eligible for the National Register maintained at the state level by PHMC. Listing is mainly honorary and serves to draw attention to the importance of historic resources. It does not affect the rights of the property owner. The owners of income producing resources listed on the National Register may be eligible for federal investment tax credits if they undertake a certified rehabilitation of their resource.

KTHC should continue preparing National Register nominations for additional structures, districts, and sites within the Township. The preparation of a National Register nomination is a lengthy, detailed and time consuming process, but one that has many rewards in terms of documenting important aspects of the community's history. KTHC should prioritize resources in conjunction with recommendations below and in the 2010 Kennett Township Historic Resource Survey and Atlas focusing efforts on the highest priorities. Any surveys of historic resources' should follow the documentation required for National Register status to ensure complete information is available to meet the necessary requirements for eligibility on the National Register. The Sills Mill Village was identified in the 2010 Kennett Township Historic Resource Survey as a possible candidate for a future application for National Register eligibility. The Township would like to also consider pursuing National Register eligibility for the other potential historic districts which include Mendenhall, Marshall Mill village, Bucktoe Cemetery/surrounding area, and the potential multi-municipal West Branch Red Clay Creek/Bucktoe Run industrial historic district.

5-22 Verify with PHMC that National Register listed and eligible resources are properly documented in the State’s digital database of historic resources.

There are two resources in the Township in particular that should be confirmed with the PHMC as to their database entry in the State’s CRGIS online historic resources database. Specifically, the National Register listed Joseph Gregg House does not readily display in the database search results for ‘Kennett Township National Register listed or eligible resources,’ and instead to find this resource in the database, an individual search by name or a search for all of Kennett Township needs to be completed. Second, under the National Register listed Longwood Gardens information, Kennett Township is not included in the database search results as a municipality that contains this historic district; only East Marlborough and Pennsbury Townships are shown.

Education and Outreach

Historic resource planning is an important aspect of overall Township planning to recognize and work to preserve key unique buildings, structures, bridges, ruins, districts, sites, and other resources that have helped shape and continue to define Kennett Township. Paramount to the success of historic preservation is public education/outreach and participation. Successful municipal historic preservation efforts occur through cooperative efforts between stakeholders, which include the municipality, business owners, and residents, and require stakeholders that are informed and a willing part of the process.

5-23 Use a variety of media forms and techniques to provide public outreach and education about historic preservation.

KTHC should seek to build an interactive relationship with local media to generate awareness of local history and the importance of preservation. The internet, newspapers, magazines, newsletters, radio, and television stations can all be used to convey information on preservation issues. The local media traditionally has been often supportive of historic preservation, willing to print articles about topics of historical interest, and Chester County has a long history of supporting historic preservation. Media sources can also be tapped to promote or publicize preservation projects and activities. For example, local newspapers could be asked to help educate residents on topics, e.g. the history of historic schoolhouses by publishing a series of articles prepared by KTHC members.

The Township’s website includes an area devoted to historic resources information and KTHC activities, including the Township Building historic resource room, Senior Center bus tour of historic resources in the Township, and Township recognition program. Since the internet is quickly becoming the primary form of communication and information, it is important that the KTHC maintain an up-to-date webpage and gets the word out to residents about the existence of this readily available information via the web.

KTHC could further promote Township history and the importance of historic preservation in keeping Township character alive by developing an informational brochure, preparing a self-guided driving tour/map, or providing interpretive markers for historic resources. Oral histories from long term Township residents, which are catalogued in the Township Building historic resources room, can also be published in the Township newsletter. The interviews could be used in a future documentary, perhaps prepared with the assistance of local schools or colleges. The need to preserve the historic resources as physical reminders of the past should be emphasized in any educational campaign.

5-24 Continue to compile materials to assist in Township decision-making and to provide resident/public information about historic preservation.

Source materials, such as regional design guides, historical architecture books, and historic building construction publications (such as the Preservation Briefs published by the NPS), are examples of informational materials that can continue to be collected and used by the KTHC for

public education and preparing recommendations and outreach associated with historic resources. Books and publications that generally address these topics can be obtained through many retailers; information on specific topics relating to historic preservation can be obtained through widely recognized national level organizations such as the National Trust for Historic Preservation and the NPS, while key sources include Preservation PA, the PHMC, and Chester County Historical Society and the Chester County Historic Preservation Network are important County sources of information. Via the 2010 Survey process, the KTHC have started to compile resource materials. These types of source materials can be used in conjunction with and incorporated as part of the history files available at the existing History Resource Room at the Township Building. The Township should also consider compiling materials about façade easements for historic resources and should begin to maintain an inventory of where façade easements have occurred in the Township, as well as examples throughout the Region that residents can have as examples of façade easements already in place.

Maintaining a library of information and resource material reduces the time required by property owners in undertaking this research themselves and increases the likelihood of uniform information and a historically sensitive approach to building construction or modification. In many cases, property owners wish to maintain the historic integrity of their resources, but do not have access to the needed resources. By providing a library of information intended to assist the owners of historic resources, the KTHC can facilitate voluntary preservation measures and create a partnership with the owners of historic resources.

A directory of historic files has been posted to the Township website. A long term goal is to list the contents of those historic files on the Township website.

5-25 Maintain information about investment tax credits available for historic rehabilitations.

Investment tax credits are available for the rehabilitation of historic buildings meeting certain criteria. A 20 percent tax credit can be taken for rehabilitation of certified historic structures, which are those either listed in the National Register of Historic Places or determined to contribute to a listed National Register District. A 10 percent tax credit is available for the rehabilitation of buildings not listed in the National Register, but placed in service prior to 1936. The credits are available only for income producing properties (both residential and non-residential for the 20 percent credit, and non-residential for the 10 percent credit) and the rehabilitation must comply with the Secretary of Interior's Standards for Rehabilitation, and be certified by the NPS.

Providing information on investment tax credits by distributing brochures, publications, and or website links containing pertinent information, or providing contact names at the NPS or the PHMC, may encourage their use. Advertising the availability of investment tax credits at the local level could also build support for the preparation of National Register nominations. Maintaining a list of consultants qualified to prepare certification applications is another way to encourage historically appropriate rehabilitation.

5-26 Participate in and support education about local history.

To increase expertise about historic preservation planning, Township officials, residents, and volunteers could participate in relevant training sessions, conferences and seminars sponsored by organizations such as the PHMC, Preservation Pennsylvania, Preservation Delaware, and the Chester County Historic Preservation Network. These sessions often address common topics faced by communities throughout the region or State, and provide an opportunity to learn about particular issues and to share experiences and perspectives. KTHC is encouraged to contact organizations that provide training and consider joining those organizations that offer membership opportunities for networking and educational purposes. KTHC could also consider providing Township training/workshops to present to property owners relevant information obtained from educational sessions attended by Township officials. KTHC could also coordinate

with KCSD to incorporate local history including the Battle of Brandywine and the Underground Railroad into school curriculum. Residents in Tredyffrin Township worked with Tredyffrin-Easttown School District to undertake this concept and, which may be used as a model for how to accomplish this with KCSD.

5-27 Continue to pursue preservation advocacy and outreach for key historic resources in the Township, particularly those at-risk resources.

KTHC considers several primary historically significant locations within the Township as potential at-risk priorities for immediate historic preservation attention. KTHC monitors these resources, as well as other important historic resources in the Township, to keep up-to-date and informed about activity which might affect them. KTHC is working on ideas and plans for their possible preservation and protection, as possible.

- **Isaac Harlan House** in Hamorton on the cut-off between US Route 1 and Route 52.
- **Ellis Lewis (a.k.a. Gilbert Potter) House** on Creek Road, east of Old Kennett Road, near Clifton Mills, which was used to grind grain during the Revolutionary War.
- **The Pines** (on north side of old Route 1 east of Kennett Square) was saved from demolition during commercial property development and is proposed to be used for office space.
- **Marshall Mill** is one of the oldest mills in Kennett Township.
- **The Grange** on Hillendale and Greenwood roads.
- **Pleasant Bank Schoolhouse** on Kaolin Road.

5-28 Communicate with residents about KTHC’s efforts, available technical assistance, and historic information.

KTHC should inform residents of their various efforts and the services and aid that is available, particularly to owners of historic resources, to educate and encourage them to participate in preservation efforts. In some cases, property owners may be unaware of the historic significance of their property, lack knowledge on historic issues, or have limited time or enthusiasm to research the historic significance of their property and the opportunities that are available. KTHC should encourage Township residents to attend KTHC meetings, allocate time and resources to residents, and provide information to educate historic property owners. This may involve emailing, mailing, or even hand delivery of KTHC materials to historic property owners, consistent recognition in the Township newsletter, or workshops prepared by or sponsored by KTHC. Residents should be aware of KTHC resources including free pamphlets, the digital historic resource database, updated Township Historic Resources Survey, historic resource survey forms, historic architecture manuals, Township history files, and the Township historic resources room.

5-29 Establish criteria and continue recognition programs for property owners who assume historically appropriate rehabilitation or adaptive reuse projects.

KTHC has established a program for honoring property owners that have undertaken historically sensitive rehabilitation or renovation projects. Property owners have been recognized through plaques, citations, resolutions, interviews, newspaper articles, and other forms of local publicity. This recognition program has been helpful in educating the public on historic preservation, encouraging historic property owners to sustain their maintenance, and possibly increasing the amount of volunteerism for historic resources within the Township. As a next step, selection criteria could be established so there is consistency in the selection and recognition process. KTHC could also seek out opportunities to present local successes to State and County entities for recognition. These projects can also serve as the basis for ‘case studies,’ which can be used as educational tools.

5-30 Coordinate with the Route 1 Corridor Strategy Group to raise awareness about existing historic resources and the importance and viability of their reuse.

Historic resources in developed areas, e.g. along the Route 1 corridor, can still provide a valuable look into the past and remain as usable viable building in the present and the future. The Route 1 Corridor Group should consult with local Historical entities along the corridor to determine where historic resources are located and ideas for how they could be viably reused as well as design criteria that should be considered in their reuse in order for the resources to maintain their historic integrity and core historicity.