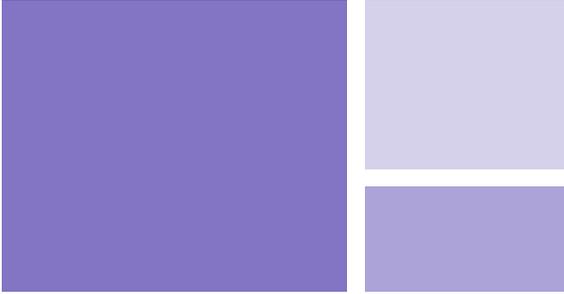


Delaware County 2035
The Land | The People | The Places

Historic Preservation Plan

Identify | Protect | Promote



Historic Preservation Plan

January 2018

Prepared By:

Delaware County Planning Department
Court House and Government Center
201 West Front Street
Media, PA 19063



RESOLUTION of the DELAWARE COUNTY COUNCIL Historic Preservation Plan

WHEREAS, the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended and hereinafter the "MPC") requires that every county in the commonwealth adopt a comprehensive plan, which plan shall consist of, among other basic elements, a plan for land use; and

WHEREAS, the County of Delaware has previously prepared Delaware County 2035 as the framework and land use component of said comprehensive plan; and

WHEREAS, the County of Delaware has prepared the *Historic Preservation Plan* as the historic preservation component of Delaware County 2035; and

WHEREAS, the plan was prepared in consultation with local municipalities, the Delaware County Heritage Commission, and the Pennsylvania Historical and Museums Commission; and

WHEREAS, the purpose of said plan is to incorporate information on known historic resources and countywide history; share preservation planning strategies; and identify actions that will further the role of the County and its municipalities as good stewards of our rich heritage and help to incorporate historic resources into what makes our communities thrive; and

WHEREAS, the County held a public hearing on January 31, 2018 after complying with the notice and 45-day public review and comment requirements of the MPC; and

WHEREAS, pursuant to the requirements of the MPC, the Delaware County Planning Commission has reviewed the *Historic Preservation Plan* and is recommending that County Council adopt the plan as a component of the Delaware County 2035.

NOW, THEREFORE, BE IT RESOLVED by Delaware County Council that the *Historic Preservation Plan* is hereby adopted as part of Delaware County 2035.

Approved January 31, 2018.



Anne M. Coogan
County Clerk

Acknowledgements

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Table of Contents

Chapter 1: Background	1-1
Introduction	1-1
Delaware County 2035	1-2
<i>Historic Preservation Plan</i>	1-4
Goals	1-6
Delaware County Profile.....	1-6
Historic Preservation Overview	1-14
Definition	1-14
Benefits of Historic Preservation.....	1-14
The Historic Preservation Movement in the United States.....	1-16
Legal Basis for Historic Preservation	1-17
Historic Preservation Planning Efforts.....	1-18
Statewide Preservation Planning	1-18
Delaware County Efforts	1-18
Municipal Efforts	1-21
Looking Ahead	1-22
Chapter 2: County Through the Years.....	2-1
Overview	2-1
Evolving Development Patterns	2-1
Architectural Trends.....	2-2
Native and Earliest European Settlers: Up to 1699	2-3
Revolutionary War & A New Nation: 1700-1830.....	2-6
Industrial Growth: 1831 -1870	2-8
Turn of the Twentieth Century: 1871 – 1919	2-11
Interwar Period and Postwar Boom: 1920 – 1966	2-13
Epilogue (1967-present)	2-16
Chapter 3: Historic Resources	3-1
Overview	3-1
Defining Historic Resources.....	3-1
National Register of Historic Places.....	3-3
Overview.....	3-3
National Register Resources in Delaware County	3-4
Archaeological Resources	3-5
Resources in Historic Districts	3-8
Delaware County Pilot Historic Resource Inventory	3-8
Overview.....	3-8
Year of Construction.....	3-10
Architectural Style	3-12
Historic and Current Use	3-13
Ongoing Data Collection.....	3-16
Chapter 4: Preservation Toolbox.....	4-1
Overview	4-1
Documentation Tools	4-1
Historic Resource Surveys	4-1

Table of Contents

National Register of Historic Places.....	4-2
Revitalization-Based Tools.....	4-2
Building Conservation.....	4-3
Adaptive Reuse.....	4-3
Delaware County Design Guidelines: A Template for Municipalities.....	4-4
Preservation Easements.....	4-4
Regulatory Tools.....	4-4
Zoning for Historic Resources.....	4-5
Local Historic District Ordinance.....	4-7
Funding Tools.....	4-8
Federal Funding Incentives.....	4-8
State Funding Incentives.....	4-9
Additional Funding Tools.....	4-11
Preservation Organizations.....	4-11
Chapter 5: Objectives and Action Plan.....	5-1
Overview.....	5-1
How the County Should Use This Plan.....	5-1
How Municipalities Should Use This Plan.....	5-1
Action Plan.....	5-2
Roles and Responsibilities.....	5-4
Municipalities.....	5-4
Delaware County.....	5-5
Implementation Partners and Support.....	5-6
Commonwealth of Pennsylvania.....	5-6
Organizations, Non-Profits, and Historic Groups.....	5-7
References.....	R-1
Appendix A: Glossary of Acronyms.....	A-1
Appendix B: Glossary of Terms.....	B-1
Appendix C: Data Sources for Mapping.....	C-1
Appendix D: Architectural Styles Guide.....	D-1
Appendix E: Protective Status By Municipality.....	E-1
Appendix F: National Register Resource Data Tables.....	F-1
Appendix G: Number and Function of Potential Archeological Sites.....	G-1
Appendix H: Historic House Museums.....	H-1
Appendix I: County-owned Historic Resources.....	I-1
Appendix J: Historic Resource Inventory Data Tables.....	J-1
Appendix K: Public Participation.....	K-1
Appendix L: Public Comment Period.....	L-1

List of Maps

Map 1-1: Delaware County	1-1
Map 1-2: Character Areas and Central Places	1-9
Map 1-3: Municipalities with Historic Preservation Zoning.....	1-21
Map 2-1: Native American Sites.....	2-4
Map 2-2: Historic Mill Locations in Delaware County.....	2-9
Map 2-3: Historic Railways in Delaware County	2-10
Map 3-1: Pilot Historic Resource Inventory Municipalities	3-9

List of Tables

Table 1-1: Municipalities with the Greatest Population Change	1-12
Table 1-2: Delaware County Housing Type	1-13
Table 3-1: Adaptively Reused Resources	3-15
Table 3-2: Vacant, Ruined, or Demolished Resources	3-16
Table 5-1: Action Plan	5-2

List of Charts

Chart 1-1: Delaware County Population 1790-1900.....	1-11
Chart 1-2: Delaware County Population 1900-2000.....	1-11
Chart 1-3: Year Structure Built.....	1-14
Chart 3-1: National Register Resources and National Historic Landmarks in Delaware County	3-4
Chart 3-2: National Register Resource Categories in Delaware County	3-5
Chart 3-3: Number of Potential Archaeological Sites Identified.....	3-7
Chart 3-4: Historic Resource Construction by Time Period	3-10
Chart 3-5: Historic Resources by Decade.....	3-11
Chart 3-6: Historic Resource Construction by Architectural Time Period	3-12
Chart 3-7: Historic Use vs. Current Use.....	3-13

DELAWARE COUNTY
Formed September 26, 1789 out of Chester County. Named for the Delaware River and site of William Penn's first entry into Pennsylvania, 1682. Old Chester Courthouse (1724) is one of America's early public buildings. County seat, Media, incorporated 1850.

DELAWARE COUNTY WAS CONSTITUTED SEPTEMBER 26 1789
COURT HOUSE WAS BUILT IN 1850 AND REBUILT IN 1913
SIXTH OF THIS JUDICIAL DISTRICT IN LINE OF DIRECT

AEQVITATEM

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION 1980

Background

1

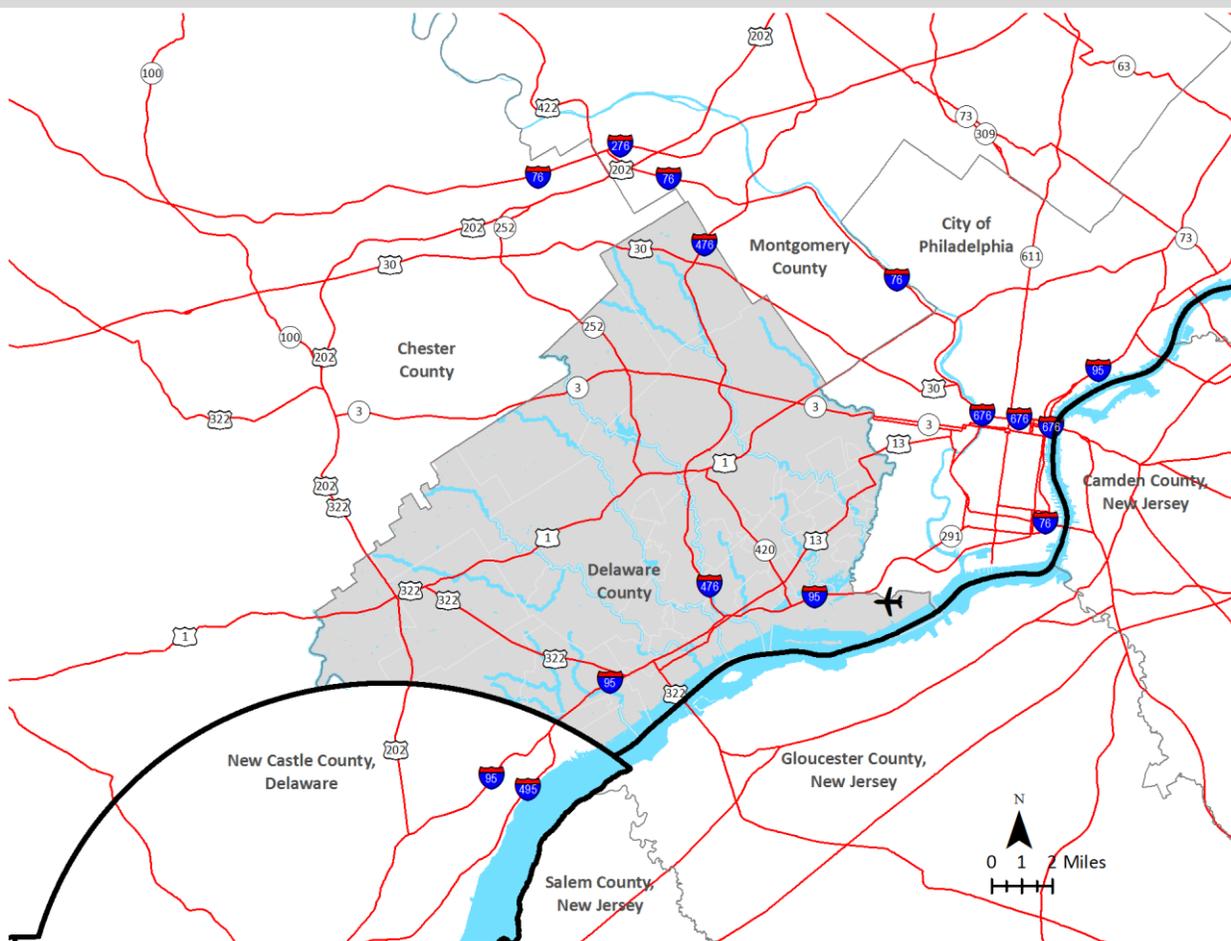
Chapter 1: Background

INTRODUCTION

The *Historic Preservation Plan* is a snapshot of Delaware County's heritage. It offers an overview of preservation efforts on multiple levels of government and the private sector that all focus on identifying, preserving, and protecting the special historic places that are physical reminders of our County's unique past.

Delaware County is located in the southeast corner of Pennsylvania, immediately west of the City of Philadelphia. It is bordered by Chester, Montgomery, and Philadelphia Counties in Pennsylvania; Gloucester County, New Jersey; and New Castle County, Delaware (See Map 1-1). The five-county region, which includes Delaware, Bucks, Montgomery, Chester, and Philadelphia Counties, has a combined population of more than 3.8 million people. According to the 2010 Census, Delaware County is home to 558,979 people. It has a land area of 191 square miles, making it the second smallest county in the region, after Philadelphia County.

Map 1-1: Delaware County



Sources for all maps throughout this document can be found in the Appendix C: Map Data Sources

Delaware County benefits from a wealth of historic and natural resources. Together they combine to create a unique and rich living experience. The County’s built heritage includes homes, bridges, stone walls, roads, churches, neighborhoods, stores, factories, and historic landscapes from as early as the turn of the seventeenth century. The wide breadth of age, type, and style of resources is one of Delaware County’s most vital characteristics.

In response to the wealth of historic resources and growing concerns about preserving those resources remaining today for the use and enjoyment of future generations, the County is taking a proactive approach in planning to identify needs and opportunities of the preservation landscape. The first step was the completion of the County’s comprehensive plan, Delaware County 2035, which was adopted in the fall of 2013.

DELAWARE COUNTY 2035

Delaware County 2035 consists of a central *Land Use Policy Framework Plan* and number of related and interconnected, but more detailed, component plans. The *Land Use Policy Framework Plan* establishes an overall vision for the future of the County through the year 2035. It also sets policies for development, redevelopment, preservation of natural and cultural resources, conservation, and economic initiatives. The plan provides the County’s 49 municipalities with a framework for the strategic use of public resources to improve the quality of life for all its residents. In accordance with the Pennsylvania Municipalities Planning Code (MPC), the plan “establishes objectives of the municipality concerning its future development, including, but not limited to, the location, character, and timing of future developments.”

Some of the component plans – addressing additional planning-related elements within the County – have already been developed, such as the *County Open Space, Recreation, and Greenway Plan* and the *Economic Development Plan*; more are under development. Each component plan will use the same framework and build off of the land use policies laid out in the *Framework Plan*. Individual municipal plans serve as a basis for these policies. This *Historic Preservation Plan* will serve as the historic preservation component plan of Delaware County 2035.

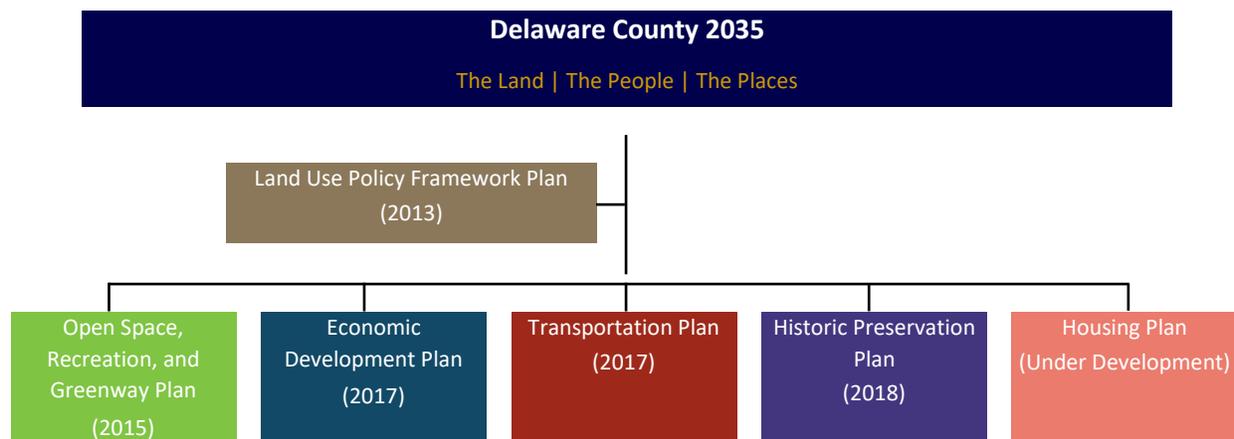


Figure 1-1: Organizational Structure of Delaware County 2035

The County Profile section of the *Framework Plan* is organized by the key themes of Delaware County:

The Land

- A Range of Housing Options
- Natural Resources Protection
- Quality Community Services and Facilities
 - Health Care
 - Higher Education
- Utilities

The People

- Demographics
 - Aging in Place
 - Race, Ethnicity, and Diversity
- Energy
- Employment

The Places

Delaware County 2035 recognizes the importance of supporting growth in the County through the celebration of community character - that is, the sum of essential qualities that makes each neighborhood and municipality a distinct place. The Delaware County 2035 community framework organized the diverse place types of the County into four Character Area types, which are broad areas with similar development patterns and characteristics, and four types of Central Places, which are community focal points that reinforce or establish a sense of place and character. The planning areas (or community framework) (see the Delaware County Profile section for more detailed description of each) identified in the *Framework Plan* are:

Character Areas

- Mature Neighborhoods
- Growing Suburbs
- Open Space
- Greenways

Central Places

- Urbanized Center
- Town Center
- Neighborhood Center
- Activity Corridor

The Land Use Framework chapter of the *Framework Plan* details prioritized objectives, policies, and actions that County and municipal decision makers can take to address their common issues and challenges. Recommendations are presented for each of the eight place types listed above. The plan also identifies place-making themes which were derived from the themes represented in the County's municipal comprehensive plans. They address general goals for improvement across the County. Themes related to historic preservation include:

- **Sustainable Development Patterns** – development that meets the needs of the present without compromising the ability of future generations to meet their own needs. This also includes

development which can be adapted for future uses and focuses on development around existing centers.

- **Range of Housing Options** – providing quality housing for people of all income levels, physical abilities, and family size. This includes housing of varying sizes available at various price points and with different types of ownership.
- **Community Investment and Revitalization** – focusing investments on existing communities and infrastructure within each municipality; recognizing that our existing communities have provided valuable places to live, work, and shop for generations and should be valued for their importance within the region.
- **Historic and Natural Resource Protection** – preserving historic and natural assets within the County’s landscape that have recreational, visual, cultural, environmental, or economic benefits.
- **Smart Energy Choices** – includes retrofitting existing buildings, encouraging energy efficient construction, promoting green technology businesses, promoting energy related workforce training, and encouraging alternative energy where appropriate.
- **Community Character** – planning for new construction within the context of existing landscapes and development while recognizing that with the growth of our region new development will in fact change the landscape of the County. New development and redevelopment should fit in with the existing or desired character of the community.
- **Regional Economic Development** – promoting long term and sustainable economic goals that help boost Delaware County’s position in a global future.

HISTORIC PRESERVATION PLAN

The *Historic Preservation Plan* intends to capture the essence of the variety of historic resources in the County and seeks to better understand how to best identify, protect, and promote them. The County’s comprehensive plan calls for simultaneously protecting these valuable resources while implementing smarter use of development around natural and historic areas.

The *Historic Preservation Plan* is the component of Delaware County 2035 that incorporates information on known historic resources and countywide history, shares preservation planning strategies to date, identifies actions that will further the role of the County and its municipalities as good stewards of our rich heritage, and help to incorporate historic resources into what makes our communities thrive.

Connection with Delaware County 2035

As a component of Delaware County 2035, it is important to consider how the *Historic Preservation Plan* correlates with and reinforces the County land use strategy established by the *Framework Plan*. Though not always identified directly, the place-making themes from the *Framework Plan* are an important underlying factor in much of the *Historic Preservation Plan*.

The following are the countywide objectives from the *Framework Plan*. The intent of this plan is to build upon the objectives established in that document with specific regard to historic preservation. As such, the *Framework Plan* objectives guide the specific goals, objectives, and actions of this *Historic Preservation Plan*. It offers short-, medium-, and long-term actions for the protection and promotion of the County’s heritage and historic resources that both the County and its municipalities can achieve.

Delaware County 2035: Land Use Policy Framework Plan

Objectives

LU 1:

Create desirable places to live by ensuring that land resources are allocated for uses that will achieve the following:

- Accommodate and enhance established community character and planned growth;
- Support viable transportation and infrastructure systems;
- Include a range of housing options;
- Protect natural and historic resources;
- And provide for adequate community facilities.

LU 2:

Encourage compatible land use, redevelopment, and revitalization that will protect the stability and enhance the character of Mature Neighborhoods.

LU 3:

Encourage context-sensitive design and sustainable development and redevelopment.

LU 4:

Preserve, connect, and expand greenways and open space to protect natural and historic resources, and promote healthy lifestyles.

LU 5:

Improve land use compatibility and accommodate population growth, institutions, services, and culture to strengthen economic competitiveness. One series of policies and actions is presented for Urbanized Center, Town Center, and Neighborhood Center since they share a common objective.

LU 6:

Promote economic redevelopment and development, while preserving community character and improving accessibility.

(Delaware County Planning Department 2013)

GOALS

As part of the planning process for the *Historic Preservation Plan*, three overarching goals were identified to guide historic preservation planning efforts in the County. They are the result of analysis of existing historic resources and preservation planning best practices as well as research into preservation needs and opportunities. They also take into account the objectives from Delaware County 2035 identified above, along with their respective policies and actions. The goals of the *Historic Preservation Plan* are:

Goal 1: Identify

Identify and document historic resources, narratives, and themes in Delaware County.

Goal 2: Protect

Protect resources that have the most meaning, cultural impact, or historical significance to the County and its communities.

Goal 3: Promote

Promote the benefit that historic resources and historic preservation practices contribute to the County's character and future prosperity.

The goals stress that historic preservation is an ongoing effort and highlight the need for consistent efforts across the County to promote the importance of these assets. The three goals identified serve as the basis for both discussion and recommendations in this plan and are highlighted in the discussion throughout. The objectives and actions in the plan often relate to more than one, if not all, of the three goals. Therefore, the actions are organized by objective, rather than by goal.

DELAWARE COUNTY PROFILE

Current conditions in Delaware County provide the background and necessary context to understand the local context that has an impact on the County's historic resources. The Delaware County Profile identifies the key assets that have contributed to the current social, economic, infrastructural, and environmental characteristics of the County. The profile utilizes the land use framework of Central Places and Character Areas of Delaware County 2035 to advance the goals, objectives and recommendations for historic preservation.

There are several key assets that have shaped Delaware County's development patterns and the current state of its historic resources. Perhaps the most important is the Delaware River, which has been a significant resource since the time of Native American settlement. Owing to the unique mix of development factors found in different parts of the County, the character of Delaware County's communities varies widely.

As discussed above, the *Framework Plan* organizes the County into distinct planning areas with common characteristics. The community framework planning areas (Character Areas and Central Places) are used to meaningfully organize the long range planning policies. These area classifications are also extremely useful in discussing the history of growth and development patterns as well as historic preservation issues in each of these areas. It is important to note that these areas were designed to be self-identified

by municipalities and those listed in the plan are not inclusive. The following are the Character Areas and Central Places, as defined in the *Framework Plan*:

Character Areas

Mature Neighborhoods

- Underlying areas that are established and have realized most of their population, employment growth, and infrastructure build-out.
- Some are stable and thriving with affordable housing, access to transit, and a strong community identity.
- Some are experiencing population losses and deteriorating infrastructure systems.
- Over time, the prevalence of Mature Neighborhoods is moving toward the western boundary of the County.
- Revitalization opportunities exist in a variety of scales and locations.

Growing Suburbs

- Underlying areas that have undeveloped or agricultural land remaining and are experiencing or are forecast to experience population growth.
- Mostly residential with primarily single-family detached housing.
- Typically located in western Delaware County.

Open Space

- Underlying area that either remains in a natural state or is used for agriculture; free from intensive development for residential, commercial, industrial, or institutional uses.
- Open space can be publicly or privately owned and may include: forest land, water bodies, wetlands, steep slopes, undeveloped coastal lands, cemeteries, parks, preserves, golf courses, abandoned railroad beds, and utility property.

Greenway

- A linear system of connected natural and man-made elements that function together for public benefit.
- As vegetated buffers, greenways can protect natural habitats, improve water quality, and reduce the impacts of flooding in floodplains.
- Proximity and access to Greenways has an impact on quality of life.

Central Places

Urbanized Center

- A medium-to-large scale community consisting of a multiple street central business district surrounded by mature residential neighborhoods.
- Land uses are mixed and consist of a range of scales and density.
- Well-connected street grid network, sidewalks, and mass transit.
- Transit-oriented developments may exist around regional rail lines and bus ways.
Examples: 69th Street (Upper Darby/Millbourne), Chester City, Darby, Lansdowne, Media, Wayne

Town Center

- A small-scale community consisting of one main street or town square surrounded by neighborhoods.

- Land uses are mixed and mostly consist of small-scale, low-intensity businesses, services, and cultural resources that serve the community.
- Residential fabric typically consists of medium-size blocks with a range of building types, including apartments and single-family residences, promoting a walkable environment.
- Transit-oriented developments may exist around regional rail lines and bus ways.

Examples: Boothwyn, Concordville, Havertown, Marcus Hook, Morton, Newtown Square, Parkside, Ridley Park, Swarthmore

Neighborhood Center

- An area at an intersection of roads and/or commuter rail/bus lines surrounded by neighborhoods.
- Typically has definable focal point and/or a mix of commercial, retail or civic uses.
- Often a walkable destination.
- Has a unique history or sense of a community within the larger neighborhood setting.

Examples: Aldan, Aronimink, Aston Mills, Booths Corner, Chadds Ford, Collingdale, Gradyville, Secane, Sharon Hill, University Crossing (Chester), Wallingford

Activity Corridor

- A linear-shaped place flanking major transportation corridors or highway interchanges with intense development and where public transport facilities, mixed land uses, and people are centrally focused.
- Varied width, density, and design depending on the local context and underlying character.
- A variety of retail, social, and employment opportunities integrated with high density residential functions.
- Although some are auto-centric, Activity Corridors can become more walkable, connect to neighborhoods, and include attractive streetscapes.

Examples: Highway Routes 1, 3, 13, 202, 252, 291, 320, 352, 452, and 491; Trolley Lines 101, 102, 11, and 13; Norristown High Speed Line

The two underlying Character Areas, Mature Neighborhoods and Growing Suburbs, have distinct differences that significantly affect the approach to historic preservation planning. In Growing Suburbs (typically the western and northern portions of the County), larger parcels and less dense development allow more remnants of the County's agrarian past to retain a greater degree of historic context. However, modern development pressures threaten these resources, and spread-out resources may be more challenging to inventory and protect.

Mature Neighborhoods (concentrated in the eastern and southern portions of the County) may have fewer resources relating to the County's earliest European settlers (and those that remain may have lost much of their historic context), but they do have an abundance of resources representing early subdivision patterns and architectural styles. In fact, it may be a

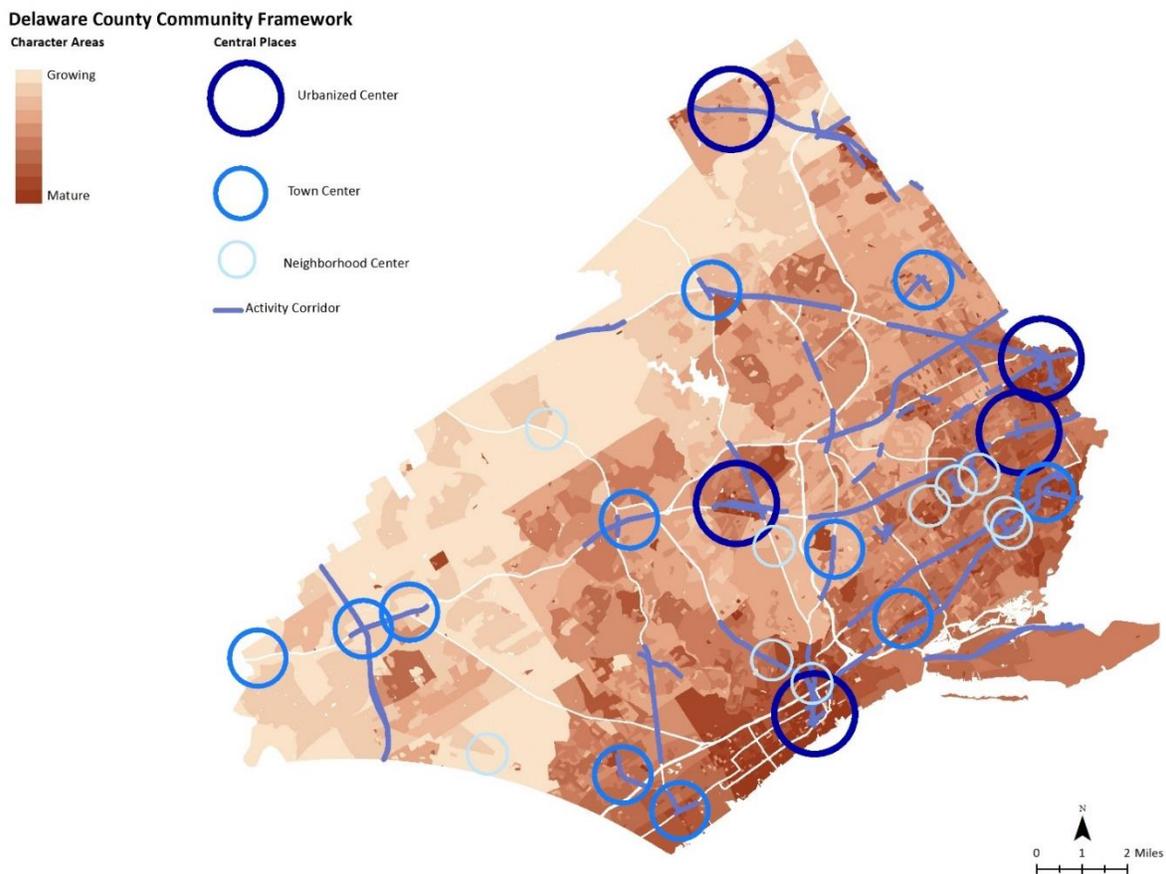


Figure 1-2: Many parts of Upper Darby Township can be classified as Mature Neighborhoods

challenge to identify the best examples of these styles and areas with the most intact resources remaining, as well as the appropriate mechanism for preserving large groups of properties.

Central Places were historically the downtown or commercial centers of communities throughout the County, and they remain as community focal points that reinforce or establish a sense of place and character. They vary in scale and usually reflect the underlying character areas, and can represent varying periods of history. In some areas they may be the remnants of cross-roads villages or early towns with their origins in colonial days. In other areas they may reflect more purposeful commercial or mixed-use development created in response to the booming growth of a suburban residential population. Activity Corridors, on the other hand, tend to contain more recent resources, especially those relating to the emergence of automobile culture. The map below shows the Character Areas and Central Places, as established in Delaware County 2035.

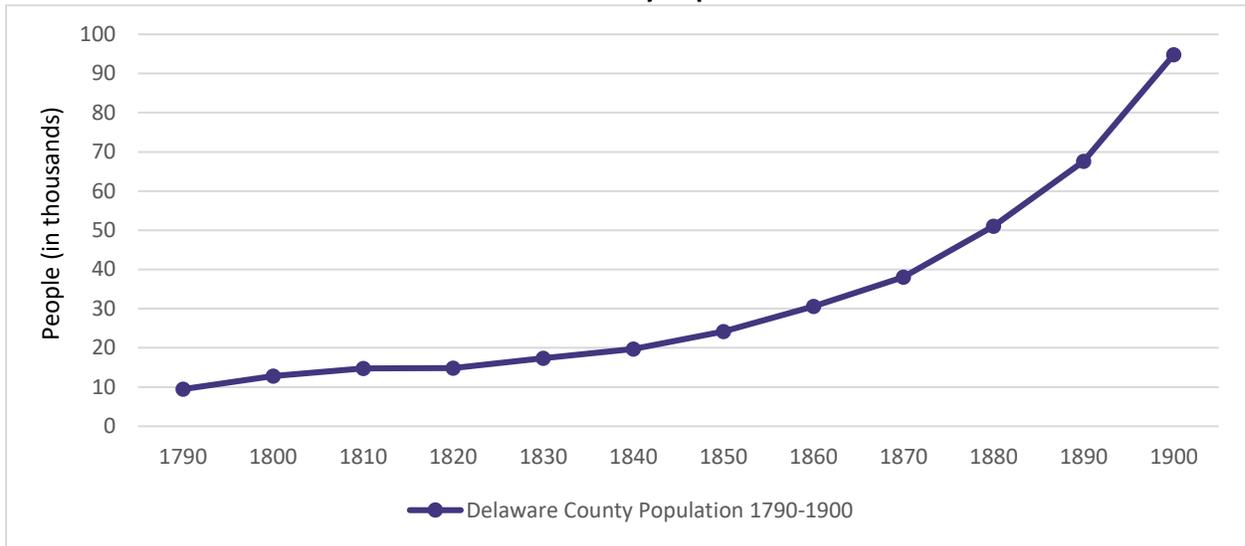
Map 1-2: Character Areas and Central Places



Municipal Genealogy

Delaware County's 49 municipalities have evolved from a handful of scattered communities to a complex tapestry of local governments, each with its own unique identity. A decade after William Penn chartered the commonwealth, there were fewer than 20 incorporated municipalities in the area that is now Delaware County. In the ensuing centuries, smaller municipalities formed out of some of these large townships.

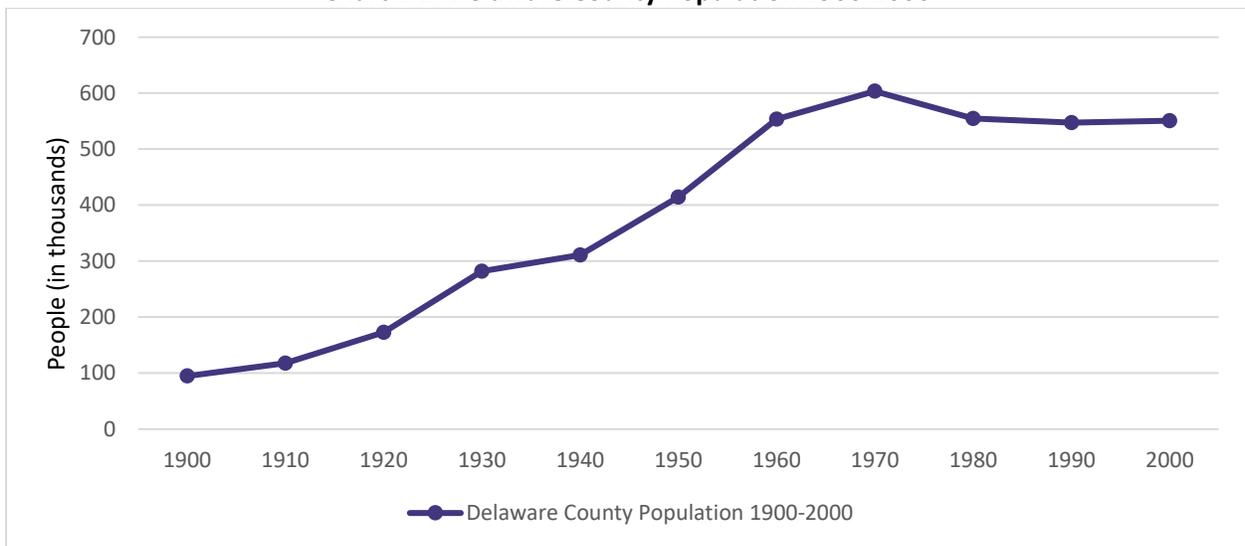
Chart 1-1: Delaware County Population 1790-1900



Source: US Census, 1790-1900

In the twentieth century, the County saw its greatest growth prior to 1930, with a leveling off during the Great Depression. Like much of the rest of the country, Delaware County experienced a population boom in the decades following World War II. The County's population peaked in 1970, reaching 603,465 residents. Subsequently, the population decreased to 550,864 residents by 2000.

Chart 1-2: Delaware County Population 1900-2000



Source: US Census, 1900-2000

According to the United States Census Bureau, Delaware County's overall population remained relatively stable between 1980 and 2010. Despite a few minor fluctuations, the population changed from 555,007 (1980) to 558,979 (2010), representing only a 0.2% increase. The population is expected to continue to grow to approximately 585,000 residents in the coming decades.

Shifting Population 1980-2010

Countywide population figures do not reflect the significant demographic shift that occurred between 1980 and 2010. These modern shifts in population affect issues related to historic properties in ways that range from abandonment and neglect to development pressures and demolition. The population seems to have shifted from the County’s Mature Neighborhoods (eastern and southern municipalities) to its Growing Suburbs (northern, central, and western municipalities). Table 1-1 shows the five municipalities that experienced the greatest decrease in total population and the five municipalities that experienced the greatest increase in total population. All five municipalities that experienced tremendous population losses are Mature Neighborhoods in the southern and eastern parts of the County. Those municipalities that experienced tremendous population growth are Growing Suburbs in the western and northern parts of the County.

**Table 1-1: Municipalities with the Greatest Population Change
 1980 to 2010**

Population Losses				Population Gains			
Municipality	Population			Municipality	Population		
	1980	2010	% Change		1980	2010	% Change
Chester Township	5,687	3,940	-30.72%	Bethel Township	2,438	8,791	260.58%
Chester City	45,794	33,972	-25.82%	Edgmont Township	1,410	3,987	182.77%
Darby Township	12,264	9,264	-24.46%	Concord Township	6,437	17,231	167.69%
Folcroft Borough	8,231	6,606	-19.74%	Thornbury Township	3,653	8,028	119.76%
Rutledge Borough	934	784	-16.06%	Chester Heights Borough	1,302	2,531	94.39%

Source: US Census, 1980 and 2010

Between 1980 and 2010, most municipalities in the Mature Neighborhoods of the County had population declines in the single-digit percentage points. Swarthmore, Morton, and Millbourne Boroughs were the exceptions, as they had modest gains over 30 years. Chester Township (-31%), Chester City (-26%), Darby Township (-24%), Folcroft Borough (-20%), and Rutledge Borough (-16%) had the most significant percentage of population loss in Delaware County during that time period. The most extreme declines (double-digit), occurred between 1980 and 2000 in places such as Colwyn, Upland, Marcus Hook, Sharon Hill, and Darby Boroughs. Most, but not all, of these municipalities slowed or reversed these trends in the following decade.

The Growing Suburb municipalities of Bethel Township (261%), Edgmont Township (183%), Concord Township (168%), Thornbury Township (120%), and Chester Heights Borough (94%) had the most significant percentages of population growth in Delaware County during the period from 1980 to 2010. Concord Township is unusual in that it grew steadily over this entire 30-year period. Others like Edgmont and Chester Heights grew rapidly from 1980 to 2000 (178% and 91%, respectively), but slowed over the last 10 years (1.8%, 2.0%). Bethel, Thornbury, Chadds Ford, Middletown, Aston, and Upper Chichester Townships also had significant 1980s and 90s growth followed by a post-2000 slowdown, but to a lesser extreme.

Housing Characteristics

Housing characteristics have tremendous implications for historic preservation. Two characteristics in particular – housing type and age of housing – are analyzed in this section.

Delaware County’s housing inventory is truly diverse. The County boasts a more even distribution of single-family detached, single-family attached, and multifamily (2 or more units) structures compared to the other three southeastern Pennsylvania suburban counties. Delaware County has the lowest percentage of single-family attached structures amongst the suburban counties, and, along with Montgomery County, the highest percentage of multifamily structures. Of course, the distribution of these three categories differs greatly between municipalities. For example, in Springfield Township, 85.7% of the housing stock consists of single-family homes, 7.7% of homes are single-family attached units, and 6.5% are multifamily structures. On the other hand, in Eddystone Borough, only 8.7% of structures are single-family detached, while 64.4% are single-family attached, and 26.9% are multifamily.

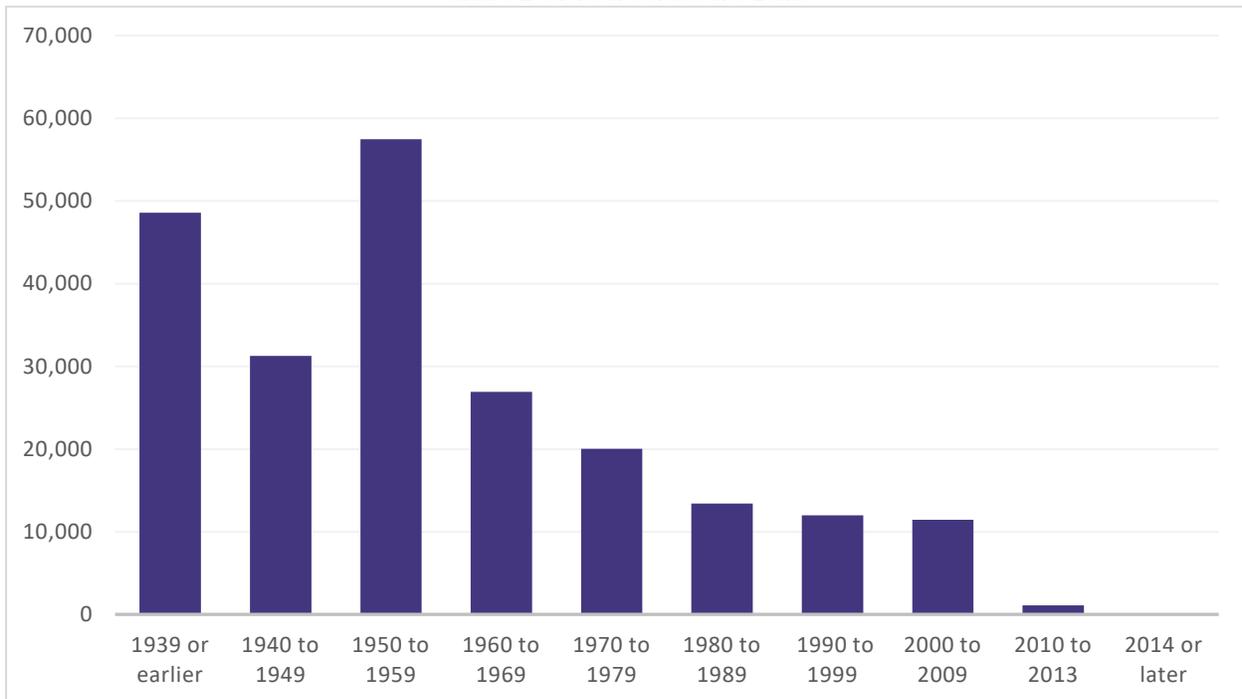
Table 1-2: Delaware County Housing Type

Total Housing Units	222,249 units
Single Family Detached	45.4%
Single Family Attached	30.5%
Total Multifamily	23.8%
Multifamily: Small (less than 10 units)	11.9%
Multifamily: Medium (10-49 units)	7.4%
Multifamily: Large (more than 50 units)	4.5%
Other	0.3%

Source: American Community Survey 5-Year Estimates, 2011-2015

The County’s housing stock is, for the most part, much older than that of the other counties. According to the 2015 American Community Survey, the Median Age of Housing in Delaware County was 1955, which is significantly older than all surrounding counties excluding the city of Philadelphia. Close to 74% of Delaware County’s housing stock was built before 1960, which means it has the potential to be considered historic. Nearly 22% of the County’s existing housing stock was built prior to 1940, which could encompass resources from colonial days through the nineteenth century and the bustling early years of the turn of the twentieth century. However, the largest percentage of the County’s existing housing stock – more than a quarter – is from the 1950s, a period of Post-war boom that had not been seen before or since. Both of these factors – a mix of housing typologies and aging structures – speak to a need for coordinated historic preservation efforts.

Chart 1-3: Year Structure Built



Source: American Community Survey, 2011-2015 Five Year Estimates

HISTORIC PRESERVATION OVERVIEW

DEFINITION

Historic preservation encompasses the body of actions taken to safeguard the significant places existing in our communities today for the use, enjoyment, and enrichment of future generations. It can mean everything from re-pointing a masonry wall from the seventeenth century to documenting the patterns of development in a twentieth century subdivision. There are a variety of tools and techniques that can be utilized to accomplish this objective, a few of which are touched on in this document. Just as natural resources are non-renewable and require planning to ensure their survival, significant historic places are also non-renewable and require the same planning efforts.

BENEFITS OF HISTORIC PRESERVATION

Historic preservation aims to protect buildings, structures, and sites that are important to a region's cultural identity. Historic preservation, therefore, maintains an educational record of history which has a powerful impact on the identity of places. Preservation has several other important benefits, which encourage the increased use of this practice. Preservation promotes community pride. Places that elicit such a feeling are often better maintained, encourage more citizen participation, are more welcoming to newcomers, and often have stable if not higher property values than other neighborhoods.

Environmental Benefit

Essentially, historic preservation is an act of conservation. Preservation at its most basic level maintains existing buildings and structures, acknowledging the past effort put into their construction and preventing the vast energy expenditure resulting from their destruction and replacement. About a quarter of waste sent to landfills in America is the product of new construction in sprawling suburbs. Focusing construction on the restoration and adaptation of older and historic buildings conserves environmental resources, uses existing public investments, and revitalizes traditional American neighborhoods. This inward focus also lessens demand on outward, sprawling development that consumes valuable rural open space.

Embodied Energy is the total expenditure of energy involved in the creation of a building and production of its component materials – not just the energy use of the building itself. Rehabilitating historic buildings rather than demolishing them and building new construction reduces waste and saves energy and resources.

Cultural Benefit

Historic resources supply a snapshot of a certain time in a town or community's history. The physical representation of a place in time provides present and future generations with knowledge and an appreciation of their cultural heritage through a glimpse into the past. Our descendants can become better acquainted with their past by visiting historic sites and experiencing a way of life that would be difficult to otherwise understand. Enriching the sense of identity of a community and enhancing its quality of life makes residents more engaged and responsible citizens. Retaining a diverse and varied built environment provides people with a richer, more interesting place to live, visit, and work. A major benefit of preservation is the level of visual diversity that a mix of styles and ages of buildings can offer. Many of our municipalities become destinations for residents of the County or tourists from elsewhere because of the variety of historic places that have been preserved.

Economic Benefit

The aesthetic and cultural benefits of preservation are relatively obvious and well known, but historic preservation also creates substantial economic benefits. Preservation has been seen as a luxury in the past, but recently communities have noticed and promoted its role in sustaining local economies, creating jobs, and producing profits. Historic communities have been shown to have higher property values, encouraging a higher valuation of historic architecture by society. In cases where the cost of rehabilitation of older buildings is roughly the same as new construction, preservation is the superior option because it conserves resources. Additionally, preservation is a wiser investment because it provides a higher quality of life and allows for more funding to be directed toward community development initiatives. Preservation is therefore an efficient use of resources. Historic centers also attract tourists, particularly high-spending cultural heritage travelers.

Statistics collected in 1999 by the Preservation Alliance for Greater Philadelphia cite the economic benefits of rehabilitation of historic buildings. These include job creation; reuse of neglected sections of cities that spur new development and investment; and increased tourism for heritage-based sites. For example, Boston's Faneuil Hall Marketplace, a group of old warehouses that were rehabilitated and adaptively reused as an urban mall, receives more visitors than any other destination in the city.

THE HISTORIC PRESERVATION MOVEMENT IN THE UNITED STATES

The desire to protect and promote our most valued historic places began in the United States in the mid-nineteenth century, with a focus on protecting famous places associated with the founding fathers and the formation of our country. At this time, historic preservation efforts were primarily led by groups of concerned citizens rather than legislated by government. One early example is Mount Vernon, George Washington's estate, which was restored and preserved by a group of concerned women who rallied support and raised funds without government assistance. As the movement progressed, historic preservation efforts focused not just on places associated with our national history, but also on resources that represented the development of states, regions, cities, and individual neighborhoods. In 1931, the city of Charleston, South Carolina, established the first historic district by ordinance and created a board of architectural review to oversee it, a model which was soon replicated by cities throughout the country.



Figure 1-4: Early preservation efforts often focused on resources related to the founding fathers or the formation of the country. The Benjamin Ring House is one example, as it was used as Washington's headquarters before the Battle of the Brandywine. Source: TheBrandywine.com

The historic preservation movement greatly expanded its scope and influence in the twentieth century, and progressed from a citizen-led effort to a more formalized field incorporating legislation and professional practitioners. The 1935 Historic Sites Act was the first time that federal legislation declared "...that it is a national policy to preserve for public use historic sites, buildings, and objects of national significance..." During the Depression, the Historic American Building Survey (HABS), a program of the National Park Service, provided work for architects and draftsmen while also establishing a database of architectural records for a broad sampling of the country's architecture.

The historic preservation field gained further prominence in the 1960s and 1970s. In the face of the post-World War II suburban building boom and Urban Renewal policies which cleared large swaths of cities for more modern development, public support for protecting vulnerable historic resources grew. Colleges and universities throughout the country began offering degree programs in Historic Preservation and Historic Preservation Planning. Historic preservation was again championed on the national level with the passage of the 1966 National Historic Preservation Act, which established a number of tools, programs, and protections that are still critical to the profession today. Then, in 1978, the landmark Supreme Court case *Penn Central Transportation Co. v. City of New York* validated the protection of historic resources as a legitimate government practice.

Historic Preservation Planning can occur on the Federal level, state level, county, or regional level, as well as the local or municipal level. Private citizens have played a major role in historic preservation

practice all through its history, and still today the preservation community of historical societies, historic commissions, non-profits, and individuals often works along with government officials to retain our shared heritage on all levels.

LEGAL BASIS FOR HISTORIC PRESERVATION

Historic preservation is accomplished through a variety of different tools that are permitted under both federal and state law. Understanding the legal basis for historic preservation is key to implementing action to preserve historic resources.

Preservation at the Federal Level

The National Historic Preservation Act (NHPA) of 1966 is the most important federal legislation related to historic preservation and creates an extensive framework within which preservation takes place. It establishes programs and opportunities for preservation activities from the federal government to the local level. The Act created the National Register of Historic Places, an inventory of significant historic resources throughout the country which is overseen by the National Parks Service (NPS). Section 106 of the National Historic Preservation Act establishes an important requirement that projects undertaken, permitted, or funded by the federal government consider their impacts on historic resources listed or eligible for listing on the National Register. Any potentially negative impact to a historic resource caused by a federal undertaking is required to take steps to mitigate the impact where feasible. The Section 106 process is overseen by the independent federal agency the Advisory Council on Historic Preservation (ACHP) with assistance from state and local government.

Preservation at the State Level

The NHPA mandates that states have a State Historical Preservation Officer (SHPO) to carry out many of the initiatives and requirements of the act, including reviewing properties that are potentially eligible for inclusion on the National Register. The Pennsylvania Historic Preservation Act of 1978 (Act 273) establishes the role of the Pennsylvania Historical and Museum Commission (PHMC) as having general responsibility for overseeing and advising all levels of government on historic preservation within the state. Among its other functions, including a State Museum and State Archives, PHMC serves as the State Historic Preservation Office for Pennsylvania, and its executive director is designated as the State Historic Preservation Officer.

Preservation on the Municipal Level

As is common with other types of land use planning, much of historic preservation protection and regulation occurs on the local level rather than the federal or state level. The Municipalities Planning Code (MPC) is the state enabling legislation enacted to empower municipalities to plan for development through the use of such tools as zoning and subdivision and land development ordinances. Article VI of the MPC lays out the allowable uses of zoning in Pennsylvania and includes provisions for using zoning to protect historic sites. The Historic District Act 167 (1961 P. L. 282) is the state enabling legislation authorizing municipalities to create local historic districts and to establish a Historical and Architectural Review Board (HARB) to oversee architectural activity within the district, providing a greater deal of protection and regulation than is typically provided by zoning. Another program carried out on the local level, although enabled by federal legislation, is the Certified Local Government (CLG) program. Established under the NHPA and administered by the SHPO, the CLG program provides local

governments with technical assistance and funding, provided they meet certain requirements demonstrating a commitment to historic preservation practices.

HISTORIC PRESERVATION PLANNING EFFORTS

STATEWIDE PRESERVATION PLANNING

As the SHPO, PHMC is required by the National Historic Preservation Act to maintain a statewide preservation plan. A new state plan is released every five years. The current plan for the years 2012 through 2017 is entitled *Building Better Communities: The Preservation of Place in Pennsylvania*. It enumerates historic resources and preservation efforts statewide, includes funding sources, preservation partners, applicable legislation, and the public's perceptions on the status of preservation and what it can do for the communities. The 2012-2017 plan established the following goals as part of its action agenda:

- Increase local preservation planning
- Expand the state/federal partnership
- Bolster preservation advocacy
- Engage new audiences
- Administer an efficient and proactive statewide preservation program

Beginning in 2016, PHMC began a public outreach process in preparation for their next five-year plan known as *Community Connections: Planning for Preservation in Pennsylvania*. This process involved collaborating with a statewide task force and focus groups as well as an extensive public outreach effort including an online survey and a series of open houses. The final plan for the years 2018 through 2022 will be released in May 2018.

The Delaware County Preservation Plan was crafted to coordinate with the existing Statewide Preservation Plan's goals and objectives, and Delaware County participated in the process of preparing for the forthcoming statewide plan update.

DELAWARE COUNTY EFFORTS

Delaware County and its constituent municipalities have undertaken a variety of historic preservation planning efforts that have shaped the preservation landscape today.

Heritage Commission

The Delaware County Heritage Commission was created in June 1977 with the bylaws established the following year. The Commission was formed with the purpose of overseeing the rich heritage of Delaware County and supporting those organizations within the County that are promoting and preserving its cultural legacy. It is composed of 11 members appointed by County Council who serve on a volunteer basis. Commission members accomplish the mission through outreach within the historic communities of Delaware County, as well as providing a resource base for these organizations and individuals. Some of the Commission's duties include making recommendations to the Council on preservation issues in the County, overseeing County-owned historic properties, making recommendations to County Council on applications from historic sites for Community Development Block Grants, and acting as a liaison between County Council and historic organizations in the County. They also host a seminar annually on some aspect of historic preservation, as well as present annual

resource surveys, although they vary in terms of extent, level of detail, and year completed. The County is undertaking an effort to enter all available resource records into a digital database which will be used for research and analysis, and which will also make the process of updating survey information easier.

All of the County's municipalities have municipal or multi-municipal comprehensive plans to establish goals and aspirations for future development. The Delaware County Planning Department has assisted in the development of or contributed to existing comprehensive plans for at least 26 municipalities. When preparing a comprehensive plan, the Planning Department's professional planners work closely with municipal stakeholders to identify a common vision for the future and develop strategies to achieve that vision. Where appropriate, the Planning Department advocates for including historic preservation in this vision and may include a historic resource inventory as well as historic preservation-related goals and project proposals in the comprehensive planning process.

Ongoing Planning Initiatives

The Delaware County Planning Department uses strategic planning tools to protect the County's historic, cultural, and archaeological resources. In addition to the projects and programs listed above, Delaware County's historic preservation planners carry out a number of important functions for the County including Section 106 review, examining subdivision and land development proposals for potential impact to historic resources, and assisting municipalities, non-profits, and individuals in identifying and researching historic resources.

In addition to the Public History Study previously mentioned, the Delaware County Planning Department has initiated or participated in several key regional projects related to preserving the County's history and historic resources. Most recently, in 2013, Delaware County received a grant from the American Battlefield Protection Program to study two of thirteen strategic landscapes of the Battle of Brandywine, one of the most important battles of the American Revolution. The battlefield itself covers 35,000 acres of land in both Chester and Delaware Counties, and the two counties worked cooperatively on the Brandywine Battlefield Task Force. The final report for this study produces a more refined view of troop movement in Delaware County based on historic and archaeological research.

Another study being undertaken in Delaware County is the Twentieth Century Study, which focuses on the County's historic architecture from the period of 1945 to 1977. This chapter of Delaware County's built history is often overlooked, or not considered truly historic. The Twentieth Century Study focuses on the cultural and architectural story of Delaware County's "recent resources." The analysis is complete, and the survey of historic resources in this time period has been begun but needs to be completed.

The Planning Department has produced a number of helpful resources to provide further assistance in historic preservation practice. For communities seeking to protect the character of their historic neighborhoods and encourage quality new construction, the Planning Department created *Delaware County Design Guidelines: A Template for Municipalities*. These guidelines can be used in officially designated historic districts or simply as a tool for municipal government, and are designed to be easily customizable to community needs. In response to frequent requests from owners of historic properties, the Planning Department published *Maintaining Your Historic Home: A Practical Guide for Homeowners*. This guide was designed help property owners understand how to maintain, repair, and preserve details or components of older homes, many of which are deemed historic.

LOOKING AHEAD

The County profile, along with the survey of current conditions, and review of local, national, and twenty-first-century preservation planning trends were all used in shaping the goals, objectives, and actions of this *Historic Preservation Plan*. It is important to take stock of the County's history as well as the major development trends and stylistic movements that shaped its current environment. For that reason, the plan begins with an exploration of the impact of those forces throughout the various periods of the County's history, as outlined in Chapter 2. In Chapter 3, the plan describes the County's historic resources, including data from the County's pilot Historic Resources Inventory. Chapter 4 provides an overview of preservation tools and resources that can be used to identify, protect, and promote historic resources. Finally, the objectives and actions established in this plan reflect the goals laid out in the introduction as well as the strategies discussed throughout the plan.



**Delaware County
Through the Years 2**

Chapter 2: County Through the Years

OVERVIEW

Delaware County has a rich history of people, places, and events, which have not only shaped the landscape of the County today but also played a role in the development of the region, the state, and even the nation as a whole. The heritage of Delaware County begins with the prehistory of native inhabitants. From the earliest European settlers to the Industrial Revolution and World Wars, Delaware County has been an important part of American history for nearly 400 years. The County's rich heritage is still evident today in its landscape and built environment, where many generations of homes, religious properties, storefronts, and industrial sites remain as a living testament to the lives and contributions of past County residents.

This chapter contains a timeline of Delaware County's history, from its earliest inhabitants through modern day. The history has been divided into five major periods, each of which saw historical events, patterns of settlement, and styles of building that would contribute to the tapestry of the County's landscape today in unique ways.

EVOLVING DEVELOPMENT PATTERNS

The physical and spatial features of Delaware County are the remnants of many layers of a rich history. The different forces that shaped the development of the County – agriculture, transit, commerce – all left their marks, manifested in the way that our municipalities look today. For example, the paths of many modern roads often echo old wagon trails or Native American trails. The shopping malls or downtown areas we use every day were once the setting of small groups of Colonial businesses at a crossroads. Without realizing it, we travel along, work, shop, and play within patterns of development laid down from the 1600s to as recently as the latest land development plan. This mix of old and new patterns is what makes up the spatial fabric of our County, and it is what gives Delaware County its unique community profile.

Delaware County encompasses the widest possible variety of community development patterns. The northern and eastern regions are still imprinted with the patterns of the earliest railroad and streetcar commuter suburbs in this country. Waterfront communities and early industrial zones developed along the southeastern side of the County, and the central and western municipalities' development was based on agricultural parcels and still retains many farm-related buildings. Mill development along many inland waterways has left its imprint on the County as well.

Although today Delaware County is one of the most densely developed counties in southeastern Pennsylvania, it began its history as a sparsely populated, largely agricultural region. Its position along major transportation and trade routes as well as its proximity to the commercial and cultural hub of Philadelphia made it ripe for development. The County's many rivers and creeks were ideally suited to mills that spurred industrial development. Early scattered development began to coalesce in areas that would become the County's Central Places, from crossroads developments and villages to small towns and even bustling cities. Yet even into the late nineteenth century, the County maintained enough of its rural character to serve as an attractive pastoral setting for early suburban development aimed at middle- and upper-class city residents looking for a country escape.

Chapter 2: Delaware County Through the Years

Before there was zoning legislation to dictate how development should occur, commercial and residential patterns evolved on their own and grew over time to suit the needs of the people who lived and worked in the County at the time. The concept of zoning was introduced to the country in the late 1920s in an effort to shield residential areas from the noise and noxious fumes of ever-increasing industry. However, as the practice of single-use zoning became more commonplace, it had the unintended consequence of discouraging the traditional patterns of mixed-use living that had thrived in the County for so long. As time went on, people got used to driving to work, shopping, and recreational opportunities, instead of seeking out communities where these activities occurred in proximity to one another. The ubiquity of use-separated zoning plus the dominance of the private automobile had a major impact on development in Delaware County in the latter half of the twentieth century. However, recent decades have seen a dawning appreciation for traditional, mixed-use, walkable or transit accessible development. This has led to re-investment in older downtowns as well as more connected and efficient new development.

ARCHITECTURAL TRENDS

As humans moved from scattered, temporary settlements to more complex and concentrated communities, buildings evolved from merely functioning as shelter to reinforcing certain social orders. There have always been large portions of the population that simply needed a roof over their heads, but those that could afford to do so began to embrace architectural design as a means of displaying wealth, culture, and worldly knowledge. This conspicuous consumption led to the emergence of “high style” architecture that was developed by professional designers and promoted by the world’s tastemakers.

The progression of architectural styles throughout time is a long and meandering path where trends either divert or draw influence from earlier styles. It is important to note that the defining features and time periods of various styles as they are understood in an academic sense may vary quite widely in real-world examples. Thus in Delaware County, certain styles may have persisted for years even after they had fallen out of popularity in other parts of the country or world.

To better understand the wide variety of architectural styles found throughout the County, this plan has organized styles in terms of architectural time periods. This system does not group by century – such as seventeenth, eighteenth, nineteenth and twentieth centuries. Instead, it encompasses eras of architectural development with similar thematic and design elements. The five periods of architectural styles are Post-medieval, Colonial, Revival, Victorian, and Modern. For the purposes of discussion, these stylistic eras encompass the same general time frames as the major historical time periods discussed in the timeline below. For more information on architectural styles, see Appendix D.

Vernacular Architecture

Vernacular is a term that refers to a building whose design does not distinctly reflect any one style. Sometimes this includes a simplified version of a “high style,” as translated by non-professional builders and designers. It can also refer to the practice of using native materials such as stone and wood that are found in the area. Vernacular architecture exists in all stylistic time periods in Delaware County.

NATIVE AND EARLIEST EUROPEAN SETTLERS: UP TO 1699

1600 **1625** **1650** **1675**

Architectural Period: Post-Medieval Era

1609: Henry Hudson explores the Delaware River for the Dutch East India Company

1610: Lord De La War, Thomas West, makes his first visit to the bay named after him

1643: The Swedes establish the first permanent European settlement on Hog Island in Tinicum

1655: The Dutch seize control from the Swedes

1664: The Dutch relinquish all land to the English

1681: King Charles II grants William Penn ownership of the region

1682: William Penn arrives in Upland, which he renames "Chester"

1682: Philadelphia is founded

Pre-Railroad

Lower Swedish Cabin
 Upper Darby (1650)
Reminiscent of Post-Medieval log construction, note the notched timbers at the corners of the house.

Post-Medieval

Morton Homestead
 Prospect Park (1654)
One of the earliest residential style log homes in Delaware County with the typical cedar-shake roof.

English Post-Medieval

Caleb Pusey House
 Upland (1683)
An example of a rural Dutch Colonial style with stone walls, dual-pitched roof, and little or no eaves.

■ = Delaware County Event ■ = National Event ■ = War Event

Native & Early European Settlement: Major Historical Events

The earliest inhabitants in the region included hunter-gatherer groups such as the Lenni-Lenape Indians, also known as the Delaware, as well as Indians of the Woodland tradition who established more permanent settlements. The Okehocking branch of the Lenni-Lenape, also known as the Turtle Tribe, lived along the river and its tributaries. At the main village sites of the tribe, corn, beans, tobacco, pumpkin, and onion were cultivated in small plots in order to augment fishing and hunting. The housing in these permanent villages was composed of one-room bark huts of varying sizes known as wigwams. Other common structures included storage pits similar to European root cellars, as well as small stone and earthen sweat huts dotting the creek banks.

The matrilineal Lenni-Lenape concentrated their villages at fords in rivers and the crossroads of paths to more easily facilitate communication among members of the tribe. The first European structures in the Delaware Valley, usually trading posts, were erected at these locations. Though few remnants of the Lenni-Lenape’s villages remain, there is known archaeological evidence as well as predictive modeling indicating the location of these settlements along some of the County’s waterways, as recorded in the Countywide Archaeological Inventory and Management Plan.

County was originally part of Chester County, one of Penn's original three counties in addition to Philadelphia and Bucks Counties.

Native & Early European Settlement: Development Patterns

The most significant Native American legacy that remains visible on the modern Delaware County landscape is the network of paths laid out to facilitate communication between villages and tribes regarding hunting, fishing, and trade with Europeans. These footpaths through the thick forest became the first roads in Delaware County.

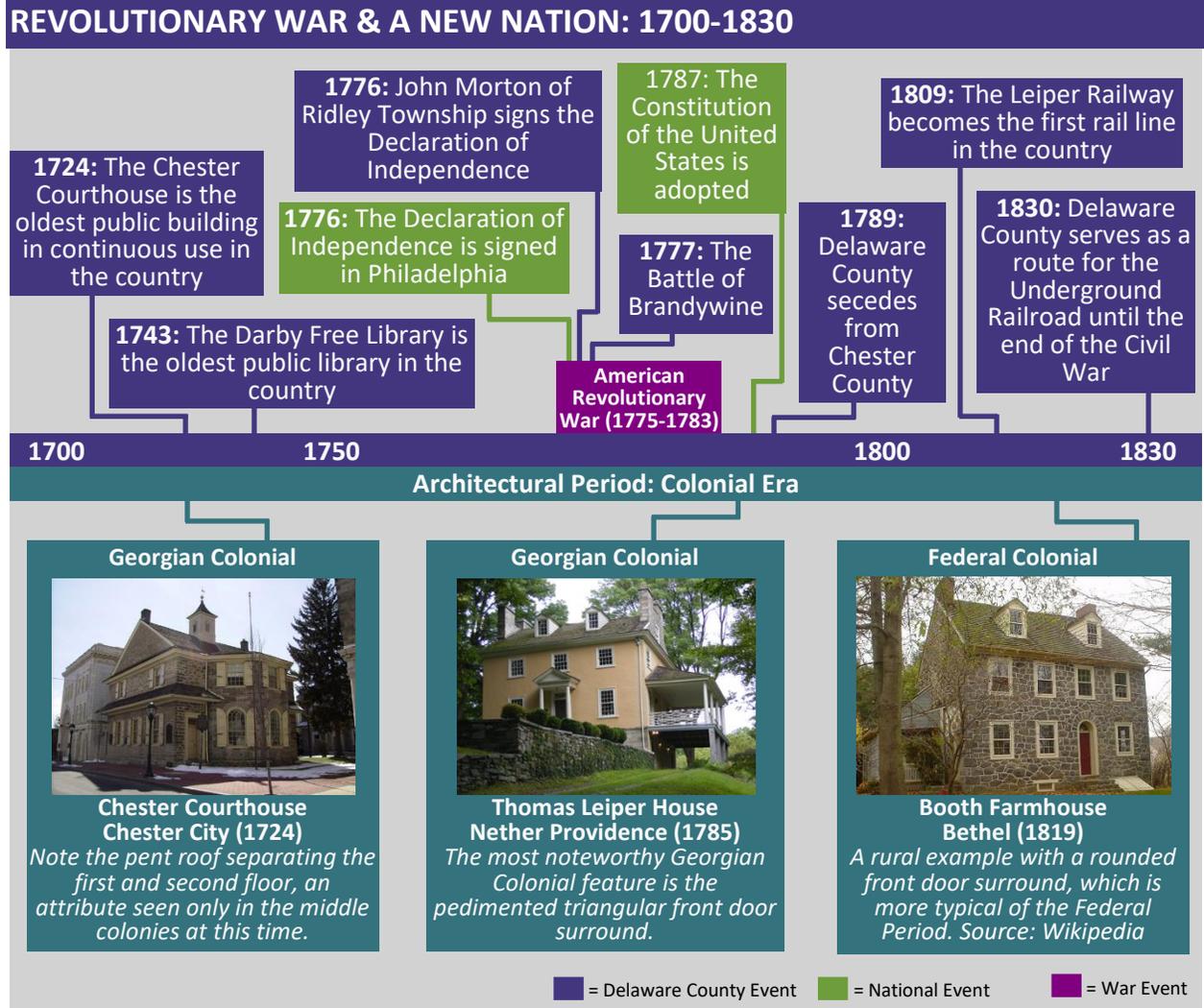
Delaware County during early European settlement developed from the subdivision of agricultural lands. Portions of the County still include a "crazy quilt" pattern of parcels, varied in size and shape, where long vistas and open spaces still exist. Even with subsequent urban and suburban development and new roads, some municipalities have retained boundaries evidencing the variegated lot shapes common before modern subdivision practices developed. In addition, municipalities still retain many of the natural features – such as creeks, meadows, ponds – and built features – such as agricultural fencing, hedgerows to separate fields, and stone walls – that bear witness to our natural and agricultural heritage. In many areas of the County, one can still glimpse entire farmsteads or individual barns, corn cribs, spring houses, and of course old farmhouses from this period.

Native & Early European Settlement: Architectural Significance

This period of history exhibits styles from the Post-Medieval Era of architecture. Some of the earliest settlers to the area that is now Delaware County were from Sweden and first inhabited the southeastern part of the County near the Delaware River and its tributaries. The Swedes brought with them the distinctive log cabin, a style that eventually became associated with America's westward expansion. However, its earliest American roots are in Delaware County.

Subsequently, when the English became the dominant group of European settlers, English Colonial Vernacular became more prevalently used for homes, commercial, and religious buildings. As with the Swedes, the English also constructed their architecture to be a reflection of the style and materials of buildings in the motherland.

A few very important architectural examples remain in the County from this early period. The Lower Swedish Cabin along Darby Creek in Upper Darby Township has a somewhat unclear history as to its original builders; however, this small log house is valuable physical evidence of the architecture of some of the County's earliest settlers. Other residential structures that remain from this early period include: The Thomas Massey House (1696); The Morton Morton House (1750); The Morton Homestead (1654); and The Caleb Pusey House (1683). Extant non-residential buildings from this era mainly consist of Quaker meetinghouses. Some of these remain in Darby Borough, Radnor, Springfield, Upper Chichester, Middletown, Concord, Haverford, and Newtown Townships.



Revolutionary War & New Nation: Major Historical Events

By the beginning of the eighteenth century, the population of Pennsylvania was 30,000 with approximately 500 people living in the area that is now Delaware County. Although it primarily had an agricultural economy, the mills and forges established on the County’s many creeks provided an industrial base that proved invaluable when the fledgling country was tested during the Revolutionary War. The American War for Independence had a tremendous impact on Delaware County as well, both physically and economically. Delaware County saw troop movements as well as the major engagement of the Battle of Brandywine.

Both the American troops and the British troops had a large influence on the local economy. Some establishments, like the local inns and pubs, were able to benefit from the war by serving to the troops and engaging in trade. However, there were far more instances of the troops on both sides overtaking local residences and removing food supplies, raiding crops, and stealing from mills for other supplies. The impact was particularly severe on the Quakers, who were a profound part of the local culture and economy of the region. Many Quakers were loyal to England, but most were at the very least conscientious objectors, condemning war as a means of resolving conflict. Non-Quakers on the side of revolution faulted the peace-loving Quakers for not fighting, and some Quakers were jailed or fined.

Adding insult to injury, in the period surrounding the Battle of Brandywine, Quaker homes and meetinghouses were seized by both sides for headquarters, hospitals, and housing. Southeastern Pennsylvania's economy was severely disrupted by the war and had difficulty recovering.

Following the Treaty of Paris that ended the American Revolution in 1783, the County experienced its own internal conflict over the location of the County seat in Chester City. Residents in the far northern and western portions of Chester County objected to the long travel distance to Chester City to conduct business, and established their own informal seat in the city of West Chester. Following a period of unrest, Delaware County officially separated from Chester County in 1789, retaining Chester City as the Delaware County Seat. By 1800, Delaware County's population had grown to almost 13,000 with farming and mills being important sectors of the economy. Chester City remained Delaware County's seat until 1850, when it was moved to a more central location in Media. By that point the population was migrating inland, allowing the riverfront area to develop into an industrial and commercial center.

"Whereas, the inhabitants of the Borough of Chester and the Southeastern parts of the County of Chester have by their petitions set forth to the General Assembly of this State, that they labour under many and great inconveniences, from the seat of Justice being removed to a great distance from them and have prayed, that they may be relieved from said inconveniences, by erecting the said Borough and the Southeastern part of the said County, into a separate County. And as it appears but just and reasonable, that they should be relieved in the promises."

- An Act for Dividing the County of Chester and to Erect Part thereof into a Separate County, September 26, 1789

Revolutionary War & New Nation: Development Patterns

Throughout the century, Delaware County developed mostly in the form of scattered farmsteads and small crossroad villages. Religious structures, government buildings, commercial centers, and market squares were built. Former Indian trails became cartways and new roads were laid out. Pre-suburban residential development grew as a result of the many early mills, and later factories in the County.

Millworker housing, often consisting of twins or rows, was situated in close proximity to the mills or



Figure 2-2: Rose Tree Tavern in Upper Providence Township once served travelers along Providence Road

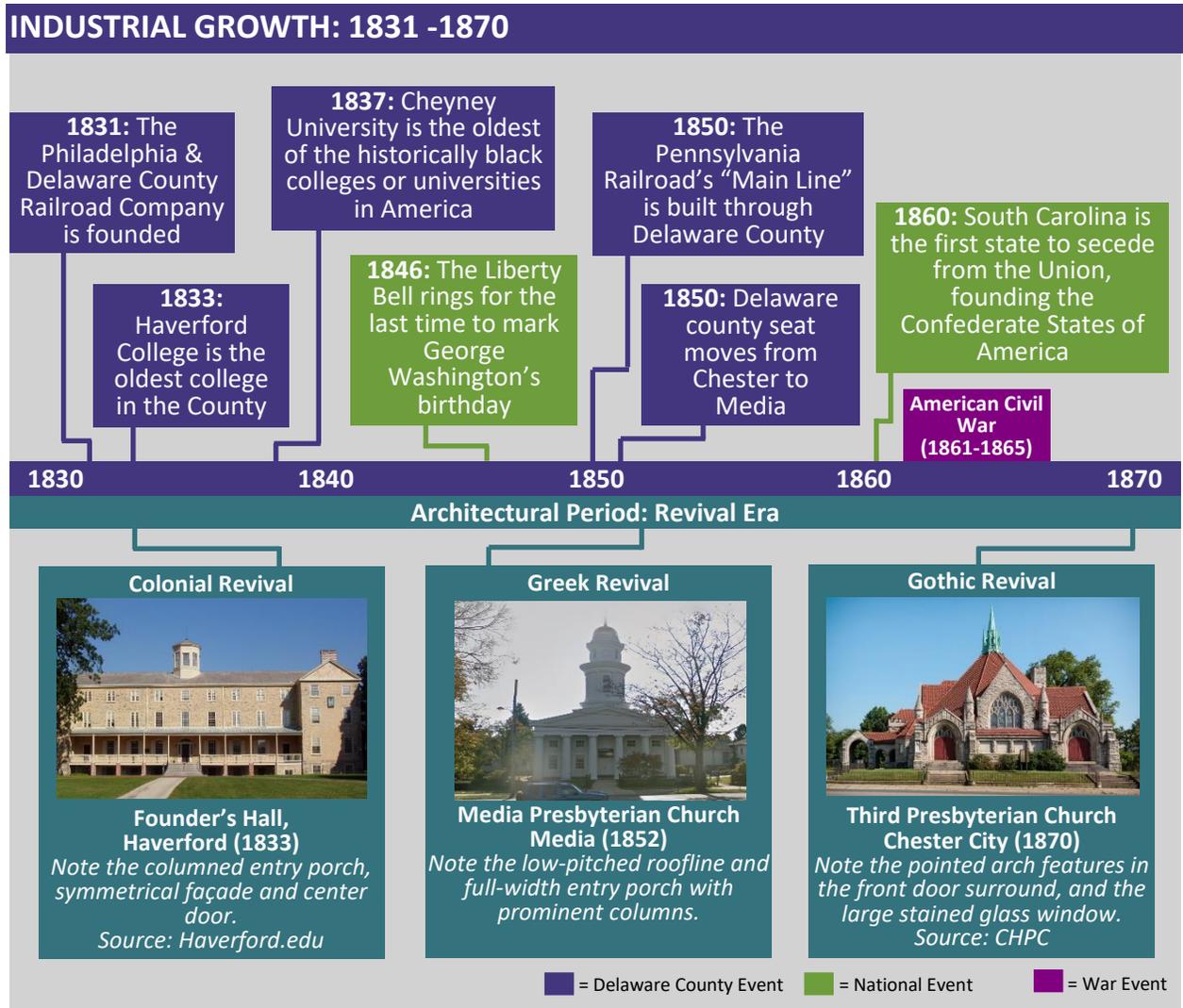
factories and formed a sort of neighborhood quality before suburbs became the norm. Also at this time, taverns were established along what were then Toll Roads, or major circulation routes for horse drawn carriages to deliver supplies. Taverns were generally placed every 17 miles along these major routes, roughly the distance horses and other work animals can travel before needing to be fed, watered, and rested. Taverns also gave their drivers a place to eat, drink, catch up on news, and stay overnight on longer trips. The Rose Tree Tavern in Upper Providence Township is an existing example of one of these taverns along a major trade route of the time.

Revolutionary War & New Nation: Architectural Significance

This period of history exhibits styles from the Colonial Era of architecture. Georgian and Federal Colonial buildings were much more elaborately designed than their early vernacular colonial counterparts were. They emulated the Classical Greek and Roman designs, at a time when classical architecture became

Chapter 2: Delaware County Through the Years

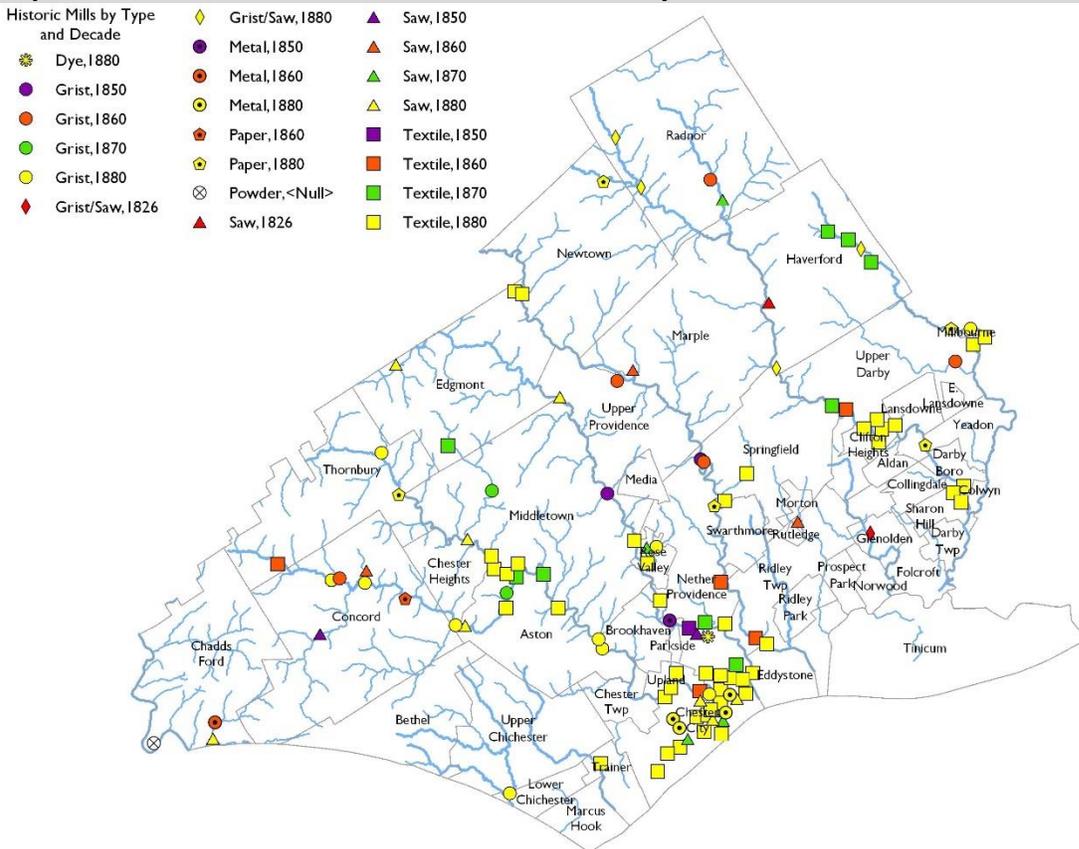
more accessible through recreational travel for the wealthy and also as printed periodicals and newspapers became a common way for people to widen their knowledge of the world. The Georgian style was popular in Delaware County from around 1700 to 1840, and the Federal Style from around 1780 to 1849. In addition to being popular choices for residential architecture, Georgian and Federal styles were commonly used for public buildings as well as inns and taverns. Some exceptional remaining examples of Georgian buildings include: The Chester City courthouse (1724); the Lazaretto, a former quarantine station, (1800); and “Stonehaven” in Chester Heights (1799). Some examples of Federal style buildings include the Booth Farmhouse (1819); Nitre Hall (1810); and the Jesse Palmer House (1840).



Industrial Growth: Major Historical Events

With a lack of European manufactured goods following the Revolutionary War, the new country had to increase its own industrial production. The County's many small mills shifted from local production to more regional markets and industry would eventually overtake agriculture to become the dominant sector of the area's economy. As the mill villages grew, the population became heavily diversified as waves of immigrants arrived to supply labor, including the Irish, Germans, English, and Scottish.

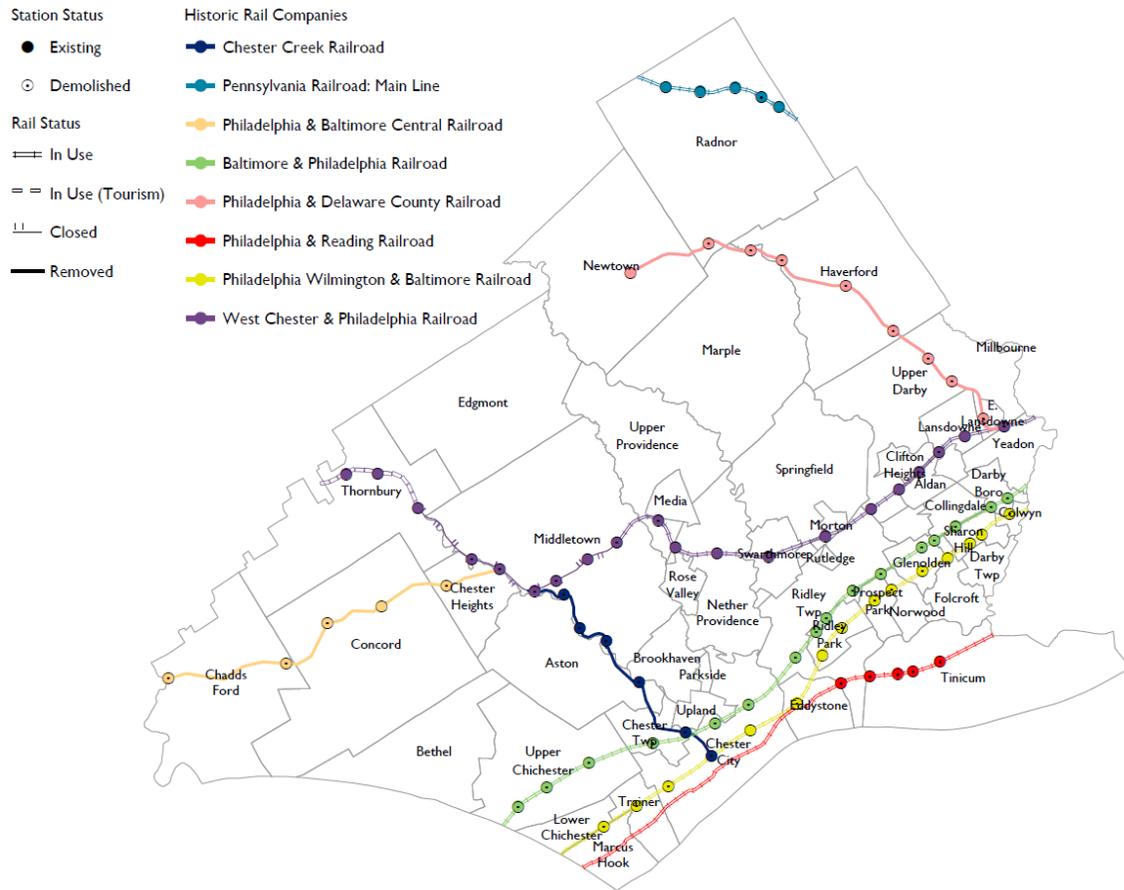
Map 2-2: Historic Mill Locations in Delaware County



The African-American population also grew during this period as free blacks came to work in the mills. Delaware County played a prominent role in the Underground Railroad, as many residents – particularly Quakers – sheltered runaway slaves from the South on their journey to safer areas farther north in New England. The African-American population would increase again following the Civil War with migration from the South.

Following the County government’s move to Media in 1850, some of the County’s population migrated inland from the waterfront areas. This population shift allowed the area along the Delaware River to develop primarily into an industrial and commercial center with an emphasis on shipbuilding and commercial fishing. To serve the County’s growing population, better land transportation routes, including toll roads and bridges, were constructed. However, the greatest changes came with the railroads. By the middle of the nineteenth century, the Pennsylvania Railroad Company extended through the northern portion of the County, a route known as the Main Line. The Baltimore and Ohio eventually ran through the eastern portion, creating changes that would affect Delaware County for the next 100 years.

Map 2-3: Historic Railways in Delaware County



As had been the case during the Revolutionary War, Delaware County’s industrial facilities contributed greatly to the Civil War efforts, playing a key role in providing clothing for Union troops. Delaware County citizens also played an active role in the war effort, with units from Delaware County seeing action in every major battle and campaign of the Civil War.

Industrial Growth: Development Patterns

Nineteenth century development included many farm parcels that were transformed into large estates. Wealthy landowners whose primary income was not from farming bought existing farmsteads or subdivided large parcels for their own private residence and built many large mansions and associated buildings. Some communities began to spring up around railroad stations in formerly rural areas. Several world-renowned architects contributed to the buildings of this era throughout the County as wealthy Delaware County residents sought to simulate the social scene of the British “landed gentry.”

Industrial Growth: Architectural Significance:

This period of history exhibits styles from the Revival Era of architecture. The era is so called because architecture during this period is marked by a number of “revivals” of earlier periods, such as Colonial Revival, Gothic Revival, Greek Revival, and Italianate. These styles were frequently designed by architects, catering to wealthy clients who had traveled abroad and wanted to capture the essence of the architectural marvels of the old world. The Gothic Revival style, both early and late, was used extensively in the design of churches, as well as occasionally in the design of houses and other

structures. These styles led into and overlap slightly with the period generally referred to as Victorian, which would reach its peak later in the century. As the industrial revolution progressed, it increasingly allowed the manufacture of architectural features and details, making a greater array of styles available to the mass market. Still, there was a great deal of carry-over from earlier stylistic periods such as Federal, and vernacular styles continued to dominate the landscape.

Many of the remaining resources from this period are scattered residential or institutional sites, but a few communities experienced growth in their downtowns at this time. Chester City has a significant collection of commercial buildings from the mid-1800s when it was still the most populous municipality in the County, having previously been the County seat and beginning to develop as an industrial center. Media Borough, newly established as a government and commercial center, has a small collection of commercial buildings in revival or early Victorian styles. Examples of revival styles include the Williamson House in Media (1850), the Delaware County Institute of Science (1867), and Old Main at Widener (1867).

TURN OF THE TWENTIETH CENTURY: 1871 – 1919

1888: The Williamson Free School of Mechanical Trades is founded by Isaiah Williamson in Middletown Township

1886: Aqua America is founded in Springfield Township

1901: Rose Valley is originally founded as an Arts & Crafts community

1892: The first oil refinery is built in Marcus Hook

1902: George Wood starts a dairy farm in Wawa, PA that later becomes Wawa Food Markets

1902: Eden Cemetery is the oldest African American owned cemetery in the country

1911: The American Viscose Company produces the first synthetic fiber

1919: William Sproul becomes the only Governor of Pennsylvania from Delaware County

World War I (1914-1918)

1870 1880 1890 1900 1910 1920

Architectural Period: Victorian Era

Second Empire



Bishop/Patterson House, Media (1880)
The two prominent features of this style are the mansard roofline with dormers and brackets beneath the eave.

Tudor Revival



Saturday Club of Wayne, Radnor (1898)
Note the steeply pitched roofline, cross-gable dormers, and decorative half-timbering.
Source: Saturdayclub.org

Queen Anne



Ridley Park Historic District, Ridley Park (1900)
Features an irregular roofline, asymmetrical façade, offset turret and surrounding porch.
Source: Realtor.com

■ = Delaware County Event ■ = National Event ■ = War Event

Turn of the Twentieth Century: Major Historical Events

Railroad expansion continued during this period and had a major impact on the County’s communities. By 1910, the County had surpassed 100,000 residents. Following the exodus of wealthy industrialists in

Chapter 2: Delaware County Through the Years

the decades before, middle class city workers also began to take advantage of new transportation options that allowed workers to have a house for their families in the “country” while still working in the city where most jobs were located. Where farms once stood, new communities began to grow. For example, in 1872, a rail line was laid between Philadelphia and Chester by the Philadelphia, Wilmington, and Baltimore Railway Company. This stimulated speculative development in areas such as Ridley Park, Sharon Hill, Glenolden, and Prospect Park. New housing and associated commercial areas for commuters was centered around the railroad stations. Land development associations laid out roads and lots, which would then be individually sold and built upon.

Mills had long been the primary local industry, but with advancements brought on by industrialization in the late 1800s, the majority of mills closed. In their place rose a diverse arsenal of manufacturing complexes, located primarily along the Delaware Riverfront in the southern portion of the County.

Turn of the Twentieth Century: Development Patterns

The early suburbs of this period are sometime referred to as “streetcar suburbs,” meaning that these new neighborhoods were easily reached by streetcar from the City. These first suburbs were created as a result of the new availability of both commuter trains and trolley cars. The advent of public transportation routes made it possible for more people to move to these previously inaccessible areas and commute to work. These early suburbs, some of the first in the country, were really large subdivision plans developed by private developers. They had many specific design features - compact street patterns, pedestrian-oriented with sidewalks and alleys, common setbacks, planned parks and open space, and proximity to transit stops and shopping areas.

Turn of the Twentieth Century: Architectural Significance

This period of history exhibits styles from the Victorian Era of architecture. Many eastern and mid-County municipalities have extensive “planned” suburban neighborhoods containing tracts of large Victorian homes. These neighborhoods frequently contain Victorian architectural styles such as Queen Anne, Italianate, and Second Empire. While many fine Victorian homes of this era were single family detached, there are also numerous examples of large semi-detached twin houses constructed in the same elaborate architectural styles. Many of these suburbs contain smaller and more modest homes as well in vernacular versions of the high styles nearby.

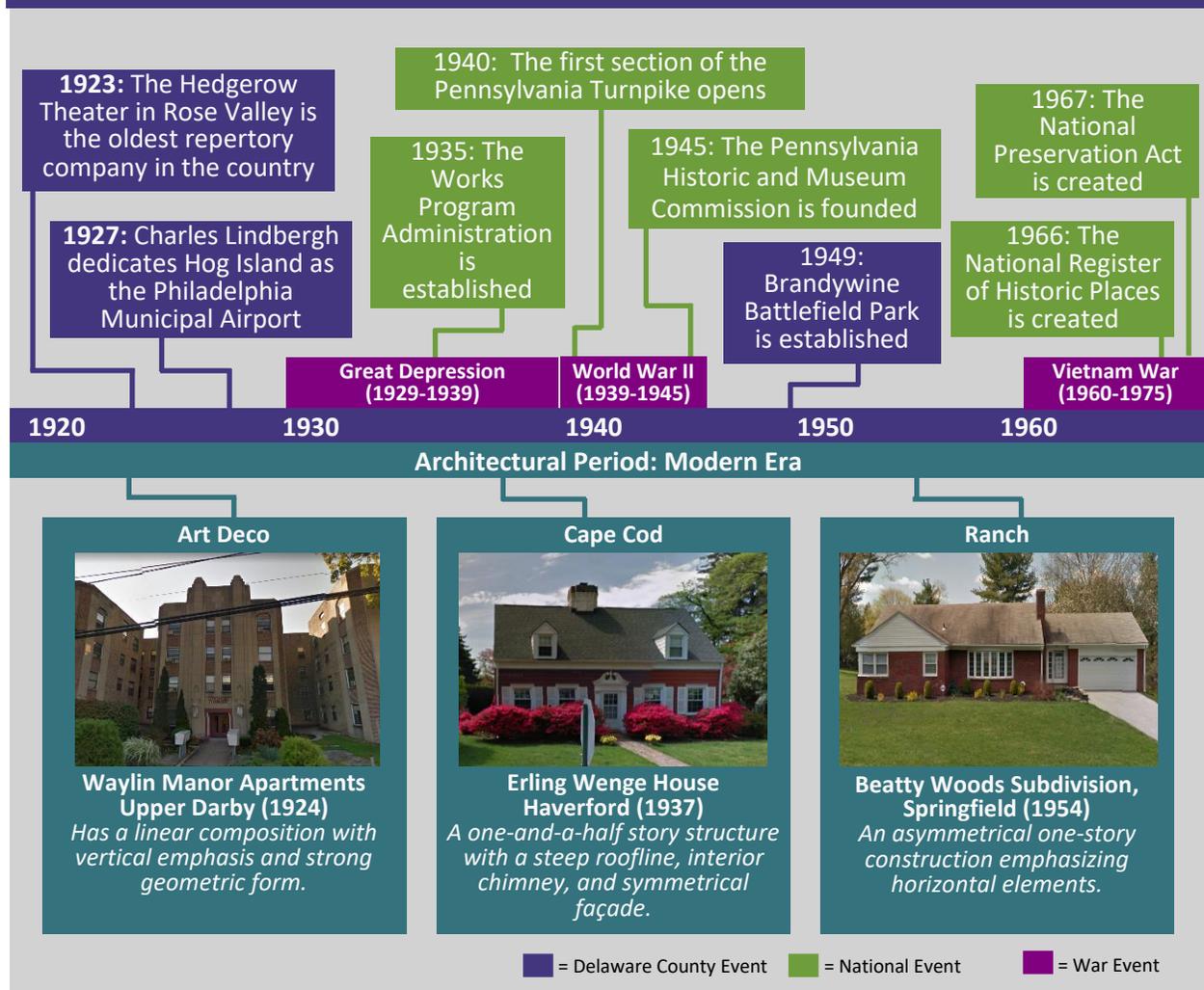
Certain patterns emerged within these Victorian era styles that became very unique to Delaware County, such as row or twins with second floor bay windows, and many decorative features on rooflines, cornices, and porches. Another pattern that became common was the Bungalow configuration, which was an offshoot of the Arts and Crafts Style.

Many homes in Delaware County during this time continued the popularity of Colonial Revival style, which can be seen in rowhomes, twins, and singles throughout the County.



Figure 2-3: A Bungalow-style home in Collingdale Borough

INTERWAR PERIOD AND POSTWAR BOOM: 1920 – 1966



Interwar Period & Postwar Boom: Major Historical Events

Between the years of 1920 and 1930, Delaware County saw its largest increase in population as the County entered its economic heyday. Population growth leveled off during the Great Depression, but was able to rebound quickly after World War II. This growth was particularly concentrated in the east, in proximity to Philadelphia, and in the south, in proximity to the waterfront and industrial areas. Areas like 69th Street in Upper Darby grew into major suburban transportation hubs which caused a rapid population growth in surrounding neighborhoods.

The nineteenth century growth of waterfront activity was ideal for the industrial buildup in the twentieth century, and invaluable by the time of the outbreaks of World Wars I and II. As with prior wars, Delaware County contributed to the industrial and manufacturing needs of the war efforts. Economic prosperity continued after the conclusion of World War II; however, without the demand of the war effort, many of the industries along the waterfront began to cut back or close in the post-war years.

The establishment of the Federal Housing Authority in 1934 and subsequent programs set the stage for the booming housing market of the postwar era, during which thousands of single-family homes would

Chapter 2: Delaware County Through the Years

be constructed for a new generation of middle-income Delaware County residents. Despite the success that transit companies had cultivated during the previous decades, the automobile during this era was poised to revolutionize transportation as radically as rail had at the turn of the century. As the automobile became increasingly prevalent and the post-war need for housing grew so great, large tracts of housing were located farther away from the business centers where transit centers were located.

Interwar Period & Postwar Boom: Development Patterns

The workforce demanded for wartime production and the subsequent industrial boom was tremendous, and the need for housing was overwhelming. Row homes and twin dwellings as well as modest single-family units and large apartment buildings appeared in proximity to industrial areas. Entire villages designed especially for workers were constructed – sometimes by the companies that employed them – in developments such as Westinghouse Village in Tinicum, Highland Gardens in Chester City, and Viscose Village in Marcus Hook.

Municipalities such as Upper Darby Township experienced the highest rate of population increase in the United States between 1920 and 1950. This resulted in large part from the extension of the trolley system into Delaware County from Philadelphia, which in turn necessitated the production of a great deal of housing in a relatively short period of time. To accommodate such a large number of people, Delaware County saw the construction of thousands of rowhouses, as well as hundreds of apartment houses, both big and small. Most of this type of construction occurred in the eastern municipalities, such as Lansdowne Borough and Darby Borough. Upper Darby witnessed the greatest amount of construction, with at least 10 large apartment buildings being constructed within a 10-year period.

Following World War II, however, the development patterns shifted from the first generation commuter suburbs characterized by transit access, density, and walkability, to second generation suburbs oriented more to automobiles and larger lot sizes. Despite the growing dependency on automobile travel, these neighborhoods were often modeled on the same design patterns as the first generation of suburbs, with respect to street layout and standard setbacks. The same predominant types of housing were used – rowhouses and twins, as well as small single homes. Pedestrian-oriented design features still played a strong role in the spatial layout, such as sidewalks, street trees, and alleys. Many of these houses now had garages, but they were often separate structures located to the rear of the dwelling. Not as much emphasis was placed on architectural detail, but a neighborhood identity was still achieved in terms of architectural configuration, common setbacks, and orientation to the street. Changes from the design of the original commuter suburb to this auto-oriented suburban pattern include less of a reliance on public transit and fewer nearby shopping options. There was a shift to corner stores and small commercial areas interspersed among the residential pattern rather than true downtowns. In some areas, large, stately homes along main roads were either adapted to commercial uses, or demolished and replaced with commercial blocks. By the 1950s, construction of smaller neighborhood commercial clusters was slowing



Figure 2-4: An example of post-WWII housing in Ridley Park Borough

down significantly, and the suburbs brought on the advent of the shopping plaza or auto-oriented commercial strip, and later, the shopping mall.

Interwar Period & Postwar Boom: Architectural Significance

This period of history exhibits styles from the Modern Era of architecture. The 1920s in Delaware County was a decade that was notable due to significant population growth and the predominant use of a few architectural styles, including Classical Revival, Tudor Revival, and Colonial Revival. Lawrence Park in Marple was one such subdivision that had an architectural unity of Cape Cod and Colonial Revival homes in a modest scale, built so many of the middle income families could experience a piece of the countryside, and still be near highway access to jobs. The advent of pre-manufactured housing was also popular in this period and Delaware County still retains some Sears Roebuck homes in Haverford, Springfield, and Swarthmore.



Figure 2-5: Sears Roebuck Home, "The Crescent Model," Haverford Township

The Tudor Revival style was a popular design choice for neighborhood commercial strips, perhaps because it evoked a sense of affluence and romance. Such strips can be found in Lansdowne, Upper Darby, Springfield, Swarthmore, and Morton. Although not very common in the County, the Art Deco style also appears in numerous 1920s commercial buildings, especially in Lansdowne.

A locally significant architectural form originating in Philadelphia and spreading to the suburbs was the



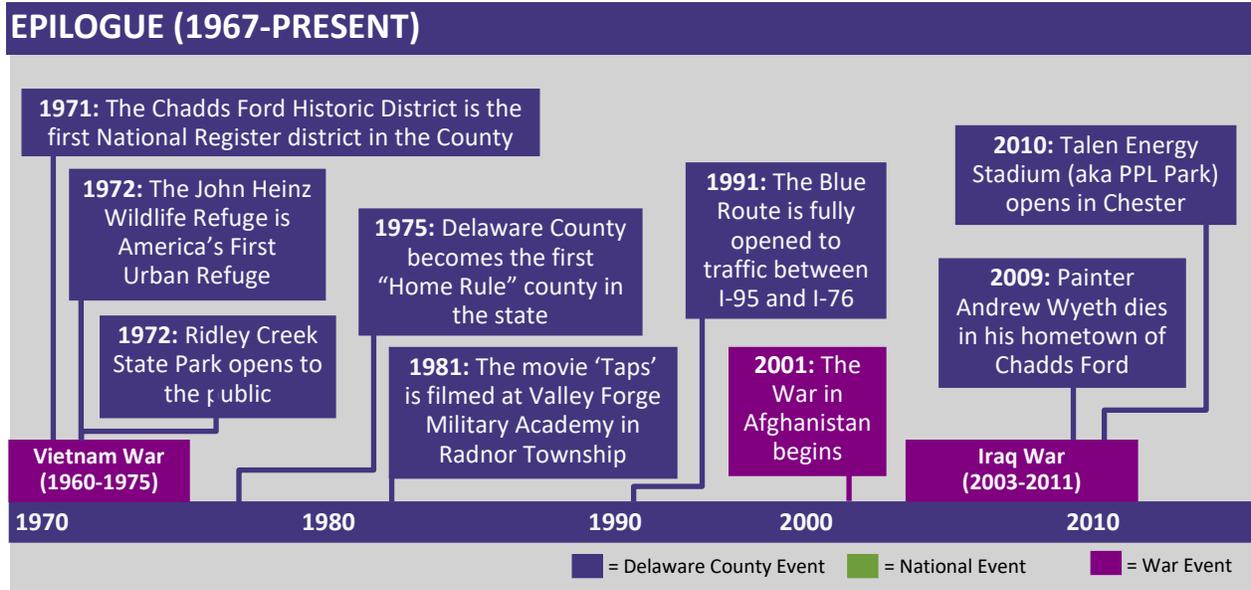
Figure 2-6: Airlite-style rowhomes in Folcroft Borough

Airlite model, which developed as a vernacular system of building a lot of small row or single homes in neighborhoods near streetcar stops. The Airlite model gained popularity in the Philadelphia region in the 1940s, and spread into many eastern municipalities in Delaware County. Today it is one of the quintessential Delaware County housing stock types. Common features of this type include a faux mansard roofline, brick facades, Colonial Revival detailing around the door, and a shallow bay window. They can be seen in Darby Borough, Upper Darby, Springfield, and communities along the river.

Craftsman, bungalow, and Art Deco styles survived through the 1930s, when newer modern architectural styles, including International, Ranch, and Split-Level began to take over. The International style was used for many industrial buildings and some homes between 1925 and 1940. It represents the Modern Movement begun in Europe, where "form follows function" and decorative features were no longer the norm. The newer construction techniques that relied on steel vs. wood allowed builders to

Chapter 2: Delaware County Through the Years

construct large facilities without multiple levels in which space-consuming industries such as ship-building could be accommodated. Ranch and Split-Level homes became a phenomenon, especially in modern auto-oriented suburbs in the 1950s.



Delaware County's population peaked in 1970 at 603,465 people and, following a brief period of population loss, has since stabilized. Over the course of the past 50 years, the County has seen challenges as well as prosperity. The latter half of the twentieth century saw a major shift in the population centers of the County. There was an out-migration from the eastern, inner ring suburbs, a new wave of auto-oriented suburbs in the western portion of the County, and a decline in farm acreage. No longer needing to be sited near shopping or public transit or even connected to existing neighborhoods, the new suburbs were located farther away from the town centers, where space for larger lots was available, and where larger homes could be constructed.

Even as the automobile led to new forms of suburban development that further transformed Delaware County's countryside, a loss of industry and subsequent recession in the latter half of the twentieth century led to a drop off in population. A recession in the early 1980s led to the closing of many larger



Figure 2-7: The Commodore Barry Bridge, opened in 1974, connects to Gloucester County, New Jersey

employers. With decline in the number of jobs and a general shift away from heavy industry, a fall in demand for housing was felt in the eastern and coastal municipalities. Through the 1980s and 1990s, new types of industries began to move into Delaware County, with a shift to a service-based economy rather than a manufacturing base. This era also saw improvements in the transportation routes within the County such as I-95, the Commodore Barry Bridge, the Blue Route or I-476, and new terminals at the airport. Large employers, such as UPS and SAP, located facilities within the County. At the same time, the suburbs saw the growth of office parks and industrial parks.

Chapter 2: Delaware County Through the Years

The latter half of the twentieth century saw the emergence of post-modern architecture, exhibiting clean lines, newer materials such as concrete, glass, and steel, and breaking from the traditions of Colonial and Revival styles. This period also saw the development of familiar suburban house types such as split-levels and ranches. Many buildings of this period are characterized by little to no architectural detail, and some seem to exhibit no style at all. Residential architecture in the 1980s and after saw a return to traditional styles interpreted in a modern way in what could be called Neocolonial or Neoeclectic. Still, as with earlier stylistic periods, these buildings add another chapter to the rich architectural heritage that has made Delaware County what it is today.



COLONIAL COURTHOUSE
Geometric Colonial design built in 1724, expanded in 1920. In use for Chowchewick County Jail, City Hall, and as a public building in continuous use in U.S.

Historic Resources

3

Chapter 3: Historic Resources

OVERVIEW

Over the course of the centuries, Delaware County has been the scene of momentous events, social changes, and movements in American History. Each of the 49 municipalities has its own historic character, exhibited in the unique array of older buildings, structures, neighborhoods, central business districts, development patterns, and architectural features and styles, all of which continue to shape their landscapes today.

The first goal of the *Historic Preservation Plan* is to “Identify and document historic resources, narratives, and themes in Delaware County.” Taking stock of existing resources and gathering pertinent information regarding their locations, conditions, and potential historical value is an important first step to furthering the subsequent goals of providing the most effective protection techniques and promoting their value to the community. This chapter takes stock of known resources in Delaware County and discusses the different means of keeping track of resources of varying types and levels of significance.

DEFINING HISTORIC RESOURCES

Historic resources are objects, buildings, structures, or sites in the built environment that are representative of important aspects of the past such as events, people, or cultural movements. This could include houses, neighborhoods, bridges, statues, landscapes, barns, factories, and archaeological sites.

The decision to classify a historic building or area involves somewhat of a value judgment of what is most significant about the resource itself as well as its relevance or importance to the culture of a region or a particular period in history. Some resources are deemed historic due to their age and association with historic people or events, but others are chosen for the quality of their physical representation of certain architectural styles or engineering designs. Age is an obvious factor in determining historical significance, and most preservation practitioners use the benchmark of 50 years old or older. However, beyond age and cultural relevance, historic resources should also have “integrity.” This term describes a resource’s current physical state and the degree to which it still exemplifies the characteristics that make it significant. Not all old places are significant, and even if a place is considered significant, it may not have enough integrity to warrant preservation or special recognition.

Delaware County is home to an enormous quantity of buildings, sites, structures, and objects that meet the age criteria for being considered historic. Close to 74% of all housing units in the County – more than 137,000 units – were built prior to 1960, which means they have the potential to be considered historic. That figure does not include non-residential buildings, sites, and structures. Of those many buildings and places, a smaller portion would be likely considered historically significant, and it presents a challenge to preservation planners and practitioners to seek out those most significant resources and see to it that they are properly protected and continue to tell their stories to future generations.

Historic Resources in Character Areas & Central Places

The place types outlined in Chapter 1 exhibit a variety of types of historic resources based on their differing development patterns. Throughout the County, existing historic resources represent all parts of the County's history, from remnants of Native American inhabitants to nearly 400 years of European settlement. Native American resources are represented by archaeological sites or traces of material culture that can be found mostly in undisturbed areas close to the Delaware River or along its tributaries. Early European and Colonial resources can be found on scattered sites throughout the County, and tend to be residences or farm structures representative of the County's agrarian roots. Among the oldest resources remaining in the County are Quaker homes and Meetinghouses, telling the story of this unique group's important contributions to the region's history and development. Still, even these common resources look very different in the varying place types in the County.

Mature Neighborhoods

- Few archaeological resources remain in mature neighborhoods owing to the amount of ground disturbance over years of development and redevelopment.
- The oldest remaining resources – those relating to the County's earliest European settlers – in Mature Neighborhoods have frequently lost their historic contexts and are tightly surrounded by newer housing developments. Those that have not been formally protected may have had significant alterations or deterioration over the years that compromise their integrity.
- The significance of early subdivision patterns and architectural styles mean that broad swaths of Mature Neighborhoods can be considered historic as representative of this type of development.
- Remnants of the County's industrial history are primarily located in Mature Neighborhoods.

Growing Suburbs

- Larger parcels and less dense development allow more remnants of the County's agrarian past to retain a greater degree of historic context.
- Archaeological resources are less likely to have been disturbed in these areas.
- Non-traditional resources such as landscape features, roads, and viewsheds may exist to provide further clues to historic events and places.

Central Places (Town Centers, Neighborhood Centers, Urbanized Centers)

- Central Places, which vary in scale and usually reflect the underlying character areas, can represent varying periods of history. In some areas they may be the remnants of cross-roads villages or early towns with their origins in colonial days. In other areas they may reflect more purposeful commercial or mixed-use development created in response to the booming growth of a suburban residential population.
- The development of Central Places was frequently tied closely to transportation routes, be they historic roads, commuter rail and trolley service, or even the Delaware River and its tributaries.

Activity Corridors

- Activity Corridors tend to contain more recent resources, especially those relating to the emergence of automobile culture.
- Some earlier resources may remain along activity corridors, although likely with extremely compromised integrity and almost no historic context.

NATIONAL REGISTER OF HISTORIC PLACES

OVERVIEW

The National Register of Historic Places (NRHP) is an official list, maintained by the National Parks Service (NPS), of historic buildings, sites, districts, objects, and structures that have been deemed significant to the history and heritage of a region, state, or the entire nation. Listed resources can be anything from a residence to an archaeological site. The process of listing a place on the NRHP is rigorous and involves extensive documentation of a resource's quality, significance, and role in a historical narrative.

Apart from serving as an inventory of significant resources throughout the country, the NRHP also confers some benefits and protections to the resources listed or deemed eligible for listing. Being listed in the NRHP is primarily an honor for the owner of the resource and the community in which that resource is located. This distinction also enables owners of listed properties to obtain Federal historic preservation funding, when available, as well as Federal (and sometimes state) investment tax credits for rehabilitation projects. As to protections, if a listed property is potentially affected by a project involving a federal agency, it triggers a review process known as Section 106 that requires the federal agency to seek comments from the State Historic Preservation Office (SHPO) on ways to minimize negative impacts on the historic resource. Though some misconceptions exist regarding preservation of NRHP resources, owners of private property listed on the register have no obligation to open their properties to the public, to restore them, or even to maintain them. Owners can do anything they wish with their property provided that no federal license, permit, or funding is involved.

Anyone can recommend and submit a resource for inclusion on the National Register, but the State Historic Preservation Officer (SHPO) makes the preliminary Determination of Eligibility (DOE) for listing on the National Register. Since a Determination of Eligibility is all that is needed to trigger the Section 106 review process, many resources only seek eligibility and not full listing on the NRHP.

If full listing is desired, the next step is working with the SHPO to prepare full documentation. This documentation is sent to the National Park Service (NPS), who is responsible for surveying and

National Register Eligibility

Types of Resources

Listed resources can be:

- **Buildings** such as houses, schools, factories, or barns;
- **Districts**, which are groups or concentrations of buildings, sites, objects, or structures built or designed with a unifying theme;
- **Sites** such as battlefields, designed landscapes, or the previous location of a building, object, or structure;
- **Objects** such as statues or boundary markers; or
- **Structures** such as bridges.

Age of Resources

Generally, resources must be at least 50 years old or older to be eligible for listing on the National Register of Historic Places. Resources younger than 50 years must have exceptional historic value in order to be considered.

Evaluation Criteria

Resources may be deemed eligible based on:

- A. Their associations with major events that contribute to the broad patterns of history;
- B. Their association with significant persons from history;
- C. Their architectural merit, particularly if they exhibit a distinct type, period, or method of construction, or represent the work of a master; or
- D. Their archaeological value in that they have provided or may be likely to provide information on history or prehistory.

evaluating the site for its historic significance. If there are no objections, then the site can be approved for nomination by NPS.

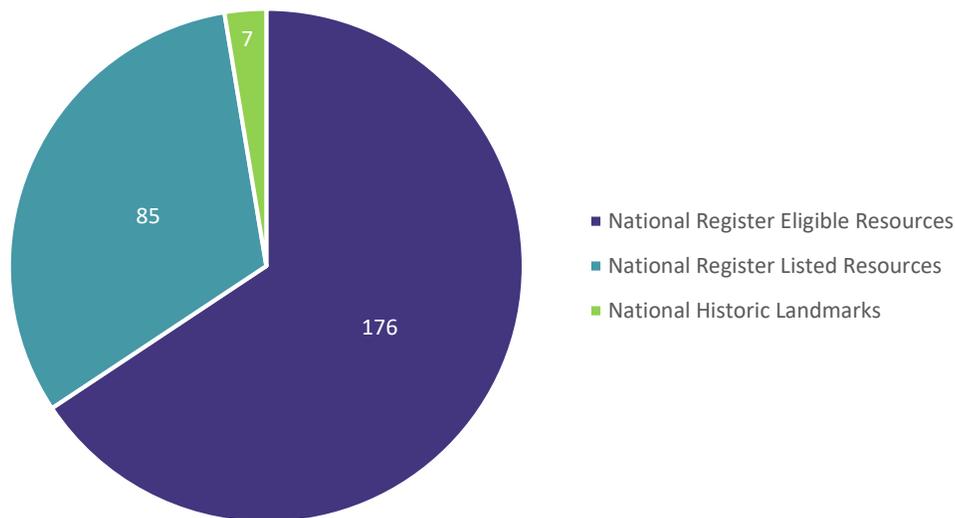
National Historic Landmarks

The United States Secretary of the Interior designates some historic places as National Historic Landmarks (NHL) if they possess *exceptional* significance or value related to the history of the United States. NPS historians and archaeologists carefully research these sites to ensure that they meet criteria within the context of major themes of American history. Nationally significant sites are nominated by NPS and forwarded to the National Park System Advisory Board, which may then recommend to the Secretary of the Interior the designation of that property as a National Historic Landmark.

NATIONAL REGISTER RESOURCES IN DELAWARE COUNTY

Delaware County currently has a total of 268 National Register and National Historic Landmark resources. Of these, 85 are listed on the National Register while 176 have been determined eligible for listing. A total of seven resources have been designated as National Historic Landmarks. It is important to note that the National Register is not a static list, but rather is constantly being updated as new properties are documented. The resources identified in this plan are only the ones that have been evaluated or nominated thus far, but there are likely many more places in the County that are worthy of recognition.

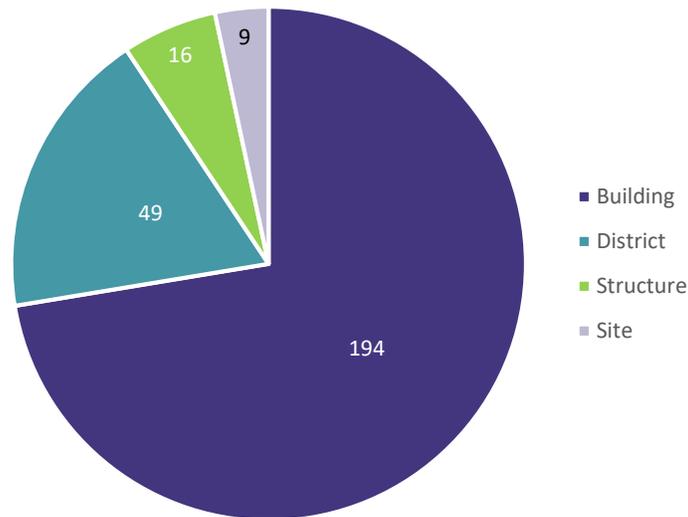
Chart 3-1: National Register Resources and National Historic Landmarks in Delaware County



Source: CRGIS

The majority of National Register resources are buildings, with districts making up the next largest category of resources. A district may contain multiple buildings, sites, structures, or objects, but for the purpose of the National Register, the district itself is only counted as one resource. There are a handful of National Register structures and sites in Delaware County, but no objects.

Chart 3-2: National Register Resource Categories in Delaware County



Source: CRGIS

There are only seven National Historic Landmarks in Delaware County, illustrating the difficulty in meeting the requirements for this designation. Sites designated National Historic Landmarks to date are:

- Brandywine Battlefield in Chadds Ford Township
- The site of the Printzhof in Governor Printz Park in Tinicum Township
- Benjamin West’s birthplace on the Swarthmore College Campus in Swarthmore Borough
- The Brinton 1704 House in Chadds Ford Township
- The Merion Golf Club in Haverford Township
- The N.C. Wyeth House and Studio in Chadds Ford Township
- The Kuerner Farm in Chadds Ford Township

These buildings, districts, and sites represent a variety of periods in the Nation’s history, as well as important and influential figures. They were deemed to be representative of formative political, social, and cultural movements in the United States.

See Appendix F for a detailed table displaying the number of NR and NRE resources per municipality.

ARCHAEOLOGICAL RESOURCES

The heritage of Delaware County is not only portrayed in its historic structures and development patterns, but also in the wealth of underground resources that remain intact. The physical evidence of past human activity lies under streets and backyards, in empty lots and industrial sites, shopping malls, and open fields. These archaeological resources can tell us more about history, especially the histories that were never written, such as those of Native Americans or early ethnic groups.

Archaeological resources are the physical remains of the past that are preserved below ground. They are divided into two time periods, the prehistoric (before written documentation – largely Native American) and the historic (after the arrival of Europeans). Both kinds of resources are fragile and easily destroyed by ground disturbances. The material objects found underground are important for their tangible value, but much can be discerned from the position and locations in which they are found. In other words,

Chapter 3: Historic Resources

where an object is found is just as important as the object itself. The soil itself can be significant by showing traces of old roads, buildings, fortifications, and campsites.

In an effort to encourage the protection of these resources as well as to provide a database for long-term planning and mandated subdivision review procedures, a countywide archaeological survey was produced in 1991. The *Delaware County Archaeological Resource Inventory and Management Plan* provides information on archaeological resources in Delaware County by municipality. It consists of maps indicating areas of archaeological sensitivity, information on previous archaeological studies, and a computerized database.

The inventory includes both *historical* resources (above and below ground) and areas with the potential for finding *prehistoric* (Native American) archaeological sites below the surface. The sources for the *historical* inventory were primarily the resource surveys completed for the municipalities and the known historical development patterns of the municipality. Additional sources were historic atlases and written narratives such as County histories or histories of specific municipalities. Examples of historical archaeological resources include burial sites in the Brandywine Battlefield National Historic Landmark (Chadds Ford Township), remains of the early Swedish settlement (Tinicum Township, Folcroft Borough, and Prospect Park Borough), mills along the many waterways in the County (Aston Township, Clifton Heights Borough, Upland Borough, and Darby Borough), and early villages found at transportation crossroads (Concord Township, Aston Township, and Marple Township).



Figure 3-1: A clovis-style arrowhead found in the County.
Source: Marvin Brubaker Collection

Previous archaeological digs, local lore, and predictive models identify the potential for *prehistoric* (Native American before European contact) archaeological sites. Maps were created which identify those areas of the County that have a high, moderate, or low potential for prehistoric or Native American underground resources. Known prehistoric archaeological sites include a rock shelter in Marple Township and work station scatter in Bethel Township.

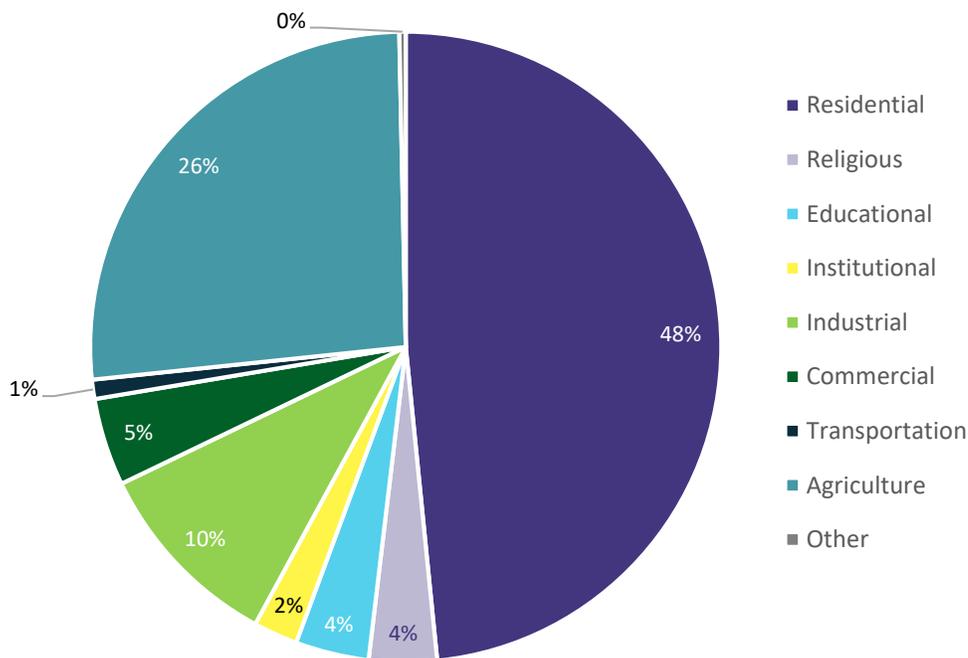
Although not an exhaustive listing of all the County's historic and prehistoric resources, the *Management Plan* does provide an overall context for temporal periods and the functionality of both the aboveground and belowground resources.

The following are some of the general archaeological conditions in Delaware County as identified in the *Delaware County Archaeological Resource Inventory and Management Plan*:

- There are 93 known archaeological sites, 45 of which have written reports.
- Of those known sites, 37 are known prehistoric and Native American sites and 56 are known historic sites.
- There are approximately 2,700 potential historic archaeological sites, some within large blocks such as Chester City, Marcus Hook Borough, and Media Borough.
- Some of the County's large archaeological projects have include the Brandywine Battlefield National Historic Landmark, the Amtrak rail corridor, and the Coastal Zone Management Area.
- Large scale surveys conducted within Delaware County include those associated with construction of the I-476 Corridor, the Columbia Gas Line, the Route 291 Corridor, and the DELCORA Sewer Line.

The potential archaeological sites are related to different functions. As shown in the chart below, almost half of the potential resources relate to residential structures, and, because of the County's early agricultural history, more than a quarter relate to farmsteads of various sizes.

Chart 3-3: Number of Potential Archaeological Sites Identified



Source: Delaware County Archaeological Resource Inventory and Management Plan

The information potential of archaeological resources in Delaware County is immense. *The Delaware County Archaeological Resource Inventory and Management Plan* can provide guidance in identifying what areas of a municipality have high potential for archaeological resources and therefore should be treated sensitively when planning development.

RESOURCES IN HISTORIC DISTRICTS

Pennsylvania's Act 167 of 1961, also known as the Local Historic District Act, authorizes municipalities to create protective historic districts and appoint Boards of Historical Architectural Review to regulate the erection, reconstruction, alteration, restoration, demolition, or razing of buildings within the established historic districts. Locally protected districts are distinct from National Register Districts discussed above. On the one hand, local districts may only demonstrate local significance, not regional or national significance as is required for National Register listing or eligibility. However, Act 167 local historic districts confer a greater level of



Figure 3-2: North Wayne Historic District, Radnor Township

resource protection than National Register districts, which are primarily honorary. There are currently 10 protected historic districts in five Delaware County municipalities: Radnor Township (3), Chadds Ford Township (2), Ridley Park Borough (1), Lansdowne Borough (1), and Media Borough (3). These districts range in size from a few dozen properties to several hundred properties and may contain non-contributing properties, meaning properties that do not contribute to the historic significance or integrity of the district. Although the number of contributing resources in each district has not been totaled, it can be estimated that there are 1,317 resources within these districts.

DELAWARE COUNTY PILOT HISTORIC RESOURCE INVENTORY

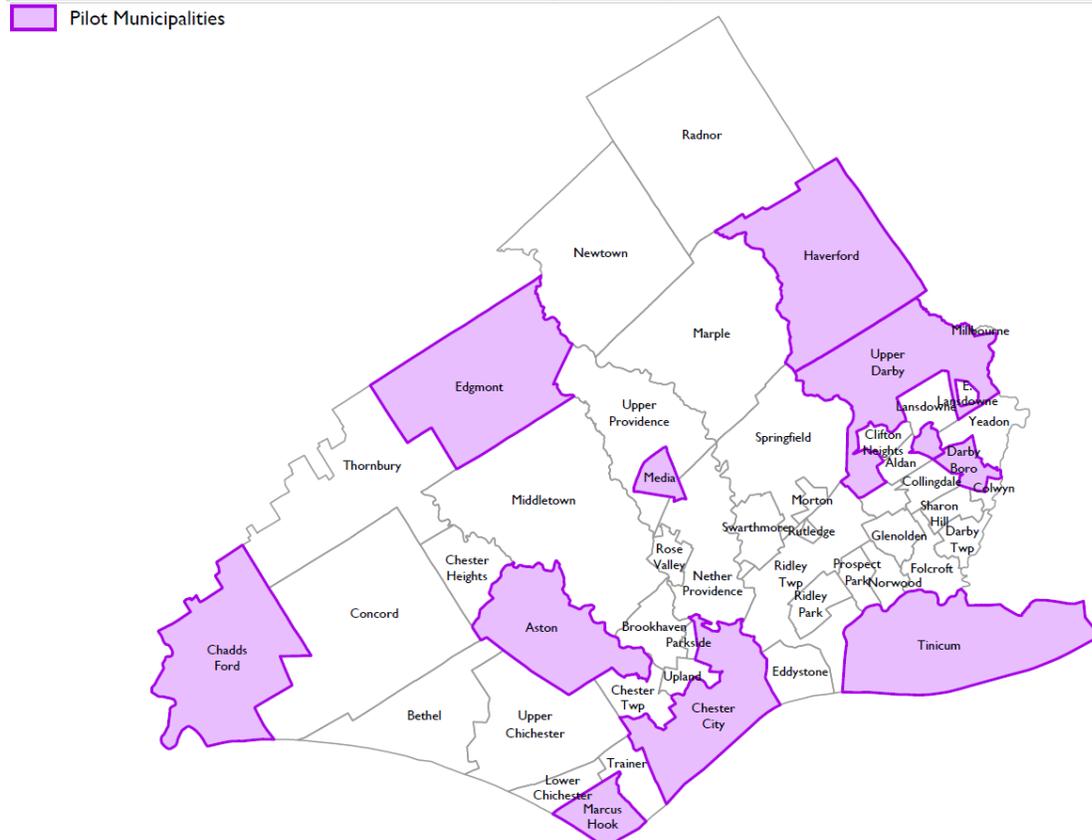
OVERVIEW

As part of the process for developing the *Historic Preservation Plan*, the planning department began compiling a Historic Resource Inventory (HRI) for all known historic sites, buildings and districts throughout Delaware County. Utilizing one main database for all county-wide resources not only makes it easier to assist municipalities with inventorying their individual historic resources, but also facilitates a more complete picture of the historic significance of Delaware County as a whole in American history.

The Delaware County Planning Department has records for thousands of historic resources, which have been documented throughout the years by both the County and municipalities. However, these records vary in the amount and type of information they record on each resource. Some have little more than the address of a resource. Additionally, many records are decades old and have not been updated or verified in the years since. For the purpose of analysis in this plan, a pilot of the Historic Resources Inventory was created with ten municipalities, making sure that the level of information for each of the documented resources was comparable and as complete as possible.

Ten of the County's 49 municipalities were selected to exhibit a representative sample of documented resources throughout the County. A geographically diverse sample of municipalities were selected in an effort to understand if there were any major differences in the amount of known resources from different parts of the County. Furthermore, municipalities were chosen to highlight a variety of scales and densities, and to include Central Places such as Chester City, Mature Neighborhoods such as Darby Borough, and Growing Suburbs such as Edgmont Township.

Map 3-1: Pilot Historic Resource Inventory Municipalities



Also considered were different documentation levels – some of the selected communities had over a hundred resources thoroughly documented with completed historic resource surveys, while others had only a few officially surveyed resource forms or had only completed windshield surveys (brief drive-by surveys with minimal information collected). Efforts were undertaken during the preparation of the pilot HRI to ensure that even municipalities with less robust resource documentation contained at least a few basic categories of information. Information for resources in the pilot HRI is collected across a number of categories, but for the purposes of this document, analysis of data focuses on the following:

- **Year of Construction** – the date or time period when resources were built
- **Architectural Style** – the architectural time periods prevalent in the County and the styles they contain
- **Historic and Current Use** – the historic use as well as the current use, and whether or not the resource has been demolished

These distinct categories facilitated analysis and led to a greater understanding of the significance of each of the known, officially-documented historic resources, not only on a municipal level but also on a County level as well.

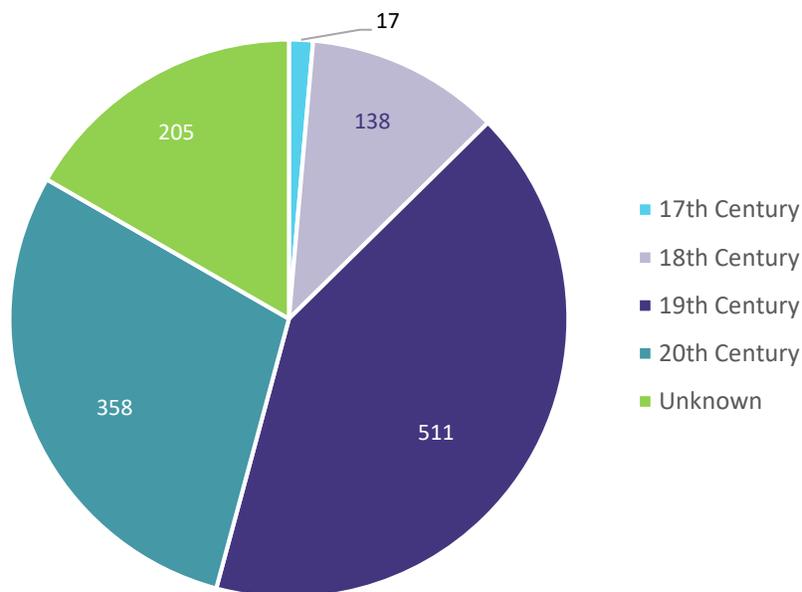
The pilot HRI contains a total of 1,229 recorded resources in the 10 selected municipalities. This number of resources represents places recorded over the past 50 years or so, and many of these known historic resources have been demolished. Thus, this number total includes existing resources, demolished resources, and resources with an “unknown” status, which means that further research and potentially a site visit is necessary to verify the resource’s status.

Historic resource surveys exist for more than 2,000 additional resources outside of the pilot communities, which have not yet been entered into the HRI database. Additionally, there are potentially thousands of historic resources throughout the County that have never been documented. Knowing what significant historic resources are still extant will be valuable in maintaining each community's identity and special sense of place, and help Delaware County move forward in making smart planning decisions to revitalize or maintain each municipality's ability to attract residents, businesses, and visitors.

YEAR OF CONSTRUCTION

The date of a resource's construction is one of the most vital pieces of information needed for determining how and why that resource is significant as well as assessing the overall historic character of Delaware County's surviving historic resources from the last four centuries. However, it is important to remember that current numbers of surviving historic resources from various periods do not always correspond to rates or types of construction during those periods. Many factors affect which buildings from the past remain standing today and which are lost to history.

Chart 3-4: Historic Resource Construction by Time Period



Source: Delaware County Historic Resource Inventory

The largest percentage of resources in the pilot HRI, more than 41%, were built during the nineteenth century. The next most significant period of remaining resources is the twentieth century, with 29%. Of the two decades representing the greatest number of remaining resources, one is in the late nineteenth century (1880-1889), and one is in the early twentieth century (1920-1929), with each of these decades representing close to 10% of all documented resources in the pilot HRI. Resources from the eighteenth century make up about 11% of the pilot HRI, while only 1% are from the seventeenth century.

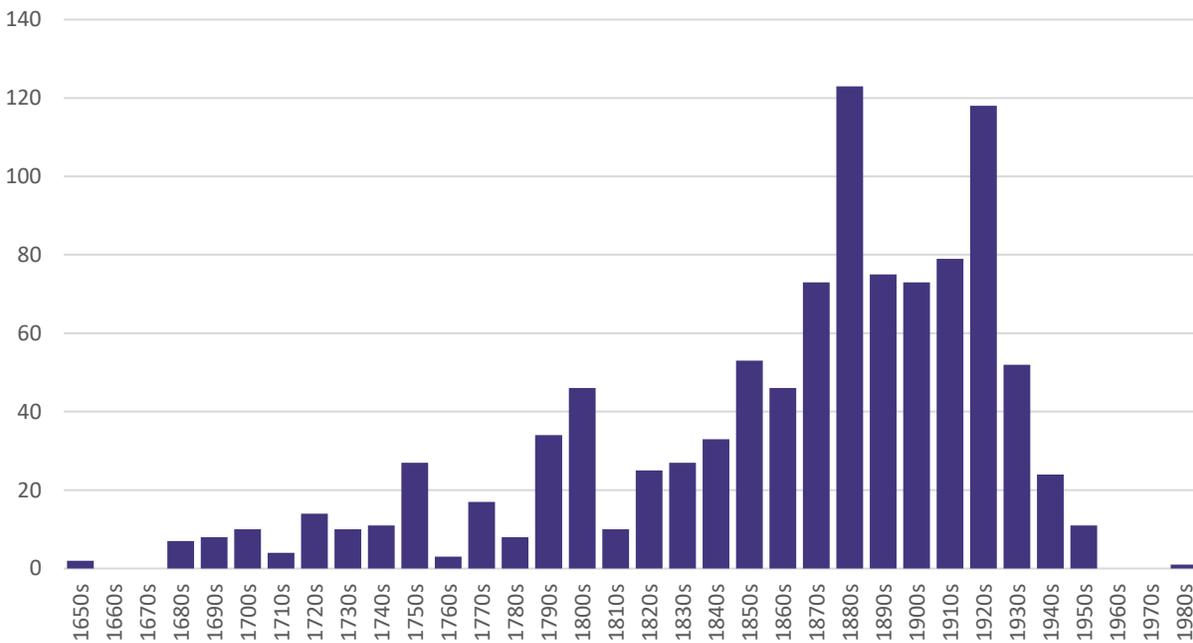
Year of construction is one of the most significant data gaps discovered during the completion of the pilot HRI. While efforts were made to determine complete information for each documented resource, even in the pilot HRI there are over 200 resources, or nearly 17% of the total, for which no year of construction could be determined. This makes a significant impact on the analysis of the data and is one of the primary goals for the completion of the HRI going forward.



Figure 3-3: The Samuel Evans House in Aston Township, dating to 1682, is one of the oldest homes in the pilot HRI

While the construction dates of documented resources in the pilot HRI roughly mirror known population and development trends, the remaining resources also speak to what has been most valued over the years. For example, while there may not be records of exactly how many buildings were built in the eighteenth century or what percentage of them are still standing, the ones that remain from that period must have represented some kind of continuing value to their communities over the ensuing centuries.

Chart 3-5: Historic Resources by Decade



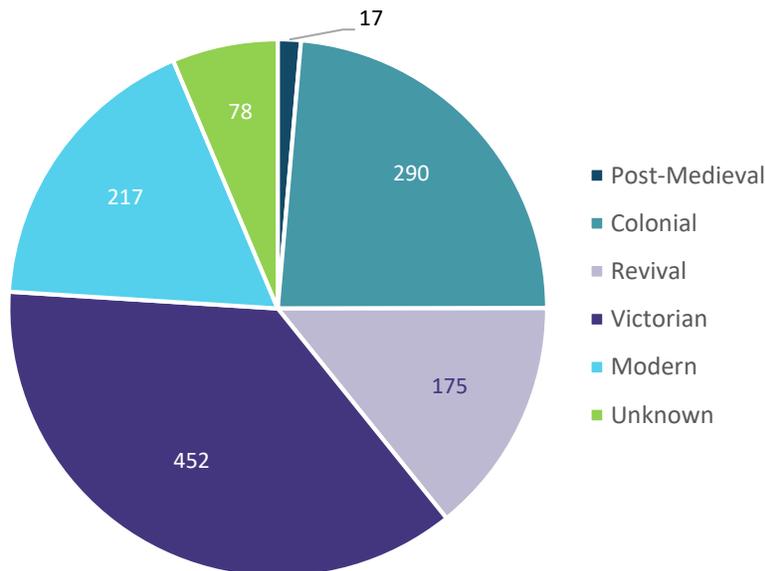
Source: Delaware County Historic Resource Inventory

ARCHITECTURAL STYLE

In addition to period of construction, resources from the pilot HRI were also examined in terms of architectural time periods as introduced in Chapter 2. Because architectural styles generally occur in specific periods of time, knowing the style of a building may help to identify the age of a building with an unknown date of construction.

The pilot HRI identifies 30 distinct architectural styles among just 1,229 resources, although some of those styles are only found in one or a small handful of resources. Analysis of such small numbers would not be particularly informative, so the disparate styles were grouped into larger architectural time periods united on certain stylistic themes.

Chart 3-6: Historic Resource Construction by Architectural Time Period



Source: Delaware County Historic Resource Inventory

The most prevalent architectural time period among resources in the pilot HRI is the Victorian period (1871-1919), which represents 37% of all documented resources. As the late nineteenth and early twentieth century was a period of tremendous growth for Delaware County, it stands to reason that a significant percentage of documented resources exhibit styles from the Victorian time period that were popular at the time. Also, development patterns during the Victorian period were becoming denser and more uniform, and thus there were more likely to be large concentrations of similarly-styled buildings.

The next most common period is the Colonial period (1700-1830), which accounts for a quarter of the resources in the pilot HRI. The

Architectural Styles by Time Period

Post Medieval

- Log house
- Post-Medieval English

Colonial

- Classical Revival*
- English Colonial
- Federal
- Georgian
- Greek Revival
- Penn Plan
- Spanish Colonial

Revival

- Bungalow
- Classical Revival*
- Gothic Revival
- Greek Revival
- Italianate
- Second Empire

Victorian

- American Four-square
- Beaux Arts
- Colonial Revival*
- Italian Renaissance Revival
- Neoclassical Revival
- Queen Anne
- Richardson Romanesque
- Tudor Revival
- Victorian Vernacular

Modern

- Art Deco
- Art Modern
- Arts & Crafts
- Byzantine Revival
- Cape Cod
- Colonial Revival*
- Ranch
- Split-level

*Different versions of the same style may occur in more than one time period

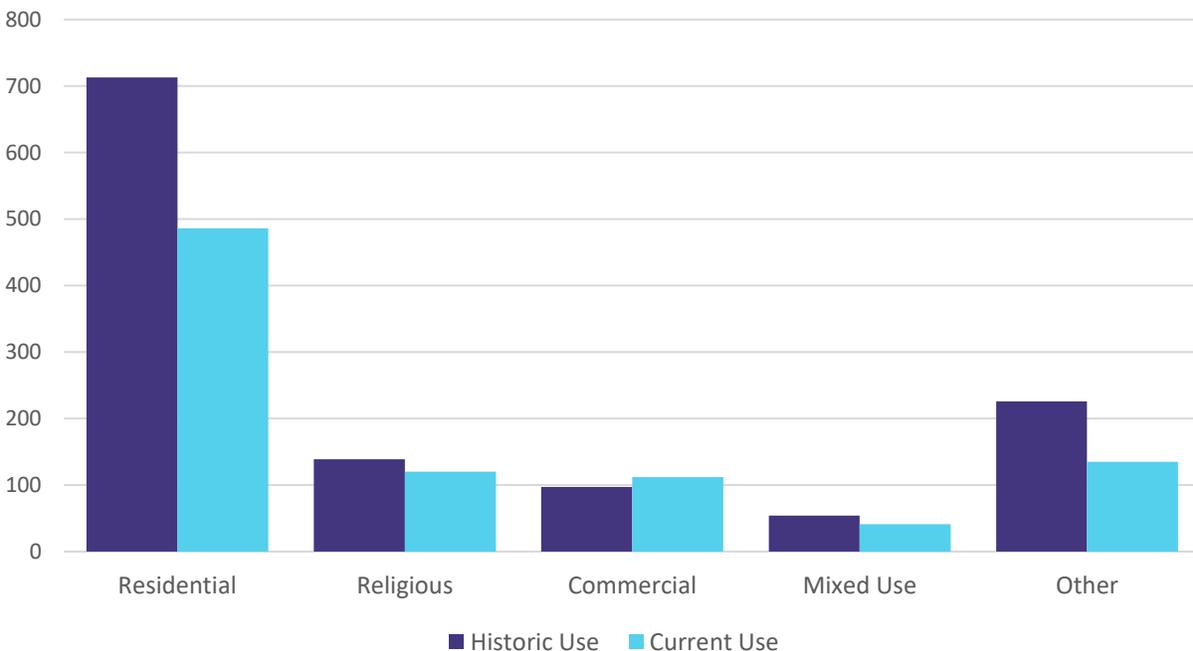
Colonial period represents more than 100 years of stylistic uniformity as well as resources related to major historical events, which helps to explain the prevalence of buildings from this period among documented resources. Another 18% of documented resources exhibit styles from the Modern period (1920-1967 or later), while 14% of the resources are in Revival styles (1831-1870). Only about 1% of the resources are from the Post-Medieval period (up to 1699), and about 6% of resources do not have a style identified.

One trend evident from analysis of the pilot HRI is that Delaware County, like other regions adjacent to major cities, experienced architectural styles later than when they were popular in the urban centers. Like any trend – clothing, music, literature – building styles usually originated in more populated, wealthier cities among knowledgeable upper classes. Residents of outlying areas and those in the lower classes then emulated the fashion of the times, a little later and sometimes less opulently. Many of the buildings built were vernacular versions of the high-style city examples. This means that they were either built more simply with less intricate features, built by less skilled builders, or were built from locally-sourced materials, not of the highest cost or imported, as city homes often were.

HISTORIC AND CURRENT USE

Examining the historic and current uses of resources in Delaware County is useful in understanding changing development patterns. As time goes on and populations shift, buildings built for one purpose at one time may or may not suit the needs of the community as it develops or changes. Thus the buildings that survive the longest are often those that can be adapted to serve multiple purposes if necessary. Adaptive reuse refers to the process of reusing an old site or building for a purpose other than that for which it was originally built or designed.

Chart 3-7: Historic Use vs. Current Use



Note: "Other" includes Agricultural, Civic, Educational, Governmental, Industrial, Infrastructure, Medical, Military, Recreational, and Transportation uses, as well as Unknown uses
 Source: Delaware County Historic Resource Inventory

Chapter 3: Historic Resources

The three uses that were historically and still are the most common uses among resources on the inventory are residential, religious, and commercial. Homes, places of worship, and shops are integral parts of most communities, and therefore have been common features throughout the years. Among historic uses, 58% of resources were residential, 11% were religious, and 9% were commercial. Currently, 40% of the resources in the pilot HRI are used as residences, 10% are religious uses, and 9% are commercial uses. There are two factors that explain the difference in percentages between historic and current uses – loss of use and change in use. In terms of loss of use, 16% of the resources from the pilot HRI have been demolished and 11% are vacant or in ruins. Change of use means that not all resources have the same current use as their historic use. So for example, a historically residential building may be adaptively reused as a shop, and a historic church or barn might be converted into a residence.

Just over half (55%) of resources in the pilot HRI have retained the same current use as their historic use. For example, religious uses retained their historic use in about 77% of resources, and residential uses retained their historic use in 62% of resources. Commercial uses also retained their historic uses fairly often, in 42% of resources.

Adaptive Reuse

Eighteen percent of resources in the pilot HRI have been adaptively reused, and some types of resources are more likely to have been adaptively reused as their historic uses became obsolete. Among the most common uses in the pilot HRI to be adaptively reused are agricultural uses, 72% of which were adaptively reused, and military uses, 50% of which were adaptively reused. Of resources in the pilot HRI that have been adaptively reused, the most common reuse is commercial, with 32% of adaptively reused resources currently having commercial uses. Other common current uses for adaptively reused resources are residential (18%) and recreational (13%). Commercial uses are always in demand and commercial districts often expand into formerly residential areas. The increase in recreational resources may be the result of historic structures being used as house museums or preserved when large estates are turned into parks. The frequency of adaptive reuse among resources in the pilot HRI is a tribute to these buildings being built so well and in an architectural aesthetic that can still attract later generations.



Figure 3-4: The Trader Joe's grocery store in Media Borough adaptively reuses the old 111th Infantry National Guard Armory building

Table 3-1: Adaptively Reused Resources

Original Resource Use	Same as Historic	Adaptively Reused
Residential	62%	13%
Religious	77%	9%
Commercial	42%	14%
Mixed Use	37%	28%
Educational	29%	39%
Industrial	8%	25%
Agricultural	6%	72%
Unknown	30%	39%
Civic	22%	44%
Governmental	35%	41%
Infrastructure	33%	20%
Recreational	82%	9%
Transportation	83%	17%
Military	0%	50%
Medical	33%	0%
All Original Uses	55%	18%

Source: Delaware County Historic Resource Inventory

Vacant, Ruined, or Demolished Resources

As mentioned above, the category of current use of historic resources in the pilot HRI includes some resources that are currently vacant, which account for around 9% of all resources. These vacant properties exhibit varying stages of neglect, potentially due to a lack of ownership or investment. Although these resources are often considered blighted and are at greater risk of demolition, many still have potential for reuse as described above. Around 2% of all resources in the pilot HRI are currently listed as ruins, which may include portions of buildings or structures that could be stabilized or incorporated into new construction, as well as very minimal remnants of buildings or structures that are better classified and interpreted as sites.



Figure 3-5: The Sleighton Farm School for Girls, Edgmont Township, closed in 2001 due to financial issues and has been abandoned ever since. Source: abnf.co

Table 3-2: Vacant, Ruined, or Demolished Resources

Original Resource Use	Vacant	Ruin	Demolished
Residential	7%	1%	16%
Religious	4%	0%	10%
Commercial	21%	1%	22%
Mixed Use	17%	0%	19%
Educational	10%	2%	20%
Industrial	15%	23%	30%
Agricultural	14%	6%	3%
Unknown	4%	9%	17%
Civic	22%	0%	11%
Governmental	6%	0%	18%
Infrastructure	0%	0%	47%
Recreational	9%	0%	0%
Transportation	0%	0%	0%
Military	0%	17%	33%
Medical	33%	0%	33%
All Original Uses	9%	2%	16%

Source: Delaware County Historic Resource Inventory

The pilot HRI includes records for both existing resources as well as those that have been demolished. Demolished resources make up 16% of all resources listed in the pilot HRI, not including any resources with an “unknown” status. Although it is important to know what resources still exist, it is also vital to understand how many resources have been lost due to factors such as increased development or demolition by neglect due to a lack of funding.

ONGOING DATA COLLECTION

The pilot Historic Resource Inventory has provided an unprecedented level of detail and analytical potential of the County’s historic resource data. A major action item of the *Historic Preservation Plan* is to continue the momentum established by the creation of the pilot HRI and complete a full inventory of the County’s historic resources with up-to-date survey data. The final HRI will facilitate the creation of a comprehensive, searchable public database of historic resources that will be a valuable tool for the County’s residents and municipalities as well as its many historical organizations.

Updating the HRI will require not only the efforts of the County Planning Department, but also the contributions of municipalities and historic organizations. On the one hand, the HRI database will be a useful tool for municipalities in undertaking their own preservation planning activities such as establishing historic districts or evaluating zoning provisions. But municipalities as well as private or non-profit organizations can also facilitate the completion of the HRI by submitting their own historic resource data, or undertaking their own historic resource surveys that can be used to update the inventory. As data is added to the HRI, it allows for more complete and robust analysis of trends, themes, and issues pertaining to the County’s historic resources, and thereby facilitates future preservation planning efforts throughout the County.



Preservation Toolbox

4

Chapter 4: Preservation Toolbox

OVERVIEW

There are a number of tools available to assist Delaware County and its municipalities in identifying, protecting, and promoting the County's historic, cultural, and archaeological resources. These efforts help enhance the character of communities and generate economic vitality. The "Preservation Toolbox" encompasses a variety of techniques for documenting, regulating, restoring, and funding historic resources and historic preservation projects. These tools vary in their scope and may be utilized by a variety of players from municipal governments, to non-profit preservation groups, to private citizens.

DOCUMENTATION TOOLS

As put forward in the goals of the *Historic Preservation Plan*, a critical and often first step in the historic preservation process is identifying those resources extant in a community. There are a number of tools and resources available for identifying and documenting historic resources in order to best decide how they should be preserved and integrated into the community's fabric.

HISTORIC RESOURCE SURVEYS

A municipality needs a comprehensive mapped inventory or survey of the historic and archaeological resources intended for protection/preservation. A mapped inventory or survey of historic and archaeological resources intended for protection/preservation could be a standalone document, an element of a municipal comprehensive plan, or part of a zoning ordinance. This survey or inventory provides the groundwork upon which the preservation policies of a municipality should rest.

The simplest form of inventory is a "windshield" survey, which collects the addresses of the historic resources within a municipality based on cursory research and visual identification of potentially historic properties (often conducted by driving around the municipality, thus the "windshield"). A more complete survey containing further research information on the historic significance of each resource would be of even greater value as it serves as a basis for determining the type and level of protection that is needed. If the historic resource survey is intended to serve as the defining base for additional controls through local regulations, for legal purposes, it may be necessary to establish clearly-defined criteria for determining which sites are chosen to be included in the survey.

Delaware County Historic Resource Inventory

The Delaware County Planning Department frequently assists municipalities in the conduction of historic resource surveys, providing information such as documentary photographs, historic research, and a complete architectural description. Additionally, the Historic Resource Inventory (HRI) database under development by Delaware County and described in Chapter 3 is intended to be a resource and a tool for municipalities interested in preserving their historic character. The Planning Department has records for thousands of historic resources throughout the County, which can be used assist municipalities in promoting the histories of their communities or developing policies and ordinances to protect those resources. The County's historic resource records are in the process of being digitized into the HRI which will be a searchable database for research use by municipalities as well as the general public. The Planning Department also maintains a database on the potentially archaeologically sensitive areas in the County.

Chapter 4: Preservation Toolbox

Considerations for Historic Resource Surveys:

- Easily customizable to a community's needs
- Contributes to the municipality's general awareness of its historic character
- Documents the legacy of historic resources in a community
- Can be time consuming
- Requires further regulatory action to provide any kind of protection

NATIONAL REGISTER OF HISTORIC PLACES

The National Register is the official source for federally recognized historic resources of value. It lists those places deemed significant due to their historic, architectural, archaeological, engineering, or cultural value. Eligibility of buildings, sites, districts, or objects is based on specific criteria defined by the National Parks Service, as described in Chapter 3.

In Pennsylvania, the Pennsylvania Historical and Museum Commission (PHMC), in its role as the SHPO, is the agency responsible for determining whether the nominated resource is eligible for the National Register. This determination of eligibility (DOE) carries with it some of the same advantages as full listing on the National Register.

Cultural Resource Geographic Information System

The Cultural Resources Geographic Information System (CRGIS) provides a searchable database for landmarks, properties, and sites throughout Pennsylvania that are deemed eligible for or are listed on the National Register of Historic Places and other archaeological and historic sites stored in the files of PHMC.

Considerations for Listing on the National Register of Historic Places:

- Pursuing a listing on the NRHP is good first step toward recognition of a community's goals
- Prestige and status is given to the resource and community
- Special consideration on the effect of a project funded by state or federal funds
- Special funding opportunities are available
- Provides no protection from an owner's choice to alter or demolish the resource
- Nominating a resource for listing is a somewhat complicated and time-consuming process

REVITALIZATION-BASED TOOLS

Historic resources are integral to the character of many of Delaware County's communities. Unique and well-maintained structures provide aesthetic appeal and attractive places to live, do business, explore, and learn. In communities that have experienced disinvestment, focusing revitalization efforts on historic resources can be a productive first step to restoring the health of the entire community. There are a number of ways that communities can protect or restore their community character by focusing on historic resources.

BUILDING CONSERVATION

Historic buildings are unique, irreplaceable elements of our landscape that demand special consideration when undergoing maintenance and repair. Since historic materials and construction techniques are often vastly different than their modern counterparts, it is important to understand their characteristics in order to undertake proper care. Appropriately undertaking preventive maintenance and repair can not only minimize the damaging impacts of time, but can also ensure the continued use of a historic resource by future generations.

Considerations for Building Revitalization:

- Proper ongoing maintenance of historic buildings reduces the need for major restoration projects
- Historic properties have unique maintenance needs and require sensitive treatment of character-defining features

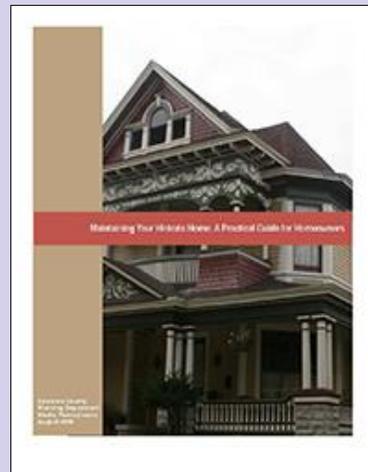
ADAPTIVE REUSE

Even with the greatest care and maintenance of a historic building, as community needs change, it may not always be needed for its original purpose. Historic resources that are well-built, architecturally distinctive, or particularly significant to the community can be adapted to suit new uses while still maintaining the sense of character that contributes to community identity. In most cases, existing buildings can be rehabilitated for less cost than creating new structures, and reusing an existing building has a much lower environmental impact than new construction.

Code compliance can be a barrier to adaptive reuse of older buildings. When undertaking adaptive reuse projects, it is important to be aware of the provisions relating to historic buildings under the International Existing Building Code (IEBC). The IEBC allows code officials to be flexible in the application of certain aspects of the code for historic buildings where strict compliance would have an adverse effect on character-defining features. Common features of historic buildings that may not meet modern code standards include railing heights, door widths, and stair pitch among others. The IEBC defines historic buildings as those listed or determined eligible for listing on the National Register (including contributing buildings in a National Register or National Register eligible districts), as well as those designated as historic under state or local law. The Americans with Disabilities Act (ADA) also allows alternative compliance measures for historic buildings under this definition.

Maintaining Your Historic Home: A Practical Guide for Homeowners

This guide was developed by the Delaware County Planning Department as an instruction manual for the maintenance, repair, and preservation of historic homes, and is targeted toward homeowners. The guide is based on proven preservation methods and technical information published by preservation professionals. It outlines the material and structural differences between historic houses and modern houses, and the particular issues that are common to older homes. The information within is applicable to all historic residential structures, not only those located in Delaware County. The better homeowners are able to understand and be sensitive to the unique issues of maintaining historic buildings, the more likely they are to keep those buildings as functional and attractive components of the community.



The Funding Tools section below provides more detail on sources that can be used to cover the costs associated with certain adaptive reuse projects, such as federal Rehabilitation Investment Tax Credits.

Considerations for Adaptive Reuse:

- Reusing buildings preserves community character and conserves energy and natural resources
- Some buildings may be easier to adapt than others based on space constraints

DELAWARE COUNTY DESIGN GUIDELINES: A TEMPLATE FOR MUNICIPALITIES

These design guidelines were developed by the Delaware County Planning Department as a template that can be adapted to fit the needs of individual municipalities. They contain guidelines in the categories of rehabilitation, streetscape, new construction, and infill. This organization allows the municipality to choose what types of features are primarily found in the area the guidelines are covering. Delaware County Planning Department encourages the use of all or part of this document to inform municipal approaches to maintaining an area's historic character.

Considerations for Delaware County Design Guidelines:

- Easily customizable by municipalities or other groups for their unique needs
- Can be used by municipalities as informal guidelines for guiding development, or formally adopted as part of a historic district

PRESERVATION EASEMENTS

An easement is a legal agreement on a property which protects a specified element of that property. Through an easement, a property owner can transfer rights related to the property to a third party which then holds those rights in perpetuity. Common restrictions established by easements for the protection of historic properties include restrictions on the development of land or alteration of all or part of a building. Property owners, including municipalities, can create an easement on a building or its façade. This mechanism can monitor the future changes on structures or areas. Recipient organizations for easements must meet certain qualifications and are usually done through a nonprofit agency such as Natural Lands Trust or the Preservation Alliance of Philadelphia. Some municipalities have established their own nonprofit group to accept and monitor easements. Property owners of qualifying historic properties who undertake a preservation easement are eligible for a federal tax deduction for a charitable donation.

Considerations for Preservation Easements:

- A voluntary program for owners of historic properties
- Permanently protects landscapes, buildings, or portions of buildings from development
- Need to identify qualified recipient organization
- Property must be on the National Register or contributing to a National Register Historic District for property owner to receive tax deduction

REGULATORY TOOLS

One of the most effective ways to ensure the continued protection of historic resources is through ordinances that regulate the alteration and/or demolition of those resources. Such regulations are best put in place by municipal governments, but must be developed and enacted with input and buy-in from municipal residents and property owners.

ZONING FOR HISTORIC RESOURCES

Zoning is a basic and effective way to provide certain protections to historic resources within a municipality. Since all municipalities have zoning ordinances and they can be updated with relative ease, this is often a good first regulatory step for municipalities wishing to protect their historic assets. The Municipalities Planning Code (MPC) is the state enabling legislation enacted to empower municipalities to plan for development through the use of such tools as zoning and subdivision and land development ordinances. Article VI of the MPC lays out the allowable uses of zoning in Pennsylvania and states in part that zoning ordinances may regulate the protection and preservation of historic resources and contain “provisions to promote and preserve... areas of historic significance.” Additionally, the MPC allows “For the regulation, restriction or prohibition of uses and structures at, along or near... places having unique historical, architectural, or patriotic interest or value.”

Demolition Review

In order to provide a minimum level of protection for historic resources, a municipality can either add a section to its zoning ordinance or adopt a separate ordinance containing provisions governing demolition of historic structures. This frequently takes the form of an overlay zone that applies the regulation in addition to what is required by the base zoning. These provisions would specify that all demolition permit applications for designated historic resources (such as those included in a municipal survey or identified in a comprehensive plan) be reviewed in accordance with a specific



Figure 4-1: The Thomas Massey House, Marple Township, is protected by a Demolition Review Ordinance

procedure laid out in the zoning ordinance. A designated review body such as a Historic Architectural Review Board (HARB) or Historic Commission (both discussed in greater detail later) should review the application for demolition to determine if there is any justification for demolishing the resource. The ordinance could stipulate a delay period or “stay of demolition” for issuing a demolition permit (e.g., 90 to 120 days), during which period the review body is given an opportunity to seek alternative uses and/or buyers for the resource. If the end result of a stay of demolition is ultimately granting the demolition permit, then the municipality may require that adequate time be added to the stay period for documenting the building. Such documentation involves photographs, measurements, and site plans being placed with the local historical group or the municipality for future reference.

Demolition by neglect (the gradual deterioration of a building over time) is a difficult situation to address and control. However, maintenance standards can be enforced to help control this type of “demolition.” Through zoning, a municipality may establish criteria to determine if a structure is being demolished by neglect and to require the owner to apply for a demolition permit, thus setting in motion the review procedure for demolition.

Local Landmark Designation

A municipality can adopt a “landmark ordinance” to protect specific structures that have special significance to the municipality. A landmark ordinance may have two parts. The first part demonstrates the significance of the structure. The second part establishes the actions permitted or not permitted to be taken (such as the removal of an architectural detail) and/or any incentives for preservation activities associated with the structure.



Figure 4-2: The Plank House, Marcus Hook Borough, is a Local Historic Landmark

Other Uses of Historic Zoning

In addition to demolition review, there are a number of regulations as well as incentives municipalities can incorporate into zoning in order to protect historic resources. Depending on the location of the resources, this could be a separate zone with distinct requirements or an overlay zone that builds off of the base zoning. The MPC states that “Zoning ordinances may permit, prohibit, regulate, restrict, and determine... size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures.” Thus there are a wide range of opportunities for municipalities to enact regulations designed to maintain the integrity of historic structures.

Neighborhoods with a special architectural character can be preserved without putting a financial burden onto the homeowner through a Conservation District Ordinance. This is similar to a Historic District (Act 167, discussed below) but with less stringent requirements in terms of what alterations require review. For example, homeowners in a conservation district may be allowed to use aluminum siding, but they may not be allowed to enclose their front porches if that is a character-defining feature of the neighborhood. The cities of Harrisburg and Lancaster have effectively used Conservation District Ordinances to carry out their historic preservation objectives.

One incentive zoning can offer to owners of historic properties to encourage rehabilitation and adaptive reuse is allowing special or conditional uses of identified historic resources. For example, individual property owners might be allowed to establish certain types of businesses or office space even in a residential zone if they own a suitable historic building. A developer planning to subdivide a property that contains a historic building can be offered incentives to retain the building and reuse it, such as increased density and parking bonuses. Zoning can offer an opportunity to retain larger late-nineteenth century homes, now considered too large for a single family, if it provides flexibility in subdividing housing units.

Historic resources can also be protected as part of the subdivision and land development process. One important tool is requiring a developer to submit a Historic Resources Impact Study (HRIS) when there is an identified historic resource on the property or within a certain distance of a proposed development. The study provides the review body with additional documentary information on the resource and helps to ensure that appropriate efforts are taken to minimize physical and contextual impacts on the historic resource. To preserve historical integrity of resources, zoning or the subdivision and land development ordinance may mandate buffering requirements and the retention of landscaping and outbuildings.

Archaeological sites are especially vulnerable to land development projects and can be included as part of a HRIS.

Considerations for Zoning for Historic Resources:

- Zoning is a familiar tool to municipalities
- Provides flexibility of restrictions and incentives
- Incentives can encourage reuse of historic structures
- Helps to slow or stop the demolition of valuable historic resources, and protects the integrity of those that remain
- Areas with a high archaeological potential can be included with protective measures directed toward ground disturbances
- Some limitations on how properties are protected and what aspects can be regulated
- The criteria for the classification of the historical resources and archaeological sites must be precise and thorough; otherwise, they may be challengeable

LOCAL HISTORIC DISTRICT ORDINANCE

Adoption of a certified local district through an Act 167 (1961 P.L. 282) historic district ordinance is often considered the most important tool for protecting clusters of historic resources in a municipality. It essentially allows for the creation of a district wherein proposed alterations to historic resources must be reviewed and approved beyond what is required zoning or the building code. It places another layer of regulations upon the base zoning of the district whether it is commercial, residential, or industrial. The district does not need to be on the National Register, although it must receive certification by the Pennsylvania Historical and Museum Commission (PHMC). Act 167 authorizes the local government to:

- Delineate a historic district;
- Establish a Historic Architectural Review Board (HARB) which is advisory to the municipal governing body;
- Determine guidelines to regulate physical changes within the district; and
- Create a review process for granting or not granting a certificate of appropriateness (COA) for changes proposed within the district.

Historical Architectural Review Board

A Historical Architectural Review Board (HARB) is an appointed board that is mandated by Act 167 when a historic district is created. The act specifies that this board should have not less than five members and describes the qualifications of these members. The sole official duty of this HARB is to review changes within an historic district and to recommend (or recommend against) the issuance of a certificate of appropriateness (COA). The HARB's role is strictly advisory, with the municipal governing body making the final determination on whether to approve or deny a COA.

Design Guidelines

The HARB only has the authority to review exterior changes to properties in the historic district that are visible from a public right of way. In making recommendations on the appropriateness of proposed alterations to properties in a historic district, the HARB is tasked with considering "the general design, arrangement, texture, material and color of the building or structure and the relation of such factors to the similar features of buildings and structures within the district." Many communities choose to craft more specific guidelines than these to establish a clearer picture of the objectives of the HARB. The establishment of more well-defined guidelines for the treatment of properties in a historic district not

Chapter 4: Preservation Toolbox

only makes the process more transparent for property owners and more efficient for the HARB, it may also provide legal defensibility against the accusations of an arbitrary approval process.

The process of creating customized design guidelines can be time-consuming, however, and many communities choose to rely on or base their guidelines on *The Secretary of the Interior's Standards for Rehabilitation*. These standards, published by the National Park Service, were originally developed for use by federal agencies or in projects using federal funds. They have become broadly used and adapted because they provide practical guidance on appropriate treatment of historic properties. The Standards for Rehabilitation advocate for, among other things, the retention of historic uses, features, and materials wherever feasible, and that replacement materials, where necessary, match the original to the greatest extent possible.

There are some misconceptions about Act 167 districts, stemming from fears about overly-restrictive ordinances. Some communities have very strict design guidelines and may place limits on many aspects of homeowners' exterior alterations. However, the guidelines should reflect community values relative to the district and can be created to be as strict or as lenient as desired. In some cases, they may only affect new construction or any additions (as opposed to alterations) made to existing housing within the district while in other districts they may regulate all changes including the color of paint. Examples of elements that can be regulated by design guidelines are height, bulk, roofline, proportions, façade openings, compatibility with architectural detail, building materials, color, fences, walls, and exterior lighting. It is strongly advised that residents of the proposed district be included in the planning process very early to elicit their cooperation.

Considerations for Act 167 Local Historic Districts:

- A prescribed process is mandated by the Act
- Design guidelines can be customized to the locality
- It is the most effective way in which to preserve the character as well as the buildings
- Residents of the district must be involved from the very beginning of the decision-making process to create a district which is acceptable to all, which often means a lengthy process
- HARB members must be knowledgeable about architectural styles and interpretation of the guidelines or enforcement can become inconsistent

FUNDING TOOLS

The availability of funding is often the most critical aspect of any historic preservation project. The most thorough documentation, the most carefully-crafted regulation, or the most well-planned reuse project can only do so much to protect historic resources without funds to back them up. There are a variety of funding opportunities available for use by municipalities, non-profits, and property owners.

FEDERAL FUNDING INCENTIVES

Community Development Block Grant (CDBG) Program

Funded by the U.S. Department of Housing and Urban Development (HUD), the Community Development Block Grant (CDBG) program provides funding to designated communities to support local community development objectives. CDBG supports and facilitates the use of historic properties for affordable housing, economic development, and community revitalization. This flexible federal program provides communities with resources to address a variety of community development needs including historic preservation and heritage tourism. Projects should benefit low- and moderate-income persons

and/or serve to prevent or eliminate blight conditions. Non-profits, as well as municipalities, are eligible to apply.

Rehabilitation Investment Tax Credits (RITC)

Under the Rehabilitation Investment Tax Credits (RITC), owners of *income-producing* historic properties can recover a portion of the expense of rehabilitating their property in the form of a federal tax credit. The program is administered by the National Park Service in cooperation with the Internal Revenue Service and with support from State Historic Preservation Offices. A 20% tax credit is available for *substantial rehabilitation*, meaning the work must meet certain cost thresholds, and properties must be listed on the National Register of Historic Places (or contributing in a National Register Historic District). The work must be done in accordance with the *Secretary of the Interior's Standards for Rehabilitation*. Additionally, the owner must retain ownership for a period of five years following receipt of the tax credit. Again, only income-producing structures are eligible, but the development can be an incentive for revitalization of an area.

STATE FUNDING INCENTIVES

Department of Community and Economic Development (DCED)

The Pennsylvania Department of Community and Economic Development (DCED) provides support to the Commonwealth's businesses and communities with the mission of improving quality of life for its citizens. To that end, DCED offers a number of opportunities to support historic preservation as a component of economic revitalization.

Keystone Communities Program

Currently the Keystone Communities Program (KCP) is an initiative established to support Pennsylvania communities in their revitalization efforts. KCP is a flexible tool for use in community and economic development for a variety of uses including planning activities, façade grant programs, accessible housing programs, and development grants. Communities engaged in preservation-focused economic development can seek to designate certain parts of the municipality for targeted revitalization under KCP, or simply apply for general funding.

Main Street Designation

The Main Street approach to downtown revitalization was established in 1980 by the National Trust for Historic Preservation. It uses a four-pronged strategy focusing on economic vitality, quality design, effective promotion, and sustainable organization. In Pennsylvania, DCED provides funding and management of the Main Street program, with support from the non-profit Pennsylvania Downtown Center (PDC), which provides technical support and coordination. Communities wishing to designate their commercial areas as a Main Street can apply to DCED for targeted investment over a period of five years.

Elm Street Designation

Building off of the success of the Main Street model, Pennsylvania established the Elm Street program in 2004 to carry the community-based strategy over from commercial to residential revitalization efforts. The Elm Street approach utilizes a five-pronged strategy of promoting clean, safe, and green communities; quality design; strong neighbors and economy; and a clear image and identity; all supported by a sustainable organization. As with Main Street, communities wishing to receive funding and designation as an Elm Street community apply to DCED, and PDC provides technical support.

Chapter 4: Preservation Toolbox

Historic Preservation Tax Credit (HPTC)

Similar to the federal program described above, Pennsylvania offers qualified taxpayers the opportunity to receive tax credits for restoring eligible historic structures. This program is administered by DCED but requires certification by PHMC. Eligible properties must be *income-producing* and listed on the National Register of Historic Places (or contributing in a National Register Historic District), or be deemed *eligible* for listing on the National Register. All projects must include a qualified rehabilitation plan that is approved by the PHMC as being consistent with the *Secretary of the Interior's Standards for Rehabilitation*. The tax credit is up to 25% of the project cost, although the state has a limit of available funding each fiscal year.

Pennsylvania Historical and Museum Commission (PHMC)

In its role as the State Historic Preservation Office for Pennsylvania, PHMC provides a variety of funding opportunities for the collection, conservation, and interpretation of Pennsylvania's historic heritage.

Certified Local Government (CLG) Program

Municipalities with established HARBs or Historic Commissions are eligible to participate in the Certified Local Government Program (CLG). CLG is a National Park Service program enabled by the National Historic Preservation Act, provides valuable technical assistance and small grants to local governments seeking to strengthen local historic preservation activities. The CLG program is administered by the PHMC's Bureau for Historic Preservation, which serves as the SHPO in Pennsylvania. This source of funding is exclusively available for Certified Local Governments, although applicants can apply to be approved as a CLG at the same time they apply for funding.

Keystone Historic Preservation Grant Program

The Keystone Historic Preservation Grant Program provides funding support for projects that identify, preserve, promote, and protect historic and archaeological resources for both the benefit of the public and the revitalization of communities. Funding is available to nonprofit organizations and local governments for the planning and development for publicly accessible historic resources listed in or eligible for listing in the National Register of Historic Places.



Figure 4-3: The Warf at Riverton, Chester City, used a Keystone Historic Preservation Grant to convert the Delaware County Electric Company building into office space

ADDITIONAL FUNDING TOOLS

Revolving Loan Funds

A revolving loan fund is a pool of money that can be used for various preservation or community development activities and is self-replenishing when the loans are paid back. Usually the fund is started with seed money from a grant, from tax revenue, or even from the sale of property. A revolving loan fund may be established by a local government, a non-profit, or a private organization. One example is the Preservation Fund of Pennsylvania, offered by the private, non-profit organization Preservation Pennsylvania, which provides funds specifically for the purpose of acquiring threatened historic properties and reselling them to buyers willing to restore and maintain them. The Preservation Fund also offers low interest loans to organizations and government agencies for the restoration or rehabilitation of specific historic properties.

Public/Private Cooperation

Not all projects can be funded by one source, especially in areas where more revitalization is needed. Many projects, especially larger initiatives involving more than one building or an extremely large structure, are accomplished using funds from public sources such as state or federal preservation grants as well as foundation and corporate grants and local financial institutions. There are some public and private grants that include or whose sole purpose is to fund historic preservation projects. Grants may be available from private organizations such as the Pew Foundation, the National Trust for Historic Preservation, as well as federal agencies such as the Department of Transportation and the Department of Housing and Urban Development.

PRESERVATION ORGANIZATIONS

The above listed tools can be further assisted through the involvement of organizations dedicated to the practice of historic preservation. Whether formed to protect a specific resource or promote a certain historic topic, or just to address preservation in general, preservation organizations can play a key role in carrying out a community's historic preservation goals.

Historical Commissions

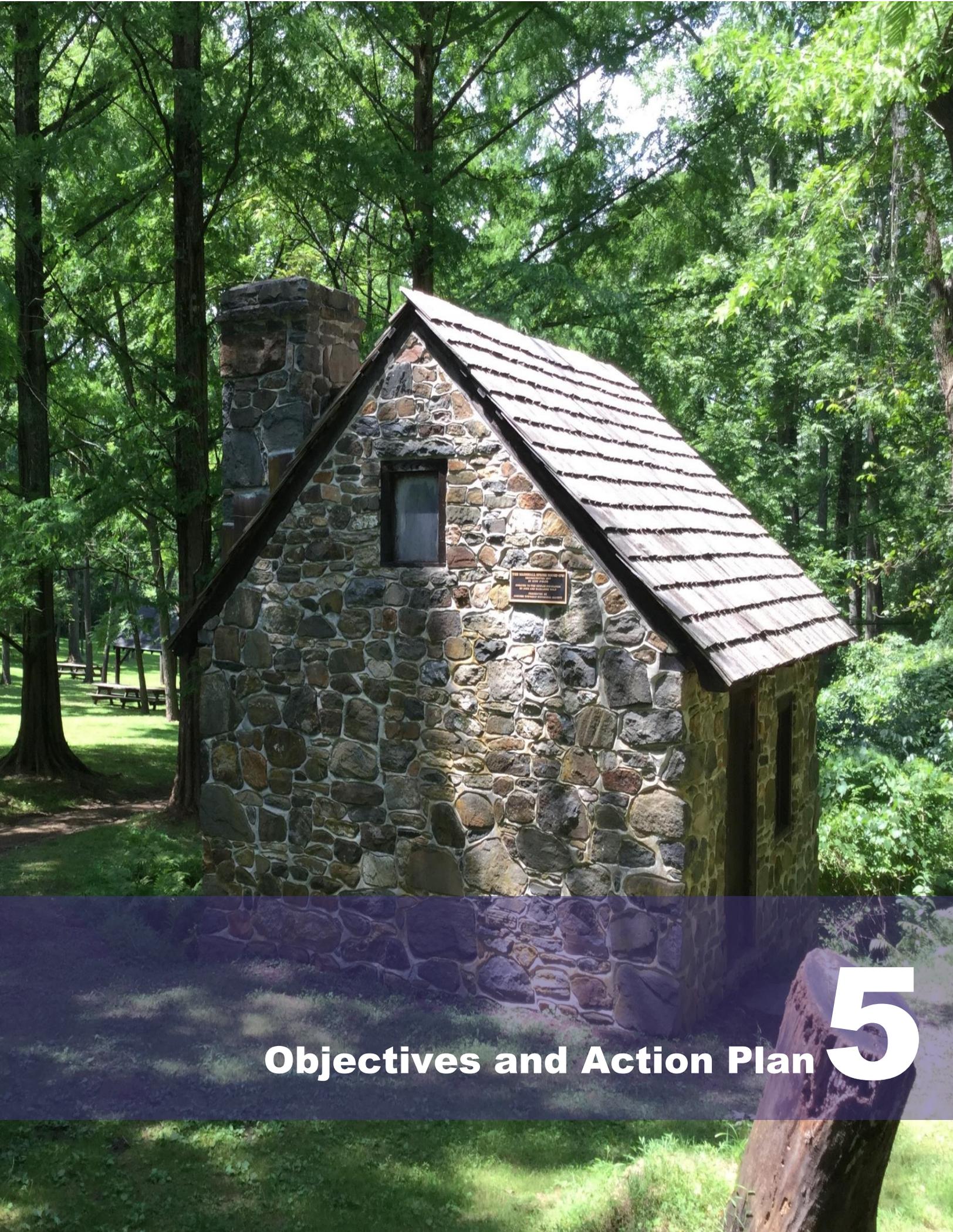
A historical commission is an advisory board that serves as part of the municipal government. The elected officials appoint these volunteers. Its primary purpose is to advise elected officials on matters relating to history and historic resources. Its functions can include compiling an inventory and survey, developing a historic preservation ordinance, and reviewing proposed alterations to or around historic resources. Sixteen municipalities in Delaware County have historical commissions. Like a HARB, the historical commission can review for appropriate treatment within the overlay zones, but it may also become the "keeper" of the history of the municipality and be in charge of updating the survey, providing information to citizens, and pursuing grants for projects such as hiring a consultant to prepare National Register nominations.

Historical Societies

A Historical Society is a group of residents with a common interest in the heritage of the community. They are a volunteer entity, formed without needing any formal sanction. They form an organization with bylaws, officers, and a mission. They may focus on a specific area of the history such as photographs, artifacts, or research, but the common interest in history is a bond that can make them an effective voice for preservation. Because of Delaware County's rich history, 32 municipalities have their

Chapter 4: Preservation Toolbox

own historical societies. These societies can form an advocacy group for promoting preservation within the municipality.



Objectives and Action Plan

5

Chapter 5: Objectives and Action Plan

OVERVIEW

The purpose of this *Historic Preservation Plan* is to highlight the present state of preservation in Delaware County in order to inform preservation goals and policies for ongoing planning activities. This chapter is focused on summarizing the lessons of the previous chapters to create objectives that will positively impact preservation in Delaware County municipalities. The objectives laid out in this text have been informed not only by a comprehensive analysis of existing written histories, municipal inventories and surveys, and preservation efforts, but also by public and task force feedback from the Delaware County preservation community.

HOW THE COUNTY SHOULD USE THIS PLAN

As an implementing element of the County's comprehensive plan, Delaware County 2035, this *Historic Preservation Plan* can be used to direct historic preservation projects and priorities. The objectives and actions listed throughout the plan provide the path for the County to meet the overarching goals of identifying, protecting, and promoting the County's history and historic resources.

HOW MUNICIPALITIES SHOULD USE THIS PLAN

The *Historic Preservation Plan* is intended to serve as a resource for municipalities. Municipalities should reference this plan when conducting their own preservation initiatives and incorporate the countywide objectives as appropriate. The actions listed throughout this plan, and compiled below, offer actions for municipalities to work toward the goals of this plan.



Figure 5-1: Delaware County Courthouse in Media Borough

ACTION PLAN

The actions detailed throughout this plan are intended to provide direction for Delaware County and municipalities in implementing the County historic preservation goals. A full list of the objectives and corresponding actions, along with timing, can be found in Table 5-1.

Table 5-1: Action Plan

OBJECTIVE
HP 1 **Widen the scope of historic significance to include more recent resources, more types of resources, and the narratives of underrepresented groups.**

ACTION *Delaware County will...*

HP 1.1	Conduct studies on underrepresented groups and narratives including Native American history, industrial development, the historic African American experience, the histories of women, and recent immigration patterns in Delaware County.	◆
HP 1.2	Complete, promote, and implement the <i>Twentieth Century Context Study</i> in order to highlight historic landscapes and resources from the recent past.	▲
HP 1.3	Explore ways to document and interpret non-traditional resources such as rituals, events, icons, and images.	◆

Municipalities are encouraged to...

HP 1.4	Acknowledge and appreciate the significance of industrial, educational, institutional, religious, and commercial historic resources to their community fabric.	●
HP 1.5	Engage citizens to contribute and celebrate their diverse stories to the municipality’s collective identity.	●
HP 1.6	Encourage preservation of clusters of historically significant twentieth century structures through the use of conservation districts and design guidelines.	◆

OBJECTIVE
HP 2 **Utilize Delaware County’s Historic Resources Inventory as a tool for the County, municipalities, and preservation community.**

ACTION *Delaware County will...*

HP 2.1	Complete the County Historic Resources Inventory utilizing existing municipal historic sites surveys and maintain it through coordinated survey updates with municipalities.	▲
HP 2.2	Make the Inventory available for use as a tool by municipalities and the preservation community.	▲
HP 2.3	Identify themes and patterns based on quantitative analysis of the Inventory and use this analysis to identify opportunities for as well as threats to historically significant resources.	◆

Municipalities are encouraged to...

HP 2.4	Utilize the County inventory as a starting point for municipal preservation and planning efforts.	●
HP 2.5	Document and advocate for resources that are significant on the local level.	●
HP 2.6	Share information with the County when conducting or updating their own historic resource surveys.	●

▲ : Short Range (1-5 Years) ◆ Medium Range (5-10 Years) + Long Range (10+ Years) ● Ongoing

OBJECTIVE
HP 3 Support preservation efforts at the municipal, private, and non-profit levels.

ACTION	<i>Delaware County will...</i>	
HP 3.1	Continue to serve as a clearinghouse for information relating to the history of Delaware County, to its municipalities, and to its historic sites, as well as help promote best practices for historic preservation techniques.	●
HP 3.2	Continue to provide technical support necessary to implement preservation efforts.	●
HP 3.3	Disseminate information about grants and financial incentives.	●
HP 3.4	Support and further the recommendations of the 2010 Delaware County <i>Public History Feasibility Study and Implementation Plan</i> .	●
HP 3.5	Partner with the Delaware County Historical Society and other local preservation societies, commissions, and HARBs to further common preservation goals.	●
<i>Municipalities are encouraged to...</i>		
HP 3.6	Coordinate with their local preservation communities to better understand and accomplish their shared goals.	●
HP 3.7	Cross-promote community and historic events with local preservation organizations through established municipal communication channels such as newsletters, websites, and meeting announcements.	●

OBJECTIVE
HP 4 Cultivate knowledge of and responsibility for our historic resources.

ACTION	<i>Delaware County will...</i>	
HP 4.1	Continue to be a source of information, resources, and best practices to foster a greater sense of place and pride in local history for citizens of all ages.	●
HP 4.2	Share resources with educators to promote local history.	+
HP 4.3	Recognize citizens, municipalities, and groups for contributions to the identification, protection, and promotion of historic resources and associated materials.	●
HP 4.4	Promote and contribute to heritage tourism and historic preservation related events.	▲
<i>Municipalities are encouraged to...</i>		
HP 4.5	Employ promotional tools such as interpretative signage and markers, walking tours, and seminars to increase public awareness of local history and resources.	●
HP 4.6	Engage local schools and youth organizations to encourage education and involvement at historic sites.	●
HP 4.7	Educate newly elected and appointed local officials—including supervisors, commissioners, County Council, and members of Planning Commissions—about the value of historic preservation.	▲

▲ : Short Range (1-5 Years) ◆ : Medium Range (5-10 Years) + : Long Range (10+ Years) ● : Ongoing

OBJECTIVE	
HP 5	Integrate the goals of Historic Preservation into all aspects of planning and community governance.
ACTION <i>Delaware County will...</i>	
HP 5.1	Assist municipalities with incorporating historic preservation into municipal planning efforts. ●
HP 5.2	Draft model language for zoning that offers protection as well as incentives for the sensitive treatment of historic sites and properties. ▲
HP 5.3	Complement economic development work by promoting reuse and revitalization preservation tools. ●
HP 5.4	Coordinate historic preservation activities with open space conservation and trail development. ●
<i>Municipalities are encouraged to...</i>	
HP 5.5	Create a community-centered vision recognizing elements that contribute to a place's sense of identity, including its historic resources, people, and cultural assets. ●
HP 5.6	Create or strengthen historic preservation ordinances and zoning controls to protect significant cultural resources. ◆
HP 5.7	Incorporate incentives into municipal zoning ordinances to encourage historic resource protection. ◆
HP 5.8	Consider the role of the integrity of historic resources and overall historic character as part of their economic development and downtown revitalization strategy. ●
HP 5.9	Recognize the value of historic homes as part of a diverse and affordable housing stock. ●

▲ : Short Range (1-5 Years) ◆ : Medium Range (5-10 Years) ■ : Long Range (10+ Years) ● : Ongoing

ROLES AND RESPONSIBILITIES

The two primary implementers of this plan are Delaware County and its municipalities. Other agencies and organizations can contribute as partners, informational resources, and as sources of technical assistance. It will take the combined efforts of many government agencies, organizations, officials, stakeholders, and motivated citizens to implement all the ideas and actions presented in this plan. This section will lay out roles and sources of assistance for the implementation of the Historic Preservation Plan.

MUNICIPALITIES

Municipalities play a significant role in protecting historic resources and implementing historic preservation planning. They establish long-range, community-centered visions for their future character through their comprehensive plans and implement those plans through zoning and subdivision and land development (SALDO) ordinances. The goals and objectives of comprehensive plans and the parameters for development established through zoning and municipal SALDOs have an impact on historic resources by balancing the need for future growth with the value of existing buildings, sites, and landscapes.

Municipalities also have an impact on their historic character when they undertake revitalization activities. When municipalities encourage investment in historic resources, they reap the benefits of

improved community cohesiveness and improve their appeal to prospective residents and businesses. Involvement at the municipal level requires participation by governing bodies, local planning commissions, and citizen committees and advisory boards focused on identifying, protecting, and promoting the community's most valued historic resources.

DELAWARE COUNTY

The County recognizes its responsibility to maintain and care for the historic properties in its ownership, and its potential to take leadership and oversight roles in the preservation of additional historic resources with countywide significance. Under the leadership of Delaware County Council, the Planning Department will be responsible for the implementation of many of the action items in this plan. However, there are a few other County-level entities or boards that are key players in making this plan a success.

Planning Department

The Planning Department coordinates the development of the County's comprehensive plan, including Delaware County 2035 and associated component plans. The *Land Use Policy Framework Plan* establishes and classifies the County into place-based Character Areas and Central Places which provide the framework for this *Historic Preservation Plan*. The Department also provides municipal outreach and community assistance services to help local governments develop municipal comprehensive plans, update zoning ordinances, and conduct special studies. The Planning Department works with local and regional preservation and planning agencies such as historical societies, the Heritage Commission, PHMC, and DVRPC to protect historic resources through planning activities and the programming of funding.

The Preservation Planners at the Delaware County Planning Department are responsible for offering technical assistance to local officials, the general public, and the preservation community. The Planning Department is the central location for resources such as archival data, historic resource survey information, and various legal and other protective tools. The Planning Department maintains the Historic Resource Inventory as well as the *Countywide Archeological Inventory and Management Plan*. Delaware County preservation planners offer guidance and information to communities engaged in all levels of preservation planning, and have a unique countywide perspective to help municipalities see what they contribute to the larger heritage of the County.

Delaware County Heritage Commission

The Heritage Commission is charged with promoting cultural awareness among Delaware County residents in part by coordinating volunteer efforts to preserve the cultural heritage of the County. The Commission acts as a liaison between volunteer historic preservation groups and the Delaware County government in order to coordinate preservation efforts, eliminate duplication, advise on the development of projects, and encourage the adaptive reuse and conservation of historic resources.

Delaware County Archives

The County Archives are stored at a site near the Fair Acres Geriatric Center campus. This is where all County legal records are stored, including birth and death certificates, all administrative documents, and even boxes of artifacts discovered from the archaeological study completed on the Rose Tree Park site. Most of the County's records are available through online indices but are also accessible for in-person

Chapter 5: Objectives and Action Plan

visits. The Delaware County Archives is a resource for historical information not only for the County Preservation Planning staff but also for municipalities and the general public.

IMPLEMENTATION PARTNERS AND SUPPORT

In addition to the County and its municipalities, many other organizations, agencies, and groups have a role to play in implementation of this plan. Some of them can provide technical assistance or funding for projects. Others can provide expertise for educational programs or provide volunteer manpower. Existing organizations and programs detailed in the following sections can help to further the goals of this plan and help implement its action items.

COMMONWEALTH OF PENNSYLVANIA

Pennsylvania Historical and Museum Commission (PHMC)

The Pennsylvania Historical and Museum Commission (PHMC) administers all aspects of the Commonwealth's history, from maintaining collections, to advocating and assisting in preservation, as well as providing interpretation for its many historical sites. As the State Historic Preservation Office (SHPO) for Pennsylvania, PHMC offers technical assistance, advice, and educational programs on a variety of planning and revitalization strategies and initiatives. PHMC's statewide historic preservation plan, *Building Better Communities: The Preservation of Place in Pennsylvania*, lays out very similar goals to the Delaware County *Historic Preservation Plan*, and therefore the implementation efforts of both plans will support one another moving forward.

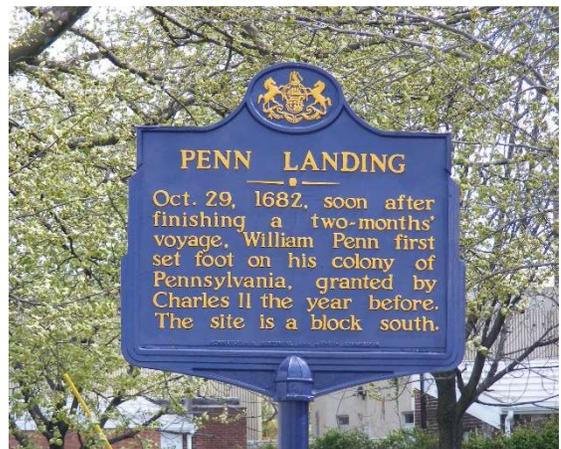


Figure 5-2: PHMC Historic Resource Marker, Chester City

Pennsylvania Department of Community and Economic Development (DCED)

The Pennsylvania Department of Community and Economic Development (DCED) works to foster opportunities for Pennsylvania business to grow sustainably and for communities to succeed in a global economy. DCED can assist communities with identifying and applying for potential funding sources. They can also provide technical assistance, helping communities identify opportunities to implement the efforts identified in this plan and subsequent planning efforts. DCED funds the Main Street Program – administered by the Pennsylvania Downtown Center – which focuses on revitalizing older business districts through physical design improvements, as well as technical assistance in organizing, marketing, and promotion.

ORGANIZATIONS, NON-PROFITS, AND HISTORIC GROUPS

Delaware County Historical Society (DCHS)

The Delaware County Historical Society (DCHS) is a countywide non-profit organization dedicated to preserving the County's history and the stories of its people. Their offices, housed in a former bank building in the city of Chester, contain a research library, museum, and archives that are open to the public. In addition, DCHS plans events and programs that showcase historic people and places in the County. They also run the Passport to History program, where students get a passport stamped at many of the County's historic sites open to the public.



Figure 5-3: The Delaware County Historical Society Museum/Library and Research Center, Chester City

Delaware County Historic Preservation Network (DCHPN)

The Delaware County Historic Preservation Network (DCHPN) is a grassroots group formed of groups or individuals actively involved in local historic preservation activities. The intention was to form a consortium to challenges and successes across the county. DCHPN formed as a recommendation of the Public History Study as a way to implement some of its recommendations. The group meets yearly and shares common issues and challenges among local historical societies, commissions, and HARBs. Another component of DCHPN was the establishment of an email listserv to facilitate the sharing of advice and recommendations. This listserv is ongoing and has proven a valuable way to communicate news across the wide and diverse preservation community.

Delaware County Convention and Visitors Bureau

Delaware County's Brandywine Convention and Visitors Bureau, now known as "Destination Delco," is the official tourism promotion agency for Delaware County. It markets Delaware County to individual visitors, tour groups, and meeting planners, while also promoting the development and expansion of business, industry, and commerce. The Destination Delco website promotes historic sites and events that celebrate the County's unique heritage. There are continual opportunities for Destination Delco to work cooperatively with the County and its many historic sites and organizations to further educate residents and visitors alike about the value of Delaware County's historic resources.

Preservation Pennsylvania

Preservation Pennsylvania is a private, statewide non-profit. It oversees the revolving loan fund the Preservation Fund of Pennsylvania, which assists in the acquisition and rehabilitation of historic properties. Additionally, Preservation Pennsylvania assists Pennsylvania communities in protecting and utilizing their historic resources through education and advisory assistance.

National Trust for Historic Preservation

The National Trust for Historic Preservation is a private, non-profit organization whose mission is to protect significant places representing the nation's diverse cultural experience by taking direct action and inspiring broad public support. The trust accomplishes its mission through leadership, education, and advocacy throughout the country. The National Main Street Program originated as part of the National Trust.

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Appendices

Appendix A: GLOSSARY OF ACRONYMS

ADA – Americans with Disabilities Act
CDBG – Community Development Block Grant
CLG – Certified Local Government
COA – Certificate of Appropriateness
CRGIS – Cultural Resource Geographic Information System
DCED – Pennsylvania Department of Community and Economic Development
DCHPN – Delaware County Historic Preservation Network
DCHS – Delaware County Historical Society
DELCTORA – Delaware County Regional Water Authority
DOE – Determination of Eligibility
DVRPC – Delaware Valley Regional Planning Commission
HARB – Historical and Architectural Review Board
HPTC – Historic Preservation Tax Credit
HRI – Historic Resource Inventory
HRIS – Historic Resource Impact Study
HUD – United States Department of Housing and Urban Development
IEBC – International Existing Building Code
KCP – Keystone Communities Program
MPC – Municipalities Planning Code
NHL – National Historic Landmark
NHPA – National Historic Preservation Act of 1966
NPS – National Park Service
NRHP – National Register of Historic Places
PDC – Pennsylvania Downtown Center
PHMC – Pennsylvania Historical and Museum Commission
RITC – Rehabilitation Investment Tax Credits
SALDO – Subdivision and Land Development Ordinance
SHPO – State Historical Preservation Officer
THPO – Tribal Historic Preservation Officer

Appendix B: GLOSSARY OF TERMS

ADAPTIVE REUSE: The process of reusing an old site or building for a purpose other than what it was originally built or designed for.

AGRICULTURAL: Land developed with crops, pastures, orchards, tree farms, or other agricultural uses. The farmstead and associated buildings are also agricultural. Single or double lot split-offs with house are included in the agricultural classification.

COMPREHENSIVE PLAN: A land use and growth management plan which establishes broad goals and criteria for municipalities to use in preparation of their comprehensive plans and land use regulations.

HERITAGE OR HISTORIC RESOURCES: Structures, sites, and objects that reflect the prehistory and history of Delaware County.

HISTORICAL CONTEXT: Patterns or trends in history by which a specific property or site is understood and its meaning and significance within history or prehistory is made clear. Can be organized by theme, place, and time, and link historic properties to important historic trends.

HISTORIC INTEGRITY: A resource's current physical state and the degree to which it still exemplifies the characteristics that make it significant. This includes the retention of sufficient aspects of location, design, setting, workmanship, materials, feeling, or association for a property to convey its historic significance.

HISTORIC SIGNIFICANCE: The importance of a property to the history, architecture, archeology, engineering, or culture of a community, State, or the nation.

INFILL: The use of land within a built-up area, typically for the reuse and repositioning of obsolete or underutilized buildings and sites. May involve a change of type or density of land use.

LAND USE: Land use is characterized by the arrangements, activities, and inputs people undertake in a certain land cover type to produce, change, or maintain it.

NATURAL RESOURCES: Assets such as soils, woodlands, wetlands, and agricultural lands, along with hydrologic features such as rivers, lakes, and streams, that occur naturally within the County's landscape. This includes important habitat areas and the wildlife that they contain. Though sensitive to human disturbance, these resources have notable environmental, recreational, visual, and economic benefits, creating a needed balance between growth and their conservation.

PLACE MAKING: An approach to community planning and redevelopment that emphasizes local community strengths and characteristics. This includes both physical characteristics, such as parks, housing styles, and transportation, as well as less concrete elements such as special event programming.

PRESERVATION: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Appendix B: Glossary of Terms

REHABILITATION: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

RESTORATION: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

RECONSTRUCTION: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

REVITALIZATION: The renewal and improvement of older commercial and residential areas through any of a series of actions or programs that support and facilitate private and public investment. This community investment can include (but is not limited to) activities and programs designed to improve neighborhoods; strengthen existing businesses; attract new businesses; encourage quality renovation and new construction; enhance public spaces and pedestrian amenities; ensure safe, efficient, and convenient traffic flow; and contribute to the social and economic vitality of the area.

SUBDIVISION: The division by plat or deed of a piece of property into two or more lots, plots, tracts, parcels or other land divisions.

ZONING ORDINANCE: A document adopted by municipal governments that classifies all land into residential, commercial, industrial, planned development, and/or overlay districts. It describes in detail the permitted density and uses allowed in each zoning district and that lists the specific regulations that govern each land use.

Appendix C: DATA SOURCES FOR MAPPING

Map 1-1: Delaware County

Delaware County Planning Department

Map 1-2: Character Areas and Central Places

Delaware County Planning Department

Map 1-3: Municipalities with Historic Preservation Zoning

Delaware County Planning Department

Map 2-1: Native American Sites

Delaware County Archaeological Resource Inventory and Management Plan, Delaware County Planning Department, 1991

Map 2-2: Historic Mill Locations in Delaware County

Delaware County Planning Department

Map 2-3: Historic Railways in Delaware County

Delaware County Planning Department

Map 3-1: Pilot Historic Resource Inventory Municipalities

Delaware County Planning Department

Appendix D: ARCHITECTURAL STYLES GUIDE

This section includes pictures of various styles of structures that are typical within Delaware County. The pictures not only highlight the overall style of the structure, but also delineate defining characteristics of that particular style. While many different styles exist in Delaware County only those that are most prevalent are included in this guide.

This guide was prepared by the Delaware County Planning Department and is part of a Countywide architectural styles project initiated by the Department. This guide is not meant to be comprehensive; rather, it was tailored to reflect the most common architectural styles in the County.

GEORGIAN

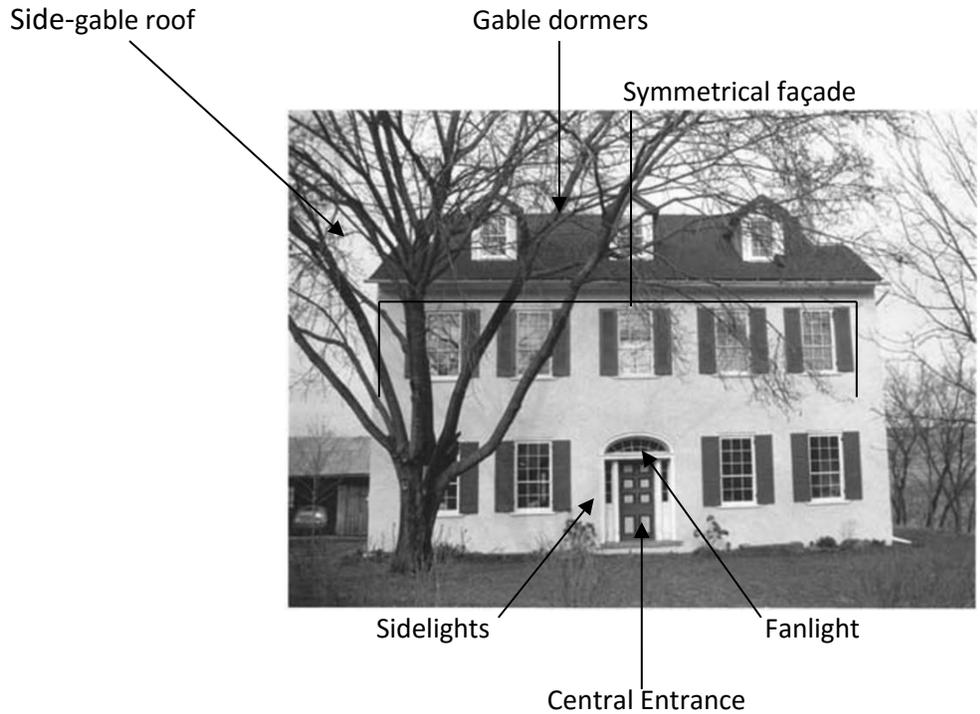
Georgian style was popular from the 1700s to around 1830. This style is defined by its symmetry and classical detailing. It was one of the most popular styles found in the English colonies in the 18th century. The use of British pattern books in America aided the popularity of the Georgian style in the colonies. Georgian houses in this region are typically stone or brick, two-story buildings with side-gable roofs. Other characterizing features include paneled central doors, doors crowned by decorative entablatures supported by decorative pilasters, cornices often with dentils, decorative quoins, and double-hung sash windows aligned symmetrically.



Appendix D: Architectural Styles Guide

FEDERAL

The Federal style, also known as the Adam style, is similar to the Georgian style. It has many similar features as the Georgian style, including symmetry, classical detailing, and side-gable roofs. Federal features are often considered more delicate and slender and include more formal elements, such as more elaborate door surrounds, porticos, and fanlights with sidelights. It was popular from around the 1780s to the 1820s. Federal styles often feature elaborate windows, like Palladian windows with curved arches.



GOTHIC REVIVAL

Buildings were first constructed in the Gothic Revival style in Delaware County from about 1840 to 1860 and continued to be built in that style into the 20th century. Gothic Revival was mainly reserved for religious and educational architecture and is found occasionally in residential buildings. The purpose of utilizing this style, especially for churches, was to capture the same grandeur and drama in the new buildings as is found in the cathedrals and churches of Medieval Europe. These buildings generally are large in size with details such as towers with spires and finials, monumental entrances, stone exteriors, and the very distinctive pointed Gothic arch windows. Many of these windows feature decorative tracery and stained glass.

Multi-story tower

Gothic arch windows with tracery



Monumental entrance with stone trim and Gothic arch doorway

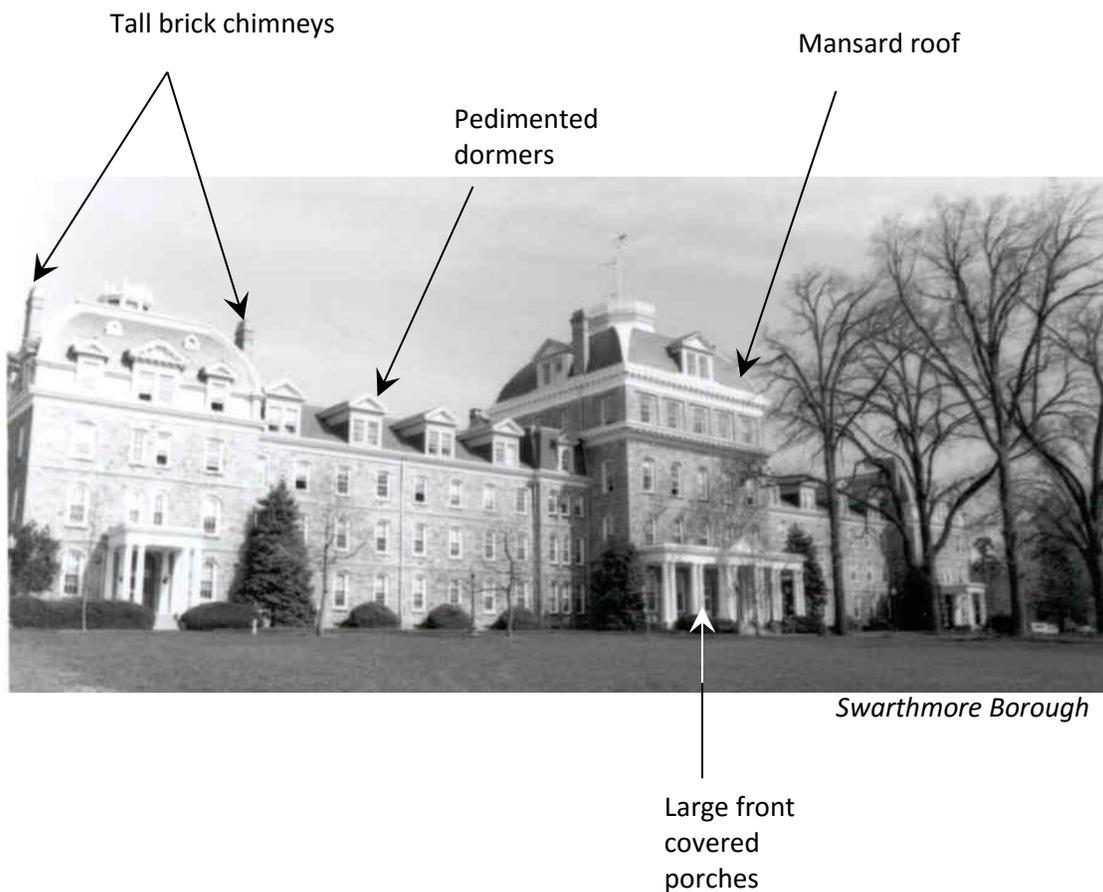
Swarthmore Borough

Stone exterior

Appendix D: Architectural Styles Guide

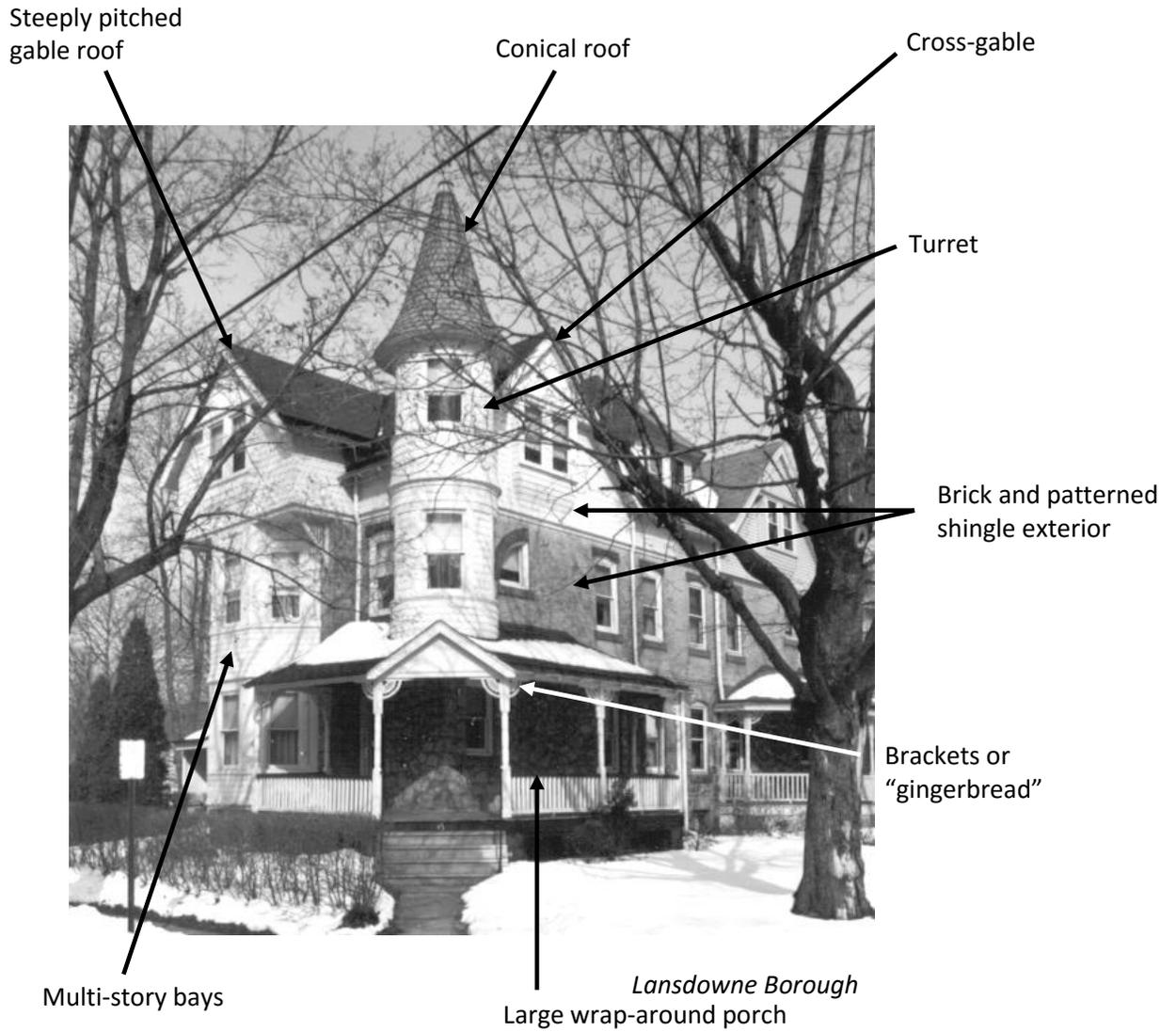
SECOND EMPIRE

The Second Empire style was popular from about 1860 to 1880 and is commonly found throughout Delaware County, especially in the eastern regions. It was widely used for medium and larger single-family detached homes and commercial and occasionally institutional buildings. Like the Italianate style, larger buildings constructed in the Second Empire style were often signs of wealth. Second Empire buildings are easily recognized by their distinctive roofs, called Mansard roofs. Sometimes this style is called "Mansard," especially when other characteristic features are omitted from the design. Other design features include segmentally arched windows, roof dormers, and decorative woodwork.



THE QUEEN ANNE STYLE

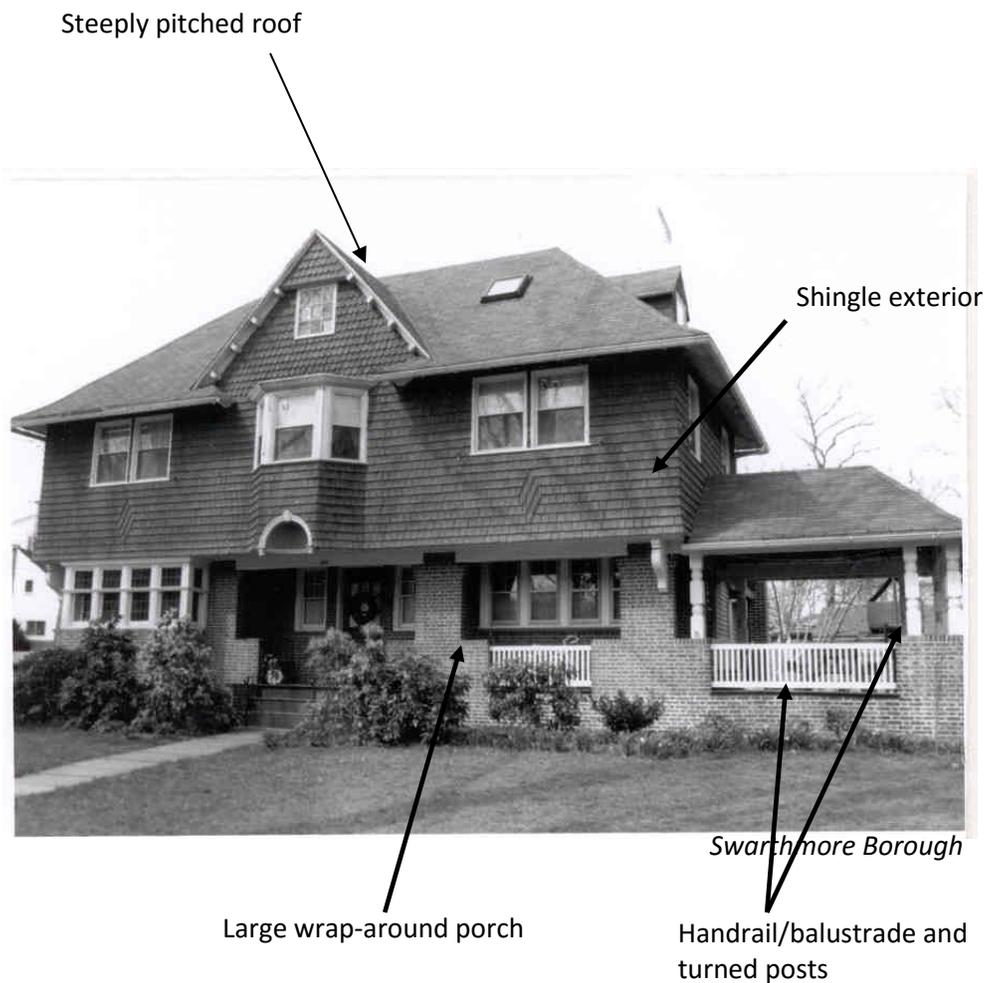
The Queen Anne style was very popular from about 1880 to 1910 and was employed mainly for residential architecture. It did, however, show up in various degrees of elaboration in many commercial buildings. Many of the eastern and mid-County suburbs also contain smaller Queen Anne homes, both single-family detached and semi-detached (twins). Usually being tall and often described as rambling, the Queen Anne style is one of the fanciest architectural styles. These buildings occasionally feature elements of the Eastern Stick style, which mainly consists of decorative woodwork, often in the gables. It can also take on more modest forms.



Appendix D: Architectural Styles Guide

SHINGLE

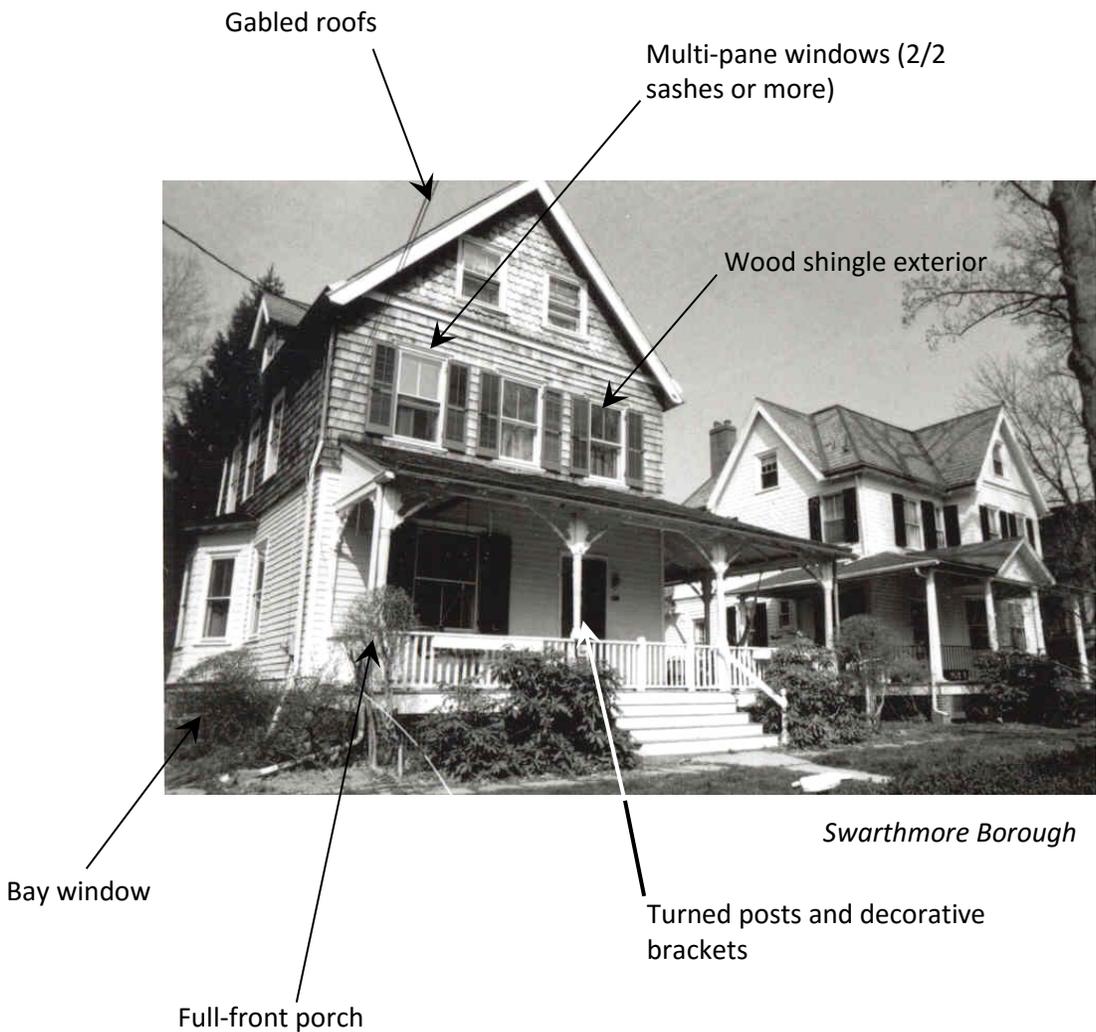
A contemporary of the Queen Anne, most Shingle style houses were built between 1880 and 1900 and were common as summer homes in seaside resorts throughout New England. Some of the identifying features of the Shingle style include wall cladding and roofing of continuous wood shingles (shingled walls may occur on the second story only) on a complex house shape, shingled walls without interruption at the corners, large porches, and asymmetrical façades with steeply pitched roof lines and multi-level eaves. A horizontal emphasis in massing is often present. Less emphasis is placed on decorative features in this style.



VICTORIAN VERNACULAR

This style is defined by the presence of modest examples of styles popular during the Victorian era – Queen Anne, Shingle, and Stick. The decorative detailing on these simple house forms is often contained in fewer or simpler design features. All are much less elaborate than the Victorian styles they attempt to mimic. Most were built between 1870 and 1910 and can be found throughout the United States.

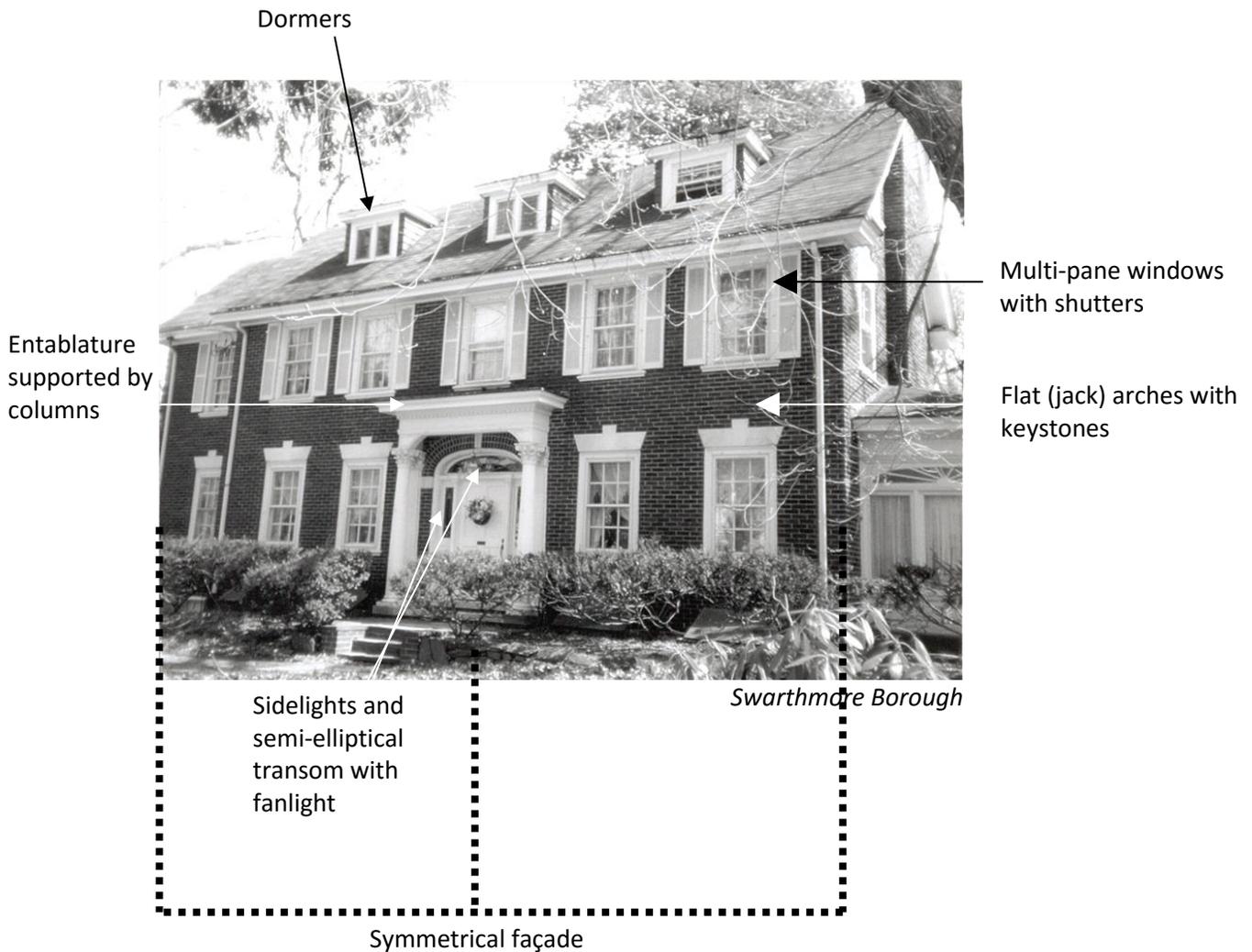
Common features of this style include porches with spindlework detailing, jig saw cut trim, symmetrical façades, and cornice line brackets.



Appendix D: Architectural Styles Guide

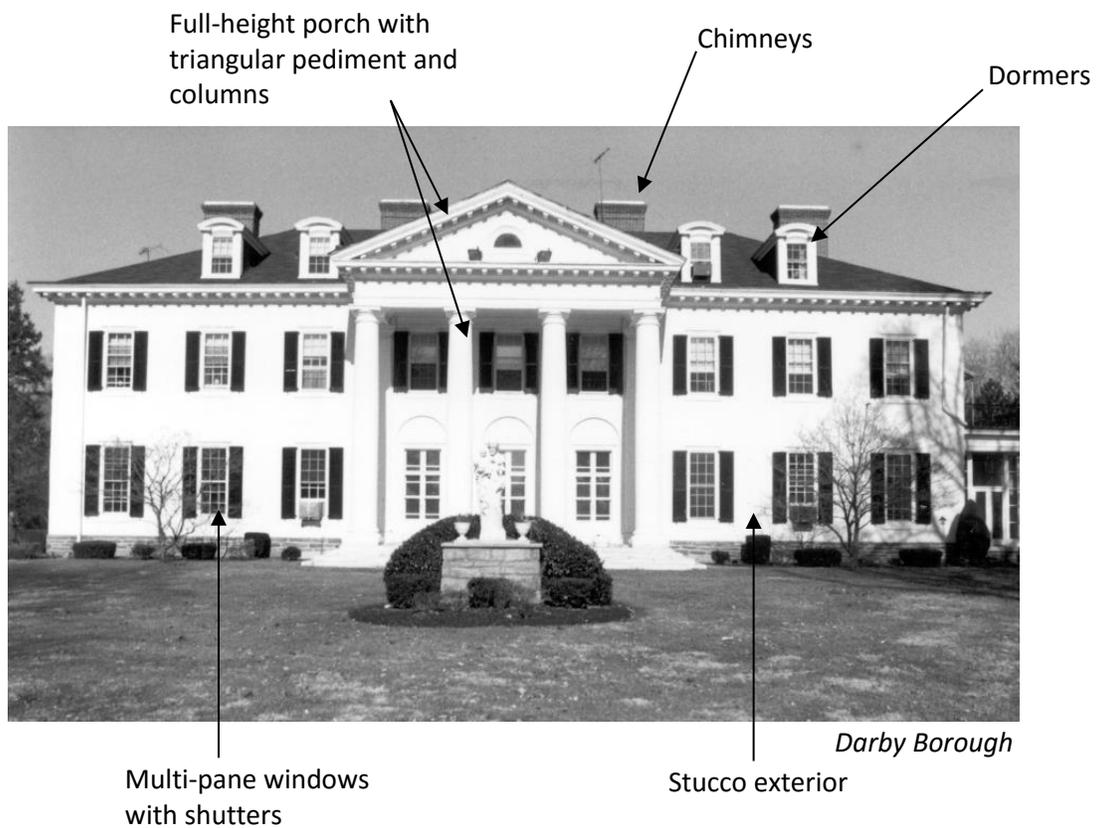
COLONIAL REVIVAL

The Colonial Revival style is one of the most popular American styles ever used. It reflects many features of the original Colonial homes built here by early settlers, especially the Adam/Federal style. There are many sub-types of the Colonial Revival style. Some of them influenced other popular American architectural styles such as the Queen Anne and Shingles styles. The example shown below exhibits some of the finest and most typical features of this style found in the County. Such features include accentuated central front door with portico, entablature or pediment, columns, transoms, fanlights and sidelights, symmetrical façades, dormers, multi-pane windows with shutters, and sometimes flat (jack) arches with keystones.



NEO-CLASSICAL

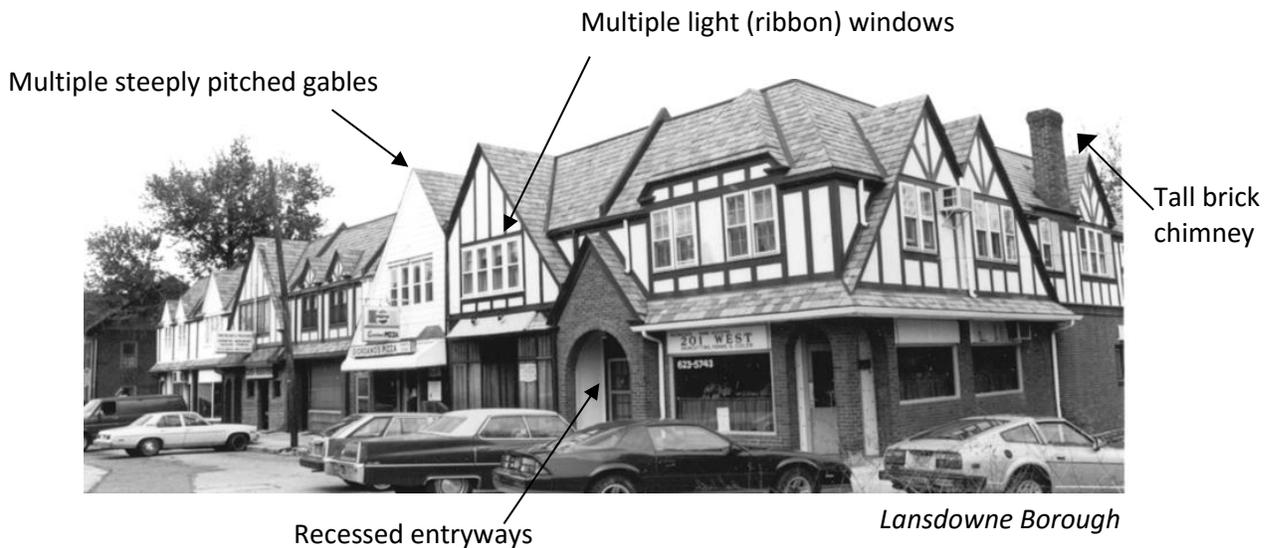
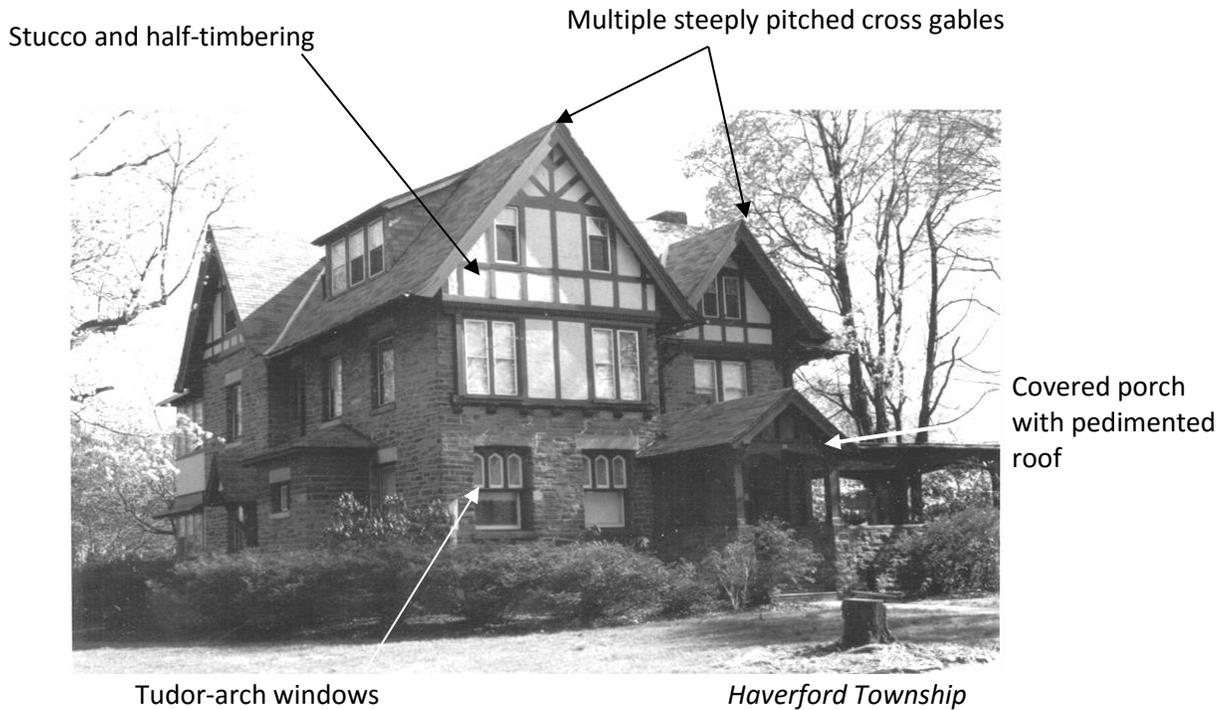
The Neo-Classical style was not used as extensively as other architectural styles in Delaware County. This style came from interest in Classical models found at the Columbian Exposition of Chicago in 1893. It became a popular style throughout the country in the first half of the 20th century. Frequently used for major buildings such as government institutions, it was also used to a lesser extent for educational and residential buildings. Features include full-height porches having triangular pediments and tall columns, dormer windows, smooth stucco or stone exteriors, symmetrical façades, multi-pane windows often with shutters, and often multiple chimneys.



Appendix D: Architectural Styles Guide

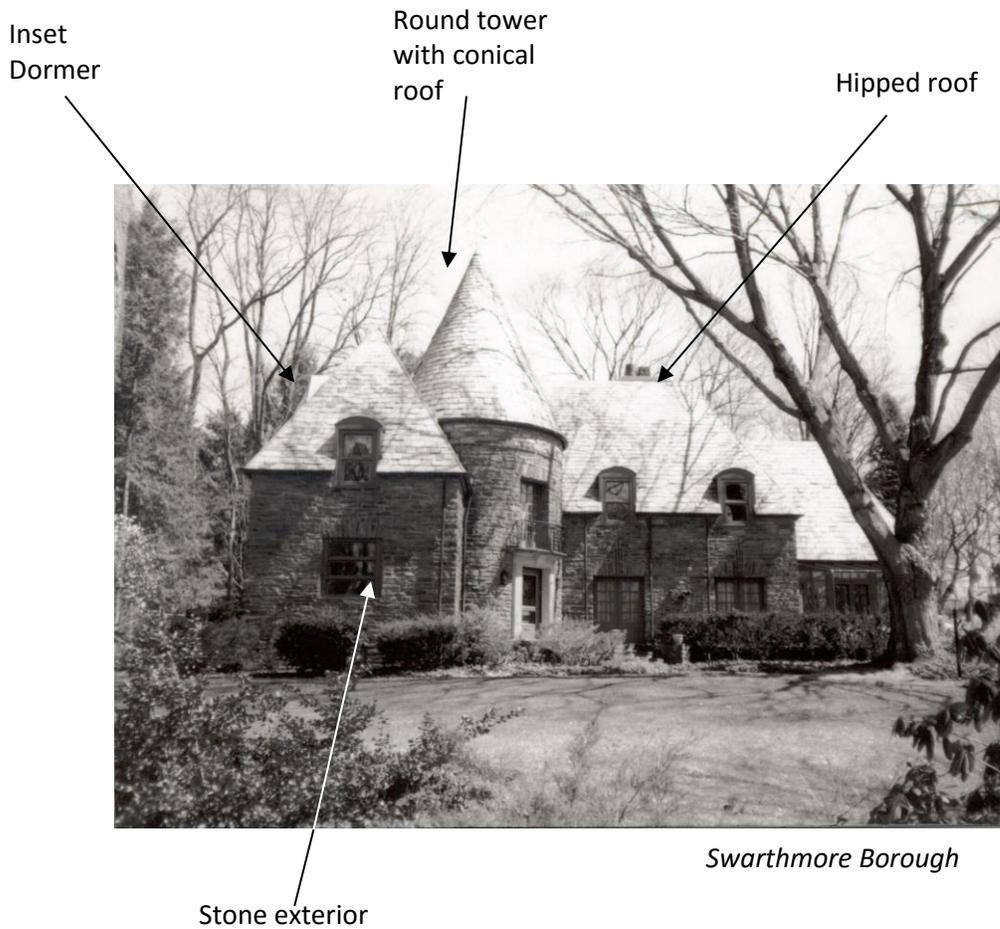
TUDOR REVIVAL

The Tudor Revival style in Delaware County was most prominently used from around 1900 up to the 1940s. Being a highly adaptable architectural style, it was used for many different types of buildings including residences, both single- family and multi-family, commercial, and others. Tudor Revival buildings can be found in all regions of the County, especially in the mid and eastern regions. A high concentration of these buildings can be found in the Main Line municipalities including Radnor and Haverford Townships. The most distinctive features of the style include multi-gabled roofs, half timbering and stucco finishes, asymmetric compositions and façades, and multiple pane windows.



FRENCH ECLECTIC

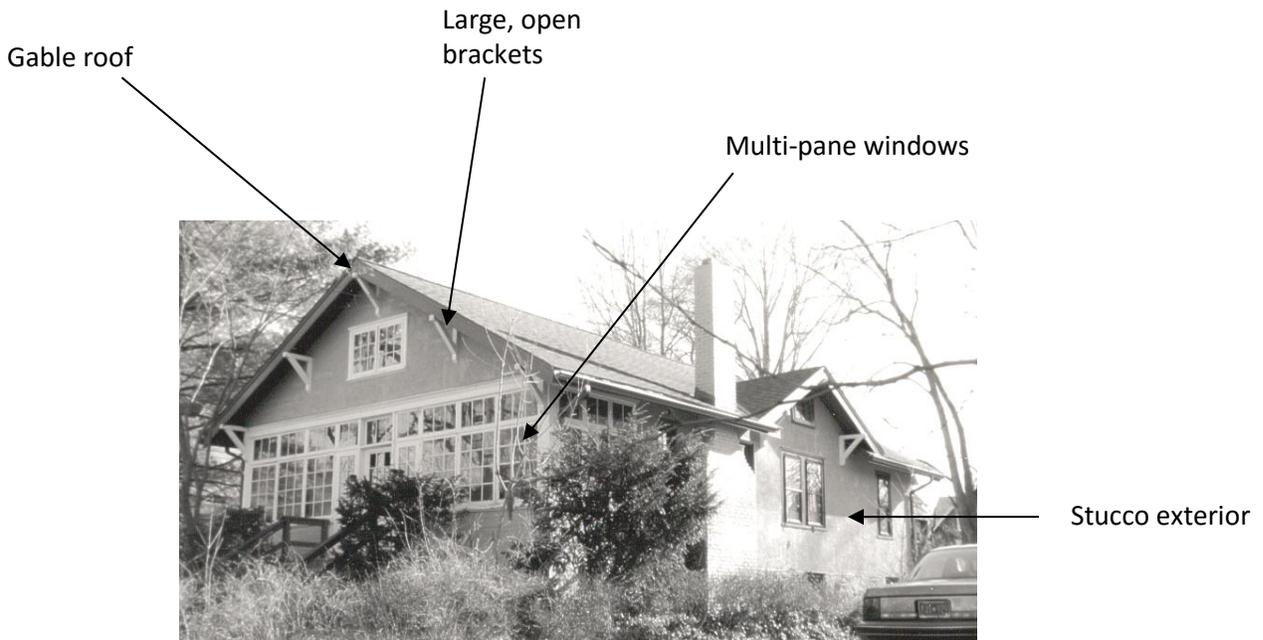
A popular style in suburban America during the 1920s and 1930s, the French Eclectic style was a favored style of the Americans who served in France during World War I. The roofs of this style are French Normandy and Medieval English. Common identifying features of the style include a tall, steeply pitched hipped roof without a front facing gable, asymmetric façades, and brick, stone, or stucco wall cladding. Less common features of the style include decorative half timbering and the prominent round tower on the front façade.



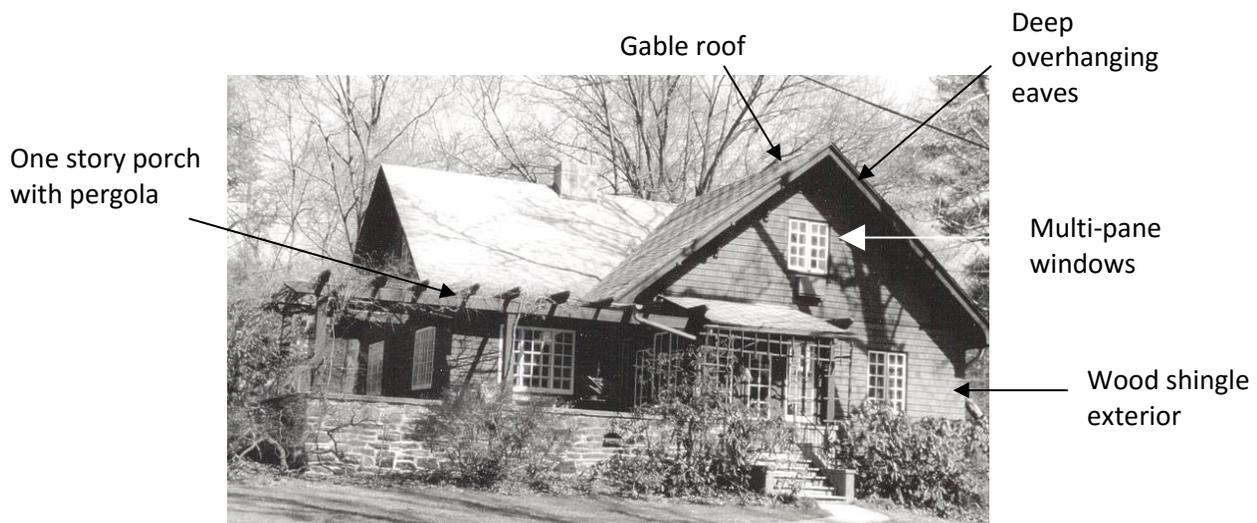
Appendix D: Architectural Styles Guide

CRAFTSMAN

Originating in California in the 1890s, the Craftsman style comes from the Arts and Crafts Movement when there was a renewed interest in handcrafting products as a counteraction to mass production. Craftsman is a building style that was generally constructed between 1890 and 1930. Often these smaller houses are bungalow in shape, with 1-2 stories and low pitched gable roofs. Craftsman houses often can be recognized by their details, including all natural wood and combination stone and sometimes stucco exteriors, gable roofs, trademark exposed rafter tails at the eaves of the roof, large open brackets under the eaves, multi-paned windows, and 1-story porches sometimes with pergola features.



Swarthmore Borough



Swarthmore Borough

Appendix E: PROTECTIVE STATUS BY MUNICIPALITY

Table E-1: Protective Status by Municipality

Municipality	Historic Commission	Stand Alone Ordinance	Zoning Overlay	Act 167 HARB	Historical Society
Aldan Borough	X				
Aston Borough		X			X
Bethel Township		X			X
Brookhaven Boro.					X
Chadds Ford Township			X	X (2)	X
Chester City					X
Chester Township					
Chester Heights Boro.	in progress				X
Clifton Heights Boro.					
Collingdale Borough					
Colwyn Borough					
Concord Township	X		X		X
Darby Borough	X	X			X
Darby Township	X				
East Lansdowne Boro.					
Eddystone Borough					
Edgmont Township					
Folcroft Borough	X				
Glenolden Borough	X				
Haverford Township	X		X		X
Lansdowne Borough			Form-Based Code	X	
Lower Chichester Twp.					X*
Marcus Hook Borough	X				X*
Marple Township	X		X		X
Media Borough			X	X (3)	X
Middletown Twp.					X
Millbourne Borough					
Morton Borough					X
Nether Providence Twp.	X				X
Newtown Township					X (2)
Norwood Borough					X
Parkside Borough					
Prospect Park Borough					X
Radnor Township				X (3)	X
Ridley Township					X

Appendix E: Protective Status By Municipality

Municipality	Historic Commission	Stand Alone Ordinance	Zoning Overlay	Act 167 HARB	Historical Society
Ridley Park Township	X			X	X
Rose Valley Borough					X
Rutledge Borough					
Sharon Hill Borough	X				X
Springfield Township					X
Swarthmore Borough					X
Thornbury Township	X		X		X
Tinicum Township					X
Trainer Borough					X*
Upland Borough	X		X		
Upper Chichester Twp.		X			X*
Upper Darby Township	X				X
Upper Providence Twp.					
Yeadon Borough	X				
TOTALS	15	4	8	5	32

*These four municipalities have a regional historical society

Appendix F: National Register Resource Data Tables

Appendix F: NATIONAL REGISTER RESOURCE DATA TABLES

Table F-2: National Register Resources by Municipality

Municipality	National Register Eligible	National Register Listed	National Historic Landmark	Total Resources
Alden Borough	0	0	0	0
Aston Township	1	0	0	1
Bethel Township	8	1	0	9
Brookhaven Borough	1	0	0	1
Chadds Ford Township	5	7	4	16
Chester City	20	5	0	25
Chester Heights Borough	2	4	0	6
Chester Township	2	0	0	2
Clifton Heights Borough	1	0	0	1
Collingdale Borough	1	1	0	2
Colwyn Borough	1	0	0	1
Concord Township	15	9	0	24
Darby Borough	4	1	0	5
Darby Township	0	0	0	0
East Lansdowne Borough	0	0	0	0
Eddystone Borough	3	0	0	3
Edgmont Township	2	0	0	2
Folcroft Borough	0	0	0	0
Glenolden Borough	1	0	0	1
Haverford Township	6	6	1	13
Lansdowne Borough	4	4	0	8
Lower Chichester Township	0	0	0	0
Marcus Hook Borough	1	1	0	2
Marple Township	3	1	0	4
Media Borough	6	2	0	8
Middletown Township	9	1	0	10
Millbourne Borough	1	0	0	1
Morton Borough	1	0	0	1
Multi-Municipal	1	0	0	1
Nether Providence Township	5	3	0	8
Newtown Township	6	5	0	11
Norwood Borough	0	1	0	1
Parkside Borough	0	0	0	0
Prospect Park Borough	0	1	0	1
Radnor Township	22	13	0	35
Ridley Park Township	3	0	0	3
Ridley Township	0	0	0	0
Rose Valley Borough	0	2	0	2
Rutledge Borough	1	0	0	1
Sharon Hill Borough	1	0	0	1
Springfield Township	3	0	0	3
Swarthmore Borough	4	1	1	6
Thornbury Township	7	4	0	11
Tinicum Township	4	1	1	6
Trainer Borough	0	0	0	0

Appendix F: National Register Resource Data Tables

Municipality	National Register Eligible	National Register Listed	National Historic Landmark	Total Resources
Upland Borough	1	4	0	5
Upper Chichester Township	1	1	0	2
Upper Darby Township	7	2	0	9
Upper Providence Township	8	3	0	11
Yeadon Borough	4	0	0	4
TOTAL	176	85	7	268

Source: CRGIS, January 5, 2018

Table F-2: National Register Resources by Type

National Register Resource Categories	Number of Resources	Percentage of Resources
Building	194	72%
District	49	18%
Structure	16	3%
Site	9	6%
Object	0	0%

Source: CRGIS, January 5, 2018

Appendix G: Number and Function of Potential Archeological Sites

Appendix G: NUMBER AND FUNCTION OF POTENTIAL ARCHEOLOGICAL SITES**Table G-1: Number and Function of Potential Archeological Sites**

Function of Potential Archeological Site	Number of potential archaeological sites identified	Percent of archaeological sites identified
Residential	1324	48%
Religious	95	3%
Educational	103	4%
Institutional	62	2%
Industrial	272	10%
Commercial	123	5%
Transportation	27	1%
Agriculture	720	26%
Other	9	0.5%

Source: Delaware County Archaeological Resource Inventory and Management Plan, 1991

Appendix H: HISTORIC HOUSE MUSEUMS

CHADDS FORD

Washington Headquarter, Brandywine Battlefield Park
Lafayettes Quarters, Brandywine Battlefield Park
John Chads House, Chadds Ford Historical Society
Brinton 1704 House, Brinton Family Association
Christian C. Sanderson Museum, Trustees of the Chris Sanderson Museum

CHESTER CITY

1724 Courthouse, Pennsylvania Historical and Museum Commission

CONCORD TOWNSHIP

Nathaniel Newlin Grist Mill, Newlin Foundation
Polecat Road House, Concord Historical Society
Pierce Willets House, Concord Historical Society

EDGMONT TOWNSHIP

Colonial Pennsylvania Plantation, Bishop Mills Historical Institute
Jeffords Mansion, Ridley Creek State Park

HAVERFORD TOWNSHIP

The Grange Estate, Friends of the Grange
Nitre Hall and Lawrence Log Cabin, Haverford Township Historical Society
Federal School, Haverford Township Historical Society

MARPLE TOWNSHIP

Thomas Massey House, Marple Township Historical Society

MEDIA BOROUGH

Minshall House, Media Historic Preservation

MIDDLETOWN TOWNSHIP

Latchford Hall, Tyler Arboretum

NETHER PROVIDENCE TOWNSHIP

Thomas Leiper House, Nether Providence Township

NEWTOWN TOWNSHIP

Papermill House, Newtown Square Historic Preservation Society
Square Tavern, Newtown Square Historic Preservation Society
Octagonal School, Dunwoody Village Retirement Community

NORWOOD BOROUGH

Morton Morton House, Norwood Borough

PROSPECT PARK BOROUGH

John Morton Homestead, Pennsylvania Historical and Museum Commission

Appendix H: Historic House Museums

RADNOR TOWNSHIP

Finley House, Radnor Township Historical Society

THORNBURY TOWNSHIP

Glen Mills Train Station, Thornbury Historical Society

UPLAND BOROUGH

Landingford Plantation (Caleb Pusey House, Crozer School House), Friends of
The Caleb Pusey House

UPPER DARBY TOWNSHIP

Lower Swedish Cabin, Friends of the Swedish Cabin
Collenbrook Farm House, Upper Darby Historical Society

Appendix I: COUNTY-OWNED HISTORIC RESOURCES

COUNTY COURTHOUSE (MEDIA)

The court dates to 1851 with additions made in 1871, 1913, 1936, 1943, 1952, 1961, 1970 and 1973. The building has retained its classical revival architecture and is an important symbol of Delaware County. It has been determined to be eligible for the National Register of Historic Places, but no steps have been taken to list it.

OGDEN HOUSE (MIDDLETOWN TOWNSHIP)

Built in the 18th century by David Ogden, an early Quaker settler and fellow passenger with William Penn on the “Welcome.” This vernacular building is brick covered by stucco and has two one-story frame additions. The building has served as offices for various County departments over the years.

LEWIS HOMESTEAD (SMEDLEY PARK, NETHER PROVIDENCE TOWNSHIP)

Although there is a datestone “1872 – J.H.L.” it is believed that this only dates the addition, and the original Federal/Greek Revival portion dates to the early 19th century. The Lewis family owned the property throughout much of the 19th century while they ran the nearby paper mill. Today it serves as the Agricultural/Cooperative Extension offices.

ROSE TREE PARK (UPPER PROVIDENCE TOWNSHIP)

Leedom Farmhouse

This large mansion developed around a stone farmhouse with the datestone of 1747 presumably built by John Worrell, Jr. Charles Leedom was the owner who created the building as it is today. It is determined to be eligible for the National Register of Historic Places. Today it serves as offices for the Special Events Department.

Rose Tree Hunt Club

The original center section of this Mansion was built in 1873, and in 1906 the building became the headquarters of the Rose Tree Hunt Club. The County renovated the building in the early 1980s and it now houses the Offices for the County’s Solid Waste Authority and Conservation District(?)

Rose Tree Tavern

Despite the datestone of 1739 on the visible gable end of the building, the existing building was actually built in 1809 and 1836. It served as a well-known early tavern, and was the site of the formation of the Rose Tree Hunt Club in 1859. It is listed on the National Register of Historic Places. Current plans are to move the Tavern back farther into Rose Tree Park.

LANDINGFORD PLANTATION (UPLAND BOROUGH)

Caleb Pusey House

One of the oldest buildings in the County, it has been restored and is open to the public. Built by Caleb Pusey in 1683 and 1690 and the last remaining building visited by Penn, the building and the rest of the structures on the Landingford Plantation are administered by the Friends of Caleb Pusey, Inc. who hold a lease on the property

1849 Upland School House

Built by John P. Crozer in 1849 for the children of the millworkers, the building is used as a museum and is open to the public. The Friends of the Caleb Pusey hold the lease.

Appendix I: County-owned Historic Resources

Pennock Log House

Originally constructed in Springfield in 1790 and moved to this location when threatened with demolition, it serves as the caretakers home. It was believed to have been built by William Pennock whose wife was a descendent of Caleb Pusey.

WOODBURNE ESTATE (DARBY BOROUGH)

The Woodburne Estate in Darby Borough was created as the summer residence of Edgar C. Scott, president of the Pennsylvania Railroad. The mansion was built in 1906-07, and designed famed architect Horace Trumbauer in a mix of Greek Revival and Neoclassical styles. In the 1930s, the Sisters of the Divine Redeemer purchased the property and used it as an orphanage then a nursing home known as Little Flower Manor. Delaware County finalized the purchase of the 37.5 acre property and mansion in 2016 and is currently in the planning phase of turning the property into a park.

Appendix J: HISTORIC RESOURCE INVENTORY DATA TABLES

Table J-1: Historic Resource Construction by Time Period

Construction Time Period	# of Resources	% of Resources
17th Century	17	1%
18th Century	138	11%
19th Century	511	42%
20th Century	358	29%
Unknown	205	17%

Table J-2: Historic Resources by Decade

1640s	1650s	1660s	1670s	1680s
0	2	0	0	7
1690s	1700s	1710s	1720s	1730s
8	10	4	14	10
1740s	1750s	1760s	1770s	1780s
11	27	3	17	8
1790s	1800s	1810s	1820s	1830s
34	46	10	25	27
1840s	1850s	1860s	1870s	1880s
33	53	46	73	123
1890s	1900s	1910s	1920s	1930s
75	73	79	118	52
1940s	1950s	1960s	1970s	1980s
24	11	0	0	1

Appendix J: Historic Resource Inventory Data Tables

Table J-3: Historic Resource Construction by Architectural Time Period

Architectural Time Period	# of Resources	% of Resources
Post-Medieval	17	1%
Colonial	290	24%
Revival	175	14%
Victorian	452	37%
Modern	217	18%
Unknown	78	6%

Table J-4: Historic Resource Use, Adaptive Reuse, and Vacant, Ruined, or Demolished

Original Building Use	Same as Historic Use	Adaptively Reused	Vacant	Ruin	Demolished
Agricultural	2	26	5	2	1
Civic	4	8	4	0	2
Commercial	41	14	20	1	21
Educational	15	20	20	1	10
Governmental	6	7	1	0	3
Industrial	3	10	6	9	12
Infrastructure	5	3	0	0	7
Medical	1	0	1	0	1
Military	0	3	0	1	2
Mixed Use	20	15	9	0	10
Recreational	9	1	1	0	0
Religious	107	12	6	0	14
Residential	445	95	50	8	115
Transportation	5	1	0	0	0
Unknown	7	9	1	2	4
All Historic Uses:	670	224	124	24	202

Appendix K: PUBLIC PARTICIPATION

STEERING COMMITTEE MEETINGS

In 2016, the County established a Steering Committee of local experts and stakeholders to help shape the Historic Preservation Plan. The Steering Committee met twice during 2016 and gave feedback on the places that best represent the County’s heritage as well as the proposed goals and policies. The Steering Committee also reviewed the draft document prior to the public comment period.

Bruce Dorbian, Marcus Hook Borough
 Jane Garrison, Delaware County Historical Society
 Doug Hume, Delaware County Historic Preservation Network
 Karen Micka, Delaware County Heritage Commission
 Rich Paul, Delaware County Heritage Commission
 Ray Peden, Delaware County Heritage Commission
 Ken Zitarelli, Delaware County Planning Commission

Steering Committee Meeting #1 – June 20, 2016

The Steering Committee was introduced to the Delaware County 2035 concept and where the Historic Preservation Plan fits into the framework. They also gave initial feedback on the proposed direction of the Plan.

Table K-2: Steering Committee Meeting #1

Date – Time:	June 20, 2016
Location:	Delaware County Planning Department
Attendees:	Karen Micka- Heritage Commission, Aston Historical Society
	Harold R. Peden- Friends of Caleb Pusey House
	Douglas Humes, Esq.- Heritage Commission, Newtown Historical Society
	Jayne Garrison- Delaware County Historical Society
	Bruce Dorbian- Director of Planning, Marcus Hook Borough
	A. Rich Paul- Heritage Commission, Marple Twp Historical Commission and Historical Society
	Rebecca Ross- Senior Planner (DCPD)
	Beverlee Barnes- Preservation Manager (DCPD)

Delaware County Historic Preservation Plan **Steering Committee Meeting #1**

Delaware County Planning Department
 Toal Building
 201 W. Front Street, Media, PA 19063
June 20, 2016

Agenda

1. Welcome and Introductions
2. Delaware County 2035 Comprehensive Plan
3. Preservation Plan Mission and Timeline
4. Role of Task Force
5. Action Items
6. Next Meeting



Task Force Members

- Ken Zitarelli - *Delaware County Planning Commission*
- Jayne Garrison - *Delaware County Historical Society*
- Rich Paul - *Heritage Commission*
- Ray Peden - *Heritage Commission*
- Karen Micka - *Heritage Commission*
- Kathy Wandersee - *Local Historian*
- Doug Humes - *Delaware County Historic Preservation Network*
- Bruce Dorbian - *Township Manager, Marcus Hook*

Agenda

- Need for a Preservation Plan
- Outline of Preservation Plan
 - ▣ County History
 - ▣ Pilot Inventory
 - ▣ Goals and Policies
- Public Outreach
- Conclusion

Justification

- PA Municipalities Planning Code:
 - ▣ A comprehensive plan for a County or municipality shall include “a Plan for the protection of natural and historic resources.” And, “In addition to any other requirements of this act, a county comprehensive plan shall....identify a plan for historic preservation”.
- *Delaware County 2035*:
 - ▣ “Additional “Component Plan” elements are being developed to build on the objectives and policies of this central document.”

Preservation Plan Deliverables

Project Start Date:	3/1/2016
Project Initiation	3/23/2016
Background Text Development	6/29/2016
Document Formatting and Finalization	7/27/2016
Public Outreach	10/28/2016
Quality Control and Print Production	11/4/2016
Project End Date:	11/4/2016

Preservation Plan Outline

Chapter 1: Introduction

Justification for plan, background, and benefits.

Chapter 2: County History

Outline of the History of Delaware County, regional development patterns.

Chapter 3: Preservation Progress

Overview of preservation planning in the County to date, partners, and threats.

Chapter 4: Historic Resources

Overview Delaware County's historic resources, pilot inventory, analysis of resources.

Chapter 5: Objectives and Policies

Delaware County Preservation Vision Statement/mission, goals, policies, and action items.

Appendices

County History

- Native American History
- Early settlement
- Colonial
- Early industrial growth (late 18th century-mid 19th century)
- Twentieth century

County History

□ Architectural History

1682-1849
English Colonial
Vernacular

1850's- early 1900's
Early Gothic
Greek Revivals
Victorian residential

□ Municipal Genealogy

1920's
Commercial Block or strip
Tudor Revival

1920's- 1959
Craftsman, Bungalow,
Art Deco
Ranch Split Levels
International Style

Historic Preservation Plan
Appendix K: Public Participation

Genealogy of Delaware County Municipalities								
Pre-Penn	Early Penn Settlements	1700 to 1750	1750 to 1800	Pre-Civil War	Late 19th Century	1900 to 1950	1950 to Present	Present Municipality
	Chichester, 1662	Upper Chichester, 1735 Lower Chichester, 1735				Marcus Hook, 1892 Trainer, 1919		Upper Chichester Lower Chichester Marcus Hook Trainer
	Chester Township, 1682				Chester City, 1887 South Chester Boro, 1870 Chester City, 1898			Chester Township Chester City
		Chester Borough, 1701			Chester City, 1866 Upland, 1869			Upland Parkside
						Parkside, 1919 Brookhaven, 1945		Brookhaven Tinscum
Tinscum, 1643		Tinscum, 1780						Tinscum Springfield
		Springfield, 1684						Springfield Melton
						Motion, 1898 Swarthmore, 1893		Melton Swarthmore
					Rutledge, 1887			Rutledge
					Eddystone, 1888			Eddystone
					Prospect Park, 1894			Prospect Park
	Ridley Township, 1682/168				Ridley Park, 1887			Ridley Township Ridley Park
					Glensiden, 1893			Glensiden
	Darby Township, 1682/1683				Darby Borough, 1853			Darby Township Darby Borough
					Sharon Hill, 1897			Sharon Hill
					Collingsdale, 1901			Collingsdale
					Colwyn, 1892			Colwyn
					Yeadon, 1894			Yeadon
					Folkroft, 1922			Folkroft
					Aldan, 1893			Aldan
					Upper Darby, 1786			Upper Darby
					Clifton Heights, 1885			Clifton Heights
					Lansdowne, 1893			Lansdowne
					Milborne, 1909			Milborne
					East Lansdowne, 1911			East Lansdowne
	Radnor, 1681/1683							Radnor
		Middletown, 1687						Middletown
		Haverford, c. 1684						Haverford
		Aston (Ashton Northley), 1696						Aston
						Chester Heights, 1945		Chester Heights
		Concord, 1683						Concord
		Bethel, before 1696						Bethel
		Marple, 1684						Marple
		Birmingham, 1686				Renamed Chadds Ford, 1906		Chadds Ford
		Newtown, 1685						Newtown
		Nether Providence, 1696						Nether Providence
						Rose Valley, 1923		Rose Valley
	Providence, 1682	Upper Providence, 1686						Upper Providence
					Media, 1850			Media
		Thornbury, 1687						Thornbury
		Edmont (Glead), 1686						Edmont

**North Chester Borough, 1873
 Delaware County Separates from Chester County, 1789
 Source: Delaware County Historical Society, 1960, revised 1982; Updated by Delaware County Planning Department, 1999 & 2011

Pilot Inventory

- Efficient use of time and resources
- Cross-section of County resources
- Inclusive for all municipalities
- Based on *Delaware County 2035* Planning Areas:

Character Areas:

1. Mature Neighborhoods
2. Growing Suburbs
3. Open Space
4. Greenways

Central Places:

1. Urbanized Center
2. Town Center
3. Neighborhood Center
4. Activity Corridor

Goals and Policies

- Expand on *Delaware County 2035*
- Emphasize Planning Areas

Goals and Policies

Delaware County 2035

Historic Preservation Policies

LU 1.7 Protect and restore historic, natural, and cultural resources.

LU 2.3 Encourage the preservation and rehabilitation of existing housing stock to improve the stability and character of neighborhoods.

LU 2.5 Support adaptive reuse, infill development, and brownfield redevelopment appropriate to the surrounding character.

LU 2.7 Protect and restore historic and cultural resources to encourage revitalization and enhance community character.

LU 3.4 Support land preservation efforts to enhance quality of life and increase economic opportunities.

LU 4.7 Identify and promote open space preservation and conservation techniques that protect natural resources such as natural areas, historic landscapes, vistas, farmland, soils, and wetlands.

LU 4.8 Encourage preservation of open spaces in developed areas for passive neighborhood uses, visual relief, scenic value, and buffering purposes.

LU 5.1 Encourage infill development and redevelopment compatible in use, scale, and intensity.

LU 5.7 Preserve historic resources to maintain and enhance the identity and viability of Centers.

LU 6.5 Protect cultural and historic resources, such as scenic neighborhoods and open space assets along corridors to serve as anchors and catalysts for new development and activities.

(Delaware County Planning Department 2013)

Goals and Policies

- Sample Policies:
 1. Goal 1
 1. Policy 1
 2. Goal 2
 1. Policy 2
 3. Goal 3
 1. Policy 3
 4. Goal 4
 1. Policy 4

Public Outreach

- How does the public...
 - ▣ Prioritize historic resources?
 - ▣ Use historic resources?
 - ▣ Value historic resources compared to other resources?
 - ▣ Understand the history of Delaware County?

- Possible opinion survey to influence future goals and policies

Preservation Plan Deliverables

Project Start Date:	3/1/2016
Project Initiation	3/23/2016
Background Text Development	6/29/2016
Document Formatting and Finalization	7/27/2016
Public Outreach	10/28/2016
Quality Control and Print Production	11/4/2016
Project End Date:	11/4/2016

Conclusion

- Thank you for your participation!

- We welcome you to our google drive center for reviewing the draft preservation plan
 - Email

- Or send feedback directly to Laura Proctor here:
 - email

Appendix K: Public Participation

Steering Committee Meeting #2 – August 04, 2016

The Steering Committee gave feedback on the draft of the Plan to date and also completed a brief survey on what the County’s preservation priorities should be.

Table K-2: Steering Committee Meeting #2

Date – Time:	August 4, 2016
Location:	Delaware County Planning Department
Attendees:	Harold R. Peden- Friends of Caleb Pusey House
	Kenneth J. Zitarelli- Planning Commission
	Douglas Humes, Esq.- Heritage Commission, Newtown Historical Society
	Karen Micka- Heritage Commission, Aston Historical Society
	Bruce Dorbian- Director of Planning, Marcus Hook Borough
	Rebecca Ross- Senior Planner (DCPD)
	Laura Proctor- Preservation Planner (DCPD)
	Jill McKeown- Preservation Planner (DCPD)
	Beverlee Barnes- Preservation Manager (DCPD)
	Justin Dula- Community and Regional Planning Manager (DCPD)

**Delaware County Historic Preservation Plan
Steering Committee Meeting #2**

Delaware County Planning Department
Toal Building
201 W. Front Street, Media, PA 19063
August 4, 2016

Agenda

1. Meeting #1 Overview
2. Information Sharing
3. Chapters 1 and 2
4. Integration of Steering Committee Comments
5. Committee Survey Exercise
6. Public Participation Status
7. Next Steps

MEETING WITH PARTNER ORGANIZATIONS

Delaware County staff met with members of several local organizations and committees, such as HARBS and Historical Societies. These groups provided valuable input in the development of this plan and will be important partners, along with similar organizations throughout the County, in moving forward with implementation.

Table K-1: Partner Organizations Meetings

Date:	October 18, 2016
Organization:	Thornbury Historical Commission
Location:	Thornbury Township Building
Attendees:	Eric Miller- Thornbury Township Historical Commission
	John Miller- Thornbury Township Historical Commission
	Dennis Hunsecker- Thornbury Township Historical Commission
	Ted Jacquet- Thornbury Township Historical Commission
	Rebecca Ross- Senior Planner (DCPD)
	Laura Proctor- Preservation Planner (DCPD)
	Jill McKeown- Preservation Planner (DCPD)
	Beverlee Barnes- Preservation Manager (DCPD)

Date:	October 27, 2016
Organization:	Ridley Park Borough HARB
Location:	Ridley Park Borough Hall
Attendees:	David Kapanjie- Chair, Ridley Park HARB
	Brian Meyers, Ridley Park HARB
	Ellie Hayes, Ridley Park HARB
	Kevin Gallagher, Ridley Park HARB
	Chris Vaughan, Ridley Park HARB
	Dean Wolf, Ridley Park HARB
	Dan Broadhurst, Ridley Park HARB
	Rebecca Ross- Principal Planner (DCPD)

Date:	November 7, 2016
Organization:	Media Borough HARB
Location:	Media Borough Hall
Attendees:	Dave Urffer – Media HARB Chair
	Christine Suhadolnik – Media HARB
	Elizabeth Rohr – Media HARB
	Beverlee Barnes – Manager (DCPD)
	Rebecca Ross – Principal Planner (DCPD)
	Laura Proctor – Associate Planner (DCPD)

Appendix K: Public Participation

Date:	November 10, 2016
Organization:	Norwood Historical Society
Location:	Morton Morton House
Attendees:	Judy Anastasia, President, Norwood Historical Society
	Maureen Olphert, Norwood Historical Society
	Bill Olphert, Norwood Historical Society
	Judy Williams, Norwood Historical Society
	Paul Iverson, Norwood Historical Society
	Jackie Sallade, Norwood Historical Society
	Beverlee Barnes – Manager (DCPD)
	Rebecca Ross – Principal Planner (DCPD)
	Jillian McKeown – Associate Planner (DCPD)
Laura Proctor – Associate Planner (DCPD)	

Date:	November 14, 2016
Organization:	Chadds Ford Township HARB
Location:	Chadds Ford Township Building
Attendees:	Fran McArdle- Building Code Officer, Chadds Ford Township
	Gary Sharp- Chadds Ford HARB
	Cindy Tobias- Chadds Ford HARB
	Margaret Faia – Chadds Ford HARB
	Rebecca Ross- Senior Planner (DCPD)
	Laura Proctor- Preservation Planner (DCPD)
	Jill McKeown- Preservation Planner (DCPD)
	Beverlee Barnes- Preservation Manager (DCPD)

Date:	November 16, 2016
Organization:	Chester Historical Preservation Committee
Location:	Chester Friends Meeting
Attendees:	Dave Guleke- President, CHPC
	Doris Vermeychuk- Secretary, CHPC
	Helen Litwa- CHPC
	Laura Proctor- Preservation Planner (DCPD)
	Jill McKeown- Preservation Planner (DCPD)
	Beverlee Barnes- Preservation Manager (DCPD)

Date:	November 18, 2016
Organization:	Lansdowne Borough HARB
Location:	Lansdowne Borough Hall
	Violet Brown- Secretary, Lansdowne HARB
	Gloria Carpenter- Lansdowne HARB
	Roland Noreika- Lansdowne HARB
	Gene Wayne- Chair, Lansdowne HARB
	Rebecca Ross- Principal Planner (DCPD)
	Laura Proctor- Preservation Planner (DCPD)
	Jill McKeown- Preservation Planner (DCPD)
	Beverlee Barnes- Preservation Manager (DCPD)

Date:	November 21, 2016
Organization:	Marple Historical Society, Haverford Historical Society, Upper Darby Historical Society, and Newtown Historical Society
Location:	Marple Library
Attendees:	A. Rich Paul- Heritage Commission, Marple Twp Historical Commission and Historical Society
	John Cluver- Marple Historical Society
	Betty Downs- Marple Historical Society
	Jan Seton- Marple Historical Society
	Seth Pancott- Marple Historical Society
	Amy Wolfe- Treasurer, Haverford Township Historical Society
	Rich Kerr- Secretary, Haverford Township Historical Society
	Barb Marinelli- Heritage Commission and Upper Darby Historical Society
	Greg Hoffman- Secane
	Rebecca Ross- Senior Planner (DCPD)
	Beverlee Barnes- Preservation Manager (DCPD)

Date:	December 7, 2016
Organization:	Radnor HARB
Location:	Radnor Township Building
Attendees:	Terry Arney, Radnor HARB
	Janelle Synder, Radnor HARB
	Miles Kellam, Radnor HARB
	Sarah Oaks, Radnor HARB
	Bob Mordeczko, Radnor HARB
	Beverlee Barnes – Manager (DCPD)
	Jillian McKeown – Associate Planner (DCPD)
	Laura Proctor – Associate Planner (DCPD)

Appendix K: Public Participation

Date:	September 27, 2017
Organization:	Delaware County Coastal Zone Task Force
Location:	Morton Morton House
Attendees:	Lisa Catania – Catania Engineering
	Anthony Moore – Chester City
	Peter Rykard – Chester City
	Will Fraser – Clean Air Council
	Lauren Fink – DCTMA
	Amy Verbofsky – DVRPC
	Bruce Dorbian – Marcus Hook Borough
	Francie Howat – Norwood Borough
	Judy Anastasia – Norwood Historical Society
	Randy Brown – PA DEP
	Don Benczkowski – PA DEP
	Barbara Kelly – Upper Chichester Township
	George Needles – Upper Chichester Township
	Karen Holm – Manager (DCPD)
	Beverlee Barnes – Manager (DCPD)
	Steven Beckley – Senior Planner (DCPD)
Amanda Lafty – Planner (DCPD)	
Jillian McKeown – Associate Planner (DCPD)	



Delaware County **HISTORIC PRESERVATION PLAN**

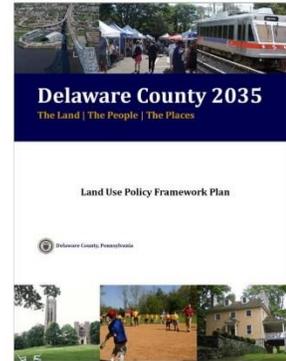
Thursday, November 10, 2016 | Delaware County Planning Department

Today's Agenda

- Need for a Comprehensive Plan (including Preservation)
- Outline of Preservation Plan
- Feedback Activity

The Need for a Comprehensive Plan

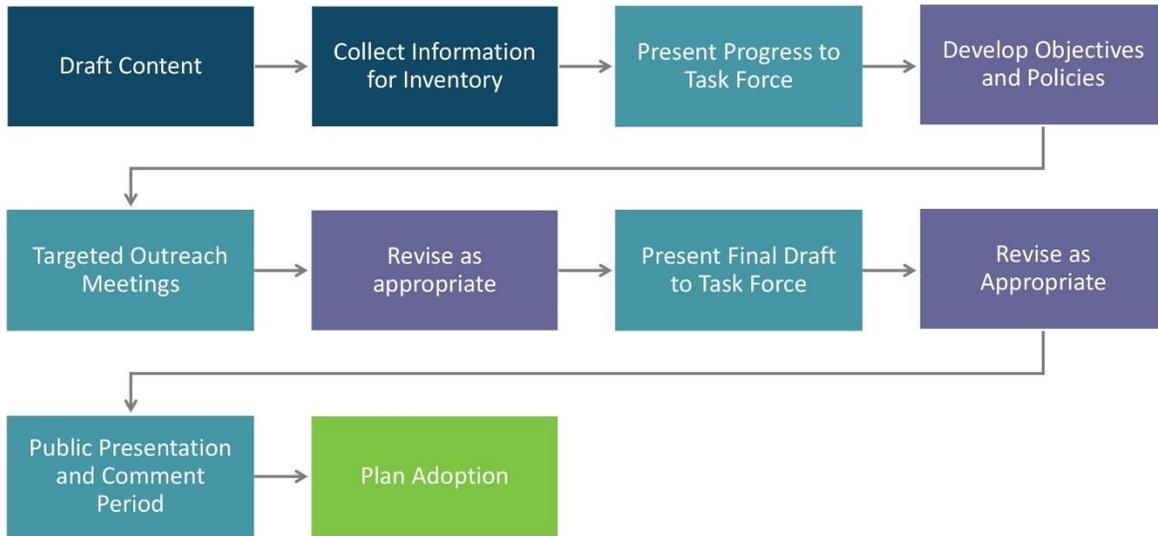
- PA Municipalities Planning Code:
 - As defined by Act 247, a County comprehensive plan is "...a land use and growth management plan...which establishes broad goals and criteria for municipalities to use in preparation of their comprehensive plan and land use regulations."
 - A comprehensive plan for a County or municipality shall include "a Plan for the protection of natural and historic resources." And, "In addition to any other requirements of this act, a county comprehensive plan shall....identify a plan for historic preservation"
- *Delaware County 2035*:
 - *Land Use Policy Framework Plan* developed in 2013
 - Additional 'Component Plan' elements are being developed to build on the objectives and policies of this central document



Delaware County 2035



Planning Process



Outline of Chapters

Chapter 1: Introduction

Overview of Delaware County 2035, Goals of Plan, Defining Preservation

Chapter 2: County History

Historical Narrative of Delaware County, Overview of Development Patterns

Chapter 3: Historic Resources

Existing Historic Resources in Delaware County, Analysis of Historic Resources

Chapter 4: Preservation Progress

Historic Preservation Planning Efforts, Historic Preservation Toolkit

Chapter 5: Implementation Plan

Historic Preservation Planning Objectives, Action Items

Appendices

Chapter 1: Introduction

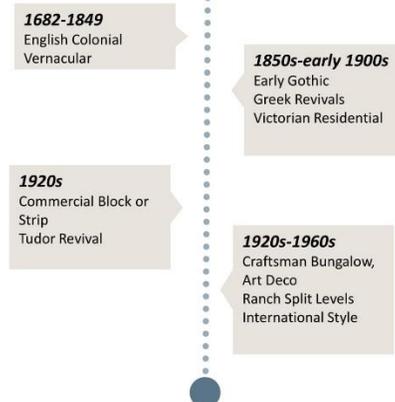
- Delaware County 2035, the County’s comprehensive plan, establishes a long-range vision for the County and provides municipalities with a framework for local planning efforts. It is a network of plans comprised of a *Land Use Policy Framework Plan*, which established broad policies, and more detailed component plans, which outline specific goals, objectives, and actions.
- *Historic Preservation Plan Three-part Goal:*



Chapter 2: County History

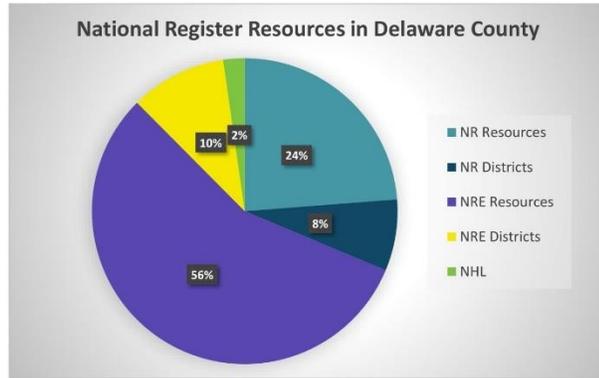
Historical Narrative of Delaware County

- *Native Americans and Early European Settlers*
- *Colonial Period*
- *Early Industrial Growth*
- *Twentieth Century*
- *Delaware County Today*



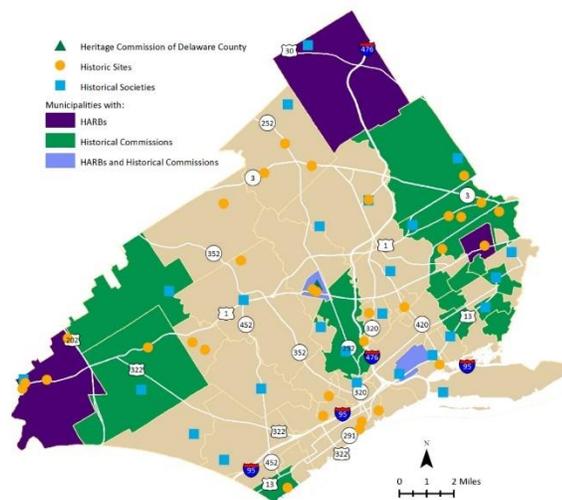
Chapter 3: Historic Resources

- Existing Historic Resources in Delaware County
 - Locally significant resources
 - National Register resources
 - County-owned resources
- Historic Resource Inventory
 - Data from municipal Historic Sites Surveys
 - Analysis of resources and findings
 - Future goals for data collection



Chapter 4: Preservation Progress

- County Efforts
 - Public History Study
 - Historic Sites Surveys and Inventory
 - Preservation education
- Municipal Efforts
 - Inventories and surveys
 - Historical Commissions and Historical Societies
 - Historic Districts and Zoning/Act 167 Districts
- Preservation Toolbox





Preservation Plan Exercise

Chapter 5: Implementation Plan

IDENTIFY – PROTECT – PROMOTE

Objectives:

- 1 Widen the scope of historic significance to include more recent resources, more types of resources, and the narratives of underrepresented groups.
- 2 Utilize Delaware County's historic resources inventory as a tool for the County, municipalities, and preservation community.
- 3 Support the efforts of Delaware County preservation groups, sites, and museums.
- 4 Develop citizen knowledge of and responsibility for our historic resources.
- 5 Integrate the goals of Historic Preservation into other aspects of planning.



delaware county
planning department



Thank you for participating!



Preservation Plan Exercise

IDENTIFY – PROTECT – PROMOTE

1. What do you think are five things that make Delaware County unique (This could be a special fact, place, person, or event that took place in Delaware County at any time in its 225 years)?

1. _____
2. _____
3. _____
4. _____
5. _____

2. How well do you think the general public understands Delaware County's history and historic resources?

1

(Not much at all)

2

(A little)

3

(Moderate amount)

4

(Above average)

5

(High level)

3. How much do you think the general public prioritizes protecting our built heritage?

1

(Not much at all)

2

(A little)

3

(Moderate amount)

4

(Above average)

5

(High level)

Please turn the page to answer question 4

4. Can you think of ways that the County and the municipalities could improve or expand their roles in promoting our historic heritage?

Appendix L: PUBLIC COMMENT PERIOD

The screenshot shows the Delaware County Planning Department website. At the top, there is a navigation bar with the county seal and the text "Delaware County, Pennsylvania Rich in Culture, History and Commerce". Below this is a search bar and dropdown menus for "Departments..." and "Services...". The main header reads "Planning Department" with a sub-menu including "Planning Home", "About Planning", "Development Review", "Programs and Initiatives", "Publications", "Mapping", "Demographic Data", and "Forms".

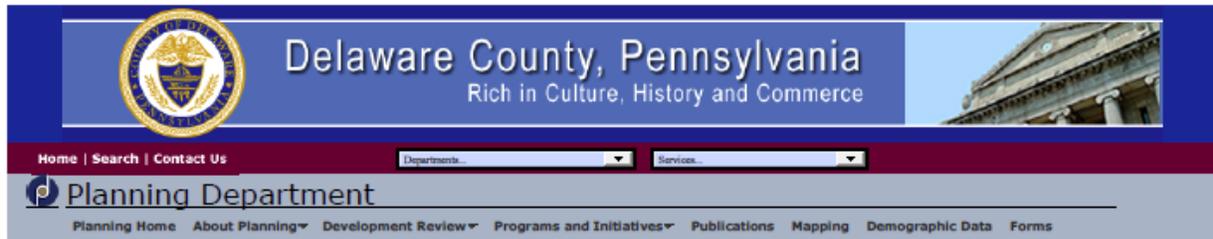
The main content area features a large image of a historic stone house with a white porch. Below the image is the text: "Comment on the draft Historic Preservation Plan by January 2, 2018!". To the left of this image is a sidebar with four colored boxes representing different plans: "Delaware County 2035", "Open Space Plan", "Economic Development Plan", and "Transportation Plan".

Below the main image is a section for "Current Projects" with links to "Downtown Upper Darby Vision Plan", "Downtown Prospect Park Vision Plan", "Historic Preservation Plan", "Little Flower Manor Master Site Development Plan", "Delaware County Parks Signage Manual", and "East Coast Greenway Implementation Phase I".

In the center, there is a section for "PLANNING MATTERS", the newsletter of the Delaware County Planning Department. It includes a sub-section for "Planner's Portfolio: Healthy Communities" with a link to "Read More...".

On the right side, there are sections for "Calendar" and "Funding". The "Calendar" section lists events for "Thurs. 12/21 Planning Commission Meeting", "Mon. 12/25 & Tues. 12/26 Christmas Holidays: Office Closed", and "Thurs. 12/28 Development Review Application Deadline". The "Funding" section lists "January 11, 2018 - 2018 Community Development Block Grant Program", "February 28, 2018 - PA Small Water and Sewer Grants", and "March 1, 2018 - Keystone Historic Preservation Planning Grants" and "March 1, 2018 - Keystone Historic Preservation Construction Grants".

At the bottom of the page, there is contact information: "201 West Front Street, Media, PA 19063" and "610-891-4000". Below this are links for "Do you have questions about Delaware County Government? Email us.", "Home / Copyright/Disclaimer County of Delaware, PA", and "Technical problems with our site? Email our Webmaster".



Historic Preservation Plan

Delaware County is developing a Historic Preservation Plan to guide preservation initiatives in the County.

Delaware County is developing the Historic Preservation Plan component of the County Comprehensive Plan, [Delaware County 2035](#). The Historic Preservation Plan intends to capture the essence of the variety of historic resources in the County and seeks to better understand how to best identify, prioritize, and protect them.

The planning department is accepting written comments on this draft through January 2, 2018. Additionally, the draft Plan will be presented at the Planning Commission Meeting at 4:00 p.m. in the Delaware County Government Center on Thursday, December 21, 2017. Comments can be submitted:

VIA Email: Planning_Department@co.delaware.pa.us ; or

VIA U.S. Mail: Beverlee Barnes, Manager
Delaware County Planning Department
201 W. Front Street
Media, PA 19063

Questions about the Historic Preservation Plan? Contact the Planning Department at 610-891-5200 or Planning_Department@co.delaware.pa.us.

Draft Historic Preservation Plan

[Draft Executive Summary](#)

[Draft Historic Preservation Plan](#)

201 West Front Street, Media, PA 19063
610-891-4000

[Do you have questions about Delaware County Government? Email us.](#)
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[Home](#)

Tuesday, January 30, 2018

LEGAL NOTICES

NOTICE

NOTICE IS HEREBY GIVEN, that the County Council of Delaware, Pennsylvania, at its regular meeting to be held on Wednesday, January 31, 2018 at 10:00 A.M. in the County Council Meeting Room, Government Center Building, Court House, Media, Pennsylvania, intends to adopt a new Delaware County Historic Preservation Plan. Preceding adoption there will be a public hearing at which time any interested person may appear and be heard on the subject matter of the proposed County Historic Preservation Plan.

Copies of the proposed Historic Preservation Plan can be reviewed at the Planning Department Office located at the Toal Building, 2nd and Orange Streets, Media PA 19063, as well as www.co.delaware.pa.us/planning. The public is invited to review the proposed new Historic Preservation Plan and to attend the upcoming public hearing to provide comment.

Linda F. Hill
Director, Planning Department

Appeared in: *Philadelphia Inquirer & Philadelphia Daily News* on Thursday, 01/11/2018



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DELAWARE COUNTY PLANNING DEPARTMENT

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

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VICE CHAIRMAN
MICHAEL F. CULP
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BRIAN P. ZIDEK

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

LINDA F. HILL
DIRECTOR

November 15, 2017

Mr. Joe Bland, Manager
Yeadon Borough
P.O. Box 5187
Yeadon, PA 19050

RE: *Delaware County Historic Preservation Plan (2018)*

Dear Mr. Bland,

The Delaware County Planning Department (DCPD) recently completed its draft *Delaware County Historic Preservation Plan (2018)*. This document will be officially adopted as a component plan of the County's comprehensive plan, Delaware County 2035, which establishes an overall vision for the future of the County through the year 2035.

The *Delaware County Historic Preservation Plan* intends to capture the essence of the variety of historic resources in the County and seeks to better understand how to best identify, protect, and promote them. The plan incorporates information on countywide history and known historic resources, shares preservation planning strategies, and identifies actions that will further the role of the County and its municipalities as good stewards of our rich heritage, and help to incorporate historic resources into what makes our communities thrive. The *Historic Preservation Plan* is organized into five chapters:

- Chapter 1 – Background
- Chapter 2 – Delaware County Through the Years
- Chapter 3 – Historic Resources
- Chapter 4 – Preservation Toolbox
- Chapter 5 – Action Plan

The *Delaware County Historic Preservation Plan* draft is currently available for public review and comment until **January 2, 2018**. Additionally, the draft Plan will be presented at the Planning Commission Meeting at **4:00 p.m. in the Delaware County Government Center on Thursday, December 21, 2017**.



The *Delaware County Historic Preservation Plan* draft is currently available for public review and comment until **January 2, 2018**. Additionally, the draft Plan will be presented at the Planning Commission Meeting at **4:00 p.m. in the Delaware County Government Center on Thursday, December 21, 2017**.

We hope that you will take the opportunity to review and provide feedback on the plan. Use the following link to access a PDF of the plan as well as other information relating to its development and adoption:

<http://www.co.delaware.pa.us/planning/pubs/delco2035/HistoricPreservationPlan.html>

Any questions concerning the plan can be directed to Beverlee Barnes, Historic Preservation Manager, at barnesb@co.delaware.pa.us or 610-891-5209.

Sincerely,



Linda F. Hill
Director

December 21, 2017: Delaware County Planning Commission Presentation

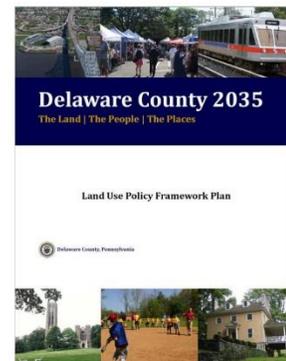


Delaware County HISTORIC PRESERVATION PLAN

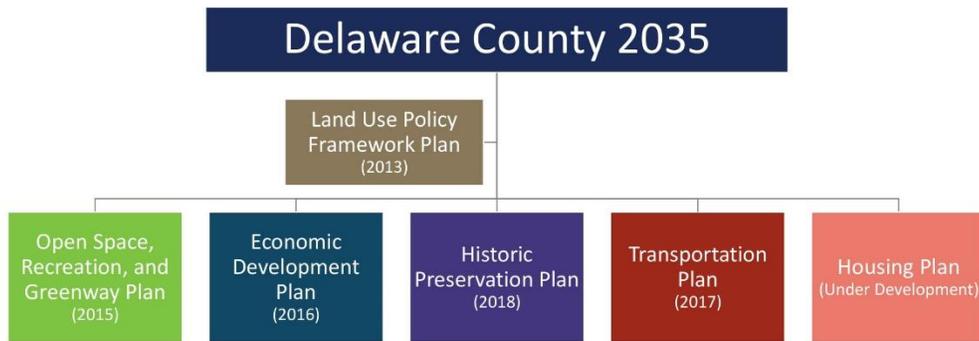
Thursday, December 21, 2017 | Delaware County Planning Department

The Need for a Comprehensive Plan

- PA Municipalities Planning Code:
 - As defined by Act 247, a County comprehensive plan is "...a land use and growth management plan...which establishes broad goals and criteria for municipalities to use in preparation of their comprehensive plan and land use regulations."
 - A comprehensive plan for a County or municipality shall include "a Plan for the protection of natural and historic resources." And, "In addition to any other requirements of this act, a county comprehensive plan shall....identify a plan for historic preservation"
- *Delaware County 2035*:
 - *Land Use Policy Framework Plan* developed in 2013
 - Additional 'Component Plan' elements are being developed to build on the objectives and policies of this central document



Delaware County 2035



Planning Process



Outline of Chapters

Chapter 1: Background

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Chapter 2: County History

Historical Narrative of Delaware County, Overview of Development Patterns

Chapter 3: Historic Resources

Existing Historic Resources in Delaware County, Analysis of Historic Resources

Chapter 4: Preservation Toolbox

Historic Preservation Tools and Best Practices

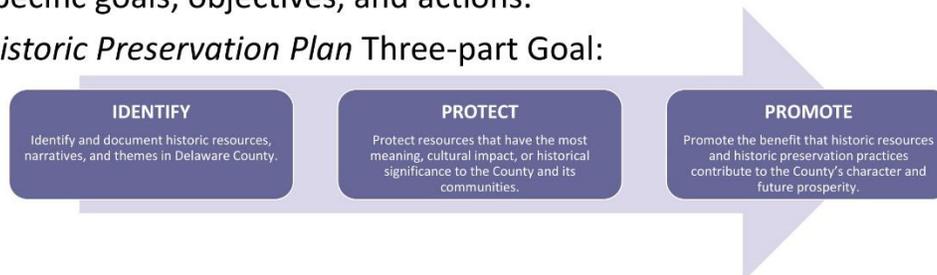
Chapter 5: Objectives and Action Plan

Historic Preservation Planning Objectives and Action Items, Roles and Responsibilities

Appendices

Chapter 1: Introduction

- Delaware County 2035, the County’s comprehensive plan, establishes a long-range vision for the County and provides municipalities with a framework for local planning efforts. It is a network of plans comprised of a *Land Use Policy Framework Plan*, which established broad policies, and more detailed component plans, which outline specific goals, objectives, and actions.
- *Historic Preservation Plan* Three-part Goal:



Chapter 2: County History

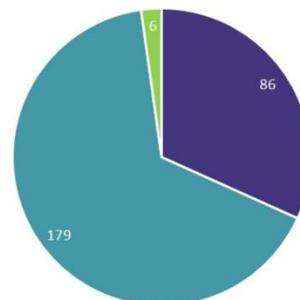
DELAWARE COUNTY TIMELINE



Chapter 3: Historic Resources

- Existing Historic Resources in Delaware County
 - National Register and National Historic Landmark
 - Archaeological Resources
 - Historic Districts
- Historic Resource Inventory
 - Data from municipal Historic Sites Surveys
 - Analysis of resources and findings
 - Future goals for data collection

National Register & National Historic Landmark Resources



■ National Register Listed Resources
 ■ National Register Eligible Resources
 ■ National Historic Landmarks

Chapter 5: Objectives and Action Plan

IDENTIFY – PROTECT – PROMOTE

Objectives:

1	Widen the scope of historic significance to include more recent resources, more types of resources, and the narratives of underrepresented groups.
2	Utilize Delaware County's historic resources inventory as a tool for the County, municipalities, and preservation community.
3	Support preservation efforts at the municipal, private, and non-private levels.
4	Cultivate knowledge of and responsibility for our historic resources.
5	Integrate the goals of Historic Preservation into all aspects of planning and community governance.

Next Steps

Implementation Projects:

- Complete & Update Inventory
- Twentieth Century Study
- Model Zoning Ordinance
- African American Study
- Regional Tourism Promotion

PARTNER



Strengthen partnerships with state and local agencies, local institutions, and non-profits to address historic preservation needs.



IMPLEMENT



Work together to implement the objectives and actions identified in the Historic Preservation Plan



EVALUATE



Periodically evaluate progress, needs, and opportunities in order to best meet the goals of the historic community.