



# Chester County Ledger

The Newsletter of the Chester County Historic Preservation Network

Volume 15, Number 3

October 2012

## Exciting Changes Coming to the Fall CCHPN Workshop

CCHPN is seeking to highlight all the tremendous work that is being done in our communities through historical commissions/committees/societies by slightly changing the format of the 2012

Fall Workshop. We are proposing to hold our first "Meet & Greet" wine and cheese soiree for our members and these historical organizations to get together in a relaxed social environment and highlight the work of the co-hosting historical organization through an education program. We are also planning to feature a historic property at each of these Meet & Greets.

This year we will enjoy the Thursday evening of November 8<sup>th</sup> at Black Walnut Winery in Sadsburyville, PA. The winery is located on Business Route 30 in an adaptive re-use of a beautiful stone bank barn. Our site host, Lance Castle and a handful of close friends, toiled for several years to renovate the old barn into the fabulous winery that adorns the property today.

And just up the street from the winery is a remarkable collection of historic log homes nestled in the quaint community known as Sadsburyville. The

Sadsbury Township Historical Society will provide an educational program of their community during our Meet & Greet. What a way to celebrate with friends and learn more about their history!



*Upper Octoraro Presbyterian Church Session House, circa 1740-45, Sadsbury Township. Photograph by Ned Goode, HABS, 1960*

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

Here are a few words from our co-host, Sadsbury Township Historical Society:

*The love started in 1982, when Mae McGuigan served on the Committee for 300 Years of Chester County. Sadsbury Township Historical Society had its beginning in the spring of 1990 at a meeting in the old Township Building. They spoke with Township Supervisors Ralph Garris and Charlie Pluck plus Margaret Young of East Fallowfield, whose assistance in planning was most helpful. Over the years, the Society has a tradition of great programs with great speakers. We had a Christmas Tour two years after we*

were organized and other tours have included very old homes, businesses, churches, and our disappearing farms. We have had "Heritage Day" in the W. Bert Reel Park. Our motto is: "The latch string is always out for you. Come visit." Sadsbury Township was organized as a township in 1717. With God's Love, the township will celebrate 300 years of rich history in 2017.

- A. Mae McGuigan  
 Founder & President

So mark your calendars and reserve the time to enjoy a wonderful evening in western Chester County eating cheese, sipping wine, and learning more about your friends in Sadsbury Township. The event will start at 6:00 PM with a gathering in the renovated barn, eating cheese, fruit, and veggies and socializing with all of your historical friends. The Sadsbury Historical Society will present a PowerPoint presentation on their community at

7:00 PM. Wines produced by Black Walnut will be available for purchase. We are requesting a \$5.00 fee to cover the food and non-alcoholic beverages. We hope to see many of you there to celebrate our great heritage in our beautiful county!

For more information, or if you'd like to participate in the Historical Society's effort, please contact them:

Sadsbury Township Historical Society  
 Sadsbury Township Municipal Building  
 2920 Lincoln Highway  
 P.O. Box 261  
 Sadsburyville, PA 19369

Their meetings are held the first Monday of each month at 7:00 PM at the Sadsbury Township Municipal Building. Inquiries may be made to Mae McGuigan at 610-857-5675

- Steve Brown, AJA  
 CCHPN Board Member

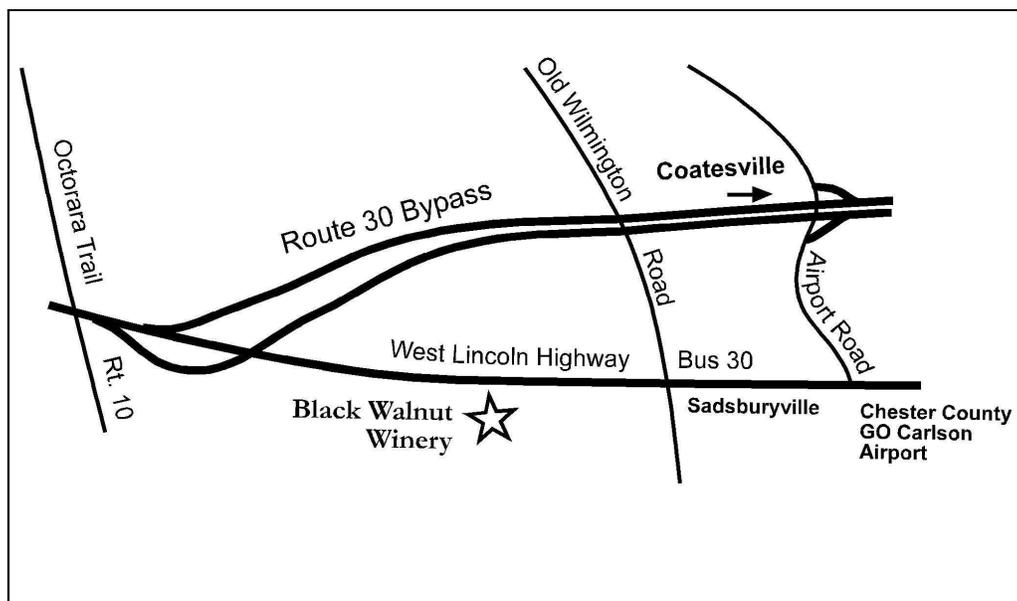
The Chester County Ledger

Editor Matthew E. Roberson  
 Circulation Director Robert Layman

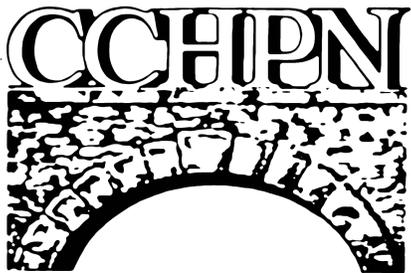
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Direct all queries to: The Editor, CCHPN, P.O.Box 174, West Chester, PA 19381. Letters to the Editor and articles for the Chester County Ledger are welcome. There is no guarantee, however, that submissions will be published. No such submissions will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



Map to Black Walnut Winery



# Fall 2012 Workshop

November 8, 2012  
Thursday

**Black Walnut Winery**  
3000 Lincoln Hwy  
East Fallowfield, Pa.  
(610) 857-5566

**All are welcome!**

Fee for all attendees: **\$5.00**  
Cash bar paid to winery.

Refreshments  
- fruit and cheese trays -  
will be available along with  
non-alcoholic drinks

No registration is required.

To find us,  
see map on facing page.

## Schedule:

- 6 pm **Meet and Greet** with food and drinks while you enjoy the history of this area of the county
- 6:45 Introduction to **Sadsbury Township Historical Society** and its recent activities.
- 7-8 pm Dick Dague presents a Slideshow of **Historic Resources in Sadsbury**



**“Black Walnut Winery** is located in a 200 year old bank barn in Chester County, Pennsylvania. We have renovated the facility for wine tasting and events, but kept that old world feel to reflect the historic craft of winemaking.

Black Walnut Winery is a member of the Brandywine Valley Wine Trail, which includes seven wineries located in the hills of Southern Chester County that produce distinctive regional wines.

Visit: [www.bvwinetrail.com](http://www.bvwinetrail.com) for more information”

From the Black Walnut Winery website:  
[www.blackwalnutwinery.com](http://www.blackwalnutwinery.com)

## Thanks to All at the June 2012 Volunteer Recognition Celebration

I would like to thank everyone who helped make the 2012 June Volunteer Recognition Celebration a memorable experience and not just for the record heat! There were so many people to praise and thank, and I'll take up a little space in the *Ledger* to do so.

Goshen Township (Major Updating Work), Malvern Borough (Major Updating Work), East Whiteland Township, Easttown Township, Tredyffrin Township, and Willistown Township. We started off the night with the Roll Call which showed that groups are active all over the county.



First, congratulations to our 2012 award winners! For our municipal award, the Kennett Square Borough Council, Historical Commission, and Architectural Review Board have earned our appreciation for their efforts to preserve the significance, charm, and beauty of Kennett Square.

And for individual service to historic preservation, the CCHPN awards Charles Jacob of Warwick Township for his tireless efforts over the years. Charles is truly a pioneer in the historic preservation arena. He searched for programs to educate himself and paid his way at a time when municipalities were not yet in tune. His interest in the early iron industry was also a motivator for him, and he was the President and is the current Vice President of the Friends of Hopewell Furnace. He also helped with the Historic Iron and Steel Tour. For decades he has served his township as a member of its Planning Commission and its Board of Supervisors.

As usual, John Mikowychok and the staff of the Chester County Facilities & Parks Department, acknowledged those municipalities who have updated or completed their Historic Resource Atlases: East



For all of the recipients of our awards and acknowledgements, State Senator Andy Dinniman and County Commissioner Kathi Cozzone presented citations and offered their appreciation for everyone's efforts.

Additionally, I would like to thank Susan Ward and the Historical Commission and Supervisors of West Nantmeal Township and Dean Carlson, Janet Crandall and all the staff and family of Wyebrook Farm for hosting our event.

I also want to thank our volunteer CCHPN board and committee members who pulled it all together, especially, the members of the Education and Programming Committee.

To those of you who came out and joined us, I thank you, too, and hope to see you and everyone else at next year's 2013 Volunteer Recognition Celebration!

- Bruce Knapp  
CCHPN President

*A Note from the  
Executive Director of the  
Chester County Planning Commission*

Chester County has an abundance of historic resources. It also has historic landscapes that are nationally significant. Stewardship of these resources and landscapes is a challenge for the preservation community. The Board of County Commissioners for Chester County has recognized the importance of these historic resources to the quality of life in Chester County. As a consequence, the County Commissioners have made historic preservation one of the elements of the County's comprehensive plan, Landscapes2.

To better implement the goal of Landscapes2 to encourage and promote the preservation of our County's historic resources, Karen Marshall, Chester County's Preservation Officer, has moved from the County Facilities Department to the Chester County Planning Commission. Along with other professional staff members at the Chester County Planning Commission, Karen will be working on preservation plans and programs.

In addition to her new responsibilities as a member of the Planning Commission's staff, Karen will continue working with municipal historical commissions and committees. She will continue providing technical assistance on the registration of historic resources. She will continue consulting on Section 106 projects and related historic reviews, and she will continue to coordinate the popular Town Tours & Village Walks program. Karen can be reached at:

Karen Marshall, Heritage Preservation Coordinator, Chester County Planning Commission, 601 Westtown Road, Suite 270, West Chester, PA 19380 610-344-6923

[kmarshall@chesco.org](mailto:kmarshall@chesco.org)

- Ronald T. Bailey  
Executive Director  
Chester County Planning  
Commission

## Why Do We Preserve?

*As part of a new series, CCHPN will be asking our neighbors this question. Below is the response by **Karen Marshall**.*

Well first and foremost, it's a good idea to know where you've been before you plan where you are going. Heritage preservation planning and education strategies can accomplish many things including:

- Build consensus and pride by focusing on an aspect of history that the community has identified that it values.
- Encourage active use of resources by combining options i.e. history and recreation.
- Guide design and sometimes outcome through designation of historic resources during transportation and land development projects.
- Create pride and excitement by discovering something no one knew before about their history.
- Encourage multi-municipal planning inspired by common heritage.
- Preserve reminders of our past so they are there for future generations.



## HISTORIC PRESERVATION AWARDS CEREMONY

October 16th, 2012

8am—10am

The West Chester Downtown Foundation presents the  
Second Annual Historic Preservation Awards Ceremony  
to recognize projects and individuals who have worked to  
preserve the character and history of the Borough of West Chester, Pa.

Nominations are in, Judging is complete,

Come find out who the winners are!

See you at the **Chester County Historical Society**

**Tuesday, October 16th 8am—10am**

RSVP to [emcguire@wcbid.com](mailto:emcguire@wcbid.com) by Oct. 2nd  
Please put in subject line: "WC Pres Awards RSVP"

## A Philosophy of Preservation: 102

Sometimes it can be handy to look to a neighbor and see how they do things. It may be better, worse, or just different. But understanding how they approach their efforts can help us better understand ours, or it can inspire us to go in a new and potentially more effective direction. I'm speaking here about historic preservation, and the neighbor, though thirty-five hundred miles away, is England. Many of us have been there and marveled at their historic resources. Often times, that's the reason to go! Well, they didn't happen to end up with a huge number of historic buildings, they made a conscious, nationwide effort to do so. They have national legislation that enables the local communities to identify, protect and enhance their resources, and they have a body of policy guidance documents to help local communities enact regulations that meet these goals. Some of these regulations may appear to be very strict by our standards, but the enactment and practice of them still comes down to the local level of elected officials and commission members. I won't go into the specific legislation (it may make some of you mad and others weep). What I would like to do is take a look at the preservation principles that English Heritage promotes in their policy documents. English Heritage is a quasi-governmental agency that promotes preservation at the local level and provides guidance to the national government: sort of a combination of the National Park Service and Preservation Action. Their most recent document on the subject lays out the principles: *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). The title makes a couple of significant points about how they view preservation. What we

call "Historic Preservation," they call "Conservation of the Historic Environment." They balance this with "Conservation of the Natural Environment"—two sides of the same coin. Environmentalism and preservation spring forth from the desire to protect what we have. They view these as equally important, and this is reiterated with the use of the word "Sustainable" in the title. They understand that historic



*Doddington Hall, Lincolnshire, is owned by descendants of the family who built it in 1595, but its value extends to the residents of the village of Doddington, the city of Lincoln, the county of Lincolnshire, the country of the UK, and more generally to all of its visitors. (Photograph by Suzanne Roberson.)*

buildings are green buildings, and their protection is a form of environmental mitigation.

I don't have the space to go into a lot of depth, but I can summarize the "Conservation Principles" and those aspects of historic resources they identify at "Heritage Values." Here I quote the Principles and add my comments:

**Principle 1: The historic environment is a shared resource.**

Our community of neighbors, all of us, share in the benefit and responsibilities to our historic resources.

**Principle 2: Everyone should be able to participate in sustaining the historic environment.**

Everyone has a say because we are all equal, and everyone is encouraged to learn and participate.

**Principle 3: Understanding the significance of places is vital.**

To understand how best to preserve and manage historic resources, the heritage values of the resources need to be explored and appreciated.

**Principle 4: Significant places should be managed to sustain their [heritage] values.**

Change is inevitable, and appropriate management (maintenance, investment, and enhancement) should be aimed toward the benefit of existing and future generations.

**Principle 5: Decisions about change must be reasonable, transparent and consistent.**

The weight given to heritage values in making decisions should be proportionate to the significance and decisions are only made at public meetings.

**Principle 6: Documenting and learning from decisions is essential.**

Thorough record-keeping and attention to past decisions should yield better decisions over time.

The “Heritage Values” are used for evaluating the significance of a place and the appropriate level of attention and protection it needs. With the “Heritage Values” I will merely quote:

**Evidential Value:** the potential of a place to yield evidence about past human activity

**Historical Value:** the ways in which past people, events, and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

**Aesthetic Value:** the ways in which people draw sensory and intellectual stimulation from a place

**Communal Value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

These are slightly different from the NPS’s criteria for evaluating significance for listing in the National Register of Historic Places. They are more general, more universal, in a way, and connect the historic places with people more effectively, in my opinion.

In England, these principles and values are used as the basis for developing legislation, planning documents, regulations and ordinances; and in the project review process when evaluating proposals and plans. Though they are not used in this country, I hope that they give you a new perspective in your efforts to preserve our historic places.

- Matthew E. Roberson  
CCHPN Board Member

## Attention

Matthew E. Roberson  
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is now

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Matthew E. Roberson, *President*

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Chester County Historic Preservation Network

P.O. Box 174

West Chester, PA 19381

www.cchpn.org 877-442-2476

PLEASE FORWARD

Please come and  
join us for our

**2012  
Fall Workshop**

Black Walnut Winery  
East Fallowfield, PA

**Thursday, November 8  
6 - 8 pm**

Details Inside!

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**[www.CCHPN.org/preservationfairdirectory.htm](http://www.CCHPN.org/preservationfairdirectory.htm)**