

Defining Historic Resources – Research vs Regulation

What buildings, sites, structure, objects, districts are *historic resources*?

- ❑ How are historic resources defined in your municipality? And for what purpose(s)?
 - Is the Regulatory definition same as Comprehensive Plan definition or Research Definition?
 - Regulatory = Zoning, Subdivision/Land Development, Act 167 Local Historic District, Historic Commission/Committee Enabling Ordinance
 - Research? Education? National Register nomination? Building Restoration? Regulations? Other?

- ❑ Method (current) to identify and review historic resources?
 - 1979/82 CC History Sites Survey? CC Historic Resource Atlas?
 - List or Inventory based on definitions? Architectural Survey? History Research? Classifications?

- ❑ Method (going forward) to use?
 - List? Atlas? Inventory? Survey? Site History? Site Architecture? Criteria?

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What buildings, sites, structure, objects, districts are *historic resources*?

- ❑ Point is = Terms have different meanings in different contexts and for different purposes
- ❑ Defining your purpose(s) is a primary consideration ⇒ will drive terms to use
- ❑ Consistent terminology = important for effective communication & historic resources planning
 - Key for historic resources integral role in local planning to be taken seriously
 - Including sense of place, quality of life, sustainability, economic vitality, community character, etc.
- ❑ Ideal = Chester County standard (model) terminology
 - Similar to CC Hist. Resources Atlas model & 1980s W Whiteland Twp Hist. Resources zoning model

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Historic Resources Terms for Different *Local Planning Purposes*

Terms have meaning

- ❑ Inventory ≠ List ≠ Survey, but they are often used casually & interchangeably
- ❑ Inventory = Regulatory and official review purposes; clearly indicate why resources are 'historic'
- ❑ Criteria (or Classifications) = Define what is on Inventory; allow objectivity to the extent possible
- ❑ Inventory and Regulations are fundamentally tied together

Terms defined = to (be?) Chester County standard (model)

- ❑ Historic Resource List = “The Whole Shebang” at a “30,000 ft” look
 - CC Historic Resources Atlas
 - “Windshield” look at structures, buildings, objects, sites, districts
 - 50yrs+ is considered standard, but there may be ‘younger’ historic resources too
- ❑ Historic Resource Inventory = Selected from List via Analysis
 - Which historic resources from List to regulate in Ordinances and for official reviews
 - Develop Objective Criteria (or Classifications)
- ❑ Historic Resource Survey = “Encyclopedia” at a “ground level” look
 - Site History information
 - Site Architectural & Land Development pattern information
 - Deed and other research on select sites

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Historic Resources Inventory Terms for *Ordinance & Review purposes*

Criteria? (or Classifications)?

- Analysis to determine which historic resources on List go on regulated/official review Inventory
- Two or three resource classifications (many existing regulations)
- Criteria (new approach)
- Should take into account:
 - New PA Certified Local Gov't requirements
 - National Register listed and eligible
 - Clusters (e.g. villages, hamlets, main streets) vs Sites with multiple resources (e.g. farmstead, country estate) vs Individual structures (e.g. tavern, house, barn)
 - Local vernacular-style buildings
 - Architecture-style buildings
 - Other factors?

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New Garden Historic Resources *Inventory* example

- ❑ For zoning, changed term from 'List' to 'Inventory' for ~100 regulated/reviewed historic resources
- ❑ For 'windshield' review of ~1,000 potential historic resources, changed term to 'List' & will complete Twp Historic Resources Atlas to be the 'List'
- ❑ Historic Resource zoning definition = Tiers + criteria (rather than former two classification approach)
 - Tier 1: Significant Historic Resources - meets 3+ criteria
 - Tier 2: Significant Local Vernacular Historic Resources - meets 2 criteria
 - Tier 3: Toughkenamon Historic Village Econ. Development Overlay - meets 2 criteria & in identified village bounds
 - Tier 4: Designated Mushroom Industry historic resources & National Register listed or eligible - meets 1 criteria
- ❑ Criteria for tiers:
 - Historic resources shall be 50+ years old; and
 - Significant character, interest, or value as example of Twp developmt., heritage, culture, tradition, character;
 - Reflects environment in an era of history characterized by a distinctive architectural style;
 - Distinguishing characteristics of architecture, engineering, period, or construction method; etc;
 - Associated with events that have made a significant contribution to the broad patterns of history; or
 - Associated with lives of significant persons in the past; or
 - Yield information important in history or prehistory; or
 - Reflect high integrity based upon 7 standards: location, design, setting, materials workmanship, feeling, association.

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New Garden Historic Resources *Inventory* example - in action

New Garden Township Historical Commission

Tier 1

Resources Inventory

Tier 1: Significant Historic Resources. Meets at least three (3) Historic Resource Designation Criteria:

- (1) Shall be at least fifty (50) years old; and
- (2) Shall have significant character, interest or value as an example of development, heritage, culture, tradition, or character of New Garden Township; or
- (3) Shall reflect the environment in an era of history characterized by a distinctive architectural style; or
- (3) Shall embody distinguishing characteristics of an architectural style, engineering specimen, type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Shall be associated with events that have made a significant contribution to the broad patterns of our history; or
- (5) Shall be associated with the lives of significant persons in our past; or
- (6) Shall have yielded or may be likely to yield, information important in history or prehistory; or
- (7) Shall reflect high integrity based upon the seven (7) standards of integrity: location, design, setting, materials workmanship, feeling and association.

2.

374 Line Road

Tax Parcel: 60-1-42.1



Shall be at least fifty (50) years old; and

Shall have significant character, interest or value as an example of development, heritage, culture, or tradition of New Garden Township; or

Shall reflect the environment in an era of history characterized by a distinctive architectural style; or

Shall embody distinguishing characteristics of an architectural style, engineering specimen, type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

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Chester County VPP Municipal Planning Grant Funding - Historic Resources Surveys, Plans, & Ordinances

VPP Municipal Planning Grant Funding

- Competitive funding
- Spring (Feb. 21 deadline) and Fall grant rounds
- Historic Resource Survey - Funded as Study
- Historic Resource Plan - Funded as MPC Plan or as Study, scope dependent
- Historic Resource Ordinance - Funded as MPC ordinance or as Study, scope dependent

Vision Partnership Program Cash Grant Manual – January 2020

**Table 5-1
Funding Levels**

Type of Project	Adoption vs. Acceptance	Level of Funding
Plans or Ordinances*	Adopt	\$50,000 plus \$10,000 for each additional municipality
Planning Studies**	Accept	\$30,000 plus \$5,000 for each additional municipality

Notes:

*Eligible projects such as comprehensive plans, revitalization plans, open space plans, and ordinances adopted under the provisions of the MPC.

**Eligible projects that are not adopted under the provisions of the MPC.

Vision Partnership Program Cash Grant Manual – January 2020

**Table 3-1
Eligible Projects**

Comprehensive Plan
Open Space, Park, and Recreation Plan (to include a greenway plan)
Zoning Ordinance and Amendments (to include amendments specific to topic areas such as agriculture, historic resources, natural resources, housing, traditional neighborhood development, form based code, and transfer of development rights)
Subdivision and Land Development Ordinance and Amendments (to include amendments specific to topic areas such as bicyclist/pedestrian circulation, natural and cultural resource protection)
Official Map and Ordinance
Urban Center Revitalization Plan
Resource Protection/Stewardship Plan (addressing topics such as open space, natural resources, parks, scenic resources, historic and cultural resources)
Environmental and Community Sustainability/Resilience Plan/Study (to include energy conservation)
Community Design Guide (addressing topics such as housing, historic resources, and villages)
Village Master Plan
Heritage Interpretation Plan (in accordance with <i>Preserving Our Places</i> , CCPC, 1998)
Historic Resource Survey (in accordance with PHMC standards)
Housing Plan/Study
Economic Development Study
Transportation Corridor Plan/Study
Streetscape Master Plan
Multimodal Plan/Study
Trail Feasibility Study

Note: Projects not adopted under the provisions of the MPC are defined as "Planning Studies" for the purposes of VPP.



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Chester County VPP Municipal Planning Grant Funding - Historic Resources Surveys, Plans, & Ordinances

Funding Summary

- Reimbursement grant
- Minimum municipal match is 30% for individual and multi-municipal projects
- Minimum of 10% of project costs from municipality
- Municipality can use 100% of VPP grant as match for federal, state, regional, or private funds
- In-kind services cannot be used as the match

Example Eligible Costs

- Professional planning consultant fees
- Data collection and analysis, Mapping and graphics
- Review by non-planners, e.g. attorneys or engineers
- Document publication/duplication

Ineligible Projects

Funding through VPP is not intended for land acquisition, equipment, projects undertaken by municipal staff, or capital expenses. The following list provides additional examples of projects that are **not** eligible:

- A. Plans, ordinances and studies that are inconsistent with the goals, objectives, recommendations, or map of *Landscapes*;
- B. Act 537 Sewage Facilities plans and updates;
- C. Park master plans (state funding is available from the Department of Conservation and Natural Resources);
- D. Capital improvement plans;
- E. Road maintenance plans;
- F. Building codes and similar products;
- G. Building feasibility studies/designs;
- H. Geographic Information System hardware or software;
- I. Those portions of otherwise eligible projects commenced prior to a VPP cash grant contract; and
- J. Projects that have received funding under another Chester County grant program (projects eligible for more than one County grant program will be directed to the most appropriate program).

Chester County Municipal Small Planning Projects

New with Landscapes 3 - CCPC Local Planning Technical Assistance Contracts

- Municipal would hire CCPC staff planners
- Small Projects with contained scope and short timeframe (6 months or so)
- Generally \$5k or less
- e.g. assistance with tweaking regulations, minor updates to historic resources chapter of Comp Plan. developing 'next steps' strategy

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Take – Aways!

- List vs Inventory vs Survey – consistent terms are important and legitimize historic resource planning as an aspect of local planning
- PA CLG standards have changed – not using National Register listed and eligible as criteria or classification for local protection
- Strive for objectivity & professional historic resources inventory for regulations that is taken seriously (not seen as subjective or touchy/feely)
- Due to increasing population and desirability of Chester County as a place to live/work and overall land use changes, relying on the good will and emotional appeal of historic preservation may not be effective going forward as a primary tool
- CCPC has funding and staff to provide technical assistance via VPP grants and small CCPC staff planner contracted projects