

C Chester

C County

H Historic

P Preservation

N Network

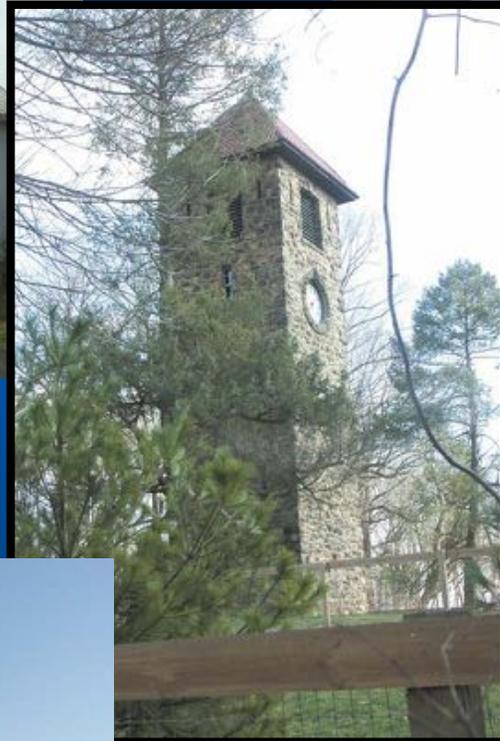
Spring Workshop

March 11, 2017

Historic Resources: Overview

- **Definition**
 - Significance
- **Documentation**
 - Survey Forms
 - Impact Studies





What is a historic resource?

- Building, site, structure, object, or district
- **50+ years of age**
- Points to life in earlier times
- Helps convey the story of how we arrived where we are today



Significance

- **Is every house built prior to 1967 important?**

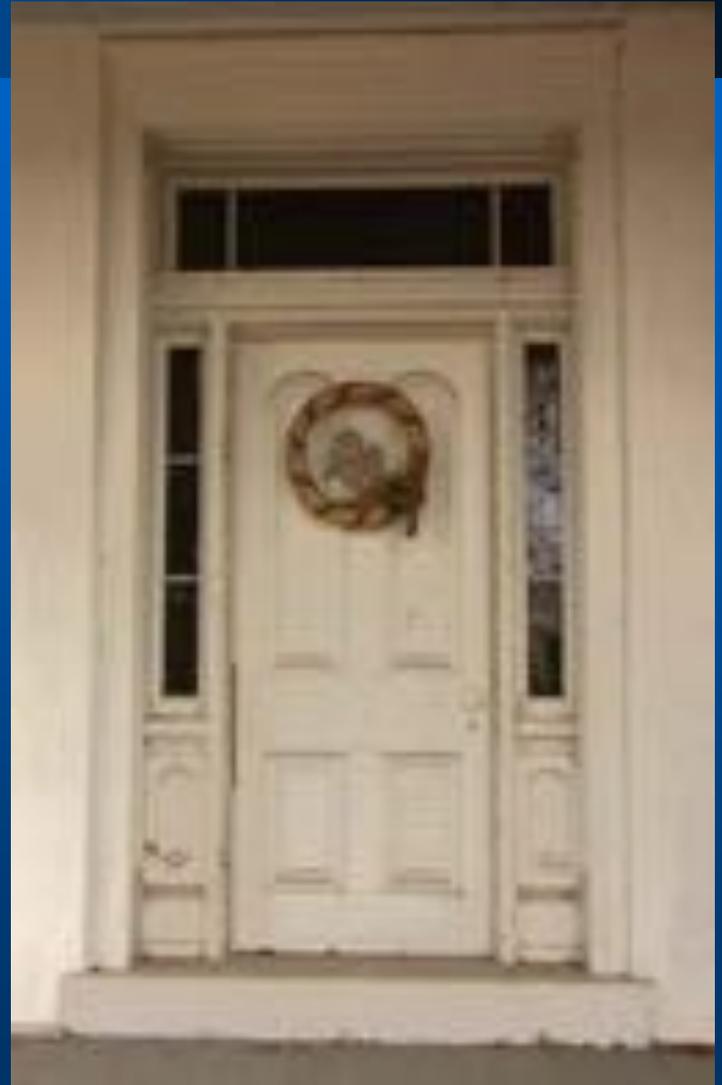


Buildings are not equally important



Significance

- **National Register**
 - National significance
 - State significance
 - Local significance
- **Municipal standards**
 - Municipal significance



Significance



Professionals sometimes disagree about the level of significance

Some types of significance cannot be documented



National Register Criteria

A. Significant event or theme

- Agriculture
- Industry

B. Significant person

C. Significant architecture

D. Archaeological significance



Municipal Significance

- **No general agreement on definition**
- **Chester County classifications**
 - **Class 1 = NRHP / DOE**
 - **Class 2 = Locally significant**
 - **Class 3 = Part of cultural landscape**
- **2 municipal definitions**

Pennsylvania Survey Forms

Historic Resource Survey Form

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
Bureau for Historic Preservation

Key # _____
 EPA# _____
 Date Prepared: _____

Name, Location and Ownership (Items 1-6; see instructions, page 4)

HISTORIC NAME: Isabella Furnace Historic District

CURRENT COMMON NAME: _____

OWNER NAME/ADDRESS: _____

TOTAL NUMBER OF RESOURCES: 80

COUNTY: Chester MUNICIPALITY: West Narmlint Township

USGS GRID: Wagonston

LOCATION: West central part of West Narmlint Township

STREET ADDRESS: _____ ZIP: _____

CATEGORY OF PROPERTY: Building District Depot Site Structure

OWNERSHIP: Private Corporate Public/Local Public/County Public/State Public/Federal

TAX PARCEL #/YEAR: _____

Function (Items 7-8; see instructions, pages 4-6)

Historic Function	Subcategory	Particular Type
<u>Industry/Processing/Extract</u>	<u>Industry/Processing/Extract - Manufacturing/Industry</u>	<u>Furnace</u>
<u>Domestic</u>	<u>Domestic - Single Dwelling</u>	<u>Cottage</u>
<u>Education</u>	<u>Education - School</u>	<u>School</u>
<u>Transportation</u>	<u>Transportation - Road-Related (Vehicular)</u>	<u>Bridge</u>

Current Function	Subcategory	Particular Type
<u>Domestic</u>	<u>Domestic - Single Dwelling</u>	
<u>Agriculture/Subsistence</u>	<u>Agriculture/Subsistence - Animal Facility</u>	

Property Features (Items 15-17; see instructions, pages 7-8)

Setting: Other

Archaeological Features: _____

Storage (round to nearest tenth):

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – PHOTO/SITE PLAN SHEET

Pennsylvania Historic and Museum Commission, Bureau of Historic Preservation
Commonwealth Keystone Building, 2nd Floor, 400 North Street, Harrisburg, PA 17108-1026

Survey Code: <u>048a</u>	Historic / Other Name: <u>Deweese House</u>
Tax Parcel: <u>32-4-33</u>	Address: <u>365 Rivers Road, Chester Springs PA 19425</u>
County: <u>Chester 079</u>	Municipality: <u>Upper Merion Township</u>

Deweese House

Photographs

Photo 1. Aerial of historic farm complex, adapted from Bing Maps.

Photographer: _____

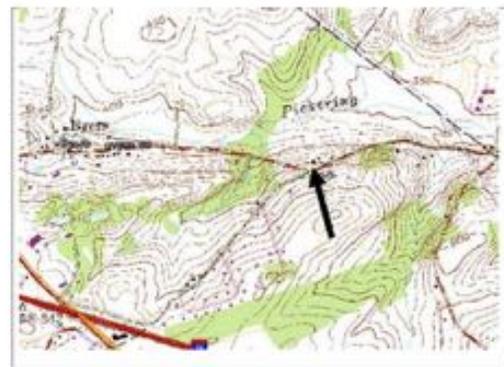
Date: Other photograph dated May, 2015.



Location Map

Downingtown USGS Quad

(See Site Plan in Additional Documentation)



PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – DATA SHEET
 Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION			
Survey Code	048a	Tax Parcel No.	32-4-33
County	1. Chester 029	2.	
Municipality	1. Upper Uwchlan Township	2.	
Address	365 Byers Road, Chester Springs PA 19425		
Historic Name	Deweese House		
Other Name			
Owner Name / Address			
Owner Category	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public – local	<input type="checkbox"/> Public – state
Resource Category	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> District	<input type="checkbox"/> Site
Number/Approximate Number of Resources Covered by This Form	2		<input type="checkbox"/> Structure
USGS Quad	1. Downingtown	2.	
UTM References	A.	B.	C. D.

HISTORIC AND CURRENT FUNCTIONS		
Historic Function Category	Subcategory	Code
A. DOMESTIC	Single dwelling	
B. DOMESTIC	Secondary structure	
C.		
D.		
Particular Type	A. House	
	B. Springhouse	
	C.	
	D.	
Current Function Category	Subcategory	Code
A. DOMESTIC	Single dwelling	
B. DOMESTIC	Secondary structure	
C.		
D.		

PHYSICAL DESCRIPTION			
Architectural Classification	A. Colonial	B. No Style	C.
	D.	Other	
Exterior Materials	Foundation	Stone	Roof
	Walls	Stone	Asphalt shingles
	Other		Walls
Structural System	1. Masonry – stone		2.
Width 5 bay / feet	Depth feet / 1 room	Stories / Height 2	

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – NARRATIVE SHEET
 Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation
 HRSF 048a / Deweese House / 365 Byers Road, Chester Springs PA 19425

HISTORICAL INFORMATION

Year Built: ca. 1712 Additions/Alterations Dates: ca. 1795, mid and late 20th century
 Basis for Dating: Documentary Physical
 Explain: Architectural details, historic research, Deweese family papers.

Cultural / Ethnic Affiliation	1.	2.	Associated Individuals	1.	2.
Associated Events	1.	2.	Architects / Engineers	1.	2.
Builders	1.	2.			

MAJOR BIBLIOGRAPHICAL REFERENCES

PREVIOUS SURVEY, DETERMINATIONS

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: Yes No Context(s):
 Contributes to Potential District __ Yes No District Name/Status:

Consultant Recommendation: This property, when combined with the adjacent property, forms one of the township's more significant farmsteads. The farmhouse on this particular property, however, does not appear to be architecturally significant, and no people or events of significance are known to be associated with the house. [2015 note: Although the house is one of the oldest buildings in Upper Uwchlan Township, its architectural integrity has been greatly compromised by a large garage addition, replacement materials (such as windows and roof cladding), its front porch, loss of pent roof system on the core, and interior alterations.] The property thus is classified as Class II.

THREATS

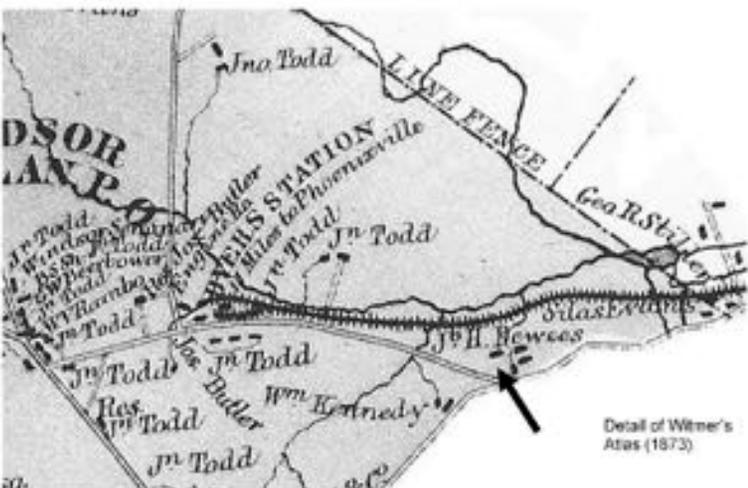
Threats: 1. None 2. Public Development 3. Private Development 4. Neglect 5. Other

Explain:

SURVEYOR INFORMATION			
Surveyor Name / Title	Robert Wise	Date	8/2015
Project Name	Deweese House		
Organization	Wise Preservation Planning LLC	Telephone	(484) 202-8187
Street and No.	1480 Hilltop Road		
City, State	Chester Springs, Pa.	Zip Code	19425
Additional Survey Documentation	n/a		
Associated Survey Codes			

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 Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

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Detail of Witmer's Atlas (1873)



Detail of Broou's Atlas (1863)

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Chain of Title

Deed Book/Page Date	Grantor	Grantee	Consideration Acreage	Description
4362-782 5/26/1998	Frank & Kathy Dilenschneider	Kenneth J. Holt & Mary Powers	\$295,000 3.5 ac	All that certain tract or piece of ground. Same as the following property.
S61-539 7/14/1983	Thomas E. & Farrell A. Dixon	Frank & Kathy Dilenschneider	\$105,000 3.500 ac	All that certain tract or piece of ground. Part of the following.
M54-195 2/15/1979	Jacob C. Sr. & Dorothy Deweese	Thomas E. & Farrell A. Dixon	\$85,000 20.525 ac	All that certain tract or piece of ground. Part of the following property.
C54-271 11/17/1978	Jacob C. Deweese Sr. and Lewis D. Deweese	Jacob C. Sr. & Dorothy Deweese	\$210,000 128.637 ac	All that certain tract or piece of ground. Lewis Deweese sold his undivided half interest. Part of the following property.
Y40-141 10/4/1972	J. Morris Deweese, widower of Upper Uwchlan Twp.	Jacob C. Deweese Sr. and Lewis D. Deweese, both of Upper Uwchlan Twp.	\$1 139 ac	All that certain message and three tracts of land. Jennie M. Deweese had died on 8/12/1972. Same as the following property.
D22-528-31 11/28/1944	Howard & Mary E. Deweese of Upper Uwchlan Twp.	J. Morris & Jennie M. Deweese of Upper Uwchlan Twp.	\$14,000 139 ac	All that certain message and three tracts of land. This was a combination of two earlier deeds; the farmhouse was on the following property.
A16-373-529 8/22/1922	Jacob H. Deweese Estate	Howard Deweese of Upper Uwchlan Twp.	\$7,000 133.5 ac	All that message and two tracts of land. The farmhouse was on the following property.
Y7-171-315 3/30/1871	Isaiah & Mary A. Fetters of Upper Uwchlan Twp.	Jacob H. Deweese of West Vincent Twp.	\$11,600 129.25 ac	All that message and plantation or tract of land. Same as the following property.
W8 Book X-190 1870	John Fetters	Isaiah Fetters (son)	\$10,000 129.25 ac	John Fetters left the farm to his son, calling it the property "on which he now resides." However, Isaiah Fetters was required to pay the estate \$10,000 to be divided among other heirs. Same as the following property.
T5-116-334 3/25/1853	Isaac & Sarah Stöbler of Uwchlan Twp.	John Fetters of West Vincent Twp.	\$7,869 129.25 ac	All that message and plantation or tract of land, "being the principal Mansion part of the premises which George Stöbler died seized of." Part of the following property.
Adm #7577 1824	George Stöbler Estate	Isaac Stöbler (son)	131.75 ac	Stöbler died intestate c. 1824, and the property devolved upon his son.
G2-235 4/3/1792	Griffith Mondenhall, yeoman of East Cain Twp.	Peter Stöbler, weaver of Uwchlan Twp.	E658.15.0 131.75 ac	A certain piece or part and parcel of two tracts of land. Part of the following.

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Chain of Title (continued)

Deed Book/Page Date	Grantor	Grantee	Consideration Acreage	Description
E2-29-296 3/7/1789	James Packer, yeoman	Griffith Mendenhall	£337.5 0 173 ac	All that Messuage or Tenement, plantation and tract of land. The property was sold at a sheriff sale on 11/29/1788 to cover Packer's debt of £175 8 6. Same as the following property.
N.R. 1/22/1770	John & Ann Benson	James Packer	173 ac	This deed was not recorded. Packer purchased a parcel of land derived from two different patents to the Bensons.
Patent Book A12 page 343 12/18/1745	Thomas Penn and Richard Penn	John Benson	£37.1 0 123.5 ac	

Relevant Township Tax Information

Year	Name	Acreage	Buildings	Individual buildings	
1838	Isaac Ssteler		450		
1835	Anna Ssteler	120		House 175, Barn 150, Tenant House and outbuildings 100	
1832				House 250, Barn 200, tenement and wagon house 50, outbuilding 60	
1829 1826			500		
1823	George Ssteler	121		House 150, barn 200, outbuildings 100	
1820				House 150, barn 200, distillery 200, outbuildings 75	
1817				House 200, barn and wagon house 200, outbuildings 75	
1814	Peter Ssteler Sr.	127	300	Dwelling House 250, Barn 225, Wagon House 35, outbuildings 30, tenant house 30	
1811				Distillery 50	
1808			350	House 200, barn 100, distillery 60	
1805			91	200	
1802			126		House 250, house 25, barn 100
1799		118		Stone house 225, springhouse 20, stone garage house 10, log dwelling house 30, log and stone barn 125	
1796				2-story stone house, log barn with stone stables, stone spring house, stone smoke-house, log hoghouse, stone beehouse, and stone school house	

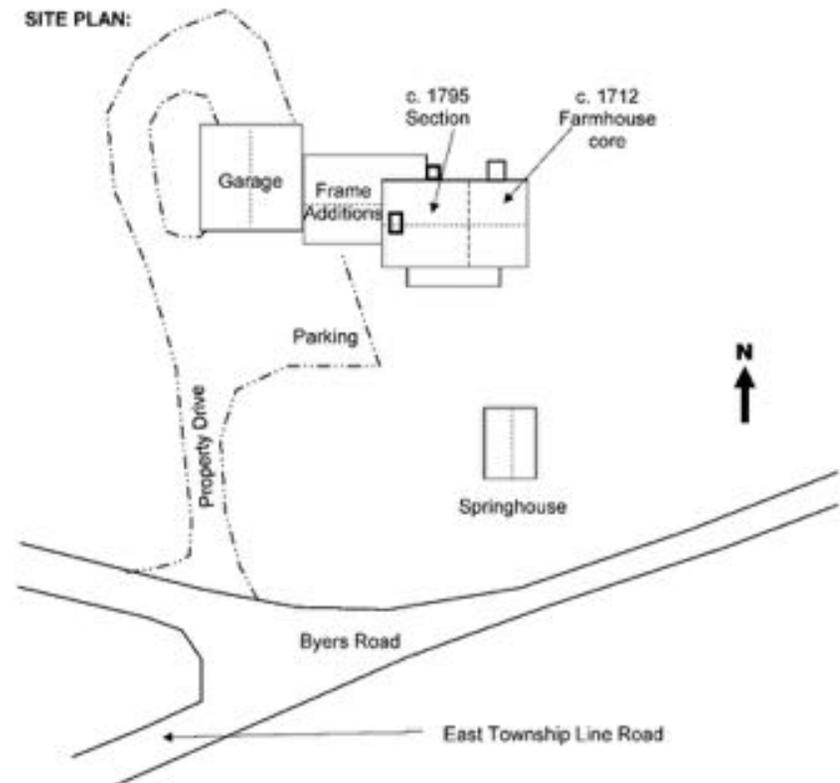
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PHYSICAL DESCRIPTION:

This property is one of three which when combined contain a well-developed historic farm complex. This parcel contains the original farmhouse with its associated springhouse; the adjacent properties to the east contain a stone farmhouse and springhouse, the former property's barn, and other outbuildings. Those properties are documented on forms #048 and #048b. The subject tract has a trapezoidal shape encompassing 2.23 acres. The land drains to the northwest and is lightly wooded. The property drive leads north from Byers Road immediately west of the intersection with East Township Line Road.

SITE PLAN:



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Farmhouse

The farmhouse is a multi-additive building consisting of a two-section stone main block, plus 20th century frame additions on the west end. Oriented south towards Byers Road, the main block is a 5-bay, two-story building with rubble stone walls (the rear or north elevation is clad in stucco). The building no doubt grew successively to the west due to the location of the original farmstead's other farmhouse, which is located immediately east of the core. The original section or core, thought to have been built in 1712, is a 2-bay section on the east end measuring 21x20 feet; the c. 1795 addition, is a 3-bay unit measuring 27x20 feet and extending the core to the west. The addition enlarged the hall plan core to a 2-story, 5-bay, main block. Unlike most such 2-bay to 5-bay enlargements, the interior never took on a center hall type plan; each section retained its original stair system such that today the core and its addition are separate residential units each with its own entrance. Symmetry, however, was achieved on the main façade by repeating the core's 2-bay window arrangement on the 1795 addition and including a column of single windows in the combined building's center. That said, the center window on the south elevation of the main block's first floor (S13 e.g. "S"outh elevation, "1"st floor, "3"rd window from left) is shown as a door in a 1940s photograph.



South (main) facade of main block, with 2-bay core (1712) on right and 3-bay addition (c. 1795) on left. Note near symmetrical appearance through the placement of doors and windows. At far right is adjacent farmhouse.

The main block of the farmhouse is a 2-story, 5-bay section facing south towards Byers Road. The end-gabled roof is clad with asphalt shingles. A large stone chimney is located slightly off center at the west end of the ridge, and a concrete chimney is attached onto the north elevation. (The

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Main entrance, c. 1795 addition.



Main entrance, core. Note narrow width.



Core, east elevation, showing typical 4-light window found on ends of main block. This window (E11) and surround are replacements.



Core, east elevation, showing typical incised window surround with shutter pine.

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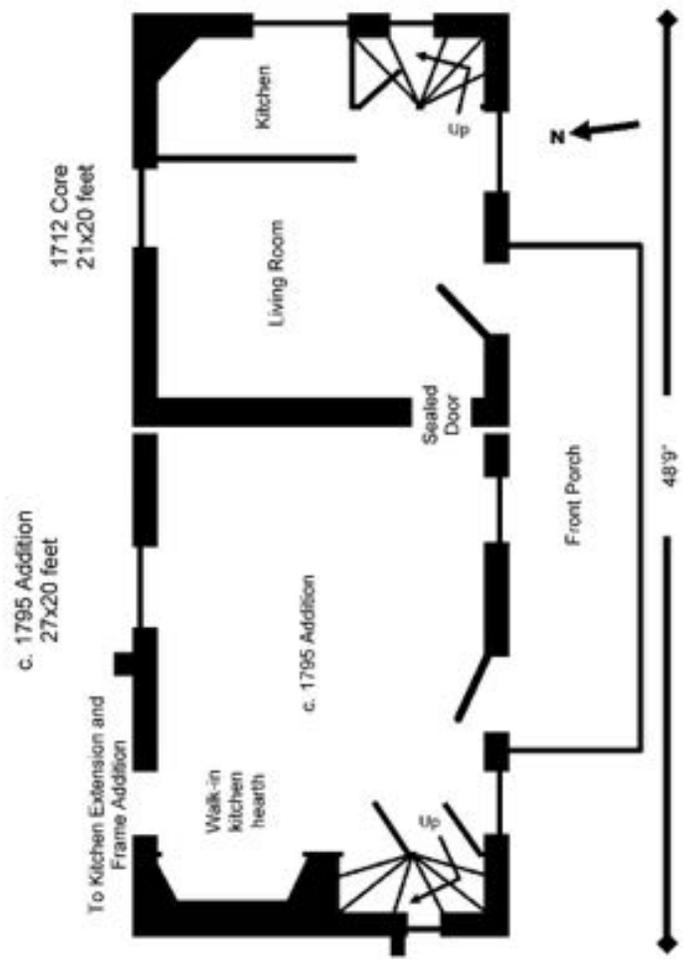
Core. Detail of date stone niche. Note vinyl clad eaves, 20th century ridge pointing, and replacement windows.



Main block, showing mainly the east (left) and north (right) of core. Note horizontal stone drip course between first and second floor windows denoting top former pent skirt. Small frame addition in foreground protects entrance to collar.

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First floor, 1790s section, facing west. Note doors to the boxed winder stairs (left) and walk-in kitchen hearth.



Detail of walk-in kitchen hearth, an outstanding vestige of the late 18th century.

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C. 1795 Addition, second floor, north room, detail of mantel on west wall.



Detail of punch and gouge work in mantel shown above.

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Core: Hearth support in northeast corner of basement



Core: Bulkhead door, north wall



Semi-roughed passageway between basement spaces, facing west

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Springhouse, west elevation



Springhouse, east elevation

Historic Resource Impact Studies

- Often required when a change is proposed for a property
- Create a dialogue to help manage change
- Provide the HC with historic context
- Help HCs manage the inventory

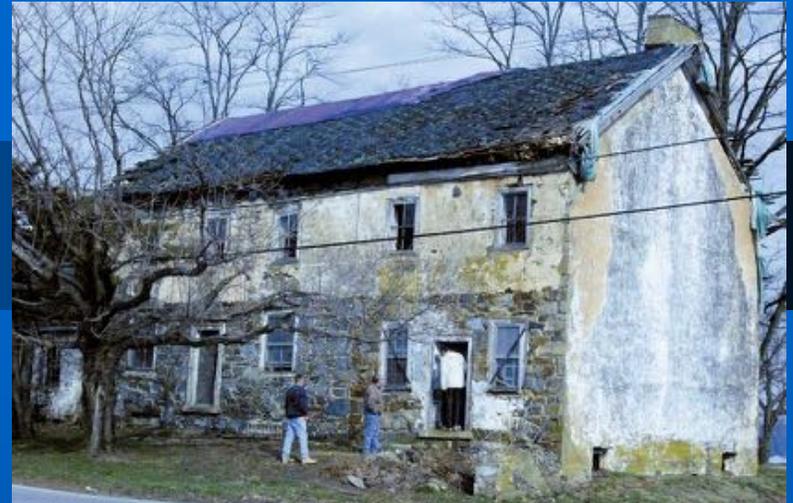
Impact Studies



- **Assess significance of historic resources / landscapes**
- **Identify adverse impacts**
- **Recommend mitigation measures**
- **Help protect resources from subdivision / land development / demolition / alteration**

HRIS Contents

1. Executive Summary
2. Background Information
3. Historic Overview
4. Physical Description & Significance
5. Proposed Changes, Impacts, and Mitigation Recommendations
6. Bibliography



1. Executive Summary

- Purpose
- Historic Resources
- Impacts & Recommendations

HISTORIC RESOURCE IMPACT STUDY



George Katz Home, facing southeast from Ridge Pike

TECCE PROPERTY

Springfield Township
Montgomery County, Pa.

September 19, 2006



Wise Preservation Planning - Station Square 1, Suite 104, St. Mark's Valley Road - Pott PA 19001
810-722-5819 - Fax 810-722-5106 - www.wisepreservation.com

2. Background Information

a. Identification

- Applicant / Recipient
- Project / Date of Plan

b. Applicability

- Cite Ordinance



2. Background Information

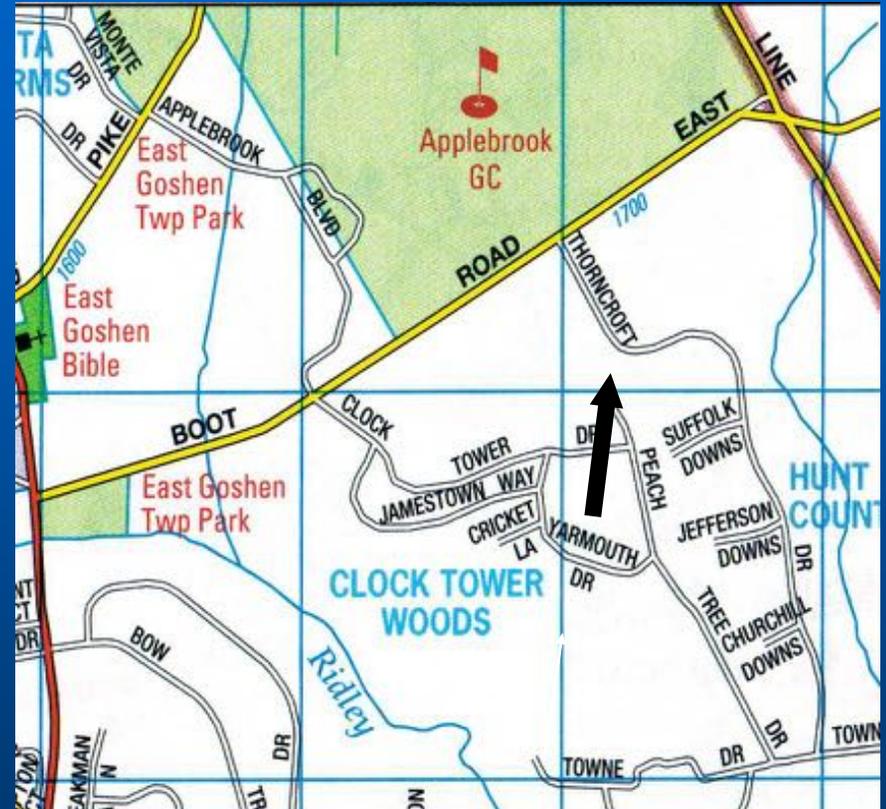


- c. Purpose of HRIS (quick overview of ordinance requirements)**
- Identify Historic Resources
 - Determine Historic Significance
 - Identify Potential Impacts
 - Recommend Mitigation



2. Background Information

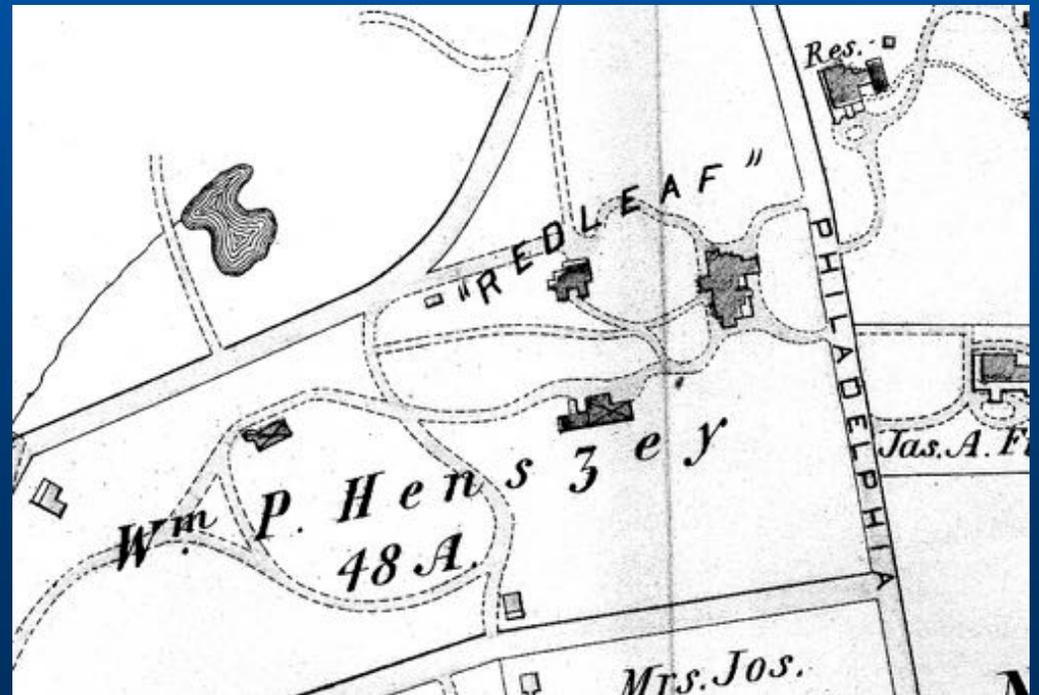
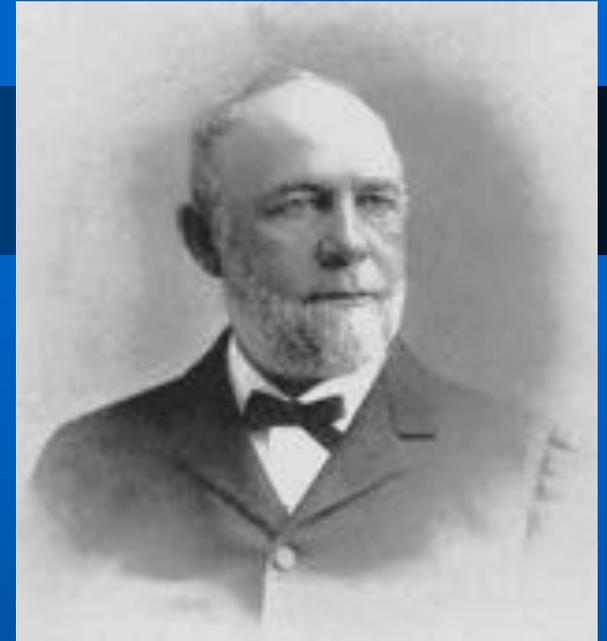
- d. Personnel / Dates
- e. Definitions
 - Subject Tract
 - Historic Resources
- f. Location Map



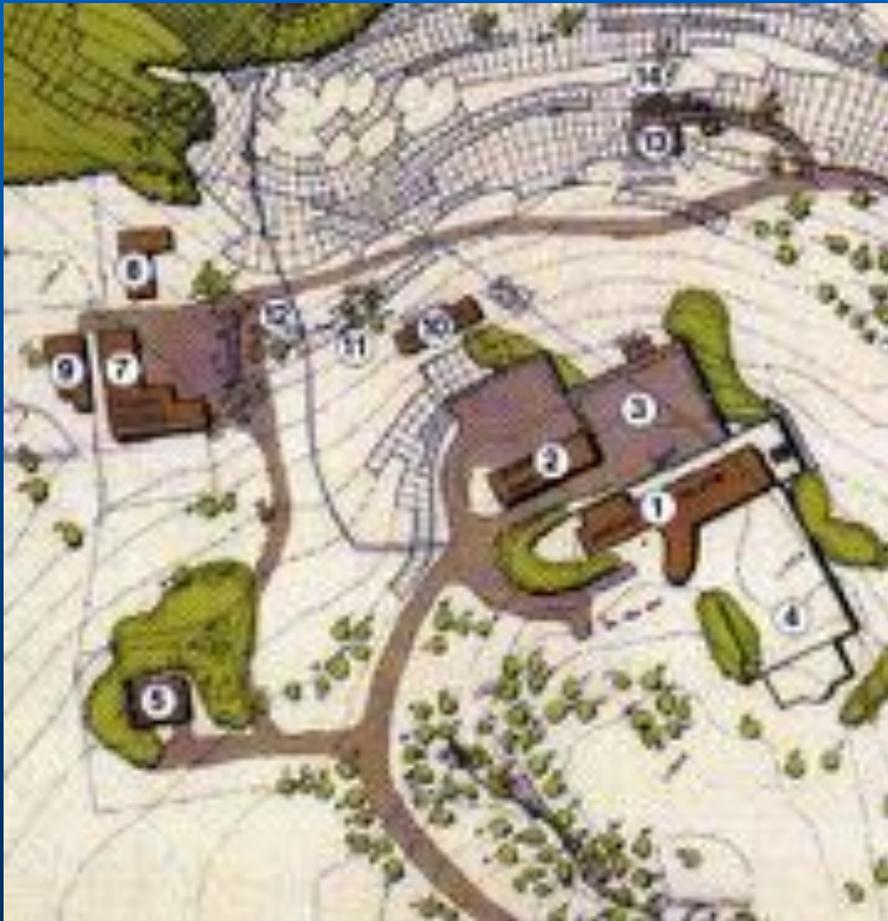
3. Historic Overview

- History (cot)
- Historic Maps
- Photographs

Key:
Significance



4. Physical Description



4. Physical Description

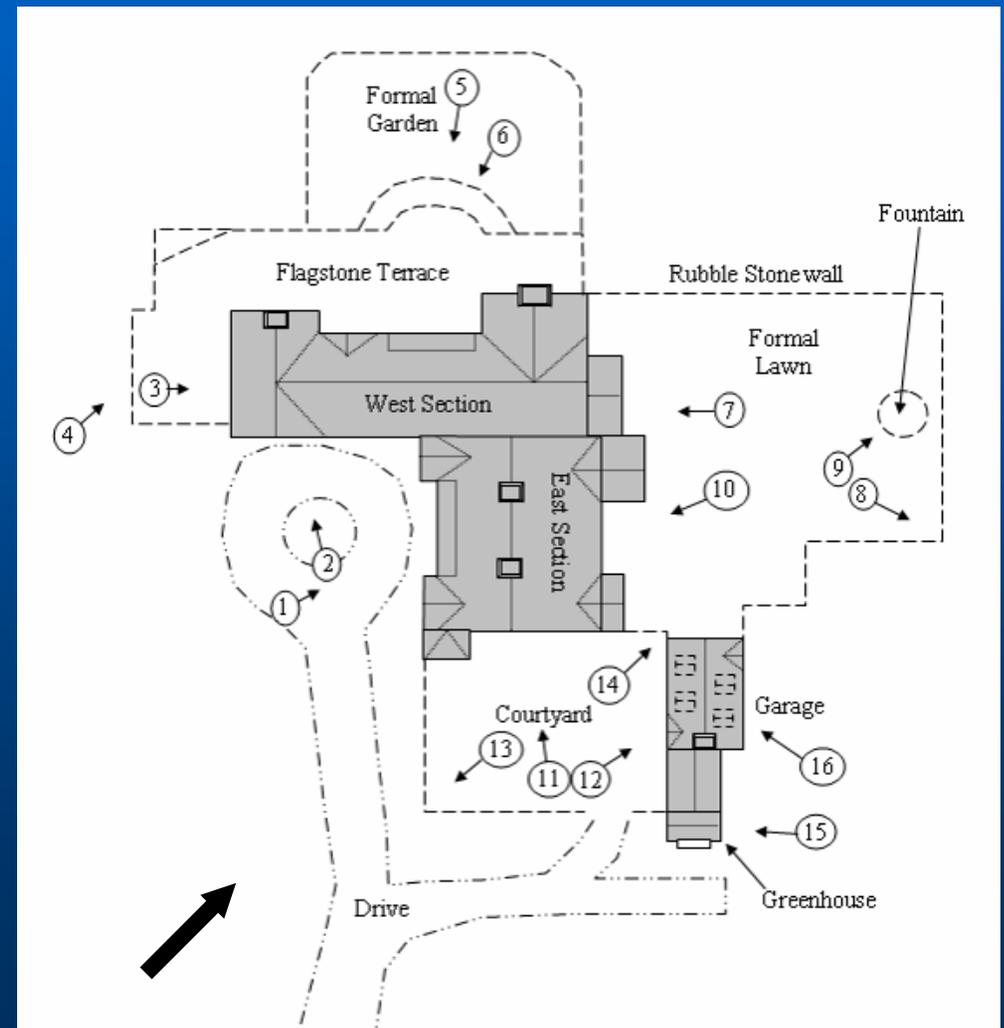
a) Subject Tract (property) description

- Landscape
- Historic Resources
- Minor Landscape Features
- Roads, etc.

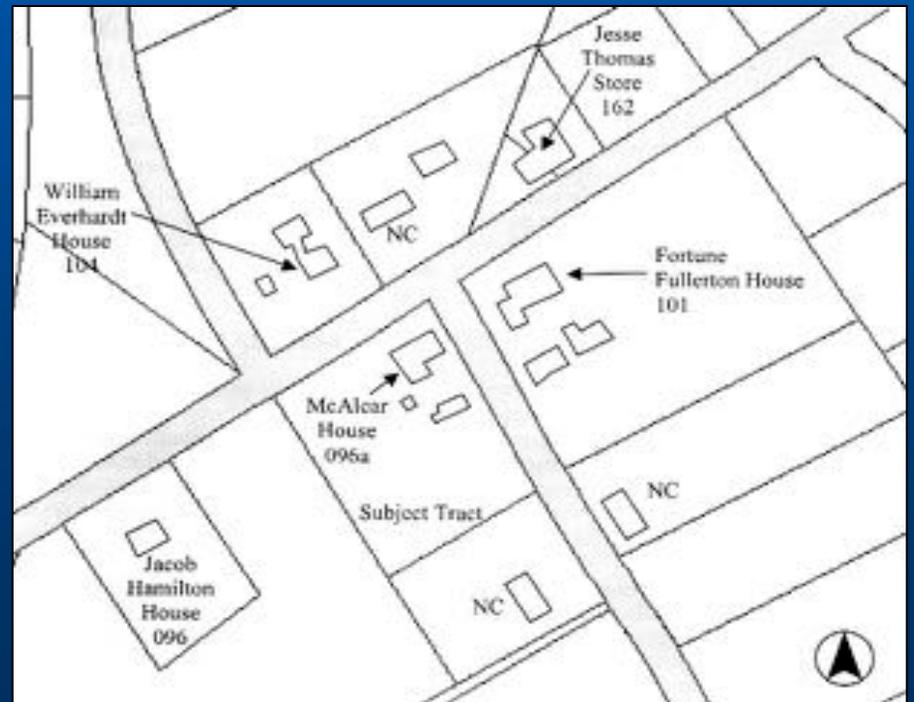


4b. Historic Resource Description

- Photos
- Site Plans
- Detail Photos
- Condition



4c. Adjacent Historic Resources



4d. Statement of Significance

- Important Component
- “Credibility” Statement
- Justifies Recommendations
- (Should be) based on standard or defined criteria
- **Be ready to defend your inventory**

5. Project, Impacts, Mitigation

a. Project Description

- Proposed changes
- Potential adverse impacts
- Mitigation recommendations
- What is the level of impact?



5b. Adverse Impact Methodology

1. Total – demolition / direct
2. High – major alteration / visual
3. Medium – visual / “easy” mitigation
4. Low – minor / “easy” mitigation
5. No – no impact / mitigation

5c. Project Changes / Impacts

- **Historic Views (of / from)**
- **Demolition**
- **Alterations**
- **Infrastructure: Roads, Curbs, SWM, Lighting**
- **New Construction / Architecture**
- **Grading**
- **Orientation**
- **Noise / Traffic**
- **Landscaping**
- **Uses**
- **Small Scale Resources**
- **Open Space / Trails**



5d. Mitigation Recommendations

- None
- Buffer (screen it)
- Alter Plan
- Delay Project
- **Stop Project – NO**



HRIS – Issues & Ideas

- **Developer Point of View**
 - \$\$
 - Give & take – CU
- **Consultant**
 - Addresses ordinance
 - Works for applicant
 - Qualifications



HRIS – Issues & Ideas

- **Quality Report**

- Meets all ordinance requirements
- Documentation and significance
- Realistic and relevant recommendations

- **What is protected?**

- **HC specialists**

- **HC consultant**



HRIS – Key Points



- Qualification of Preparer
- Quality & Completeness of Study
- Report Bias?
- Resource Significance
- Impact Analysis
- Relevant (creative & realistic) Recommendations
- HCs – Ask Questions!





Thank You!