

DCHPN Meeting

Haverford Township Administration Building

June 25, 2018

Attendees:

Rich Paul, Marple Historical Commission, Heritage Commission

Chad Brooks, Grange Estate

Betty Graham, Grange Estate and Aston Township Historical Society

Karen Micka, Heritage Commission, Aston Township Historical Society, DCPN, FOSC

Dave Guleke, Chester Historical Preservation Committee

Rebecca Ross, DCPD

Elizabeth MacGuire, Collingdale Historical Society

Alvin Holm, Yeadon Borough Historical Commission

Shelley Ashfield, Chester Historical Preservation Committee

Donna Samuel, Yeadon Borough Historical Commission

Jan Haigis, Darby Historical Commission

John Haigis, Darby Historical Commission

Beverlee Barnes, DCPD

Kate Clifford, DCPD

Jim McGarrity, Haverford Township Commissioner

*Stacey Mattox, Haverford Township Historical Commission

*Suzanna Barucco, Haverford Township Historical Commission

*Mario Oliva, Haverford Township Commissioner

*- presenter

Apologies:

Keith Lockhart, President DCHPN

1. Introduction
 - a. Last meeting's minutes were provided
 - b. Purpose of meeting and DCHPN was explained
2. Topic for discussion: How to promote Historic Preservation with your Municipality

- a. Commissioner Mario Oliva spoke first, introduced co-commissioner Jim McGarrity
 - i. Explained how he loves history and saw pieces of history being lost and worked with Lori Hanlon Widdup in 2007 to work on a demolition ordinance for Haverford Twp.
 - ii. Historical Commission was started to work with and enforce the ordinance
- b. Haverford Historical Commission (HC) Vice-chair Suzanna Barucco gave a PowerPoint Presentation with examples of how the ordinance has been used in the Township
 - i. The HC first met in 2010 and worked on the 1994 Historic Resource Survey that was done by Delaware County Planning Department
 - ii. Currently updating the photographs of the resources and trying to add additional resources
 - iii. Haverford Twp is a Certified Local Government (CLG) which is a program run by the National Park Service and PHMC which is the State Historic Preservation Office.
 1. CLG program can provide financial and technical support for updating survey or other issues the HC or Township may need.
 2. Haverford became a CLG in March 2015 and is the second (behind Ridley Park) in Delaware County and the 42nd in PA.
 3. Information on CLG program- <http://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Certified-Local-Government.aspx>
 - iv. Successes with the ordinance examples
 1. Merion Golf Club
 - a. Business is serious about doing the right thing regarding their buildings
 - b. Needed more event space- was using a tent but wanted more permanent building
 - c. Constructed a new addition in a similar style to the existing clubhouse
 - d. HC recommended putting dormers on to reflect clubhouse
 - e. Secretary of Interior Standards refer to not mimicking the original but making the new portion in the character of the old but still distinguishable from the original
 2. Private- Sears Kit House
 - a. Owners wanted to replace asbestos shingles with vinyl and replace windows
 - b. HC encouraged owners to look under the asbestos siding, where they found the original clapboard siding
 - c. Removing the asbestos shingles and restoring the clapboards was more economical and historically accurate than vinyl- owners didn't really want vinyl, but didn't want asbestos and the original plan was to have vinyl that replicated the narrow clapboards.
 - d. Owners and HC are both happy with result
 3. 23 E. Eagle Rd
 - a. Within a commercial district in Oakmont area of Havertown
 - b. Was a jewelry store that had been altered over the years
 - c. Owner was architect who wanted to restore the building
 - d. Used examples of others on the street to help with details

- e. Inspired business across the street to also restore their façade- architect is designer for that project
 - 4. A working relationship with the Township staff to advocate for projects is key to the success of the preservation of these buildings
- v. Ongoing potential issues
 - 1. Quadrangle on Darby Road- Nursing Home and Assisted Living facility
 - a. Wanted to replace all original steel sash windows with vinyl
 - b. HC said the proposed replacement was not appropriate due to the width of the sash and frames being much different from the original
 - c. Twp staff and HC can encourage and recommend but not enforce these changes
 - d. Hoping that Quadrangle will change their mind after seeing sample
 - e. Quadrangle is on HRS and covered under ordinance, but HC can only advise and suggest regarding alterations
 - 2. 996 E Railroad Ave
 - a. Owner wants to do complete demolition of building and garage, which is integrated into boundary wall and construct a medical office building
 - b. Not on Historic Resource Survey, although is on short list of possible inclusions
 - c. HC wants to encourage developer to at least save the garage
 - 3. Having a municipal official (commissioner/ councilor) on the Historical Commission is important as it makes the HC have a good relationship with them
 - a. It is also important to have that official be interested in history
- vi. Less successful examples
 - 1. 101 Tenby Road, Llanerch
 - a. Was a prominent building within an early planned community
 - b. Was not on Historic Resource Survey, but was proposed to be included due to architectural and historical significance after public outcry to impending demolition
 - c. Owner/ developer wanted to demolish and put two houses on large lot
 - d. Public meetings were held, Corey Kegerise from PHMC and DCPD staff attended to talk about how to save this and others from demolition
 - e. Stay of demolition was overturned and house was demolished
 - f. Residents started a Llanerch advocacy group and raised money to fight the stay of demolition and later enforce the clause to keep the developer from putting two houses on the plot
 - g. Developer thought he could get away with it because Township couldn't fight it, but residents could and they raised enough money to do so
 - h. If building was on Survey, circumstances would have been different
 - i. Also, if developer wanted to retain historic building, the Board of Commissioners may have granted an exception to add one house, but since it was demolished, it was kept to one house on the lot
 - 2. St Andrews United Methodist Church- mixed result
 - a. Church within residential area with no parking or facilities for events

- b. Had been used as day care and there were traffic issues
 - c. Anything besides a residence would have been problematic
 - d. Owner wanted to adaptively reuse the church as a residence, but wanted to do exterior work including replacing the slate with a bronze standing seam
 - e. HC recommended laminated shingle to replicate slate and refused the application but the Township approved the change
 - i. Applicant cited environmental reasons for the roof preference- Metal roofs are recyclable and wouldn't have stained the walls like the asphalt roof might have done and would last longer
 - f. HC is happy to have the building saved at the expense of the roof, which can always be changed in the future, but the building could not be replaced
3. When the ordinance was passed in 2007, HC notified owners of houses on HRS about the ordinance and allowed them to opt out if they wanted. They had several public meetings about the ordinance and in the end only 12 out of 147 sites wanted to opt out. They could always be included later. Examples:
- a. 1-9 E Eagle Rd- ca.1919-25, apartments on corner in Oakmont
 - b. 11 Claremont- 1825
 - c. 204 E. Manoa Rd- last intact estate example
 - d. Slinky House- is National Register Eligible, where Slinky was invented
 - e. 18 Dartmouth Ln- 1921, prominent architect designed property
- vii. Ideas for successful implementation of the ordinance and HC
- 1. Community engagement
 - a. Haverford HC has a booth at the annual Heritage Festival run by the Historical Society, has survey for people to look at, and can answer questions
 - b. Article for Board of Commissioner newsletters
 - c. Real Estate groups regarding the ordinance
 - d. School programs run by Historical Society raises awareness
 - e. Tenby House good example of community involvement and support
 - f. Get people engaged in activities
- c. Comments from attendees
- i. John Haigis asked about impact from tax credits
 - 1. Only one example- old Llanerch school being converted into apartments
 - ii. Shelley Ashfield, lives in Havertown but is on Chester Historical Preservation Committee
 - 1. Feels like Chester is in a different planet from the rest of Delco
 - 2. Losing National Register Eligible buildings because people won't think about them
 - 3. Potentially losing Deshong Museum- 1st Modern Museum; mansion already demolished
 - 4. Chester and area got left behind in progress because of the war effort- too busy saving the country

5. 291 and 95 bisect Chester twice and causes isolation between different sections- nothing connects waterfront area to rest of city
 6. Harrah's, Union stadium, Powerplant- intentionally isolated and separate
 7. People have a hard time living next to highways
 8. When industry dies, everything dies without something to replace it
 9. Recommends Jane Jacobs, *The Death and Life of Great American Cities* for reading about city planning
 - a. <https://www.amazon.com/Death-Life-Great-American-Cities/dp/067974195X>
- iii. John Haigis said that the government protects the welfare of the residents, but they all do things differently
1. Things like DCHPN and regional groups such as Eastern Delaware County Historic Preservation Partnership, Eastern Coalition of Historic Organizations and Western Delco can help to change that so we all work together
 - a. Leadership doesn't always have an interest in history
 - b. Need to engage history with the current population
 - c. Suggests Academy of Building Conservation to teach skills like plastering
- iv. West Chester and Phoenixville are good examples of former industrial areas that have succeeded
1. Mostly private development, not municipality
 2. Government can introduce zoning changes that can help revitalization
- v. Mario- Haverford Township has Haverford Partnership for Economic Development
1. Run by volunteers, but has support of township
 2. Mission is to promote economic development and revitalize business districts- <https://hped.org/>
 3. Note- Lansdowne has Lansdowne Economic Development Corporation (LEDC)- <http://lansdownesfuture.org/>
 - a. If you have others, please share on website
- vi. How to get municipal officials involved/ interested
1. Have Preservation Awards given out at commissioner meetings
 - a. Bring it to them, most meetings are broadcast on tv, so other residents are aware
 2. Keep involved, join other commissions, attend meetings
 3. Find a commissioner/ councilor to get involved and get them to attend meetings/ events: self-promotion = votes
 4. Get people interested in a particular project/ purpose
 5. Rich Paul gave example of Don Guanella school property
 - a. People saw a problem and saved the open space by making their presence known at commissioner meeting
 6. Make people aware of regulations and other resources
 7. Use PHMC, DCPD, Preservation Alliance, other organizations
 8. Make a presentation to officials at their meeting
 - a. Short, concise, well-written speech about specific topic

9. Get business community involved as they may have more clout with the municipality
 10. ALL WORK TOGETHER
- vii. Resources
1. PHMC- Statewide Preservation Plan 2012-2017
 - a. <http://www.phmc.pa.gov/Preservation/About/Pages/Preservation-Plan.aspx>
 2. *The Economics of Historic Preservation: A Community Leader's Guide* by Donovan Rypkema- <https://www.amazon.com/Economics-Historic-Preservation-Community-Leaders/dp/0891333886>
 3. Preservation Alliance- Handbook for Community Organizations (2006) and other publications
 - a. <http://www.preservationalliance.com/preservation-alliance-publications/>
 4. DCPD- Historic Preservation Plan and other resources
 - a. <http://www.co.delaware.pa.us/planning/programsandinitiatives/HistoricPreservation.html>
 5. DCHPN Website- Useful Links- <https://delcohpn.wixsite.com/dchpn/useful-links>

Don't forget to keep checking the DCHPN website <https://delcohpn.wixsite.com/dchpn> for information about events and other useful information. You are welcome to continue this conversation in the Forum: <https://delcohpn.wixsite.com/dchpn/forum/commissions-harbs/working-with-municipalities-on-historic-preservation>