THE KING OF PRUSSIA HISTORICAL SOCIETY REPORT

TO

THE UPPER MERION TOWNSHIP PLANNING COMMISSION

1959 - 1960

I N D E X

I. INTRODUCTION

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The importance of balance in all things is basic to the well-being and happiness of mankind. Nowhere is this fact more evident than in community planning. Therefore, it would seem apparent that an examination of our community's historic heritage should be among the first functions of any planning agency.

For this knowledge of the balance which existed in our Township in the past is necessary for creating a suitable balance in planning for the future. The Upper Merion Township Planning Commission early recognized the importance of a knowledge of the historical background in planning for our community. Indeed, since 1957 this important agency has been continually asking the local historical society to help provide information of this nature. This report is an attempt to summarize the various replies to these requests of the Planning Commission.

In addition to summarizing the historical background of the Township for the Planning Commission, we wish also to emphasize the importance of continuing practical historic preservation throughout the Township.

For practical preservation based on sound planning should help protect, in part, the community balance so vital to our well-being and happiness. To help accomplish these aims, we have attempted to designate five areas in the Township as well as code each building throughout the Township thought to have been constructed prior to 1850. These areas and buildings have been ooded as to

(a) those areas and buildings of prime importance,

(b) those buildings of secondary importance,

(c) those buildings whose construction dates prior to 1850, and

(d) those areas in need of more detailed study.

For a historical society to say that any historic building or area is of no value would be incongruous. All historic buildings have some value both as to the historical society's interest in their preservation, as well as to the individual owner who knows and loves his own historic home.

But as a community organization, the historical society also recognizes the need of the Planning Commission for guidance as to which buildings are most important to the community from a historical standpoint, as well as which buildings are of secondary importance to the community from a historical standpoint. And it is as a community organization that we have attempted to suggest this information.

The King of Prussia Historical Society hopes that all will realize that the suggestions in this report are based on presently

I. INTRODUCTION (continued)

available historical fact and, as always, are subject to change without notice.

Finally, then, a word about historic preservation. What is it? How did it come about? Why is it important?

Actually, historic conservation in this country began with the preservation of Mount Vernon in 1853. For a time, preservation of historic properties was largely accomplished by antiquarians. In the last five years, preservation of historical properties has been advocated not only by the antiquarians but also by professional planners, by real estate interests, by physicians, by civic leaders, by civic groups, by educators, as well as by historical societies.

Professional planners see in these buildings an anchor around which to re-develop and re-group community fragments split by super-highways and by exploding suburban development. Real estate men realize that good historic preservation results in elevation and stabilization of property values in various neighborhoods. Chambers of Commerce, composed of businessmen, are well aware of the value of tourism (our fourth largest industry) and rightly feel that historic preservation of tourist attractions often provides the area with an added income. Physicians are concerned lest our cities and towns develop "emotional illness." And some physicians are wondering if "sick towns" might not breed emotionally "sick people". Some physicians feel this may be alleviated by protecting the roots of the community and thus giving an added stability to the present moment. Civic leaders know that neighborhood pride is a tremendous asset for any community. The pride of a well-kept historic home of 250 years vintage is an ideal rallying point for any community neighborhood. Educators recognize in good historic preservation the three-dimensional visual approach as an educational opportunity not to be lost.

All those interested in community development, from the individual citizen to the organized government under which he lives, recognize the fact that a "sense of belonging" is tremendously important to all citizens. This sense of belonging to a community, to a neighborhood, to a block, can be enhanced enormously by intelligent preservation of the visible roots of the community. These visible landmarks say quite clearly "I have been a citizen in this area for 250 years. My problems, like yours and those of your ancestors, are not unique but have to be worked at. I have survived and belong here. Just as you will survive and belong here also."

It is a well-documented fact that the preservation of historic buildings offer our community unique advantages as an educational tool, as a cultural and as an aesthetic community asset, as an economic stabilizer and enhancer, as a tourist attraction and as a useful and visible example of the roots of our community which emphasize the stability of the community unit in these disquieting and transient times.

II. A BRIEF HISTORY OF THE TOWNSHIP

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This land, our Upper Merion Township, was originally part of the Welsh Tract secured from William Penn in 1681 by the Welsh, who started emigrating to their tract in Merion in 1682. There is some question as to whether the Welsh or the Swedes arrived in Upper Merion first, for it is believed that Swedish trappers came up the Schuylkill from their island settlement at Tinnicum in the early 1640's.

If the Swedish trappers invaded Upper Merion in the 1640's, then it was some 34 years later that Upper Merion became a part of the Welsh tract on land William Penn obtained from Charles II of England. Although land in the Welsh tract was granted Lasse Cock & Company in 1684, the first Swedish settlement of Upper Merion developed in 1712 in the area of Swedesburg and Swedeland. According to one of the descendants of these original Swedish settlers, Mathias Holstein, the earliest Swedish settlers purchased their lands from the Welsh who had preceded them and had already become established in Upper Merion by 1712. But perhaps future historical investigation will clarify this interesting question of our first settler.

William Penn, the proprietor, granted most of the land (7800 acres) in Upper Merion Township to his daughter, Letitia, patented as Letitia Penn's Mannor of Mount Joy on October 24,1701. Penn visited the province in 1699-1701, journeying out to Merion, visiting his Welsh tenants, and getting lost returning home - whence cometh the name of Mount Misery and Mount Joy along Valley Creek in Upper Merion Township. Whether Letitia traveled with him is still a matter of local conjecture.

Now, what were the names of the early settlers? What were their occupations? Their religion? Their problems? In 1681 the following names appear on Thornton's map of Pennsylvania: Peter Ambo, Gunner Ambo and Peter Kock. Thomas Holme's map of "Leticia Penn's Manor on ye west side of Skoolkool" commenced in 1682 designated 13 property owners. B. H. Smith lists 10 settlers in Upper Merion prior to 1700 traceable through deed registration (5 of whom appear to be of Swedish origin.)

Some type of civilization must have existed very early in Upper Merion for in 1719 Evan Jones was the "collector of taxes!"

Certainly travel must have occurred in Upper Merion early in the 18th century for in 1713 the legislature required all inns to pay 6 shillings for licenses and the Bird-in-Hand in Gulph Mills and the King of Prussia Inn were among the first to be licensed. "Swedes Ford" Inn was not licensed until later but was in operation in 1723. At some date "before 1714" Merion was divided into Upper Merion and Lower Merion.

Although there may have been only 10 inhabitants prior to 1700, by 1725 the Welcome Wagon had greeted 15 new families, and by 1734 there were 8 or 9 additional names, making a total of 32 to 34 land owners and of these, 26 appear to have been Welsh.

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

By 1741 there were 52 taxables in Upper Merion and indeed "by 1740 most of the land of Montgomery County had been parceled out and nearly settled by Swedes, Welsh and English..."

Early records would indicate that the majority of these folk were farmers, but the assessment records of 1780 lists 4 tailors, 3 millers (2 of whom were mill owners), 1 tavern keeper, 2 inn keepers, 1 store keeper, 4 weavers, 2 shoemakers, 1 mason, 1 joiner, 2 smiths, 1 fuller, 1 stiller and 1 minister out of 173 "taxables". Most of these were farmers also in addition to their special occupation. In 1785 there were 6 slaves, 4 grist mills, 3 saw mills, 1 forge, 1 fulling mill, 3 churches, 1 chapel, 3 taverns and 192 horses and 216 cattle in Upper Merion, which again confirms the predominence of farming as a major occupation.

Our early settlers met for religious services in each others' houses in the beginning. The early Welsh Quakers could journey down King of Prussia Road to Radnor Meeting in 1694, the Welsh Baptist could go down Swede's Ford Road to the Baptist Church in the Great Valley in 1711, and the Swedes could travel down the Schuylkill in canoes to Gloria Dei in Philadelphia in 1700. Finally, in 1760 Christ Church (Old Swedes) was constructed in Upper Merion. Remember, though, that the Valley Friends had been meeting since 1698, the Baptist in the Great Valley since 1701 and the Great Valley Presbyterian and St. Peter's Episcopal Church were built in the Great Valley around 1700. There were ample places of worship in our area at an early date.

Schools were an early concern too, The Gulph School dates from 1696; the Camp School in Valley Forge Park dates from 1705; the first school in Swedesburg was erected in 1735; and the Union School began as a log school in 1740.

A stone building, which is still standing, was erected for the use of the teacher of the Union School around 1810 with the larger addition to the Union School itself added around 1831. The Roberts family who kept the Bird-in-Hand Inn in the Gulph in the early 1700's and who gave the land for the Gulph School in 1696, continued to evidence an interest in education. The original log Union School was built in Mathew Roberts' Wood in 1740. Also note the generous gift of the Roberts School which was built by Jonathan Roberts as a one-room stone schoolhouse for the children of the mill workers on Croton Road around 1848.

Education in the community until 1834 was largely a matter of private tutors. The first teachers were men hired by the families of the children they were to teach. The schoolmaster received room and board in the homes of the pupils in his school throughout the school term, in addition to a meager salary. The textbooks were those the children brought from home. In 1836 the Public School Act providing for the education of all children was adopted by our County. Men continued to do the majority of teaching until the Civil War. In 1857, for example, there were

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

ten teachers in Upper Merion Township - 7 of whom were male. In 1883 there were 12 teachers in Upper Merion Township and all were female. Mrs. Sara Woodman was reputedly our first female school teacher in Upper Merion Township. We do not know who was our first teacher, however.

BUSINESS AND INDUSTRY

Business might be said to have begun in Upper Merion in 1731 when the "river travelers from Amity and Oley Township encountered fish racks or fish-rack dams while on their canoe voyage to Philadelphia."

Fishing for shad, herring, sturgeon and rock fish was an early industrial venture which yielded many appetizing rewards. Every year, usually in the spring, the farmers who lived along the river made great hauls of fish which they salted or dried for winter use. Many built racks or dams in the river in which they caught fish by the thousands - in fact, one day's catch might produce 8500 shad.

Accommodation of travelers was an early occupation, probably begun by some home owner who had an extra room. We know that there were two inns and one tavern in Upper Merion in 1798 - King of Prussia Inn (c.1709), Bird-in-Hand (c.1713), and "Swedes Ford Public House" (c.1723).

The exact date of the development of many of the industries in our Township is not known.

However, we do know that there were many industries early in Upper Merion's history. A partial list of these would be lime, marble, iron, lead, stone, grist mills, lumber mills, saw mills, water mills and other industries. Lime was produced in Upper Merion almost as soon as the settlers moved in. The marble which was quarried in Upper Merion was used chiefly for tombstones and in some cases for fireplace mantels. The mantel of blue marble in front of which Thomas Jefferson wrote the Declaration of Independence in a house at 1700 Market Street, Philadelphia, was of Montgomery County marble but until large churches and mansions began to be built, marble was not much in demand as a building material, although it was quarried even before 1714.

Mining was established early in Montgomery County. Indeed, there is a letter from Letitia Penn to her attorneys Thomas Logan and Reese Thomas protesting the fact that a mine had been discovered on her Manor of Mount Joy yet she had not been notified of this discovery nor was she receiving the proceeds from this mining venture.

There were iron forges in Pottstown, along Gulph Creek and there was a forge at Valley Creek called the Mount Joy Forge.

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

John Potts bought this Forge in 1757. The iron plantation was generally a community in itself made up of mine workers, forge workers, teamsters and other types of workmen, all under the domination of the master. Again, the master's home or the owner's home was the finest available which is probably why Washington chose the home of John Potts, ironmaster, for his headquarters at Valley Forge.

Other industrial development in Upper Merion began in the mid-1700's. It is known that there were grist mills along Maschellmac Creek and along Gulph Creek in the 1740's. In 1780 - 2 grist mills, 1 saw mill, 1 fulling mill, 2 unidentified mills, 3 inns, and a store in Gulph Mills are listed on the census. Later our Township possessed such attractions as a brewery, chocolate mill and grannery in the Gulph in 1798, as well as an iron forge on Valley Creek, etc.

Other industrial development can be outlined as follows:

Valley Forge Iron Works were established at Valley Forge as early as 1750 and purchased by John Potts in 1757 (known previous to Potts' purchase as "Mount Joy"). In 1765 John Potts conveyed the works to sons Samuel and John. Inventory made by them was valued at $ 1214 6 s. 9d. In 1768 John sold his interest to his brother, Joseph, who with David Potts, another brother, and Thomas Hockly, a cousin, operated this forge under the firm name of Potts, Hockly, Potts up to and during the Revolution. After 1786 this industry was known as Isaac Potts and Company. The original iron works were burned by the British in 1777. Mrs. Thomas James Potts says "the site of this old forge, which was burned by the British more than two months before the American army encamped there, is now covered by water, and is at the foot of Mount Joy (Mount Joy is on the east shore) and more than a half mile above the Valley Mill.

A new dam which was built lower down the creek after the Revolution raised the water level and covered the foundations. The new works, erected soon after the close of the war, were built where the present factory stands."

Norristown Iron Works were owned by James Hooven and Sons in 1846 when they were founded. Moore & Hooven owned them in 1884.

Smith's Woolen Mills in Bridgeport were opened on December 1, 1883 by Isaac W. Smith, Esq. the proprietor, "who is an experienced manufacturer, and who for a long term of years operated the woolen mill at Valley Forge." At 12 he entered the carpet-yarn factory of brother-in-law, Joseph Shaw, and served as apprentice and removed to Valley Forge in capacity of manager until death of Mr. Shaw in 1863. He operated Valley Forge for the estate in 1872, then leased it for three years. Later he re-purchased the mill and ran it until 1882.

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

Swedes' Furnace. "This well-known furnace was built by Griffith Jones for the firm of Potts and George in 1853 and Mr. Jones became the manager. They ran the furnace until 1869, when it was purchased by James Lanigan, the firm which is known as Lanigan and Repellier, paying $125,000 for the property. The production in good times of trade was about 600 tons a month. It was run by Lanigan & Co. up to 1877 when it was stopped and has remained idle up to this date (1884). The furnace is now the property of the Philadelphia and Reading Coal & Iron Co."

Montgomery Furnace (Montgomery IronCo.) The Furnace is located at Port Kennedy; the stack was built in 1854 and was first blown in 1856. It is closed at the top. The ores used are 3/5 magnetic and 2/5 hematite. The specialty is forged pig-iron, with a capacity of 12,500 net tons. Two roasters for magnetic ores were added in 1880. A. S. Patterson is the president of the company, John W. Eckman, manager (1884).

Wm. B. Rambo's Quarries. 143 acres. George W. Roberts first opened them in 1830; about 50,000 bushels of stone and lime per annum. Business increased until 1843...sold at sheriff's sale and bought by Nathan Rambo, and John T. Potts. Before deeds were signed Rambo bought Potts' interest for $500. Nathan Rambo ran the quarries alone until January 1, 1857. Son Wm. B. Rambo and Matthias P. Walker were admitted as partners. Nathan Rambo died March 1, 1858 then Rambo & Walker...then Walker retired and Wm. B. Rambo became sole proprietor. 26 kilns 100 men produce 800,000 bu. of quick lime per annum for building and fertilizing purposes -- payroll $400. per month. Adjoining quarries are those of Nathan Rambo, 90 acres in extent producing 150 tons stone per day and leased by Wm. M. Rambo.

The Asphalt Block Company. "These works are located on the opposite side of the railroad from the quarries of Wm.B.Rambo. They belong to a chartered company of Philadelphia incorporated in 1876 with a capital of $100,000 - stock issued $82,000. The production - 5,000 blocks a day measuring 12x5x4 inches - 20 hands are employed - $500. per month. The works cover about two acres of ground, fronting on the railroad 50 feet, with a depth of 325 feet toward river - the main building being two stories high. Jacob C. Daubman of Camden, N.J. is the president and Wm. B. Rambo is treasurer."

Geo. McFarland & Co. "This handsome mill is situated in a picturesque spot on Gulph Creek, and consists of three buildings, one 70 x 160 ft., one 50 x 100 ft., and one 50 x 120 ft. 130 hands employed and payroll is about $3000. a month. The mill is engaged in the manufacture of jeans, producing 1,800,000 per annum. Property value $100,000. Eldridge McFarland Family: Dr. James McFarland graduated University of Pennsylvania, pursued profession at Morgantown, Berks County. Four sons - John, Arthur, James B., and George. George born March 20, 1811, spent youth in Norriton Township. Entered woolen mills of Bethel Moore on the Gulph Creek near Conshohocken. After limited time spent in

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

Easton, returned to the Gulph and began the manufacture of woolen goods in a small way at the place now owned by Samuel Tinkler. In 1847 he purchased the mill property at Gulph Mills, which was rebuilt and refitted as a cotton and woolen mill. In 1858 a serious conflagration destroyed the mill. Rebuilt on same site and conducted by Mr. McFarland until 1875 when he admitted his son Eldridge and Frank L. Jones of Norristown as partners."

Valley Forge Woolen Mills were built in 1810 by James Rogers and operated by Rogers & Watters. They made cotton goods, bed-ticking, etc. The mills failed when run by James C. Ogden in 1857. They were idle from 1861 to 1884 when Mr. Joseph Shaw commenced the manufacture of Government jerseys.

Shaw died in 1863. Isaac W. Smith, Esq. managed business for widow, Mrs. Shaw. Mr. Smith then rented the mill for five years when he purchased the machinery. In 1882 Isaac Smith sold out. Machinery consisted of 4 sets of cards, 4 hand mules, 82 looms, producing 42,000 yards of doeskin jeans per month.

Matsunk Cotton Mills were built by and have been in the possession of the Supplee family for five generations and has passed through many changes and vicissitudes of fortune. In 1860 Thomas Liversidge leased it and manufactured jeans for 16 years. He had 60 looms, 48 hands and paid about $1500. per month wages. He moved to Norristown and Mr. Mark Stead used it for making extracts for separating cotton from woolen rags. The building is about 40 x 60 ft. and now owned by Miss Annie Nevioc.

In 1858 there were 3 inns, 9 stores, 4 grist mills, 3 saw mills, 3 iron furnaces, 2 marble mills and 7 or 8 cotton or woolen manufacturers.

In 1870, the following industries and businesses were listed on a map of Upper Merion Township:

Manufacturers: J. B. Moorehead & Co. (pig iron), W.Conshohocken.
Benj. Bullock & Sons, Conshohocken Woolen Mills.
Townsend & Co., Woolen Goods, Gulph Mills.
Valley Forge Paper, Valley Forge.
I. W. Smith, Woolen Goods Manuf., Valley Forge.
Wm.Davis, Jr. & Co., Sawmills, W.Conshohocken.
W. B. Rambo, Lime Kilns & Quarries.
W.R. Pechin, Tannery Yd., King of Prussia.

Merchants: J. L. Jones, Genl Mchd., Gulph Mills.
J. R. Pugh, Genl Mchd., King of Prussia.
Adams & Derr, Marble Merchants, King of Prussia.
Daniel Loughlin, Hotel & Store, Port Kennedy.

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

Professional Men: H.D.W. Pawling, M.D., King of Prussia
Daniel Kinsie, Civil Eng., and Surveyor

Farmers: A.W. Supplee, Charles Brown, Abraham Beidler, Lewis Piersoll, Elwood Prizer, J.M.Shainline.

ROADS, BRIDGES AND TRANSPORTATION.

In the earliest years of our Township, transportation was done on horseback. Huge sacks, wallets and baskets or panniers were constructed to carry poultry, pork, butter, flax, etc. and even live calves and sheep. For hauling sleds were used previous to wagons. Wagons were very crudely constructed with but little or no iron, wheels generally of solid wood cut with a saw from the end of a log. "The tongue-cart was the first general conveyance to market and as a protection against the weather, a coverlet would be stretched on hickory boughs." Gigs and chairs began to come into use just before the Revolution as vehicles for conveyances on business or pleasure. As these were taxable, we find, in 1785, but 53 "riding chairs" returned in the whole county...not one being returned in...Upper Merion. It seems now surprizing that such townships as Gwynedd, Providence, Perkiomen,and Upper Merion should thus be without, clearly demonstrating how much even a century ago, the people were addicted to going either on horse-back or on foot.

Several venerable stones bearing on the rear side the Penn coat of arms are still standing along the east side of the GulphRoad in Upper and Lower Merion, on the faces of which are denoted the number of miles to Philadelphia. They are of soap stone, and hence more easily wrought upon. They average about 3½ feet high and 10 inches in thickness. This road (from the Gulph to Valley Forge) was probably laid out about 1740 and these milestones are the only ones known to bear such emblems.

Roads were early a problem - often as big a problem as they are today. In 1718 twenty-four "Inhabitants of the Township now called Upper Merion in the County of Philadelphia" petitioned "The Honourable His Magesties Justices of the peace...at their Court of Quartersessions..."

> "THAT WHEREAS We whose names are hereunto subscribed are Imposed into several disconveniences by reason that our Township is not divided and Lay'd out according to the Comon Method of Townships for instead of three miles each way we are forced to travel upon several occasions at least fourteen or sixteen.
>
> "Therefore we desire the Honourable Court to consider our present circumstances and grant us such order for removeing our said agrivances as to your Great Wisdome shall deem most just and in hopes thereof.

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

"We your pettitioners shall ever pray as in Duty Bound (Etc.)"

One of the earliest roads throughout our Township was Gulph Road laid out from the Old Lancaster Road to a grist mill on Gulph Creek in 1713. There is a petition in Montgomery County Courthouse to extend the road from Swedes Ford to the Sign of the King in 1724. Washington used this road from Valley Forge to Swedes Ford in 1778.

Pursuant to an act of Assembly, passed April 6, 1830, work on DeKalb Turnpike was laid out December 29, 1830... "40 feet in width, commencing at New Hope, on the river Delaware, passing through Doylestown and the townships of Montgomery, Gwynedd, Whitpain, Norriton and Upper Merion, and the boroughs of Norristown and Bridgeport, on the present DeKalb Street. It extends the full breadth of the county, the distance being 16 miles, 72 chains and 69 links, passing through West Chester to the Maryland line in a general southwesterly course. About half its distance in the County has been turnpiked since 1852".

The venerable bridge at Bird-In-Hand over Gulph Creek must be considerably over a century old (in 1884) while the bridge over Elliott's Run at King of Prussia was built in 1835.

One of the interesting facts about the early roads is that the farmers were adverse to permitting travel through their farms. Therefore, the earliest roads acquired a most circuitous course since traffic was forced to proceed between and around farmland. It is for this reason that the Gulph Road did not develop as a major highway to the west since the road was so winding that it made travel on it quite hazardous. Later farmers would make their own private roadways between their homes and barns for convenience in transporting their crops from field to storage. As development proceeded, these paths often became public roads which is one reason so many old homes appear to have been built "right on the side of the road!"

PUBLIC BUILDINGS

The earliest public building, except for our school buildings, was Stewart Fund Hall erected in 1878. The first public library in our Township was the Union Library founded by Charles J. Elliott in 1852. Other early public group activities include debating societies, self-improvement societies, the Mount Joy Society, etc.

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

IMPORTANT HISTORICAL EVENTS IN OUR TOWNSHIP

Certainly the retreat of Washington's army across the Schuylkill River at Swedes' Ford and Peter Matson's Ford into the Gulph and down Gulph Road to the encampment at David Potts' Forge on Valley Creek in 1777-78 is a prime and important historical event not only to our community but to the nation and to the free world as well.

Upper Merion is a part of the Valley Forge Encampment. Washington's lines extended from Phoenixville to Picket Post near Matsonford Road and from the Schuylkill to Paoli. But what is of greater significance, we represent an area settled prior to 1776-1778. Our pre-Revolutionary historical fact - while not as well studied - represents almost 100 years prior to Valley Forge. This era deserves comment for the 100 years prior to the American Revolution is the era which made the Revolution possible and insured its success.

From 1682 to 1776 may best be described as the era of the individual. There was no state Government in 1682, no federal Government, no local Government. There was the wilderness locked in mortal combat with man, his family and his friends. Out of this struggle evolved man - the individual - victorious and out of the thoughts, words and deeds of these individuals emerged the spark of the American Revolution, which, forged by the fire of starvation, pestilence and privation, our strong republic. The quality of steel needed for the creation of our republic - the individual - was tempered prior to the Revolution. Had the American Revolution failed, then the individual would have failed. This concept of the individual and his contribution to our basic way of life should be preserved as one of history's finest hours.

Other historical events of far-reaching importance in Upper Merion Township is the work of the abolitionists in our community.

In the 1840's the abolitionist movement enveloped the Township and continued until the Civil War. One of Upper Merion's leading citizens, Jonathan Roberts, was an early advocate of freedom for slaves. Indeed, there is a room under the porch of the old Union schoolmasters quarters (which is adjacent to the Roberts' family home, Swamp Vrass (1727-1951)) which is thought to be a station on the underground railway. Upper Merion Township had many citizens who worked diligently to help transport escaping slaves during and before the Civil War

Indeed, Anna M. Holstein, the Upper Merion woman who was instrumental in preserving Washington's Headquarters at Valley Forge, served as a Civil War nurse. Other Upper Merion citizens served with distinction in every war from the founding of our Republic until the Civil War and up to the present.

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

VILLAGES

There are three pre-Revolutionary villages in Upper Merion Township: King of Prussia (called Reeseville, supposedly, until 1829); Gulph Mills (called Bird-in-Hand prior to 1830); and Swedesburg (settled in 1712).

King of Prussia is "situated near the center of the Township at the intersection of Gulph & Swedesford Roads. This name was derived more than a century ago (1884) from an inn here kept by John Elliott in 1786. Contains a public house, store, post office, library, blacksmith shop and wheelwright shop and 7 houses." (1884)

Gulph Mills is at the "intersection of GulphRoad and Gulph Creek. Inn kept by John Roberts called "Bird-in-Hand" in 1786. Fifty houses, several woolen mills, a business place, a saw and planning mill, also a store, post office and a church. The Old Gulph Mill was built in 1747. Christian Baptists or Plummerites located about 1/4 mile southeast from Gulph Mills in a one-story stone meeting house built in 1835."

Swedesburg, site of the original Swedish settlers in 1712, occupies the present area from the village of Bridgeport to Lower Merion Township line and 2 miles back from Schuylkill. Mats Holstein, Gunnar Rambo, Peter Rambo, Peter Yocum and John Matson are among the list of early settlers. On this tract will be found Swedes' Ford, Swedes' Church, Swedeland, Swedesburg and Matson's Ford (1884).

ARCHITECTURE

Early architecture in Upper Merion Township is quite interesting and quite varied, beginning, it is said, with the early Welsh caves built under a hillside or tree stump. Then, as the land was cleared, the Welsh built log cabins in the Swedish manner and perhaps small stone dwellings (similar to those described by William Penn during his visit to the Welsh in Lower Merion in 1701).

These small dwellings are often overlooked but would appear to be an interesting development in our Pennsylvania architecture still present and largely unspoiled in Upper Merion Township.

These small stone dwellings of a story-and-a-half are often seen plastered against the large stone dwelling of the 1800's, as if they were an afterthought. Actually, these small stone dwellings are usually the advance movement of the larger dwellings. They are significant not only because they give our Pennsylvania architecture its delightful rambling roof lines, but also because of their early dates and architectural primitiveness. Almost all of these small dwellings were built prior to the 1800's. We have found several in Upper Merion Township whose existence anti-dates larger dwellings bearing dates of 1725 and of 1731. This would place

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

the small dwellings somewhere in the early quarter of the 1700's or perhaps in the last quarter of the 1600's.

In 1798 in Upper Merion Township there were 33 log dwellings, 1 frame dwelling, and 57 stone dwellings. Of the 57 stone dwellings, 15 appear to have been the early story-and-a-half type. The characteristics of these early dwellings appear to be that they are approximately 15 x 20 feet in size, the 18" stone walls are of small stone (called rubble), there is no cellar and the floor was of packed earth. The first floor is dominated by a large cooking fireplace in one end of the building and there are built-in corner shelves. Access to the small unheated bedroom above appears to have been either by way of outside stair steps or via a ladder through a trap door. The bedroom above has no fireplace, there are small windows to minimize heat loss, and the plaster which extends from the floor to the roof line contains horse hair to give it strength. The rafters are pegged and tree nailed, as are the window frames and door frames. There is a small spring or well in or near the dwelling.

These are important and interesting story-and-a-half, two-room, stone developments of our early Pennsylvania architecture which should appear in the historical parade along with the log cabins and caves of our ancestors. Many of these early dwellings have been uncovered in Upper Merion Township. There are also many Colonial homes in Upper Merion of the "four rooms to a floor center stair" plan. For example, Washington's Headquarters or Varnum's Quarters, to mention two.

Shortly after the Revolution,many of the homes in Upper Merion underwent remodelling and enlarging. Families were larger and more prosperous. This is the Post Colonial or Federal period of architecture. It is beautifully represented by the Atwater home and by the Phillips house on Allendale Road, to mention only two. In this architectural period from 1790 to the 1820's, the styles changed and the modern architecture of this period is represented by the Greek revival architectural style. Valley Forge Golf Club House and the Valley Forge Cemetery office are prime examples of this style.

The Victorian period (1837 to 1876) was marked by elegance, such as John Kennedy's home (c.1865) at Port Kennedy. Later the Mansard roof (c.1857 to 1875) shown in the remodelled home of Robert Morris (financier of the American Revolution who lived here in Upper Merion in the 1790's) now owned by Mrs. Ira Huber, became popular. In the Victorian period, even the outhouse reflected the opulence. On the last page you will see this in John Moore's outhouse of the Chinese Victorian design - an elegant resting place for an 1860 Sears Roebuck catalogue. At this moment there is no knowledge of a Georgian style dwelling in Upper Merion Township.

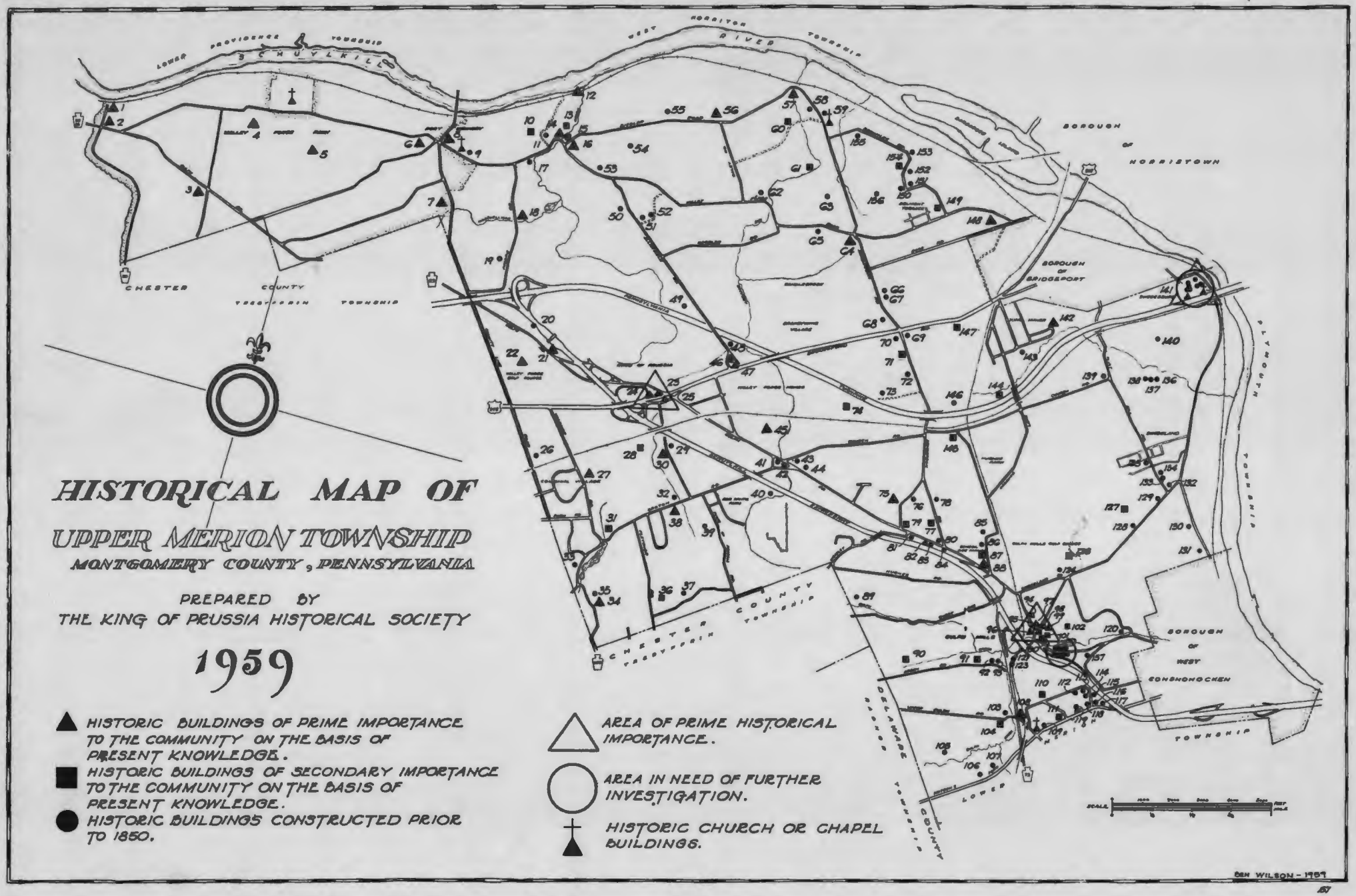
Not only does Upper Merion Township possess good examples of almost every architectural period from the log cabin to the

II. A BRIEF HISTORY OF OUR TOWNSHIP (continued)

Victorian period, but Upper Merion is also a community rich in examples of different architectural expressions for varied uses - an outstanding pre-Revolutionary period inn, an 1836 Schuylkill Canal Lock House, an 1850 tannery, an 1878 public hall (with cupola originally), as well as school buildings of various periods, sizes, and construction, in addition to farm-houses, barns, and other most interesting out-buildings.

Upper Merion's architectural heritage is superb - and should be recognized and preserved whenever practicable.

III. TOWNSHIP MAP OF HISTORIC PROPERTIES


HISTORICAL MAP OF
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PREPARED BY
THE KING OF PRUSSIA HISTORICAL SOCIETY
1959
HISTORIC BUILDINGS OF PRIME IMPORTANCE TO THE COMMUNITY ON THE BASIS OF PRESENT KNOWLEDGE.
HISTORIC BUILDINGS OF SECONDARY IMPORTANCE TO THE COMMUNITY ON THE BASIS OF PRESENT KNOWLEDGE.
HISTORIC BUILDINGS CONSTRUCTED PRIOR TO 1850.
AREA OF PRIME HISTORICAL IMPORTANCE.
AREA IN NEED OF FURTHER INVESTIGATION.
HISTORIC CHURCH OR CHAPEL BUILDINGS.
LOWER PROVIDENCE TOWNSHIP
SCHUYLKILL
WEST NORRITON TOWNSHIP
RIVER
BOROUGH OF NORRISTOWN
BOROUGH OF BRIDGEPORT
CHESTER COUNTY
TREDYFFRIN TOWNSHIP
PLYMOUTH TOWNSHIP
BOROUGH OF WEST CONSHOHOCKEN
TOWNSHIP
DELAWARE COUNTY
LOWER MERION TOWNSHIP
SCALE
DEN WILSON - 1959

UPPER MERION TOWNSHIP

1. Three areas are designated as Areas Of Prime Importance - King of Prussia, Gulph Mills, Swedesburg.

2. Five historical churches or chapels (including Washington Memorial Chapel) are designated.

3. 157 individual buildings are marked.

   (a) Of the 157 individual buildings designated, 35 are coded as buildings of prime importance to the community on the basis of present knowledge. These are numbers

   1, 2, 3, 4, 5, 6, 7, 8, 12, 14, 16, 18, 21, 22, 23, 24, 25, 27, 30, 34, 38, 45, 46, 47, 56, 57, 64, 75, 88, 96, 97, 99, 108, 142, 148.

   (b) Of the 157 individual buildings designated, 31 are coded as being of secondary importance to the community on the basis of present knowledge. These are numbers

   10, 13, 15, 28, 31, 36, 60, 61, 71, 74, 77, 79, 87, 90, 91, 94, 95, 98, 100, 101, 102, 104, 110, 111, 126, 127, 144, 145, 147, 149, 154.

   (c) Of the 157 individual buildings designated, 91 are designated as historical buildings constructed before 1850. It should be stated that this large group represents not only those buildings about which insufficient historical and/or architectural knowledge exists at the present moment to permit their classification in one of the succeeding categories at this time (but which perhaps should be changed subject to additional facts on the individual dwellings) but also those buildings with no apparent historical or architectural significance <u>from a community standpoint</u>.

4. There are two areas designated as areas in need of further investigation. It is apparent that each of these two areas probably has several dwellings of prime importance to the community as well as several dwellings of secondary importance to the community.

IV. SECTIONAL MAPS OF HISTORIC PROPERTIES

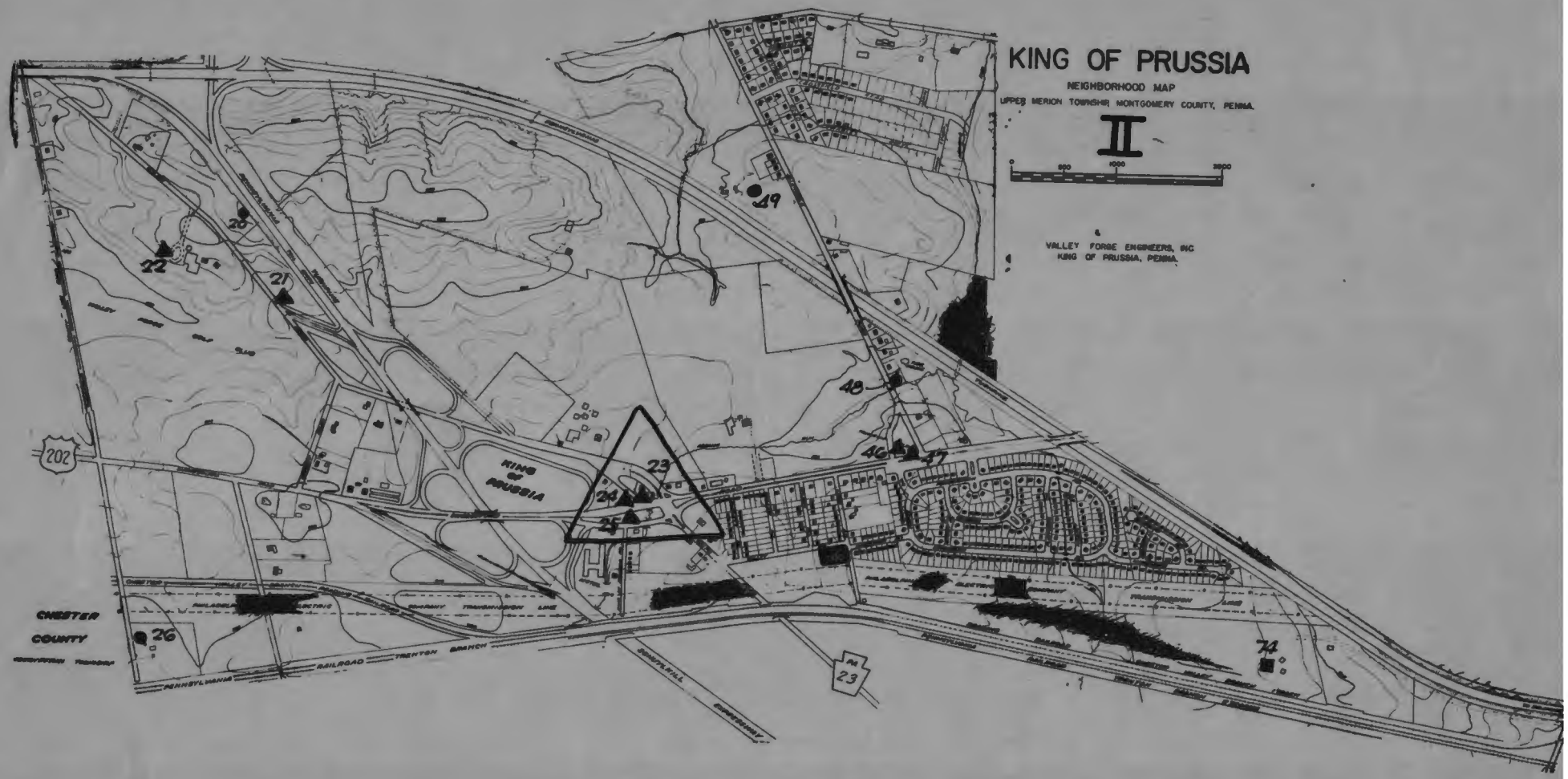
AREA I - TOWN CENTER NEIGHBORHOOD

There are seven dwellings marked. Of these

A. One dwelling (#64) is thought to be an historical building of prime importance to the community on the basis of present knowledge in this area. This classification is suggested on the basis of architectural detail which indicates an extremely early dwelling as well as the presence of interesting outbuildings (interior not studied).

B. One building (#71) has been coded as of secondary importance. Good architectural design of the 1790-1820 period with local association due to early ownership by Holstein family and others. Interior has been greatly remodelled and not completely inspected.

C. Of the remaining five buildings (#65, #72, and #73) are worthy of more detailed study.



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AREA II - KING OF PRUSSIA NEIGHBORHOOD

There are twelve buildings marked. Of these

A. Seven buildings are thought to be historical buildings of prime importance to the community on the basis of present knowledge in this area. These are:

1. #21. Pechin Farmhouse. Early (c.1700) farm building of unique construction (Swedish and Welsh mixture) with sufficient architectural interest remaining to warrant salvage and restoration. Also associated with local family of considerable significance (i.e. Pechin) by virtue of ownership.

2. #22. Valley Forge Club House. Early (1728, according to owners) house which was added to in the 1820-1830 period. Classic Greek Revival architecture of prime importance. Interior detail excellent. Land deed dates back to 1683 but early dwelling probably now represented by rear wing. Some commendation of present owners for continued preservation and utilization of this historic building in their business should be made.

3. #23. King of Prussia Store. Historical details skimpy but apparently was a store in early 1800's if not before. Much of the early store furnishings intact. Pugh family associated with the building. Unique historic building of a special use.

4. #24. Peacock Gardens. Early dwelling of the 19th century which is a good example of the 1800 period with rear wing representing earliest part of building. Dated 1724 according to owner. Interior has been much altered but still has good architectural detail in spots.

5. #25. King of Prussia Inn (c.1709). This local landmark has come down relatively undamaged since 1798. Much of the original architectural detail remains. Much of the factual history is unknown at this moment. The building is being measured, photographed and historical fact determined this year at the request of the National Park Service who consider the Inn so significant that they have requested and are assisting in the accumulation of data for depositing in the Library of Congress. Historical association with Elliott family as well as unique historic building of special use and special significance. Key building in the Township.

These three buildings are all that remain of the village of King of Prussia and should be preserved if at all possible.

AREA II - KING OF PRUSSIA NEIGHBORHOOD (continued)

6. #46. Stewart Fund Hall - 1878. Good architectural detail of Victorian Period. Cupola, which building carried originally would add to its style. Upper Merion Township's first public building of any significance. Interior greatly remodelled. Important association with local history both as to origin and community use. Key building which should be preserved.

7. #47. Union School Master's Quarters (c.1810) and Union School addition (c.1831). These two buildings which abutt one another are important architecturally (original hardware on several doors and windows) as well as from standpoint of special historic usage and historical association. The quarters may have been an early dwelling belonging to William Cleaver, which was remodelled in 1831 when Union School addition built. Underground room under porch would suggest its use as a station on underground railway in 1830-1865. Both buildings are important scenes of community activities and should be preserved as key buildings because of architectural detail as well as special usage.

B. One building (#74) has been coded as being of secondary importance This early farmhouse, which is in good repair, is being restored and remodelled. Lack of knowledge of the interior of the dwelling at this moment prevented other classification. Architecture not unique but interior detail may warrant change of category.

C. Of the remaining four buildings, #26 warrants further study since it is isolated on land bearing an early deed date which has no other building on it.

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AREA III - VALLEY FORGE NEIGHBORHOOD

There are fourteen buildings designated. Of these

A. Nine are coded as being of prime importance. These are

1. #1 - Washington's Headquarters.
2. #2 - The Bake House. All in Valley Forge
3. #3 - The Camp School.
4. #4 - Varnum's Quarters. Park and intimately
5. #5 - Woodford's Quarters.
6. #6 - associated with our
7. #7 - The Commissary Revolutionary history.
8. #8 - John Kennedy's House (c.1750, completely remodelled in 1860). Home of one of Upper Merion's most illustrious early industrialists; architecture of magnificent Victorian design. Interior said to be quite fine but not inspected at this date. Presently remodelled into apartments. Only sizable Victorian dwelling in Upper Merion Township. Key building by virtue of historical significance as well as architectural design. Should be preserved if at all possible.

9. #18 - Muhlenberg's Quarters while at Valley Forge(1777-1778)

B. One building has been coded as being of secondary importance (#10). This is the home of Robert Morris, financier of the American Revolution, who owned house, and grist mill adjacent (#14) in 1790's. The house was extensively remodelled in the late Victorian period with Mansard Roof (c.1858-1876). It is not known as to whether this is the original home (tax record of 1798 claims Morris has a two-story log house) covered with plaster or whether a replacement on old foundations. Further investigation should be conducted before a final decision on the merit of this dwelling from the community standpoint.

C. Of the four remaining buildings, #17 has not been inspected as to interior and #50 is interesting but does not appear unique at this moment. Also, too little known about any historical association with either dwelling at this time.

D. Plans are underway to measure and dismantle an 1860 Victorian outbuilding of Chinese-Victorian design (depicted on last page of this report) for storage and re-erection by the Historical Society at a later date. The uniqueness of the architectural detail and the importance of the historical association warrants this effort by the Historical Society.

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AREA IV - ABRAMS NEIGHBORHOOD

There are seventeen buildings designated. Of these there are

A. Five of prime importance. These are:

1. #12. Catfish Dam Lock House - owned by the King of Prussia Historical Society on land leased from the Reading Railroad. Prime example of Schuylkill Canal System, Lock House (c.1836) with a small end which may be an earlier dwelling. Interior in good condition when obtained. Excellent example of historic building designated for special use.

2. #14. Robert Morris Mill. This grist mill established on Maschellmac Creek around 1747, was owned by Robert Morris in 1790. The interior has been gutted by fire but could be converted to a better functional use (such as summer stock theater). This building represents the only mill remaining in Upper Merion Township of either the pre-Revolution or post-Revolution period.

3. #16. Blacksmith Shop and Spring House. Date unknown but probably early. Building is only example of blacksmith shop in Upper Merion. Interior good. Should be protected if at all possible.

4. #56. Excellent example of Greek Revival farmhouse with eyebrow windows in third floor. Date around 1810. State of repair leaves much to be desired. Interior not personally inspected but reputed to be intact. Small northeast end may represent an earlier dwelling. Unique architectural detail.

5. #57. Abrams family home. Ruins of original dwelling (c.1700) thought to be still standing at rear of main house which was built in 1757 and probably enlarged 1790-1800. Interior intact and reputed to be of excellent character. Historical association with early Upper Merion Abrams family as well as architectural quality of dwelling would make it a historic home of prime importance.

B. These are four buildings deemed of secondary importance. They are:

1. #13. Tenant house adjacent to Robert Morris Mill. Early date of mill and early construction of this dwelling would bear further investigation. Use as a theater-restaurant in development of this ten-acre tract should be kept in mind.

2. #15. Miller's house has been added to and remodelled probably in the Victorian period. The exterior detail of more significance than the interior design. Simple measures (i.e. removal of Victorian bay window and replacing mantels with those of appropriate period) could restore house to characteristic period.

3. #60. Stone farmhouse built by Samuel Phillips in the middle or late 1700's. Interior reputedly stripped by present occupant. Original dwelling (c.1741) thought to be demonstrated in ruins below house near stream. "President Adams visiting in this dwelling", supposedly, although this has not yet been confirmed. Historical association and early date make house of value to the community but remodelling greatly lessens the total value of dwelling. (Complete report on dwelling submitted to Planning Commission prior to this date.)

4. #61. Original dwelling dated c.1794. Unique plank construction with dovetail joints at corners never seen before and non-existent in this community. Home has been added to and enlarged (Mansard roof) in late Victorian period (1870). Interior not inspected.

C. Of the remaining eight dwellings indicated, #53 and #55 warrant further investigation, while #58 should be preserved as an excellent example of the early mid-1800's period since it has been sustained in such excellent repair.

#52 has been deemed of such prime architectural and historic importance that private interests have removed the existing valuable woodwork and are installing it in another Upper Merion dwelling as an example of the excellent craftsmanship of the 1790 period. An attempt is also being made to salvage the earliest portion of the dwelling (c.1700) and incorporate it into the Upper Merion home which contains the beautiful original woodwork of this Phillips House. Local rumor insists that this is the house to which Letitia Penn journeyed to birth an illegitimate child in 1700. There is no historical fact available to refute or confirm this rumor at the moment.

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AREA V - BELMONT TERRACE NEIGHBORHOOD

There are thirteen dwellings indicated. Of these

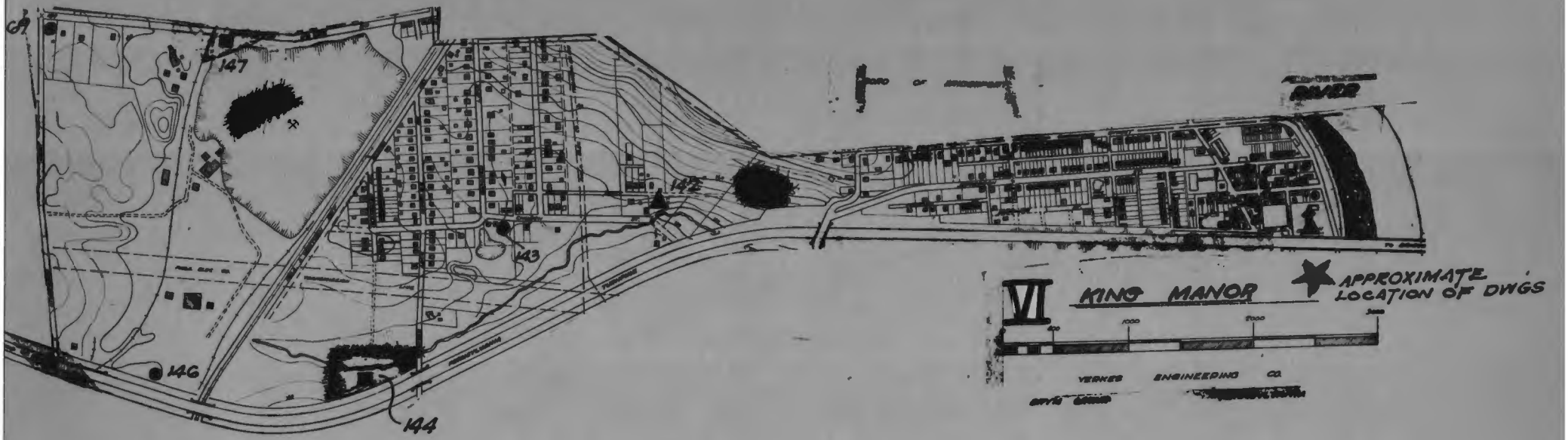
A. Only one (#148) is thought to be of sufficient significance as to warrant inclusion as of prime importance to the community. This is the original home of Benjamin Eastburn, surveyor of the province in 1732-1734. This dwelling apparently dates in part to that early period. Substantial additions have occurred at various periods but they have been in keeping with the original building. The interior has not been inspected but is reputedly in excellent condition.

B. Two dwellings are deemed of secondary importance. These are

1. #154 which has been remodelled but which supposedly has early characteristics intact would warrant further consideration.

2. #149 has many excellent characteristics of an early dwelling but the interior has not been inspected at this moment. The size and exterior detail would indicate an early date and should bear further investigation.

C. Of the remaining ten dwellings, #153, #151, #150, #66 and #67 would warrant further examination, while #155 is an interesting example of the Victorian period and #63 has an early date but has undergone extensive remodelling.



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AREA VI - KING MANOR NEIGHBORHOOD

There are six individual dwellings indicated as well as one area designated as being of prime importance and requiring more detailed investigation. This is the Swedesburg area (c.1712) site of our original Swedish settlement. The appealing possibility of the development of a mall area facing on the Schuylkill River and utilizing Old Swedes' Church (1760) and the early dwellings in the two to three block area surrounding the church should be kept in mind. There is a possibility of obtaining Federal funds to assist in this type of development.

A. Only one dwelling (of the six individual dwellings marked) is deemed of prime significance.

   1. #142 is deemed of prime significance even though the interior has not been inspected at this date. The external size and architectural detail as well as the historical association with the Coates family (c.1775) would warrant the inclusion of this dwelling in this category.

   2. There are undoubtedly some dozen early dwellings in Swedesburg which would warrant inclusion as of prime significance to this community. Until this area has been studied in greater detail, realistic conclusions are impossible at this moment.

B. Of the six individual dwellings marked, two are deemed of secondary importance.

   1. #147. The Holstein School (c.1814) would warrant consideration as being of secondary importance because of historical association as well as its use for a specific community function (i.e.educational use).

   2. #144. This farm house has excellent qualities of an early Upper Merion dwelling. The interior, however, has not been studied at this time.

C. Of the remaining three dwellings, only one would warrant further consideration. This is #146 - thought to be the original Holstein homestead (c.1712) which is present by virtue of only the walls and roof. If some sensible use could be achieved for this dwelling in the light of future development of the area, certainly the building should be preserved. This would require complete conversion of the interior and a great deal of costly and imaginative development. #69 is a good example of the Empire style but the location is poor for preservation potential.

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AREA VII - SWEDELAND NEIGHBORHOOD

There are twelve individual dwellings indicated, some (#132, #134) being row dwellings constructed for workers in early industries (c.1850). There are no dwellings of prime or secondary significance in this area in the light of our present knowledge. There are, however, several dwellings which are sufficiently interesting from the standpoint of exterior detail to warrant further investigation. These are #132, #135 and #139.

In addition, some effort should be made to preserve any significant woodwork and/or details of #136, #137, #138 and #140.

Comment should be made on the omission of the Flint Hill School (c.1878) in Swedesburg and on the omission of several rows of dwellings which could not be classified at this moment.

It should be noted that Bearoff Brothers have remodelled and are preserving an early dwelling, #129, as their office. Their use of this building (c.1840) is a prime example of what can be done with a historic building with imagination and foresight by the individual owner - be it for business or for private personal use. This use of historic buildings, we believe, is most commendable and demonstrates remarkable community understanding and community spirit.

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AREA VIII - GULPH MILLS NEIGHBORHOOD

There are twenty-seven individual dwellings indicated as well as an area designated of prime importance to the community (Gulph Mills area containing eight of the twenty-seven dwellings designated). In addition, there is an area containing approximately nine dwellings which warrant further study. These dwellings appear to have been built for use of the mill workers along Gulph Creek but because of the early date of these mills, some investigation of these dwellings is indicated. Of the twenty-seven individual dwellings designated (outside of the nine in the area warranting further study) there are

A. Three designated as of prime importance.

1. #97. This dwelling is certainly a very early one judging from the external appearance. It is kept in excellent repair and commands a superb vantage point for display in this historic area. The interior has not been inspected but is reputedly of excellent quality.

2. #96. The original Bird-in-Hand Store now converted to a charming residence. This building dates to 1790 if not before. The historical documentation plus its special usage at an early date warrant its classification as a dwelling of prime importance.

3. #99. Popular Lane was supposedly built around 1750. The house was remodelled in the 1800's and again in the Greek Revival tradition of the 1820's. The house is in excellent condition and its early date plus its historical association with the Hughes family (c.1680) warrant its classification as a dwelling of prime importance to the community.

B. Ten dwellings out of the twenty-seven individual dwellings designated are classified at this time as being of secondary importance to the community. Many of these are so classified beoause of inadequate information on the interior at this moment.

1. #111 is an early dwelling which has been extensively remodelled but is in good repair. Its early date and architectural detail warrants its classification with revision of classification possible when more historical facts become available.

2. #110 is an early log cabin which has undergone extensive remodelling. Its preservation and restoration should be kept in mind in the proposed publicized future development of Rebel Hill because of its unique architectural potential.

3. #94. An early dwelling (prior to 1800) which has undergone extensive remodelling.

4. #98. The Gulph Select School (1867) which has been beautifully converted into a lovely home.

5. #95. An early stone dwelling of architectural characteristics consistent with similar dwellings of the 1800 period (eyebrow windows). The dwelling has apparently undergone extensive remodelling through the years and the interior has not been inspected at this moment.

6. #101. A blacksmith shop which has been converted into an attractive residence.

7. #100 is an early dwelling which has apparently been altered and added to through the years. The interior has not been inspected at this moment.

8. #102 is reputedly an early dwelling but insufficient knowledge about this house and/or the historical association exists at the moment to warrant classification other than as of secondary importance primarily because of the proximity to the original Gulph Mills village.

9. #126 is an early dwelling preserved by Gulph Mills Golf Club and used by them in the maintenance of their golf course. The interior of this dwelling has not been inspected but some commendation of the owners on the use of this historic building would appear to be in order.

10. #127 is a very early dwelling (prior to 1775) owned by the Supplee family (c.1712) and remodelled by them around 1853. While much of the interior has been stripped by vandals, enough early architectural detail remains to warrant salvage if at all possible.

C. Of the twenty-seven dwellings designated in this area, thirteen are classified as buildings constructed prior to 1850. Of these, many are so designated because inadequate study has been achieved of the interiors. This is especially true of the Rebel Hill area.

It should be noted that Upper Merion lost a lovely significant dwelling across Jones Road from #120 which was abruptly destroyed by industry without sufficient warning to permit photography, measuring, or studying of the interior detail. Nor was it possible to salvage any of the dwelling's characteristic woodwork (such as mantels, etc.) for preservation for the community. This unwarranted action for no apparent reason is certainly detrimental to the community and should not be tolerated if we are to achieve a reasonableness of salvage.

It should also be noted, by way of contrast, the utilization and excellent maintenance of a Greek Revival dwelling of the 1820 period by the Valley Forge Gardens Memorial Cemetery Association as their headquarters. Here the demonstration of imagination and foresight of this business in preserving and using a historic building for their business demonstrates a high degree of community understanding and community spirit and is most deserving of commendation.

Some may note the omission of the Gulph School (c.1696) as a building of prime or secondary importance to the community. The fact that the original building has been much remodelled and altered warrants this classification on a community basis although personal opinion as to the worth of the present shell may not agree with this conclusion.

AREA IX - GULPH WOODS NEIGHBORHOOD

There are thirteen buildings designated in this Area. Of these

A. Only one is considered of prime importance. This is #108 or Picket Post. Washington's furthest outpost during the encampment at Valley Forge, which at one time was under the command of Aaron Burr. Beautifully restored by the present owners, Mr. & Mrs. Francis J. Bothoff, Picket Post is not only an important example of our early architecture but also is closely associated with the Supplee family, an old Upper Merion family. Because of historical association and significance, as well as the architectural detail, this dwelling is deemed of prime importance to the community.

B. Of the thirteen buildings designated, three are considered as buildings of secondary importance to the community. These are

1. #104 which is quite characteristic of early construction but which is unknown as to interior detail.

2. #91 is a tiny quaint mill worker's house built of clapboard and shingles with interesting interior detail. Certainly should be incorporated into our total Township picture if at all possible.

3. #90 is a typical early farmhouse which has been remodelled through the years. No inspection has been made of the interior at this time.

C. Of the thirteen buildings designated, nine are classified as buildings whose construction dates prior to 1850. Of these nine, some mention should be made of #103 which is an early barn associated with the mills in this area, and #107 which is now the lovely home of Mr. & Mrs. Henderson Supplee. These buildings, as well as others in this area (#106 and #105) are in such sympathetic hands as to need no protective measures at this time. While #92 and #93 as well as #121 and #123 are beautiful examples of early mill workers' homes and should be preserved if possible.

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AREA X - HENDERSON NEIGHBORHOOD

There are nineteen buildings designated in this area. Of these

A. Three are deemed of prime importance to the community. They are

1. #88 which is a beautiful example of our early 19th century architecture rated by experts as an equal to any building of the period in the country. The early rear wing is thought to have been built around 1740 and is characteristic of the small early dwellings of the area. The architectural details of the interior and exterior of the 1803 addition are superb. This building is also associated with the John Hughes family, an early Upper Merion resident (c.1697). This dwelling should be preserved at all cost.

2. #75 is an early dwelling associated with the Henderson family (c.1728), one of Upper Merion's early industrialists. The original dwelling (1792) is incorporated in a later addition and enlargement in the 1800's. Another alteration occurred in the 1850's when a Chinese Gothic porch was added. The interior has good detail of the Victorian period. The building has been placed in the prime category because of its early date, its unique architecture and its association with an important Upper Merion family.

3. #45 is a beautiful example of the Greek revival architectural period with the early kitchen or early dwelling adjoining the main building. The architectural detail of the interior and exterior is excellent. The home was built by Jonathan Roberts, United States Senator from Upper Merion in the 1790-1840's and the son of Jonathan Roberts, assemblyman, and one of the original group who established the boundaries of Montgomery County. Because of the architectural detail and the historical association, this house is deemed to be of prime importance to the community.

   Worthy of comment and commendation is the fact that the building is being used as an office by Valley Forge Memorial Gardens Cemetery Association.

B. Of the nineteen buildings designated, four are thought to be of secondary importance. These are

1. #87 which is an early tenant house on the John Hughes farm which has good interior detail although the building itself is in bad repair at the moment.

2. #77 which is a beautiful example of the 1800 period and which has reputedly all the original hardware remaining. However, interior inspection has not been possible thus far.

AREA X - HENDERSON NEIGHBORHOOD (continued)

3. #79 is a small early farmhouse with date stone 1725 and an earlier dwelling in the rear. The interior has been greatly altered, however.

4. #145 is an early dwelling (c.1800) with earlier small addition along side. Several outbuildings remain although they are in bad repair at the moment. The interior of this building has not been studied.

C. Of the thirteen remaining dwellings, special comment should be made on the interesting characteristics and well-kept appearance of #81, #82, #83, #41, #42, #43 and #44 (all early workers' homes) while #76, #85 and #86 appear to be good examples of early quarry workers' homes also.

AREA XI - CROTON WOOD NEIGHBORHOOD

There are thirteen dwellings designated in this area. Of these

A. Four are deemed of prime importance. These are

1. #38. The Roberts School (c.1848) built by Jonathan Roberts for use of the poor children whose parents worked in the mills down Croton Road and who had to walk to the Union School (on Route 202 adjacent to Stewart Fund Hall) for their education. Presently being re-created by the Historical Society.

2. #34 is Miss Emily Exley's log cabin, thought to date around 1648 or 1684. Probably the earliest dwelling in Upper Merion Township.

3. #27 is Dr. & Mrs. Deane Webber's home which was built by William George around 1718 and added to and enlarged in the 1800's.

4. #30 is the home of Mr. & Mrs. L.W. Morrison, originally built around the ~~1740~~ 1712's and incorporated into an enlargement in ~~1817~~ 1785. Beautiful interior.

B. Of the thirteen buildings designated, there are three deemed of secondary importance.

1. #36 is an early farmhouse beautifully restored and maintained by Mr. & Mrs. Charles Kline.

2. #31 is a group of mill houses beautifully restored and maintained by Mr. & Mrs. C. B. Basinger.

3. #28 is an early dwelling (c.1740) whose later enlargements served as William Pechin's Tannery in the mid-1800's. Unique building of special use in the area.

C. Of the seven remaining dwellings, some mention should be made of #35, #33, and #39 since they are interesting examples of the ideal use of historic dwellings (i.e. beautiful private homes).

Some comment should also be made about #32 which supposedly began life as a blacksmith shop and is now the lovely home of Mr. & Mrs.Harry Schuler.

V. SUGGESTIONS

SECTION V - SUGGESTIONS

1. It is suggested that further study and recognition of the historic buildings in Upper Merion Township be pursued by the Planning Commission.

2. For this purpose it is suggested that the Planning Commission establish a Sub-Committee On Historic Sites and request such enlargement of the Commission by the Supervisors as deemed necessary.

3. In the event that the permissive legislation for the establishment of a Board of Historical and Architectural Review in Second Class Townships is enacted during the present session, it is suggested that the Planning Commission urge the Supervisors to establish such a body in Upper Merion Township.

4. Although the best use for an historic building is exemplified throughout Upper Merion Township by the many beautiful and well kept private historic homes, some acknowledgment of and commendation should be expressed to various businesses and industries for their excellent preservation and sympathetic use of Upper Merion's historic heritage. This use of historic buildings by business and industry demonstrates remarkable community understanding and community spirit.

5. The above suggestions are made in the belief that a complete and more detailed study of historic buildings of Upper Merion Township would be of benefit to the Community on the basis of economic, cultural and aesthetic advantages afforded by the preservation of the significant historic buildings of the Township.

VI. HISTORIC PRESERVATION AT THE LOCAL LEVEL

Prepared For

THE UPPER MERION PLANNING COMMISSION

By The

KING OF PRUSSIA HISTORICAL SOCIETY - 1957

REVISED - 1959

CREDIT:

Much of the material in this report has been obtained from two sources - "The Preservation of Historic Districts" by John Codman of Boston, Massachusetts and "Historic Preservation Law" by Jacob H. Morrison of the New Orleans Bar Association, New Orleans, Louisiana.

SECTION I - PREFACE

The preservation of historic districts today is widely accepted as a legitimate function of government. Not only is it justified on the basis that community appearance is important to the public welfare, but also because such areas add to our culture, our education, and our enjoyment by keeping history alive and visual.

Although preservation laws are relatively new, historic preservation itself goes far back to 9 A.D. Protection of antiquity has been accomplished in the United States largely through the efforts of private and semi-public historical societies, art associations and cultural organizations operated by individuals and groups.

Certain types of laws not designed for that purpose have made material contribution to the maintenance of historic landmarks. Zoning laws which are of comparatively recent origin have done much for preservation even though they are tailored to the comfort and convenience of the modern urban citizen.

Statutes passed to maintain the traditional objects and structure are closely allied to the principles of zoning, being grounded on the fact that man has cultural needs and derives satisfaction from contact with the aesthetic as well as the artistic of the past, in addition to the material comforts of the present.

Architectural control is the device that is used to prevent construction of new buildings and alterations to old ones that would detract from the aesthetic values of a historic area -- which may be defined as one in which a large portion of the buildings were constructed during a significant architectural period or have significant associations with the history of the community, the state or the nation.

If one examines the various acts, statutes, laws, and ordinances, one will find that the public authorities have acted in two categories: First, the preservation of historically important public property under local , state, and national auspices. Second, the protection and proper regulation of private property that is of usual public interest and value.

This second category represents a new voyage into the sometimes perilous sea of constitutional law. However, one must remember that all of the states in the United States have enacted laws designed to support and maintain historic places, monuments and buildings intimately connected with the history of our country,with the exception of the state of New Hampshire.

In the states there is a progressive trend towards delegation of powers, rights, and privileges, relative to historic preservation, by the individual states to their counties, towns and sub-divisions. In Pennsylvania, for example, a state statute enables the state to make agreements with local historical societies to maintain historic buildings. Further, a historic preservation fund has been set up by our Commonwealth. Also, the cities in Pennsylvania are given the

power to contribute to historical societies and can build their own monuments. At this moment there is no enabling legislation in effect in Pennsylvania which will permit Second Class Townships to establish Boards of Architectural Review except through their Planning Commission.

From a legal standpoint, therefore, the preservation of public buildings, landmarks and sites presents no great difficulty; the main problem, as denoted by the text of the laws set forth in this instance are to take affirmative steps to collect, secure and guard these public treasures; to finance their maintenance; and to make them available for the education and for the enjoyment of the public.

When we come to the preservation of historic private property which is of popular interest and public concern, we enter a much more difficult field. The two methods of dealing with the preservation of private property by legal means for the public good are (1) the power of eminent domain, that is, the acquisition of private property for public use by payment of just compensation; and (2) the police power, or the enforcement of regulations for the public good affecting privately owned property without payment of compensation. This latter method is quite similar to zoning regulations.

At first glance it might seem that an ideal solution for the protection of historic property might be for the national, state, and local governments to resort to the power of eminent domain and simply buy outright any and all private property of substantial historic and traditional importance. Actually, this would result in much too expensive and much too stereotyped historic preservation to be of any value. For example, much of the attractiveness of European villages lies in the fact that these small towns still function today - with a few bows to modern times - pretty much as they have done for the past two or three hundred years. They have much of the historic continuity still in existence. Many of the old buildings are still used as private homes, as eating places, as tourist attractions by virtue of their external appearance rather than their establishment as a local museum.

Thus, it is inescapable that the only sensible and practical course for local historic conservation consists of two factors - (1) to arouse pride of private owners in the treasures they possess, often unknowingly, while at the same time stimulating public interest in these treasures; (2) to safeguard by appropriate regulations under the police power historic property in the hands of private owners whenever necessary.

The laws of other communities that have this type of control are similar in three respects:

1. They define the district to come under the law.

2. They set up a review body to administer the law.

3. They state that all new construction and alterations to exterior architectural features of structures within the district must be approved by the review body before a building permit can be secured.

SECTION I - PREFACE (continued)

The proper exercise of the police power - regulation without compensation - is the subject of a line of important decisions by the courts. The courts have placed their stamp of approval on regulations and restrictions enacted in the enforcement of the police power based on aesthetic considerations alone. They have further sought to define, limit and apply the police power in the field of control by states and municipalities of non-public antiquities and landmarks which are of historic interest and traditional importance. There are many many rulings on this - among them the ruling of the court which has stated that statutes aimed at protecting the artistic, the true, and the beautiful, thus enhancing the public welfare, independent of any connection with the health, safety and morals of the public is sanctioned. The preservation of scenic beauty and places of historical interest is sufficient in itself. The preservation in a district such as the Vieux Carré by ordinance has introduced a new phase of the public welfare doctrine by basing the decisions of the court on the commercial benefit of such preservation to the people as a whole, since the Vieux Carré is a great magnet for the tourist trade. And, finally, the courts have ruled that such an ordinance does not amount to taking the property, therefore, the power of eminent domain was not involved.

The court has further held that the protection of property values was sufficient to classify the ordinance as one for the public welfare and that, in turn, was sufficient to support its constitutionality.

Finally, the now well-known United States Supreme Court case of Berman v. Parker, 343, U.S. 26, 99L.ed (Advance p.63) -- decided November 22, 1954, which states in part "It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled" disposes of any fear that historical and architectural control violates any provision of the Constitution of the United States.

Those who strive to nullify statutes, laws, and ordinances designed to preserve historic landmarks by the regulation of their renovation and the restriction of their use, rely on three main sources of attack, in addition to the basic contention that such enactments are based on aesthetic aims and are, therefore, beyond the scope of the police power. These are (1) that they are generally lacking in definite specifications and appropriate standards; (2) that they should not apply to all structures in the area sought to be protected, but only to those with actual historical value; and (3) under the rule of discrimination that such ordinances may be unconstitutional in application to specific cases though it meets constitutional requirements in general.

It should be noted that these various approaches have all been acted on by various Supreme Courts and there is a sufficient volume of legal thought on each of these to warrant the support of any local legislative ordinance of this nature.

SECTION I - PREFACE (continued)

One may wonder how architectural control ordinances work - are they "popular", etc. To answer this one needs only consider the answers to the one-page questionnaire sent out by the Beacon Hill Civic Association at the time it started its campaign for legislation for preservation of the Beacon Hill area in Boston. The same questionnaire went to four groups in each of the eight cities that already had similar laws -- the Chamber of Commerce, Real Estate Board, American Institute of Architects Chapter, and the city official responsible for enforcement of the law in:

City	Year Law Was Passed
Charleston, South Carolina	1924
New Orleans, Louisiana	1936
Alexandria, Virginia	1946
Williamsburg, Virginia	1947
Winston-Salem, North Carolina	1948
Georgetown, District of Columbia	1950
Natchez, Mississippi	1951
Annapolis, Maryland	1952

The summary of the answers revealed that:

To the request to state in not more than two words how the law, in general, had worked, all answered in the positive, varying from "fair" to "excellent". Charleston, New Orleans, and Georgetown had the highest percentages of enthusiastic answers.

All answered that the laws had been beneficial to the area involved and to the city as a whole; the architecture of the areas had been preserved, and civic pride had been increased. Architects and Real Estate Board members were, generally, most enthusiastic. Replies from Chamber of Commerce people were the least enthusiastic, although they admitted in every case that the laws were generally beneficial. The only discordant note was one from Alexandria's Chamber of Commerce, while approving the idea of preservation, believes the control of exterior architecture has "hindered progress." In some cases, city officials' enthusiasm was dampened by problems of enforcement.

Most respondents said retail business, particularly within the historic area, had been helped; some believed business in the entire city benefitted from the laws. (The question was not entirely applicable in all cities, however, since in some cities there is no retail business permitted in some of the historic districts.)

There is, of course, a correlation between the benefits to business and the extent to which an area is a tourist attraction. The Vieux Carré district of New Orleans, for example, is claimed as the chief tourist attraction of the city. And New Orleans respondents were unanimous in their opinions that business -- antique shops and other specialty shops, as well as restaurants within the district, and the hotels, tourist courts, sight-seeing buses, and business in general outside the area -- had benefitted.

SECTION I - PREFACE (continued)

On the negative side, the Alexandria Chamber of Commerce flatly said the law and preservation program had not helped business. The Winston-Salem Chamber of Commerce, real estate people, and the county planning agency all replied that the law had had "no effect" on business, either within the area or the city as a whole.

Real estate values, both for residential properties and businesses, were believed by most who replied to the questionnaire to have either been stabilized or increased as a result of the laws. Five respondents, however, replied that the laws had no effect or that it was too early to estimate the effects. Two others believed that residential values had gone up but business property values down.

Most of those who replied said the laws had not been detrimental in any way, or not significantly so. What opposition there was came from merchants who want to "go modern" and believe that large or garish signs are more effective in attracting business than the appearance of the whole area.

Suggested changes in present laws were few.

Three of the four respondents from Charleston suggested that the law be strengthened to make a city agency responsible for enforcing the recommendations of the architectural review board. The fourth suggested a revision to permit owners of historically and architecturally valuable properties not in the area to come under the law if they so desire.

One New Orleans respondent wants a mandatory jail sentence for second offenders of any part of the ordinance.

In Winston-Salem, one who replied suggested that the Board of Zoning Adjustment have control over land uses of such areas.

"Additional remarks" covered a wide variety of subject matter, although many merely expanded on answers to specific questions. Among those that were unusual and pertinent are:

An Annapolis architect said he believed that a law such as that in force in Annapolis, which has no 'teeth,' works better than those that have. "The pressure of public opinion is irresistible and the absence of 'teeth' prevents criticism of the law by those injured," he said.

Similar remarks came from two Charleston respondents. One said, "Such laws are to a large measure unenforceable and depend for their effectiveness on the extent of voluntary acceptance accorded by the people of the community. The press, public lectures, and publications help to create a favorable response."

Another said, "We (The Board of Architectural Review) function largely as an advisory architectural clinic. When proposals are

SECTION I - PREFACE (continued)

submitted which we do not think appropriate, we call the property owners into a conference. Generally, we get an agreed basis for the submission of a new and conforming proposal. Thus compliance has been voluntary and guided; the community has high regard for the need and the results gained; and we have not had to resort to enforcement measures."

In conclusion, it must be stated that the education of the public is still an outstanding task. One must again and again advance fact based on simple economics to those who say that the solution to all old buildings would be to iron out their problems by passing a bulldozer over them. The sweet music of the cash register, which all seem to understand - the progressives as well as the mossbacks - is actually the theme song of guided progress. In addition to this financial benefit to be reaped from historic preservation we must also realize that there are many people who would rather travel the cable cars of San Francisco than speed over the Golden Gate bridge, and many who would rather roam the narrow streets of New Orleans or Beacon Hill in Boston than travel the super-highways. There are folks who spend hours in the oldest house in St.Augustine yet have no time for the resorts of Miami Beach. There are people like that who deserve consideration.

It is too much to expect American states and cities with their traditional free use of private property to walk in the shadows of the nations of Europe, most of whom have authoritative backgrounds, and whose preservation has to a large extent been dictated by edicts of emperors, kings, and various totalitarian rulers.

However, a happy medium between complete destruction and senseless preservation by fostering reasonable controls, even on the basis of voluntary participation, which would insure conservation of significant historical landmarks and sites in our land, would do much towards giving a depth of feeling to our immediate township, as well as encourage the protection of the great American birthright - our glorious local American heritage.

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SECTION II - AUTHORITY

Townships of Second Class in Pennsylvania may not establish such Boards of Architectural Review at the present moment.

Legislation has been introduced in the present session of the Legislature (1959) which will permit the establishment of a Board of Historical and Architectural Review by Second Class Township governments.

SECTION III - PRESENT MECHANICS

Much can be accomplished along these lines by enlarging the present Planning Commission to include sufficient personnel for the establishment of a Sub-Committee on Historic Sites within the Commission.

The duties of this Sub-Committee would be to review, classify and register those buildings thought to have been built prior to 1850 in the various areas of the Township under similar study by the Planning Commission.

Review - Known history, obtained by petition of owner, from the local and county historical societies, and by inspection of the dwelling should be summarized and filed together with a photograph of the building.

Classify - An attempt should be made on the basis of the above information using the criteria of the National Trust for Historic Preservation to classify the building in the light of the overall Township plan under the following categories:

A. Historical Significance
   (1) N.S.H. National significance historically.
   (2) L.S.H. Local significance historically.
   (3) U.S.H. Unknown significance historically.
   (4) N.S.H. No significance historically.

B. Architectural Significance
   (1) N.S.A. National significance architecturally.
   (2) L.S.A. Local significance architecturally.
   (3) U.S.A. Unknown significance architecturally.
   (4) N.S.A. No significance architecturally.

C. Significance In Community Planning
   (1) P.V.L. Prime value in the local area.
   (2) M.V.L. Moderate value in the local area.
   (3) U.V.L. Unknown value in the local area.
   (4) N.V.L. No value in the local area.

D. Recommended Protection
   (1) N.P.T. National public trust.
   (2) S.P.T. State public trust.
   (3) L.P.T. Local public trust.
   (4) P.T. Public protection through group ownership desirable.
   (5) PRIV. Private hands with public protection.

Register - All buildings should be registered with the Township Supervisors, the Township Engineer, the Township Building Inspector, and the Planning Commission. The owner should be advised of the registration and the classification in order that he may present any new information on the history of the building which might change the classification of his dwelling.

SECTION III - PRESENT MECHANICS (continued)

The Supervisors may enact a Township Ordinance to instruct the Township Building Inspector and the Township Engineer to withhold any demolition permit and/or building permit which could result in the destruction or alteration of any dwelling whose construction dates prior to 1850 which is under study by the Sub-Committee on Historic Sites of the Planning Commission until an opinion has been obtained by said Sub-Committee as to the worth or the lack of worth of the building in the light of the overall Township plan.

Such an opinion should be submitted to the Supervisors, the Township Engineer, and the Township Building Inspector as expeditiously as possible and within a reasonable time (6 weeks) in writing and signed by a majority of the members of the Sub-Committee and the Chairman of the Planning Commission.

SECTION IV - FUTURE MECHANICS

In the event enabling legislation is forthcoming, the Township Supervisors should establish a Board of Historical and Architectural Review to relieve the Planning Commission of this task. This may be done quite simply through the following ordinance.

HISTORIC PRESERVATION ORDINANCE FOR UPPER MERION TOWNSHIP:

An ordinance creating and organizing a Board of Historical and Architectural Review to be known as the Upper Merion Township Board of Historical and Architectural Review, fixing its powers and duties and defining its purposes and functions all in accordance with House Bill No.579 and/or Senate Bill.509 of the Commonwealth of Pennsylvania.

SECTION 1 - Be it ordained by the Supervisors of Upper Merion Township that there be and hereby created a Board of Historical and Architectural Review known as the Board of Historical and Architectural Review of Upper Merion Township, Montgomery County, Commonwealth of Pennsylvania.

SECTION 2 - Be it further ordained that this Board shall consist of not less than five members, all of whom shall be citizens of the Township, and shall be appointed by the Supervisors of the Township. The members of said Board shall be appointed as follows:

One member of the Board shall be a registered architect, one member shall be a licensed real estate broker, one member shall be a building inspector and the remaining members shall be persons with knowledge of and demonstrated interest in the preservation of historic districts.

Whenever the term of a member of said Board appointed from such list expires or a vacancy occurs, the Supervisors shall

SECTION IV - FUTURE MECHANICS (continued)

appoint his successor for the unexpired term. Each of the members of the Board shall be appointed for a term of four years and serve without compensation. Members shall continue to hold office until their successors have been appointed and qualified.

SECTION 3 - Duties: The Board of Historical and Architectural Review established by the Township Supervisors should plan to work closely with the Township Supervisors, the Township Planning Commission, the Park and Recreation Board, the Township School Board and the various land developers and private property owners to preserve as many historic buildings of worth as possible.

This Board's duties shall consist of:

(1) A study of existing buildings in the Township whose construction dates prior to 1850 with the understanding that said buildings by virtue of their intrinsic economic value should be preserved for the benefit of the Township whenever practical.

(2) The Board should compile a working list of all buildings of potential historical and/or architectural importance, the names of the present owners of the buildings, and their location in the Township. Such information should be released at least quarterly not only to the Supervisors, the Township Engineer, the Township Building Inspector, and the Planning Commission, but also to the local press. In this way the private owners may be stimulated to further protect and preserve their historic treasures. Such stimulation of public interest in these buildings is of infinitely greater value than legislation.

(3) The Board of Historical and Architectural Review should further categorize the buildings as to whether they should be considered important enough (a) for protection by Federal, State, or Municipal ownership; (b) for protection by group ownership under the approval and supervision of this public Board of Historical and Architectural Review; and (c) for protection by private ownership under the approval and supervision of this public Board of Historical and Architectural Review.

(a) Those buildings which are deemed important enough for public ownership should be reported to the Supervisors and every effort should be made to obtain those for the citizens of the Township in line with future Township development.

(b) Those buildings which can be maintained by group ownership should not be purchased by the municipality but should be brought to the attention of various groups who may be interested, such as Civic Associations, etc.

SECTION IV - FUTURE MECHANICS (continued)

(c) Private ownership is the outstanding way of preserving old buildings. Public supervision is not often necessary but could be arranged in accordance with House Bill 579 or Senate Bill 509.

To further stimulate and protect private buildings of outstanding qualities in the Township, it might be well to set up an award with the Board of Historical and Architectural Review as the nominating agency. In this way the local citizens who possess historic buildings in the third category above could come forward and register their buildings with the Board of Historical and Architectural Review. This registration should take the form of a small photograph or photographs and a brief outline of the pertinent data on the building. The Board of Historical and Architectural Review would be invited to send a representative or representatives to inspect the dwelling. After this inspection, a written report of the inspection team should be submitted to the Board. The Board should evaluate the building on the basis of the history and photograph or photographs and on their Board members' inspection report. If it is felt that this building has a high priority, the Board of Historical and Architectural Review might recommend to the Supervisors that an Historical Award of Merit (which would enhance the value of the individual property) be awarded by the Township to the individual home owner and in exchange for the individual home owner's deed restriction of the building and the placing of the building under the supervision of the Board of Historical and Architectural Review, a re-assessment petition be entered with the Board of Adjustment by the Board of Historical and Architectural Review in behalf of the individual owner.

This recommendation might permit the private owner to devote more attention to repair and maintenance of the historic structure and, in this way, no alterations (which might be detrimental to the property) would be permitted without the approval of the Board of Historical and Architectural Review. This would provide the Township with a nucleus of privately owned high calibre historic houses preserved in private hands and deed restricted for permanence under the supervision of a public agency. In the event detrimental alterations were done or the property abandoned or willfully destroyed, then the Historical Award of Merit and the re-assessment would be automatically forfeited by the individual owner retroactive to its original issuing date.

The Board of Historical and Architectural Review should further study the permissive legislation under which they operate as well as legislation such as the Moore Ordinance in Philadelphia and the Vieux Carré Ordinance, all of which require that all old buildings of sufficient significance to be published in the Board's report under categories a, b, or c, and filed with the Township Supervisors, the Township Engineer, and Township Building Inspector require a Certificate of Appropriateness from the Board of Historical and Architectural Review before any major alterations to the exterior of the building and/or before any destruction of the building can be done.

SECTION IV - FUTURE MECHANICS (continued)

If the Board felt that the dwelling was not of paramount importance, or if the Board could not achieve a satisfactory solution to the preservation problem within a 6 months period, then a Certificate of Appropriateness for destruction and/or alteration would be automatically issued to the Township Engineer and/or Township Building Inspector by the Board of Historical and Architectural Review, who would in turn issue a building permit or a demolition permit to the individual requesting it immediately or upon the termination of the 6 months period. If the Board felt that a Certificate of Appropriateness should not be issued, then a consultation with the individual builder, developer, or home owner should be arranged so that through discussion and mutual arrangement, a solution for such a building could be found if one is possible in the light of the overall Township plan.

All evaluation should be based on the national criteria established by the National Trust for Historic Preservation, revised 1957, and attached herewith.

VII. APPENDIX

APPENDIX - A

Such an ordinance might easily be patterned after the following sections of the Vieux Carré Ordinance #14538 C.C.S.

SECTION 3 (As amended by Ord.15085 C.C.S., June 13, 1940). Be it further ordained by the Commission Council of the City of New Orleans. That hereafter and for the public welfare and in order that the quaint and distinctive character of the Vieux Carré Section of the City of New Orleans may not be injuriously affected, and in order that the value to the community of those buildings having architectural and historical worth may not be impaired, and in order that a reasonable degree of control may be exercised over the architecture of private and semi-public buildings erected on or abutting the public streets or alleys of said Vieux Carré Section, before the commencement of any work in the erection of any new building, or repainting or demolishing of any existing building, any portion of which is to front on any public street or alley in the Vieux Carré Section, application by the owner for a permit therefor shall be made to the Vieux Carré Commission, accompanied by the full plans and specifications thereof, so far as they relate to the proposed appearance, color, texture or materials and architectural design of the exterior, including the front, sides, rear and roof, of said building alterations or additions or any outbuildings, party wall, courtyard, fence or other dependence thereof, and said Vieux Carré Commission shall upon due consideration report thereon promptly its recommendations, including such changes, if any, as in its judgment are reasonably necessary to comply with the requirements of this ordinance by sending the same in writing to the City Engineer, with said application and documents, and if the same are found by said City Engineer to comply reasonably with the requirements of this ordinance, and if said application and intended work shall conform also to all other regulations, ordinances and laws of the City of New Orleans, then said City Engineer shall issue promptly the permit for said work and indicate on said permit the extent and nature of the work to be performed thereunder.

Said City Engineer shall promptly stop any work attempted to be done without or contrary to permit, issued under this ordinance, and shall promptly prosecute any person, firm or corporation and their agents responsible for such violations of this ordinance and/ or engaged in such violation. If the applicant shall refuse to accede to said reasonable changes recommended by said Vieux Carré Commission, or if said Vieux Carré Commission shall disapprove any application, or if the City Engineer shall promptly,and within not later than five days, forward such matters with his written comments to the Commission Council for such action as in its judgment, and after notice and affording an opportunity to the applicant and to said Vieux Carré Commission and other protesting parties to be heard, shall effect reasonable compliance with said recommendations and/or this ordinance, provided, that any officer or authorized agent of the Vieux Carré Commission shall exercise concurrent or independent powers with the City Engineer in prosecuting violations of this ordinance and stopping any work attempted to be done without or contrary to the permits required by this ordinance.

APPENDIX - A (continued)

SECTION 4. (a) (As Amended by Ord.15303 C.C.S., May 20, 1941.) Be it further ordained, etc., That the Commission, when formed, shall elect from among its members such officers as they may deem necessary. The City Attorney shall be ex-officio the attorney for said Commission Said Commission shall have the power to designate and appoint, from among its members, various committees with such powers and duties as the Commission may have and prescribe. The Commission shall make such rules and regulations as it may deem advisable and necessary for the conduct of its affairs not inconsistent with the laws of this City and the laws of Louisiana, and it may select and employ such necessary persons to carry out the purposes for which it is created. All officers of the Commission shall serve for one year, and until their successors are duly selected and qualified, with the exception of the Chairman of said Commission, who shall remain during his tenure of office as a member of the Commission. The Commission shall meet at least quarterly, but meetings may be held at any time by the Commission on the written request of any of the nine members or on the call of the Chairman or the Mayor of the City of New Orleans.

The Commission shall make quarterly reports to the Mayor and Commission Council containing a statement of its activities. It shall make its recommendations for the future, but recommendations may be made by the Commission Council to said Commission at any time. Said Commission shall submit annually to the Commission Council a budget of its financial and other requirements for the ensuing year, which shall be approved by the Commission Council before being adopted.

SECTION 8. All applications for permits to display signs within the meaning of these regulations within the Vieux Carré Section of the City of New Orleans shall be submitted to the Vieux Carré Commission for approval before a permit therefor may be issued, in conformity with Section 3 of this ordinance.

SECTION 19. Be it further ordained, etc., Any persons, official, firm or corporation violating any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding one hundred dollars ($100.00) or imprisonment for a term not exceeding ninety (90) days or both, at the discretion of the court having jurisdiction. And the continued violation shall be and constitute a separate offense under the ordinance for each and every day such violation of any provision shall continue and shall be punishable as herein provided, provided that any officer or authorized agent of the Vieux Carré Commission shall exercise concurrent or independent powers with the City Engineer in prosecuting violations of this ordinance, and stopping any work attempted to be done without or contrary to the permits required by this ordinance.

APPENDIX A (continued)

SECTION 21. Be it further ordained, etc., That should any provision, clause or word or words of this ordinance be invalid, their invalidity shall not annul any other provision of this ordinance, which shall nevertheless have the fullest effect possible.

APPENDIX - C

AREAS IN WHICH GOOD PLANNING AND GOOD HISTORIC PRESERVATION OVERLAP

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1) ZONING:

Special zoning may be necessary to protect some of the historic buildings. Zoning regulations such as at Beacon Hill, at Vieux Carré, and at Newport should be kept in mind. Obviously, all attempts at down zoning in residential areas containing old buildings should be scrupulously avoided. It should be kept in mind that the best use for a historic building is that of a private residence.

2) PARKS AND PLAYGROUNDS:

It is an established fact that there is need for both indoor and outdoor recreational facilities. It is an interesting fact that old buildings lend themselves to this type of usage. There is a growing need for conservation of natural woodland, streams and waterfront areas which often contain old buildings which can be used in this manner.

3) PUBLIC BUILDINGS:

Certain buildings by virtue of their location and history should certainly be preserved, restored, and used as public buildings for tourist information centers, civic association meetings, various charity and service club organizations and library facilities.

4) PRESERVING BUILDINGS OF VITAL HISTORICAL IMPORTANCE FROM THE STANDPOINT OF THE CULTURAL DEVELOPMENT OF OUR AREA from its earliest inception up to the present. This function is primarily a local historical society responsibility but obviously cannot be done without the knowledge, condonement, and cooperation of the Planning Commission.