

Chapter 9

HISTORIC RESOURCES RECOMMENDATIONS

These recommendations assume that the Borough will move forward with eliminating the ARB and implementing a HARB, as required by PHMC for funding purposes, and maintain a Historic Commission to handle public education.

HISTORIC RESOURCES GOALS:

HRG1: *Define, preserve and, protect the historic resources that contribute to Kennett Square's unique character.*

HRG2: *Enhance historic resources and promote historic preservation as an integral part of Kennett Square's urban landscape, cultural environment, and economic vitality.*

Objectives:

HRO1: Maintain and update as needed the identified inventory of historic resources in the Borough.

HRO2: Preserve historic resources and their context in Kennett Square through various methods such as ordinances, architectural review, code enforcement, private easements, and deed restrictions.

HRO2: Advocate proper owner maintenance of historic properties.

HRO2: Maintain the traditional town development pattern in new development and redevelopment through local regulations and policy.

HRO2: Ensure that local regulations encourage adaptive reuse, preservation, and rehabilitation projects.

HRO2: Promote historic locations and events in Kennett Square to support tourism and the local economy.

HRO2: Promote an understanding and appreciation of historic resources through educational efforts and public awareness.

HISTORIC RESOURCES RECOMMENDATIONS

National Register Recommendations

HR-1 Consider an update to the 1989 historic resources survey, focusing on properties that have since gained consideration, areas outside of the NR Historic District, and confirming the “contributing” versus “non-contributing” determinations of the 1989 survey.

HR-2 Investigate the nomination of individual historic resources in Kennett Square to the National Register of Historic Places.

Ordinance Recommendations (ZO, SLDO, Building Code)

HR-3 Guide new and infill development so that the built environment is compatible with and designed to complement historic resources.

HR-4 Ensure historic resource definitions in the SLDO and Zoning Ordinance are consistent and updated.

- HR-5** Ensure that both the SLDO and Zoning Ordinance require that historic resources be identified on all properties undergoing subdivision or land development, or requiring a municipal permit.
- HR-6** Consider amending the Borough's Zoning Ordinance to strengthen adaptive reuse, demolition, and demolition by neglect provisions.
- HR-7** Ensure receipt of all components of an Act 537 planning module (including PHMC's review for impact to historic and potential archeological resources) prior to granting preliminary or final subdivision or land development plan approval.

Historic Architectural Review Board Recommendations

- HR-8** Periodically review HARB purposes and functions to ensure they accurately reflect activities and duties of the HARB.
- HR-9** Encourage regular evaluation of the HARB's administrative procedures in order to ensure a high degree of consistency, and thorough documentation of the rationale, for all recommendations associated with certificates of appropriateness.
- HR-10** Conduct educational workshops to inform the public of the HARB's expanded jurisdiction and facilitate an understanding of the goals and processes involved.
- HR-11** Encourage the owners of historic properties subject to the provisions of the Act 167 Historic District to meet with the HARB before formally submitting development applications for Borough review.
- HR-12** Encourage property owners subject to the Act 167 Historic District provisions to seek design assistance from architects that have expertise in historic preservation.
- HR-13** Develop resource materials to assist the HARB in evaluating construction proposals.
- HR-14** Consider (continue?) offering voluntary review of renovation and maintenance plans through the HARB to property owners interested in maintaining historic resources.
- HR-15** Consider collecting and maintaining resource files on preservation topics.
- HR-16** Consider updating the 2002 *Kennett Square Design Guide* to ensure it is meeting current needs.

Historical Commission/Community Education, Outreach, and Involvement Recommendations

- HR-17** Periodically review Historical Commission purposes and functions to ensure they accurately reflect activities and duties of the Historical Commission as a key element in public sector promotion, advocacy, and education about historic resource protection.
- HR-18** Provide outreach to residents and new Borough officials to promote knowledge about the preservation of historic resources.
- HR-19** Conduct outreach through a variety of methods.

- HR-20** Transfer as much preservation information, restoration/renovation information, local history, and National Register information as possible to the Borough's website, on a dedicated historic resources page, to make the information more accessible to the public.
- HR-21** Continue to recognize businesses and homeowners that undertake construction, rehabilitation or restoration projects that are sensitive to the historic character of the community in order to raise awareness, instill pride, and encourage involvement in historic preservation activities.
- HR-22** Continue to participate in heritage tourism activities, such as sponsoring tours of historic resources with the Chester County Town Tours and Village Walks programs, with a focus on resources that have been adaptively reused, restored, and/or preserved.
- HR-23** Continue partnerships with other preservation minded organizations (such as the Kennett Underground Railroad Center) and intergovernmental coordination to further preservation efforts in the Borough.
- HR-24** Encourage cooperation among the HARB, Historical Commission, Historic Kennett Square Inc., and local/regional business associations in identifying retail and service businesses that would be suitable owners or tenants of vacant historic buildings.
- HR-25** Serve as a liaison between public and private organizations in order to coordinate historic resource preservation with ongoing economic development efforts.
- HR-26** Continue participation in the Certified Local Government program and promote its benefits to broaden support for historic preservation and build a strong volunteer base.
- HR-27** Work with Kennett Consolidated School District to incorporate local history and preservation topics into the curriculum.
- HR-28** Continue to investigate state and other historical marker programs to recognize worthy sites/structures/events and increase public awareness of local history.
- HR-29** Promote physical preservation of structures in order to avoid demolition by neglect and incremental loss of the integrity of historic structures.
- HR-30** Encourage property owners proposing additions, alterations, and modifications to retain the historic characteristics and qualities of historic resources.'
- HR-31** Consider defining individual neighborhoods from a historic perspective and documenting the unique characteristics of each (for example State and Cypress Streets, North Union Street, South Broad Street), and compile the results to provide educational materials for residents.
- HR-32** Provide information on the tax credits available for rehabilitation of historic properties.