



The Kenderdine Mill Complex, at the intersection of Keith Valley Road and Davis Grove Road, was added to the National Register of Historic Places in 1992

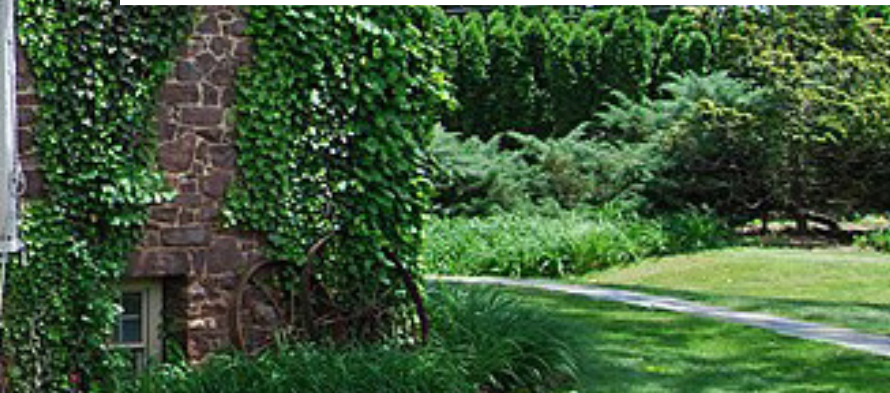


Historic Preservation

Horsham Township's rich history is still evident today in the many distinctive structures and viewsheds that embody the unique architectural styles of the township's early agrarian history.

Summary of Recommendations

- Encourage the preservation of the township's historic properties and landmarks.



Top: The current Horsham Friends Meeting House on Easton Road was built in 1803.

Bottom: Hope Lodge Barn, an example of a bank barn, now serves as the visitor's center at Graeme Park on County Line Road.

Benefits of Historic Preservation

A historic resource can be a building, structure, site, object, or district that is of a certain age (usually 50 years or older) or is associated with a certain theme; and retains enough integrity to convey its significance. There are several local, state, and federal programs that provide for various levels of designation and protection of historic resources.

Historic preservation efforts can have many benefits for the local community. Focusing on preserving and promoting a community’s history and culture allows residents to reconnect with their past, revive community spirit and pride in place, and encourage local participation in revitalization efforts. Historic areas that have been preserved help to maintain a community’s authenticity, restore the local tax base, create jobs, stimulate private investment, and promote growth in a way that uses existing infrastructure and resources efficiently.¹ A vibrant historic district or distinctive historic landmark can also become a tourism destination. In fact, heritage tourism is considered a significant industry in Pennsylvania, and historic towns and districts are the most popular tourism sites.² Studies have shown that historic designation can increase the average property value by 5 to 20%.³

¹ Pennsylvania Historic Preservation Office, Cultural Resource Essentials, 2013.
² Heritage Tourism in Pennsylvania, June 1999.
³ “Historic Preservation and Residential Property Values: An Analysis of Texas Cities,” Leichenko, Coulson, and Listokin, Urban Studies, 2001.

Historic Resource Overlay District

Classes of Historic Resources

Horsham Township established a “Historic Resource Overlay District” within their zoning ordinance in 2005⁴ which encompasses the entire township and creates three classifications for historic resources. Table 23 on the following page summarizes the criteria and use regulations for each of the three classifications of historic resources.

The ordinance includes an option for owners of Class II historic resources to change the classification to Class III, which removes the additional permitted uses and the requirement to receive special exception approval to demolish the structure. Many of the historic resources regulated within the Historic Resource Overlay District (see Map 29 on page 148) date back to the township’s early agrarian history of the 1700s and 1800s.

⁴ Article XXXII Historic Resource Overlay District. Sections § 230-198 through § 230-204. <https://ecode360.com/9955056>.



This Class 1 historic resource on Dresher Road was built in 1851 and has been adaptively reused as a professional office.



This Class 2 historic resource on Herman Road dates back to 1790.



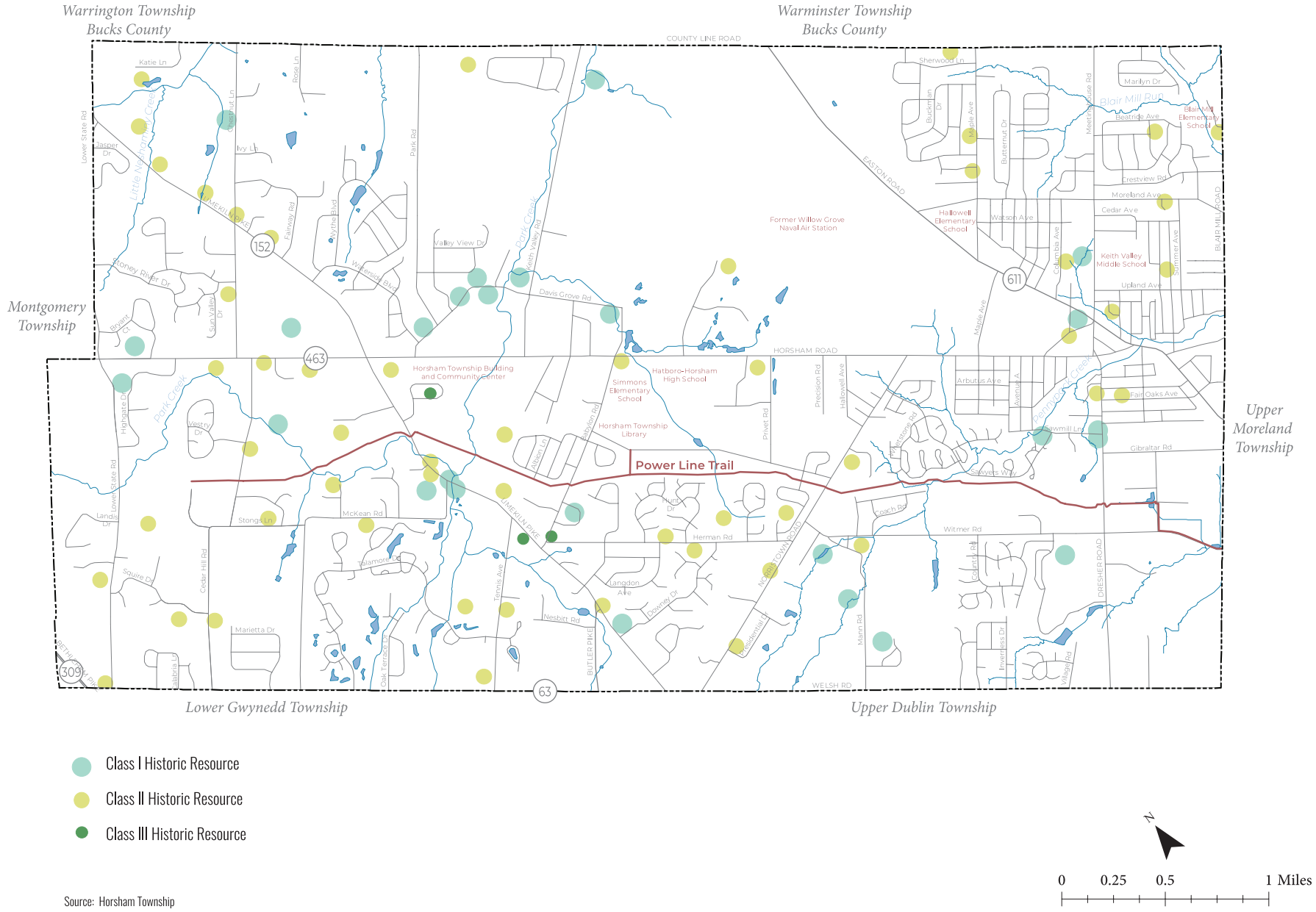
This Class 2 historic resource on County Line Road was built in 1800.

TABLE 23. SUMMARY OF HISTORIC RESOURCE CLASSIFICATIONS

CLASSIFICATION	NUMBER OF PROPERTIES	CRITERIA	PERMITTED USES	DEMOLITION APPROVAL REQUIRED
Class I	27	<i>Any structure listed as a historic resource in the Horsham Township Open Space Plan dated 1995</i>	<i>Uses permitted in underlying zoning district</i>	Special Exception
		<i>Any structure added to the Class I list by amendment</i>	<i>Uses listed in § 230-201.B(2) permitted for Class I & II properties by special exception</i>	
			<i>Uses listed in § 230-201.B(2)(d) permitted for Class I properties by special exception</i>	
Class II	58	<i>Any property not designated as a Class I historic resource, but which meets one or more of the following categories of criteria:</i>	<i>Uses listed in § 230-201.B(2) permitted for Class I & II properties by special exception</i>	Special Exception
		<i>All sites designated by the Secretary of the Interior as national historic landmarks;</i>		
		<i>All buildings, sites, structures, and objects listed individually in the National Register of Historic Places;</i>		
		<i>All buildings and structures classified as "certified historic structures" by the Secretary of the Interior;</i>		
		<i>All buildings, sites, structures, and objects documented as "contributing resources" in a National Register Historic District;</i>	<i>Uses permitted in underlying zoning district</i>	
		<i>Any resources, which have received a determination of eligibility (DOE) by the Pennsylvania Historical and Museum Commission (PHMC);</i>		
		<i>All historic resources identified by the Horsham Township Council as Class II historic resources using the criteria established by the Department of the Interior for inclusion on the National Register of Historic Places, as may be amended from time to time.</i>		
Class III	6	<i>All historic resources designated by the township as Class II historic resources, of which the owners have elected to not retain the Class II designation</i>	<i>Uses permitted in underlying zoning district</i>	None

Source: Article XXXII Historic Resource Overlay District. Sections § 230-198 through § 230-204.

MAP 29. EXISTING HISTORIC RESOURCES BY CLASS



Summary of Use Regulations

The township's Historic Resource Overlay District (HROD), adopted in 2005, establishes an approval process for uses permitted in different classes of historic resources, in addition to those listed in the underlying zoning district. Although each property in the Historic Resource Overlay District is limited to one principal use and one accessory use, the overlay district allows additional principal and accessory uses by special exception for Class I and II Historic Resources (see callout box below). Use opportunities permitted by special exception have certain

Adaptive Reuse Incentives

Horsham Township's Historic Resource Overlay District incentivizes adaptive reuse of Class I and Class II Historic Resources by permitting a broader range of uses by special exception, including:

- Offices, studios, and libraries
- Food preparation and catering
- Personal service shops and repair services
- Eating place
- Bed-and-breakfast
- Public or private school or day-care
- Conversion of a residential structure into one or more dwelling units
- Single-family detached dwelling development with a 20% density bonus

More information: Article XXXII Historic Resource Overlay District. Sections § 230-198 through § 230-204. <https://ecode360.com/9955056>

regulations, such as specific hours of operation, limited expansion of floor area, lighting shielding and height, parking location, outdoor storage, signage, and vehicle trips for uses on local or collector streets.

Demolition of Historic Structures

Resources listed as Class I or Class II require special exception approval by the Zoning Hearing Board prior to the issuance of a demolition permit. The ordinance requires the applicant to demonstrate that there is no reasonable possibility of saving the structure. If the structure is demolished without this approval, the township can compel the reconstruction and/or restoration of the historic resource to its condition and appearance as existed immediately prior to the violation.

Historic Resource Impact Study

Under the Historic Resource Overlay District, Township Council may require the applicant to conduct a historic resource impact study if it is recommended by the Township Engineer and/or the Historical Advisory Commission in certain situations when proposed work is adjacent to and may affect a Class I or Class II Historic Resource.

Historical Advisory Committee

The Horsham Township Historical Advisory Commission is an advisory committee of township residents appointed by Council to review and report on several types of proposals relating to historic resources in the township. The committee's responsibilities include periodically reviewing the inventory of historic resources and making recommendations to Council for the addition or removal of resources.



This Class 2 historic resource on Limekiln Pike was built in 1825.



This Class 2 historic resource on the edge of the Squires Golf Club was built in 1898.



This Class 3 historic resource, which dates back to 1850, was preserved as part of the Balmoral Way residential development in the late 1990s.

The committee is also asked to make recommendations for exterior renovations for Class I Historic Resources, to review special exception applications to demolish a historic structure and make a recommendation to the Zoning Hearing Board, and to recommend to Township Council a historic resource impact study be conducted in certain situations. Additional duties of the Historical Advisory Commission can include collecting and disseminating data and information on matters of historical significance to Horsham Township, publishing pamphlets or reports designating the historical sites or buildings of significant value, and cooperating with any qualified historical society in investigations of historical matters.

Existing Historic Resources

National Register Listed & Eligible Properties

The National Register of Historic Places⁵ is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify,

⁵ National Park Service. "What is the National Register of Historic Places?" <https://www.nps.gov/subjects/nationalregister/what-is-the-national-register.htm>



The Keith House is the only surviving home of a colonial governor and has remained mostly unchanged since the late 18th century.

evaluate, and protect America's historic and archaeological resources.

There are three properties within the township that are currently listed on the National Register: Graeme Park, the Horsham Friends Meeting House, and the Kenderdine Mill Complex. The Horsham Friends Meeting House is an historic American Quaker meeting house built in 1803, replacing the smaller original building from 1717, and still in use as a place of worship today.⁶ The Kenderdine Mill at Keith Valley Road and Davis Grove Road was in operation from 1735 to 1917. Additionally, the complex includes the mill race, the fieldstone mill owner's house dating to the early 19th century, the stable and carriage house from the mid-19th century, and another fieldstone house.⁷¹

There are also five properties in Horsham Township that have been determined to be eligible to be listed on the National Register of Historic Places, but are not officially listed. These are the Richard Lewis Homestead on Lower State Road, Whitmarsh Memorial Park, the Burgdorf Property on Babylon Road, and the Quee/Shay Farm on Limekiln Pike.

Graeme Park

Graeme Park is a 42 acre historic park located on the northern boundary of the township. Graeme Park and the neighboring Penrose Strawbridge House property were originally developed in the early 1700s as a part of "Fountain Low," the 1,700 acre home of Provincial Governor of Pennsylvania, Sir William Keith. Graeme Park

⁶ Horsham Monthly Meeting. "History of Horsham Monthly Meeting,"

⁷ Horsham Preservation & Historical Association. "Kenderdine Mill," <https://horshamhistory.org/history/places/kenderdine-mill>

features the Keith House, built in 1722.⁸ In 1958, the current extent of Graeme Park was split off and donated to the Pennsylvania Historical and Museum Commission. Today, Graeme Park is an historic site and National Historic Landmark. It is owned by the state and maintained and operated by the non-profit group The Friends of Graeme Park, which conducts year round programming including weddings, regular tours, Halloween events, and historical education activities.

⁸ Pennsylvania Historical & Museum Commission. "Graeme Park," <https://www.phmc.pa.gov/Museums/Historic-Homes/Pages/Graeme-Park.aspx>

Horsham Preservation and Historical Association

The Horsham Preservation and Historical Association (HPHA) is a 501(c)(3) non-profit corporation based in Horsham Township dedicated to advancing historic preservation and education in the township.⁹ HPHA maintains a library of historical artifacts, maps, local family histories, photos, correspondence, and property records dating back to the 17th-Century, which

⁹ Horsham Preservation & Historical Association. <https://horshamhistory.org/>

was recently cataloged and archived online.¹⁰ Today, HPHA primarily manages the Penrose Strawbridge House and property.

Originally built in 1721, the Penrose Strawbridge House is significant for its association with Sir William Keith's original plantation and its evolution and modifications over hundreds of years after its original construction.¹¹ It is considered a contributing resource to the National Historic Landmark on the neighboring Graeme Park, the Keith House. In 2001, HPHA commissioned a preservation plan and feasibility

¹⁰ Horsham Preservation & Historical Association. "Archive Collection." <https://horshamhistory.pastperfectonline.com>

¹¹ "The Penrose-Strawbridge Farm at Graeme Park." Horsham Preservation & Historical Association. <https://horshamhistory.org/history/penrose-strawbridge-restoration/penrose-strawbridge-farm-graeme-park>.

Penrose Strawbridge House

Originally built in 1721, the Penrose Strawbridge House is significant for its association with Sir William Keith's original plantation and its evolution and modifications over hundreds of years after its original construction. It is considered a contributing resource to the National Historic Landmark on the neighboring Graeme Park, the Keith House. In 2001, HPHA commissioned a preservation plan and feasibility study to document the existing structures and their history, identify potential future uses, craft preservation recommendations, and develop preliminary cost estimates. The highest and best reuse of the property identified by the study is as a living history farm. HPHA's restoration efforts remain ongoing.

The Penrose Strawbridge House is the home to the Horsham Preservation and Historical Association.



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Wings of Freedom Aviation Museum

The Wings of Freedom Aviation Museum on Easton Road is a museum dedicated to preserving the aviation history of the Greater Delaware Valley, including the WGNAS and Harold F. Pitcairn. It is owned and operated by the Delaware Valley Historical Aircraft Association, a non-profit organization funded entirely by donations and run by volunteers, and is home to one of the largest collections of statically displayed aircraft in the country, and an extensive collection of historical artifacts. This location is the birthplace of rotary-wing flight, used in nearly every helicopter today, and the origin of one of Amelia Earhart's final flights. The museum and nonprofit have plans to develop a larger museum on 13 acres of the former WGNAS as a part of the overall base redevelopment.



The Grumman C-1A "Trader" jet is one of seventeen aircraft on display both inside the Wings of Freedom Aviation Museum building and in the outdoor display area.

Historic Preservation Tools

National Register of Historic Places

The National Register of Historic Places (National Register), which was established in 1966, is the nation's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation. A property listed on the National Register, or located within a National Register Historic District, may qualify for tax incentives derived from the total value of expenses incurred preserving the property.

Historic Preservation Funding Opportunities

The Pennsylvania Historical and Museum Commission (PHMC) offers funding through the Keystone Historic Preservation Project Grants program. Eligible projects include historic site and architectural surveys, National Register nominations for historic districts, and planning assistance projects (such as design guidelines).

More information, visit: <http://www.phmc.pa.gov>

¹² Horsham Preservation & Historical Association. "Feasibility Study," <https://horshamhistory.org/history/penrose-strawbridge-restoration/penrose-strawbridge-feasibility-study>

The Pennsylvania Historical & Museum Commission (PHMC)¹³¹⁶ serves as Pennsylvania's State Historic Preservation Office (SHPO) and evaluates properties to determine whether they are eligible for listing on the National Register.

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Local Historic Districts

The Pennsylvania Local Historic District Act (Act 167 of 1961) authorizes municipalities to create historic districts within their geographic boundaries; provides for the appointment of Boards of Historical Architectural Review; and empowers municipal governing bodies to protect the distinctive historical character of a historic district and regulate the construction, alteration, restoration, and demolition of buildings within a historic district.

The local historic district approach is best applied in communities where there is a significant concentration of historic resources. This technique encourages the preservation of the unique architectural elements within a historic district while also recognizing the neighborhood-scale context of the community's historic development, such as the street pattern or mixture of building types.

Zoning Incentives and Design Guidelines

The Municipalities Planning Code also includes language that allows individual municipalities to utilize their zoning ordinances to protect and enhance historic properties. For example, the township could create an overlay district that applies to historic properties and create incentives for the continued preservation of those historic resources. Zoning incentives could include new uses (e.g., bed and breakfast, accessory dwelling unit) and adaptive reuse options. The zoning approach is a good option if the historic resources the township wishes to preserve are scattered rather than concentrated.

Design guidelines are another helpful tool to provide guidance and recommendations to owners of historic buildings. Understanding more about the architectural styles common in the community, and the additional considerations for maintenance of historic properties, can help empower property owners to maintain their properties in a historically-sensitive manner.

Recognition and Education Programs

Many communities offer recognition and education programs to encourage preservation and maintenance of historic properties, either in conjunction with a historic district or not. Many organizations within Horsham Township such as the Friends of Graeme Park, the Wings of Freedom Aviation Museum, and the Horsham Preservation and Historical Association hold events and other educational resources to engage with the public on the history of the township.

¹³ PHMC also maintains an online inventory and interactive map of historic sites and surveys on their Cultural Resources GIS website: <https://gis.penndot.gov/crgis>

Recommendations

RECOMMENDATION 28:

Encourage the preservation of the township's historic properties and landmarks.

Implementation Strategies:

- A. Conduct an updated survey of the township's historic resources. Add available details such as brief description of the resource, and justification for its inclusion to the inventory. Add the inventory to the zoning ordinance to establish a more easily accessible and amendable database of historic resources.
- B. Provide education, in the form of in-person trainings and/or user-friendly design manual resources, to property owners as resources to increase awareness of preservation and maintenance techniques for historic properties.
- C. Implement a recognition program to provide formal acknowledgment of property owners who have taken steps to preserve the historic character of their properties.
- D. Create zoning standards that provide for and encourage the preservation of historic properties and their potential adaptive reuse for other compatible uses.
- E. Periodically evaluate the Historic Resource Overlay District standards to encourage continued appropriate maintenance and reuse of historic buildings within the township. Consider if the HROD standards could be expanded to apply to alterations or additions to historic resources and/or to incorporate design guidelines.
- F. Support the creation of programming, such as walking tours and brochures, which promote the history of the township.
- G. Work towards implementing improvements needed to make the Penrose Strawbridge House and property publicly-accessible as part of the township's parks and open space network.
- H. Coordinate with Pennsylvania Historical and Museum Commission (PHMC) which operates Graeme Park to ensure Graeme Park is maintained as an important historic and open space resource within the township. Explore opportunities for cooperation between Graeme Park and the Strawbridge property.
- I. Continue to support the expansion of the Wings of Freedom Aviation Museum as part of the planned future redevelopment of the Willow Grove Naval Air Station property. See the Willow Grove Naval Air Station Focus Area Chapter for more information.



The Keith House in Graeme Park dates back to 1722