

Appendix 13-A

Local Historic Policy

Municipal Comprehensive and Open Space Plans

Oxford Regional Comprehensive Plan (1969)

The Oxford Regional Comprehensive Plan serves as the Comprehensive Plan for Oxford Borough, and East Nottingham and Lower Oxford Townships, and is being updated and replaced with the adoption of this plan. There are neither historic resource protection policies nor recommendations in that plan. This is not unusual, since at the time it was common for this and other topics to be addressed through separate community initiatives.

Municipal Historic Resource Protection Policy

The most current historic resource protection policies and recommendations were developed in the various municipal *Comprehensive Plans* and/or *Open Space, Recreation, and Environmental Resource Plans*. Planning policy per municipality is briefly summarized as follows with the most recent policy listed first in each table:¹

East Nottingham Open Space, Recreation, and Environmental Resources Plan (2002)

<p>Goal: Protect and manage, as appropriate, the Township’s critical and sensitive environmental resources and open space.</p>
<p>Objectives:</p> <ul style="list-style-type: none"> • Create, maintain, and make available accurate inventories of the water, land, biotic, and scenic/cultural resources in E. Nottingham. • Determine those resources that are deemed critical or sensitive, evaluate the degree of protection currently afforded, and recommend Township actions (regulatory, acquisition, cooperative, educational, etc.) as needed to gain the desired level of resource protection. • Use ordinance standards and incentives within the site design process to afford protection to identified sensitive resources, including woodlands, scenic areas, and historic sites. • Support efforts of the Twp Historical Commission to protect E. Nottingham’s historic resources; integrate that work into the broader Twp planning programs.
<p>Recommendations:</p> <ul style="list-style-type: none"> • Consider regulatory measures available to the Twp for historic resource protection. • Review the 1980-82 Chester County Historic Sites Survey for E. Nottingham to update and set priorities for possible Nat’l Register candidates and Twp regulatory protection. • Consider seeking a grant from Chester County to develop a Historic Preservation Plan and/or at a minimum develop such a plan scope to provide direction for historic resource protection.

¹ Individual municipalities will undertake recommendations in their plans in different timeframes based on the assigned priority per individual municipal plan.

**Elk Township Open Space, Recreation, and Environmental Resources Plan (1995)
and Comprehensive Plan (1987)**

Goal: Preserve the open, rural character of the Twp and maintain the quality of the existing rural landscape. Promote the preservation of historic structures within the Twp. Preserve historic and vernacular landscape elements such as hedgerows and meadows. Open Space Plan (OSP)
To preserve and protect the historic resources and historic character of the Township from the encroachment of incompatible land use. Comprehensive Plan (CP)

Objectives:

- Inventory historic and cultural resources, and explore protection strategies, both public and private. (OSP)
- Identify open space resources, including viewsheds, cultural and historic structures and landscapes, within the Twp and prioritize according to vulnerability. Develop strategies for preservation. (OSP)
- Establish a Twp Historical Commission to research and inventory historic resources. (CP)
- Assemble enough information to establish priorities among individual sites and formulate appropriate protection strategies. (CP)
- Formulate appropriate protection strategies for potential historic districts, clusters of significant historic structures and sites deemed eligible for nomination to the National Register of Historic Places within the Township. (CP)
- Monitor and publicize changes in federal tax law, e.g. those which encourage private rehabilitation of historic structures. (CP)
- Encourage the proper maintenance and continued integrity of historic resources in Elk Township. (CP)

Recommendations:

- Explore zoning alternatives/incentives that would encourage the preservation of historic, architecturally significant, and cultural resources and landscapes on sites proposed for development, consider density incentives in cluster development in exchange for preservation of historic resources, consider the creation of a Scenic/Historic Overlay District aimed at preserving the integrity of the villages of Lewisville, Hickory Hill, and the ‘special historic and scenic areas’ defined in the plan, pursue National Register listing for historic resources, explore potential interest and relative benefits of establishment of historic districts in accordance with Pa. Act 167 to offer additional opportunities for protection of existing villages, such as Lewisville and Hickory Hill. (OSP)
- Establish an Elk Twp Historical Commission. (CP)
- Research the historic resources of the Twp. (CP)
- Publicize the results of research and nomination efforts. Maintain communications with affected landowners. (CP)
- Adopt an official “Historic Resources Map”. (CP)
- Revise the SLDO standards to achieve site design that is sensitive to historic properties. (CP)

**Lower Oxford Township Open Space, Recreation, and Environmental Resources Plan
(1993)**

Goal: Preserve environmentally sensitive open space and natural resources such as areas noteworthy for physical, historic cultural, recreational, or scenic quality.

Objectives:

- Update mapping of historic features and districts.
- Outline supplementary ordinance provisions which address historic resources, potential historic districts, and measures to mitigate the impact development may have upon historic resources.

Recommendations:

- Consider requiring all environmental resources and protected lands in the vicinity of any tract proposed for development to be mapped.
- Consider requiring a developer to prepare an impact statement describing the extent that the development any impact the environmental resources.
- Consider adopting an ordinance requiring the establishment of a buffer around scenic, historic, and cultural resources.

**Upper Oxford Township Open Space, Recreation, and Environmental Resources Plan
(1994) and Comprehensive Plan (1982)**

Goal: The identification, determination of sensitivity and the general protection of the environmental resource within the Twp. (OSP)

The Twp Comprehensive Plan does not address historic resources as policy. (CP)

Objectives:

- Identify and map important historic sites in the Twp and explore methods for preserving them including encouraging private actions which will protect these sites. (OSP)
- Explore the potential for developing a Historic Rural district under the National Register/NPS guidelines within the Twp. (OSP)

Recommendations:

- Identify those areas (including scenic, historic, cultural) in need of protection and consider zoning regulations to effectively protect resources including directing future growth to compact areas where adequate infrastructure is available or planned. (OSP)
- Consider requiring developers to identify scenic, historic, and cultural resources areas on proposed subdivisions and land development plans. (OSP)
- Consider adopting an ordinance requiring the establishment of a buffer around scenic, historic, and cultural resources to preserve the integrity and context of the resource. (OSP)

West Nottingham Township Comprehensive Plan (2006) and Open Space, Recreation, and Environmental Resources Plan (1996)

Goal: Safeguard the historic, cultural, and scenic features of West Nottingham Township and promote its historic, cultural and scenic integrity. (CP)

The identification, determination of sensitivity and the general protection of the environmental resource within the Twp. (OSP)

Objectives:

- Identify and map important historic sites in the Township and explore methods for preserving them including encouraging private actions which will protect these sites. (CP)
- Establish a Historic Rural District under the National Register/National Park Service guidelines within the Township. (CP)
- Promote the conservation and protection of the historical resources of West Nottingham Township. (CP)
- Identify and map important historic sites in the Twp and explore methods for preserving them including encouraging private actions which will protect these sites. (OSP)
- Explore the potential for developing a Historic Rural district under the National Register/NPS guidelines within the Twp. (OSP)

Recommendations:

- Complete a Comprehensive Survey of Historic Resources. (CP)
- Nominate eligible resources to the National Register of Historic Places. (CP)
- Allow for flexible interpretation of the Uniform Construction Code as it applies to historic properties. (CP)
- Develop a Historic Design Guide for use in land development proposals and remodeling projects. (CP)
- Initiate a community education program to encourage public involvement in historic preservation activities. (CP)
- Evaluate and expand the duties of the Historical Commission. (CP)
- Consider adopting a Historic Overlay Zoning District(s). (CP)
- Consider adopting a Certified Historic District or Districts. (CP)
- Evaluate and encourage the private preservation of historic properties and structures. (CP)
- Consider regulatory incentives to encourage infill development and adaptive reuse and conversion of historic buildings. (CP)
- Historic sites are categorized as 'critical resources'. (OSP)
- Consider adopting an ordinance requiring the establishment of a buffer around scenic, historic, and cultural resources to preserve the integrity and context of the resource. (OSP)
- Consider requiring developers to identify scenic, historic, and cultural resources areas on proposed subdivisions and land development plans. (OSP)
- Consider giving a density bonus to developers who protect/rehabilitate existing historic resources instead of demolishing them. (OSP)

Oxford Borough Open Space, Recreation, and Environmental Resources Plan (2002)

Goal: identify and protect environmentally sensitive and open space resources within and affecting the Borough.

Objectives:

- Inventory and map the water, land, biotic, and scenic/cultural resources of the Borough.
- Determine current status of resources as to level, degree of threat, and significance for protection.
- Evaluate and rank the potential effectiveness of resources protection techniques available to the Borough.
- Recommend continued and/or new protection measures available to the Borough that can achieve desired levels of resource protection.
- Develop more detailed documentation and, as appropriate, increase the levels of protection of the Borough's historic resources and characteristic views, streetscapes, and scenic accents.
- Work cooperatively with neighboring municipalities and with conservation and watershed protection organizations to address open space and resource protection at a regional scale.

Recommendations:

- Expand the boundaries of the Oxford Historic District along Locust St. and seek Nat'l Register status.
- Consider establishing an Act 167 historic district ordinance and a HARB to oversee façade changes, new construction, and demolitions in the Oxford Historic District.
- Consider creating a historic overlay zone, under the MPC, to add further protection for properties in the historic district.
- Utilize available grant programs to support the development of plan and ordinances for historic preservation.
- Solicit continued community involvement in historic preservation matters within and beyond the Borough, including support for and participation in OMI and Main Street Program revitalization efforts.
- Pursue eligibility as a Certified Local Government.
- Consider appropriate complementary public measures by the Borough that will support the façade improvement grant program of OMI, and continued visual quality, especially along 3rd St.

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