



## The Chester County Historic Preservation Network

P.O. Box 174, West Chester PA 19381

www.cchpn.org

September 30, 2011

Mr. Jason Herron, Esq., Chairman  
East Vincent Township Planning Commission  
262 Ridge Road  
Spring City, PA 19474

*Re: Pennhurst Zoning Considerations*

Dear Mr. Herron:

The Board of Directors of the Chester County Historic Preservation Network (Network) fully supports the views and recommendations of Mr. John Gallery, Executive Director of the Preservation Alliance for Greater Philadelphia. Mr. Gallery expressed these views and recommendations in a letter dated 8/16/11 regarding zoning request for Pennhurst now being considered by East Vincent Township Planning Commission.

The Network is a nonprofit, county-wide network of Historical Commissions, Historical and Architectural Review Boards, Historical Societies, and individuals with nearly 700 members. Our mission it to help these entities and individuals protect historic resources in their respective communities. Over the years, the Network has taken a keen interest in Pennhurst. We hope the owner/developer will ultimately make decisions that will preserve Pennhurst's historic and highly significant architecture and setting while generating a favorable financial return.

To that end we firmly believe Mr. Gallery is correct in expressing to the East Vincent Planning Commission the need for zoning flexibility. Limiting certain development options (in this case the ability to convert the existing resources into residential apartments) could ultimately deprive the property of a viable means of preserving and reusing some or all of the site's 11 main buildings.

Flexibility would enable the developer to take advantage of Federal investment tax credits available for the restoration of historic resources (either 10% or 20% depending on the scope of restoration). It would leave the remainder of the property open for other types of development, and enable the development to be constructed in phases, thus allowing even more flexibility should the market change.

As President of the Network Board of Directors and someone who has been involved in historic preservation issues and initiatives for several years, I thank you and members of the East Vincent Planning Commission for taking the time to deliberate this issue. I wish you the best of luck in making important decisions that impact will the future of your township and Chester County.

Sincerely,

Bruce A. Knapp, President