



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP
February 11, 2025
4:00 p.m.

AGENDA

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

Packet Page #

- | | | |
|------|---|--|
| I. | Call to Order | |
| | A. Salute to the Flag | |
| | B. Moment of Silence | |
| | C. Inquire if any Attendee plans to audio or video record the Workshop | |
| II. | Agreement of Sale ~ 128/144 Byers Road property ~ Introduction | -- |
| III. | Finalize Historic Resource Protection Plan | 2 |
| IV. | Historic Resource Inventory List ~ Introduction | 19 |
| V. | Comprehensive Plan, Village Concept Plan, Village Design Guidelines
– Continued discussion, authorize publication for public input | A copy is available
to view at the
Township Office |
| VI. | Open Session | |
| VII. | Adjournment | |

Appendix F

Historic Resource Preservation Plan and Supplemental Information

Introduction

The Historic Resource Protection Plan (HRPP) provides a framework for Upper Uwchlan Township to use in its preservation and protection of the Township’s historic resources. The HRPP (completed in 2024) was completed by the Upper Uwchlan Township Historical Commission and is supported by data collected and analyzed during the Township’s Historic Resource Survey and Inventory Update (completed in 2024) and the Village Concept Plan planning process (completed in 2024).

Upper Uwchlan Township has a rich and diverse heritage that is reflected in its many historic resources (See Map F1). Historic resources, not all of which are shown on Map F1, can include houses, barns, springhouses, corn cribs, ice houses, hotels, commercial buildings, bridges, roads, pathways, and more. Preserving our historic resources is vital for our community as they offer us many benefits, such as:

- Creating a sense of continuity and belonging for residents and visitors alike.
- Embodying our individual and collective identity at the local, state, and national levels.
- Providing us with a deeper understanding of history that goes beyond written documents.
- Experiencing architecture and craftsmanship firsthand.
- Connecting us to our ancestors and their stories.
- Fostering community pride and cohesion.
- Supporting a sound, sustainable and vibrant economy.¹

Preserving our historic resources allows us to acknowledge and celebrate events, people, places and ideas that shaped our past. Our past is not static, but dynamic, as it grows with each passing day and leads us to the present and the future. By preserving our past, we are leading the way for our future.

The Upper Uwchlan Township Historic Resource Inventory has 130 historic resources in the Township. The inventory was first prepared by Chester County in 1980 and updated by the Township in 2001 and 2023. There are [8] more historic resources that are pending approval to be added to the inventory. However, since 1980 [28] of the 131 historic resources have been lost due to demolition, which means the Township has lost [21%] of its historic heritage.

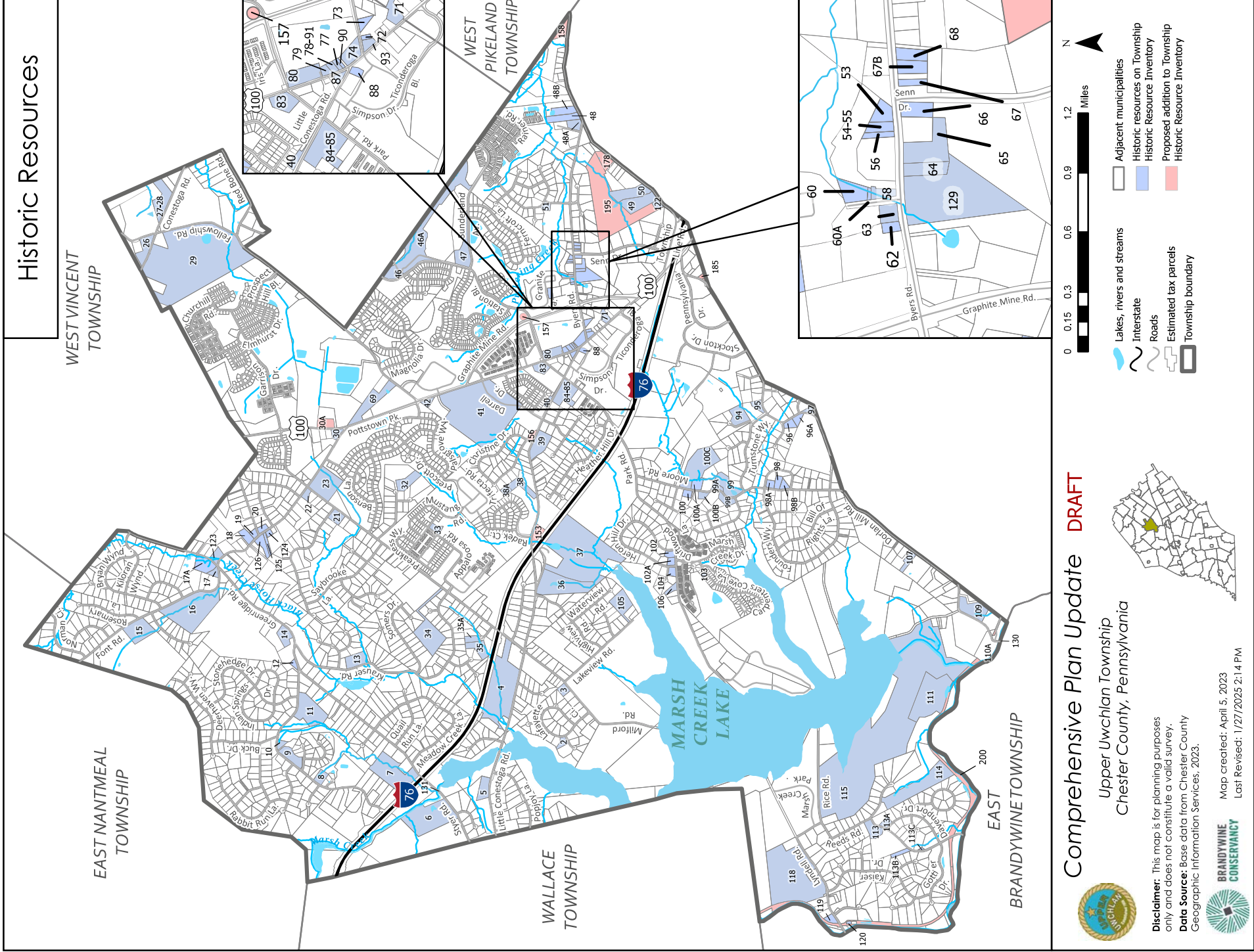
Vision

The Township’s vision for historic resource protection is to have a tapestry of well-maintained and preserved historic resources, **and associated historic landscapes** whose protection is actively supported by the Township.

Purpose

The purpose of the HRPP is to provide a framework of goals, strategies, and implementation steps to protect historic resources that:

1. Preserve the architectural and structural integrity of historic resources and historic districts.
2. **Preserve historic landscapes and viewsheds, including historic districts.**



3. Prevent demolition and demolition-by-neglect of historic resources.

Goals, Strategies and Implementation Steps

Goal 1: Protect Historic Resources and Landscapes by Strengthening Historic Resource Preservation Ordinances, Processes and Procedures

Strategy:

- 1.1 Adopt a comprehensive historic resource protection article within the Township Code

Implementation Steps:

- 1.1.1 Review existing Township ordinance provisions to make recommendations for new Historic Resource Protection Ordinance.(HC in consultation w/ qualified outside consultant and other Township officials)
- 1.1.2 Ensure Historic Resource Protection Article includes flexibility for historic resource protection, including, but not limited to, restrictive covenants; conservation easements; adaptive reuse; and other opportunities addressed through conditional use and SALDO (“Subdivision and Land Development Ordinance”) processes. Additional historic resource protections may include provisions that cover additional protection for: historic resources listed on, or determined to be eligible for, the National Register of Historic Places and others determined potentially eligible; demolition-by-neglect in-fill development; area and bulk considerations; historic areas such as Byers Station Historic District and other designated areas; review process to facilitate effective ordinance administration, timely ordinance compliance, and ordinance enforcement.(HC in consultations w/ qualified outside consultant and other Township officials)
- 1.1.3 Present the proposed ordinance to Planning Commission for review and recommendation to Board of Supervisors for approval. (HC/PC)
- 1.1.4 Develop effective means of introducing Ordinance Article to public, especially owners of historic properties. (HC/Admin)
- 1.1.5 Present Historic Resource Protection Ordinance to Board of Supervisors in public process for approval. (HC/PC)

Strategy:

- 1.2 Develop processes and procedures to maintain up-to-date information on historic resources

Implementation Steps:

- 1.2.1 Update historic resource inventory at least every 10 years in connection with new Township Comprehensive Plan in accordance with industry standards. (HC)
- 1.2.2 Conduct visual survey of all properties containing historic resources and/or are of historical and/or architectural significance. (HC)
- 1.2.3 Update historic resource survey forms, including, but not limited to, addresses, tax parcel numbers, owners, photographs, maps, changes to historic resources and landscapes, and demolitions. (HC)
- 1.2.4 Map, inventory, create new survey forms, and assign historic resource numbers to newly subdivided properties containing historic resources (e.g., house, summer kitchen, barn, springhouse, ice house, smoke house, mills, ruins, etc.). (HC)

- 1.2.5 Identify and list historic resources incurring demolition-by-neglect. (HC/Admin)
- 1.2.6 Use available Township resources to track sales of properties containing historic resources at least quarterly and provide report to Historical Commission. (Admin)
- 1.2.7 Continue research on Class I and Class II historic resources and surrounding landscapes, and historic cartways. (HC)
- 1.2.8 Consider designating additional local historic areas, including, but not limited to, Font, Eagle, Lyndell, Milford remnants and Dorlan's Mill. (HC)

Strategy:

- 1.3 Develop workable administrative processes to ensure historic resource protection ordinance provisions are properly administered by Township officials

Implementation Steps:

- 1.3.1 Review current process and procedures for enforcement of historic resource protection ordinance provisions, whether current ordinance provisions or as proposed in this Historic Resource Protection Plan. (HC/PC/Admin)
- 1.3.2 Identify areas to strengthen processes, including, but not limited to, notification of the Historical Commission regarding all applications, land development plans, etc. that may impact historic resources and landscapes. (HC/PC/Admin)
- 1.3.3 Improve initial and ongoing coordination and communication between Historical Commission and all Township officials and entities. (HC/PC/BoS/Admin)
- 1.3.4 Clarify criteria for action and improve Township monitoring processes for addressing threats to historic resources. (HC/ Admin)
- 1.3.5 Ensure Township monitoring processes properly carry out Township decisions regarding historic resources. (HC/PC/ Admin)

Strategy:

- 1.4 Use tools to encourage the Township to allocate adequate funding for historic resource protection goals, ordinance provisions, and activities to encourage plans and designs favorable to historic preservation

Implementation Steps:

- 1.4.1 Ensure Township provides regular funding in its yearly budget for historic preservation activities by the Historical Commission. Actively pursue funding opportunities for historic resource restoration, conservation and easements. (HC/BoS/Admin)
- 1.4.2 Identify and coordinate with county, state and federal sources for funds that support restoration, rehabilitation and preservation of historic properties and resources. (HC/Admin)

Goal 2: Build Community Support and Awareness for Historic Preservation

Strategy:

- 2.1 Develop a program for the Historical Commission and Township officials to educate them about the importance of historic resource protection and the tools and processes available to ensure historic resource protection is properly carried out in the Township

Implementation Steps:

- 2.1.1 Develop an ongoing educational program for the Historical Commission to improve its ability to process information, analyze applications, and make recommendations to the Township. (HC)
- 2.1.2 Become an active participant and educational recipient of the Chester County Historic Preservation Network. (HC)
- 2.1.3 Identify educational areas and prepare presentations for Historical Commission and Township officials, (HC)
- 2.1.4 Schedule educational programs a minimum of two times a year. (HC/PC/BoS/Admin)
- 2.1.5 Encourage Township to place restrictive covenants or conservation easements on Township-owned historic resources. (HC)
- 2.1.6 Appoint Historical Commission members to serve as liaisons with the Board of Supervisors and Planning Commission. (HC)

Strategy:

- 2.2 Use various educational tools to continually educate Township citizens about Upper Uwchlan's history and historic resources

Implementation Steps:

- 2.2.1 Continue current opportunities for public education activities (e.g., Township Block Party, Chester County Summer Walking Tours, and Chester County Parks/Struble Trail). (HC/Admin)
- 2.2.2 Identify additional opportunities for public education activities (e.g., walk through Upland Farm Park and self-driving tour of Township's historic resources). (HC/ Admin)
- 2.2.3 Identify areas for interpretive signage (e.g., Byers Station Historic District, Eagle, Font, Dorlan's Mill and other historically significant properties, such as Windsor Schoolhouse and Upland Farm buildings.) (HC)
- 2.2.4 Educate Township citizens about Upper Uwchlan's history and its historic resources and promote historic preservation in Township buildings and on the Township website, including, but not limited to, the process and benefits of listing historic resources on the National Register of Historic Places. (HC/Admin)
- 2.2.5 Ensure Township information on its historic resources is properly stored and readily accessible. (HC/Admin)
- 2.2.6 Continue to develop Upland Farm Park for educational purposes (e.g., creating a Township Historical Museum and lecture program in the farmhouse). (HC/ Admin)

2.2.7 Develop local educational and celebratory plans and products for USA's 250th anniversary. (HC/Admin)

Strategy:

2.3 Use various tools to continually educate owners of historic properties in the Township about the importance of historic resource protection and the tools and processes for historic resource protection in the Township

Implementation Steps:

2.3.1 Identify areas for education and coordination. (HC)

- Invite historic resource owners to two meetings a year to collaborate on education and information gathering.
- Share information from Township archives on historic resources with owners.
- Ask owners to share information on their historic resource.

2.3.2 Share with owners available information on incentives to maintain and preserve historic resources, including, but not limited to, available tax breaks, adaptive reuse, flexibility, and available grants from governments and non-profits. (HC)

2.3.3 Develop a process of notifying owners of newly purchased historic properties about the Township's historic resource protection and preservation initiatives. (HC/Admin)

2.3.4 Encourage purchasers of Class I and Class II historic resources to be aware of the importance of preserving original historic structures and surrounding landscapes. (HC)

2.3.5 Assist individual property owners Facilitate process for individual property owners to voluntarily place restrictive covenants on historic resources. (HC/Admin)

Strategy

2.4 Educate real estate developers on the importance of historic resource protection in the Township to ensure they are aware of the Township's historic resource protection goals, ordinance provisions and activities to encourage them to utilize plans and designs favorable to historic preservation

Implementation Steps:

2.4.1 Use Township newsletter, Historic Resource Protection Overlay Article language, other provisions in the Township Zoning Ordinance and Subdivision and Land Development Ordinance, and other educational material on Township website to demonstrate the Township's strong commitment to, and history of historic resource protection. (HC/Admin)

Historic Resources - Supplemental Information

Introduction

Upper Uwchlan Township is fortunate to have many historic resources that help preserve the semi-rural nature, look and feel of much of the Township. These historic resources include houses, barns, springhouses, corncribs, icehouses, hotels, commercial buildings, bridges, roads, pathways, and much more. It is important to preserve these resources because they make significant contributions to our community, by creating a sense of continuity for both Township residents and visitors and embodying our individual pride and our civic, state and national identity. By providing an understanding of history that cannot be found in documents alone, we experience architecture firsthand, connecting us to our ancestors, fostering community, and supporting a sound, sustainable and vibrant economy. Preserving historic resources is also important because they provide concrete opportunities for the Township to acknowledge and celebrate events, people, places and ideas from our past, while preserving our heritage, supporting business opportunities and attracting people to our Township. Protecting our historic resources begins with identifying and documenting them. This enables us to grow our understanding of the past and serves as a guidepost – leading to the future.

Upper Uwchlan's historic resources are also our historic villages, and in the case of Byers Station, our historic district. The historic district and villages possess a concentration or continuity of historic buildings, structures, objects, or sites. Preserving a community's historic resources provides several benefits. Historic preservation helps preserve a community's identity and sense of place, making it an attractive place to live for residents. Protection and enhancement of Upper Uwchlan Township's historic resources can increase property values, and can be a main driver for economic development opportunities - which include heritage tourism and the restoration and reuse of historic resources. The Historic Resource protection strategies recommended in this Chapter consider and address:

- Upper Uwchlan Township's Community Character – Preserve the historic, rural character of its villages, the farmhouses, barns and outbuildings that make evident the historic agricultural past, and the remaining open spaces that defines Upper Uwchlan's remaining historic landscape and character that its residents cherish and embrace.
- Economic Development Opportunities – Use historic preservation as an economic development tool balancing historic resource protection with appropriate growth strategies.
- Importance of Education and Outreach – Continue and boost proactive measures to promote and encourage historic resource protection.
- Appropriate Development within the Villages of Eagles and Byers – Ensure development is compatible with and sensitive to the existing historic setting of these villages to accommodate the Township's growth strategies while protecting its sense of place.

Historic Overview

Upper Uwchlan Township was settled primarily by Welsh Friends around 1712. Initially part of Uwchlan Township, Upper Uwchlan was established as a separate township in 1858 primarily due to Uwchlan Township's large geographic area. Development of villages, such as Eagle, Byers Station, and Font, occurred in conjunction with light industry, graphite mining, and agriculture. Transportation was an important part of Eagle and Byers Development. Eagle emerged after the opening of a tavern at the intersection of Pottstown Pike and Conestoga Road. In the early 1870s, Byers Station began as the terminus of the Pickering Valley

Railroad, which originated 11 miles away in Phoenixville. Eagle is a bustling village with businesses and shopping centers; Byers Station, as well as the village of Font, remain relatively unchanged from the turn of the last century. The smaller villages of Dorlan Mills, Milford Mills, and Lyndell were altered over the years but with the exception of Milford Mills, retain various historic resources from the past. The remnants of Milford Mills lie beneath the waters of Marsh Creek Lake, which was developed in the early 1970s.

Agriculture in Upper Uwchlan flourished well into the twentieth century. In the latter half of the century and to the present day, most of its fields and pastures however were redeveloped for housing and other uses. Today farmhouses, barns, and outbuildings visible throughout the Township make evident its rich agricultural heritage. The railroad, meanwhile, operated along Brandywine Creek and between Byers and Phoenixville from approximately 1872 to 1946. As if on cue, the Pennsylvania Turnpike opened in here in 1950. Running along the southern boundary of the Township, it included an interchange opened at Route 100, just south of the Township. The interchange attracted people and development, and continues to transform Upper Uwchlan Township.

Historic Resource Analysis

Upper Uwchlan's resources are found throughout the Township, and include farmhouses, barns and outbuildings, as well as residences, commercial and industrial buildings in its villages. The Township's most significant historic resource is the Byers Station Historic District, the former terminus of the Pickering Valley Railroad. The late nineteenth century village was listed in the National Register of Historic Places in 2002. For the most part, Upper Uwchlan's historic resources reflect its agricultural heritage; however other villages, such as Eagle, Font, Lyndell and Dorlans Mill exhibit a variety of building types, styles, and historic uses. Byers Station's and Eagle's economic prosperity and late nineteenth century growth were largely due to the railroad, however Dorlans Mill and Lyndell also relied on the railroad, albeit the East Brandywine and Waynesborg Railroad, which was laid out along the western boundary of the township in 1861.

Upper Uwchlan's principal collections of historic resources are the villages of Eagle and Byers Station, which are just a quarter mile apart, with Eagle the Township's commercial core. The village of Eagle began with the opening of the Eagle Tavern in 1727. Eagle is historically significant for commerce and architecture. Notable buildings include a variety of residences (c. 1750 to c. 1875), the Windsor School, a one-room schoolhouse (1858) and the Eagle Tavern (1727, rebuilt c. 1858). Architectural styles include Federal, Greek Revival, Italianate, and Second Empire. Though not as densely settled as Byers Station, Eagle, due to various planning and preservation initiatives undertaken by the Township in the late 1990s and early 2000s, its collection of historic buildings is one of Upper Uwchlan's character defining features.

Byers Station grew up around the Byers railroad station after its opening in 1871 and continued growing after plumbago (graphite) was discovered in 1875. The village is historically significant for mining and processing, transportation and commerce. Byers Station Historic District includes several Italianate- and Greek Revival-style buildings, including the former Byers Hotel (c. 1874), the John Todd House (c. 1875) and the Masonic Hall (1894). Byers Station's dense row of buildings on the north side of Byers Road forms another of the Township's character defining features.

Over the years, there have been several material changes to Upper Uwchlan's historic resources, compromising some of its historic integrity. A historic resource survey conducted in the 1990s found that 19% of its historic resources had been lost since a county-wide survey was completed in 1982, mainly from land development projects during a period of rapid growth. This development has certainly changed Eagle, however it has mainly impacted Upper Uwchlan's agricultural resources found — or once found — throughout the Township. Whether in the villages or the countryside, development has created both

In addition, resources that contribute to a listed NRHP district, or individually listed resources, can be eligible for the Federal Historic Preservation Tax Credit. The Federal Historic Preservation Tax Credit program spurs the rehabilitation and re-use of historic buildings by incentivizing private sector investment. As noted in the National Park Service website, the program is one of the nation's most successful and cost-effective community revitalization programs and serves as a job creator for large and small communities (<https://www.nps.gov/tps/tax-incentives.htm>). A 20% tax credit is available for the rehabilitation of historic, income-producing buildings through the Secretary of Interior and the National Park Service. The State Historic Preservation Office and the National Park Service administer the program to certify the historic structure and review the rehabilitation work to ensure it complies with the Secretary's Standards for Rehabilitation. This ensures that any changes to the structure retains its historic integrity while transitioning to a modern use. Pennsylvania's historic tax credit program, though much more limited, can augment the federal program. These programs would be an excellent fit for the preservation goals of the Township.

Lastly, efforts to preserve the Township's historic streetscapes, particularly in Eagle and Byers Station, will be more effective if new development is consistent with the size and scale of adjacent historic properties. Architectural guidelines as provided in the Village Design Guidelines, which also incorporate certain landscape guidelines for rural centers, can help preserve the streetscape in these historic villages or historic resource throughout the Township.

challenges and opportunities for historic preservation and economic development opportunities.

Historic Resource Preservation and Protection Initiatives

Upper Uwchlan began working with the Brandywine Conservancy and others in the 1990s, culminating with the 2014 Comprehensive Plan to promote historic resource planning, preservation, and protection. This began in part with the formation of the Upper Uwchlan Township Historical Commission in the early 1990s. The historic resource inventory has been updated three times since then, the latest in 2023. Upper Uwchlan has 131 historic resources on its official inventory - the Upper Uwchlan Township Historic Resource Inventory, that are distributed among the communities of Historic Eagle Village, Byers Station Historic District, Font, Lyndell and their surrounding land. There are currently another 8 historic resources awaiting approval for addition to the Inventory. The Township's Historic Resource Protection Plan, the goals and implementation strategies which are described below, is an important and significant step in protecting and preserving the remaining historic resources.

Meanwhile, the Township amended its Subdivision and Land Development Ordinance (SALDO) to include a Historic Resource Impact Statement. The Statement may be required to examine potential adverse impacts on certain historic resources as part of the subdivision and land development approval process. The Township has also adopted ordinance language, particularly within its C-1 Village Commercial District (where Eagle and Byers Station are located) requiring applicants to follow architectural standards designed to protect historic resources. To that end, the Township has adopted a Village Concept Plan (VCP) –included in this Comprehensive Plan - that recommends further steps to preserve the historic resources and the historic landscapes of Eagle and Byers Station. The VCP also updated its Village Design Guidelines, a major preservation tool also part of this Comprehensive Plan. Finally, the Township has adopted other ordinance language that provides incentives, including additional uses, to protect and reuse historic resources through Conditional Use application approval process.

Combining Historic Resource Identification, State and Federal Historic Preservation Programs, and Local Protections

The National Register of Historic Places (NRHP) is the official list of the Nation's historic places worthy of preservation. The National Park Service's National Register of Historic Places, authorized by the National Historic Preservation Act of 1966, is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP serves to confirm and establish historic significance of an individual resource or district; however, listing on the NRHP alone does not provide any protections for the listed resource. Understanding and inventorying the historic resources a community seeks to protect is the first step to preserving a community's treasured historic assets. State and federal determinations of eligibility and official listing on the NRHP confirms the significance of those resources. Combining NRHP listing or eligibility with local protections for historic resources maximizes a community's ability to both preserve their historic resources for the long term while potentially providing financial incentives for reuse.

Upper Uwchlan Township has one district on the NRHP, Byers Station. Unfortunately, the Pennsylvania State Historic Preservation Office (PA SHPO) determined that Eagle and Dorlans Mill were not eligible for the NRHP designation due to alterations to the historic landscape. Font and Lyndell do not appear to possess the necessary historic or architectural significance to meet NRHP listing criteria. However Pennsylvania, through its Municipalities Planning Code, enables municipalities to develop local historic resource protection initiatives (via zoning), as does specific Pennsylvania state enabling legislation (via Pennsylvania Act-167). These efforts, plus provisions for education and administrative training, are recommended in the Historic Resources Protection Plan and the VCP.

Upper Uwchlan Township
2024 Historic Resource Inventory Update for Map

Resources 2 to 131

Dated: October 28, 2024

Street #	Street	Tax Parcel ID	Historic Resource ID	Current Class	Historic Name
27	Lafayette Circle	32-3-45.8	2	II	Thomas Hazael House
590	Milford Road	32-3-44	3	II	Prospect Schoolhouse
640	Little Conestoga Road	32-3-34	4	II	Robert Smith House
720	Little Conestoga Road	32-3-32.3	5	II	William Denny House
95	Styer Road	32-3-29.2	6	II	William Denny House
195	Styer Road	32-3-4.4	7	II/Recommended Class I	James Denny House
571	Greenridge Rd	32-1-7.4A	8	II	Joseph McClure House
561	Greenridge Rd	32-1-7.2B	9	II	Upattinas School
403	Greenridge Rd	32-1-7.3A	10	II	Upattinas School Tenant House
303	Greenridge Rd	32-1-8	11	II	Benjamin McClure Farmstead
264	Greenridge Rd	32-1-19	12	II/Potential Class I	Grimm Schoolhouse
159	Krauser Rd	32-3-10.4	13	II	Carson/McClure House
208	Greenridge Rd	32-1-18	14	II	Davis Miller House
771	Font Rd	32-1-13.2	15	II/Recommended Class I	Bishop, Joseph House
635	Font	32-1-15	16	II	
166	St. Andrews Rd	32-1-4.1G	17	II	Buckwalter, David House
150	St. Andrews Rd	32-1-4.1H	17A	II	Buckwalter, David Barn
542-544	Font Rd	32-1-5.15	18	II	Evans, Daniel House
500	Font Rd	32-1-6	19	II	Font General Store

480	Font Rd	32-1-28	20	II	Font School
200	Milford Rd	32-3-11.1A	21	II	Stiteler, John House
100	Milford Rd	32-1-27.7	22	II/Potential Class I	Keely, Conrad House
395	Font Rd	32-1-43	23	I	Keely, Conrad Farm
2602	Conestoga Road	32-2-1.1A	26	II/Probably eligible National Register	Whelen House
2440	Conestoga Road	32-2-5	27	II/Could be eligible National Register w/Church	St Mathews Church Parsonage
2440	Conestoga Road	32-2-5	28	II/Potentially eligible National Register	St Mathews Church
575	Fellowship Road	32-2-10	29	I	Whelen House
210	Font Road	32-1-31	30	II	Keeley, John House
17	Patricia Drive	32-3-17.2	32	II	Bonsall, Isaac Farmhouse
32	Fetters Boulevard	32-3-1102	33	II	Hoffman, Aubray Farm
390	Milford Road	32-3-14.1	34	II	Smith, Robert Farmstead
106	Hoffman Circle	32-3-7.1A	35	II	Hoffman Farm
109	Hoffman Circle	32-3-7.1B	35A	II	Hoffman Tenant Farm House
425	Little Conestoga Road	32-3-54.3	36	II/Class I Potential	Fetters, Abraham Farm/Edgefield Institute
55	Green Valley Road	32-3-59	37	II	Frame Farm/Never Ending Spring Farm, Butler/Hoffman Farm
360	Little Conestoga Road	32-3-22	38	II	James Buffington House
364	Little Conestoga Road	32-3-22.1	38A	II	James Buffington Barn
301	Little Conestoga Road	32-3-64	39	II	Lewis, Henry House
240	Little Conestoga Road	32-3-20	40	II	John Hoffman House
301	Pottstown Pike	32-3-19	41	II/Potential Class I	Dolby, Thomas Farm
395	Pottstown Pike	32-3-18	42	II	John Griffith House
1180	Station Boulevard	32-4-18	46	II	Eagle Farms/Evans, Daniel Farm

N/A	Station Boulevard	32-4-958	46A	II	Eagle Farms Springhouse
1115	Sunderland Avenue	32-4-479	47	II/Potentially eligible National Register	Bryn Coed Farms
409	Byers Road	32-4-33.2A	48	II/Class 1 w/ 48 A & B	Stiteler, Peter House
365	Byers Road	32-4-33	48A	II/ w/ 48 & 48B Class I	Stiteler, Peter House
411	Byers Road	32-4-33.2B	48B	II w/ 48 & 48A Class I	Stiteler, Peter Barn
175	East Township Line Road	32-4-71	49	II	Josiah Phillips House
185	East Township Line Road	32-4-70	50	II	David Stiteler Barn
301	Stanford Drive	32-4-30.3	51	I	Phillips/Todd House
225	Byers Road	32-4K-7	53	I	Byers Hotel
219	Byers Road	32-4K-6	54	I	Green, Emeretta C. House
219	Byers Road	32-4K-6	55	I	The Farmers Bank of Uwchland/Todd House
215	Byers Road	32-4K-5	56	I	Green, Emeretta C. House
201	Byers Road	32-4K-1	58	I	Lewis, Isaac B. House
119	Eagle Farms Road	32-4K-3	60	I	Butler, Joseph House
115	Eagle Farm Road	32-4K-2	60A	II	Butler, Joseph Outbuilding
161	Byers Road	32-4-496	61	I	Butler, Joseph House/Butler, Joseph Farmstead
181	Byers Road	32-4-23	62	I	March, Eliza House
191	Byers Road	32-4-22	63	I	March, Frank House
204	Byers Road	32-4-59	64	I	Woodland House
210	Byers Road	32-4-60	65	I	Todd, J.H. House
218	Byers Road	32-4-62	66	I	Mount Pickering Masonic Hall
226	Byers Road	32-4K-8	67	I	Todd, Elizabeth House

230	Byers Road	32-4K-10	67B	II	Grow, Joseph House
236	Byers Road	32-4K-11	68	I	Todd, S.W. House
70-74	Pottstown Pike	32-4-55.9	71	II	Todd, Elizabeth House
108	Byers Road	32-4-51	72	II	
124	Byers Road	32-4-53	73	II	
102	Pottstown Pike	32-4-6	74	II	Todd, John House/Sheetz, William House
120	Pottstown Pike	32-4-9	77	II	Butler House
124	Pottstown Pike	32-4-10	78	II	Frame, Issac D. House
134	Pottstown Pike	32-4-11	79	II	Huxley Blacksmith Shop
140	Pottstown Pike	32-4-12	80	II	Windsor School
160	Park Road	32-4-86	83	II	Jonathan Couch House
213	Little Conestoga Road	32-3-66	84	II	Windsor Baptist Church
213	Little Conestoga Road	32-3-66	85	II	Windsor Baptist Church Parsonage
123	Pottstown Pike	32-4-5	87	II	Eagle Tavern
350	Simpson Drive	32-4-38.11	88	II	Beerbower, Jacob House/Pugh House
110	Pottstown Pike	32-4-8 and 32-4-7	90	II	Pearson, Frank and Hannah House/Simpson House
130	Pottstown Pike	32-4-10	91	II	Beerbower Duplex/Tin Shop
100	Pottstown Pike	32-4-55.7	93	II	Eagle Hardware Store
700	Pondview Way	32-6-29	94	II	Henry Essick House
431	W. Township Line Road	32-6-30	95	II	Henry Essick Farmhouse
101	Peregrine Lane	32-6-86	96	II	Isaac Lewis House
535	W. Township Line Road	32-6-85	96A	II	Locust Springs Farm Tenant House
550	W. Township Line Road	32-6-32	97	II	Lewis, Isaac House
140	Moore Road	32-6-199	98	II/Recommended Class I	Evans, Evan Farmhouse

200	Ivystone Drive	32-6-197	98A		II/Could be eligible National Register w/ farmstead	Evans, Evan Springhouse
138	Moore Road	32-6-202	98B		II/Recommended Class I	Evan Evans Barn
210	Moore Road	32-3-76	99		II/Could be Class I	Lewis, Isaac Farmhouse
220	Moore Road	32-3-76.1	99A		II	Lewis Tenant House
10	Twins Pines Road	32-3-75.26	99B		II	Lewis, Isaac Barn
261	Moore Road	32-3-74.10	100		II/ w/ 100A, B & C potentially eligible National Register	Lewis Farm
260	Moore Road	32-3-77.1B	100A		II/ w/ 100,100B & C could be Class I	Lewis Farm Barn
231	Moore Road	32-3-74.1	100B		II/ w/ 100, 100A & C could be Class I	Lewis Farm Ice House
270	Moore Road	32-3-77.1	100C		II/ w/ 100,100A & B could be Class I	Lewis Farm Springhouse
500	Park Road	32-3-59.1B	102		II	Phipps, Robert House
510	Park Road	32-3-59.1Q	102A		II	Moore, Charles Barn
404	Carpenters Cove Lane	32-3Q-283	103		II	
530	Park Road	32-3-59-1P	104		II	
35	Lakeview Road	32-3-53.1	105		II	Phipps, Robert House
550	Park Road	32-3-52.1	106		II	Buchanan School
670	Dorian Mill Road	32-6-61	107		II	David Owen House/Acker House
751	Dorian Mill Road	32-6-64.1	109		II	Tamarack Farm
770	Dorian Mill Road	32-6-49	110A		II	Dorian Paper Mill Complex
601	Creek Road	32-6-50	111		II	Old Jackson, Morris Place
755/757	N. Reeds Road	32-6-34.3	113		II	
750	N. Reeds Road	32-6-38.2	113A		II	

705	N. Reeds Road	32-5-15	113B	II	
N/A	N. Reeds Road	32-06-37	113C	II	Stiteler Spinghosue
107	Skyline Drive	32-6-39.20	114	II/ Class I Potential	Samuel Byers Farm
5	Rice Road	32-6-40.1	115	II	Joseph Phipps Farm
110	Lyndell Road	32-5-6	118	II	Smith, John House
20	Lyndell Road	32-5-4	119	II	
119	Lyndell Road	32-5-10	120	II	Matlack, Thomas House
165	E. Township Line Road	32-4-67.2	122	II	
590	Font Road	32-1-5.6	123	II	
481	Font Road	32-1-25	124	II	
491	Font Road	32-1-24	125	II	Brownback Tenant House
521	Font Road	32-1-23	126	II	
190	Byers Road	32-4-58	129	I	Pennsylvania Graphic Processing Plant
N/A	Dorlan Mill Road	N/A	130	II	Dorlans Mill Bridge
N/A	Styers Road	N/A	131	I	Bridge on Styer Road just west of Turnpike

Upper Uwchlan Township
2025 Historic Resource Inventory Update
Proposed Resources
Dated: January 23, 2025

Street #	Street	Tax Parcel ID	Historic Resource ID	Class	Historic Name
520	Pottstown Pike	32-1-35	30A	II	John Keeley Barn
395	Little Conestoga Road	32-3-61.1A	153	II	Portion of House from Former Anselma Train Station
N/A	Graphite Mine Road	32-4-488	157	I	Larkin Covered Bridge
541	Byers Road	32-4-35.1	158	II	Silas Evans House
207	E. Township Line Road	32-4-69.2	178	II	Kennedy Farmstead
70	W. Township Line Road	32-4-79	185	II	Benson Chapel Burying Ground
	N/A	N/A	192	II	Reeds Road Bridge
161	E. Township Line Road	32-4-67	195	II	Graphite Mine
N/A	Multiple	Multiple	200	II	East Brandywine & Waynesburg Railroad Bed

Upper Uwchlan Township
2025 Historic Resource Inventory Update
Resources 1 to 131
Dated: January 23, 2025

Street #	Street	Tax Parcel ID	Historic Resource ID	Current Class	Proposed Class	Historic Name	Comments
601	Milford Road	32-3-50	1	N/A	Same		Demolished
27	Lafayette Circle	32-3-45.8	2	II	Same	Thomas Hazael House	
590	Milford Road	32-3-44	3	II	Same	Prospect Schoolhouse	
640	Little Conestoga Road	32-3-34	4	II	I	Robert Smith House	
720	Little Conestoga Road	32-3-32.3	5	II	Same	William Denny House	
95	Styer Road	32-3-29.2	6	II	II/Recommended Class I	William Denny House	
195	Styer Road	32-3-4.4	7	II/Recommended Class I	I	James Denny House	
571	Greenridge Rd	32-1-7.4A	8	II	Same	Joseph McClure House	
561	Greenridge Rd	32-1-7.2B	9	II	Same	Upatinas School	
403	Greenridge Rd	32-1-7.3A	10	II	Same	Upatinas School Tenant House	
303	Greenridge Rd	32-1-8	11	II	II/Recommended Class I	Benjamin McClure Farmstead	
264	Greenridge Rd	32-1-19	12	III/Potential Class I	II/Recommended Class I	Grimm Schoolhouse	
159	Krauser Rd	32-3-10.4	13	II	II/Recommended Class I	Carson/McClure House	
208	Greenridge Rd	32-1-18	14	II	Same	Davis Miller House	
771	Font Rd	32-1-13.2	15	II/Recommended Class I	Same	Bishop, Joseph House	

635	Font	32-1-15	16	II	Same		
166	St. Andrews Rd	32-1-4.1G	17	II	Same	Buckwalter, David House	
150	St. Andrews Rd	32-1-4.1H	17A	II	Same	Buckwalter, David Barn	
542-544	Font Rd	32-1-5.15	18	II	II/Recommended Class I	Evans, Daniel House	
500	Font Rd	32-1-6	19	II	II/Recommended Class I	Font General Store	
480	Font Rd	32-1-28	20	II	Same	Font School	
200	Milford Rd	32-3-11.1A	21	II	Same	Stiteler, John House	
100	Milford Rd	32-1-27.7	22	II/Potential Class I	II/Recommended Class I	Keely, Conrad House	
395	Font Rd	32-1-43	23	I	II/Recommended Class I	Keely, Conrad Farm	
	Fellowship Rd/Off Pottstown Pike	32-1-33-2	24	N/A	Same		Demolished
206	Fellowship Rd	32-3-25.1 (Currently 32-4-104)	25	II	N/A	Evans, Lewis Farm/Fritz Farm (Other Name - Senn Farm)	Demolished
2602	Conestoga Road	32-2-1.1A	26	II/Probably eligible National Register	I	Whelen Farmstead	House and Barn Part of West Vincent Highland Historic District
2440	Conestoga Road	32-2-5	27	II/Could be eligible National Register w/Church	II/Recommended Class I	St Mathews Church Parsonage	
2440	Conestoga Road	32-2-5	28	II/Potentially eligible National Register	II/Recommended Class I	St Mathews Church	
575	Fellowship Road	32-2-10	29	I	Same	Whelen House	
210	Font Road	32-1-31	30	II	Same	Keeley, John House	
	Pottstown Pike		31	N/A	Same		Demolished
17	Patricia Drive	32-3-17.2	32	II	Same	Bonsall, Isaac Farmhouse	

32	Fetters Boulevard	32-3-1102	33	II		Same	Hoffman, Aubray Farm	
390	Milford Road	32-3-14.1	34	II		Same	Smith, Robert Farmstead	
106	Hoffman Circle	32-3-7.1A	35	II		Same	Hoffman Farm	
109	Hoffman Circle	32-3-7.1B	35A	II		Same	Hoffman Tenant Farm House	
425	Little Conestoga Road	32-3-54.3	36	II/Class I Potential		II/Recommended Class I	Fetters, Abraham Farm/Edgefield Institute	
55	Green Valley Road	32-3-59	37	II		Same	Frame Farm/Never Ending Spring Farm, Butler/Hoffman Farm	
360	Little Conestoga Road	32-3-22	38	II		Same	James Buffington House	
364	Little Conestoga Road	32-3-22.1	38A	II		Same	James Buffington Barn	
301	Little Conestoga Road	32-3-64	39	II		Same	Lewis, Henry House	
240	Little Conestoga Road	32-3-20	40	II		Same	John Hoffman House	
301	Pottstown Pike	32-3-19	41	II/Potential Class I		I	Dolby, Thomas Farm/Upland Farm Park	
395	Pottstown Pike	32-3-18	42	II		Same	John Griffith House	
	Pottstown Pike		43	N/A		Same	Butler House	Demolished
	Fellowship Rd		44	N/A		Same		Demolished
250	Fellowship Rd	32-4-118	45	N/A		Same	Hertz House	Demolished
1180	Station Boulevard	32-4-18	46	II		Same	Eagle Farms/Evans, Daniel Farm	
N/A	Station Boulevard	32-4-958	46A	II		Same	Eagle Farms Springhouse	
1115	Sunderland Avenue	32-4-479	47	II/Potentially eligible National Register		II	Bryn Coed Farms	
409	Byers Road	32-4-33.2A	48	II/Class 1 w/ 48 A & B		II/Recommended Class I	Stiteler, Peter House	
365	Byers Road	32-4-33	48A	II/ w/ 48 & 48B Class I		II/Recommended Class I	Stiteler, Peter House	

411	Byers Road	32-4-33.2B	48B	II w/ 48 & 48A Class I	II/Recommended Class I	Stiteler, Peter Barn	
175	East Township Line Road	32-4-71	49	II	Same	Josiah Phillips House	
185	East Township Line Road	32-4-70	50	II	Same	David Stiteler Barn	
301	Stanford Drive	32-4-30.3	51	I	Same	Phillips/Todd House	
247	Byers Road	32-4-25	52	II	N/A	Ives, Jeanette House	Demolished
225	Byers Road	32-4K-7	53	I	Same	Byers Hotel	
219	Byers Road	32-4K-6	54	I	Same	Green, Emeretta C. House	
219	Byers Road	32-4K-6	55	I	Same	The Farmers Bank of Uwchland/Todd House	
215	Byers Road	32-4K-5	56	I	Same	Green, Emeretta C. House	
211	Byers Road	32-4K-4	57	I	Same	Stiteler, A.M.F. Outbuildings	House Destroyed by Fire; Privy and Shed Remain
201	Byers Road	32-4K-1	58	I	Same	Lewis, Isaac B. House	
	Eagle Farms Road		59	N/A	Same		Demolished
119	Eagle Farms Road	32-4K-3	60	I	Same	Butler, Joseph House	
115	Eagle Farm Road	32-4K-2	60A	II	I	Butler, Joseph Outbuilding	
161	Byers Road	32-4-496	61	I	Same	Butler, Joseph House/Butler, Joseph Farmstead	
181	Byers Road	32-4-23	62	I	Same	March, Eliza House	
191	Byers Road	32-4-22	63	I	Same	March, Frank House	
204	Byers Road	32-4-59	64	I	Same	Woodland House	
210	Byers Road	32-4-60	65	I	Same	Todd, J.H. House	
218	Byers Road	32-4-62	66	I	Same	Mount Pickering Masonic Hall	
226	Byers Road	32-4K-8	67	I	Same	Todd, Elizabeth House	

230	Byers Road	32-4K-10	67B	II	Same	Grow, Joseph House	
236	Byers Road	32-4K-11	68	I	Same	Todd, S.W. House	
480	Pottstown Pike	32-3-25	69	N/A	Same		Demolished
	Byers Road		70	N/A	Same		Demolished
70-74	Pottstown Pike	32-4-55.9	71	II	Same	Todd, Elizabeth House	
108	Byers Road	32-4-51	72	II	Same		
124	Byers Road	32-4-53	73	II	Same		
102	Pottstown Pike	32-4-6	74	II	II/Recommended Class I	Todd, John House/Sheetz, William House	
104	Pottstown Pike	32-4-6	75	I	N/A	Sheetz, W.H. Shop and House	Demolished
112	Pottstown Pike	32-4-8 and -7	76	II	N/A		Demolished
120	Pottstown Pike	32-4-9	77	II	Same	Butler House	
124	Pottstown Pike	32-4-10	78	II	Same	Frame, Issac D. House	
134	Pottstown Pike	32-4-11	79	II	Same	Huxley Blacksmith Shop	
140	Pottstown Pike	32-4-12	80	II	Same	Windsor School	
140	Pottstown Pike	32-4-12	81	N/A	Same		Demolished
	Pottstown Pike	32-4-2.4	82	II	N/A	Couch House	Demolished
160	Park Road	32.4.86	83	II	Same	Jonathan Couch House	
213	Little Conestoga Road	32-3-66	84	II	Same	Windsor Baptist Church	
213	Little Conestoga Road	32-3-66	85	II	Same	Windsor Baptist Church Parsonage	
129	Pottstown Pike	32-4-4	86	N/A	Same		Demolished
123	Pottstown Pike	32-4-5	87	II	II/Recommended Class I	Eagle Tavern	
350	Simpson Drive	32-4-38.11	88	II	II/Recommended Class I	Beerbower, Jacob House/Pugh House	

109	Pottstown Pike	32-4-39.1	89	II	N/A	Simpson's Hardware Store	Demolished
110	Pottstown Pike	32-4-8 and 32-4-7	90	II	Same	Pearson, Frank and Hannah House/Simpson House	
130	Pottstown Pike	32-4-10	91	II	Same	Beerbrower Duplex/Tin Shop	
105	Pottstown Pike	32-4-38.11	92	II	N/A		Demolished
100	Pottstown Pike	32-4-55.7	93	II	III	Eagle Hardware Store	
700	Pondview Way	32-6-29	94	II	Same	Henry Essick House	
431	W. Township Line Road	32-6-30	95	II	Same	Henry Essick Farmhouse	
101	Peregrine Lane	32-6-86	96	II	Same	Isaac Lewis House	
535	W. Township Line Road	32-6-85	96A	II	Same	Locust Springs Farm Tenant House	
550	W. Township Line Road	32-6-32	97	II	Same	Lewis, Isaac House	
140	Moore Road	32-6-199	98	II/Recommended Class I	Same	Evans, Evan Farmhouse	
200	Ivystone Drive	32-6-197	98A	II/Could be eligible National Register w/ farmstead	II/Recommended Class I	Evans, Evan Springhouse	
138	Moore Road	32-6-202	98B	II/Recommended Class I	Same	Evan Evans Barn	
210	Moore Road	32-3-76	99	II/Could be Class I	II/Recommended Class I	Lewis, Isaac Farmhouse	
220	Moore Road	32-3-76.1	99A	II	Same	Lewis Tenant House	
10	Twins Pines Road	32-3-75.26	99B	II	Same	Lewis, Isaac Barn	
261	Moore Road	32-3-74.10	100	II/ w/ 100A, B & C potentially eligible National Register	II/Recommended Class I	Lewis Farm House	
260	Moore Road	32-3-77.1B	100A	II/ w/ 100,100B & C could be Class I	II/Recommended Class I	Lewis Farm Barn	
231	Moore Road	32-3-74.1	100B	II/ w/ 100, 100A & C could be Class I	II/Recommended Class I	Lewis Farm Ice House	

270	Moore Road	32-3-77.1	100C	II/ w/ 100,100A & B could be Class I	II/Recommended Class I	Lewis Farm Springhouse	
400	Park Road	32-3-56	101	II, recommended to I	N/A	Henry Lewis Farm/Shea Property	Demolished
500	Park Road	32-3-59.1B	102	II/w/potential Class I	II/Recommended Class I	Phipps, Robert House	
510	Park Road	32-3-59.1Q	102A	II	Same	Moore, Charles Barn	
404	Carpenters Cove Lane	32-3Q-283	103	II	Same		
530	Park Road	32-3-59-1P	104	II	Same		
35	Lakeview Road	32-3-53.1	105	II	Same	Phipps, Robert House	
550	Park Road	32-3-52.1	106	II	Same	Buchanan School	
670	Dorlan Mill Road	32-6-61	107	II	Same	David Owen House/Acker House	
			108	N/A	Same		Demolished
751	Dorlan Mill Road	32-6-64.1	109	II	Same	Tamarack Farm	
780	Dorlan Mill Road	32-6-49	110	II	N/A	Dorlan Mill Miller's House	Demolished
770	Dorlan Mill Road	32-6-49	110A	II	Same	Dorlan Paper Mill Complex	
601	Creek Road	32-6-50	111	II	II/Recommended Class I	Old Jackson, Morris Place	
	N. Reeds Road		112	N/A	Same	Sunny Brook Farm	Demolished
755/757	N. Reeds Road	32-6-34.3	113	II	Same		House and Henhouse
750	N. Reeds Road	32-6-38.2	113A	II	Same		Springhouse for HR #113
705	N. Reeds Road	32-5-15	113B	II	Same		Tenant House for HR #113
N/A	N. Reeds Road	32-06-37	113C	II	Same	Stiteler Spinghosue	Springhouse for HR #113
107	Skyline Drive	32-6-39,20	114	II/ Class I Potential	II/Recommended Class I	Samuel Byers Farm	
5	Rice Road	32-6-40.1	115	II	Same	Joseph Phipps Farm — Barn	House Demolished
	Reeds Road		116	N/A	Same		Demolished

	Lyndell Road		117	N/A	Same		Demolished
110	Lyndell Road	32-5-6	118	II	Same	Smith, John House	
20	Lyndell Road	32-5-4	119	II	Same		
102	Kraupf Lane	32-5-11.7	120	II	Same	Matlack, Thomas House	
150	St. Andrews Road	32-1-4.1H	121/121A/17A	II	Same	Buckwalter, David Barn	Now Historic Resource #17A
165	E. Township Line Road	32-4-67.2	122	II	Same		
590	Font Road	32-1-5.6	123	II	Same		
481	Font Road	32-1-25	124	II	Same		
491	Font Road	32-1-24	125	II	Same	Brownback Tenant House	
521	Font Road	32-1-23	126	II	II/Recommended Class I		
			127				No Resource
5	Rice Road	32-6-40.1	128/115	II	Same	Joseph Phipps Farm — Barn	Now Historic Resource #115
190	Byers Road	32-4-58	129	I	Same	Pennsylvania Graphic Processing Plant	
N/A	Dorlan Mill Road	N/A	130	II	Same	Dorlans Mill Bridge	
N/A	Styers Road	N/A	131	II w/High Potential Class I	I	Bridge on Styer Road just west of Turnpike	