

SECTION 7 HISTORICAL AND ARCHAEOLOGICAL RESOURCES

A. Introduction and Statement of Goals

The social, economic, educational, and aesthetic benefits of Radnor Township’s historical and archaeological resources, as well as the contribution historic places make to community identity, is enormous. One overriding goal has been established for historical and archaeological resources in this comprehensive planning process:

Goal
Protect and conserve historic and cultural assets.

Several simple statements can be made regarding the historical and archaeological resources in Radnor Township. First, the resources and the values in Radnor are plentiful. The Township has a rich history, of which it is justifiably proud. Fortunately, for a number of reasons, many of these historical and archaeological assets have been maintained and remain standing and many of the archaeological assets have not yet been disturbed. Many are in surprisingly good condition. Through the work of the Radnor Historical Society, the League of Women Voters, and many committed individuals in the Township, many of these historical and archaeological values have been identified and inventoried. Some are listed on the prestigious National Register. Two historic districts, the North Wayne Historic District and the South Wayne Historic District, have been designated and listed on the National Register of Historic Places. In many ways, these efforts imply that the goal of protecting and conserving historic and archaeological resources is well on its way to being accomplished.

Nothing could be further from the truth. Resources remain almost totally unprotected. Far more worrisome is the fact that as land values increase, the trends for redevelopment will intensify, and as discussed elsewhere in this Comprehensive Plan, the potential for loss of Radnor’s valuable historic and archaeological resources will increase. Consequently, better management of historic and archaeological resources is of paramount importance.

1. A Brief History of Radnor Township

Radnor Township, originally settled by the Lenni Lenape Indians, has always been a popular place to live. The Welsh settlers, attracted to the area in the 1680s, purchased land for farms and generally thrived for many years. Given Radnor’s central location compared to other settlements that were emerging in the Philadelphia region, a number of transportation routes grew into importance early in colonial history: Conestoga Road, Lancaster Pike, Darby-Paoli Road, and Radnor Chester Road had all been built by the 1730s, connecting Philadelphia with the agricultural areas west of the City. Lancaster Pike was built as a toll road to Lancaster in 1794. The earliest settlements in Radnor occurred along Conestoga Road, at the intersection of Conestoga and Sproul Roads, and other locations.

Of course, the construction of the Pennsylvania Railroad Main Line, begun in 1834, became tremendously important to this Main Line municipality. Residential development proliferated

with the newfound ability to commute into the City; at the same time, substantial commercial development—towns—occurred at and around the railroad stations to support this residential growth. Development occurred first to the east and moved ever westward. The suburbs had been born (see examples of Wayne development). By the 1880s, Wayne had become a summer resort for well-to-do Philadelphia residents, many of whom bought up farms and developed large year-round estates.

By 1900, Radnor had grown to more than 6,000 people, although only about 5 percent of the total land area had been developed. Most was still in farms and large estates. By 1930, the population had doubled, occupying three times the developed area that existed in 1910. Focal points were Wayne itself and Rosemont-Garrett Hill. The post World War II development boom brought considerably more development, mostly single-family residential in nature such that by 1960 more than half the land area of the Township was developed. By 1980, population had increased additionally to 27,676 with nearly 85 percent of the total land area developed. The 1990 Census counted 28,703 persons and the 2000 Census a modest increase to 30,878

This history is abbreviated. Readers interested in finding out more about Radnor history are encouraged to consult the excellent *Radnor: A Rare and Pleasing Thing* by Kathryn Cummin, available at the Radnor Historical Society Library (open on a limited schedule). Other useful resources are the Delaware County Historical Society in Marple Township, the library at the Delaware County Planning Department in Media, and the Radnor Memorial Library's Historical Collection.

2. Inventory of Radnor Township Historic Resources

As the result of work by the League of Women Voters and the Radnor Historical Society as part of the last Comprehensive Plan preparation, the first inventory of Township historical structures and districts was compiled, including 102 listings. This Radnor Township Historic Property Inventory appears in Table 7-1 and Figure 7-1 (see Appendix D for the detailed inventory, available at the Radnor Township Building). Some of these resources are listed on the National Register of Historic Places, some have been deemed Eligible for Listing, some have been deemed of State Importance (a prior designation by the State), and others are deemed to be of local importance. As lengthy as this list may appear to be, there is broad consensus that there are many additional structures that have not been included in this inventory and need further documentation (see discussion of PHMC grant below in 4.). Additionally, those most familiar with Radnor's wealth of historic and archaeological resources believe that the Inventory, even without the much-needed additions, includes many structures, which alone or in concert with adjacent structures and areas, would be prime candidates for inclusion on the National Register.

Table 7-1. Radnor Township Historic Inventory Key to Properties and Roads

SITE ID	SITE NAME AND ADDRESS
1	Friends Meeting, Sproul and Conestoga Rds.
2	Old Coventry Store, 601 Conestoga Rd.
3	Schoolhouse, 610 Newtown Rd.
4	The Peak, corner of Newtown, Conestoga, and Radnor-Chester Rds.
5	Schoolhouse lot, 583 Conestoga Rd.
6	Green Hedges, 581 Conestoga Rd.
7	Wayside, 569 Conestoga Rd.
8	Atterbury House, 615 Newtown Rd
9	Todd House, 230 Sproul Rd
10	Joseph Harding House, 620 Lancaster Ave.
11	Fendall House, 734 Lancaster Ave.
12	Bel Orme, County Line & Matson Ford Rds.
13	Ashwood Manor, 208 Ashwood Rd.
14	Gate House of Ashwood Manor, 801 Lancaster Ave.
15	Oddfellows Hall, 641-643 Conestoga Rd.
16	David Leedom House, 634 Conestoga Rd.
17	Matlack House, Darby - Paoli Rd.
18	Springhouse, South Ithan Ave
19	Spring Valley, Darby, Sproul Rds. & Bryn Mawr Ave.
20	Robert E. Strawbridge House, Mill Rd.
21	Boling Brook, King of Prussia Rd
22	Chuckswood, 101 S. Spring Mill Rd.
23	Finely House, West Beechtree Lane
24	Hillside, 512 King of Prussia Rd.
25	Launfal, Sproul Rd.
26	Wayne Cricket Clubhouse, West Beechtree Lane
27	Sorrel Horse Inn, Conestoga & Ithan Rds.
28	Woodstock, 158 Vassar Circle
29	Woodstock Barn, Vassar Circle
30	Wootton, St. Aloysius Academy
31	Holly Tree House, Darby-Paoli Road east of Newtown Rd.
32	Brooke Farm House, Brooke and Church Rds.
33	North Wayne Historic District
34	Springhouse, Godfrey Rd.
35	812 Maple Wood Rd.
36	300 Landover Rd.
37	1000 Sproul Rd.
38	500 Conestoga Rd.
39	Cornog House, Church Rd. on Ardrossan Property
40	Simon Matlock House, Newtown & Darby-Paoli Rds.
41	700 Sproul Rd.
42	Abraham House, Abraham Lane
43	House Bryn Mawr Avenue, near to and southwest of Castlefinn Ln.
44	Tolstoi House, Hunt Rd.
45	Kinterra, 676 Church Rd.
46	221 Atlee Rd.
47	765 Conestoga Rd.
48	House, Coopertown Rd.

Table 7-1. Radnor Township Historic Inventory Key to Properties (cont'd)

SITE ID	SITE NAME AND ADDRESS
49	House, Earles Lane and Sawmill Rds.
50	Conestoga Mill Restaurant, Conestoga Rd.
51	Hickory Hall, Darby-Paoli Rd.
52	The Grange, Newtown Rd.
53	Baptist School House, W. Wayne Ave. near Conestoga Rd.
54	751 Conastoga Rd.
55	St. Rita's Hall, Villanova University
56	Louella Mansion, Louella Court
57	Colonial Building (once the Lyceum), Lancaster Ave and N. Wayne Ave.
58	Saturday Club, W. Wayne Ave.
59	School House, Darby-Paoli Rd.
60	Bloomington Ave.
61	Glenays, Landover Rd.
62	Montgomery Apartments
62A	Godfrey Road
62B	Newtown Road
62C	Riding Stables and House
63	Radnor Hunt, Roberts & Darby-Paoli Rd.
64	Poplar House, 752 Brooke Rd.
65	Campwoods, 745 Newtown Rd.
66	Ardrossan, Newtown Rd.
67	Harford, Hares Lane
68	Beaupre', Presbyterian Village
69	Woodcrest, Cabrini College
70	Walmarthan, Eastern College
71	Wayne Nursing Home
72	Laurier, Bryn Mawr Ave.
73	Toll House, Lancaster Ave & Airedale Rd.
74	Wayne Hotel, Lancaster Ave.
75	Ravenscliff
76	Willows, Darby-Paoli Rd.
77	Milldam Club, Maplewood Ave.
78	Chanticleer, Brooke to Church Rd.
79	Glencoe, Roberts Rd.
80	Faunamede, Colony & Darby-Paoli Rds.
81	Wayne, Lancaster Ave. south and east of N. Wayne Ave.
82	Conestoga Road
83	Darby-Paoli Rd.
84	Horace Trumbauer House, Louella Ave.
85	Ballyshannon, 325 Bryn Mawr Ave.
86	Blabon Mansion, Mill Rd.
87	Bloomfield, Ewing Estate, Ithan Ave.
88	Pennsylvania and Western Substation #1, Conestoga Rd.
89	Wayne Train Station, N. Wayne Ave.
90	Wayne Presbyterian Church, Lancaster Ave.
91	Radnor Methodist Church, Conestoga Rd.
92	St. Mary's Episcopal Church, Lancaster Ave.
93	Central Baptist, Lancaster Ave.
94	St. Thomas of Villanova, Villanova University

Table 7-1. Radnor Township Historic Inventory Key to Properties (cont’d)

SITE ID	SITE NAME AND ADDRESS
95	St. John A.M.E., W. Wayne Ave.
96	Second Baptist, Highland Ave.
97	St. Martin’s Episcopal, King of Prussia Rd.
98	Christ Church Ithan, Conestoga Rd.
99	Sarah Siter’s House, Lancaster Ave. & Sugartown Rd.
100	Lancaster Ave.
101	Sproul Rd.
102	Small House, 752 Brooke Rd.

3. State and Federal Role in Protecting Historic Resources

The Pennsylvania Historical and Museum Commission’s (PHMC) Bureau for Historic Preservation (<http://www.phmc.state.pa.us/>) is the official agency in the Commonwealth for the conservation of Pennsylvania's historic heritage. The Bureau manages the National Register of Historic Places for the state through the National Historic Preservation Act of 1966. Resources (properties) listed in the Register include sites, buildings, structures, objects and districts that are significant in American history, architecture, archaeology, engineering, and culture. Properties considered potentially eligible for the National Register are generally more than 50 years old, and follow some general guiding criteria:

- Are associated with events that have made a significant contribution to the broad patterns of our history;
- Are associated with the lives of persons significant in our past;
- Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- May be likely to yield or have yielded information important in prehistory or history.

The process of listing a property in the National Register is thorough and complex, yet encourages public participation in the protection of local historic resources. To be considered for the Register, an individual (or local government or local historical society) must first submit a *resource inventory form* to the Bureau. Once the resource information is processed through the Bureau’s database system, the state’s review board – composed of professionals in the fields of American history, architectural history, architecture, prehistoric and historic archaeology, and other related disciplines – provides a Determination of Eligibility (DOE) for each resource. The board (through the DOE assignment process) assigns a status of Eligible, Ineligible, or Contributing to the resource. If deemed to be Eligible, the property owner can then move forward in the formal nomination process for entry onto the National Register itself. Assuming enough supporting information has been provided for the resource, the nomination (only for Eligible or Contributing resources) is then submitted to the National Park Service to determine whether the resource actually becomes Listed on the National Register. The status of Contributing generally refers to being a contributing resource to an eligible historic district.

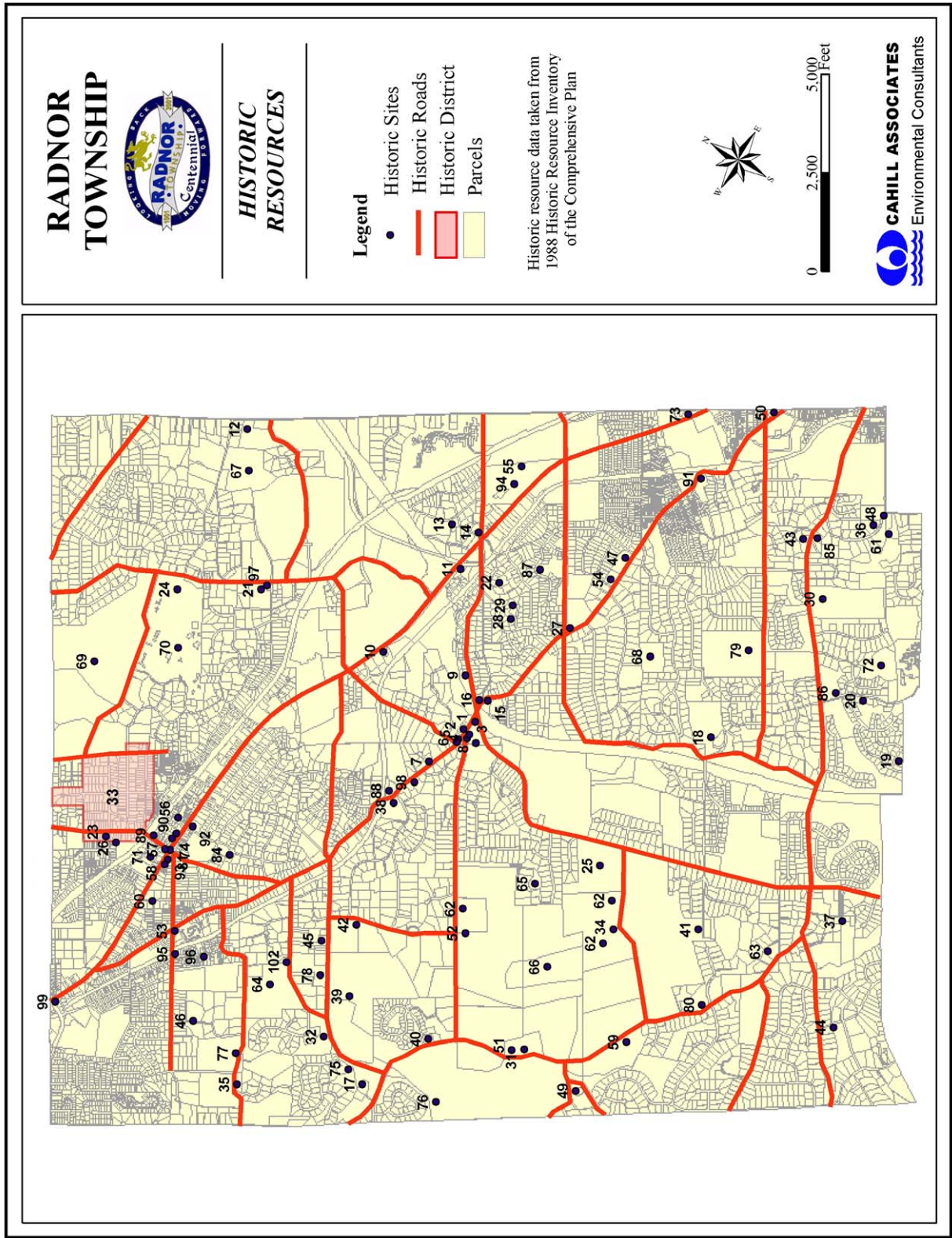


Figure 7-1. Historic Assets from Radnor Township 1988 Historic Resource Inventory

Listing in the National Register (or being deemed to be Eligible for Listing on the National Register) does not interfere with a private property owner’s right to alter, manage or dispose of property, for good or for bad. Listing in the National Register contributes to preserving historic properties in a number of ways:

- Recognition that a property is of significance to the nation, the state, or the community
- Consideration mandatory in the planning for federal or federally assisted projects
- Eligibility for federal tax benefits
- Qualification for federal assistance for historic preservation, when funds are available
- Eligibility for certain State grants

A common misconception is that listing in the National Register provides special protection. In fact, this protection is limited to actions by Federal agencies, possibly by State agencies, where Federal funding is being used or some Federal action/permit decision/approvals are involved. However, no protection is provided in terms of actions by private owners.

4. Radnor Township Grant for Additional Historic Resources

Radnor Township, in conjunction with Wise Preservation Planning and the Brandywine Conservancy, has been awarded a grant by the Pennsylvania Historical and Museum Commission to subsidize a three-phased project:

Phase I: Surveying/Inventorying/Mapping Known Historic Resources

This task includes field surveying of the existing Radnor Township Historic Property Inventory, including physical descriptions, photographs, classifications, property information, historical narratives and other information to be entered onto Pennsylvania Historic Resource Survey Forms. Locational data will be used to compile a detailed Geographic Information System (GIS) database of locations and additional property information. Both the North Wayne and South Wayne National Register Districts have been documented with resource survey forms for the two Districts; a master list and map will identify individual properties within the two Districts. This phase also includes preparation of an additional list of historic resources not currently included in the Inventory and which will have been identified during the field surveying.

Phase II: Additional Field Surveying/Mapping of Additional Historic Resources

This phase applies the same Phase I process to all additionally identified historic resources resulting from the Phase I process, including GIS mapping. Approximately another 100 resources are expected to result from this process; it is expected that the Survey at this point will be substantially, though not totally, complete. As with Phase I data, a concerted effort will be made to compile all of this data in electronic form.

Phase III: Development of Specific Historic Resource Protection and Management Provisions

This last phase of the study involves development of an overall management plan, including regulatory initiatives, which is based on a full understanding of Township historic assets and the perceived threats to these assets. The resulting program, which must emerge from a process of consensus with Township officials and community stakeholders, should be built

on a creative blend of positive and negative incentives, carrots and sticks, sensitive to private property values and landowners' concerns, and recognizing the broader context of continual change taking place within Radnor over time. The resulting program will exploit to the maximum extent possible those other programs in practice in comparable municipalities. This phase also will include careful evaluation of all existing Township regulations affecting historic resource conservation. Important issues to be weighed and balanced include:

- Legislative processes for dealing with designation of regulatory status and/or classification of historic resources
- Incentive provisions for economic re-use of historic structures
- Design and conservation requirements upon which approval of incentives may be conditioned
- Permit process for demolition of historic structures
- Provision for delay of demolition and requirements for historical documentation when demolition is permitted
- Provision for potential denial of demolition
- Historic resource impact study requirements
- Buffer provisions
- Administrative and enforcement provisions

Although this task is not specifically described, this work program should conclude with a review of the recommendations made in the 1988 Comprehensive Plan and revise these recommendations in light of the findings of this project. Township representatives should guide the implementation of this grant-related work program and, upon its completion, review its recommendations for integration into the recommendations developed below.

B. Archaeological Resources

Radnor Township is located in the Upland section of the Piedmont Province of southeastern Pennsylvania. The Piedmont separates the Appalachian Mountains from the Atlantic Coastal Plain. This area is dominated by the presence of granite gneiss. The aboriginal land provided a source of quartz, quartzite, and possibly steatite (soapstone), and jasper. The Pleistocene (15000 BP) climate of the area was likely to have encouraged a forest of spruce intermingled with dwarf birch. As the climate became warmer, fir, pine, and alder joined the forest growth. By 8000 BP, hemlock and chestnut had appeared.

Although evidence suggests that the Amerindian populations relating to the Paleo-Indian Period (15000 BC – 6500 BC) and the Archaic Period (6500 BC to 3000 BC) existed within Delaware County, archaeological investigations have not produced any similar evidence within the Township. During the Late Woodland period (1000 BC to 1600 AD), prior to European settlement, the Amerindian populations, like the Lenni Lenape who settled the Township, had cleared the forests for fuel, lumber, and agricultural purposes, thus beginning the destruction of the existing biotic community. Similarly, the existing animal life including the elk, deer, bear, wolf, fox, rabbit, hare, beaver, turkey, partridge, and other fowl were being exploited; however, their habitats were substantially destroyed by the European settlement, causing severe species

depletion. It was the settlements along the waterways, like Darby Creek, that led to increased quantities of resources being exploited. These waterways supplied transportation, which in turn facilitated trade. Also serving the Lenape's agricultural and trade needs, the floodplains within the Township area offered fertile fields for the production of crops including maize, beans, squash, and pumpkins.

Following the Late Woodland period, the Contact Period (1600 AD to 1720 AD) marks the period of European contact, which appears in archaeological investigations as an intrusion of European artifacts into the Native American artifacts. The Europeans interacted with the Native American Indians, such as the Lenape, through trade and/or hostilities. As a result, the contact between these two different cultures ultimately led to the disintegration of the Lenape culture.

1. Delaware County Archaeological Resource Inventory and Management Plan

The Delaware County Archaeological Resource Inventory and Management Plan, completed in 1991, provided the County Planning Department with township-based archaeological resource information in the form of mylar map overlays, a computer database, and published report. The Inventory – now somewhat outdated as the result of recent increasing development – classifies sensitive areas that warrant further investigation, showing all known and likely archaeological sites, while keeping the location of potential and undisturbed sites confidential to protect them from theft and illicit unauthorized removal. Radnor Township has no documented archaeological sites in the Inventory, possibly because not enough investigations have taken place to provide an accurate account of prehistoric settlements in the Township.

In neighboring Marple and Newton Townships, there are a total of three known prehistoric sites presented in the Inventory. The two sites documented in Marple Township were both found on Langford Run in the late 1940's, one dating to the Late Woodland period and the other from the Contact period. Stone, bone, and ceramic artifacts were excavated from these Lenape Rock Shelters. The Contact Period site contained a burial ground. Because of the potential for illicit unauthorized removal, archaeological resources have not been electronically mapped in this Comprehensive Plan. Interested parties should contact the Delaware County Planning Department for additional details relating to archaeological data.

As with existing historical sites, unidentified archaeological sites are possibly being lost and/or destroyed within the continuing developments and existing uses within the Township. Without the local protection of remaining resources, the story of the prehistoric development of the Township area will be lost or permanently destroyed.

Basic archaeological questions should be required to be asked during the subdivision and land development review process, based, at minimum, on information that already exists. Radnor Township officials should review important data sources such as the Delaware County Archaeological Resource Inventory and Management Plan and the information already available which relates specifically to Radnor, evaluate the significance of this data, and consider ways to integrate this information into the subdivision and land development review process in the future, and possibly into other elements of Township planning work.

Further archaeological investigations of the Township should be executed especially around rock shelters or possible settlement sites. Existing wetlands, areas with slopes greater than 15 percent, and areas with extensive disturbance already present – are believed to have no or very low potential of containing prehistoric archaeological sites.

C. Management Tools for Historic and Archaeological Resources

1. Historic Resources Zoning Ordinance

The Municipalities Planning Code authorizes municipalities to enact zoning ordinances that take into account historic and archaeological resources. Enactment of historic preservation regulations to accomplish these objectives is authorized as well. One technique is to prepare an historic resources overlay which may be included in the zoning ordinance. Such an overlay, as has been undertaken in neighboring Lower Merion Township, may divide historic resources into classes: Class I (resources already on the National Register or Eligible); Class II (resources important historically but which have been already altered); Class III (a broad class often just relating to age, such as anything over 100 years in age). Special ordinance provisions applying to this overlay may include demolition permits, delay of demolition, area and bulk waivers, special buffering requirements, expanded use opportunities and other special provisions.

2. Historical Commission

Another management tool permits the municipality to establish a Municipal Historical Commission (in contrast to the Historical Architectural Review Board or HARB; see discussion below) to support overall historic resource protection planning. This Commission, appointed by the governing body, can act as a planning, advisory, and review body for both the local planning commission and governing body for all historic resource issues (beyond any Act 167 jurisdiction, if any). The Commission can manage all Survey work and oversee all ordinance development and actions related to such ordinances (e.g., reviewing all building and demolition permit applications which have the potential to threaten the municipality’s historic resources).

The Commission can initiate Act 167 districting and HARB formation and can oversee National Register nominations and other historic preservation-related activities, such as grant applications. Historical commissions and HARBs may rely on a wide variety of published resources to accomplish their work, such as the U.S. Department of the Interior’s *Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, plus their own standards tailored for their specific communities.

3. Act 167 Historic District

Pennsylvania’s Act 167 allows municipalities to create local historic districts; these Act 167 districts should be distinguished from historic districts listed on the National Register of Historic Places. A formal resource survey and documentation must be presented to the Pennsylvania Historical and Museum Commission, which must then determine that the proposed Act 167 historic district is significant and worthy of preservation. Act 167 requires municipalities to appoint a Board of Historical Architectural Review (HARB) whose role is to

review plans for the erection, reconstruction, restoration, or demolition of any building within the historic district.

Act 167 historic districts are accompanied with historic protection ordinances, which can take a variety of forms; from the relatively stringent to the very flexible, these ordinances should be tailored to fit local tastes and preferences. This mode of management and protection is the most far-reaching and effective available in Pennsylvania communities; at the same time, it is workable only in those cases where historic resources are highly concentrated in a “district” configuration.

It is important to differentiate a HARB created under an Act 167 historic district from an historical commission. Typically, municipalities may create an historical commission whether or not they have created an historic resources protection ordinance enabled under the Municipalities Planning Code. These historical commissions may perform a variety of tasks, including overseeing preparation of resource inventories, preparation of protection ordinances, nomination of structures for the National Register, preparation of grant applications, preparation of historic resources plans, as described below, and other program activities. Additionally, a major function of the historical commission is to review all building and demolition applications with potential impact on historic resources throughout the municipality (as opposed to a HARB’s function with its particular focus on the created local historic district). The historical commission then recommends action by the governing body.

4. Historic Resources Protection Plan

Because there are multiple aspects to historic resource inventorying, evaluation, and management, Radnor could consider unifying all of its work program into a local preservation plan, or Historic Resources Protection Plan, which integrates all of the elements discussed above. The framework for a preservation plan is contained within this Comprehensive Plan. Such a Plan could formally establish Radnor’s general history and the nature and extent of its historic and archaeological resources, as well as establish consensus on the nature and extent of protection to be achieved. The Plan could unify both public sector and private sector initiatives.

On the public sector side, the Plan could integrate federal, state, county, and local historic resources. A critical step in this Plan process is the clear identification of goals, more explicit objectives related to these goals, and finally the implementing actions needed to make the Plan a reality. This framework provides essential guidance and structure as the many different challenges are confronted and surmounted. It should be noted that the work program contained within the PHMC grant provides a major step forward in the preparation of an historic resource plan for Radnor.

5. Grants and Other Resources Available

Although volunteer support for historic and archaeological resources protection is tremendously important, money – grants – helps, too. Currently, a surprising number of grant programs may be relevant to Radnor’s program. For example, on the broadest of levels (federal or national), the National Historic Preservation Fund provides funding for the Certified Local Government Program, under the U.S. Department of the Interior, National Park Service.

This source is best accessed via the PHMC. The federal government also has a program of Technical Preservation Assistance, as well as the Archaeological Assistance Program. The Community Development Block Grant program, administered by the Office of Housing and Community Development in Delaware County, also can be used for cultural resource protection and enhancement. The National Trust for Historic Preservation has a Grant Program as well as a National Preservation Loan Fund, and there are a variety of private programs (Inner-City Ventures Fund, Critical Issues Fund, Preservation Services Fund, Preservation Pennsylvania) and private foundations (Pew Charitable Trust, William Penn Foundation, Stockton Rush Bartol Foundation), all of which have supported cultural resources programming. Of course, there is the PHMC’s program of “Keystone” grants, which will fund (50 percent match) Radnor’s grant program.

D. Recommended Actions

The Comprehensive Plan’s theme of “making a great community grow even better” is embodied in the area of historical and archaeological resources. Much work has already been done. But because of the incredible richness of the resources that remain, because of the numbers of resources that abound in the Township, because of the wealth of colonial structures that continue in use, because of the wonderful concentrations of resources in the North Wayne and South Wayne Historic Districts and the exciting Wayne Business District, because of the number of historic stone bridges and arches and pillars and walls that dot the landscape and make so many of the roads a rich and memorable aesthetic experience – most of which are unprotected and vulnerable – better management of these resources for the future is of paramount importance.

Radnor’s 1988 Comprehensive Plan has a special focus on protection and conservation of historical and archaeological resources. The detailed discussion in the 1988 Plan sets forth a variety of recommended actions, which were carefully considered and virtually all of which remain to be acted upon. Additionally, the 1988 Plan states that the Historic Preservation Ordinance should create historic districts in area with concentrations of historic assets, such as “...North Wayne, West Wayne, Bloomingdale Avenue, and appropriate sections of the Wayne Business District. The ordinance should also provide incentives to save and improve historic buildings/districts, and discourage demolition or other damage to historic properties. Such an ordinance could take the form of an overlay zoning district which would require special controls over development or alterations which affect the historic features of an area. Additionally, all development plans should include a statement regarding known historic features affected by the plan and the predicted impacts and mitigation measures proposed so that the historic assets which are affected by development are carefully considered in the review of such plans.”

The 1988 Plan argues for creation of an Historical Architectural Review Board(s) to advise both the Commissioners and the Planning Commission as matters of historic interest emerge; as a technical body, such a Board could prepare special evaluations regarding impacts on historic resources potentially affected by development projects. The Board would maintain the Radnor Township Historic Property Inventory, including nomination of additional properties to the

Inventory, and would generally support and promote preservation of historic and archaeological features in the Township.

Finally, the 1988 Plan recommended that better technical standards for historic preservation be developed, following additional evaluation. Specifically, these technical standards should address:

- Age of property
- Parcel size and property area important to historic setting
- Nature of historic significance
- Condition of the property plus apparent improvements needed to prevent deterioration
- Rating of overall importance of the property, with special focus on any unique values or special features at the property
- Photographic documentation

All of these 1988 Plan recommendations continue to be potentially valid and are incorporated below into this Plan. Additionally, the new Comprehensive 2002 Plan recommended actions are presented below along with the goal for the Township’s Cultural Resources.

Goal

Protect and conserve historic and cultural assets

Recommended Actions (from 1988 Comprehensive Plan)

- **“Draft and adopt an Historic Preservation Ordinance and/or an Historic Overlay District Zoning Ordinance and designate historic resources on the Zoning Map.**
- **Adopt Technical Appendix D as the official Radnor Historic Property Inventory (until the programmed historic resources inventory is completed).**
- **Amend the Subdivision Ordinance to require the identification of any property that is listed in the Radnor Historic Property Inventory that is within the land being developed or within 500 feet of the development.**
- **Establish a Historical Commission.**
- **Review the Zoning and Subdivision Ordinances to evaluate whether present ordinances adequately encourage the preservation of estate properties and create incentives which will permit appropriate reuse of such property.”**

Recommended Actions

- **Implement all of the recommendations of the 1988 Comprehensive Plan relating to historical and archaeological resource protection and conservation.**
- **Consider establishing a Historical Architectural Review Board(s) as needed.**

- **Implement PHMC Work Program recommendations without delay. Because timing is critical, a special sub-group or sub-committee for historical resources and archaeological resources planning and programming should be formed to assist in the implementation of these recommendations, targeting both short terms actions as well as longer term actions. Make sure that important resources such as Banjo Town are included in the expanded resource inventory being undertaken as part of this effort.**
- **Consider unifying the entire historical and archaeological work program into a local preservation plan, or Historic Resources Protection Plan, integrating all of the elements discussed here.**
- **Review the Delaware County Archaeological Resources Inventory and Management Plan and data available that relates specifically to Radnor; evaluate the significance of this data; and consider ways to integrate this information into future subdivision and land development review processes and other elements of Township planning work.**