

MEMORANDUM OF AGREEMENT  
BETWEEN THE CITY OF CHESTER AND THE  
PENNSYLVANIA STATE HISTORIC PRESERVATION OFFICER  
PURSUANT TO 36 CFR 800.6(b)

WHEREAS, the City of Chester, herein referred to as the "City" through the administration of their Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program (HOME), desires to undertake the demolition of vacant and hazardous structures, and rehabilitation of structures in certain areas of the City that are described below and has determined that the demolition or rehabilitation of the structures will have an adverse effect on the Highland Gardens Historic District and the Sun Hill Industrial Village Historic District, resources that are eligible for the National Register of Historic Places, and has consulted with the Pennsylvania State Historic Preservation Officer (PASHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and

WHEREAS, the City has established the areas of Potential Effect, as defined in 36 CFR 800.4, to be the Highland Gardens Historic District and the Sun Hill Industrial Village Historic District, the boundaries of which are outlined on the attached map (attachment A); and

WHEREAS, the City informed the public regarding the undertakings by publishing a legal notice in the December 12, 1999 *Delaware County Times* (proof of publication attached) and provided the public with a 15 day comment period from the date of publication of the legal notice. The notice was posted at City Hall and the offices of the Chester Economic Development Authority (CEDA). The City also sent a letter to the Chester Historical Society informing them of the undertakings (copy of letter attached). Comments received from the Chester Historical Society are attached; and

WHEREAS, the structures at Highland Gardens and Sun Hill Industrial Village are small and poorly constructed, there has been neglect of the units and some units have been abandoned and vandalized making them economically infeasible to rehabilitate and creating health and safety hazards in the community.

NOW, THEREFORE, the City of Chester and the PASHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on the potentially eligible historic areas.

Stipulations

The City will ensure that the following measures are carried out in the two areas of the City described as follows:

1. Highland Gardens - located east of Highland Avenue to the City's border with Chester Township and from West 10<sup>th</sup> Street north to the Chester Township border.
2. Sun Hill Industrial Village - located on the south side of Morton Avenue to Curry Street between Johnstown Street and Vauclain Street.

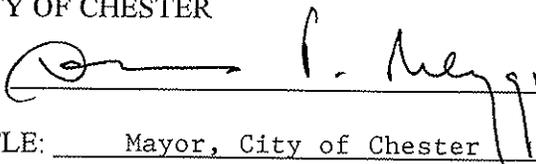
Recordation

1. Photographic Documentation. Prior to demolition or rehabilitation at the two listed areas, the City shall submit to the PASHPO 4x6 black and white prints and negatives of all exterior elevations. The photographs will provide an example of the various architectural styles of structures at the two areas. Photographs and negatives shall be labeled with and housed in acid free archivally stable mounting pages and envelopes. Upon completion of the recordation, the information shall be submitted to the PASHPO for approval and archival retention.
2. Historic Documentation. The City shall prepare a written history of both of the areas including dates of development, the architect or builder, and other available historic information serving to describe the development and events that supported development of the areas.
3. Rehabilitation. Rehabilitation of structures at the two areas will be compatible with the elements of the existing structures. Replacement materials and new materials will be of a similar style, configuration and appearance as is found on the existing buildings, but not necessarily in-kind materials.

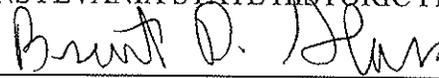
Should the PASHPO object within 30 days to any plans provided pursuant to this agreement, the City shall consult with the PASHPO to resolve the objection. If the City determines that the objection cannot be resolved, the City shall request comments of the Advisory Council pursuant to 36 CFR 800.6(v).

Execution of this Memorandum of Agreement by the City of Chester and the Pennsylvania State Historic Preservation Officer and implementation of its terms evidence that the City of Chester has taken into account the effects of the undertaking on potentially eligible historic areas.

CITY OF CHESTER

BY:  DATE: 12/28/99  
TITLE: Mayor, City of Chester

PENNSYLVANIA STATE HISTORIC PRESERVATION OFFICER

BY:  DATE: 2/1/00  
TITLE: \_\_\_\_\_