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September 2, 2011

Mary Flagg, Township Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Dear Ms. Flagg,

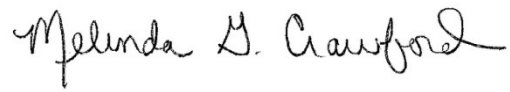
I am writing today to express our concerns about the potential impact to historic resources as a result of the proposed zoning changes that you are considering for the Pennhurst site. Preservation Pennsylvania placed Pennhurst on its At Risk List in 2008. Pennhurst was also determined eligible for listing on the National Register of Historic Places by Pennsylvania Historical and Museum Commission, initially in 1984, and reaffirmed eligible for the National Register in 2008. Pennhurst is also an International Site of Conscience and is currently being considered for inclusion on the World Monuments Watch List.

As a result of the determination of National Register eligibility (DOE) by the Pennsylvania Historical and Museum Commission, Pennhurst is eligible as a Class I historic resource according to Section 27-1403, Special Provisions for Historic Resources, in the East Vincent Township Zoning Ordinance. There is need for review of changes to Pennhurst by the Township Historical Commission including proposed zoning and land use changes and also for the past land use changes that occurred at Pennhurst to a compost facility and a haunted attraction.

In addition, the Community Design Collaborative has published a reuse study for Pennhurst and Urban Partners has published an economic feasibility study of the site. We highly recommend that these be considered by the Township and that Pennhurst be reused rather than demolished. Any zoning change made to the property could also include mixed uses for the site with emphasis on residential rental, as well as other income producing uses. The Township could also make the owner aware of the valuable federal historic preservation tax credits that are available for the rehabilitation of income producing historic buildings. Please contact the Pennsylvania Historical and Museum Commission (717) 787-4363 for more information on federal investment tax credits for historic rehabilitation. In addition, the developer could consider the National Trust Community Investment Corporation, www.ntcicfunds.com, a historic tax credit syndicator, which has informally agreed to provide up to \$16 million to the owner for the project. In order to receive these funds the owner must use the federal historic preservation tax credits for the rehabilitation of the property.

If you have questions or need further assistance with the historic rehabilitation of the Pennhurst site please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Melinda G. Crawford".

Melinda G. Crawford
Executive Director

CC: East Vincent Township Supervisors
East Vincent Township Planning Commission
East Vincent Township Historical Commission
Chester County Planning Commission
Chester County Historic Preservation Network
Richard Chakejian