

Honey Brook Township and Borough Multi Municipal Comprehensive Plan Update

Task Force Meeting #3

October 9th, 2025, at 6:30PM-8PM (Honey Brook Township Office and Zoom)

<https://brandywine-org.zoom.us/j/89151433987?pwd=KB1XpbvSRMQKGHuwRQX5WiMmCWG5x6.1>

AGENDA

6:30-6:35pm Welcome and Call to Order

Gary McEwen, Task Force Chair

Meeting Overview

Beth Burns, Brandywine Conservancy

6:35-6:40pm Public Comment (see Township guidelines for public comment)

** When called, provide your name and address for the record. After this, you have three (3) minutes to share your comments regarding any matter related to the Comprehensive Plan Update. There will be additional opportunity for public comment at the end of the meeting.*

6:40-7:00pm Public Participation Results (Community visioning, values survey, key stakeholder interviews, impact on key issues)

Beth Burns, Brandywine Conservancy

7:00-7:20pm Discovering Heritage Preservation Priorities: Inventories, Mapping, Recommendation, Draft Chapter Review

Beth Burns, Brandywine Conservancy

7:20-7:40pm Key Theme #1 – Introduction to Draft Recommendations

Beth Burns, Brandywine Conservancy

7:40-7:50pm Questions/Concerns/ Outstanding Items

Beth Burns, Brandywine Conservancy

7:50-8:00pm Public Comment (see Township guidelines for public comment)

** When called, provide your name and address for the record. After this, you have three (3) minutes to share your comments regarding any matter related to the Comprehensive Plan Update.*

Next Meeting – No Task Force Meeting in Nov.

December 3rd @ 6:30- Task Force Meeting #4 - Guiding Growth

HISTORIC & SCENIC RESOURCES

Beth Burns, Brandywine Conservancy

October 9, 2025



Task Force Meeting #3, October 9, 2025

6:30-6:35pm **Welcome and Call to Order, Gary McEwen, Task Force Chair**

Meeting Overview

6:35-6:40pm **Public Comment (see Township guidelines for public comment)**

6:40-7:00pm **Public Participation Results (Community visioning, values survey, key stakeholder interviews, impact on key issues)**

7:00-7:20pm **Discovering Heritage Preservation Priorities: Inventories, Mapping, Recommendation, Draft Chapter Review**

7:20-7:40pm **Key Theme #1 – Introduction to Draft Recommendations**

7:40-7:50pm **Questions/Concerns/ Outstanding Items**

7:50-8:00pm **Public Comment (see Township guidelines for public comment)**

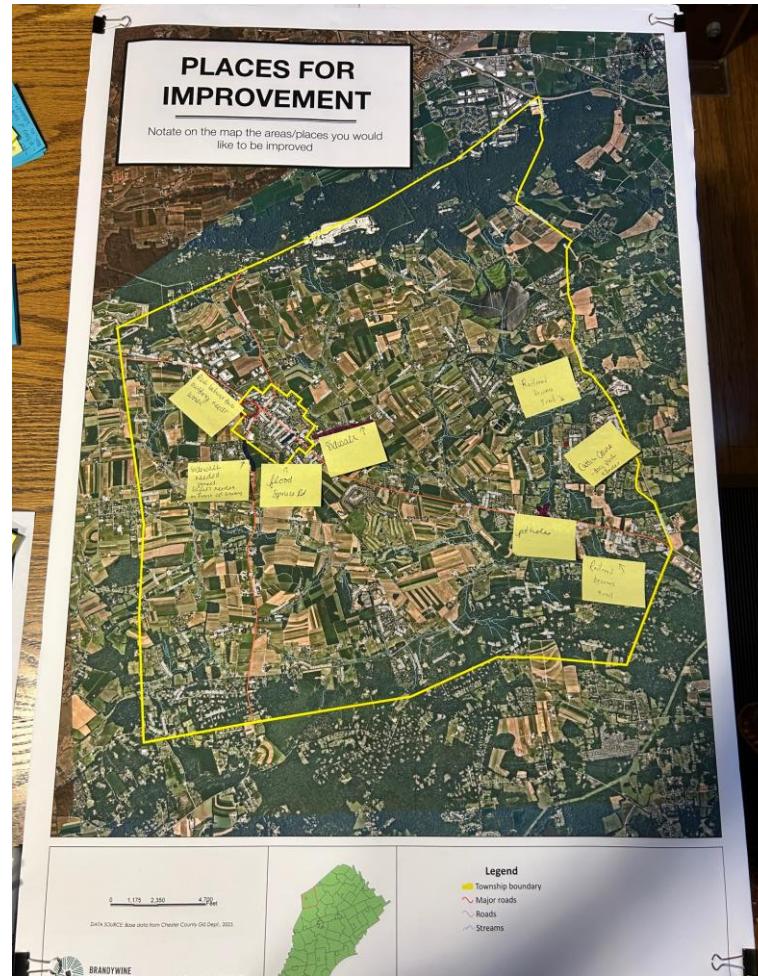
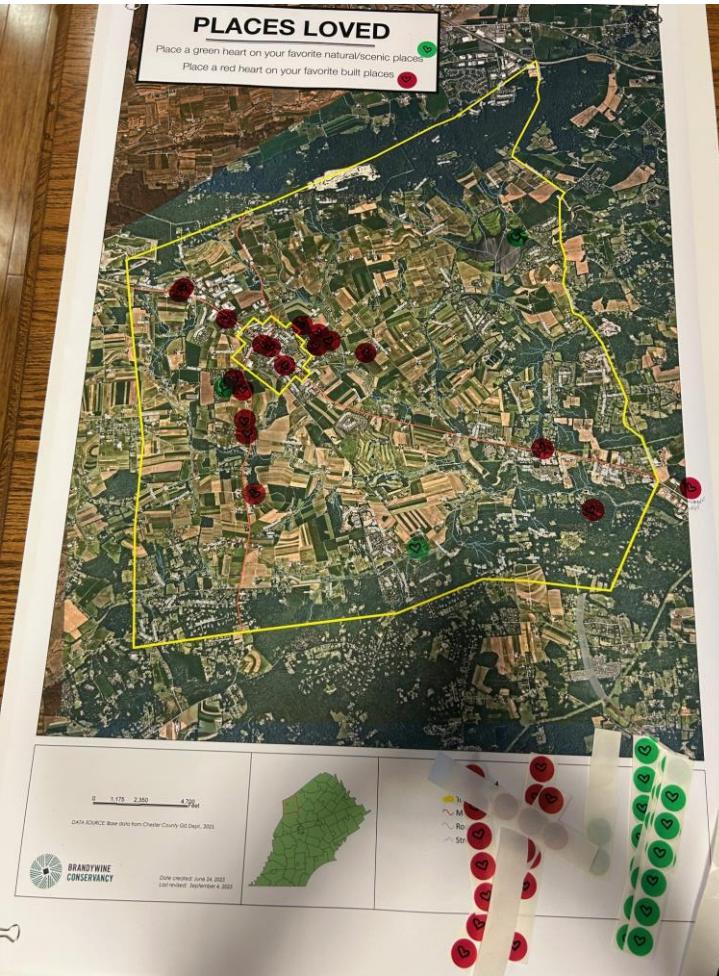
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Community Visioning Session



Community Visioning Session

FUTURE LAND USE

- Outreach for continued land preservation and agricultural use
- Maintenance of properties in Borough including lawn care, street lighting, sidewalks, and signage
- Prioritize trail development and passive recreation space
- Keep land use and Honey Brook as it is

Looking Ahead to 2035

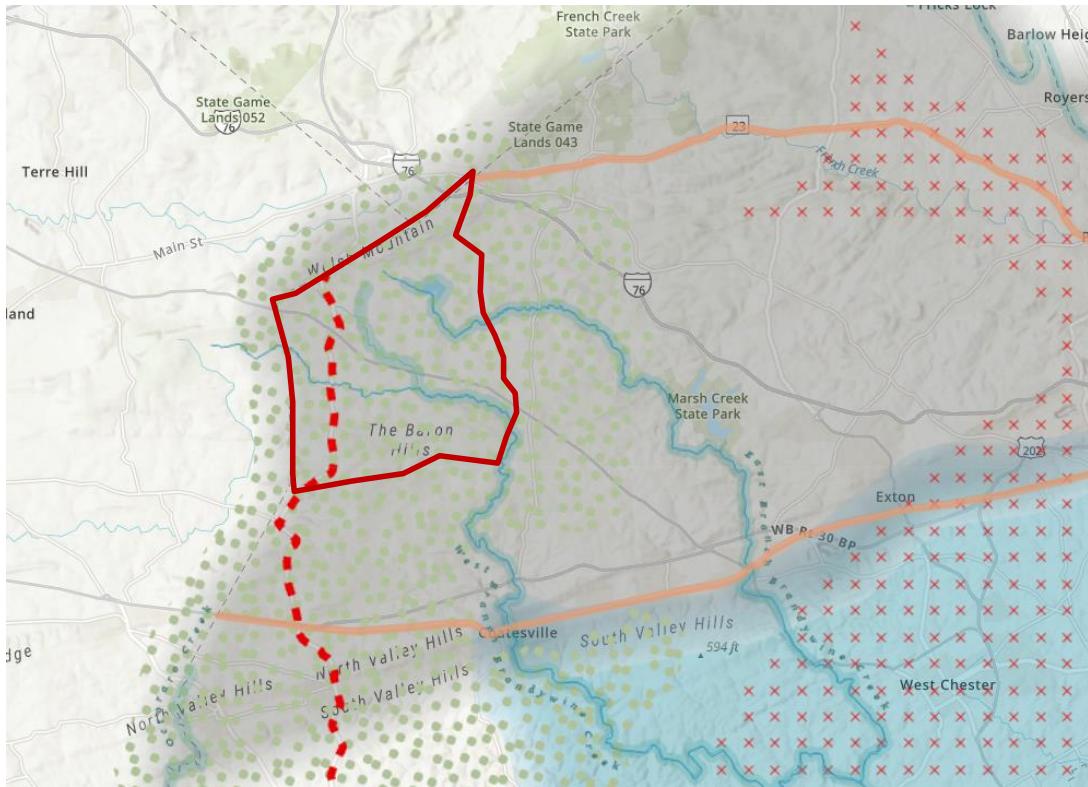
When I picture the future of this region, I envision...

I like the direction the township is going!
A perfect place to raise a family, start a business & grow old.

Fields, Meadows, & Trees

Spending Priorities	
Open Space & Natural Resource Protection	\$ -
Agricultural Land Conservation	\$ -
Parks and Recreation	\$ 90.00
Trails	\$ 150.00
Traffic Improvements	\$ 16.50
Heritage Resource Preservation	\$ 30.00
Downtown Beautification & Revitalization	\$ 40.00
Downtown Business Attraction, Retention, & Promotion	\$ 36.50
Affordable Housing	\$ -
Addressing Climate Change	\$ 17.00
Other	\$ 20.00

Landscapes3: Historic Themes Map



- Iron & steel region
- Agriculture region
- Quaker region
- American Revolution region
- Important colonial road corridor
- Important waterway corridor
- Important Native American path corridor



BRANDYWINE
CONSERVANCY

Planning Considerations for Historic and Scenic Resources

1. Recognize and preserve the cohesive cultural landscape formed by the agricultural fields, woodlands, open spaces, and early settlement patterns of the historic borough. This landscape reflects the area's agricultural heritage and community identity; its protection should guide land use, preservation, and design decisions that sustain the rural economy and visual character.

Breou's Official Series of Farm Maps, 1883

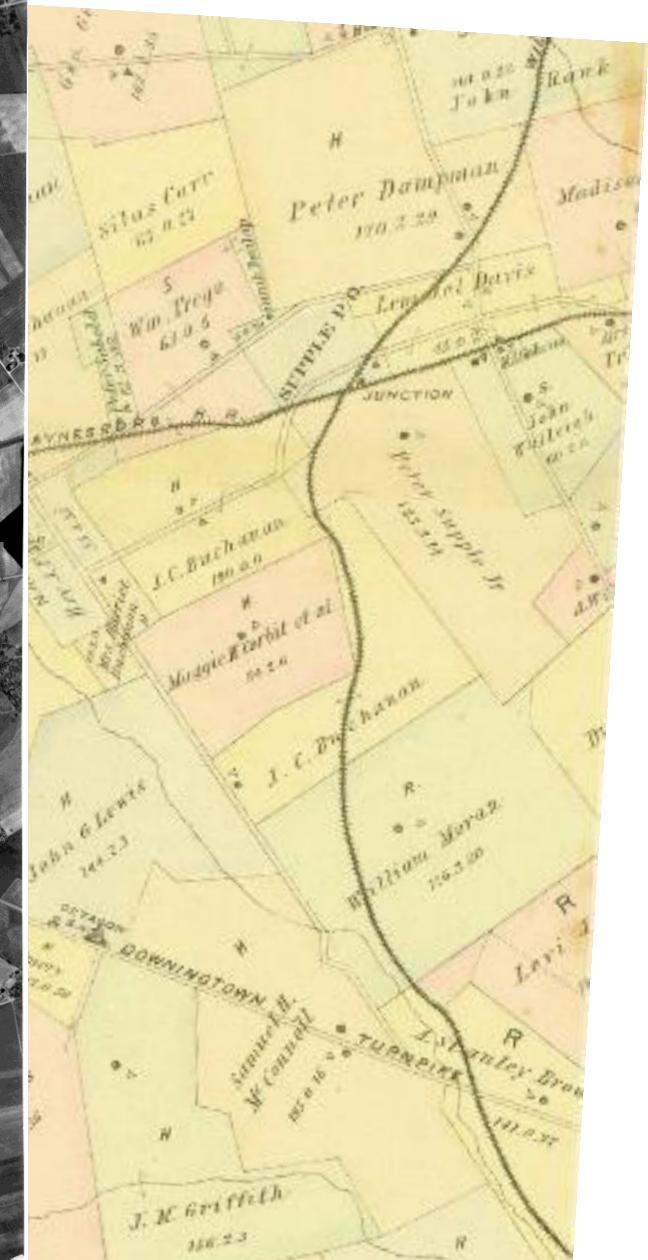


BRANDYWINE
CONSERVANCY

4-28-40

AHK 100 73

Aerial, c. 1940



BRANDYWINE
CONSERVANCY

4-28-40

AHK 100 73

Aerial, 1980



BRANDYWINE
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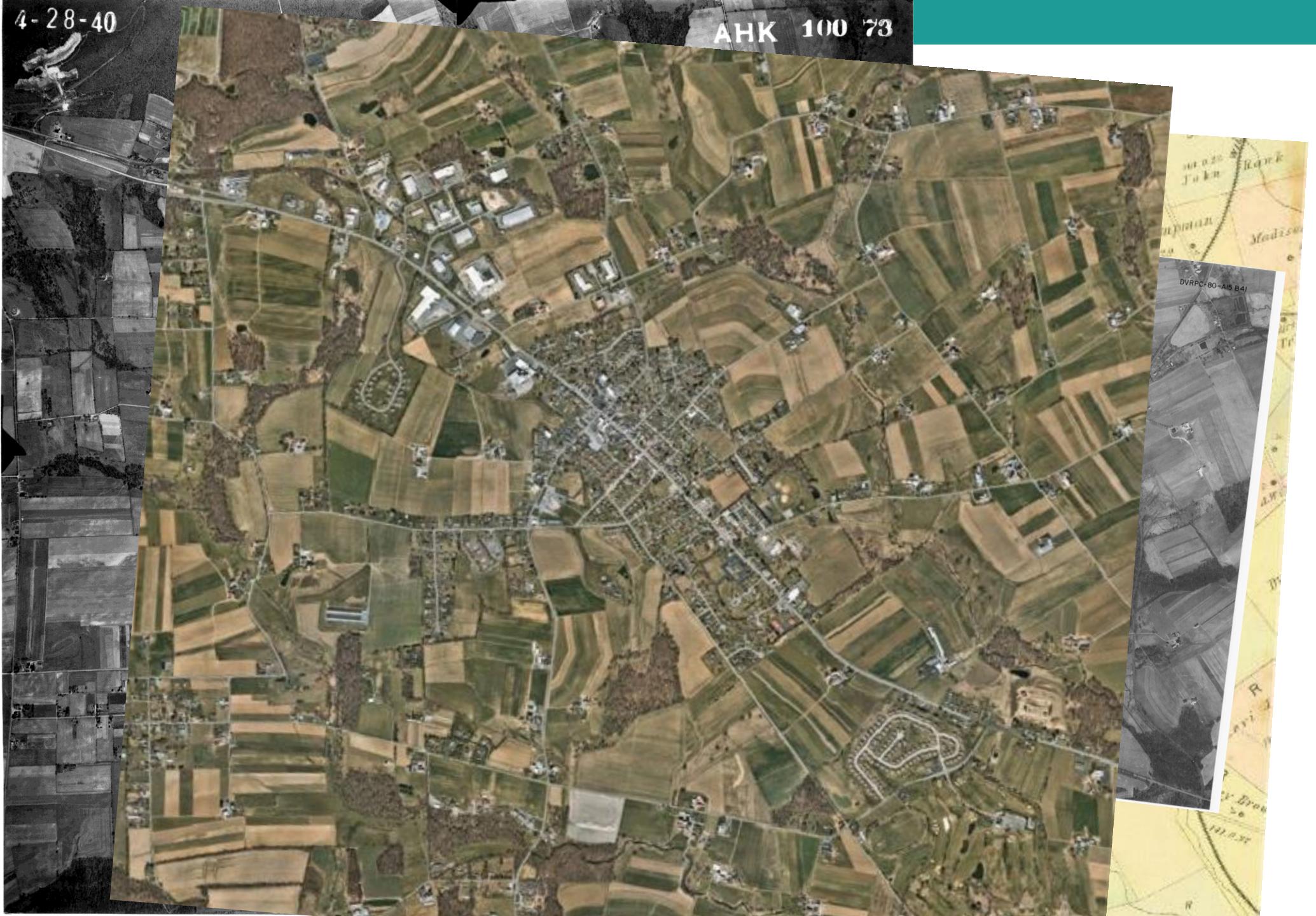
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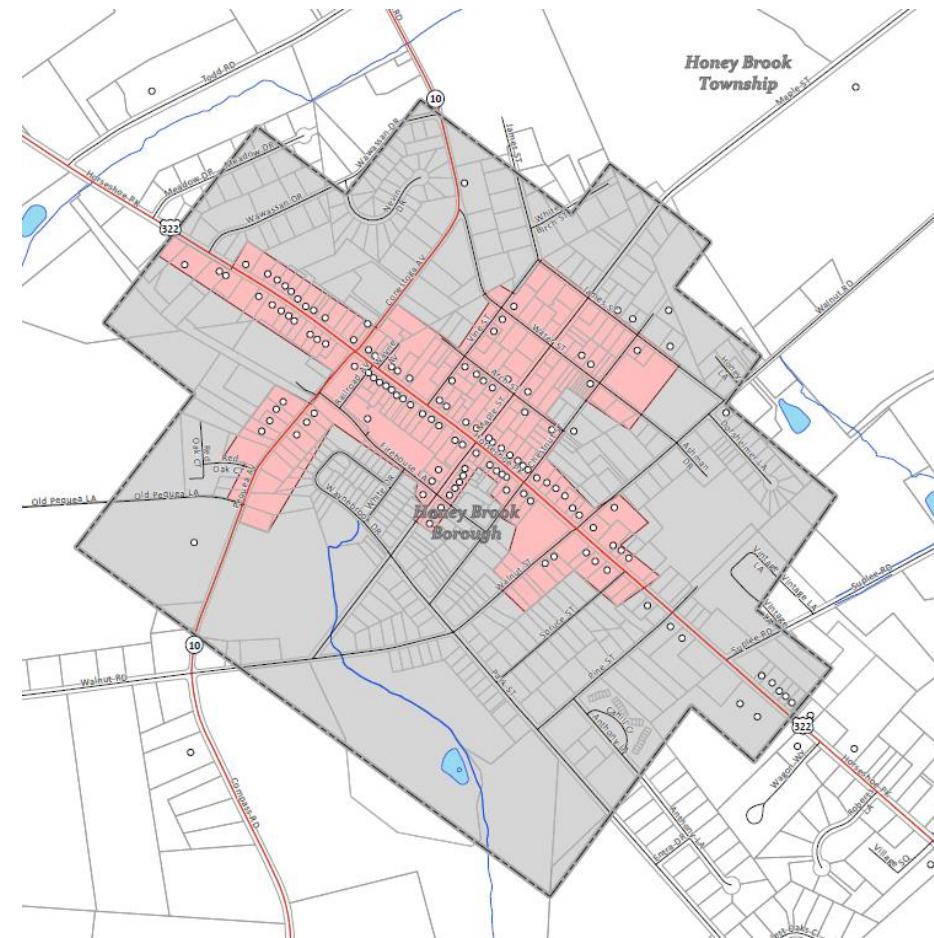
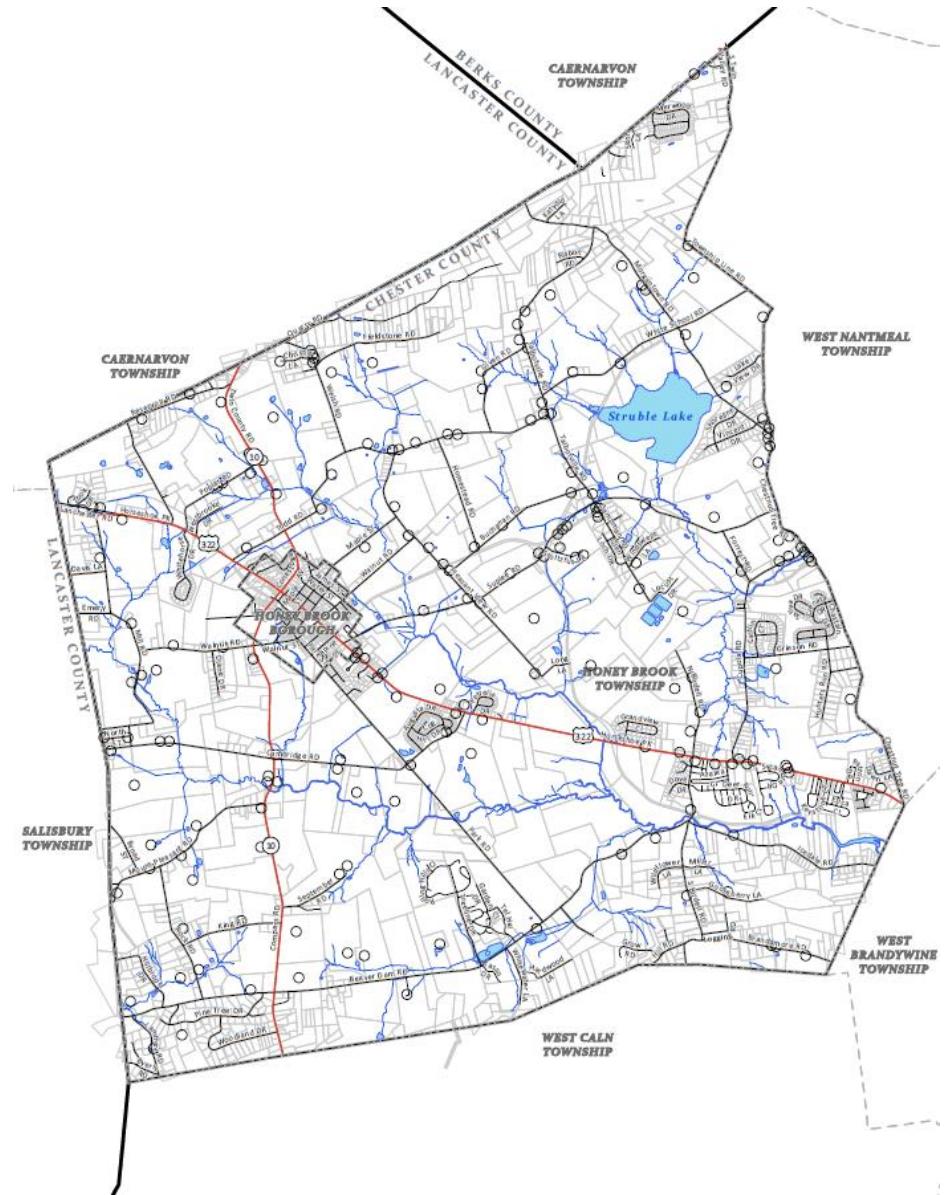
AHK 100 73

Aerial, 2025



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Legend

- Township boundary
- Water bodies
- Tax parcels
- Major roads
- Streams
- Historic Structures (1982)
- Approx. location of Eligible Historic District

Planning Considerations for Historic and Scenic Resources

2. Acknowledge that historic resources encompass more than buildings – they include districts, sites, landscapes, structures, and objects. As the 50-year threshold now extends to 1975, consider and include any significant resources or themes from this period as the region implements its historic preservation strategy.



Aerial of Honey Brook Borough c. 1970



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Aerial of Suplee Road c. 1970



Aerial of Suplee Road, 2025



Planning Considerations for Historic and Scenic Resources

3. Support the rehabilitation and adaptive reuse of historic buildings as a sustainable development strategy that conserves materials, reduces waste, and preserves community identity.
4. Recognize the economic benefits of preservation, including increased property values, heritage tourism, and support for local businesses, contributing to a vibrant and thriving community.

Pequae Avenue,
Honey Brook, Pa.



Postcard, 1910



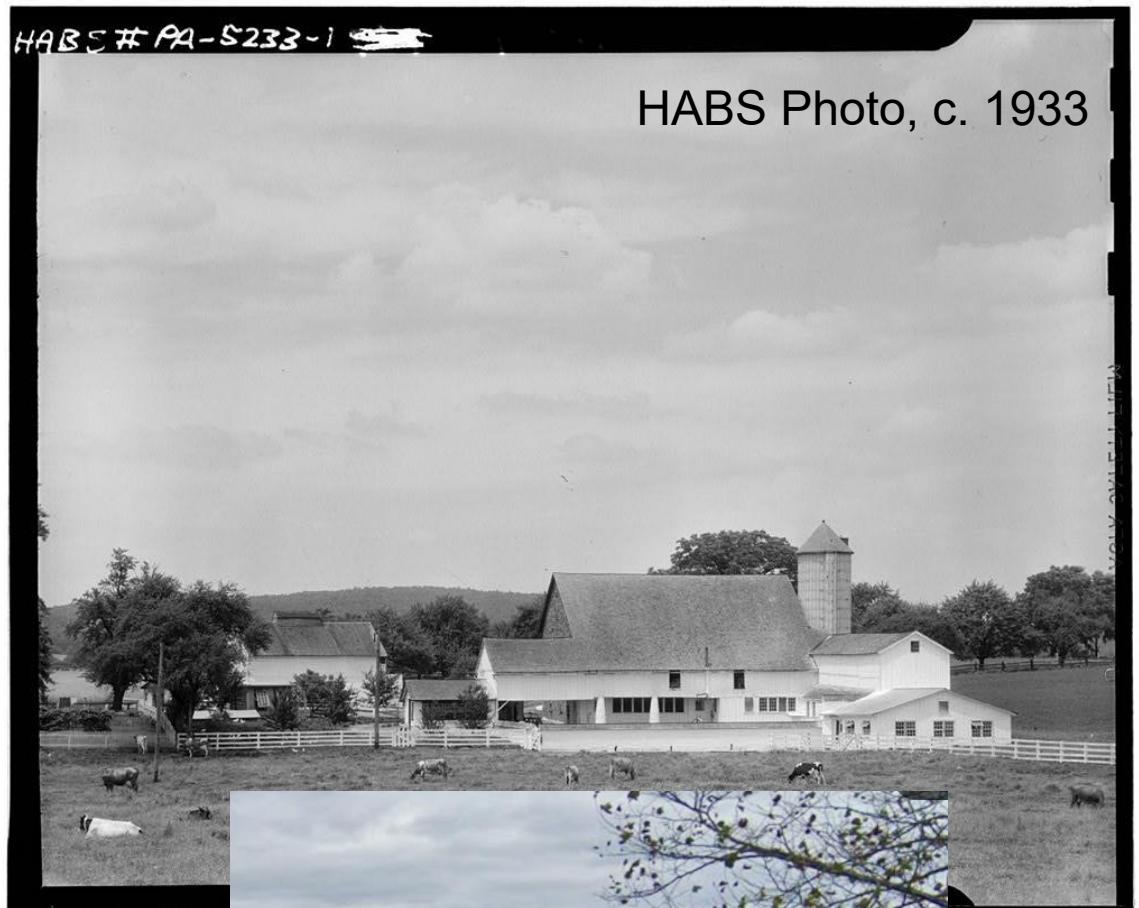
Examples of Adaptive Reuse

Planning Considerations for Historic and Scenic Resources

5. Promote educational opportunities to inform the community about the region's heritage and the importance of preserving historic resources. Education fosters community pride, a sense of identity, and proactive stewardship.
6. Recognize that historic preservation should be responsive and adaptable as communities evolve. Maintain up-to-date inventories of resources, integrate preservation into ongoing planning processes, and ensure stewardship that balances preservation with contemporary needs.



HABS Photo, c. 1933



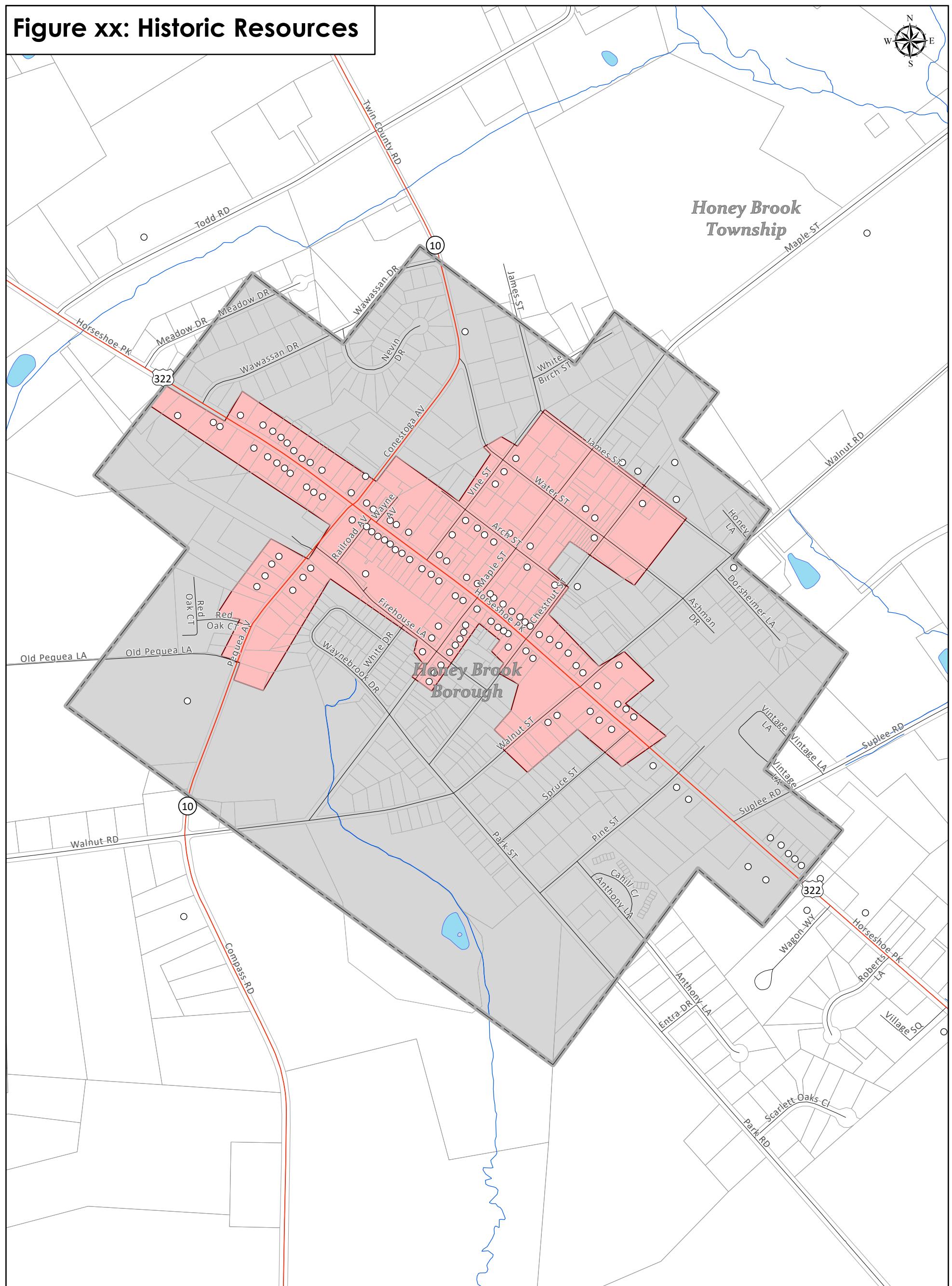
HABS Photo, c. 1933



Committee Input

- What did we miss?
 - Critical issues/concerns

Figure xx: Historic Resources



0 275 550 Feet

DATA SOURCE: Base data from Chester County GIS Dept., 2025.
Historical Site data from 1982 Historical Site Survey, Chester County



Legend

- Township boundary
- Water bodies
- Tax parcels
- Streams
- Major roads
- Roads
- Historic Structures (1982)
- Approx. location of Eligible Historic District

Figure xx: Scenic Resources

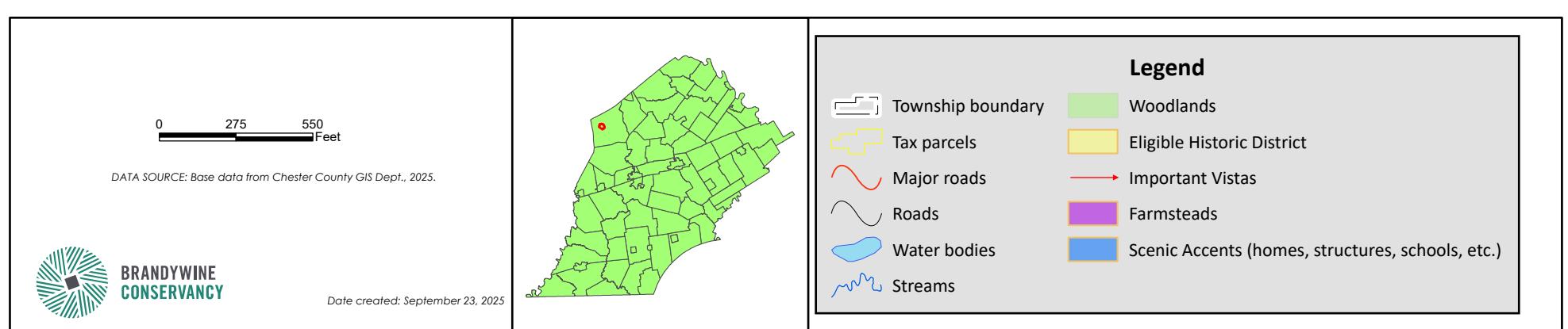
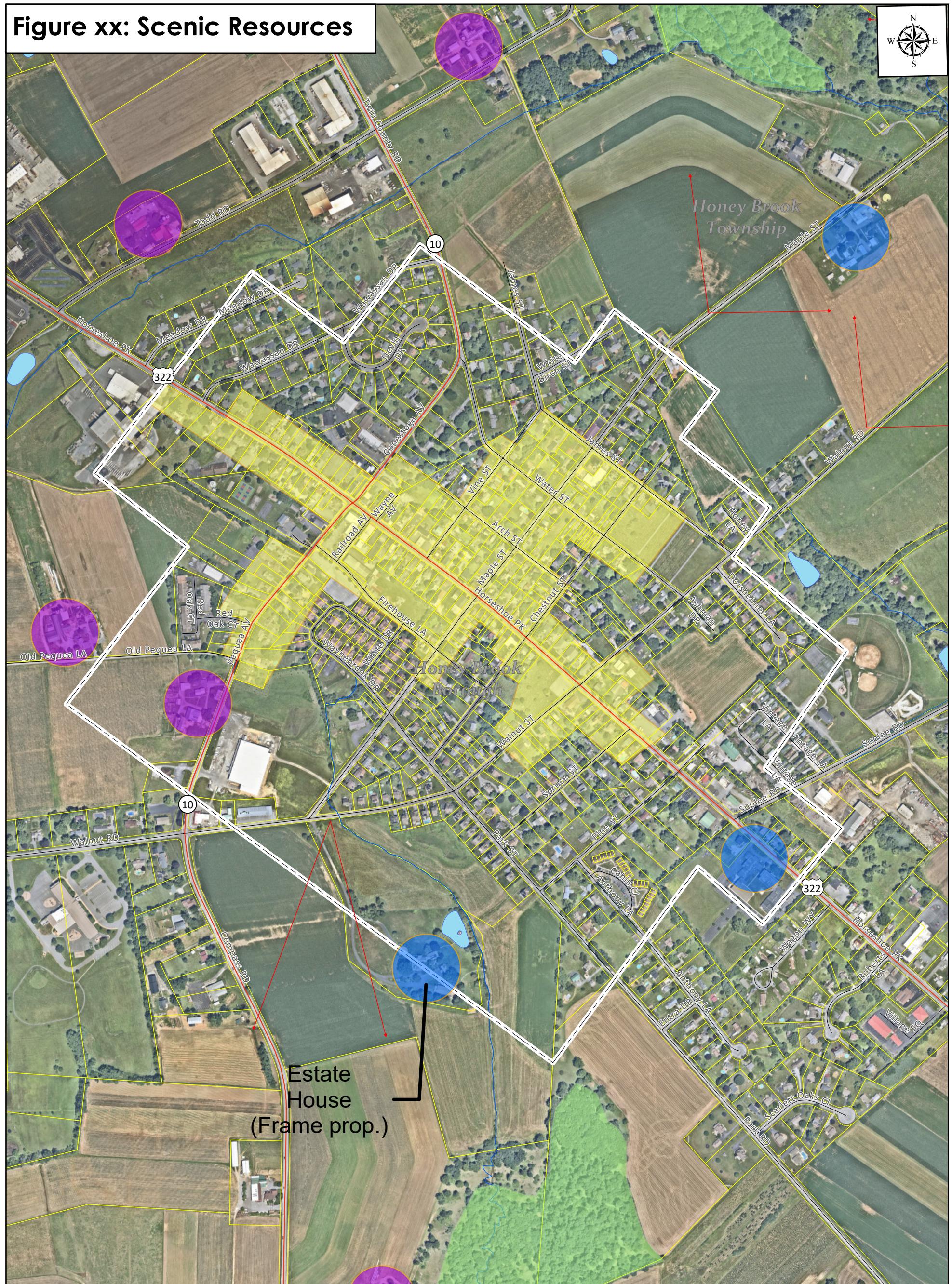


Figure xx: Historic Resources

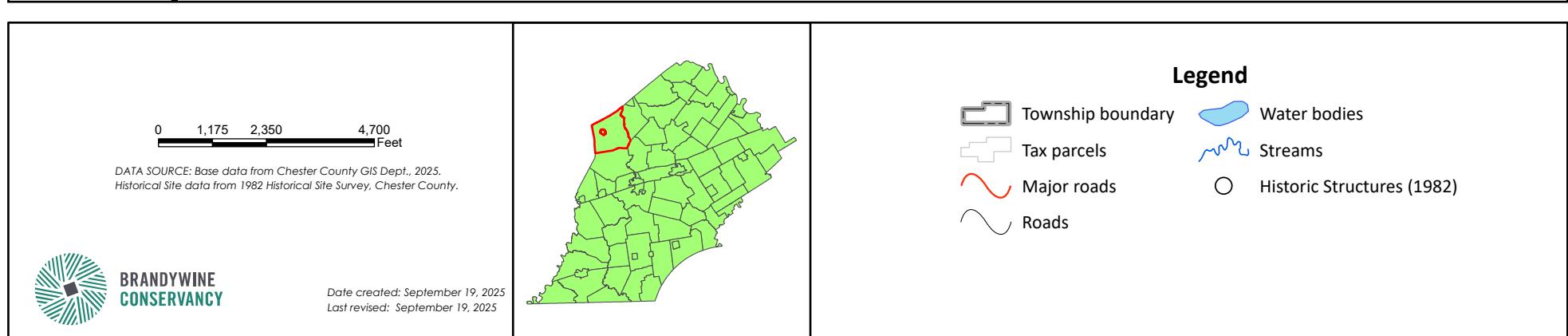
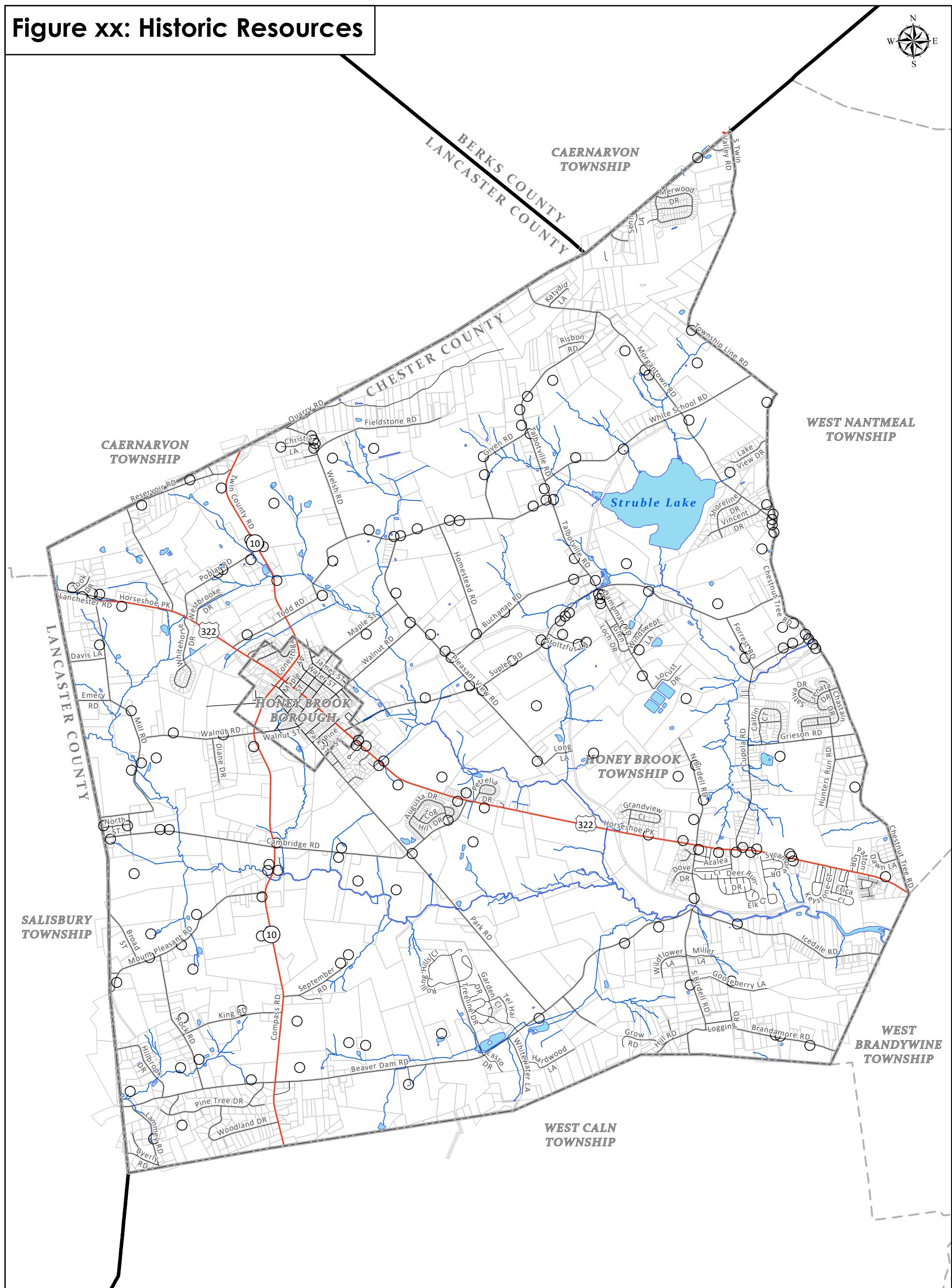
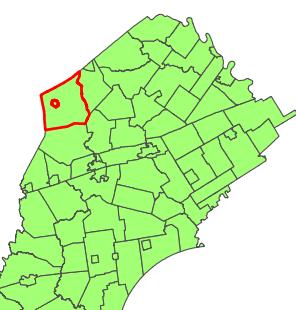


Figure xx: Scenic Resources



0 1,175 2,350 4,700 Feet

DATA SOURCE: Base data from Chester County GIS Dept., 2025.
Historical Site data from 1982 Historical Site Survey, Chester County.



Legend	
Township boundary	Woodlands
Tax parcels	Eligible Historic District
Major roads	→ Important Vistas
Roads	Visual Intrusions
Water bodies	Farmsteads
Streams	Scenic Accents (homes, structures, schools, etc.)

Historic and Scenic Resources: Overall Planning Objectives

- Recognize and preserve the cohesive cultural landscape formed by the agricultural fields, woodlands, open spaces, and early settlement patterns of the historic borough. This landscape reflects the area's agricultural heritage and community identity; its protection should guide land use, preservation, and design decisions that sustain the rural economy and visual character.
- Acknowledge that historic resources encompass more than buildings – they include districts, sites, landscapes, structures, and objects. As the 50-year threshold now extends to 1975, consider and include any significant resources or themes from this period as the region implements its historic preservation strategy.
- Support the rehabilitation and adaptive reuse of historic buildings as a sustainable development strategy that conserves materials, reduces waste, and preserves community identity.
- Recognize the economic benefits of preservation, including increased property values, heritage tourism, and support for local businesses, contributing to a vibrant and thriving community.
- Promote educational opportunities to inform the community about the region's heritage and the importance of preserving historic resources. Education fosters community pride, a sense of identity, and proactive stewardship.
- Recognize that historic preservation should be responsive and adaptable as communities evolve. Maintain up-to-date inventories of resources, integrate preservation into ongoing planning processes, and ensure stewardship that balances preservation with contemporary needs.

Historic and Scenic Resources

Goal: Preserve the historic and cultural integrity of the Honey Brook area, encourage the reuse of its historic resources, and protect the scenic viewsheds and rural landscapes that define the community's character.

- Support the formation of a Township and Borough Historical Commission(s) with residents willing to carry out Commission responsibilities such as reviewing land use applications affecting historic resources, advising/making recommendations to elected officials on such applications, developing historic resource inventories, and engaging the community through education and outreach.
- Conduct a comprehensive update of the Township and Borough's historic resource survey, originally completed in 1982 as part of the Chester County Historic Site Survey, to identify and document historic buildings, structures, sites, districts, and landscapes. Ensure the updated survey reflects current preservation standards,

includes historic resources dating from 1975 and earlier, and serves as a foundation for informed planning, land use decisions, and future preservation initiatives.

Request technical assistance and guidance from Chester County Planning Commission, as needed.

- Updated inventories should be provided to Chester County for inclusion in the County's Historic Resource Atlas and the Pennsylvania Historical and Museum Commission's online database, PA-SHARE.
- Seek formal determination of eligibility for or designation on the National Register of Historic Places for Honey Brook Borough Historic District and/or select individual sites. This will require formal, detailed documentation and analysis that includes photographs, property/site history, maps, site plan, and bibliography.
- Consider adding historic resource protection provisions, including incentives, within Township and Borough Zoning Ordinances, to encourage the adaptive reuse of historic resources and discourage their destruction. Consideration should be given to the potential establishment of Act 167 historic preservation ordinances for the historic district in Honey Brook Borough.
- Consider applying for Certified Local Government (CLG) status to strengthen the Township and Borough's historic preservation program. CLG designation provides access to technical assistance, training, and grant opportunities, enhances local preservation capacity, and formalizes the community's commitment to protecting historic resources.
- Identify and map visually prominent open spaces, natural landscapes, and historic landscapes in Honey Brook.

Goal 2: Broaden educational and outreach efforts about Honey brook's historic resources to build community awareness and support for their long-term protection.

- Create educational materials such as brochures, online resources, and interpretive signage that would provide further information on the community's heritage as it relates to the buildings and landscapes of the region.
- Partner with local schools, libraries, and historical organizations to integrate local history and preservation topics into community and education.
- Support homeowners and business owners in maintaining historic properties by providing information on tools and resources regarding general maintenance, repair, and rehabilitation of historic homes to ensure the long-term health of historic neighborhoods.