

**WORCESTER TOWNSHIP COMPREHENSIVE PLAN UPDATE TASK FORCE  
REMOTE MEETING  
WEDNESDAY, DECEMBER 2 2020 7:00 PM**

**CALL TO ORDER** by Stacy Crandell at 7:00 PM

**ATTENDANCE**

PRESENT:	STEPHANIE BAILEY	[X]
	ART BUSTARD	[X]
	WINNIE HAYES	[X]
	BURT HYNES	[X]
	LEE KOCH	[X]
	MARK LANDIS	[X]
	PAUL LEIS	[X]
	GEORGE MARKS	[X]
	JAY MCKEEVER	[X]
	ROBERT PACE	[X]
	PAT QUIGLEY	[X]
	TONY SHERR	[X]
	CHRISTENE STEERE	[X]
	JOHN WESTRUM	[X]

1. October 28 Meeting Minutes – Stacy Crandell called for any comments or objections to the minutes. Mr. Pace commented on the contents of the minutes. The minutes were approved.

**PUBLIC COMMENT**

- There were no public comments.
2. Public Outreach – Brian Olszak, MCPC, provided an overview of public outreach methods.  
  
Ms. Hayes commented on public outreach meetings and open discussions.  
  
Ms. Quigley commented on in-person & virtual meetings, and story maps.  
  
Mr. Koch commented on public input.  
  
Ms. Bailey commented on the use of story maps.
  3. Parks & Open Space – Brian Olszak provided an overview of steep slopes, flood plains, and riparian corridors.  
  
Mr. Pace commented on riparian buffers on private versus public land.

Brian Olszak provided an overview of tree heights & canopies.

Mr. Bustard commented on tree species and their heights.

Ms. Quigley commented on tree health and safety.

Ms. Hayes commented on tree species and financial benefits of riparian buffers.

Brian Olszak provided an overview of open space acquisition & open space maintenance.

Mr. Bustard commented on the Milestone Development.

Mr. Leis & Mr. Westrum commented on cluster zoning benefits.

Mr. Bustard commented on the Growing Greener Ordinance.

Mr. Westrum commented on open space acquisition through development.

Brian Olszak provided an overview of current open space in the Township.

Pat Smith commented on the McGrane trail.

Ms. Quigley commented on the Township's open space in comparison to other municipalities. Brian Olszak noted the Township had more open space than most municipalities in Montgomery County.

Mr. Pace commented on the Stony Creek trail.

Mr. McKeever commented on public and private trails.

4. January 27, 2021 meeting – Brian Olszak provided an overview of next months meeting.

Mr. Pace commented on natural resources and wetlands.

Ms. Quigley commented on wetlands in the Township.

Ms. Hayes commented on contiguous forests, bird species, and deer populations.

Deb Walker, Worcester, commented on deep populations and the Palmer property.

Mr. Koch commented on endangered animals.

**PUBLIC COMMENT**

- Deb Walker, Worcester, commented on deep populations and the Palmer property.

**ADJOURNMENT**

There being no further business before the Comprehensive Plan Update Task Force, Stacy Crandell adjourned the meeting at 8:49 PM.

Respectfully Submitted:

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Andrew R. Raquet  
Codes Director; Asst. Zoning Officer

DRAFT

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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

**SUBJECT:** Existing Land Use, Housing and Historic Resources: Updates and Background

**TO:** Worcester Comprehensive Plan Task Force

**CC:** Tommy Ryan, Township Manager  
Stacy Crandell, Asst. Township Manager  
Andrew R. Raquet, Zoning Officer; Codes Director

**FROM:** Brian J. Olszak, Senior Planner, MCPC

**DATE:** January 27, 2021

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## **INTRODUCTION**

This memo is an introduction to the topics of Existing Land Use, Housing and Historic Resource, along with the basic trends and issues which need to be updated and address from the 2008 Comp Plan.

Particularly when it comes to land use, the Task Force will want especially consider how the allotment and distribution of certain land use types will impact the financial and economic future, as well as the social and cultural impacts, of the Township. Housing trends are important to understanding what the general availability of housing types are in the Township, and how managing future developments will impact the needs of current and future residents.

The previous 2008 Comp Plan states the following goals and objectives regarding certain land use issues, housing and historic resources in the Township:

- Provide a range of housing types and densities
- Encourage housing that fits the Township's character
- Discourage strip commercial uses in favor of village commercial development, while permitting limited office and industrial development.
- Develop the villages to relieve development pressure from rural and natural resources
- Preserve historic sites and landscapes through several strategies, including sensitive cluster development, and encouraging "village commercial"-type development.

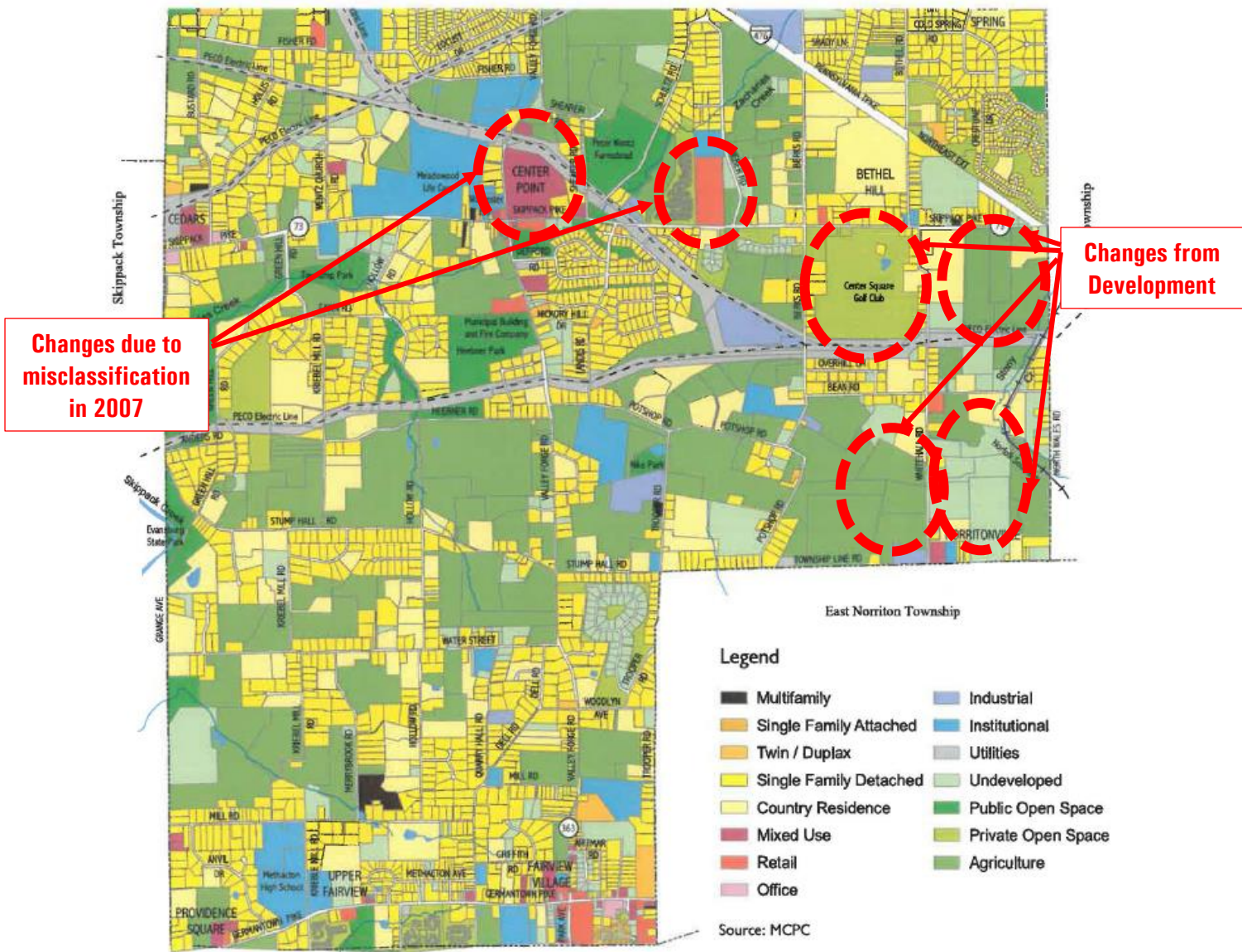
## **EXISTING LAND USE**

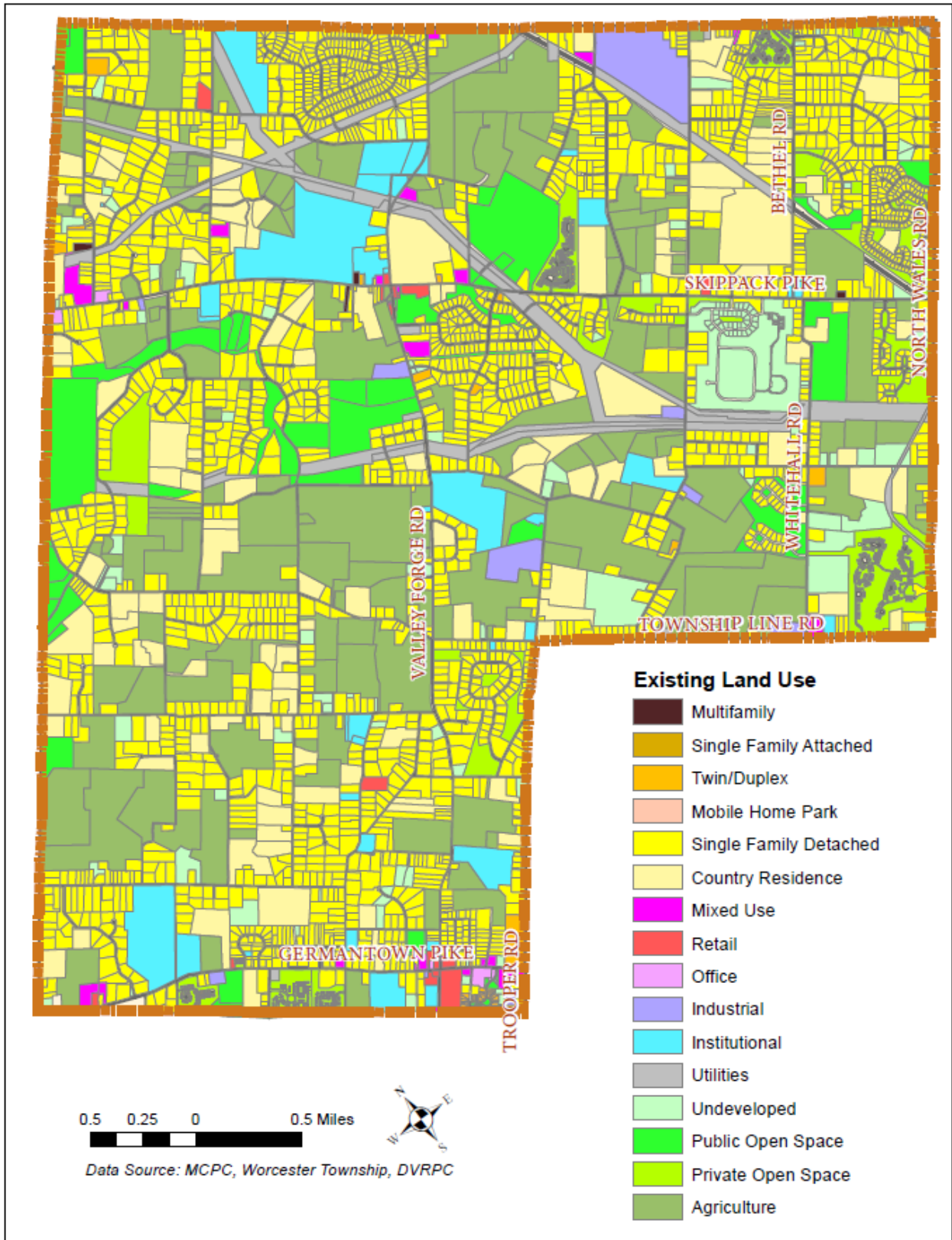
Land Use is just what it sounds like: how a piece of land is *currently* being used, as defined by the type of structures present on the property, as well as the principal activities occurring there. The land use of a parcel, however, is not the same thing as the *zoning* of that same parcel: the zoning stipulates the few or many uses which are permitted to occur there, while the land use is what is actively occurring there. Land use groups related activities and structures together (residential, nonresidential, utilities, etc.), while also describing how developed a parcel may be (agricultural, undeveloped, public open space, etc.), which gives us a clue as to what the potential changes and impacts we might be

able to expect as the Township continues to evolve. In sum, knowing what the existing land use is, and how it may have changed, allows us to plan for the future.

Our primary source of land use data comes from the county’s Board of Assessment Appeals (BOA), which maintains real estate ownership, sales and tax records for every parcel in the county. Since taxing authorities have a particular interest in the activities and structures on a parcel for revenue purposes, these datasets tend to be relatively current and generally accurate, however there are always minor tweaks that must be made. When creating these maps for planning purposes, we rely on cross-checking our information with local sources, including the Township. The first map below illustrates the Existing Land Use map of the 2008 Comprehensive Plan. Some of the major differences between this map and what I have compiled for 2020 are encircled in red. Many of these differences are due to recent land developments (such as the center Square Golf Course), but also may be due to changes in ownership or, in some cases, a refinement or update in data quality. There are likely dozens of smaller changes as well; these are described further through the charts and maps of the next few pages.

**Worcester Existing Land Use, 2007, with major changes from 2007 to 2020 encircled. Source: MCPC**





The updated Existing Land Use map above is based on data pulled in July 2020, which I have tweaked based on correcting data-transcription errors, field-verifying through aerial photographs and other sources, and manually updated as best I could. Items which will need to be updated at a later date are properties which are actively under development, such as the Reserve at Center Square development; the map currently overcounts undeveloped land and undercounts the eventual residential units which will be constructed. The table below is based upon these same datasets. The land use categories are described in more detail below.

**Existing Land Use by Acreage, 2020. Source: MCPC, MCBOA**

Land Use Description	Parcels	Acres	Percentage of Total
Single Family Detached	2,373	3,472.14	35.27%
Agriculture	161	2,607.28	26.49%
Country Residence	121	1,135.76	11.54%
Public Open Space	53	616.15	6.26%
Institutional	37	470.55	4.78%
Undeveloped	161	414.37	4.21%
Utilities	52	400.79	4.07%
Private Open Space	48	389.07	3.95%
Industrial	11	141.66	1.44%
Mixed Use	29	58.99	0.60%
Twins/Duplexes	58	45.79	0.47%
Retail	18	41.99	0.43%
Single Family Attached	824	31.23	0.32%
Office	5	11.10	0.11%
Multifamily	6	6.05	0.06%
Mobile Home Park	16	0.20	0.00%
<b>Total</b>	<b>3,973</b>	<b>9,843.10</b>	<b>100.00%</b>

As can be seen from each of the above and below tables, residential land uses occupy a plurality of the land area in the Township, with single family detached lots the single most common individual land use, in both the number of parcels as well as in total land area. Nonresidential properties, on the other hand, appear to have declined since 2007, but this could likely be due to the reassignment of two large properties on Skippack Pike, both of which are encircled in the 2007 map above.

**General Land Use Categories, 2007, 2020. Source: MCPC, MCBOA**

	2007		2020		% Change
	Acres	% Total	Acres	% Total	
Residential	4,394	43%	4,691.16	48%	6%
Nonresidential	1,329	13%	1,125.07	11%	-18%
Agricultural, Undeveloped and Open Space	4,406	43%	4,026.87	41%	-9%

**Open Space, Agricultural and Undeveloped Uses, 2007, 2020. Source: MCPC, MCBOA**

	2007		2020		% Change
	Acres	% Total	Acres	% Total	
<b>Agriculture</b>	2,782	63%	2,607.28	65%	-7%
<b>Undeveloped</b>	717	16%	414.37	10%	-73%
<b>Public Open Space</b>	454	10%	616.15	15%	26%
<b>Private Open Space</b>	490	11%	389.07	10%	-26%

While the Township has seen increases in preserved farmland and open space, as discussed last Task Force meeting, a slight decline in agricultural area overall of 7%. Private open space has also declined, but this can be attributed almost entirely to the conversion of the Center Square Golf Course to residential. Public Open Space, on the other hand, has increased by a quarter, which includes any publicly-accessible, publicly-owned land. In many communities, vacant or “undeveloped” land refers to infill lots in already-developed areas, but in rural townships the designation applies more often to large wooded parcels with no preferential assessment covenant or fields or meadows not actively worked or farmed. Nonetheless, the inventory of designated undeveloped land has the tendency to fluctuate over time, since it can frequently involve land actively under development (see definition of “**Undeveloped**” below), so it can’t also be a reliable indicator of greater changes in a community.

**MCPC LAND USE CATEGORIES**

MCPC and the BOA attempt to categorize each parcel in the County with the best information available, although there may be characteristics of a property which could qualify it for several categories. Generally the *principal* use of the property is considered.

- **Multifamily (MF).** Residential buildings that contain more than 2 dwelling units, with units usually horizontally separated. Apartments, including garden-style apartment complexes, triplexes and quadraplexes are included.
- **Single Family Attached (SFA).** Residential homes that share at least one vertical wall with a neighboring house, more commonly known as townhouses or rowhomes.
- **Twins/Duplexes.** Residential buildings that contain 2 dwelling units, either side-by-side or one above the other.
- **Mobile Home Park (MH).** Residential developments that contain mobile homes, which are also known as manufactured homes.
- **Single Family Detached (SFD).** Residential homes that are completely separated from each other and have yards of varying size on all sides.
- **Country Residence.** Residential areas with the same characteristics as SFD, but have lot sizes of at least 5 acres but no more than 20 acres, and which are more rural in character. Generally, they are found in areas without public sewer service. Such uses may or may not include agricultural activities.
- **Mixed Use.** These buildings usually are found within traditional main street or village corridors. They typically feature retail, residential, and office facilities with little separation among uses. Many of the buildings are



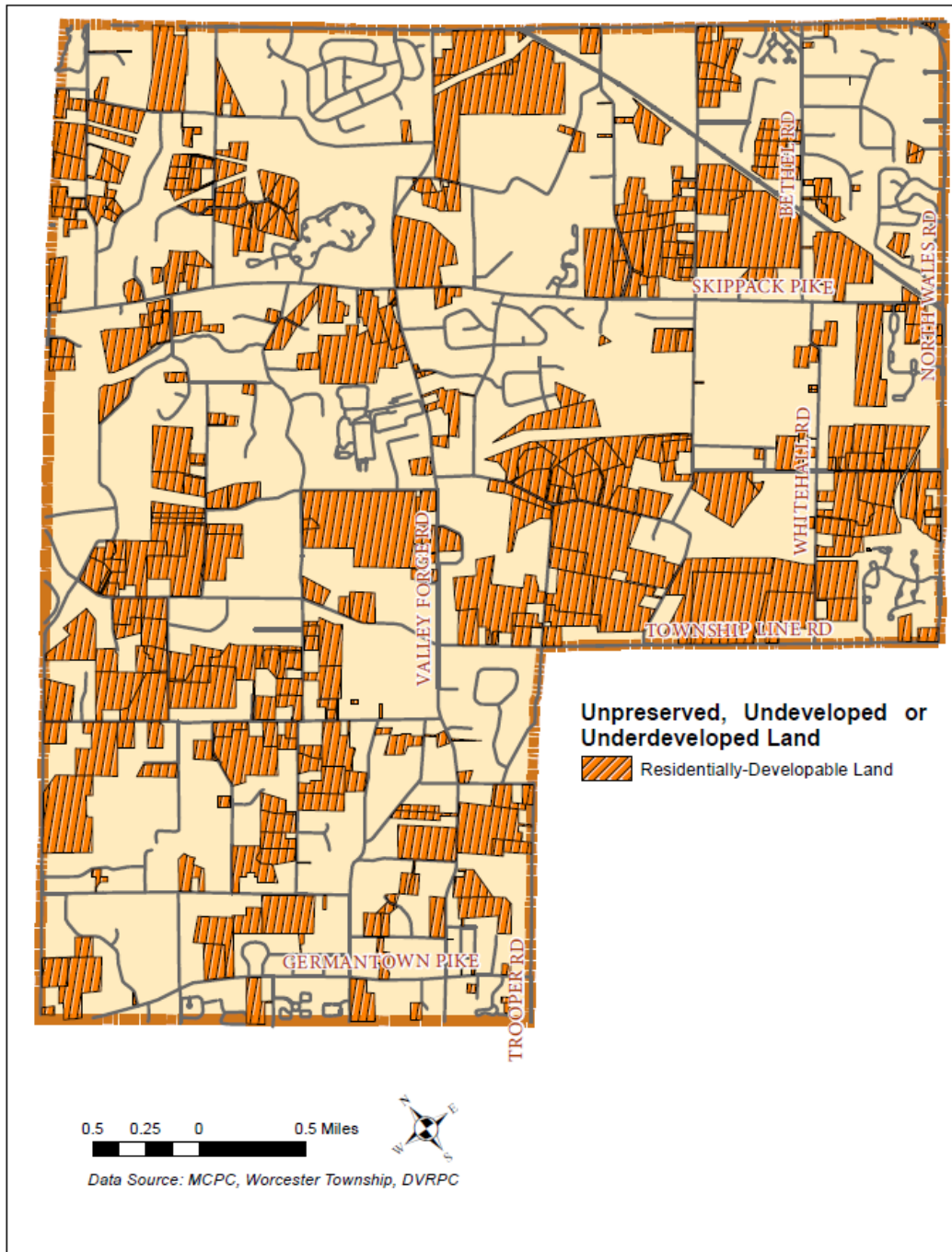
attached to each other, and it is common to have first floor retail with apartments or offices on the floors above.

- **Retail.** Land that is predominately used for the sale of goods and services. Commercial strips, malls, big box stores, shopping centers, gas stations, convenience stores, and restaurants are obvious examples.
- **Office.** Land that is occupied by office buildings and associated parking. This category also includes research and development facilities, hotels, and convention centers.
- **Industrial.** This category includes heavy industrial uses - such as oil refineries, chemical plants, steel and metal fabrication facilities, and manufacturing facilities - as well as lighter industrial uses, warehousing and distribution centers, mini- storage facilities, body shops, junkyards, and other outdoor storage facilities.
- **Institutional.** These areas include a wide variety of governmental and non-profit services. Examples include government centers, educational facilities, places of worship, cemeteries, hospitals and medical centers, nursing homes, life care facilities, and correctional facilities.
- **Utilities.** These areas include power generators and substations, water filtration and storage tanks, wastewater treatment plants, landfills, and recycling centers.
- **Undeveloped.** Areas which are composed generally of scrub, woodlands or other vegetation, or other lands which contain no buildings or underutilized or vacant buildings. This also includes areas and parcels which are a part of an under-construction land development: the BOA does not consider residential units built until they are at least 90% complete, even if the individual lots are already recorded.
- **Public Open Space.** Open land or facilities which are publicly owned by municipal, state, county or federal governments which are generally passive in nature but can also include active recreational amenities, which are generally known to be permanently preserved.
- **Private Open Space.** Open land and areas which are privately owned but are generally used in a recreational or passive open space manner, which may or may not be permanently preserved. Golf courses are common examples of private open space: these may have a temporary conservation covenant as a result of a preferential assessment, but ownership and use can change over time. Private open space can also be deeded, permanently preserved open space which is part of a residential subdivision or homeowners' association, or private conservation land.
- **Agriculture.** Land or areas which are currently used to produce crops, livestock, or other agricultural products, or land which contains barns, farmhouses or other agricultural buildings. Included in this category are lands which are covenanted under the Act 319 preferential assessment program, which include lands that are both agricultural and forested. Lastly, lots over 20 acres which include a single SFD are included in this category, regardless of whether agricultural activities occur on the site.

## **DEVELOPABLE LAND**

Assessing the existing land use in the Township is the first step in determining what lots remain developable, and consequently what the growth potential of the Township. In determining what lands are developable, we take all lands which are categorized as Undeveloped, Country Residence, and (unpreserved) Agriculture, and combine them into a single file. While it's certainly feasible and plausible to redevelop existing land categorized under other uses, these selected land use types most often are the types which are considered "virgin" land which, when developed, are considered "greenfield" developments.

**Worcester Developable Land.** Source: FEMA, MCPC, Worcester.



The above map, however, likely overestimates developable parcels, in that certain large parcels may be restricted from further development through deed restrictions acquired through a past land development approval: further research would be necessary to account for these. After those items are considered, we will be prepared to show a built-out scenario once an analysis of the underlying zoning of each of these properties is performed, which will be done once we move to the “Future Land Use” chapter in later meetings. Members of the Task Force have indicated interest in having a “fair share housing analysis” be performed; we would also use this underlying developable land dataset to ascertain how the Township is accommodating its obligations. This can be done next month at the earliest.

## HOUSING UPDATES

Housing data are also gleaned from the Board of Assessments, which are then processed by MCPC. We publish these every year in annual reports: the 2020 Montgomery County Residential Housing Construction Report can be found here: <https://montcopa.maps.arcgis.com/apps/opsdashboard/index.html#/a767676e03414d5094399ccab3d7b98d>.

In terms of existing units, residential homes have increased in almost every category. Overall, **349 residential** units were added between 2007 and 2020, the majority of which were SFAs, followed closely by SFDs. Generally across the county we have seen a growing popularity of attached townhomes being constructed, and in many years it surpasses detached units, which applies to Worcester as well. However, there appears to be a slight decline in the number of multifamily units (not buildings), but this may be because the 2008 Comp Plan (from which the 2007 numbers were taken) may have overestimated this number of multifamily units. More information on attached and multifamily units can be seen below.

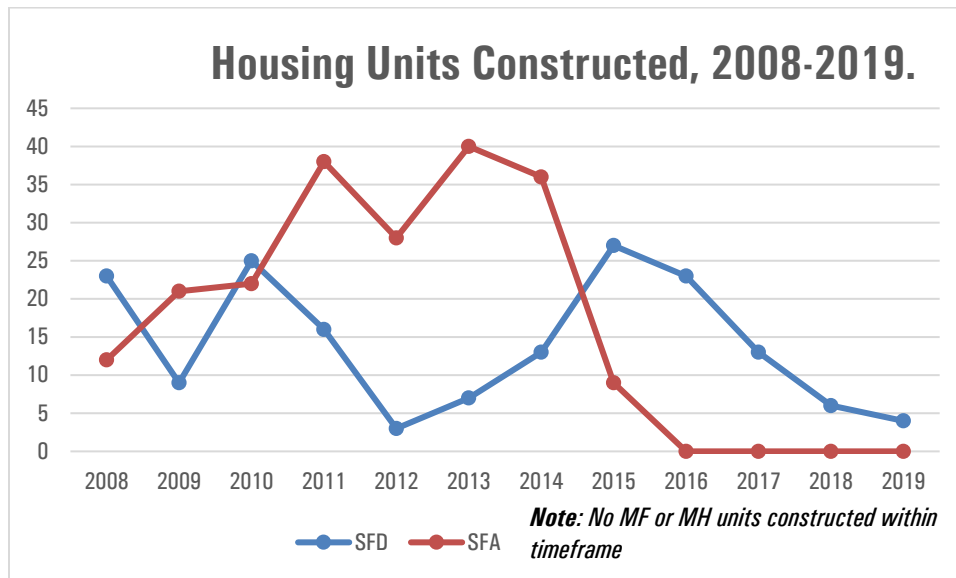
*Existing Housing Units, 2000, 2007 and, 2020. Source: MCPC, MCBOA.*

Land Use Categories	2000	2007	2020
Multifamily		314	289
Single-family Attached		717	823
Twin/Duplex		<i>incl in SFA</i>	116
Mobile Home Park		16	16
SFD (under 5 ac)		2216	2373
Country Residence		126	121
SFD (all lot sizes)		<i>2,342</i>	<i>2,494</i>
<b>Total Residential Units</b>	<b>3,026</b>	<b>3,389</b>	<b>3,738</b>

When MCPC tracks housing construction, the residential land use types described in the previous section are condensed into four main housing types: single-family detached (SFD), single-family attached (SFA, which includes twins/duplexes), multifamily (MF), and mobile/manufactured home developments (MH). Between 2008 and 2019, **206 SFAs** and **137 SFDs** were constructed in the Township, with an average of 31 units constructed per year. No multifamily or mobile/manufactured homes were constructed in that timeframe. The table and chart below shows the fluctuation from year to year.

**Housing Unit Construction by Year and by Type, 2008 – 2019. Source: MCPC, MCBOA.**

	SFD	SFA	MF	MH	All Units
2008	23	12	0	0	35
2009	9	21	0	0	30
2010	25	22	0	0	47
2011	16	38	0	0	54
2012	3	28	0	0	31
2013	7	40	0	0	47
2014	13	36	0	0	49
2015	27	9	0	0	36
2016	23	0	0	0	23
2017	13	0	0	0	13
2018	6	0	0	0	6
2019	4	0	0	0	4
<b>TOTAL</b>	<b>137</b>	<b>206</b>	<b>0</b>	<b>0</b>	<b>343</b>



MCPC also maintains an active inventory of all multifamily attached housing developments in the county. Below is the report for Worcester Township. Of particular note is the fact that there is a significantly low supply of multifamily buildings existing in the Township: while there are 266 independent-living multifamily units spread among several small buildings within the Meadowood Senior Living, there appears to be only five other buildings in the Townships containing multifamily apartment units, all of which are converted single residences of varying sizes. Since the Meadowood units are age-restricted, only 23 units are available to the general population in the Township.

In Pennsylvania, municipalities are required by law to permit, through zoning, a wide variety of housing types, including single-family attached units such as twins, duplexes, and townhouses; multifamily units; and mobile home parks<sup>1</sup>. If a

<sup>1</sup> Section 604.4 of the Municipalities Planning Code states that each municipality must provide "...for residential housing of various dwelling types encompassing all basic forms of housing, including single family and two family dwellings, and a reasonable range of multiple family dwellings in various arrangements."

municipality does not have enough land set aside for all of these uses, it runs the risk of having its zoning successfully challenged in the courts for not meeting its "fair share" and having an aggressive corrective applied through a judgment. Case law suggests the amount of high-density zoning (i.e. at least 4 du/ac) should fall somewhere between 2.7 percent and 3.5 percent of the total land area. Even though there is a "Multi Residential Use Overlay" zoning district in the Township which currently permits multifamily dwellings, the extent to which the Township currently permits, and may need to permit, higher-density development types should be a part of our future planning efforts.

**Multifamily and Attached Housing Inventory, 2020. Source: MCPC, Montgomery County BOA.**

	Unit Type <sup>(1)</sup>	Street Address	Units	Acres	Density <sup>(2)</sup>	Age Restricted? <sup>(3)</sup>
Berwick Place	Attached Fee Simple	Berwick Place at East Mt Kirk Ave	154	26.54	5.80	
Bethel Grant	Attached Fee Simple	Morris Road and Bethel Road	121	6.20	19.52	
Center Point Farms	Attached Fee Simple	Center Point Lane	126	23.92	5.27	
Chadwick Place	Attached Fee Simple	Chadwick Circle	96	24.55	3.91	
Heritage Village	Attached Fee Simple	Heritage Drive at Germantown Pike	46	10.05	4.58	
Meadowood	Multifamily Rental	Skippack Pike and Valley Forge Road	266	114.00	2.33	YES
Wheatsheaf	Attached Fee Simple	0 Wheatsheaf Lane	54	14.00	3.86	
Wister Mews	Attached Fee Simple	Wister Court and Bethel Road	17	2.86	5.94	
Stony Creek Farms	Attached Fee Simple	Brindle Ct. at North Wales Rd.	209	115.00	1.82	YES
[none]	Multifamily Rental	3027 Skippack Pike	8	1.14	7.03	
[none]	Multifamily Rental	3104 Skippack Pike	3	1.39	2.16	
[none]	Multifamily Rental	2567 Skippack Pike	3	1.01	2.97	
[none]	Multifamily Rental	2041 Bustard Road	3	2.00	1.50	
[none]	Multifamily Rental	931 N. Trooper Road	6	0.51	11.86	

**Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals**

**Footnotes:**

**(1) Unit Type:**

**Attached Fee Simple** – Developments consist of single-family attached units, with individual ownership of the housing units. Many single-family attached developments have common open spaces that are maintained by a homeownership association.

**Attached Rental** - Developments consist of single-family attached rental homes. These units are similar in appearance to the units found in the Attached Fee Simple developments.

**Multifamily Condo** – Developments with larger apartment-style buildings with individual ownership of the housing units and typically, multiple (if not all) units will share a common main entryway. Individual units are typically contained to one floor, unlike an attached home where an individual unit may spread out over several floors.

**Multifamily Rental** – Developments with larger apartment-style buildings where the individual housing units are rented, again usually with common entries that serve multiple units.

(2) Density calculations are as accurate as possible, but may amount to an estimate on our part. Permanently preserved open space that is set aside during the development process has the result of lowering the developed density. Communities with a mix of housing unit types (including single-family detached housing) also have developed densities that are difficult to calculate since some housing units are excluded from these calculations.

(3) Developments where a legal restriction requires either 1) that all residents are 62 years of age or older or 2) at least one person (per household) is age 55 or older lives in at least 80% of the development's occupied units. Continuing Care Retirement Communities are only recognized for their independent living units.

Below you will find selected housing sales figures from the *HomExpert Market Report*, a product of the Berkshire Hathaway HomeServices Fox & Roach Research Division. Housing sales in 2020 have been impacted by the CoVID-19 pandemic, which have manifested mainly through a great reduction in housing inventory regionally and nationally. However, we have seen that home sales in Worcester have been increasing year on year, suggesting that desire to move into Worcester township is growing nonetheless, and not only because the total number of housing units is increasing (through construction). This is particularly supported by the average number of days a property is on the market before it is sold, which we see declining year on year, suggesting a “seller’s market.” Regionally we have seen a significant differential in the greater reductions in inventory and days on market, both in 2020 and over the past three years as well, in which Philadelphia’s reductions are much less dramatic than those of Montgomery County and the three other PA suburban counties of our region. What this may mean, overall, is that in-migration to the suburbs from Philadelphia is outpacing out-migration to the city, and that demand for housing in the County has not slackened a bit. As we have discussed earlier, there is significant evidence that the typical “commuting to the office in the city” dynamic, hastened by the pandemic restrictions, is changing and will become more permanent, leading to a monumental shift in where people will be able to live, unrestricted by where they may have to commute. We should take this into account for our planning for Worcester’s housing stock.

***Selected Housing Sales Figures from the HomExpert Market Report, 2020. Source: Berkshire Hathaway HomeServices Fox & Roach Research Division.***

<b>Number of Properties Sold</b>					
	<b>Year End 2020</b>	<b>Year End 2019</b>	<b>Year End 2018</b>	<b>% Change 19-20</b>	<b>% Change 18-20</b>
<b>Worcester Twp</b>	144	125	121	15.2%	19.0%
<b>Montgomery County</b>	11,380	11,443	11,163	-0.6%	1.9%

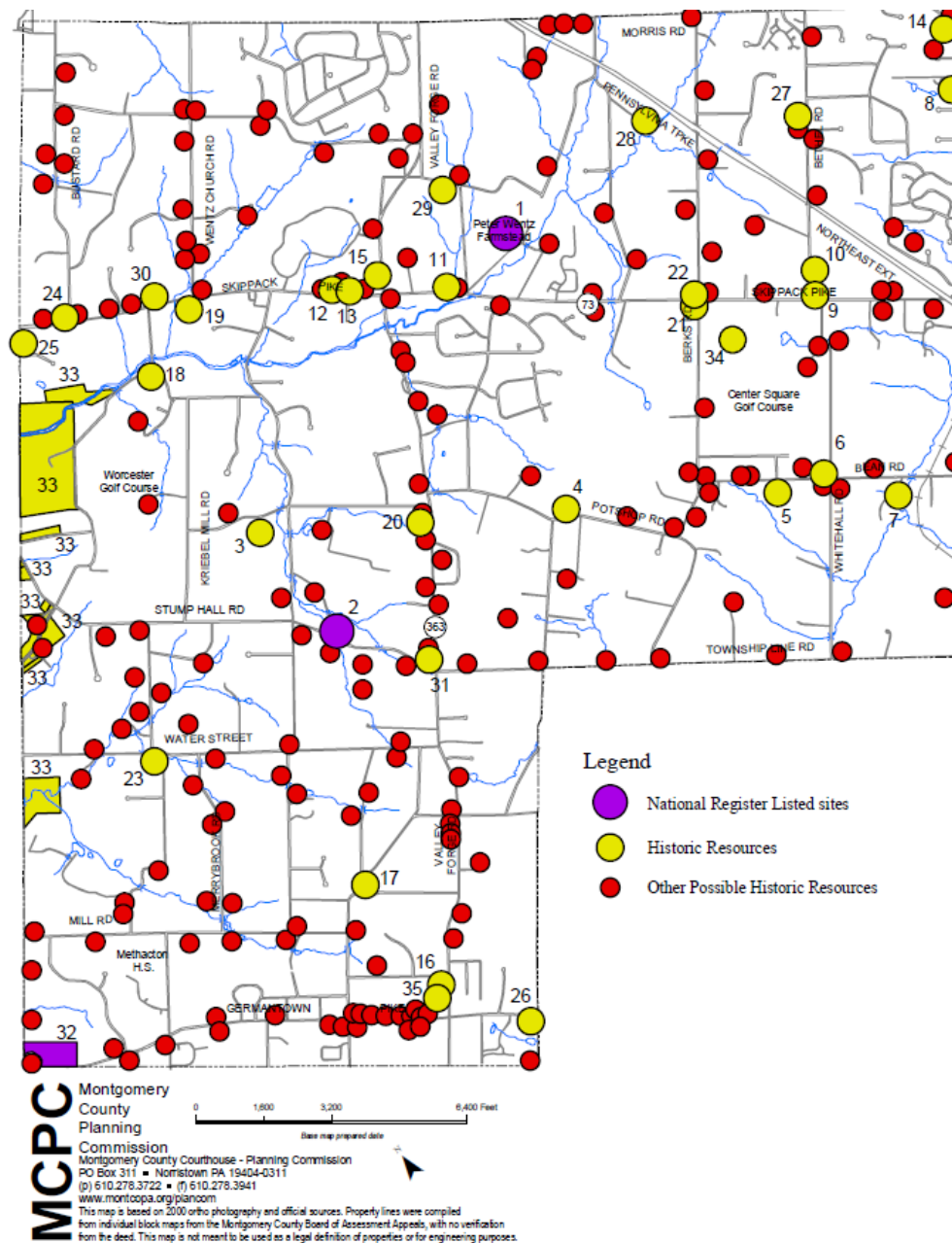
<b>Average Price of Properties Sold</b>					
	<b>Year End 2020</b>	<b>Year End 2019</b>	<b>Year End 2018</b>	<b>% Change 19-20</b>	<b>% Change 18-20</b>
<b>Worcester Twp</b>	\$513,327	\$452,581	\$462,624	13.4%	11.0%
<b>Montgomery County</b>	\$385,723	\$347,273	\$332,965	11.1%	15.8%

<b>Average Days on Market</b>					
	<b>Year End 2020</b>	<b>Year End 2019</b>	<b>Year End 2018</b>	<b>% Change 19-20</b>	<b>% Change 18-20</b>
<b>Worcester Twp</b>	41	61	72	-32.8%	-43.1%
<b>Montgomery County</b>	35	43	45	-18.6%	-22.2%

## HISTORIC RESOURCES UPDATES

The current 2008 Comprehensive Plan does not direct much attention to historic or heritage resource conservation or protection; what attention is paid to historic resources is mainly contained within the 2006 Open Space Plan. Below is a map and table indicating which properties are listed on the National Register of Historic Places (purple), which have been identified as resources worth protecting (yellow), and which properties may be worth further investigation (red). However, it's important to note that inclusion on the National Register does not, in and of itself, preserve or protect a property from demolition: only designation on a local, municipal register as a part of a larger preservation ordinance framework, or an individual owner's desire to place an easement on their own property, can protect a resource.

*Worcester Historic Resources, as per 2006 Open Space Plan. Source: MCPC.*



Map #	Name of Historic Resource	Location	Date Built	National Register Status
1	Peter Wentz Farmstead	Schultz Rd	1758	Listed
2	Anthony Morris / Bean House	Stump Hall Rd	1717	Listed
3	Heebner Farmstead	Heebner & Frog Hollow Rds.	1840	undetermined
4	Bookheimer Farm	Potshop & Trooper Rds.	1860	undetermined
5	Beyer (Boyer) / Smith Farmstead	2632 Bean Rd.	1840	undetermined
6	Torres (Cassel) House	2600 Bean Rd. (Whitehall & Bean)	1865/1870	undetermined
7	Garrett Bean (Gerhard Bun) Farmstead	2568 Bean Rd	1780	undetermined
8	Joseph Supplee (Haines) Farmstead	North Wales Rd	1820	Eligible
9	Bethel Hill Church	Skippack Pike & Bethel Rd	1845 / 1904	undetermined
10	Worcester Public School Building #6	2000 Bethel Rd	1891	undetermined
11	Dr. Meschter House	2917 Skippack Pike	1890	undetermined
12	Detwiler Residence	3103 Skippack Pike	1855	undetermined
13	Geyer Residence	3027 Skippack Pike	1865	undetermined
14	Reinwald Property - Brunner House	2508 Morris Rd	1800	Eligible
15	Farmers' Union Hall	Valley Forge Rd	1895	Eligible
16	Fairview Village Assembly Hall (Community Hall)	Valley Forge Rd	1918	undetermined
17	Worcester (Methacton) Mennonite Church & Cemetery	3069 Mill Rd	cem: 1739, church: 1873	undetermined
18	Old Mill Farm (Kriebel Mill Barn)	Kriebel Mill Rd	1800	undetermined
19	Wentz United Church of Christ (and Parsonage - 1870)	Skippack Pike	1878	undetermined
20	Evangelisches Versemmlangs Haas (German Evangelical Church)	Valley Forge Rd	1845	undetermined
21	Thompson Orchards (Jesse Humsher House)	Skippack Pike & Berks Rd	1851	undetermined
22	Brunner House	2003 Berks Rd	1831	undetermined
23	Water Street School (Worcester Public School #2)	Kriebel Mill Rd and Water St	1885	undetermined
24	Cedars Country Store (Cassel's Store)	Skippack Pike & Bustard Rd.	1849	undetermined
25	Little Residence	Skippack Pike (parcel #670003331004)	1875	undetermined
26	(David) Rittenhouse Farm	Trooper Rd & Germantown Pike	1750	undetermined
27	Hance Supplee Homestead aka: Ellis-Supplee House (Maj. Gen. Greene's HQ)	2110 Bethel Rd	1753	Eligible
28	Dresher/Kibblehouse Farmstead	2160 Weber Rd	1857	Eligible
29	Worcester Public School (Anders)	Shearer Road	1879	undetermined
30	Worcester Public School (Metz)	Skippack Pike	1849	undetermined
31	Worcester Public School (Stump Hall)	Stump Hall & Valley Forge Roads	1857 / 1881	undetermined
32	Evansburg Historic District	Germantown Pike & Grange Road	from 1700's	Listed
33	Evansburg Historic District (boundary increase)		from 1700's	Eligible
34	Clepsyraus (dinosaur) fossil	quarry near Whitehall Rd	Triassic Era	undetermined
35	Heyser Field	Griffith Road	—	NA

The next map illustrates historic property data from the PA Historic and Museum Commission (PHMC), which maintains records on preservation surveys, applications, and archeological findings which have been performed



since the commission's inception in the 1970s. PMHC is tasked with evaluating and accepting applications for National Register status of properties, but they can also be a resource for individuals and municipalities seeking to preserve historic resources and properties with their own municipal ordinances. The map below shows which properties have key information to potentially move to the Register (Eligible properties), which are not eligible, and which are still not fully evaluated or do not have enough research or data attached to conclusively rule on a property's Register status. While being on the National Register can be a point of pride for a property owner or a community, it is not required in order for an individual or community to preserve it or add it to a *local* register, especially if a property has uniquely local significance. In sum, even properties ruled ineligible or unevaluated may have enough value for the Township to place on a local register of its own. The Township can therefore use this information to build out a plan as we decide how to prioritize historic resources in the Plan.

**National Register Status of Properties in PHMC Database, 2020. Source: MCPC, Worcester Twp.**

