

The Chestnut Hill Conservancy holds two easements on this property. A conservation easement preserves open green space, protects the property from future development, and helps to control surface water run-off within the Wissahickon Watershed. A façade easement protects the exterior of the main building and the carriage house, both listed as “Significant” buildings within the Chestnut Hill National Register Historic District. There is also an amendment to the conservation and façade easements on this property that requires one or two Easement Managers to be hired if the property is used for commercial purposes and clarifies requirements for leasing the property.

*Below is a description of the major terms of the two easements and the amendment; this is just an overview of the terms, so please consult the easement documents for a comprehensive summary.*

### **Conservation Easement**

- Subdivision of the property is restricted; with approval of CH Conservancy the Carriage House may be subdivided into one separate lot, with some restrictions.
- The Mansion may be used as a single-family dwelling; with CH Conservancy approval, it may be converted to up to 9 condominium units.
- The Carriage house may be used for up to 2 single-family dwelling units while in use as a garage/ storage area for the Mansion, or may be converted into 3 single-family dwelling units.
- The property may be used for strictly-defined commercial purposes (executive offices and meeting rooms for a financial institution); any other commercial use would require an amendment to the easement.
- The number of social events (20 or more people in attendance) allowed on the property per year is limited to 10 that use the interior exclusively and 2 that use the exterior grounds. Owner may not charge for use of facilities.
- Car trips per day to and from the property are limited to 75.
- The number of employees at the site is limited to 35.
- The lawn area in the front of the property must be maintained as open space.
- A pool, tennis court, shed, or other improvements may be constructed with prior approval from the CH Conservancy within a defined building envelope, provided they are not visible from West Chestnut Hill Avenue.

### **Facade Easement**

- Exterior façades of the Mansion and Carriage House must be maintained and kept structurally sound and in good repair; a set of Minimum Maintenance Standards accompanies the easement.
- Protected Facades consist of all of the facades of the Mansion and the Carriage House; and the portions of the roofs of the Mansion and the Carriage House which are visible from any point in Chestnut Hill Avenue or the Walking Path.
- These include, but are not limited to, walls, porches, eaves and other trim, sash and windows, metal flashing, gutters and downspouts and other features depicted or mentioned in the easements, including the above ground exterior terrace and its stone wall supporting structure on the southeast and southwest facades of the Mansion, and the iron and stone fence along the north side of the parking area.
- Changes or modifications to the northeast façades of the Mansion and Carriage House may be permitted with CH Conservancy approval.
- Some nonhistoric elements (paint color, metal awnings, some exterior light fixtures, security cameras, etc.) cannot be replaced as is. If they require repair, maintenance, or replacement, then CH Conservancy must approve them.

## **Easement Amendment**

- This Amendment applies to section 2.03(c)(i),(ii), and (iii) of the Conservation Easement and adds provisions to both easements.
- If the property is used for commercial purposes, then the owner must appoint an Easement Manager to ensure that all of the requirements of the two easement documents and the amendment are being met. The Easement Manager is a proxy for the owner in all dealings with the Chestnut Hill Conservancy. There can be one or two Easement Manager(s) who must be legal adults with at least 66% voting rights and 51% of the equity in the commercial entity controlled by the owner of the property.
- At least one Easement Manager needs to have an office at the mansion and be regularly present on the grounds during regular business hours.
- The CH Conservancy must give prior approval of newly hired Easement Managers.
- The owner must provide documentation pertaining to ownership or equity interest to the CH Conservancy if it is requested.
- Terms from the Conservation Easement are clarified in this document including “lease,” which applies to sub-leasing, licensing, and any other form of occupancy.
- There may only be up to six leases at the property and all of the leases must limit the use of the space to a single permitted commercial use. Any lease on the property needs to clearly state that the property is subject to conservation and preservation easements.
- Leases on the property cannot exceed terms of 10 years. Any lease of more than 25% of the mansion is limited to 5 years, unless the CH Conservancy permits a longer lease after review.
- The Easement Manager(s) must let the CH Conservancy know in writing when new leases are being created for the property prior to it being signed and provide the Conservancy with pertinent documentation if it is requested.
- If the carriage house is used as a residence, it may be accessed via the existing driveway on the property. If it is used for non-profit school purposes, then the existing driveway may not be used for access.

Potential buyers of the property are urged to read the easement documents to obtain information about the full extent of the easement requirements. These documents may be read at the Chestnut Hill Conservancy’s website at <http://chconservancy.org/greylock>.

If there are further questions, please contact CH Conservancy Executive Director Lori Salganicoff at 215-247-9329 x201 or by email at [lori@chconservancy.org](mailto:lori@chconservancy.org).