



*From A Red Oak . . .*

February 21, 2017

Mr. Tim Kinsley  
Kinsley Properties, Inc.  
6259 Reynolds Mill Rd.  
Seven Valleys, PA 17360

SUBJECT: Mifflin House Preservation Initiative

Dear Mr. Kinsley:

I am the Director of Kreutz Creek Valley Preservation Society ("KCVPS"). KCVPS works with landowners and local municipalities to protect and preserve historic buildings and properties. As you know, the Mifflin House has significant historic value and meaning because it was a site on the Underground Railroad and a battlefield in the Civil War. KCVPS believes that the Mifflin House should be preserved.

The Hellam Township Supervisors also have expressed their wish to see the Mifflin House preserved for its historical significance. I would note that the Mifflin House is in Hellam Township's Historic Overlay District, which requires that all zoning permits for either the purpose of exterior alteration or demolition must be directed to KCVPS for review and comment prior to any alterations or demolition. I understand that Kinsley Properties and the Blessing family may be reviewing various options for the industrial park surrounding the Mifflin House and that these plans may include what to do with the Mifflin House. Therefore, I wanted to contact you to explore how KCVPS can work with you and the Blessing family to preserve this historic house.

In order to start this process, I am proposing that we meet to determine if there is any potential to work with you and the Blessing Family on a plan that would result in the retention, preservation and re-use of the Mifflin House.

We would like to meet with you to discuss your plans for the overall site and specifically the Mifflin House before your firm and/or the Blessings finalize land development plans and apply to Hellam Township and the Borough of Wrightsville for any construction or demolition permits.

*Kreutz Creek Valley Preservation Society  
5345 Lincoln Highway • Hellam, Pennsylvania 17406*

In making this request, we are following the recommendation we received from Hellam Township Supervisors in November 2016 encouraging KCVPS and Kinsley Properties to find a solution to preserve the Mifflin House. There also is strong support from several community groups that have asked us to find a way to preserve this nationally significant property. This includes Preservation Pennsylvania which has named the property to its annual At Risk List for 2017. Finally, we are representing hundreds of residents of York, Lancaster and Southeastern Pennsylvania who have signed petitions to preserve the Mifflin House.

We believe that a meeting in advance of any permit or plan application submission could potentially result in an agreement preserving the Mifflin House that is satisfactory to all concerned (including the two municipalities and potentially the Commonwealth and/or federal agencies). By reaching an agreement now, these agencies will be better able to process your applications as any issues regarding the historic, natural and cultural resources on the site will have been resolved.

During this meeting, we can discuss if there are any development options and terms you are willing to consider that would allow for the retention of the Mifflin House along with sufficient surrounding grounds to adequately interpret the site's role in the Underground Railroad, and the June 1863 Civil War battle events. We also would propose that, at a minimum, there would be limited public access to the exterior of the property in perpetuity.

We are open to discussing any terms, proposals or ideas you may have and are willing to share, including whether you would consider offering to sell the Mifflin House, providing a long-term lease / easement and/or a donation or bargain sale.

We are prepared to bring a range of resources and ideas to the meeting, from capital, to fund-raising and grant-writing expertise, including tapping sources available for Civil War battlefield acquisition and protections; applications for historical designations that could result in access to other public and private philanthropic grants, tax credits, etc.

Once we understand what options you may be willing to consider for preserving the Mifflin House I, we can then prepare a concept plan and a strategy to achieve it for review by all interested parties. This plan would include a mutually agreeable period of time for completion.

If you are willing to meet with us to discuss the Mifflin House, I would be joined by Scott Mingus, York County historian and author; Randolph Harris of Lancaster, a consulting historian who specializes in heritage conservation planning and redevelopment/re-use of historic properties; and Mindy Crawford, Executive Director, Preservation Pennsylvania.

As noted above, we believe reaching consensus to preserving the Mifflin House through a cooperative planning process that is done in advance of KCVPS's involvement in reviewing a formal application to the Township will be more productive and efficient for all concerned.

Thank you for your consideration to this matter. Please call me at 755-5896 if you have questions and/or send me an e-mail at [kcvps@pa.net](mailto:kcvps@pa.net) to arrange our meeting.

Sincerely,



Katina Snyder  
Director

Attached: Hybla - Mifflin House Case Statement

Cc: Mindy Crawford  
✓ Randolph Harris  
Scott Mingus