



Commonwealth of Pennsylvania  
**Pennsylvania Historical and Museum  
Commission**  
The State Museum Building  
300 North Street  
Harrisburg, Pennsylvania 17120-0024  
[www.phmc.pag.gov](http://www.phmc.pag.gov)

## **REQUEST FOR EXPRESSION OF INTEREST (EOI)**

**November 16, 2020**

**Historic Mather Mill  
+/- 3.2 acres & 1 building  
Mathers Lane, Fort Washington, PA 19034**

### **Background**

The Pennsylvania Historical and Museum Commission (PHMC) is seeking expressions of interest from parties interested in acquiring the historic Mather Mill site from the Commonwealth of Pennsylvania. The property will be subject to certain terms and conditions as specified in 'Exhibit A'. The building will be dispositioned in "as is" condition.

**The purpose of this EOI is to solicit interest from parties who wish to acquire the Mather Mill site. This EOI is not a formal solicitation to sell this property and will not result in the sale of the property. The Commonwealth will follow appropriate means to transition Mather Mill out of public ownership.**

### **About the Property**

Originally called Farmar Mill, this water-powered gristmill located on the Wissahickon Creek in Montgomery County was constructed c. 1690 by Edward Farmar. In 1746 ownership passed to Samuel Morris, a prosperous Quaker entrepreneur, who owned the mill until his death in 1770. The property was then sold to Isaac Mather, whose son built the present mill in 1820. The mill remained in operation until the late 19<sup>th</sup> century. Renovated in the early 20<sup>th</sup> century, none of the workings of a mill remain today. Mather Mill is listed on the National Register of Historic Places and is currently owned by the Commonwealth of Pennsylvania.

The mill has not been actively used for several years, following some damage caused by repeated flooding. Please use the link below to view the results of a workshop hosted by PHMC in 2018 to explore alternative uses for Mather Mill. Regional architecture firms were invited to participate in a one-day discussion and submit follow-up proposals afterward. PHMC's State Historic Preservation Office received materials from five firms, and an in-house design solution was also produced by a member of PHMC staff.

In addition to the submitted materials, the original form nominating Mather Mill to the National Register of Historic Places can be viewed at the referenced link.

<https://gis.penndot.gov/CRGIS/Application/ASPNET/Report/Report.aspx?R=108&T=KEYNO&I=000532>

### **Preparing an Expression of Interest**

Interested parties should prepare a response to this EOI specifically providing the following information:

1. Proposed owner of the property
  - a. Please provide the full legal name of the entity that would own or control the property.
2. Contact information for proposed owner
  - a. Include the first and last name of the principal point of contact for the organization, organizational mailing address, daytime phone number and email address for the principal contact.
3. Organizational structure
  - a. Describe the structure of the organization, including whether the entity is a unit of local government, a nonprofit organization, or a for-profit business. If the entity is a nonprofit, please indicate whether the organization has been determined to be a 501(c)3 charitable organization by the Internal Revenue Service and whether the organization is registered as a Charitable Organization with the Pennsylvania Department of State.
  - b. Describe the structure of the interested organization.
4. Partners and supporters
  - a. List other organizations that will contribute to the new use of the site, if applicable. Describe how these groups may contribute financially or in-kind and how they may be involved in the management and decision-making.
5. Intended use
  - a. Describe how you would utilize the spaces inside and outside of the building as well any anticipated changes to the property that might be necessary to accommodate the intended use.
6. Financial Plan
  - a. Describe how your organization anticipates generating funds for operating expenses such as utilities and insurance, staffing, routine maintenance, and capital improvements.
7. Monetary Consideration
  - a. Please indicate what amount of monetary consideration, if any, your organization would be willing to pay the Commonwealth for acquisition of the property.
  - b. Please describe your organization's ability to pay real estate transfer taxes if you were to acquire the property via legislative transfer.

### **Instructions for Submitting an Expression of Interest**

1. Any party wishing to express an interest in acquiring the subject property pursuant to this EOI, should submit a detailed letter of interest, no later than the due date listed in Paragraph 3 of this Section, to PHMC setting forth thoughtful plans for future utilization of the property. In addition, a non-binding, proposed purchase price must be included indicating what consideration would be paid to the Commonwealth for the purchase of the property. Information showing that the entity is financially capable of undertaking the acquisition and performing ongoing maintenance of the property should also be included.
2. Attached to this EOI as Exhibit "A", is the "Declaration of Restrictive Covenants for Historic Preservation" that PHMC would require the property to be subject to for any future sale.

3. All expressions of interest, including all supporting materials as appropriate, must be *received* by the Commonwealth on or before 3:00 P.M. Eastern Time on January 25, 2021. Expressions of interest and supporting materials must be submitted electronically by that deadline, to this resource account address, [RA-PHMatherMillREOI@pa.gov](mailto:RA-PHMatherMillREOI@pa.gov)

**All expressions of interest should be clearly marked “Historic Mather Mill” in the Subject line of an email. Any expressions of interest received after 3:00 P.M. Eastern Time, January 25, 2021, will be rejected.**

### **Ownership**

All materials submitted in response to this Request for Expression of Interest shall become the property of PHMC. Expressions of interest and any supporting materials will not be returned to submitting parties, nor will PHMC consider any expenses that submitting parties may occur in preparing their expressions of interest. All materials submitted will be kept confidential. This information will not be shared with other submitting parties.

### **Site Visit and Property Inspection**

PHMC will provide interested parties with the opportunity to perform a Mather Mill site visit and property inspection on Monday, December 7, 2020, beginning at 11a.m., Eastern Time. All persons will be required to wear face coverings and observe social distancing protocols, in accordance with current directives of the Pennsylvania Department of Health. Groups will be limited to 3 persons and must pre-register by contacting Janice Mullin at [jamullin@pa.gov](mailto:jamullin@pa.gov) by 5:00 p.m., Eastern Time on Monday, November 30. The Commonwealth is not responsible for any accidents while on the site.

### **Disclaimer to Interested Parties**

PHMC currently does not have legislative authority to convey the subject property, a necessary precondition of conveyance. The purpose of the EOI is to gauge interest by interested parties in acquiring the property. Neither PHMC nor any party submitting an expression of interest will be bound to proceed with a sale/purchase/transfer/lease of the property.

**Exhibit "A"**

DECLARATION OF RESTRICTIVE COVENANTS FOR HISTORIC PRESERVATION

IN RE

Mather Mill

By and Between

THE COMMONWEALTH OF PENNSYLVANIA

Acting By and Through the Pennsylvania Historical and Museum Commission [Grantor]

And

[Insert name of Grantee] [Grantee]

- I. **PURPOSE.** This restrictive covenant for historic preservation is authorized by [insert name of legislation transferring the property]. Its purpose is to assure that the exterior appearance only of Mather Mill will be retained in perpetuity.
- II. **PROPERTY DESCRIPTION.** The real property that is the subject to this restrictive covenant for historic preservation is known as Mather Mill and is legally described in Exhibit B and includes approximately 3.185 acres located in the township of Whitemarsh, county of Montgomery, Pennsylvania with an address of Mathers Lane, Fort Washington, PA 19034. For Grantor's Title to the property, see deed from C. Jared Ingersoll and Agnes C. Ingersoll to the Commonwealth of Pennsylvania, dated April 12, 1966 and recorded in the Montgomery County Recorder of Deeds, Book No. 3422, page 407.
- III. **COVENANTS.** In consideration of the conveyance of the aforementioned real property, Grantee covenants and agrees for itself, its heirs, administrators, successors, and assigns that the said herein conveyed property shall be subject to the following historic preservation restrictions, and shall do or refrain from doing with respect to the subject property all acts required or prohibited by the following preservation restrictions:
  - a. **National Register.** Mather Mill is on The National Register of Historic Places and shall be maintained and preserved in a manner consistent with that designation.
  - b. **Historic Structures.** Mather Mill, the historic structures and buildings that comprise the property, shall be maintained and their exterior appearance preserved in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
  - c. **Landscape.** The landscape of Mather Mill shall be preserved in manner consistent with the historic characteristics of the subject property and shall not be used in manner that would impair or interfere with the historic interpretation of the subject property.
  - d. **Prohibited Uses.** No construction, alteration, rehabilitation, remodeling, demolition, site development, ground disturbance, removal of buildings, addition of buildings, or use inconsistent with this covenant, or any other action, shall be undertaken or permitted to the

subject property without the prior written approval of the Pennsylvania Historical and Museum Commission.

- e. **Alterations/Modifications/Repairs.** With the prior written approval of the Pennsylvania Historical and Museum Commission, alterations, modifications, repairs or other work may be permitted to the subject property, provided:
  - i. Notice. Timely notice shall be afforded to the Commission in advance of any such requested work on the subject property.
  - ii. Time. The Commission shall have 45 days from the date of receipt of such notice to review and approved the requested work in writing. Consent shall be implied if the Commission does not issue a written response approving the request.
- f. **Archeology and other Ground Disturbing Activities.** Mining, excavating, dredging or removing from the subject property any natural resource which removal would alter the historic value of the property is prohibited without the prior written approval of the Commission. Archeological investigation may be required by the Commission for any ground disturbing work and Grantee shall bear full financial responsibility for any such work.
  - i. Archeological Discoveries. In the event archeological materials are discovered during any ground disturbing activities, work shall temporarily cease and the Commission shall be consulted for guidance and direction before ground disturbing work may continue.
  - ii. Standards for Archeology. Any archeological work conducted on the subject property shall be performed in accordance with the Secretary of the Interior's Standards and Guidelines for Archeological Documentation and any further standards and guidelines the Commission may require.
- g. **Licensed Facility.** Mather Mill shall not be used as a licensed facility, as defined by 4 Pa.C.S. 1103 (relating to definitions), or any other similar type of facility authorized under the laws of the Commonwealth of Pennsylvania. Title shall immediately revert to and reinvest in the Commonwealth should this section be violated.

**IV. INSPECTION AND COMPLIANCE.** The Commonwealth of Pennsylvania, by and through the Pennsylvania Historical and Museum Commission, reserves the right to enforce these preservation restrictions and shall, at all reasonable times and upon reasonable notice, have access to the subject property for purposes of inspection and compliance with these historic preservation restrictions.

**V. RIGHT OF REVERTER.** The Commonwealth of Pennsylvania, by and through the Pennsylvania Historical and Museum Commission, hereby reserves for itself, heirs, successors and assigns, a right of reverter on Mather Mill, which shall revert to and reinvest in the Commonwealth by operation of law should any sale, transfer, or use of Mather Mill be inconsistent with or in violation of the restrictions contained herein. The Commission may waive this provision provided the Grantee petitions the Commission, in writing, for such waiver.

- VI. EXCLUSION.** The Grantee agrees that the Commonwealth of Pennsylvania, by and through any of its agencies, in no way assumes any obligation whatsoever for maintaining, repairing, or administering the subject property covered by these restrictive covenants for historic preservation.
- VII. SUBJECT TO OTHER RESTRICTIONS.** The conveyance of Mather Mill shall be made under and subject to all easements, servitudes and other restrictions on the subject property including, but not limited to: rights of way for ingress and egress, public utilities or other interests vested in third parties.
- VIII. DURATION.** These restrictive covenants for historic preservation shall be binding in perpetuity on Grantee, its heirs, administrators, successors, and assigns and shall be applicable to both the land and buildings and shall be deemed to run with the land.

## Exhibit "B"

The lot with the buildings and improvements thereon erected known as Mather Mill, situate in Whitmarsh Township, Montgomery County, bounded and described as follows, to wit:

BEGINNING at the point formed by the intersection of the center line of Mathers Lane (45 feet wide) and the title line in the bed of Skippack Pike (50 feet wide); thence extending along the title line in the bed of Skippack Pike north 44 degrees 30 minutes west crossing the Wissahickon Creek 262.54 feet to a point; thence extending north 24 degrees 24 minutes east recrossing said Creek 270.27 feet to an iron pin; thence extending south 87 degrees 20 minutes east 325.56 feet to a point in the bed of said Creek; thence extending along land now or late of Edward W. Heller the following four (4) courses and distances viz: (1) through the bed of said Creek south 17 degrees 08 minutes 30 seconds west 180.89 feet to a point; (2) through the bed of said Creek south 32 degrees 37 minutes west 20.63 feet to a point; (3) partly through the bed of said Creek south 23 degrees 01 minute east crossing the southerly bank of said Creek 80.90 feet to a stake; and (4) south 13 degrees 05 minutes 30 seconds east 112.78 feet to a point in the center line of Mathers Lane aforesaid; thence extending along the center line of Mathers Lane south 79 degrees 55 minutes west 249.32 feet to the first mentioned point and place of BEGINNING. Containing 3.185 acres of land, more or less.

