

The Chestnut Hill Historical Society 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.

Below is a description of the major terms of the two easements; 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 CHHS, the Carriage House may be subdivided into one separate lot, with some restrictions.
- The Mansion may be used as a single-family dwelling; with CHHS 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 CHHS within a defined building envelope, provided they are not visible from West Chestnut Hill Ave.

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 CHHS 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, CHHS must approve them.

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 Historical Society’s website at <http://www.chhist.org/greylock-2016/>. If there are further questions, please contact CHHS Easement Manager Patrick Hauck at 215 247-932917 or by email at phauck@chhist.org.