

AGENDA  
EAST GOSHEN TOWNSHIP  
HISTORICAL COMMISSION MEETING  
February 13, 2019  
7:00 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
3. OLD BUSINESS
  - a. **Mission Statement – Define the core elements so our efforts and capacity can be aligned to achieve them.**
4. NEW BUSINESS
  - a. **Sullivan House Addition Letter (January 25, 2019)**
  - b. **Article for the newsletter. Assign through a rotation of members.**
  - c. **Blacksmith shop and Plank house schedule**
5. APPROVAL of MINUTES
  - January 9, 2019**
6. LIAISON REPORTS
7. CORRESPONDENCE AND PUBLIC COMMENT
8. ADJOURNMENT

- **Bold Items indicate new information to review or discuss**

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**HISTORICAL COMMISSION MEETING**  
**January 9, 2019**

The East Goshen Township Historical Commission held a regularly scheduled meeting on Wednesday, January 9, 2019 at 7:00 p.m. at the Township Building. In attendance were: Chairman Chuck Proctor, Ed Lendrat, Ted Roberts, Mary Urbine and Kelly Bidegary .

**Call to Order** – Chuck called the meeting to order.

**Pledge of Allegiance** – Chuck led the Pledge of Allegiance and asked for a moment of silence for our military and first responders.

**Minutes**

The minutes of the December 13, 2018 meeting were approved.

**New Business**

1. **2019 Goals** – Chuck provided copies of the accomplishments of 2018 and the goals for 2019.

2. **Reorganizing** - Chuck explained that someone else should take over as Chairman. He nominated Ted for Chairman. Mary seconded the nomination. All approved. Ed nominated Mary as Vice-Chairman. Chuck seconded the nomination. All approved. Ted will make the presentation at the Annual Planning meeting this Saturday, January 12.

**Old Business**

1. **Ornament** – Chuck and Ted will meet with the Hershey Mill board about the Sullivan House. Mary reported that she sent an email to the President of the Historical Society, who said they are buying less items for their shop and they normally sell for double the cost. Ted will see about putting a notice on the website and in the next newsletter.

**Any Other Matter**

1. **Ed** provided everyone with copies of the history of the Hershey Mill Historic Area and The Ashbridges of Goshen. There was discussion about putting excerpts from his reports in the newsletter possibly under a “Did You Know....?” Column.

2. **Swiss Farms** – Chuck mentioned that this business is not open. He feels this would be a good area for a small park along the Paoli Pike Trail.

**Adjournment**

There being no further business, Chuck made a motion to adjourn the meeting. Mary seconded the motion. The motion passed. The meeting was adjourned at 8:40 p.m. Since the February meeting is scheduled for the 14<sup>th</sup>, the Commission members decided to move the meeting to **Wednesday, February 13, 2019 at 7:00 pm.**

Respectfully submitted,

Ruth Kiefer, Recording Secretary


# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

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Date: 1/25/2019  
To: Historical Commission  
From: Mark Gordon, Township Zoning Officer   
Re: Sullivan House Addition to Historic Resource Inventory

Dear Commissioners:

As you know Chuck Proctor met with the Hershey's Mill Master Association to discuss adding the Sullivan House in Hershey's Mill, 35 Hershey's Drive, to the Township Historic Resources Inventory. The Master association was supportive of the idea.

The process to add a new Historic Resource is outlined in the Zoning ordinance, §240-38.4, which I have enclosed for your use. Although the Sullivan House is not on the registry, prior Historic Commissions have conducted research on the property, I have included that information for your review.

**The process we need to follow is:**

1. Send a notice to the Property Owner
2. The HC shall hold a public meeting to Consider testimony or documentary evidence on the resource
3. Send a written report to the Board of Supervisors stating the HC's recommendation.
4. After receiving a recommendation from the HC, the Board of Supervisors may, from time to time, by resolution, add resources to the Historic Resource Inventory.

**Staff recommendation:**

Staff recommends that the HC begin the process to consider the inclusion of Sullivan House to the East Goshen Township Historic Resource Inventory. We can be prepared for the March 14, 2019 HC meeting.

**Draft Motion:**

**Mr. Chairman, I move that we begin the process to add the Sullivan House, 35 Hershey's Drive, to the Township Historic Resource Inventory.**

## **East Goshen Township**

### **Zoning Ordinance**

#### **240-6 Definitions**

##### CLASS I HISTORIC RESOURCE

Any of the following:

[Added 1-21-2003 by Ord. No. 129-B-03]

(1)

All sites designated by the Secretary of the Interior as national historic landmarks;

(2)

All buildings, sites, structures, and objects listed individually in the National Register of Historic Places;

(3)

All buildings and structures classified as certified historic structures by the Secretary of the Interior;

(4)

All buildings, sites, structures, and objects documented as contributing resources in a National Register Historic District;

(5)

Any resources which have received a determination of eligibility (DOE) by the Pennsylvania Historical and Museum Commission (PHMC); and

(6)

Any buildings, sites, structures, or objects documented as contributing resources within any historic district which has received a determination of eligibility (DOE) from the PHMC.

##### CLASS II HISTORIC RESOURCE

May be a building, structure, object or site which:

[Amended 1-21-2003 by Ord. No. 129-B-03; 10-17-2006 by Ord. No. 129-F-06]

(1)

Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation, or is associated with the life of a person significant in the past;

(2)

Is associated with an event of importance to the history of the Township, county, region, commonwealth or nation;

(3)

Embodies distinguishing characteristics of an architectural style or engineering specimen;

(4)

Is the noteworthy work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the Township, county, region, commonwealth or nation;

(5)

Has yielded, or may be likely to yield, information important in prehistory or history; or

(6)

Exemplifies the cultural, political, economic, social or historical heritage of the community.

Township of East Goshen, PA  
Friday, January 25, 2019

## Chapter 240. Zoning

### Article VI. Historic Preservation

[Added 1-21-2003 by Ord. No. 129-B-03]

#### § 240-38.1. Purposes.

This article is intended to advance the following public purposes:

- A. To promote the general welfare by facilitating protection of the historical integrity of the historic resources of East Goshen Township.
- B. To establish a clear process by which proposed land use changes affecting historic resources can be reviewed.
- C. To discourage the unnecessary demolition of historic resources.
- D. To provide incentives for the continued use of historic resources and to facilitate their appropriate reuse.
- E. To encourage the conservation of historic settings and landscapes.
- F. To implement the goals of the Pennsylvania Constitution, Article I, Section 2, which establishes the commonwealth's policy of encouraging the preservation of historic and aesthetic resources.  
[Added 10-17-2006 by Ord. No. 129-F-06]

#### § 240-38.2. East Goshen Township Historic Resources Inventory.

[Amended 10-17-2006 by Ord. No. 129-F-06]

The Township shall maintain an inventory of historic resources as defined in § 240-6.<sup>(1)</sup>

[1] *Editor's Note: The Historic Resources Inventory is on file in the Township offices.*

#### § 240-38.3. General criteria for classification of historic resources.

[Amended 10-17-2006 by Ord. No. 129-F-06]

- A. Class I historic resources: any building, structure, site or object which meets the definition of a Class I historic resource as set forth in § 240-6.
- B. Class II historic resources: Any building, structure, site or object which meets the definition of a Class II historic resource as set forth in § 240-6.

#### § 240-38.4. Procedure for addition or removal from Historic Resources Inventory.

[Amended 10-17-2006 by Ord. No. 129-F-06]

- A. Any building, structure, site or object ("resource") may be proposed for addition to or removal from the Historic Resources Inventory,<sup>(1)</sup> or for a change in classification (Class I or Class II) by:
  - (1) The owner of such resource;
  - (2) The East Goshen Historical Commission ("Historical Commission");
  - (3) The Board of Supervisors; or
  - (4) Notice from the designating organization (Pennsylvania Historical and Museum Commission or National Register) that the historic resource has been added to its Historical Resources Inventory or no longer meets the criteria upon which its classification has been based.

[1] *Editor's Note: The Historic Resources Inventory is on file in the Township offices.*

- B. All proposals for addition to or removal from the Historic Resources Inventory, or for a change in classification (Class I or Class II), shall be referred to the Historical Commission. The Historical Commission shall hold a public meeting after a written notice has been sent to the owner(s) of the resource affected. The Historical Commission shall consider oral testimony and/or documentary evidence regarding the proposal at the public meeting, which may be continued from time to time. The Historical Commission shall present a written report to the Board of Supervisors within 30 days following the close of testimony from all public meetings on the question, stating its recommendation regarding the subject proposal, together with the grounds therefor. An historic resource shall be recommended for removal from Class I if it does not currently meet the definition as set forth in § 240-6 or is determined by the Historical Commission to no longer be of historical significance based on the evidence presented at a public meeting(s). An historic resource removed from the Class I Historic Resource Inventory shall remain on the Historic Resource Inventory as a Class II Historic Resource unless it does not currently meet any of the criteria set forth in § 240-38.3, in which case it shall be removed altogether from the Historic Resource Inventory.

- C. After receiving the recommendations of the Historical Commission, the Board of Supervisors may from time to time, by resolution, add or delete resources to or from the Historic Resources Inventory or change the classification of an historic resource. Written notice of the proposed action of the Board of Supervisors shall be given to the resource owner.

## § 240-38.5. Permitted uses in historic resources.

[Amended 10-17-2006 by Ord. No. 129-F-06]

- A. An historic resource may be used for the following purposes:

- (1) Any use permitted in the underlying zoning district in which the property is located.
- (2) Where approved by the Board of Supervisors as a conditional use in accordance with the criteria contained in both §§ 240-31 and 240-38.7, an historic resource may be used for any one of the following adaptive reuses:
  - (a) Artist studio or crafts workshop employing not more than three persons. Such workshops may include model making, rug weaving, lapidary work, furniture making and similar crafts;
  - (b) Antique shop;
  - (c) Residential conversion of any structure designated as an historic resource into one or more dwelling units, subject to the following specific requirements:
    - [1] Except where otherwise provided in the applicable zoning district, where multiple dwellings result from the conversion of a structure designated as an historic resource, no individual dwelling unit shall contain less than 800 square feet of habitable floor area and the number of such dwelling units shall not exceed the number that can be accommodated within the building utilizing this minimum floor area requirement. No structural addition to the historic resource shall increase the number of dwelling units that can be achieved by application of this formula.
    - [2] Each individual dwelling unit created through the residential conversion of an historic resource shall contain its own bathroom and kitchen.
- (3) Where approved by the Board of Supervisors as a conditional use in accordance with the criteria contained in both §§ 240-31 and 240-38.7, an historic resource may be used for only one of the following adaptive reuses where the subject property has frontage on one or more of the following roads: West Chester Pike, North Chester Road, Boot Road, Paoli Pike, East Strasburg Road and/or Airport Road.
  - (a) Office or business office;
  - (b) Cultural studio, subject to the condition that if access is provided from a minor street, the use shall be limited to one class at a time with not more than 10 students in the class, and not more than two instructors;
  - (c) Child day-care center as a principal or accessory use;
  - (d) Adult day-care center;
  - (e) Bed-and-breakfast use;
  - (f) Food preparation or catering facility not involving food consumption, employing not more than three persons on the premises;
  - (g) Personal service shop, including tailor, barber, beauty salon, dressmaking, or similar shop, but not including dry cleaning or laundromat, with a limit of one employee per 500 square feet of gross habitable floor area devoted to the service shop use;
  - (h) Repair services, including small appliances, small business machines, watches, household furnishings, shoes, bicycles and locks, but shall not include any motorized vehicle, including but not limited to automobile, snowmobile, truck, motorcycle or lawnmower repair, with a limit of one employee per 500 square feet of gross habitable floor area devoted to the repair service use;
  - (i) Any use of the same character demonstrably proven by the applicant to have no greater impact upon the neighborhood than any of the foregoing uses.

- B. Uses which are not otherwise permitted in the underlying zoning district, but are granted as a result of the conditional use process outlined above shall be contained within the historic resource. All adaptive reuses shall comply with the parking regulations applicable to the proposed use.

- C. Where approved by the Board of Supervisors as a conditional use, a property on which an historic resource is located may be proposed for additional development consistent with the regulations of the zoning district in which the property is located, provided that the historic resource shall be adaptively reused in conjunction with the proposed development.

- D. Where approved by the Board of Supervisors as a conditional use, a property on which an historic resource is located may be subdivided for additional development consistent with the regulations of the zoning district in which the property is located, provided that the historic resource shall be located on a single subdivided lot meeting the minimum lot area and bulk regulations and design standards of the zoning district in which the historic resource is located.

- E. Where approved by the Board of Supervisors as a conditional use, a property on which an historic resource is located and adaptively reused shall be permitted one freestanding sign with a maximum area of 32 square feet for the entire property, regardless of the number of uses conducted on the property.

[Added 1-19-2010 by Ord. No. 129-A-10]

## § 240-38.6. Lot area, width, building coverage, height and yard requirements for historic resources.

[Amended 10-17-2006 by Ord. No. 129-F-06]

All lot area, width, building coverage, height and yard requirements ("area and bulk regulations") and design standards otherwise applicable in the underlying zoning district shall apply to the use or reuse of an historic resource. However, in order to facilitate the use of the historic resource permitted § 240-38.5, the Board of Supervisors, as part of the conditional use approval, may grant modifications to the otherwise applicable area and bulk regulations applicable to the use or adaptive reuse of the historic resource. In no event shall the Board of Supervisors grant modifications to the height requirement and design standards applicable to the historic resource.

### § 240-38.7. Specific requirements for conditional use approval.

[Amended 10-17-2006 by Ord. No. 129-F-06]

The Board of Supervisors, when determining whether to grant a conditional use to permit the use of an historic resource pursuant to § 240-38.5 or to modify the area and bulk or design standards applicable to an historic resource as permitted by § 240-38.6, shall make specific findings of fact that:

- A. All applicable standards and criteria set forth in § 240-31 for conditional use approval shall be complied with to the satisfaction of the Township.
- B. The granting of conditional use approval shall be deemed to be necessary to the preservation of the historic resource(s), for reasons other than purely economic grounds.
- C. Except where clearly detrimental to the historical integrity of the historic resource and where public health, safety, and welfare are otherwise adequately provided for, all other applicable standards contained in this chapter shall be complied with, including but not limited to requirements for buffering, lighting, storage, access and traffic management, interior circulation, loading, parking, and signs.
- D. The Board of Supervisors may deny the request for additional use or for modification of area and bulk regulations where, upon the review of the Historical Commission, it deems the proposal to be destructive to the integrity of the historic resource and/or where the Board finds the proposed modification(s) to be out of character with the existing uses located in the immediate neighborhood.

### § 240-38.8. Application procedures for conditional use approval.

[Amended 9-19-2006 by Ord. No. 129-D-06; 10-17-2006 by Ord. No. 129-F-06]

- A. An applicant seeking conditional use approval for use, reuse, adaptive reuse or for modification of area and bulk regulations affecting an historic resource shall submit a conditional use application to the Township in accordance with the provisions of § 240-31. In addition, the conditional use application shall include the following supporting information:
  - (1) A detailed description of the proposed use(s);
  - (2) Any exterior physical changes proposed for the affected historic resource(s) and their surrounding landscape;
  - (3) Any proposed modifications to otherwise applicable area and bulk regulations;
  - (4) Photographs of all sides and interior rooms of the historic resource;
  - (5) Twenty copies of an historic resource impact study (HRIS) or a written request for a waiver of the submission of an HRIS with justification therefor.
- B. The Historical Commission shall review the conditional use application and submit a written recommendation to the Planning Commission within 45 days of receipt by the Township.
- C. The Board of Supervisors shall act upon the application in accordance with the provisions of § 240-31B.

### § 240-38.9. Demolition.

[Amended 10-17-2006 by Ord. No. 129-F-06]

- A. Demolition permit requirement.
  - (1) A demolition permit shall be required prior to the demolition, either in whole or in substantial part, of any historic resource.
  - (2) These provisions shall not be construed to prevent:
    - (a) The ordinary maintenance or repair of any building, structure, site, or object where such work does not require a building permit and where the purpose and effect of such work is to correct any deterioration or decay of, or damage to, a building, structure, or object and to restore the same to its condition prior to the occurrence of such deterioration, decay, or damage; or
    - (b) The construction of additions to or alterations of the historic resource, involving less than 50% of the exterior facades as they existed on the historic resource when it was first placed on the Historic Resources Inventory.
- B. Procedure for approval or denial of demolition permit.
  - (1) Filing. The applicant shall submit an original and two copies of the Township's standard form application for demolition permit to the Zoning Officer. If the Zoning Officer determines that the application seeks approval for the demolition of an historic resource, the Zoning Officer shall not issue the demolition permit but shall so notify the applicant that the application is being forwarded to the Historical Commission and to the Board of Supervisors.
  - (2) Submission requirements. In addition to submission of any documentation required by the Township's Building Code, an applicant seeking a demolition permit for an historic resource shall provide the following:
    - (a) The identity of the owner of record; and equitable owner, if any;

- (b) Site plan showing all buildings and structures on the property and all proposed development of the property on which the resource is located;
  - (c) Reasons for the demolition;
  - (d) Proposed method of demolition;
  - (e) Intended future use of the site and of the materials from the demolished resource;
  - (f) List of alternatives to demolition which the applicant has considered;
  - (g) An historic resource impact study; and
  - (h) Where the applicant specifically alleges that demolition is necessary due to undue economic hardship or the lack of a reasonable economic alternative, a narrative statement, together with supporting documentation, shall be submitted to demonstrate what alternate consideration to demolition, if any, the applicant has given to practical, adaptive uses of the historic resource, particularly considering the incentives potentially available as conditionally permitted by § 240-38.5, and written estimates of the cost(s) of restoration and/or renovation from at least two contractors or architects specializing in historic preservation/restoration
- (3) Period for decision. The Board of Supervisors shall have a period of 60 days from the date of the filing of a complete application for demolition permit to schedule a public hearing. The Board of Supervisors shall have 45 days from the close of the public hearing(s), unless extended in writing by the applicant, to issue or deny the demolition permit.
  - (4) Review by Historical Commission. The Historical Commission shall have a period of 30 days from the date of the filing of a complete application for a demolition permit to schedule a meeting to review and comment upon the application. The applicant shall receive notice seven days prior to the meeting. The Historical Commission shall review the application, and the applicant shall have the right to appear in support of his/her application. The Historical Commission shall consider the following:
    - (a) The effect of demolition on the historical significance and architectural integrity of the resource in question and neighboring historic resources, if any;
    - (b) Whether the applicant has demonstrated that he has considered all alternatives to demolition;
    - (c) Economic feasibility of adaptive reuse of the historic resource proposed for demolition;
    - (d) Alternatives to demolition of the resource;
    - (e) Whether the resource in its current condition presents a threat to public safety;
    - (f) Whether the resource has been intentionally neglected; and
    - (g) The anticipated cost to repair and/or adapt the resource in relation to the appraised value of the property on which the resource is located.
  - (5) Historical Commission recommendation. The Historical Commission shall, within 15 days from the conclusion of its meetings, communicate its recommendation(s) in a written report which specifically addresses the items set forth in § 240-38.9B(4)(a) through (g) to the Board of Supervisors, with copy mailed to the applicant, either recommending approval of the application as submitted, recommending approval of the application with conditions, or recommending denial of the application. Failure of the Commission to act upon the application and/or issue a recommendation shall not result in a deemed approval of the application but shall be grounds for the Board to consider the application without reference to the Commission's review.
  - (6) Issuance or denial of demolition permit. Where the Board acts to either approve or deny the permit application, it shall authorize the Zoning Officer to either issue the permit or give written notice of denial, as applicable. Where the approval is authorized to be granted with conditions attached, with written notice of denial and the reasons therefor, as applicable, the Zoning Officer shall be authorized to issue the permit upon his receipt from the applicant of his/her written acceptance of those conditions; otherwise, the permit shall be deemed denied. The Board may deny a demolition permit, if the applicant fails to adequately present evidence to address the criteria listed in Subsection B(4)(a) through (g). The decision shall be communicated to the applicant by decision of the Zoning Officer. The applicant, if aggrieved by the decision of the Zoning Officer, shall have the right to appeal the Zoning Officer's decision in accordance with the provisions of § 240-56.

## § 240-38.10. Historic resource impact study.

[Amended 10-17-2006 by Ord. No. 129-F-06]

- A. Applicability. An historic resource impact study (HRIS), prepared by a registered architect specializing in historic preservation and adaptive reuse of historic buildings and structures, shall be submitted to the Township, unless waived or modified by the Board of Supervisors, in the following situations:
  - (1) As part of a preliminary plan submission for any subdivision or land development application which proposes new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance within 250 feet of the exterior walls of any Class I or II historic resource.
  - (2) As part of a tentative plan submission for any application for a planned residential development (prd) which proposes new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance within 250 feet of the exterior walls of any Class I or II historic resource.
  - (3) As part of a demolition permit application.
  - (4) As part of a conditional use application.
- B. Contents. The HRIS shall contain the following information, unless waived or modified by the Board of Supervisors:
  - (1) Background information:
    - (a) If not otherwise provided by the applicant, a general description of the site subject to the application, including topography, watercourses, vegetation, landscaping, existing drives, etc.



- (b) A general description and classification of the historic resources located within 250 feet of any proposed land development or land disturbance.
  - (c) A physical description of the interior and exterior of the historic resource(s), including an interior floor plan.
  - (d) A narrative description of the historical significance of the historic resource, relative to both the Township and to the region in general, including the names of past owners and their significance to the Township, region or nation.
  - (e) A sufficient number of four-inch-by-six-inch photographs to show the exterior of the historic resource in its setting and, if the applicant is the owner, then photographs of the interior.
- (2) An assessment of potential impacts to the historic resources.
- (a) A description of potential impact(s) to each historic resource with regard to architectural integrity, historic setting, and future use.
- (3) Mitigation measures: suggested approaches to mitigate potentially negative impacts to historic resources, including design alternatives, buffering, landscaping, conservation of existing vegetation, and any other appropriate measures permitted under the terms of this chapter and other Township ordinances.

## § 240-38.11. Violations and penalties; enforcement.

[Amended 10-17-2006 by Ord. No. 129-F-06]

Any person who violates the terms of this article shall be subject to the enforcement procedures and remedies provided for in § 240-54. In addition:

- A. In the event any person demolishes an historic resource in violation of the provisions of this article or in violation of any conditions or requirements specified in a permit issued under the terms of this article, the Board of Supervisors may institute any proceeding, at law or in equity, necessary to enforce the provisions of this article, including, but not limited to, an action to compel the reconstruction and/or restoration of the historic resource to its condition and appearance as existed immediately prior to the violation. Such restoration shall be in addition to, and not in lieu of, any penalty or remedy available under this § 240-38.11 or any other applicable law.
- B. In the event the Board of Supervisors authorizes the commencement of an action pursuant to Subsection A of this § 240-38.11, the Zoning Officer or Building Code Official shall not issue any building permit for the construction of any building or structure proposed to be located in any location on the property which would preclude reconstruction or restoration of the historic resource demolished in violation of this article or intended to replace such historic resource, unless issued for the purpose of restoring the historic resource to its condition and appearance as existed immediately prior to the violation.
- C. The Board of Supervisors may, as a condition of approval of any conditional use application or subdivision or land development application involving any property which, at the date of enactment of this article, was occupied by an historic resource(s) that subsequently was demolished in violation of § 240-38.10 of this article, impose a condition requiring the satisfactory reconstruction or restoration of any such historic resource(s).

Sullivan House  
Hershey's Mill  
Date of Construction

Deed transaction records indicate the following:

In March of 1744 Joseph Garrett purchased from Stephen Beakes 116.5 acres of land.

In August 1770 Jonathan Garrett inherited from his father Joseph the land that Joseph had purchased from Stephen Beakes in 1744 (116.5) acres plus another parcel of land of 24 acres.

In August 1811 Bartholomew Trener purchased from the administrators of the will of Jonathan Garrett two tracts of land totaling 140.5 acres on land on which was located a messuage.

In April 1818 George Garrett purchased from Bartholomew and Rachel Trener "all that certain messuage, plantation and tract of land of 116.75 acres 31 perches."

In June 1818 Elijah Garrett purchased from George and Sarah Garrett "all that certain messuage, plantation and tract of land of 114.25 acres 21 perches."

Tax records indicate the following:

Since Joseph Garrett owned other land in Goshen, his land holdings were lumped together for tax purposes.

When Jonathan Garrett inherited a part of this property in 1770 it not known whether any buildings were located on his inheritance.

In the years 1771, 1772, 1774, and 1775 Provincial tax records indicate that Jonathan Garrett owned land on which were located buildings. No indication is given to indicate the type of buildings.

In the years 1778, and 1781 through 1791 State tax records indicate that Jonathan Garrett owned land on which were improvements. No indication is given as to what these improvements were. However, since the rate of taxation was fairly low it would appear that they were not substantial.

In 1796 Jonathan Garrett was taxed on 110 acres of land on which stood a stone house.

This is the first indication that a stone house of some nature was on the property in 1796 and possibly earlier. This could be the core of the structure which would eventually be the Sullivan house. It could have been constructed sometime between 1791 and 1796.

In 1799 Jonathan Garrett was taxed on 100 acres of land on which stood a stone house and a log barn.

In 1802 the estate of Jonathan Garrett was taxed on 100 acres on land on which stood a stone home valued at \$150.

The stone house on the property had a value of \$140 in 1805, \$100 in 1811, \$300 in 1823, and \$250 in the years 1826, 1829 and 1832. In the year 1822 the value of all the buildings on the property was \$200.

Since the \$200 dollar valuation in 1822 would include that of a barn and other outbuildings the \$300 dollar valuation of the home alone in 1823 would indicate significant improvements having been made to the home in the 1822 - 1823 time period.

In 1823 a barn was on the property with the value of \$50. This was probably the log barn mentioned in the tax records of 1799. In the years 1824 and 1825 the value of the buildings on the property totaled \$350. In 1826 tax records show the presence of a dwelling house valued at \$250, a stone barn valued at \$700 and a stone wagon house valued at \$250.

This would indicate that the stone barn and stone wagon house mentioned in the tax records of 1826 were built in the 1825 - 1826 time period.

Tax records would also indicate possible property improvements between 1845 and 1848 and between 1858 and 1860.

## HERSHEY'S MILL

In previous research I accessed the Hershey's Mill website to gain possible information for a project I was working on.

In reading the history portion (attached) I came upon a portion which to me appeared to be highly inaccurate.

This portion reads "In 1745 Thomas Pratt acquired the estate. In 1806 Thomas Rees, second owner willed the plantation to his son, Benjamin. It changed hands many times in the three-quarters of a century before being wholly owned by Enoch Hershey and his wife Rachel. In 1912 Hershey sold the property to Wylie H. Vilas who in turn sold it to John J. Sullivan in 1926."

The implication in this paragraph is that the whole 800 acres of the Hershey Mill property was part of or the whole of the land initially patented to Thomas Pratt and that this patented land remained intact until it was sold to Sullivan in 1926 by Wiley J. Vilas.

In 1745 Thomas Pratt was patented land. The area of this patented land was 164 acres and was for the most part north of Green Hill Road. In 1926 Wiley H. Vilas did sell land to John J. Sullivan. This land was north of Green Hill Road and was about 38 acres in area. However, Sullivan disposed of this purchase by selling 25 acres to H. Walter Young in 1948 and the remainder to Joanne Sharpless Delmege in 1954.

The land patented to Thomas Pratt is now only a small portion of the northeast corner of the Hershey Mill holdings. Parts of about seven other patented lands comprise Hershey Mill.

In acquiring his estate Sullivan made at least ten land purchases ranging from one acre to about 148 acres in size.

### Chain of Ownership

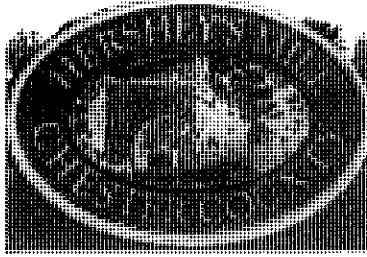
In researching Hershey Mill I also determined a chain of ownership for portion of the property on which the Sullivan house is located. This information is attached.

### Date of Construction

Date of construction information for the Sullivan House is attached.

10/25/2012

EGL



[Home](#)

## History

[The Mill](#)

[Directions](#)

[Main Gate](#)

[Internal Map](#)

[HMC TV20](#)

[History](#)

[Happenings](#)

[Bus Trips](#)

[Calendar](#)

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Hershey's Mill is nearly 800 acres of rolling terrain in horse country of historic Chester County. Over centuries much has occurred on this East Goshen township land.

Sir William Howe and his British troops encamped on this property after the battle of Brandywine during the Revolutionary War. In 1789 French nobleman Louise Philippe, Count de Baujolais and the Duke de Montpenier took refuge in the surrounding woods. Hershey's Mill land is also where General Anthony Wayne fox hunted before the Revolution.

Across from the current Main Gate, water still flows over the original Hershey's Mill dam adding a certain charisma to the ongoing legend of Hershey's Mill.

Historic records reveal much about the property, but less is known about the manor house. The Sullivan House could very well have been the main home on what was referred to in 1806 as the "plantation". Historians differ about the past. A smaller structure may have been the original home from 200 years ago.

In 1745 Thomas Pratt acquired the estate. In 1806 Thomas Rees, second owner willed the plantation to his son, Benjamin. It changed hands many times in three-quarters of a century before being wholly owned by Enoch P. Hershey and his wife Rachel. In 1912 Hershey sold the property to Wylie H. Vilas who in turn sold it to John J. Sullivan in 1926.

John J. Sullivan, born in 1877 as the first of nine children, spent younger days in the Rittenhouse Square family home. After developing prestige as a prominent Philadelphia lawyer, Sullivan acquired Hershey's Mill as part of more than a 2000-acre farm. He visited on weekends. As a confirmed bachelor, Sullivan had great love for his home, his land and church. He was also the founder of Malvern Retreat House. After he made his permanent home, a niece remembers meeting Indians on the grounds during the 1930s when Sullivan was Indian Commissioner. He was extremely proud of great improvements like the wide staircase and fine antique furniture. He'd greet his fox-hunting friends early in the morning on the front portico then later entertain them in grand style on the rear terrace high above the countryside. Because of an abundance of hickory trees, the estate became known as Shellbark Hollow. After his death in 1958, the main house was virtually destroyed by vandals. Rescued from a state of disrepair by the first developer of Hershey's Mill, it was renovated as a meeting place for residents.

place for residence.



Now the **Sullivan House** is

restored both inside and out.

So the Sullivan House in Hershey's Mill is key in helping all of us relive and preserve a bit of history as it continues to be enjoyed. Beside the dining room, and main living area used by residents and private partiers, model railroaders have reconfigured the third floor with a multitude of switches complete with scenery as trains move between rooms. The Sullivan House is a place to experience life today.

PROPERTY ADDRESS Sullivan Hoose, Hersloys Mill TAX ID#

①

Deed Reference	Transaction Date	Purchaser	Seller	Description/\$ paid
Deed Book F 41 P 852	March 1973	Hersloys Mill Inc.	Herman and Rose Watkins Marvin and Salma Orleans	746.788 Acres \$4,799,625.20
Deed Book B36 P 566	Oct 1964	Marvin Orleans and Herman Watkins	The Faxon Corp	746.788 Acres \$299,834.50
Deed Book Z30 P 556	April 9 1959	The Faxon Corp	Harry A. Doyle and Helen Doyle	847.278 Acres \$1.00
Deed Book Z30 P 549	April 3 1959	Harry A. Doyle	Upton Sullivan and Edward Hopkinson Jr. Executors under the will of John J. Sullivan	847.278 Acres includes the property of H 14 P 303 \$731,750
Deed Book H 14 P 303	Feb. 1912	John J. Sullivan	Clayton County Trust Co. Executor of the last will and testament of Abraham Wanger	"All that certain tract or parcel of land with the buildings and improvements thereon 148.831 Acres 14,148.36 -
Deed Book N9 P 483	April 1882	Abraham Wanger	George March trustee of Susan Renuard the widow and George Mc Renuard and others the children of Adam Renuard	"All that certain messuage or tenement and tract of land" 148 Acres 149 perches \$9,784.70
Deed Book F9 P 364	Sept. 1877	George March (Deed of Trust)	Susan Renuard et al	Three parcels of land - one of 139 Acres 36 perches being the one of interest
Deed Book N5 P 134	April 1851	Adam Renuard and George March	George Garnett and Henry Hippie executors of the last will and testament of Elijah Garnett	139 Acres 36 perches \$8,500
Deed Book B4 P 425	June 1829	Elijah Garnett	George Garnett and Sarah Garnett	"All that messuage, plantation and tract of land" 114 1/4 acres 20 perches \$3000
Deed Book N3 P 462	April 1818	George Garnett	Banholoway and Rachel Trevor	"All that certain messuages, plantation and tract of land" 118 3/4 Acres 36 perches \$3,200.31
Deed Book F3 P 165	Aug. 1811	Banholoway Trevor	Admins trustees of the will of Jonathan Garnett	Two tracts of land to holding 140.5 Acres. Messuage



# Sullivan House

— Sentinel of Hershey's Mill History —



Upon entering Sullivan House one senses crossing a threshold of history. This splendidly restored manor stands as a landmark on the great Hershey's Mill estate which stretches over nearly 800 Wyeth-like acres of historic Chester County. On this same property, Sir William Howe and his British troops encamped after the Battle of Brandywine, and in 1789 French noblemen Louis Philippe, Count de Beaujolais and the Duke de Montpenier took refuge in the surrounding woods. This is where General Anthony Wayne foxhunted before the Revolution and, in more recent history, pink-coated riders from nearby Radnor Hunt rode to hounds over the fields.

Now, as these pleasant pastures and scenic woods are being transformed into a community combining all the components for a liberating and satisfying way of life, Sullivan House—one of the finest examples of Chester County architecture—has been beautifully and faithfully restored as the focal point of this historic landscape.

Across from the Main Gate, water still flows over the original Hershey's Mill dam, adding a certain charisma to the rural scene and a touch of charm to the ongoing legend of Hershey's Mill. Historical character comes to light in Sullivan House. Whether this building was standing on its present site more than two hundred years ago remains a question among historians. However, there is evidence that this might be so in the smaller structures adjacent to the house. The stone-and-timber spring house and barn seem to have stood the test of time, indicating that the present Sullivan House could very well have been the main home on what was referred to in 1806 as "the plantation."

Historical records reveal much about the property, but little about the manor house. First owner of record was Thomas Pratt, who acquired the estate in 1745. In 1806 Thomas Rees, second owner, willed the "plantation" to his son Benjamin. Through the next three-quarters of a century the property changed hands nine more times before it was wholly owned by Enoch P. Hershey and his wife, Rachel. History notes that the Hersheys made numerous improvements to the mill, but still no reference to the home. In 1912, the Hersheys sold the property to Wylie H. Vilas who, in turn, sold it to John J. Sullivan in 1926.

Wandering through the house, it isn't hard to imagine the gracious way of life Sullivan enjoyed as lord of the manor. A prominent Philadelphia lawyer and confirmed bachelor, his great loves were his home, his land, and his church. He was founder of the Malvern Retreat House. Born in 1877, the first of nine children, his young days were spent at the family home in Rittenhouse Square. Having acquired prestige in his law practice, he made Hershey's Mill part of his more than 2,000-acre farm which he visited weekends.

This later became his permanent home, and a niece recalls meeting Indians on the grounds during the 1930s when Sullivan held the post of Indian Commissioner. He loved the old house and added many improvements. He was extremely fond of the beautiful wide staircase, which he installed, and of his fine collection of antique furniture. He is remembered for greeting his fox-hunting friends early in the morning from the front portico—entertaining them later in grand style on the rear terrace, where the view stretched for miles. Because of the abundant hickory trees on the property, the estate became known as Shellbark Hollow.

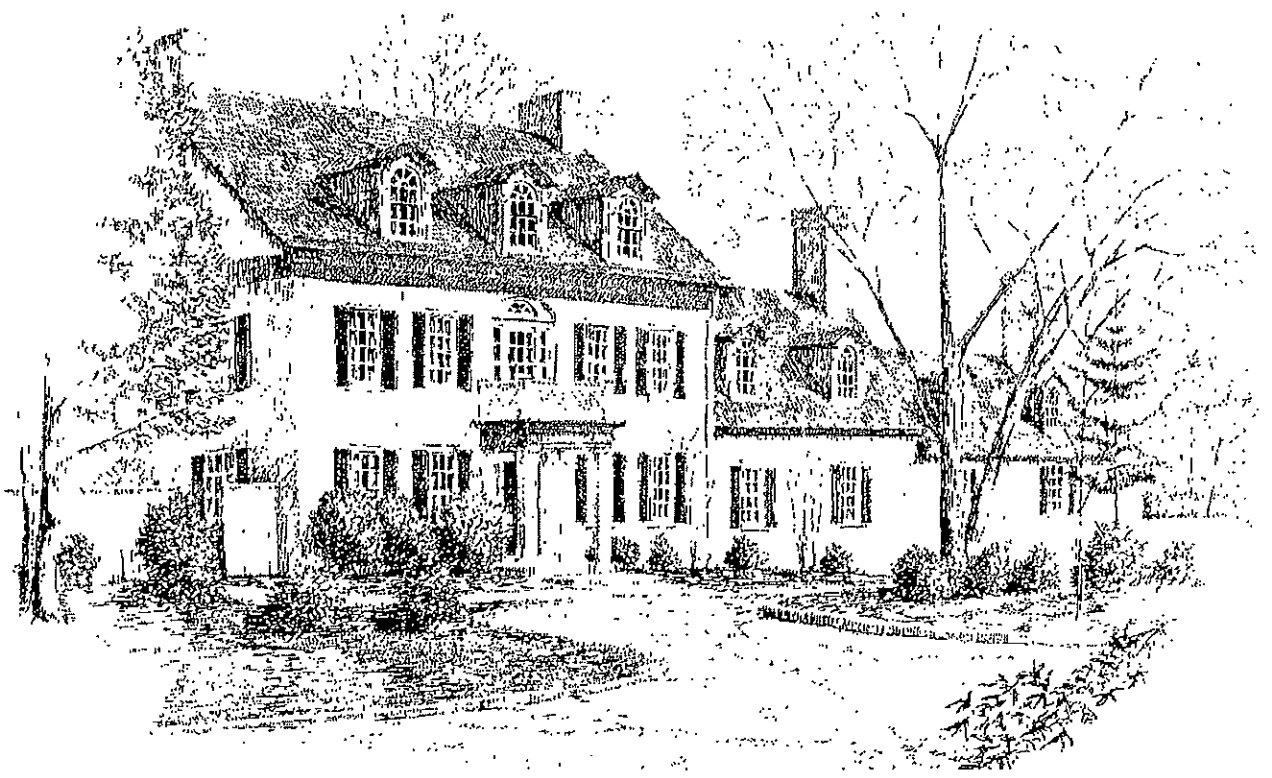
After Sullivan's death in 1958, the main house was virtually destroyed by vandals. Rescued from disrepair by the first developer of Hershey's Mill, it was renovated as a meeting place for residents. In 1979, a group of Ashton Village residents held a 200th birthday party for the home.

Situated high above a countryside that seems arranged for the pleasures of seeing it, Sullivan House sits as an historical sentinel guarding heritage roots—while presiding over fairways and fields rejuvenated to accommodate the charm of contemporary country homes nestled into the vast estate.

Restored now both inside and out to its original showplace quality, Sullivan House—drawing on its past to create its present-day beauty—projects a sense of nobility across the landscape of Hershey's Mill. Now, residents entertain family and friends at parties and wedding receptions in this gracious setting. The historic value of what the building means to Hershey's Mill is the key to preserving Sullivan House, helping all to relive a bit of history.

—Liz LaVassar, 1985





SULLIVAN HOUSE  
Hershey's Mill, Chester County, Pennsylvania

**BOARD OF SUPERVISORS**  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

**FYI**

January 29, 2019

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Land Development application for 1302 Wilson Dr., West Chester, PA 19380. The equitable owner, ESKE Development, LLC, is seeking approval to develop the property and build a 14,000 square foot Child Daycare Center. The property is situated in the I-1, Light Industrial Zoning District of East Goshen Township. Child Daycare Centers are permitted in the I-1 Zoning District as a Conditional Use. Conditional Use approval was granted for this use in 2018.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when Land Development applications are received. **Meeting dates when this application will be discussed are listed below and subject to change without further written notice:**

**February 6, 2019 – Planning Commission (7:00 PM)**

**February 13, 2019 – Conservancy Board (7:00 PM)**

**March 6, 2019 – Planning Commission (7:00 PM)**

**March 19, 2019 – Board of Supervisors (7:00 PM)**

These meetings will be held at the Township Administration Building and will be open to the public. The Application is available for review at the Township building during normal business hours. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceedings, he or she should contact East Goshen Township at 610-692-7171 to discuss how those needs may be accommodated.

Sincerely,

*Mark A. Gordon*

Mark A. Gordon  
Township Zoning Officer