

AGENDA
EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING
1580 Paoli Pike, 2nd Floor
September 9, 2021
7:00 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
3. APPROVAL of MINUTES
 - **April 8, 2021**
4. **OLD BUSINESS**
 - a. **OktoberFEST update**
5. **NEW BUSINESS**
 - a. **Historical Marker Request from Goshen Monthly Meeting**
 - b. **Malvern Institute Land Development / HRIS Waiver Request**
 - c. **2022 Budget**
6. LIAISON REPORTS
7. CORRESPONDENCE
8. PUBLIC COMMENT
9. ADJOURNMENT

Draft
EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING
April 8, 2021

The East Goshen Township Historical Commission held a regularly scheduled meeting on Thursday April 8, 2021 at 7:00 p.m. Because of Covid-19 restrictions the meeting was conducted via Zoom. Members in attendance are indicated in bold:

Mary Urbine, Chairman

Ted Roberts, Vice Chairman

Kelly Bidegary,

Ed Lendrat,

Charles Proctor, Esq.

Ken Lorence

Dan McCall

Others Present: Mark Gordon, Township Zoning Officer,

John Hertzog, Township Supervisor

Call to Order

Mary called the meeting to order at 7:00 pm.

Pledge of Allegiance and Moment of Silence

Mary led the Pledge of Allegiance. She asked for a moment of silence for our military, all COVID patients and others trying to get the vaccine shots.

Minutes

The minutes of the March 11, 2021 meeting were approved.

Old Business

1. KEGBD – Mary reminded everyone that Keep East Goshen Beautiful Day will be held on Saturday April 17th. The commission members should meet at the Blacksmith Shop at 8:00 a.m. Ted will get the cleaning supplies and bring them to the historic area.

2. Ocktoberfest - This event will be held on October 16, 2021 in partnership with the Park & Recreation Commission. Ken reviewed what was discussed at last month's meeting. Mark commented that they are going to use the Township Logo, The Blacksmith Shop, on the beer cans. There is no cost to us for this. Locust Lane Brewery wants to be included in the event. The commemorative mug was discussed but because of the cost the commission will consider this at a future event. Mark suggested that they poll people at the event to see how much interest there would be in a mug.

Any Other Matter

1. Bellingham - Mark mentioned that the historic building at Bellingham is being reroofed. So, they are continuing to maintain it.

2. Hershey Mill Dam – Mark mentioned that the renovation of the historic home is fantastic. Construction on the park area is ongoing. The dam was breached and the creek's course was changed.

3. Mary announced that the Historical Preservation Leadership Luncheon will be held virtually on April 10th from 8:30 – Noon. She signed up to attend. She reviewed the topics that are going to be discussed. If anyone is interested let her know and she will send the information.

4. Business Park Task Force – Mark reported that letters were sent to the businesses and Task Force members were assigned to call and go through the survey. He explained that CTDI has purchased the QVC property and presented a variance request to the Planning Commission last night to put signs on the building. He explained what CTDI does worldwide.

5. Conservancy Board – Mark reported that they are considering where to do their annual planting. They are looking at Applebrook and along the Paoli Pike Trail.

1 6. Planning Commission – Mark reported that they are working on the proposed Town Center
2 Ordinance.

3 7. Ken announced that this will be his last meeting. He and his wife have purchased a home in
4 Upper Uwchland so he won't be in the Township. He will try to remain active at events.

5
6 **Adjournment**

7 There being no further business, Ken moved to adjourn the meeting. Charles seconded the motion.
8 The meeting was adjourned at 7:30 p.m. The next meeting will be held on Thursday, May 13, 2021
9 at 7:00 pm.

10
11 Respectfully submitted,

12
13
14
15 Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 9/2/2021

To: Historical Commission

From: Mark Gordon, Township Zoning Officer 

Re: **Goshen Monthly Meeting / Historical Marker Sign Discussion**

Historical Commission Members:

The Township has received a request from the Goshen Monthly Meeting (GMM / Goshen Friends) to erect a Historical Marker near the SE corner of the intersection of N. Chester Rd. and Paoli Pike.

BACKGROUND INFORMATION:

The Township Sign Ordinance allows for Historical Markers as an exempt sign if approved by the Board of Supervisors. The GMM would like your input on the marker. Mr. Embick Esq., has forwarded some background information for your consideration (see attached).

STAFF RECCOMENDATION:

Staff has no objection to this request and suggest that the GMM develop the design and finalize a location for the sign and return to the HC for final review and recommendation to the Board of Supervisors

Mark Gordon

From: JOHN R EMBICK <jembick@aol.com>
Sent: Monday, August 23, 2021 4:13 PM
To: Mark Gordon
Subject: FW: Easts Goshen Township -- Goshen Monthly Meeting -- Historical Marker

Dear Mark: I am forwarding this email message I sent to you earlier regarding a possible historical marker for the Meeting property.

JOHN R. EMBICK, PLLC
John R. Embick, Esq.
P.O. Box 5234
West Chester, PA 19380
jembick@aol.com
<http://EmbickEnvironmentalLaw.com>
(o) 215 850 4131
(f) 610 431 1644

From: JOHN R EMBICK <jembick@aol.com>
Sent: Friday, May 21, 2021 5:58 PM
To: 'Mark Gordon' <mgordon@eastgoshen.org>
Subject: Easts Goshen Township -- Goshen Monthly Meeting -- Historical Marker

Dear Mark: I've set forth below some sample language for a historical marker to be associated with Goshen Monthly Meeting. Please pass this on to the EGT Historical Commission, and let me know what the next steps are. Many thanks.

"Goshen Quaker Meeting

A log meetinghouse was first erected here by Welsh Quakers in 1709, on land granted to Griffith Owen by William Penn. With Goshenville's growth, a more substantial meetinghouse was built in 1736, but was later destroyed by fire. The present Meeting House has been a place of Quaker worship since 1855. Its construction is characteristic of meetinghouses found in Southeastern Pennsylvania during this period. The unmarked graves and modest head stones in the cemetery reflect the Quaker tradition of equality and simplicity. In September 1777, during the Battle of the Clouds, British soldiers requisitioned several horses that were tethered outside the Meeting House. Hessian soldiers are purported to be buried in an unmarked grave in the cemetery."

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Mark Gordon

From: JOHN R EMBICK <jembick@aol.com>
Sent: Monday, August 23, 2021 4:15 PM
To: Mark Gordon
Subject: FW: East Goshen Township -- Goshen Monthly Meeting

I am resending this email thread. The email thread below also discusses the proposal for a park bench. Many thanks.

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From: JOHN R EMBICK <jembick@aol.com>
Sent: Friday, April 9, 2021 4:04 PM
To: 'Mark Gordon' <mgordon@eastgoshen.org>; 'Jason Lang' <jlang@eastgoshen.org>
Cc: 'Rick Smith' <rsmith@eastgoshen.org>
Subject: RE: East Goshen Township -- Goshen Monthly Meeting

The Meeting would like to collaborate with EGT and the EGT Historical Commission to select a suitable location for a marker, and to choose appropriate wording. Westtown Township is nearing completion of a historical marker project which will commemorate a portion of the Brandywine Battlefield in Westtown Township. This project involved a local church (where the sign would be located), the Westtown Township Historical Commission, and the Board of Supervisors. This collaboration appeared to be effective, so I was interested to learn if EGT would be interested in a similar model to evaluate this proposal. Please call me to discuss this further, if you wish. Many thanks and stay safe.

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From: Mark Gordon <mgordon@eastgoshen.org>
Sent: Thursday, April 8, 2021 1:45 PM
To: Jason Lang <jlang@eastgoshen.org>; JOHN R EMBICK <jembick@aol.com>
Cc: Rick Smith <rsmith@eastgoshen.org>
Subject: RE: East Goshen Township -- Goshen Monthly Meeting

We will have no issue with a PHMC marker, so long as it's outside of the street ROW.
Do you have an example of the marker?

Mark A. Gordon, CFM

Director of Code Enforcement / Zoning Officer

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

O: 610-692-7171

F: 610-692-8950

mgordon@eastgoshen.org

www.eastgoshen.org

From: Jason Lang <jlang@eastgoshen.org>

Sent: Thursday, April 8, 2021 10:21 AM

To: JOHN R EMBICK <jembick@aol.com>; Mark Gordon <mgordon@eastgoshen.org>

Cc: Rick Smith <rsmith@eastgoshen.org>

Subject: RE: East Goshen Township -- Goshen Monthly Meeting

Hey John-

Thanks for emailing! I can't speak to #1, but for #2, no need to come before the Park Commission. I'll forward this to Sue Smith, Public Works Secretary, who can help coordinate.

Thanks!

Jason Lang, MS, CPRE

2019 & 2020 Gold Medal Finalist

Director of Parks and Recreation

East Goshen Township Parks and Recreation - *2019 Pennsylvania Recreation & Park Society, Agency of the Year*

1580 Paoli Pike

West Chester, PA 19380

610-692-7171

Visit us at www.eastgoshen.org

Check us out on YouTube at: <https://www.youtube.com/channel/UClepOAEAR3JJGOMIb2TYsTQ>



From: JOHN R EMBICK <jembick@aol.com>

Sent: Thursday, April 8, 2021 9:44 AM

To: Jason Lang <jlang@eastgoshen.org>; Mark Gordon <mgordon@eastgoshen.org>

Cc: Rick Smith <rsmith@eastgoshen.org>

Subject: East Goshen Township -- Goshen Monthly Meeting

Dear Messrs Lang and Gordon: I am writing on behalf of the Goshen Monthly Meeting to inquire about two issues, and seek your guidance about how to proceed:

1. The development and installation of a PHMC-type historical marker for Goshen Monthly Meeting; and
2. The installation of a park-style bench along the newly extended Paoli Pike trail, perhaps near the Meeting House property.

Please let me know a convenient time to discuss these issues. I would be pleased to appear before the EGT Historical Commission and/or the EGT Parks & Recreation Commission in support of these issues, if you think it appropriate. Many thanks.

JOHN R. EMBICK, PLLC

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Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 9/2/2021
To: Historical Commission
From: Mark Gordon, Township Zoning Officer 
Re: **Malvern Institute Land Development / HRIS Waiver Request**

Historical Commission Members:

The Township has received a Land Development application and plan for the Malvern Institute.

BACKGROUND INFORMATION:

The Malvern Institute is a drug and alcohol treatment facility located at 940 King Rd. in Malvern, within the R-2 Low Density Suburban Residential zoning district (TPN#'s 53-2-18, and 53-2B-13 [Vacant Parcel]). The facility is a legal non-conforming use improved with **the original main house (Historic Resource)**, attached 1982 addition, a barn, spring house, carriage house, associated parking, driveways, and accessory structures.

STAFF COMMENTS:

The Malvern Institute Property has one Class II Historical Resource on the property and three Associated Resources.

Historical Resource: Original Farmhouse

Associated Resources: Barn, Springhouse, Shed (Carriage House)

The proposed 2nd story addition will be on top of the existing 1982 brick treatment center addition to the rear and side of the main farmhouse. The original farmhouse will not be modified as a result of this LD application.

The Historic Preservation Ordinance requires that a Historic Resource Impact Study (HRIS) be completed and submitted with a Land Development application. This situation is unique in that the property has been significantly modified over the years and this project does not propose any modifications to the Historic Resource. The ordinance allows for a waiver or modification of this requirement by the Board of Supervisors.

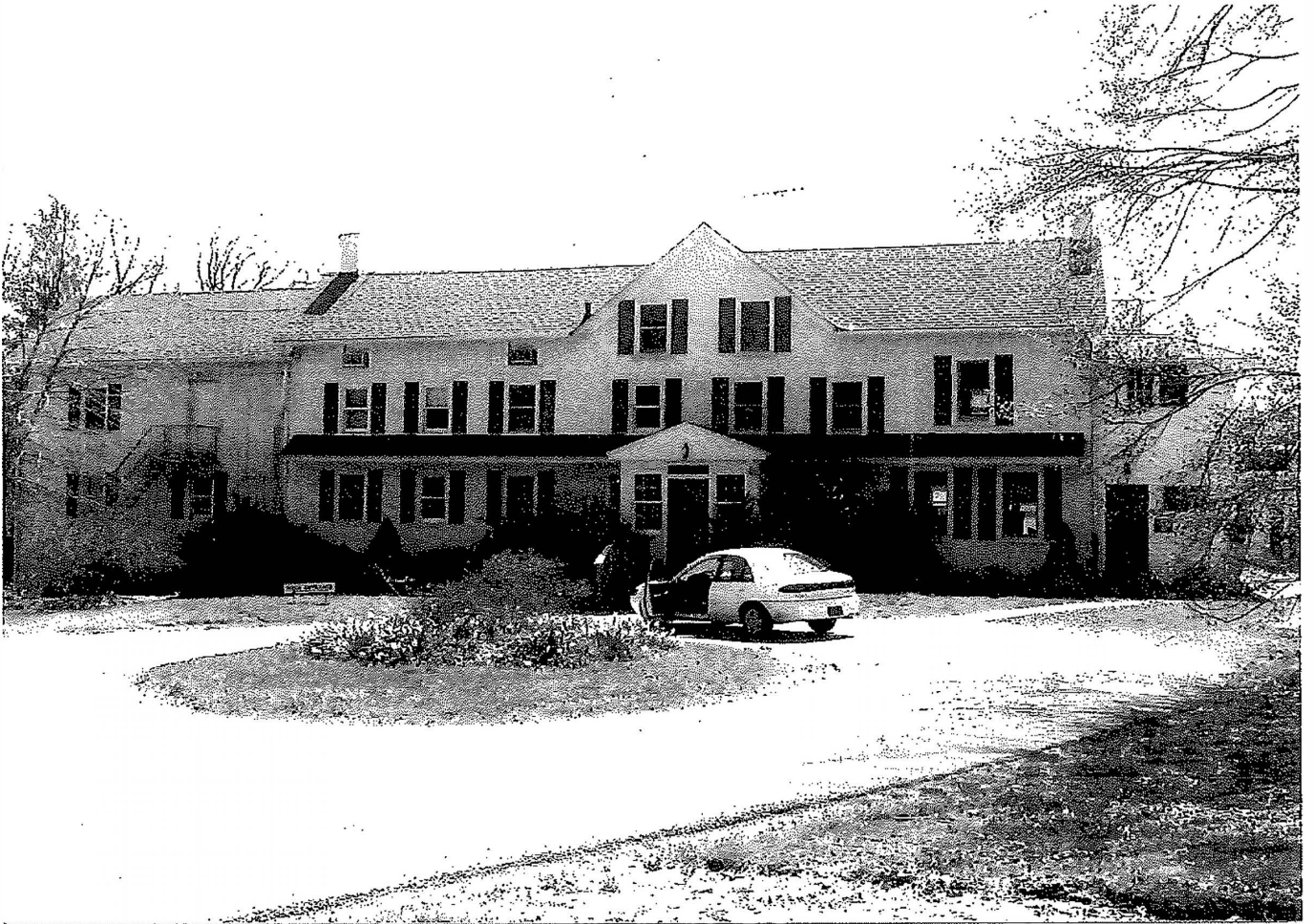
STAFF RECCOMENDATION:

Staff has no objection to this waiver request.

DRAFT MOTION:

Mr. Chairman, I move that the Historical Commission recommend approval of the Land Development Plan and support the waiver request for the submission of a Historic Resource Impact Study.

940 King Road
Tax ID # 53-2-18
Class 1L



940 KING ROAD

The initial owner of the land on which the residence at 940 King Road would be constructed was Morris James. James was patented the land in 1736. The land itself had an area of 97 acres.

There is no record of any owners of the land until 1813 when Joel Davis of Goshen Township is noted as having purchased 17.5 acres of land from Jonathan Carlisle et ux et al (heirs of David Davis).

Following Joel Davis owners of the property were Joshua Longstreth of Philadelphia in 1826, Michael McConnell of East Whiteland Township in 1829, Jacob Slider a blacksmith of East Whiteland Township in 1838 and Joseph Phillips of East Goshen Township in 1842.

Phillips had acquired the parcel from Ann Slider and James Patterson, administrators of the estate Jacob Slider. Jacob had died intestate leaving a widow, Ann, and six children.

In 1843 Ann Slider, still residing in East Goshen Township, purchased the property from Phillips.

Ann lived to be 90 years old dying in 1890. She had never remarried since the death of her husband Jacob. In regards her death the Daily Local News of January 5th 1890 reports that she fallen down stairs breaking her arm and sustaining other injuries from which she had never recovered.

A number of years prior to her death Ann had sold the property to Jacob Lewis of East Whiteland Township. The sale had occurred in 1859. The Daily Local in Oct. 1862 indicates that a Jacob Lewis Of East Goshen had been exempted from service in the Civil War because of a physical disability. It is not certain whether this is the same Jacob Lewis, the owner of the property.

In April 1886 the Daily Local of April 27th contained the following information: Jacob Lewis, East Goshen, has torn down an old tenant house on his property and is using what is left for the purpose of building an addition to his own residence. The former is one of the oldest buildings in the state.

In 1912 the property changed hands three times. In February it was purchased by Joseph P. Dyson of Ardmore, in May Joseph H. Baldwin of West Chester acquired ownership and again in May it reverted to the Dysons having been purchased by Mary E. Dyson the wife of Joseph.

George R. Camp bought the property in October of 1913. He held ownership until when it was purchased by Delbert S. Bacon in May of 1949. Bacon then in June of the same year sold it to C. Nelson Davis.

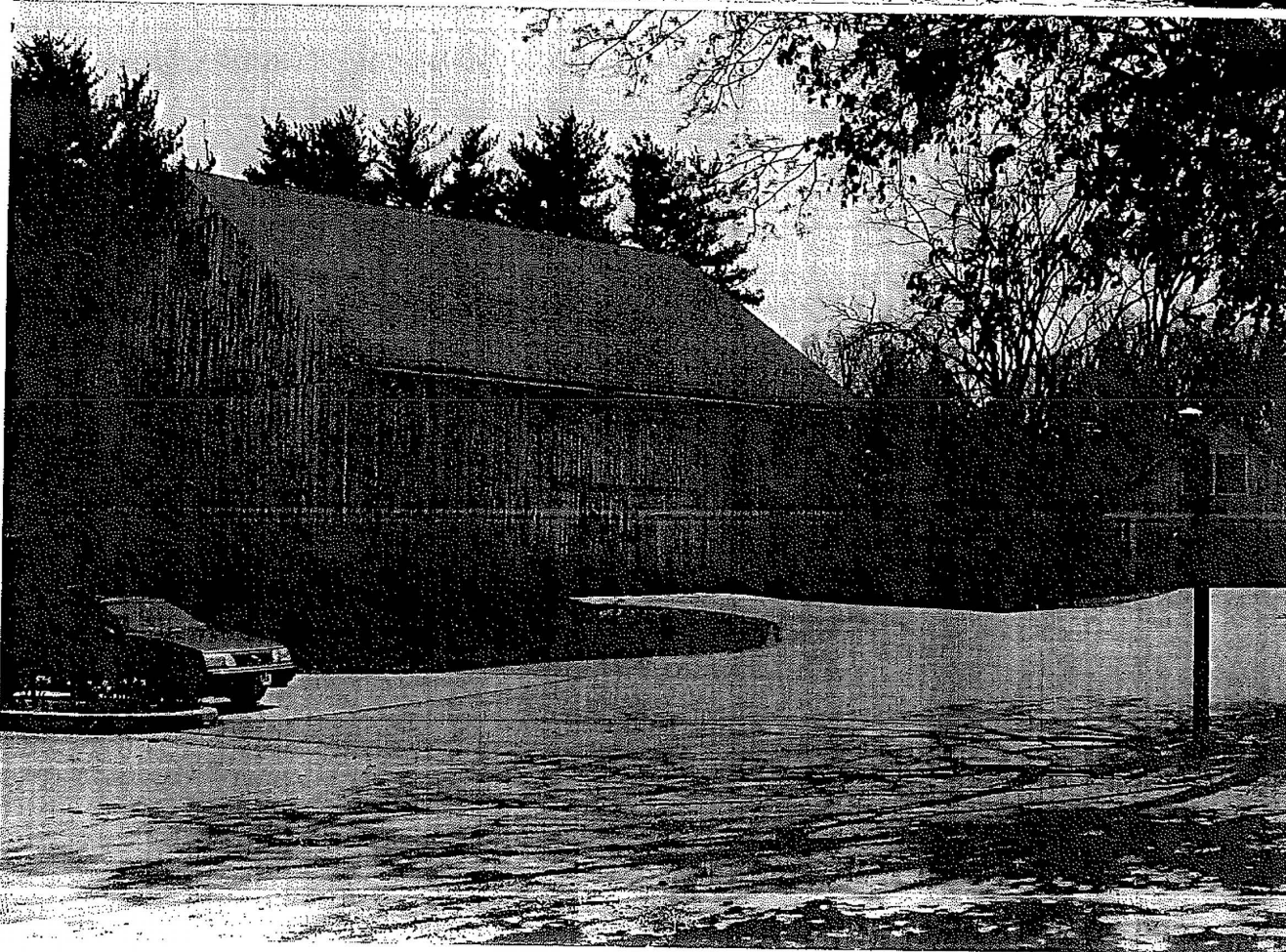
The attached obituary of Davis which appeared in the Philadelphia Inquirer of March 14th 1992 gives an insight into the life if C. Nelson Davis.

5-3-2-18

RES. IN CH

LISTED UNDER
"DECEASED"

FINE FARM HOUSE



940 KING RD.

Memo

To: Conservancy Board, Parks & Rec Commission, Pipeline Task Force, Futurist Commission, Sustainability Commission & Historical Commission
From: Dave Ware
Re: 2022 Budget Request
Date: July 7, 2021

As we enter the second half of 2021, it is time to begin thinking about the Township's budget for 2022.

To that end, attached please find an Excel worksheet with individual tabs for each of your ABCs budgets showing:

- 2021 Annual Budget
- 2021 year-to-date actual expenditures through June
- 2021 Projection (which in total matches 2021 Annual Budget)
- A blank column for the 2022 annual budget request
- Justification section for comments as to 'why' this amount, if it causes 2022 to be greater than the 2021 Annual Budget; feel free to re-adjust line items, we're more concerned with the total

I would be grateful if you could provide me with (for your ABC only):

- 1) 2022 budget requests for each line item
- 2) A justification for your 2022 budget request for any line item for which you are requesting more budget authority in 2022 than you received in 2021.

Note that the Township has many "ABC-related" expenditures. For example, the Township needs to maintain the Blacksmith Shop/Plank House. The Township also incurs legal costs related to the pipeline and consulting costs related to planning work, etc. These line items are separate from your ABC budget; however, to the extent that your ABC intends to make upcoming recommendations to the Board of Supervisors that could result in the expenditure of Township funds beyond current levels, please let me know as soon as possible!

As always, 2022 will be a tight budget year. Preliminary forecasts suggest that the Township will need to continue to deplete its general fund balance in order to achieve a balanced budget. Thus, all Township departments and ABC groups will be under pressure to identify cost savings.

When developing your budget request, remember your group's mission, goals and objectives. Then ask yourselves, what do you need in order to realize your objectives and what do you merely want? Expenditures that don't meet the "need" threshold are unlikely to receive BOS approval.

Please don't hesitate to contact me by phone or email over the summer.

As we plan to have preliminary budget materials prepared for discussions with the Board in September workshops, **please return this completed worksheet to me by no later than Friday, August 27th**. I will follow up with you if I have any questions.

Thank you!

			2021	2021 YTD	2021	2022 Budget	
			Budget	Expenses	Projection	Request	Justification
HISTORICAL COMMISSION							
BLACKSMITH SUPPLIES	01462 2485		0	164	250		
MATERIALS & SUPPLIES	01462 2490		0	-	-		
GENERAL EXPENSE	01462 2492		500	-	150		
MINOR EQUIP. PURCHASE	01462 2600		0	-	-		
MEMBERSHIPS/SUBS	01462 3000		0	100	100		
PROFESSIONAL SERVICES	01462 3100		0	-	-		
EVENTS	01462 5000		0	-	-		
CONTRIBUTIONS	01462 5200		0	-	-		
TOTAL			500	264	500	0	
REVENUE-HC							
SALES & DONATIONS - HISTORICAL COMM	01361 3420		500	0	500		
BLACKSMITH REVENUE*	01361 3425		1000	274	1,000		

* From Blacksmith Shop donations; revenue generated is used to pay blacksmith-related expenses

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

August 12, 2021

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Land Development Application for the Malvern Institute, 940 King Rd., Malvern, PA 19355. The Malvern Institute is seeking Land Development approval to construct a second story addition onto their existing facility, add a greenhouse, add a smoking pavilion, add 33 new parking spaces to the existing parking facilities, construct a second floor loft in the existing barn, and add associated amenities and landscaping in accordance with the approved Zoning Hearing Board Decision and Order dated November 25, 2020.

Property owners within 1000 feet of the property are notified upon receipt of these types of applications. **The public meetings scheduled for review and potential approval of this application are as follows:**

September 1, 2021 - Planning Commission meeting (7:00 pm)

September 8, 2021 - Conservancy Board meeting (7:00 pm)

September 9, 2021 - Historical Commission meeting (7:00 pm)

October 6, 2021 - Planning Commission meeting (7:00 pm)

October 19, 2021 - Board of Supervisors meeting (7:00 pm)

ALL MEETING DATES AND TIMES ARE SUBJECT TO CHANGE WITHOUT ADDITIONAL WRITTEN NOTICE

All Township meetings are held at the Township Administration Building. **The application materials are available for public inspection at the Township building during normal business hours.**

Sincerely,

Mark A. Gordon

Mark A. Gordon
Township Zoning Officer