

**EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING
THURSDAY December 12th, 2013 – 7:00 P.M.**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
- 3. SUB-DIVISION / LAND DEVELOPMENT/RESOURCE INVENTORY**
 - Requests for removal from Historic Resource Inventory**
 - 1662 East Boot Rd. Class II**
 - 1631 East Strasburg Rd. Class II**
- 4. MINUTES – November 14, 2013**
- 5. ANNOUNCEMENTS**
 - A. Activity Calendar – Additions and Changes**
- 6. TREASURER’S REPORT**
- 7. CHAIRPERSON’S REPORT**
- 8. OLD BUSINESS**
 - A. Misc. Research for Historical Resources (Ed & Bill)**
 - B. Other Old Business (All)**
- 9. NEW BUSINESS**
 - A. Vote for new (2014) HC Officers**
 - B. Other New Business (All)**
- 10. LIAISON REPORTS**
- 11. CORRESPONDENCE**
- 12. PUBLIC COMMENT**
- 14. ADJOURNMENT**

DEBRA A. SHULSKI
Debbie@rrhc.com
Extension 210



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

Please reply to Exton Office

November 7, 2013

via Email Only

Mark Gordon, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Eric and Loretta Rudolph
1662 E. Boot Road
Our File: 6103-02

Dear Mark:

As you know, Loretta and Eric Rudolph submitted a request to have their house removed from the Class II Historic Resource Inventory. We understand this matter is scheduled before the East Goshen Historic Commission for review at their meeting on November 14, 2013. For purposes of this meeting, enclosed please find photographs of the existing conditions of the house (including the exterior and interior). Please include the photographs with your package to be distributed to the Historic Commission.

Thank you for your attention to this matter. We look forward to being before the Historic Commission on November 14th.

Very truly yours,

DEBRA A. SHULSKI

DAS/kch
Enclosure

cc: Eric and Loretta Rudolph

MR & MRS RUDOLPH
1662 R. BOOT RD.
WEST CHESTER PA 19380

October 12, 2013

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Attention: Mark Gordon

Dear Mr. Gordon,

This letter is a request to have our house which was built in 1837 be removed from the historical listing. It had many additions built on before we bought it in 1986. Below are listed the additions:

Enclosed breezeway to a 4 car garage
Apartment over the garage
Living Room
Center Hallway
Dining Room
Mud Room
Enclosed back porch
Office/library
Extended front porch on the driveway entrance

Regarding the historical history, we looked through many articles with the help of the librarian at the historical society and were able to locate the following records of purchase dates which started with the year 1860.

1860 ownership C. Roberts
1873 Pratt Roberts
1883 Charles Roberts
1912 A. Sydney Logan
1933 The property was divided-Eben W. Lathrop
Then Samuel B. Eckert named it Belleview Farms

Township of East Goshen, PA
Monday, November 4, 2013

Chapter 240. ZONING

Article VI. Historic Preservation

§ 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, *Editor's Note: The Historic Resources Inventory is on file in the Township offices.* 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.
- 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.

**East Goshen Township
Zoning Ordinance
§240-6 Definitions**

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.

draft
**EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING MINUTES
November 14, 2013**

The East Goshen Township Historical Commission held a scheduled meeting on Thursday November 14, 2013 at 7:00 p.m. at the Township Building. In attendance were: Chairman Chris Reardon, Judy Schafer, Kathryn Yahraes, William Schultz, Ellen Carmody, Monica Close, Sue Ciorletti and Ed Lendrat. Others present: Mark Gordon, Zoning Officer, and Bryan DelMonte, Conservancy Board.

COMMON ACRONYMS:

BOS – Board of Supervisors

BSS – Blacksmith Shop

CCHS – Chester County Historic Society

CCHPN – Chester County Historical Preservation Network

CPTF – 2015 Comprehensive Plan Task Force

DAR – Daughters of the American Revolution

HC – Historical Commission

HRIS – Historical Resource Impact Study

LHD – Living History Day

NHD – National History Day

NR – National Register of Historic Places

PH – Plank House

PHMC – PA Historical Museum Commission

SCA – Sustainable Communities Assessment

SAR – Sons of the American Revolution

TTVW – Town Tours & Village Walks

Call to Order

Chris called the meeting to order at 7:00p.m.

Pledge of Allegiance & Moment of Silence

Chris led those present in the Pledge of Allegiance and asked for a moment of silence for our troops.

Sub-Division/Land Development

1662 E. Boot Rd – Owners Eric and Loretta Rudolph were present. Christopher Schubert of Riley Riper Hollin & Colegreco represented the owners. Jim Renehan, developer, was also present. Chris explained that Mr. & Mrs. Rudolph want to sell their 4 acre property. The existing house was built around 1897 and has many additions. Jim Renehan wants to purchase the property, demolish the existing house and sub-divide the property into 3 lots. In order to do this, the house has to be removed from the East Goshen Historic Resources List.

Jim explained that, if the house has to remain, it will hinder the placement of the new houses. He would take off all of the additions.

Mr. Rudolph told the Commission that they are welcome to come and look at the house. It is 75% additions and has been on the market for 2 years.

Mark explained the process of removing it from the list, which includes a public hearing. Mark drew a sketch of the property on the white board to show the difference in the lot if the house is demolished.

There is a barn on the property which was built in the 1960s. Mark explained that the barn is considered a non-conforming structure which is usually removed. Jim likes the barn. Mark has the historic file if anyone wants to see it.

Public Comments:

Scott Nulty, 1716 Clocktower Dr. – Asked about the Clocktower House. Mark commented there are no plans at this time for that property. Jim mentioned that his plan is for each house to have an individual driveway onto Boot Road.

Bryan DelMonte, 1710 Clocktower Dr. - He asked why the house was on the historic list. Also, he is concerned about drainage. During heavy storms the water runs onto his property like a stream. When there was a meadow on the property, there wasn't a problem but now the meadow is mowed.

Jim explained that there is going to be stormwater management requirements for each house which is regulated by the Township. Bryan should see things improve.

Ed explained that in 1981, Chester County wanted a list of all historic homes in the County. Any house over 50 years old was considered "historic".

Mark added that in 1989 the Historical Commission was set up. They took a tour of the Township using an 1883 map the County provided. In 2003, the Preservation Ordinance was passed which set up definitions

of Class 1 and Class 2 houses. Class 1 is pristine and available for the National Historic list. Class 2 has issues that would keep it off the National list but still is considered historic. This is the first request the Township has had for removal of a property from the Historic Resources list. Kathryn commented that the Historical Commission has a history of who lived in the houses and this may be an additional reason to consider a house historic.

Ellen asked Jim about the size of the new homes. Jim answered that they will be about 3600 – 4400 sq. ft., similar to the ones he is building in Ashleybrooke.

Chris R confirmed that the next step is a public hearing. This will be done during the December 12, 2013 Historical Commission meeting.

It was decided that the Commission and anyone else who wants to see the property will take a site walk on Saturday, November 23, 2013 at 1:00 p.m. Mark will do whatever announcement/advertisement is needed. Kathryn is concerned about the historic aspect of this area on Boot Road. She would like to take photos of just the historic parts of the house. She mentioned that the stairs and some flooring in the Plank House are repurposed from demolished, historic buildings.

Jim has repurposed items from homes that he has had to demolish. He honestly doesn't know what he will find here but he will repurpose anything they find.

Monica recused herself from this case since she works for the law firm representing the Rudolphs.

Kathryn will contact Karen Marshall to inform her of this request and see if she has any suggestions.

Minutes

The Chairman noted that the minutes of October 10, 2013 were approved.

Announcements

The calendar of events for 2013 has no changes. Kathryn pointed out that she added the talks at the General Warren Inn on the 2014 calendar and the Annual Planning Session of the ABCs is on January 11, 2014. On May 17 & 18, 2014, the Brandywine Battlefield is having a reenactment. About 3,000 people have been contacted including a group from England. Tables are available for municipalities so the HC could advertise the Living History Day.

Kathryn gave out copies of the article she submitted for the Township newsletter which was about the need for volunteers. She had some volunteers help her clean out the garden at the Plank House last week. She has 5 volunteers to help with the garden and 2 new tour guides.

Treasurer's Report

Monica reported that the only change in the report was the addition of \$54 from the BSS bucket. She has receipts from Judy and for the 2 tents that were purchased totaling \$542.00. Kathryn moved to reimburse Judy and Monica for these expenses. Bill seconded the motion. The motion passed unanimously.

Chris mentioned that the payment for the saddle was mailed.

Kathryn included in her handout a list of the items in the brochure rack. Judy commented that the conversion to the Revolutionary War era is done. Since there are pictures on the walls of the BSS, there is no room for the brochure rack. Chris thought the Commission had agreed to put brochures on the website and no longer pay to have them in the rack. Kathryn feels there is still a need to have them available on the site. Chris will put this on the Dec. agenda.

Chairman's Report

A. Chris thanked Judy and everyone who helped her with the BSS. Judy mentioned that Dolores has located more maps and will have them framed.

B. Chris thanked Ellen for her work this year on the historic items inventory. Ellen commented that it isn't complete. There are still some items to identify.

C. Chris reported that the 4 wheels that were donated will be the first items to go through the donation process involving the Friends of East Goshen.

D. The BOS had a meeting with the Chairmen of the ABCs. From now on they will ask for input from the ABC before appointing a new member. Also, they will design a business card for each ABC (not each individual) which will have the name of the ABC and Township contact information.

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4 **Old Business**

5 A. Misc. Research

6 1. Ed distributed the written reports for last month's research on 1351 Paoli Pike and 600
7 Reservoir Road. This month's research was on 1610 E. Strasburg Road a house in the Rocky Hill
8 District and the only one on the National Register of Historic Places. He also gave us a report on
9 the "Buzzard's Roost" which is about the hobo camps in East Goshen from 1880 to 1890.
10 Ed reported that he attended a seminar at Yellow Springs. He gave everyone an information sheet
11 about HCI-PSAR which is a project of the Historical Society of PA. The goal is to take the
12 archival collections of all historic organizations in the five-county Philadelphia region and list
13 them on a website.

14
15 2. Bill gave all of the Commission members an autographed copy of his book "West Chester
16 History", which is a history of post cards. He pointed out that on page 37 he has the rarest post
17 card which has the original West Chester Railroad station on it. He also passed around a copy of
18 the PA Postal Historian, a publication that comes out six times per year. His article about
19 Goshenville is in this copy. He mentioned that there was no Rocky Hill post office. That post
20 office was called the Cloud Post Office named after a local family.

21
22 B. CPTF – Kathryn provided a copy of the township history and wanted to discuss it. Chris announced
23 that the Battle of the Clouds project is complete so he would like to delay this discussion. Karen Marshall
24 sent out invitations to a "thank you for the research" meeting on Dec. 5 from 6:30 to 8:30 pm at the West
25 Whiteland Township Building.

26
27 C. Open Space Plan Task Force – Chris and Monica attended the first meeting. The consultants want to
28 set up focus groups of residents. Chris will send everyone a copy of the request form to be on a focus
29 group. The committee will only meet 4 times.
30

31 **New Business**

32 A. Final spending for 2013. Chris wants to be sure the Commission won't go over their budget. He
33 reviewed all of the items that were left to be done and feels they are complete.

34 B. Officers for 2014 – Chris has completed his 2 year term as Chairman. He will contact each member
35 and come up with a slate of officers for 2014.

36 C. Next month the goals and objectives for 2014 will be discussed. Bryan explained how he and the CB
37 prepared their goals by comparing to the goals in the Comp Plan.

38 D. Other New Business:

39 1. Chris received a letter from Scott Sanders regarding installation of a historic marker on
40 Westtown Way near the springhouse. After discussion, Chris will contact Scott to let him know
41 that the Township does not provide historic markers.

42 2. Candles – There was discussion about putting candles in the windows at the PH & BSS. It
43 was decided that, since they weren't used for this in Revolutionary times, no candles would be put
44 in the windows.
45

46 **Liaison Report**

47 Conservancy Board – Bryan reported that there is a planting this Saturday Nov. 16, 2013 at 9:00 am in
48 Applebrook northside of E Boot Road. He has marked the spots to plant 5 bald cypress trees. Tomorrow
49 he and Ginnie Newlin will place the flag markers for the rest of the planting materials. Erich Meyer (Park
50 & Rec Commission) is doing the digging. They need volunteers.
51 Chris asked him about the American Chestnut tree. Bryan commented that he did get the free seeds and he
52 planted them, but the squirrels and grubs ate them. He may try again but will start them in his basement.
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1 **Adjournment**

2 There being no further business, Ellen moved to adjourn the meeting. Sue seconded the motion. The
3 meeting was adjourned at 9:15 p.m.

4
5 Respectfully submitted

6
7
8 Ruth Kiefer, Recording Secretary

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

FYI

November 26, 2013

Dear Property Owner:

The purpose of this letter is to inform you that the Township has received a request from the owners of 1662 E. Boot Rd., West Chester, PA, 19380, to remove their property from the Township Historic Resource Inventory. The Township Zoning Ordinance, §240-38.4, outlines the procedure for a request of this nature.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of these types of zoning requests.

The meetings scheduled for the review and discussion of this request are outlined below and subject to change without additional notice.

CORRECTED DATE

December 12, 2013 – Historical Commission meeting (7:00 PM)

Please note my original letter dated November 21, 2013 had an incorrect meeting date. The date should be **December 12, 2013**

January 7, 2014 – Board of Supervisors (7:00 PM)

All meetings are held at the Township Building and are open to the public. The information pertaining to this request is available for review during normal business hours at the Township Building. Please call the Township if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions















































