

EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING
THURSDAY February 13th, 2014 – 7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
3. SUB-DIVISION / LAND DEVELOPMENT / TOWNSHIP RESOURCE INVENTORY
 - A. 1331 E. Strasburg Rd., West Chester, PA 19380
4. MINUTES – January 9th, 2014
5. ANNOUNCEMENTS -
 - A. Introduction of new member
6. TREASURER’S REPORT
7. CHAIRPERSON’S REPORT
8. OLD BUSINESS
 - A. Misc. Research for Historical Resources (Ed & Bill)
 - B. Comprehensive Plan Update (Chris, Ellen & Judy)
 - C. 2014 Goals and Objectives (Judy)
 - D. Report on Open Space Project (Chris)
 - E. Other Old Business (All)
9. NEW BUSINESS
 - A. Discuss plan to present research on Battle of the Clouds on May 22nd, 2014
10. LIAISON REPORTS
11. CORRESPONDENCE
12. PUBLIC COMMENT
13. ADJOURNMENT

Jason Grothmann
2101 Valley Drive
West Chester, PA 19382
January 10, 2014

East Goshen Township Historical Commission
1580 Paoli Pike
West Chester, PA 19380

To Whom it may concern:

I'm writing to ask for the removal of 1331 East Strasburg Road from the class II Historical Resource Inventory. I recently signed an agreement of sale with the owner of the property and it is a condition of the agreement that it be removed from the historical inventory to proceed to settlement. The house has not been maintained for a long time and is currently in below par living conditions. I have included pictures and comments as documentation as well as a report from a home inspector. If it is necessary for further investigation to visit the property the owner would allow you to setup a time to look around.

Let me know if there is any other information I can provide or in any way be further assistance as you review 1331 East Strasburg Road.

Sincerely,

A handwritten signature in black ink that reads "Jason Grothmann". The signature is written in a cursive style with a large, stylized "J" and "G".

Jason Grothmann
JGrothmann@gmail.com
610-842-4810





vegetation growing on and into structure and blocking windows







A bedroom showing water leaks on plastic
on the ceiling



Bedroom has no flooring or plaster or
drywall on the walls





Kitchen

Doorway into kitchen - floor rotting



Jan. 9, 2014

To Whom It May Concern,

Please remove my property
at 1331 East Strasburg Road, East
Goshen Township from the
Township Historical registers.

I am selling the property
and am making this request
on behalf of the buyer.

Sarah A. Credeur



1331 E. Strasburg Road

Dear Client:

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based upon observations of the visible and apparent condition of the structure and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinions to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

The inspection covers material defects observed in all systems in the checklist; the report may also include written comments, photos and/or supplementary publications.

Sincerely,

Dennis Workman
NAHI Member #21168



On the Spot Home Inspections, LLC

P.O. Box 100
Kimberton, PA 19442

610-917-1308

1/13/2014

Plumbing Systems

Flex ABS in from well to fairly recent pressure tank (old galvanized decommissioned one still in place), to PVC, to copper supply lines; main shutoff right of tank has red handle; 10-year-old, oil-fired boiler provides hot tap water; fair amount of green patina on copper, thus some (prior only?) leaking assumed, no active could be found in supply lines; copper drain waste lines, with **active leak from area of functional toilet with black water running down outside of copper in vertical section in basement corner behind old abandoned tank**; then runs horizontal over to cast, looked ok; fixtures and faucets all very old, almost all compromised fixtures working in one bath only (still very old & dilapidated); oil tank looked to be about same age as boiler (10 years) some rust, but ok, fill & vent lines of black iron, ok.

Electrical Systems

Recent 200 amp overhead electrical service to pole in rear; 100 amp service into house, to **main fuse panel array in basement in with another subpanel of fuses seen upstairs**; bonding/grounding likely via small BX cable running up from main fuse panel (to unknown); **branch circuits nearly all old two-prong, ungrounded ones** with a few more recent outlets in kitchen and Sarah's BR which are grounded; **no functional GF's found anywhere**; no AFCI's (require breaker panel).

Heating

10-year-old, one-zone, Weil McLane oil-fired, hot water boiler, no defects seen; distribution through copper and old black iron steam lines to radiators, ok; oil filter at boiler, ok; electronic thermostat on rear wall of front BR 1st floor; house also has unusual solar system utilizing glass panels over front of house and fan system which distributes heat from warmed stone (two thermostats for this system, 1 in each front BR 1st floor); two FP's functional (BR above front left BR & reportedly in BR closed-off on 2nd floor) and functional flue for wood stove in kitchen; same chimney has flue opening in room above and to rear of kitchen which opens outside the liner (which can be seen inside opening).

Central Air Conditioning

No central AC and no ductwork for standard central AC. One old window unit seen in upper BR at insp.; too cold to operate AC on day of insp.

Insulation and Ventilation

Fiberglass batt insulation sporadically distributed in attic space (between some rafters) such that no effective cap exists over living space; much batt insulation between joists in basement, installed upside down, mold on vapor barrier, insulation blocking access to nearly all structural components; little ventilation of attic (small windows in gable) which is not uncommon in houses of this vintage.

Interiors

Interior (ceilings, floors, walls) all old, dilapidated; **stairs to basement quite precarious (cracked and loose treads and no hand rails)**; very old appliances (but stove worked); functional smoke detectors needed at each level common area as well as in each BR; many interior doors lacked hardware, dilapidated.



Tree should probably be removed,
at least radically trimmed



Pole barn sagging, metal roof ok;
could be shored up



Invasive vines must be completely removed;
open window to room where entire roof
structure is precarious



Appears to be a stone patio beneath all this



Vines engulf entire rear of house; chimneys
plumb & in fair condition



Water runs behind soffit at bottom of this
valley & wood rotted away; stone remarkably
good, but some mortar missing beside widow



Water stain near chimney over attic stairs



Old fuse subpanel upstairs



One BR inaccessible at inspection



Miminal evidence of movement of stone



View of side porch roof; old asphalt shingles
& a bit too shallow pitch for shingles



Registers in ceiling are part of solar heat system



Temporary support for falling plaster ceiling
in 1st floor hallway



Stain from water leak in front BR;
owner claims they are from AC condensate



Damage over window in front BR



Stairs to basement quite precarious,
loose & cracked treads & no hand rails



Great deal of batt insulation between joists
in basement; it is upside down, moldy
& hiding who knows what



Active leak at copper plumbing stack
(which leads in to cast iron DWL)



Oil tank ok, but a bit rusty; black iron fill & vent lines ok



Old steam lines look ok; one of solar system fans



Shoring along exterior walls suggests much pocket rot of joists and beams (but completely covered by insulation)



Water supply from well of flex ABS, then PVC to pressure tank, then up to copper supply lines with branch across under floor to rear (shed?)



Boiler's thermostat in front BR



Sagging ridge of shed also forces long walls to bulge outward

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

January 28, 2014

Dear Property Owner:

The purpose of this letter is to advise you of a correction to the letter dated January 24, 2014. This letter corrects the address of the property in question and the meeting date when the Historical Commission will meet to discuss this request.

The Township has received a request from the equitable owner of **1331 E. Strasburg Road, West Chester, PA 19380** to remove the 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 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.

February 13, 2014 Historical Commission meeting (7:00 pm) **(Public Hearing)**
The Historical Commission will hear the applicant's request and may make a formal recommendation to the Board of Supervisors.

March 4, 2014 Board of Supervisors (7:00 PM)
The Board of Supervisors will consider the Historical Commission recommendation.

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.

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 hearing; he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

Sincerely,

Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

draft
**EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING MINUTES
January 9, 2014**

The East Goshen Township Historical Commission held its regularly scheduled meeting on Thursday January 9, 2014 at 7:00 p.m. at the Blacksmith Shop Meeting Room. In attendance were: Chairman Judy Schafer, Chris Reardon, Ellen Carmody, Sue Ciorletti, Monica Close, Dolores Higgins and non-voting member Ed Lendrat. Also in attendance were Kathryn Yahraes, and Jason Grothmann resident.

COMMON ACRONYMS:

BOS - Board of Supervisors	LHD - Living History Day
BSS - Blacksmith Shop	NHD - National History Day
CCHS - Chester County Historic Society	NR - National Register of Historic Places
CCHPN - Chester County Historical Preservation Network	PHMC-PA Historical Museum Commission
DAR - Daughters of the American Revolution	SAR - Sons of the American Revolution
HRIS - Historical Resource Impact Study	TTVW - Town Tours & Village Walks

Call to Order

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

Pledge of Allegiance & Moment of Silence

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

Minutes

The Chairman noted that the minutes of December 12, 2014 were approved with corrections.

Treasurer's Report

The report appears to be clear for 2013. Monica will approach Township finance dept. to establish an account that the commission can use for purchases. i.e. Pay Pal or Credit Card (Visa, MC)

Announcements

Commission Members

Kathryn announced that she is no longer a member of the Commission. She was informed last week that at the end of her term (2013) she would be replaced. She also let the rest of the commission know that Dolores Higgins has been added to the commission and that Monica Close has been moved to the Planning commission. This was not previously known to either Dolores or Monica as well as the rest of the Commission members.

Calendar of Events - 2014

It was proposed that this calendar be moved to the website - Chris will begin work on this project. Kathryn will forward the file to Chris.

Chairman's Report - None

Old Business

Historic Resources Research - Ed Lendrat reported on articles from the Daily Local about Goshen Life of earlier time periods.

Ed Lendrat is working on the research about the original houses that the Reese family built within East Goshen.

Chris would like to bring our files, on Historic Resources, up to date as well as have the law explained to better understand appropriate recommendations. The Commission will plan to drive by all the historic resources, note the condition of the property and clarify the resource designation.

Comp Plan Review

Kathy and Monica are on this committee and will continue to work on this but Monica will take the lead on this. Judy will assist and they will complete the plan by the March meeting. Once membership of the commission is clarified new representatives will be assigned to this project.

501C3

A process has been established. We will be notified when a donation has been proposed. The Friends of East Goshen will take ownership. Letters are exchanged and forms are filled out. These forms are then forwarded to a member of the 501C3. The Friends then will turn ownership over to the Township.

2014 Goals and Objectives

Paoli Battlefield Preservation Network - Is working to get the battlefield established as a National Historic Landmark. Chris has written a draft letter from the Historic Comm. in support of this effort. A motion was made to have this letter sent to Sean Moir. Motion made by Dolores and seconded by Monica and Ellen.

Volunteers

We want to get a comprehensive list of all the volunteers. Monica and Sue will work with Kathy to pull this list together for future use.

Spring Newsletter

Deadline is Feb 1, 2014. Article on George Clymer - Did you know this famous home boy? and an announcement for an evening on the Battle of the Clouds. Chris will submit copy.

Open Space Project

Ann O'Toole is leader of this project which is tied into the 2014 Comp Plan. There was a meeting attended by Chris and Judy to discuss with the Park and Rec and Conservancy to co-ordinate the goals with all the boards and the Comp Plan.

New Business

Jason Grothmann - attended the meeting to discuss possible removal of a historic resource at 1331 East Strasburg Road. He is interested in finding out the exact process for possible removal or updating. He is at the early stage of planning. His contact information is 610-842-4810 JGrothmann@gmail.com

1
2 **Volunteers** - The commission has received a volunteer form. Judy has contacted the
3 person and told her about our meetings and requested that she attend one. Discussion
4 followed about the form that is being used and what changes we feel should be made. Sue will
5 work with the present form and make suggestions on improvements.
6

7 **Garden** - Kathy will pass all her info to Sue and we will work on how we want the
8 garden set up for the 2014 season. Possible transition to all medicinal/herbs was suggested.
9

10 **Plank House rejuvenation**- The archive process needs to be completed. A decision
11 needs to be made on how to handle the repair or replacement of furniture. Sue will contact the
12 Hershey Mill Woodworking shop group to see if they can work with us on some of these items.
13 Create a list of items that we need/want.
14

15 **Quilt** - We have acquired a quilt frame as a gift. We would like to create a period quilt
16 for the Plank House. We need to decide on a pattern and then advertise for volunteers that
17 might like to work with us. We want to clean out the room on the second floor of the Plank
18 House so the frame can be set up and worked on there.
19

20 **2014 Events** - We would like to establish 4 smaller focused events. Possibly every 6
21 weeks from May forward. We have agreed on the concept and are now need to establish what
22 the four events will be and when. Following is a list of ideas.
23

- 24 1. A Night on the Battle of the Clouds. Chris will organize
25 Evening for adults
26 Day for kids
- 27 2. Period activities for Kids
- 28 3. Blacksmith Shop
- 29 4. An evening/day with Ben Franklin
- 30 5. Women's Skills - Quilting
31

32 **Milltown** - Scott Saunders would like to work with the Commission to create a memorial
33 or signage on Milltown.
34

35 **Public Comment**

36 None
37

38 **Adjournment**

39 There being no further business, Sue moved to adjourn the meeting. Chris seconded
40 the motion. The meeting was adjourned at 9:49p.m.
41

42
43 Minutes submitted by Dolores Higgins
44
45