

# Meeting Minutes March 10, 2008

## West Brandywine Historic Commission

West Brandywine Historical Commission (WBHC) Members

### Present

Hugh Redditt	X (HR)
John Vilcheck, Jr.	X (JV)
Barry Parsons	X (BP)
Jerry Wilmnzig	X (JW)

Meeting called to order at 7:30 PM by John Vilcheck

Copies of WBHC meeting minutes and board correspondence will be forwarded to:

- West Brandywine Township Board of Supervisors (BOS)
- West Brandywine Township Manager
- West Brandywine Planning Commission
- West Brandywine Zoning Officer
- West Brandywine Parks and Recreation

Vote to accept Feb. 11, 2008, Minutes, approved with revisions \_\_\_4-0\_\_\_\_\_

**Public Comment:** none

### **New Agenda Items: March 2008**

#### **1. Castaldi Property (on Beaver Creek Rd.) (site # 056)**

presentation to BOS, no info sent to HC. Red School House Road ran thru the property

#### **2. Property on Rt 82 (former site # 123)**

Property has ruins of the house and barn and will also be required to have a dig via PHMC standards. (Previously owned by Tabas and demolished to avoid paying building taxes.) watch for development plans

#### **3. News Letter Articles:**

no article submitted.

### **Old Business – Feb 2008**

#### **1. HC Advertisement for membership--newsletter**

#### **2. HC Storage Requirements**

Still open at this time

#### **3. Reference Materials and Books**

HR to purchase books

**4. Gudal Properties:** Track @29-650 (site # 106 Albert Gudal) JV & HR did take photographs Jan 2008. Letter to PC noting the importance of the markers and thus requesting their retention in situ. Old maps indicate that these markers were from the early origins of the township.

**5. Historic Property Reports:** from 3 months of minutes are **still open at this time**

**6. Historic Display Cabinet:** Twp manager still looking.

**7. Hideaway Farms (site # 037)** – status? Just recheck to see if buildings secured

**8. Springhill Farms - (site # 019)** Items remain open. Codes letter was sent.

**9. Reason Farm—Glen Loch (site # 079)**

- a. Status?—no work being done, no contact with the HC, phone call to Mr. Redditt but a bad cell phone number was given, and home phone answering machine full, no messages able to be left.
- b. Replacement soffit material needs to match the original design.
- c. Chimney restoration?—should be replaced.
- d. Original curved staircase-to be kept intact along with other original architectural items.
- e. certified letters were sent by codes re: violations

**10. Catania Property**

Scouts reviewing what projects they can consider.

**11. Pulte 55 + Housing**

see under Del / Webb as developer

**12. Swinehart Realty Bentley (site # 054)**

still waiting for requested mapping information of barn ruins.

**Communications Received:**

1. Letter from WB Twp, RE: Sue Fitzgerald, Alan Amenta recognition of services at next BOS meeting.
2. West Caln Historic Society, Meeting Tuesday, Feb. 19 @ 7:00 PM, West Caln Twp Bldg. Subject: Meet Col. Teddy Roosevelt., Speaker Roger W. Arthur. Attended by H. Redditt.
3. Letter (email) from Karen Marshall, Heritage Preservation Coordinator to Ron Rambo. Dated March 10, 2008 Re: develop WBT resource atlas, review procedures for subdivisions as relates to historic and archaeological resources and description of the process, and review conservation and development design standards with the WBHC. Will Attend April 14,2008 meeting.
4. Graystone Society's 2008 Rebecca Lukens Award, Thursday, March 20, 2008 to honor Jane L. S. Davidson for her years of service.

**Communications To Send:**

Dear Members of the Planning Commission

The Historic Commission would like to inform you of our recommendations for points of interest as they pertain to plans for certain properties.

The Historic Commission would like to have the following items made part of the conditional use for the following properties. The items will be listed with the properties:

**a.) Swinehart Realty Associates.** Swinehart & Culbertson Run Rds.

- Request that the stone barn ruins on the site be clearly marked on the plans and a copy of that plan be submitted to the WBHC. The intention is to have the ruins marked.
- Ruins should be incorporated into the plans
- Preserved either in the open space area and maintained as a garden
- Or designated as a private lot with deed restrictions ensuring its maintenance and preservation.
- **NOTE:** per the recommendation of Karen Marshall, Heritage Preservation Coordinator of Chester County, a dig on the site around the barn needs to be conducted as this is a part of the 1982 survey # 054
- A Historic Property report needs to be completed A copy needs to be submitted to the WBHC for review and file. ♦♦

**b.) Gudal Tract, Union & Pratts Dam Rds., site # 106.**

- Stone boundary line markers need to be preserved on site at their original positions. We believe these are original township markers and should be maintained.
- Barn stone foundations should be repointed inside and out to maintain the barns integrity and promote its longevity.
- Minor roof repair to secure loose metal covering is also recommended to prevent rotting of roofing timbers.
- A Historic Property report needs to be completed A copy needs to be submitted to the WBHC for review and file.

**c.) Brandyne Meadows, Highspire Rd., site # 033.**

- A Historic Property report needs to be completed A copy needs to be submitted to the WBHC for review and file.

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♦♦ Note: Historic Property report needs to be completer and should include all research materials used to derive the report.

**d.) Culblertson Village, a Bentley Homes project, site #044**

With reference to the springhouse that had a fire, the dated 5-31-07 pg 2, pt 5b “*The applicant shall preserve the out buildings which applicant testified will be preserved*”.

Corrective action needs to be taken, as the terms of the conditional use are not being adhered to.

**e.) Castaldi Tract, Beaver Creek Rd., site # 056,**

- A Historic Property report needs to be completed A copy needs to be submitted to the WBHC for review and file.
- **Note:** per the recommendation of Karen Marshall, Heritage Preservation Coordinator of Chester County, A dig will be required, per PHMC guidelines, as an old road known as “Red School House Rd.” traversed the property starting from Swinehart Rd. near the former site of Tabas # 057 and traveling west to site # 056 Castaldi homestead. It has been reported that historic artifacts as old coinage and pottery have been found in the ground where the cartway once was.
- **NOTE:** Particular attention needs to given when researching this area because in 1948 the roads were mismarked. Today’s Beaver Creek Rd. was known as Swinehart Rd., and the present Swinehart Rd. was known as Beaver Creek.

**e. ) Hoover Farms (aka Arch. Diocese of Philadelphia #1668 Horseshoe Pike)**

- Site # 29-23 former # 029– Township ordinances not followed at this site in regards to the following:
- Main house dated 1792, major renovations never discussed or reviewed with HC (some within the last 9 mos.)
- Older shed/garage demolished w/o review/comment from HC
- HC concerns that springhouse is sustaining damages by neglect.
- Building permits issued w/o addressing springhouse repairs?
- Wetlands are located near house and former garage. The WBHC questions how the process can go forward when there are wetlands in the proximity of the house and the garages that were demolished? Has the U.S. Corp of Engineers or PA DEP ever been involved at this location? A response is needed before any further work on site.
- **NOTE:** Until the DEP and the Army Corps of Engineers determines their jurisdiction in the case due to the historic nature of the property and the Corps' responsibility under Section 106. The Army Corps of Engineers can deny a permit under 110K of the National Historic Preservation Act if it finds that the permit applicant has purposely demolished a historic property or destroyed an archaeological site prior to the completion of the Section 106 process.

**f.) Pulte Phase #1**

- Tax parcel # 29-7-26 on Swinehart Rd. site # 059 known as Parcel E in Deed Book 4996, page 2084 Eva Castaldi Swinehart,

- Tax Parcel @ 29-7-53 on Cedar Knoll Rd., site # 29.7 formerly # unsure. As Parcel F in Deed Book 6065, page 320.
- A Historic Property report needs to be completed on both of these parcels  
A copy needs to be submitted to the WBHC for review and file.

Sincerely,

Dr. John F. Vilcheck, Jr.  
WBHC Chariman

**New Business:**

**BOS meetings:** March & April: BP & HR

**Motions:** That the Chairman will contact the persons interested in giving oral histories to determine what is the best day of the week and time for them to give the histories.

**Activities:** Organize and arrange future oral histories with Elaine Alexander & Rhoda Moore, and as a separate meeting Mrs. E. Copeland, and Mrs. Stauffer.

**Demolitions:**

Spring Hill Farms  
Pulte & Bollinger Road  
Barley Sheaf Road, Former Jerome Smith Funeral Home.

**Photos:**

Meeting adjourned at 9:00 PM  
Next meeting – **April 14, 2008 at 7:30 PM**