

Appendix E

HISTORIC and CULTURAL RESOURCES INVENTORY

Introduction

Much of East Goshen's charm comes from its historical heritage. The history and development patterns of the Township have defined, in part, current land use patterns, road systems, economics, points of interest and place names. Historic preservation is an important element in the planning process because it ensures proper care of historic sites as well as an understanding of a community's past, present and future.

East Goshen Township contains many historic resources that date back to when Europeans initially settled the area in the late 1600s and in the early 1700s. These resources have largely retained their historical integrity and greatly contribute to community character.

Historic and scenic resources have been identified in East Goshen Township in the Open Space, Recreation, and Environmental Resource Plan (1993) and in the Historic Preservation ordinance (2003) that pertains to sections addressing incentive programs. In identifying these resources, East Goshen has also recognized the features that are considered assets and are significant to their unique heritage.

This chapter analyses the following resources:

- Historic Resources and
- Scenic and Open Space Resources.

Historical Perspective

Goshen was part of the "Welsh Tract" that was granted by William Penn in 1684. It was designated that each Township would contain 5000 acres.

Robert Williams is believed to have been the first settler in what is now East Goshen. It is said that he first lived in a cave. The exact site is unknown but is thought to be on what is now the south side of East Boot Road. In about 1702, Friends of Haverford contributed some 19 pounds for him to build a house. This house still stands on East Boot Road and is listed on the National Register of Historic Places. It is also thought that early Goshen Friends meetings were held in this house. The first Friends Meeting was built at the crossroads of Paoli Pike and North Chester Road in circa 1702.

The Welsh Quakers who settled in the area named their village Goshenville after Goshen in the Bible. Founded in 1704, Goshenville became a self-sufficient agricultural and spiritual community that supported their own Friends Meeting House, Grange, blacksmith shop, gristmill, sawmill, wheelwright shop, general store, post office and schoolhouse.

The primary transportation routes running through the Township included Paoli Pike, Boot Road and North Chester Road. The development of North Chester Road allowed the settlers to take their produce to sell or trade to the north and south. Boot Road provided the connection to agricultural communities north and west of the Township -- particularly near the areas of Exton and then on to Downingtown. Paoli Pike served as the primary link between West Chester and Paoli and further connected to points east.

Goshenville played an important role in the Revolutionary War. On September 16, 1777, General Sir William Howe ordered Generals Cornwallis and Knyphausen with 10,000 British and Hessian soldiers to march to the upper fords on the Schuylkill River in order to cross and attack Philadelphia. The day

before, General George Washington with 11,000 Continentals encamped near White Horse Tavern in the Great Valley. Cornwallis' British forces marched up North Chester Road to the Goshen Monthly Meeting located at the corner of Paoli Pike and North Chester Road arriving at about 9:00 a.m. Knyphausen, with Howe, marched to Turk's Head (West Chester) where Howe split the force, sending General Matthews' British soldiers to Indian King Tavern and Knyphausen's Hessians to meet up with Cornwallis' force encamped at George Hoopes' farm located just north of the Goshenville School. The Generals met at the Goshen Friends Meeting to discuss strategy and Howe ordered the Hessians to the Boot Tavern located at the intersection of Phoenixville Pike and Boot Road.

Washington, learning of the British advance, positioned his army along the ridge south of King Road. At about 1:00 p.m., Cornwallis' pickets engaged Washington's scouts just north of the encampment in what is known today as the southernmost part of Hershey's Mill Village that runs along North Chester Road.

There were two skirmishes fought that day that collectively became known as the "Battle of the Clouds". The first skirmish between the British First Light Infantry and units of the Pennsylvania Militia occurred at about 2 p.m. on the Thomas Rees farm north of Greenhill Road near North Chester Road. At nearly the same time Knyphausen's Hessians engaged more militia on the Meredith farm near the Boot Tavern. After the initial exchange of musket fire the Pennsylvanians retired from the field.

The weather from all accounts was horrible. It was a cold, wet day with visibility ranging from a mist in the early morning to thick fog and frequent storms throughout the day. In the afternoon a terrific downpour of rain began that halted further engagement. It dampened the Americans' gunpowder so no guns could be fired and Washington withdrew. If it had not rained in East Goshen on that afternoon, the war could have taken a different turn and the British might very well have won.

In 1799 the Borough of West Chester was chartered and split off from Goshen Township. In 1817, Goshen Township was further divided into East and West Goshen Townships. By 1883, the township had three post offices: Goshenville, Rocky Hill and Milltown.

Historic Resources

The physical evidence of the Township's historical and cultural development is contained within its historic resources. These resources are not limited only to architecturally significant buildings, but also include all types of resources and collectively are considered to be those buildings, sites, districts, objects, or structures evaluated as historically significant. The National Park Service, the federal agency that administers several historic preservation programs, including the National Register of Historic Places, generally defines the historic resource categories as follows:

Building: A house, barn, church, hotel, or similar construction created principally to shelter any form of human activity.

Site: The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archaeological value.

Structure: A building used for purposes other than sheltering human activity.

Object: A form of simple construction that is primarily artistic in nature and relatively small in scale. It may be movable, but is generally associated with a specific setting or environment.

District: A significant concentration, linkage, or continuity of site, buildings, structures, or objects united historically or aesthetically by plan or physical development.

A comprehensive historic preservation program begins with the identification and evaluation of historic resources. Once the Township identifies historic resources, it can implement actions or strategies to protect them. It is important to remember, however, that historic resources change over time, and depending on the type and degree of the change, the change should be respected as part of the natural evolution. The Historic Preservation ordinance passed in January 2003 encompasses this, and the listing of resources protected under this ordinance is displayed on Map E-1.

Chester County Historic Sites Survey

The National Park Service defines a survey as the “process of gathering data on historical and physical character of the community”. Surveys are necessary to most local preservation efforts as they provide for the systematic collection and organization of information on historic resources.

The Chester County Historic Preservation Office conducted Chester County Historic Site Surveys in many communities throughout the County between 1979 and 1982. These surveys of communities could be considered “preliminary” or “reconnaissance” surveys as they gathered general information on the location, type and condition of historic resources providing each community with a list of historic buildings and basic information. The survey for East Goshen Township indicated that there were 101 historic sites in the Township, of which 16 sites were eligible for National Register status. The Township Historical Commission has concluded that this list missed 2-3 historic residences, including the Sullivan house in Hershey’s Mill. Since the original survey was completed, several structures have been demolished, resulting in a list of 96 remaining principal historic resources as the basis for the Township’s Historic Preservation ordinance. The Township designates as historic all structures at least 100 years or older, although National Register standards require a minimum age of 50 years or older. The Blacksmith Shop and the Hickman Plank House are highly visible examples and are located at the intersection of North Chester and East Boot Roads. Clusters of historic sites are found near Milltown and Goshenville, which is a designated Historic Area by the National Register of Historic Places as of November 2000.

East Goshen has no officially designated ruin sites or national landmarks. A National Landmark Site is defined as a subcategory of all properties on the National Register of Historic Sites. The one National Register Historic Site in the Township is at the Goodwin homestead and includes a house located on Reservoir Road in the west-central area of the Township. A now-destroyed barn was, at one time, a part of this site. The Rocky Hill historic district surrounds the intersection of East Strasburg Road and North Chester Road in the southern portion of the Township. The Rocky Hill historic district is an eligible district for historic status.

Currently, a County-wide effort is underway between the Chester County Parks and Recreation Department and GIS Department in partnership with the Chester County Historic Preservation Network and the municipalities in the County to create a Chester County Historic Resources Atlas. This Atlas essentially serves as an update and digital version of the Chester County Historic Sites Survey, discussed above. Structures from 1956 or earlier are generally being considered as per federal and state policy. It is anticipated that this project will be completed by the end of 2006 at the earliest.

No other historic resource surveys have been conducted by the Township as of this writing.

Historic Preservation Land Use Issues

Land use issues associated with preserving historic resources include:

- Ensuring that resources are not lost due to demolition or neglect.
- Protecting the integrity of the resources.
- Permitting the use or adaptive reuse of these resources.
- Adopting the Historic Preservation ordinance for East Goshen Township in January 2003.

These issues involve maintaining the context and appearance of the historic resources in their settings. In addition, the concern for use and on-going viability of these resources requires consideration of opportunities to help owners accept and meet preservation objectives. These can be accomplished by applying appropriate land use management techniques including adaptive reuse, compatible design standards for infill development surrounding historic structures, and preservation easements, and providing incentives for preservation. The Historic Preservation ordinance (2003) addresses these methods by providing for an incentive process to maintain the existing historic structure through adaptive reuse to allow use of a structure for purposes other than the original intent.

Historic Preservation Activities

East Goshen has an established Historical Commission whose role is to advise the Planning Commission and Board of Supervisors on the impact of development on existing historic structures and to work with these bodies to minimize impacts on these resources. The Historical Commission is also charged with researching and documenting the Township's history. In addition, the Historical Commission is also an advisory review board on applications for adaptive reuse and other uses of historic structures under the implementation of the Historic Preservation ordinance (2003).

By Township ordinance, the Historical Commission is given the following responsibilities:

- Identifying local historic resources and recommending their preservation to the governing body
- Preparing historic preservation grant applications
- Maintaining and updating the inventory of historic resources
- Representing the community on historical and preservation matters at the local, regional, and state levels
- Educating the community about historical matters.

Community Education

Citizen participation and support for historic preservation activities is critical to the success of any preservation program. The more residents are aware of the Township's history and development, the more likely they will value those physical reminders of that history. Support for preservation evolves out of this common appreciation. Community education is a critical part of any historic preservation effort and a variety of means should be used to increase residents' understanding and awareness of its historical development. Opportunities to provide education include:

- Blacksmith Shop tours and literature describing its history
- Hickman Plank House tours and literature describing its history
- Yearly historical reenactment and living history at the Plank House and Blacksmith Shop
- Calendars showing the variety of historic resources in the Township
- Christmas Tours (and other similar types of tours)

- School group tours
- Lectures and other education opportunities done by the Historical Commission through Parks and Recreation
- Historical Section of the Township Website
- Brochures and other printed items
- Written Township History
- Living History Program

A key local source of information and volunteers has been the “Friends of Historic Goshenville”, a local not-for-profit organization that provided fundraising resources and docents to the Hickman Plank House and Blacksmith Shops tours, as well as the historical reenactment. However, this group is now inactive as a formal organization.

Scenic and Open Space Resources

Scenic and open space resources are those elements of East Goshen that provide the unique character and context to the history of the Township and can link this history to the existing development patterns of the Township. Stream corridors, scenic roads, views, and vista points provide scenic qualities defined as scenic resources in East Goshen’s Open Space, Recreation and Environmental Resources Plan (1993). Scenic resources in the Township are identified in accordance with the Chester County *Scenic Roads Handbook*¹ and in the Chester County *Community Planning Handbook*². The scenic resources were identified and delineated by the Township’s Parks, Recreation, and Open Space Task Force, which was formed for the development of the Open Space, Recreation and Environmental Resources Plan. Identified resources included roads that traverse through scenic corridors of high aesthetic and cultural value.

Public roads provide the easiest access to experience and enjoy these scenic resources. The scenic roads identified in the Township include those that:

- Change dramatically in curvature and elevation;
- Allow the travel experience to change from confined roadways to open vistas;
- Wind through woodlands, pass along creek valleys, or have views of gently rolling meadows and pastures;
- Allow for travel along areas of cultural or historic interest; and
- Allow the driver/rider to experience of suburban, rural and natural settings.

Open space resources help preserve natural and cultural resources; provide opportunities for leisure and recreational activities; and help offset development-related impacts (runoff, water pollution, loss of character). The preservation of scenic areas and open space is closely related to the preservation of natural resources and locations of existing farmed land.

The Township Open Space, Recreation and Environmental Resources Plan suggests that these identified scenic resources should be preserved as open space to help maintain the character and uniqueness of the area and aspects of its local heritage, and recommends strategies to preserve their integrity.

¹ *Scenic Roads Handbook*, Local Government Handbook Number 3, Chester County Planning Commission, November 1984.

² *Community Planning Handbook*, Volume 2, Local Government Handbook Number 6, Chester County Planning Commission, March 1999.

Open space identified in East Goshen takes a variety of forms. The inventory includes open space preserved by local government through direct purchase or through development agreement. These resources can be held as common open space, deed restricted, or held in conservation easements.

Privately held land used for recreational purposes such as golf courses are not commonly included unless some deed restriction prohibits their use for any other land development purpose. The primary objective of the Township Open Space, Recreation and Environmental Resources Plan is to secure important open space areas before all existing large tracts are developed.

The following are summaries of the scenic resource inventory in the Township Open Space, Recreation and Environmental Resources Plan. Mapping of these resources is provided in the open space plan, and included as a reference here.

The Parks, Recreation, and Open Space Task Force identified Scenic Roads and Scenic Vistas (Road View). Most of these views and vistas allow people to experience wetlands, stream corridors, and meadows from primary roads. These areas depict the scenic quality of certain natural resources in the Township, and as such become critical areas for preservation if the Township character is to be maintained.

Scenic Roads

The Township Open Space, Recreation and Environmental Resources Plan has designated the following road sections as Scenic Roads:

- Paoli Pike (North Chester Road/Route 352 to Line Road)
- Line Road (Forest Lane to Dutton Mill Road)
- East Boot Road (North Chester Road/Route 352 to Line Road)
- East Strasburg Road (Christine Lane to Willistown Township border)
- Manley Road (Edith Lane to Dutton Mill Road)
- Dutton Mill Road (Manley Road to East Strasburg Road)
- Hershey’s Mill Road (East Whiteland Township border near Anthony Lane to Greenhill Road)
- Tanglewood Drive (Hershey’s Mill Road to Candytuft Lane)
- Morstein Road (Barkway Lane to East Whiteland Township border north of Amstel Way)
- Reservoir Road (Bramble Lane to West Chester Pike/Route 3)
- Manley Road (Walnut Hill Road to Hill Street)
- Line Road and Dutton Mill Road to Strasburg Road

The functional classification of these roads (discussed in more detail in Appendix 7) defines the relative importance of the road for the movement of goods and people through the community, and also reflects the relative volume of traffic a road carries in an average day. Of the roads listed, Paoli Pike is the only Principal Arterial currently identified by the Township. East Strasburg Road is listed as a Minor Arterial. Line Road, East Boot Road, Manchester Road, Dutton Mill Road, Hershey’s Mill Road, Morstein Road, and Reservoir Road are listed as Collector Roads. Tanglewood Drive and Manley Road are both local roads.

These roads have been designated “scenic” primarily because of the beautiful agricultural and open space areas found adjacent to the roads, the fields, pastures, rolling hills, stream valleys, and historic buildings at strategic locations along the road sight lines. Most of the designated scenic roads are on the eastern and southern portions of the Township.

Scenic Vistas

Twenty-two (22) scenic vistas were identified in the Township Open Space, Recreation and Environmental Resources Plan. All but five of these were located at key intersections or at points of existing open space lands along the Scenic Roads identified above. The Scenic Vistas are identified as follows:

- Strasburg Road – the Ashbridge/Willistown Conservancy Trust nature preserve
- Greenhill Road – looking north into the Heatherton Village development entrance.
- Paoli Pike (#1) – looking north into the stream area just east of Saratoga Drive.
- Barker Drive – two points looking west toward the areas around Larch Lane, including an open space/wetlands.
- Bow Tree Drive – looking east onto the open space around Ridley Creek.
- Morstein Road – looking north into the open space at the north end of the Township.
- Hershey Mill Road (#1) – looking west toward a small linear grouping of historic buildings surrounded by open lands/woodlands.
- Hershey Mill Road (#2) – at the intersection at Greenhill Road, looking south onto the protected woodlands areas at the bottom of the short incline; and also another point looking northeast from the intersection at the open space/pond area near the intersection.
- Paoli Pike (#2) – looking north at the East Goshen Township Park complex.
- Four points looking into the Applebrook Golf Course and development area (including stream corridor and undeveloped open lands, golf course and Applebrook Park) – from Paoli Pike (two points), Line Road, and East Boot Road.
- Line Road (2 points) – looking east into Willistown Township, which are areas of open lands, fallow and active agriculture, and woodlands.
- East Boot Road – looking south near the Township border, which is an open protected area adjacent to Thorncroft Estates.
- Reservoir Road (3 points) – the southern point looking out onto the reservoir; the other two points looking both east and west onto preserved open space areas adjacent to the residential neighborhoods of Rockland Village.

These scenic vistas provide pleasant aesthetic experiences at critical places along Township roads, such as at the invert of road curves, at intersections, or along protected open spaces designated following development.

Scenic and Open Space Land Use Issues

Land use impacts relating to scenic and open space resources involve visual intrusions that diminish landscape or viewshed qualities, aside from the natural resource impacts (see Appendix 3). Strategies utilized to address the impacts of land use development and redevelopment usually seek to maintain the integrity of scenic resources by managing intrusions through land use controls and incentives for preservation. Such techniques include control of the following land use conditions:

- The type, amount, and design of development;
- The constraint and sensitivity of the resource, and how critical it is to be preserved;
- The amount and location of the intrusion;
- Application of buffering and screening controls; and
- Techniques to limit development.

The Historic and Scenic Resource Protection Plan will provide specific recommended implementation strategies to address these techniques.

Resource Protection Measures

The Township adopted an Historic Preservation ordinance in January 2003 which provides a list of protection options for properties listed on the formal Historic Resource Inventory of the Township, which was adopted with the ordinance. This ordinance was adopted to provide a first tier review framework for the Township to evaluate the change of use, additions to, or demolitions of historic structures in the Township. See Map E-1 for the locations of all historic resources listed for protection under the Historic Preservation ordinance.

Beyond the Historic Preservation ordinance, there are no existing resource protection measures for scenic resources in East Goshen Township. In some cases, a list of resources is required to be identified for protection, but without specific protection standards in place, it is difficult to protect these resources. Other scenic resources, such as flood hazard areas, wetlands and hydric soils, are protected through buffer requirements provided in the Zoning Ordinance and implemented in the Subdivision and Land Development Ordinance. East Goshen utilizes alternative development techniques (including single family cluster regulations and planned development regulations) to achieve protection of stream corridors from development.

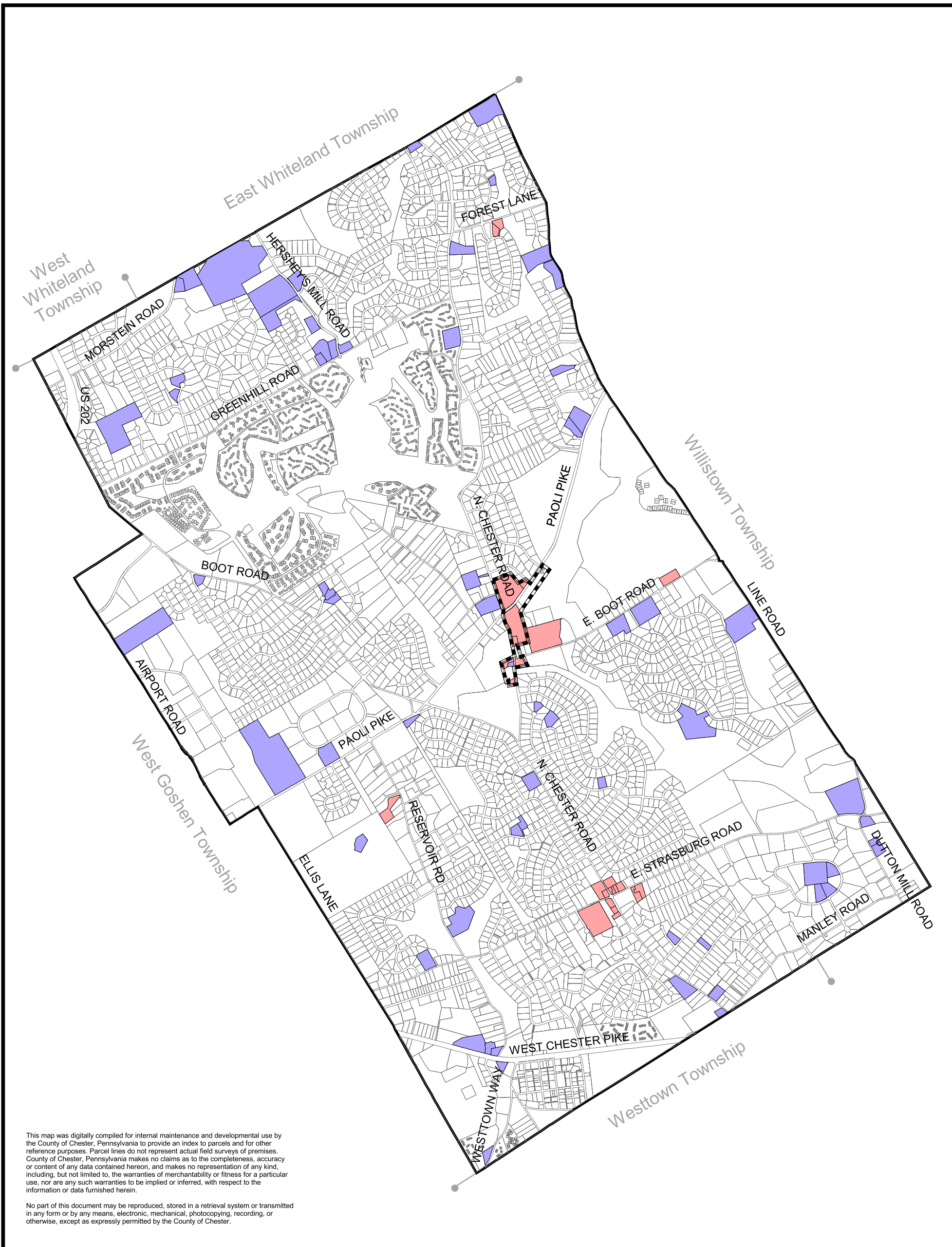
To effectively protect historic and cultural resources, historic, scenic and open space resources protection options should be considered for incorporation into additional ordinances where appropriate. Other non-regulatory incentives and techniques, such as educational information for residents, should also be considered. The Township Zoning Ordinances and Subdivision and Land Development Ordinances need to be strengthened to effectively protect historic and cultural resources. Measures could include the following strategies:

- Planned Residential Development provisions requiring protection of historic and scenic resources (which is done currently on a case by case basis, and currently includes only the Hershey's Mill development);
- conservation options requiring protection (which is currently utilized);
- separate overlay district specifying a particular roadway, or generally applied;
- a cultural resource protection ordinance;
- adaptive reuse of historic buildings (which is currently utilized);
- conservation/site analysis planning to be included in the requirements
- Land Trust formation and implementation

Recommendations for the protection of historic and cultural resources will be discussed in Chapter Five, Historic and Cultural Resources Protection Plan.

References

Chester County Historic Resources Survey
East Goshen Township Comprehensive Plan (1992)
East Goshen Township Open Space, Recreation and Environmental Resources Plan (1993)
Historic Preservation Ordinance (No. 129-B-03), East Goshen Township (Adopted January 21, 2003)
Preserving Our Places, Chester County Planning Commission, 1998.
The PHMC website: <http://www.phmc.state.pa.us>



MAP E-1

East Goshen Township

Comprehensive Plan

June 2005



2000 0 2000 Feet

Data Source: Municipal Border, Parcels - Chester County Bureau of Land Records, 1999; Roadways - Chester County Bureau of Land Records, 2002; Streams, Ponds - Aerial Data Reduction Associated Inc. provided through sublicense agreement to the County of Chester, 1994; Historic Resources - East Goshen Township, 2003; Chester County Planning Commission, 2003.

Historic Resources Map

RESOURCE INFORMATION

- Class 1 - Historic Resource
- Class 2 - Historic Resource
- Goshenville Historic District

BASE INFORMATION

- Municipal Border
- Parcel Lines

● — Surrounding Municipal Boundaries