

Feb. 27, 2020

Revised May 28, 2020 (revisions noted in red)

**WESTTOWN TOWNSHIP HISTORICAL COMMISSION (HC)
RESPONSE TO REQUEST FROM PLANNING COMMISSION (PC)
Regarding Toll PA XVIII, L.P. (TOLL) responses, dated 1/31/2020, to PC's 12/13/2019
Recommendation Letter**

Response to #:

#2 - HC agrees that TOLL shift, shown in alternate plan, to preserve 78 acres of contiguous open space is likely to encompass all land thought to have been traversed by British and Hessian troops. However, additional land should be made subject to archeological survey (see #22) before the planned construction, shown on the alternate plan, is begun due to possibility of Native American uses or artifacts.

#22 - HC accepts TOLL promise to allow archeological surveys to be performed by any professionally trained entities mutually acceptable to the Township, Toll and Brandywine Battlefield Task Force.

HC recommends TOLL will pay for such survey. Such survey is to be permitted before any portion of the property is graded or otherwise prepared for development. Any such survey shall include, if deemed necessary, ground penetrating radar, metal detection, and test pits to recover suspected artifacts.

Further, HC recommends that the survey area include all portions of the proposed development, not just of the "Brandywine Battle Swath," and not just the 78 acres agreed to by TOLL.

#23 – HC agrees with the TOLL response to retain the listed structures, to be preserved by TOLL and present owners.

#24 – HC agrees that the Inn be relocated, at TOLL's expense and if structurally feasible, to a distance away from U.S. 202 and PA 926 intersection, **and positioned in its current orientation (principal façade facing south)** to preserve its integrity as an historic structure eligible for inclusion on the National Register of Historic Places. Further, upon relocation to a new site, HC recommends TOLL will apply for National Register status, and to renovate and repurpose the Inn without destroying its unique architectural properties.

HC recommends TOLL will conduct the feasibility study of moving the Inn, and report results of same, to the Township before commencing any development activity on the property.

Further, if TOLL reports that it is not structurally feasible to move the Inn, the Township retains the right to have an independent examination made.

#25 - HC has no objection to Taylor Tenant House being demolished after HC has been given permission to photographically document the exterior and interior. In addition, TOLL is recommended to contact architectural salvagers who may wish to buy, or have donated, items such as wood flooring, fireplace mantles, etc. that salvagers can re-use.

#25 - HC recommends that TOLL be required to contact salvagers to examine all historical structures that TOLL plans to demolish.

HC also recommends that, as in #22, TOLL allow survey to be conducted on the land immediately adjacent to the east of the Taylor Tenant House where old maps indicate a blacksmith and wheelwright shop once existed.

#26 - HC agrees with TOLL willingness to discuss re-use alternatives.

#27 - HC agrees with TOLL response.

#28 - HC agrees with TOLL response.

#50. – HC recommends that TOLL relocate the Scale House and scale pad, from its present location, to nearer the Equestrian Barn #11, off of, but adjacent to, a new paved surface to simulate the operation of the farm for receipt of feed materials, weighed on that vehicle scale and delivered to that barn. The building and scale platform shall be included in the easements mentioned in #27 and the maintenance escrow mentioned in #28.

#50 – HC recommends relocation of the corn crib, from its location near the main house, to closer by the Old Barn #1, where it can simulate feed storage of corn cobs for feeding of livestock in that barn, as it historically function for the missing barn, near the main house (foundation is now a walled garden). The corn crib accessory structure shall be included in the easements mentioned in #27 and the maintenance escrow mentioned in #28.

#50 – HC notes that retention of historic agricultural out-buildings and accessories such as these are an important, valuable contribution to the historic landscape of a working farm, from the historical periods of the two barns, which are to remain.

Enclosure (1) Additional Comments