



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

December 8, 2022

Robert Wise
Richard Grubb & Associates, Inc.
259 Prospect Plains Road
Building D
Cranbury PA 085120000

RE: ER Project # 2021PR05327.007, The Stokes Estate; Westtown Township, Chester County, Department of Environmental Protection, Westtown Township, Chester County

Dear Robert Wise:

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources

More Information Requested - Environmental Review - SHPO Sends Above Ground Comments

We have reviewed the letter of commitment for the above listed project and are in agreement with the proposed mitigation. We anticipate receipt of a letter outlining completion of the three mitigation stipulations in response to the Request for More Information on this project within six months of the start of construction. Inquiries about the \$2500 donation to the barn grant fund should be provide to Priscilla deLeon of the Historic Barn and Farm Foundation who can be reached at priscilladeleonhbff@ptd.net.

More Information Requested - New Attachment

Please send documentation of completion of the mitigation stipulations to our office using this Request for More Information. Please submit the requested materials to the PA SHPO through PA-SHARE using the link under SHPO Requests More Information on the Response screen.

For questions concerning above ground resources, please contact Barbara Frederick at bafrederic@pa.gov.

Sincerely,

A handwritten signature in black ink that reads "Emma Diehl". The signature is written in a cursive, flowing style.

Emma Diehl

Environmental Review Division Manager



November 30, 2022

Ms. Barbara Frederick
Pennsylvania State Historic Preservation Office
Commonwealth Keystone Building
400 North Street, Second Floor
Harrisburg, PA 17120

Submitted via PA-SHARE

Re: RE: ER Project # 2021PR05327.006, The Stokes Estate; Westtown Township, Chester County, Department of Environmental Protection; Letter of Commitment

Dear Ms. Frederick:

In response to the PA SHPO review letter from Emma Diehl dated November 9, 2022, this is a Letter of Commitment to mitigate effects of the proposed development of the Stokes Estate in Westtown Township, Chester County, Pennsylvania. The Applicant, Keystone Custom Homes is presently seeking conditional use approval, and projects obtaining final township approval in 2023. Once this and all other approvals are obtained, the applicant will fulfill the following stipulations within 90 days of recording a subdivision plan which proposes the removal of the existing dwelling and/or the existing barn, as stated in the November 9 letter. The applicant's mitigation plan follows each stipulation:

1. An experienced historic barn/building expert will be invited to examine the house and barn for items to be salvaged prior to demolition. A list of salvaged items will be provided to the SHPO as documentation of completion of the stipulation.

Mitigation Plan: The Applicant will select an experience salvage person to salvage materials from the house and the barn. The salvager will examine both buildings prior to demolition to determine items for salvage. Once salvage is complete, a list of salvaged items will be submitted to PA SHPO in fulfillment of this stipulation.

2. Prior to demolition, the Tredyffrin Township Historic Preservation Trust will be invited to examine remaining farm implements on the property for use in the Jones Log Barn Living History Center. A list of salvaged items will be provided to the SHPO as documentation of completion of the stipulation.

Mitigation Plan: Prior to demolition, a representative from the Tredyffrin Township Historic Preservation Trust will examine remaining farm implements for use in the Jones Log Barn Living History Center and remove them from the property. A list of salvaged items will be provided to PA SHPO in fulfillment of this stipulation.

November 23, 2022

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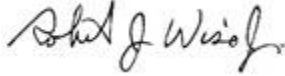
3. Prior to the start of construction, \$2,500 will be donated to the Historic Barn & Farm Foundation of Pennsylvania for the Barn Grant Fund. A letter of acknowledgement of receipt of donation will serve as documentation of completion.

Mitigation Plan: The applicant will make a \$2,500 donation to the Historic Barn & Farm Foundation of Pennsylvania for the Barn Grant Fund (or applicable fund), and request a letter of acknowledgement of receipt of donation. Applicant will forward the acknowledgement letter to PA SHPO in fulfillment of this stipulation.

The applicant or its consultant plans on sending all three stipulation fulfillment elements as one submittal to PA SHPO through PA-SHARE using the link under SHPO Requests More Information on the Response screen. This submittal (or submittals if warranted) will be made within six months of completed fulfillment activities.

Thank you for your assistance in developing a mitigation strategy for this project. We hope this Letter of Commitment meets your approval and we look forward to your response. Should you have questions, please contact me at rwise@rgaincorporated.com, or 610-585-3598 (cell).

Sincerely,



Robert J. Wise, Jr.
Principal Senior Architectural Historian

Cc: Bill Briegel, Keystone Custom Homes