

Historical Committee to present slides of proposed Marshallton Historic District to West Bradford Township Planning Commission on Tuesday, June 20th, at 7:30 p.m. at the township building.

The public is invited.

1978

West Bradford commission plans historic district

by Steve Sabotta
staff writer

Marshallton has, somehow, remained free of super highways, McDonald's golden arches, apartment complexes and other symbols of modern civilization. And the West Bradford Historical Commission would like the village to remain so.

Tuesday evening June 20, just before the regular planning commission session the township's Historical Commission, put on a slide presentation, outlining the proposed boundaries of the historical district the historians hope to create.

According to Commission Dave Davis, the village once was an important stop over point on the east-west wagon route in the 18th and 19th centuries. And was the site of many commercial enterprises. As he showed slides of the proposed district, Davis

noted, "Many of the residences along Strasburg Road were small shops and stores at one time." In the past, Marshallton boasted a black smith shop, a shoemaker, a tinsmith and a stovemaker, a pumpmaker, a cradle and scythe ship, an apothecary, Mummert's bakery, Rodenbaugh's restaurant, a commercial ice cream manufacturer and the Center House Inn.

Non-commercial places of interest include the Bailey house, (which housed the first postmaster and post office) and the Friends Meeting House which was erected in 1726.

Marshallton will be the center of the projected historical district. Plans for it are being formulated in accordance with Pennsylvania Act 162, which permits townships to create such districts.

The proposed borders were determined in May and June by

Davis and the other members of the Commission when they took walking tours. Cope's Bridge and Marshallton-Thorndale Road would roughly form the east and west borders of the area. The north and south boundaries would be near Telegraph and Wawasett Roads. The commission hopes to present the Pennsylvania Historical Commission with the detailed plans by November.

"Marshallton has retained its village character," added Planning Commission Chairman Joe Skinner, "It has not been 'improved' with four highways and five gas stations. We do not want to create a Williamsburg. But we do want to preserve the village."

Davis announced the commission's next meeting would be Thursday, July 13, and urged all interested residents to attend, noting "we have more projects right now that we can handle."

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The

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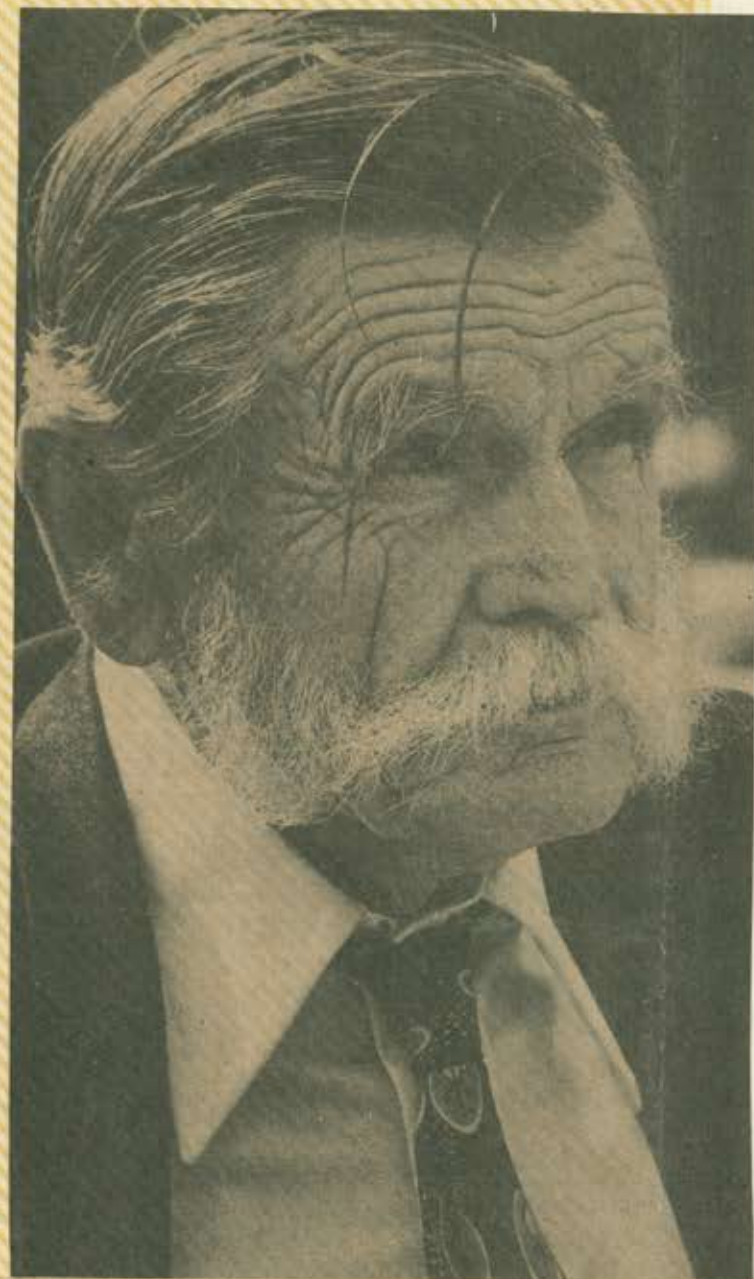


(RECORD photo by Sam Radziviluk)

Chester County landmark

The Marshallton Inn, which opened for business in 1793 as the "Sign of the General Wayne Hotel" is on the national historical building register, and one of the jewels of existing Chester County heritage. The white building

at the left was once a stable. In the days when Marshallton was a stopover for the drovers and teamsters driving goods and livestock to Philadelphia, pens out back kept the animals happy overnight.



(RECORD photo by Sam Radziviluk)

Unique viewpoint

From one of the unique vantage points in West Bradford Township, Harry Perdue has a twin perspective: he can look back over the 75 years he's been part of Marshallton's history, and ahead to the plans that are being made to preserve his village.

Marshallton:

Quiet village has unique heritage

Marshallton: Village enjoys rich heritage

By JOHN ADDYMAN
Of The RECORD Staff

Tugging on new suspenders that were a shade too tight, and looking out for carriages without lanterns, the boy criss-crossed the road.

It had been a pleasant night.

He darted from a pile of fresh sugar donuts at Mummert's Bakery to talk with his teacher, staying at the Hughes' sisters boarding house across the street.

Back to Mummert's and up the sidewalk, he turned, then squeaked in under the arm of one of the farmers who stood in the doorway of Congress Hall. They came Fridays to trade some talk and savor a freshly-made cigar or share a few bowlfuls of rich pipe tobacco.

"The smoke in the room was so thick you couldn't see across it," the boy said.

Up the block, the general store was setting bushels of new goods out on the porch, and the cradle-maker on the corner was working to get a new shipment ready.

80 Years Ago

The night was soft with the moon still in the trees rimming Strasburg Road. And it was nearly 80 years ago.

Had the boy been born 120 years earlier, he would have had trouble getting across the road.

The night wouldn't have been as quiet, nor the smells as liquid and refreshing.

In those days, Marshallton was a way station for the hard men who drove livestock of all sizes and shapes into market at Philadelphia.

And the pioneers... Conestoga wagons working their way to the opening of the Pennsylvania frontiers and the Ohio Valley, hauling people or goods. Sixteen feet to the top of the hoops, the wagons swayed as six horses strained up Strasburg road.

Way Stations

They might have stopped at the Centre House, a tall barn-like structure that sat on the crossroads of the Caln-Wilmington Road with Strasburg Road.

Because the Lancaster Pike cost money to use, the thrifty used narrow, winding Strasburg. Further along, another mile, lay the Mountain House, another inn.

Strasburg Road wasn't completed until 1770, yet Marshallton had been waiting for nearly 100 years. The town didn't have a name yet, that wouldn't occur until 1805.

But the village was there. John Bartram and Abraham Marshall, as young men, had

come to the new world and would be the founding fathers.

But even earlier, William Penn had sold two large tracts of land,

each 1,250 acres, to Mary Pennington and Daniel Smith, neither of whom ever saw America.

Daniel's son, Joseph, did come. He surveyed the land and built one of the first log cabins in the Bradfords, in the early 1700s. His land was eventually sold to Richard Woodward, and the Pennington tract was broken into smaller parcels, some picked up by Edward Clayton and Thomas Arnold, who also were willing to settle in the green land.

Abraham Marshall, Richard Woodward, Peter Collins and Richard Buffington, who left England to escape religious persecution, established a Friends Meeting in 1729.

A log cabin meeting house was built on Marshall's property, then moved from its spot along the Brandywine in the 1760s. As a stone meeting house was erected painstakingly perhaps 100 feet away, the log structure was utilized as a stable until it was finally torn down. The Bradford Friends Meeting House, built in 1765, still stands, and is still in use.

Sons Prosper

John Bartram had a son, also named John, who became a botanist and author. His collaborator on a book, "Americus Botanicus," was Humphrey Marshall, another budding young scientist, and Abraham's son.

Humphrey planted an arboretum and herb gardens around his home in 1773. It, too, is still part of the town that now bears his name.

It was a quiet village, of course. When the chicks and ducks and cows had arrived, they were stored in pens behind the hotels. When they left, the town settled back into its pastoral murmur.

Until 1850, it served this transient trade. When the railroads took that away, manufacturing sprang up.

Abraham Bailey's home is a good example. He was the first postmaster to see that envelopes leaving his little office had both a stamp and "Marshallton" scrawled across them as a postmark. And, besides the office and a residence, Bailey's building also housed a store.

Next to Bailey's, on the northern side of Route 162, the Strasburg Road, a town hall was built in 1872 by Daniel Miles. When folks weren't busy meeting, he was busy slaughtering livestock.

The next town hall belonged to the Knights of Pythias. That was raised in 1876, and burned to the ground in 1911. The Marshallton School is built very close to the old foundation, perhaps 150 feet north of the road.

By 1912 the existing town hall had been built by the Old Order of Independent Americans. At various times since it has been used as a grange, for dances, town meetings, and sessions of the Sons and Daughters of Liberty.

Pierce Rodebach had a store adjacent to the town hall, on the east side, two doors up the street from Bailey's home. Between 1867 and 1899, it was a restaurant. When it was in season, he sold ice cream. At other times, oysters were the speciality of the house. When oysters were hard to get, he served slices of polecat (skunk)...his customers, a hardy lot, didn't seem to notice the difference.

Up The Street

Next to Rodebach's was William Loller, a tinsmith. His shop stood as a wing on his home, along the west side, facing Strasburg Road. The marks where the shop was attached to the home are still visible.

Loller was Clarence Moore's grandfather. Moore, at 87, is one of Marshallton's oldest residents. His daughter, Nancy Hill, is a member of the West Bradford Township Historical Committee.

She has found forms which might indicate that Loller also did some bootmaking. Her father and grandmother were born in that house.

Moore has been a traveler. Talking about Boston on a bright afternoon, he said, "The last time I was there, I saw Billy Sunday preach in Scully Square."

His father, J. William Moore, was at one time the township's Roadmaster. His uncle, Nelson Loller, ran Congress Hall, the tobacco shop which served the purpose of being the town communications center on Friday nights.

Across the street from the Moore residence, Nelson Cheyney once made and sold shoes. At one time it was a clothing store owned by Jackson Hughes.

James Embree made his own farm implements in his shop, next to where the fire hall now stands. Nelson Loller owned it thereafter, turning it into Congress Hall, where Lancaster County tobacco which had been stored, dried and cured in local barns was made into cigars.

Behind these shops, even further away from the road than the second town hall, was the school. The first one in Marshallton went up in 1838, built by Moses Marshall, Humphrey's nephew. The present elementary school dates from 1879.

Marshallton Inn

Starting business as "The Sign of General Wayne Hotel" in 1793, the Marshallton Inn (the name was changed to the Marshallton Hotel in 1858) has been a haven for travelers for almost two centuries and is a nationally-recognized historical structure.

A town like Marshallton grows up with legends and facts. Sometimes the two intertwine.

Jack Thornbury, who lived in the only brick building in town pre-1900 and was a successful butcher, liked to regale the boys at Congress Hall with his tales of prowess.

"When I go to get cherries, I don't pick 'em off the tree," he'd say, "I just back my wagon up underneath it and shake the whole tree."

Moses Woodward, whose house was built sometime after 1852 on the northeast corner of Strasburg and Sugars Bridge Roads, was the first constable. He arrested people, collected back taxes, and would pull passing teamsters off their wagons to have a chat and some lemonade on his front porch.

"Watch out you buckies, better run!" he'd rumble as the taxes came due and the delinquents were being sought.

George McFarland, living across the street from Woodward, was a pumpmaker. He asked to be buried with some of the pine he used every day in his coffin. The undertaker rested his head on a pillow stuffed full of shavings.

Cemeteries

Part of Marshallton's history is buried, and marked. There are three very old cemeteries, all south of Route 162.

The original Friends cemetery lies behind a stone and masonry wall. At least one of the markers dates to 1740. To the south is the West Bradford Cemetery, organized much later, and holding the bodies of many of the citizens of Marshallton who were not Quakers.

One such man is Nathan Simms, a slave whose home lay right on the boundary line (now marked by a stone) between the original Smith and Pennington Penn land grants.

Simms, it is said, was the man who held John Wilkes Booth's horse on the night of April 14, 1865.

To the east, the Methodist cemetery represents an outstanding example of the early Pennsylvania country churchyard. A Revolutionary War soldier is buried there.

Preserving the Marshallton miracle

By JOHN ADDYMAN
Of The RECORD Staff

Being witness to a miracle is something special.

Perpetuating that miracle is something else again.

One local community is trying to do just that.

"This is a very tight-knit little town," said Dave Davis, walking along Route 162. "And it's unique, because there are people here living in the same houses their parents and grandparents and great-grandparents lived in."

"It's a miracle that it has stayed the way it is ... the same."

Davis is one of a new breed of people — young people — who are stepping in between the irrevocable consequences of

urban sprawl as it radiates from Philadelphia and Delaware County, and what remains of the old, and fairly original, Chester County.

As head of the West Bradford Township Historical Committee, Davis is preparing the group's application to the Pennsylvania Historical and Museum Commission which oversees Act 167.

West Bradford wants to make the village of Marshallton a historical district, roughly following Route 162, the old Strasburg Road, from Copes Bridge on the east to Marshallton-Thorndale Road on the west, and from 800 to 1,000 feet north and south of the center of 162.

"We want to assure the people that we always have a village

atmosphere in Marshallton," said Davis. "It is the intent of the historical district not to limit development, but to provide guidelines so that future development blends into the unique character that is Marshallton."

The history of Marshallton, a way station for the commerce moving east and west along the Strasburg Road, is still readily evident. There are several buildings approaching their 200th birthday which today stand as remnants of a culture that spawned America and, more particularly, Pennsylvania.

Miracles rarely take on the solidity of stone and wood, but Marshallton seems to have them in abundance — the Bradford Friends Meeting House and cemetery nearby pre-date the Declaration of Independence.

The Marshallton Inn, first known as the Sign of the General Wayne Hotel, remains much as it was when built in 1793.

Humphrey Marshall's home, surrounded by an arboretum that was one of the area's botanical treasures, is still a residence, 206 years after it was built.

The Centre House, a hotel that has had a dozen uses since, was built in 1764 at the crossroads of the old Wilmington-Calm Road with Strasburg Road, and lies vacant today, with promises by the owner to maintain it.

And yet, all of these structures were put up before the heyday of Marshallton. They all bore witness — often a boisterous existence — to the parades of drovers and farmers, the teamsters, and pioneers.

Later, these same structures housed the new small manufacturing sites which sprang up when the transient trade died, victim of the Pennsylvania Railroad.

And still later, in the 20th Century, Marshallton has a new life as an arts and crafts community, and as a select residential area. The same buildings, many of them, are still in use.

The Historical Committee would be moving to preserve these buildings, and the ambience of the village community that provides such a pleasant drive-through on a Sunday afternoon.

Marshallton was almost the county seat, as talk would have it, when the site was being chosen in 1786. The central location recommended it highly.

And it was nearly called "Martinsville," but the United States Post Office would have none of it, because there were already too many towns by that name. The Martin family had been early settlers and successful merchants in town.

When "Marshallton" was finally picked as the name, honoring Quaker Botanist and author Humphrey, and his father Abraham who established the Friends Meeting, first postmaster Abraham Bailey was quick to get settled in at his job, in 1805. He split the mail chores with those of running his small store. His home — where the post office and store were located — is still standing.

Marshallton, as Davis describes, is readily identifiable as a village. It has been for more than 200 years. West Bradford Township would like to be able to call it a village 200 years from now, with the same affection.



Living history

Not all of the history of a town can be measured in documents or buildings of stone; Clarence Moore is a good example. Living in the same house he and his mother were born in, Moore is 87 years old, and has seen the 20th Century touch his town, but not change it substantially.

RECORD photos by
Sam Radziviluk,
staff photographer

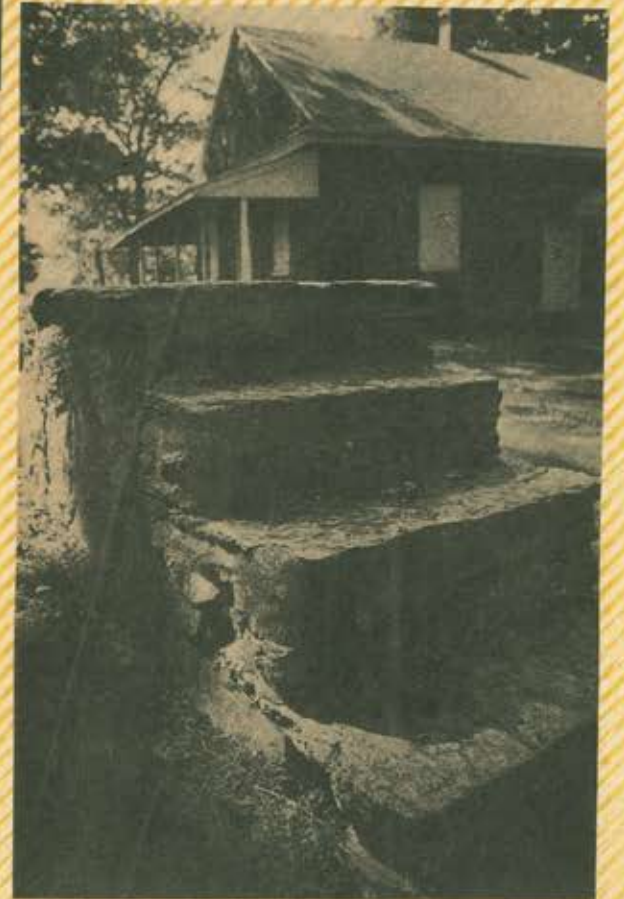


Original marker

When a county seat was being decided upon for Chester-Delaware County, Marshallton was considered because it was thought to lie in the geographic center. West Bradford Township Historical Committee Chairman Dave Davis shows a stone that divided West Bradford in two: it is the marker between the original William Penn land grants to Mary Pennington and Joseph Smith. The road lying next to it leads to the Bradford Friends Meeting House.



Bradford Friends Meeting House



Upping block

There was a graceful way to get on a horse that had been plowing a field all week long, and this was it: an upping block. Just stride up four stairs, and jump on. The fieldstone block is in the yard of the Bradford Friends Meeting House.

**WEST BRADFORD
TOWNSHIP RESIDENTS**

Do you live in an old house?
Ever wonder about its history?

IF YOU ARE CURIOUS--

**ATTEND THE
WEST BRADFORD
HISTORIC COMMITTEE
MEETING**

MARCH 8th . . . 8 p.m.

at the TOWNSHIP BUILDING,
POORHOUSE ROAD

Guest Speaker -- Estelle Cremers



Estelle Cremers of French and Pickering Creeks Conservation Trust, Inc., will speak on researching historic sites on Thursday, March 8, at 8 p.m. at the West Bradford Township building on Poorhouse road. The lecture is sponsored by the West Bradford Historic Committee.

3/8/79

There will be a Town Meeting on April 25, 1979
at 8 p.m. at the West Bradford Fire Company
to tell you about the —

"Marshallton Historic District"

Members of the West Bradford Township
Historic Committee will be available to
answer your questions.

Please come.

Refreshments

Slides - maps - Pictures

W. Bradford historic district to be presented April 25

by Steve Marsh
staff writer

Marshallton, a sleepy village West Bradford, and Historic Williamsburg, Va., a restored Colonial town, have something in common.

Both towns were historically important to their respective regions. But, unlike Williamsburg with its wealthy benefactors, Marshallton was always a fairly simple commercial town.

By the end of the year, Marshallton, like Williamsburg, will probably be established as an historic district. Such a district is "basically another zoning district," noted David Davis, Broad Run Road, West Bradford, in a recent interview. Davis chairs the township historic committee which has been working on township historical matters for almost three years.

Unlike restriction placed on some historic districts, an historic district in West Bradford "doesn't mean there can be no future development" in the district, Davis said. The district will simply help the village "preserve and retain its character," added Nancy Hill, secretary of the committee.

Marshallton's character is a varied one. "We're not trying to create a Williamsburg," Davis mentioned, "because there's already a lot of different kinds of architecture" in the village.

Marshallton's character was created in part by its history of commercial uses. It was a very significant crossroads village, Davis said. The town had several taverns, as well as a plethora of other commercial services.

Only after the advent of the Pennsylvania Railroad, in the middle 1800s, did Marshallton take on its residential character. "After the railroad, Marshallton went to sleep again," Davis added.

Creation of the district will be one of a few visible contributions by the committee so far. But the idea of a district is something some property owners would object to the proposal.

"There are a lot of benefits" to property owners from creation of an historic district Davis said. Commercial and residential structure owners alike may benefit from tax breaks and public funding for specific repair work. And to top it off, Davis insisted, property values will immediately rise.

"That's happened in 100 percent of the cases we've looked at," Davis said of the property value increases. But any village or township resident who doubts the validity of the plans, or has any questions about the proposed district, will be able to participate in a Wednesday, April 25 town meeting. Davis said the meeting would be held before the district application would be submitted to the state historical and museum commission.

Creation of the Marshallton district is only one of four major objectives of the historic committee. As an official township planning commission in implementing its comprehensive plans for West Bradford.

In its advisory role, one of the committee's most important tasks is to provide the planning commission with a list and map of all structures in West Bradford which are over 100 years old.

The survey results will be available to the planning commission, Davis said, any time a subdivision plan is submitted for approval. Commission members will then know "if an old property is involved" in a planned development.

West Bradford's survey, almost complete, ties in with a county-wide survey of 100-year-old structures. The county survey is the committee's second objective. Although information about buildings is important to both the township and

county surveys, Davis said "we're more interested, here in the township, in finding out who lived where and when."

An historic marker program is planned for West Bradford. Although on a back burner while the Marshallton district is in the works, the marker program is important to the committee.

"We've talked about putting markers on existing buildings and also" to mark sites where buildings used to exist. The proposed markers would supplement some existing signs in West Bradford.

A good example for a marker site, Davis said, would be a home on Lone Eagle Road. Charles Lindbergh, the famous American aviator, known as the Lone Eagle, landed in a field along Lone Eagle Road, when he became lost during a flight. According to Davis, Lindbergh found his way to a farmhouse in the township, and stayed the night.

Although some of the committee's work is nearing completion, "the job is never really done," Davis said. When the Marshallton district becomes a reality, the group may begin work on another district. The committee "started out as a temporary thing, and now it's become a permanent thing," he added.

Committee members urged township residents to attend meetings. Although there are 10 official members, they need lots of help. The historic committee meets the second Thursday of each month at the township building on Poorhouse Road, west of the Marshallton-Thorndale Road.

Historic area

West Bradford is breaking new ground in the area of historic preservation.

Township officials are considering an ordinance which would establish Marshallton as an historic district. Marshallton is not a museum — it is a viable community which has been able to preserve some of its distinctive characteristics.

Residents apparently want to preserve their community without turning it into a museum. They are investigating a procedure which could be adopted by several other Chester County communities.

So far, township officials have done their homework. There has been no great push to force the community into something it may not want, but rather a concerted effort on the part of the residents to seek a means to preserve the village they love.

Designation of Marshallton as an historic district will preserve the village for its residents and visitors. It will, as proven in other communities, increase property values once a system to enforce standards goes into effect.

The effort is being done in a very professional and democratic fashion. Studies into the history of the community have been made, the proposed ordinance has been and will be carefully studied and the residents of Marshallton are participating directly in the decision-making process.

Designation of the historic district could provide a major breakthrough which can, in turn, be followed by other county communities.

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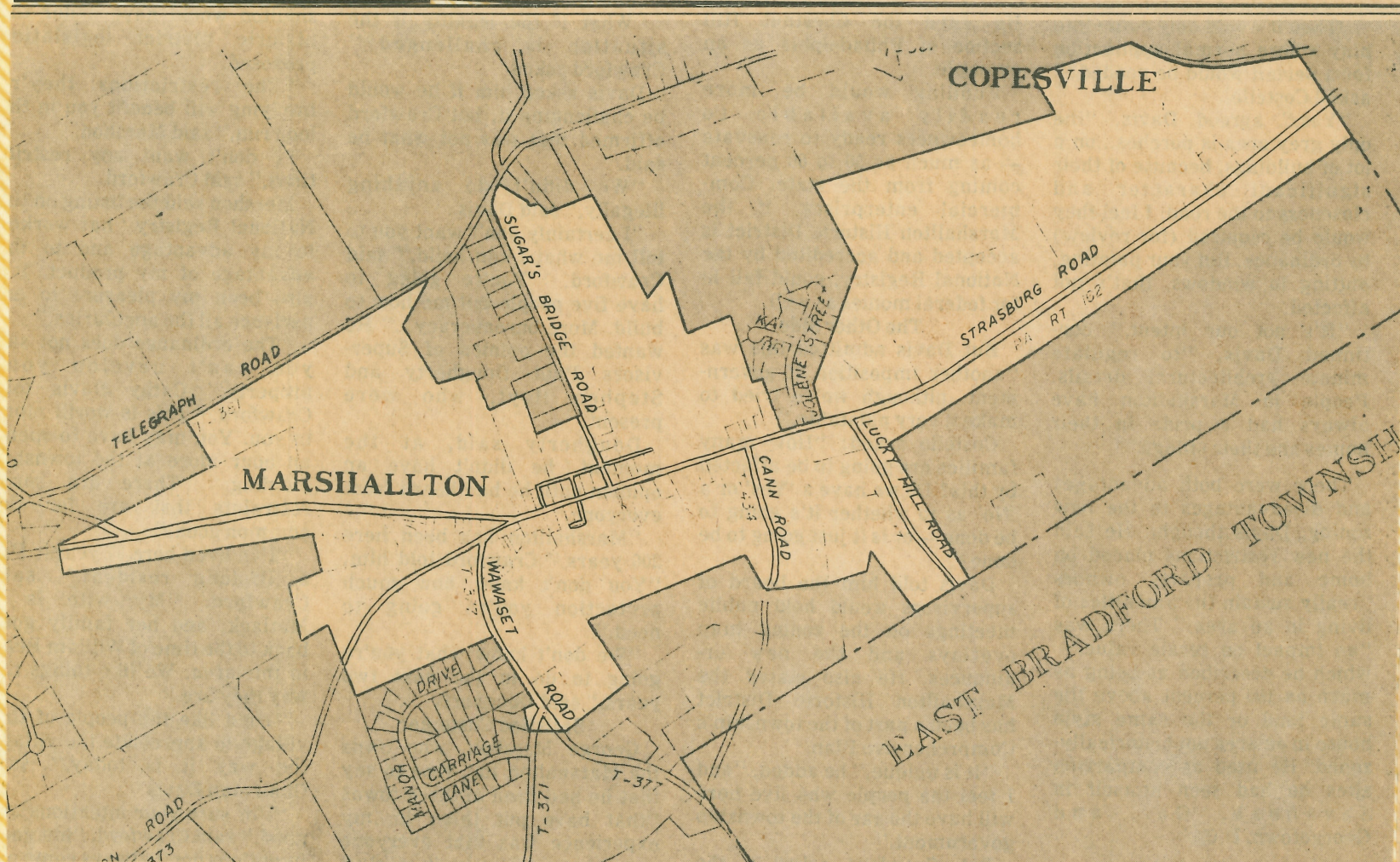
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Map shows proposed Marshallton Historical District

West Bradford official details ordinance for historic district

By JOHN ADDYMAN
Of The RECORD Staff

In a rare town meeting attended by 50 residents and the majority of both the planning commission and the board of supervisors, West Bradford Township aired its new Historic District legislation last night.

The proposed ordinance, which has not yet gone before the supervisors for the initial public meeting, was read and discussed to get some reaction from citizens.

After working one and a half years on the project, the Historic Commission, an advisory group of the planning commission, has come up with an acceptable draft to "create a historic district for the village of Marshallton and the immediate environment."

General Area

The district roughly parallels Route 162, Strasburg Road, from Copes Bridge to the junction of Marshallton-Thorndale Road. As David Davis, chairing the meeting, explained, the Comprehensive Plan for West Bradford, in one of its charges, decreed that some of the land deep in historical character be retained and preserved, especially in the Marshallton area.

Davis said there was "nothing revolutionary or new" about the establishment of historic districts, and that they were "living parts of the community." He cited examples in Georgetown, D.C., New Orleans, Charleston, S.C. and Savannah, Ga.

The enabling legislation which came out of Harrisburg is Act 167, and it empowers local communities to establish historic districts after they have been defined and surveyed, with the proper ordinances drawn up.

"Work must now go on to the supervisors, who enact the ordinance," said Davis. "Then, on to the state historical commission for certification. That enables the supervisors to appoint a Board of Architectural Historical Review."

West Bradford's zoning map would get an overlay of the

historic district, supported by a set of new ordinances which would add some steps to the process of altering, building additions to, razing or demolishing buildings within the district.

"For a long time, historical preservation has meant putting 10,000 brass plaques on beds that Washington supposedly slept in — today, historical preservation means much more," said Davis.

Perspectives

Marshallton was originally two land grants from William Penn, owned by Donald Smith and Mary Pennington. The stone which marks the boundary line still exists.

At one point, in the mid-1700s, there were three buildings in the village, and one of them is still there — the Bradford Friends Meeting House, built in 1765 and still hosting services.

The town got its name when Martinsville wasn't acceptable to the post office (there were already too many), and Marshallton was adopted after a prominent citizen, Humphrey Marshall, a renowned botanist.

In the east-west commerce that flowed along the Strasburg Road in the 1800s, Marshallton became a way station for the drovers and farmers on their way to Philadelphia from Lancaster County.

With the advent of the railroad, the town went to sleep. Quiet manufacturing took root in the latter 1800s, and the farm area surrounding the village became the economy.

Mummert's Bakery, Embree's Scythe and Cradle Shop, Rodebaugh's Oyster Restaurant, the Hughes' sisters' boarding house, Wilson Cheyney's shoe store and his wife, Alice's millinery shop, Martin's General Store, Dr. Parrish the apothecary and Nelson Loller's tinsmithing all left their mark on the turn-of-the-century village which is still very much intact today.

The Bailey House, where the first postmaster lived, is still standing. So are the homes of the Hughes, Cheyney, Embree, Parrish, Loller, Mummert, Rodebaugh and Marshall families.

Quite Obvious

When the historic commission sat down to work on the boundaries of the district, it was important that "the visual amenities" were observed. "It will always be quite obvious that you've entered and left a village," Davis said.

From Strasburg Road, the historic district stretches, basically, to what the eye can take in.

Davis, as he got ready to read the ordinance, told the audience that the rights of private property were very much retained. There would be no changes, he also affirmed, to the existing commercial and R-1 areas.

"This doesn't mean the e's no further development in the district," said Davis. But he added there would be increasing restrictions and controls, especially in reference to renovations.

Seven members would make up the Board of Historical Architectural Review — one registered architect, one licensed real estate broker, the township building inspector, and one member of the planning commission were required, as well as five of the seven being residents of the township.

That board would look at any addition, demolition, construction, renovation or razing of a structure, recommending that a "Certificate of Appropriateness" be issued if everything was in order.

It is also empowered to suggest the enlargement of the district in the future, or make amendment suggestions to the supervisors, who have the final word in any legislation at the township level. The board will also develop a "program of historic recognition," including a historical survey.

Certificate Needed

Before any change is made, the building inspector first follows the normal township procedures, including those for signs. This is for any exterior work.

"The ordinance does not intend to create a Williamsburg," said Davis, "we're just trying to preserve the atmosphere, not the color of every house."

Davis emphasized that Marshallton has always been a working community that has managed, through time, "to keep its charm." The historic commission, through drawing up the ordinances, "has tried to make the whole procedure very simple and easy to do."

Basically, the ordinance requires the owner of the structure to furnish complete plans of what is going to be done, plus photographs. The Board of Historical Architectural Review then must forward that to the state, a hearing is scheduled for the application, and the owner may appear, at his option, to explain what is to be done to the structure.

Coming to a decision on the application, the board makes a recommendation to the supervisors which is either approval for the Certificate of Appropriateness, or the approval of the certificate based on certain conditions which are to be complied with, or a request that the certificate and the construction request be denied and reasons stated.

"Future building in the district must be in the character of what is already there," said Davis. "A Burger King could come in, but the township can exercise certain controls over exterior appearances."

Davis emphasized the job of the Board of Historical Architectural Review was advisory only — the supervisors had the ultimate say. It is the supervisors who issue to Certification of Appropriateness authorizing the work can be done.

Appeals are handled in the

same manner as an zoning case, through the Zoning Hearing Board, and enforcement is through the building officer, who can order work to be stopped.

"The ordinance doesn't intend to regulate the specifics of individual buildings," Davis said, "but the nature and character of the village."



DAVE DAVIS
... Explains code



Supports ordinance

(RECORD photo by Sam Radziviluk)

George Mershon, owner of the Marshallton Inn, discusses the benefits of adopting an ordinance to make the village of Marshallton an historic district. He was among a number of West Bradford residents at last night's session.

Residents debate Marshallton plan

By JOHN ADDYMAN
Of The RECORD Staff

It's a collision that has occurred in other municipalities which have tried to do the same thing.

The Village of Marshallton, more specifically, West Bradford Township, wants to do everything it can to preserve a slice of Chester County that has remained mostly intact for more than 100 years.

Last night the Historic Commission met with residents. The order of business was to explain a Historic District ordinance which would encompass Marshallton and its immediate environs, visible from the middle of Strasburg Road.

Some people liked the idea, supporting the Historic Commission. Some had questions

about what kind of restrictions would be imposed with the new zoning.

At least one man didn't like it.

Alterations?

During the question period, Pat Costello, who owns a store down the street from the West Bradford Fire Hall where the meeting was being held, asked if the ordinance had any effect on planned alterations for a building, or additions, or cosmetic changes.

David Davis, chairing the Historic Commission and the session, said that any alterations which would normally require a building permit would fall within the purview of the Historic District ordinances.

A Board of Historical Architectural Review would be empaneled to deal with such cases, Davis advised. That board would make a recommendation on the building plans.

"Then it would only come into play where normal application for a permit would be needed?" asked Costello.

"Yes," agreed Davis, "the only grey area is porches...on a lot of buildings, because of their significant character and closeness to the road, I feel they would be required (for review) by ordinance. But your painting, putting in windows, that's not affected."

"It's not our intent," continued Davis, "to regulate minute architectural details. People in Marshallton have always had a pride in their homes and their village."

There were both advantages and disadvantages to the new zoning, Davis thought. He said the new restrictions placed on home and property owners "really sustain the amenities of living in an area." There was "an impact on resale value," which he described as being as much as 100 percent above the same land or the same style house in an area not historically-zoned. He used as comparison sites he had seen himself in Savannah, Ga., and Georgetown, D.C.

Intangible Value

"It's an intangible value," he said, "something different by living in a house in a Historic District over the same house somewhere else. The market pays for location and stability. I've been seeing, for several months, real estate ads which list homes in 'historic Marshallton,' which, I think, runs as far east as Unionville and as far west as West Chester."

Davis said that in Georgetown, specifically, property sold for "three or four times" what similar ground or buildings were going for in the surrounding area.

"Land bought in a Historic District almost always is developed with the constraints

of the district...there has been no trouble in Pennsylvania at all. And, as the development increases, demand for houses spills over into adjacent areas." He cited the Chestnut Hill section of Philadelphia as an example.

Funding would be more readily available to homeowners ready to renovate — as much as 50 to 60 percent coming from the state. Commercial enterprises, if the Marshallton Historic District is accepted and accredited by the National Registry, could fall in for federal monies as well.

The Other Side

But Davis admitted this was "another imposition of government...although we've tried to make it very palatable."

Costello asked: "How many families are going to be affected by this? Do we have a 'Yes' or a 'No' as to whether it's going to be done — or is it just going to be done?"

Davis told him the board of supervisors would hold public meetings on the zoning map overlays and the new ordinances. He also stated the Marshallton Historic District has been a part of the township's Comprehensive Plan.

"It is unique," he added, "and I feel the people who live here will have the ear of the township government."

Bob Crawford asked if the whole thing would be adopted in

May. Davis told him the process would start then, but the ultimate certification as a historic district was up to the state.

"What if the legality of the situation is challenged?" Crawford asked.

Davis asked him if he would be challenging it, but Crawford affirmed that was not what he said.

"We didn't do anything illegally," said Davis.

"I certainly don't want you to tell me what I can build," said Crawford. "You're going to have five people tell me how to build. More bureaucracy..." He wanted the opinion of Supervisors Paul Dougherty and Stephen Hoyt, who were present.

Dougherty said, at the moment, he didn't have an opinion until he had heard from everyone.

"Marshallton has been here 200 years," Crawford told him. "You don't know how much protection you're going to need."

"We don't know what you're going to do in the next two years," said Dougherty.

Satisfied Customer

George Mershon, who owns the Marshallton Inn, rose to say that he had been in three towns "that have put this in...my experience was that everyone

was happy the way it worked out. My home and the Inn are on

the National Register," he added, telling Crawford directly that he had many more restrictions applicable to his property than anyone in Marshallton would have under the historic district legislation proposed.

"The restrictions they're implying will benefit you in the long run," said Mershon.

"I don't want any restrictions," said Crawford.

Mershon said the listing on the National Registry "has worked to my advantage and to the advantage of my product. It's also been my pleasure to experience all the ancillaries."

"The ordinance does not say you can't develop your property," Cathy Davis told Crawford. "This is worth more to you. You may have to spend an hour more at the township building. There are some restraints that are for the common good."

"I've lived here 37 years; I'm a lifelong resident," said Crawford. "My wife is a Matlack, and her family goes back to the time of William Penn in this area. We like things the way they are."

"We'd like the people of this village to appreciate the village the way it is today," said Chairman Davis.

"I'm sure your intentions are good," said Crawford. "but good intentions don't always come out that way."

Most Marshallton residents pan historic district plan

by Parry Desmond
editor

Marshallton is a sleepy little village in West Bradford. It's the kind of town that Norman Rockwell used to portray on his Saturday Evening Post covers 30 years ago.

But residents of quiet villages can become angry.

That's the apparent reaction of most of Marshallton's residents to the proposal to establish an historic district that encompasses most of the village, plus some farmland on both ends.

"We're not for it," said Mrs. Edward Busby, 1274 W. Strasburg Rd., whose husband operates the only surviving farm in the village. Mrs. Busby, whose family has lived in Marshallton 42 years, complained of "outsiders who move in and tell you what you can do."

"Don't tell the country people what to do," she said.

"I probably have the oldest home in Marshallton," observed Robert Siter, 1371 Strasburg Rd., where he operates a small nursery. Siter, who has lived in the village for 20 years, said the proposed ordinance is "too restrictive. It's ridiculous the way it's written up. It would be great, if it was voluntary," said Siter who has been restoring his home, and is in favor of historic preservation movement.

"They paint a pretty picture when they talk about property values increasing. But taxes are going to go up, too. Small homeowners are going to have to move out. Only rich people will be able to afford the homes," concluded Siter, who also praised David Davis, chairman of the West Bradford Historic Commission, for all the work his group did to develop the historic district.

The commission has been working on the historic district project for about three years, according to Davis, who is a resident of a restored home on Broad Run Road. Davis claims the plan isn't to inhibit future

development. It's only to "preserve and retain" the village's architectural and historic character.

Marshallton was once a bustling crossroads town between Philadelphia and points west. With the development of the railroad, the village stopped growing and remains almost the same as it looked at the turn of the century.

Davis sees as benefits from the establishment of a historic district: the availability of public funds to fix up the structures; tax breaks and continued increase in the value of the properties because of the attractiveness of the area.

When those points were made last week by Davis at a town meeting at the West Bradford Fire Co., he upset more residents than he pleased.

According to an informal survey of Marshallton residents, many of them aren't the least bit interested in higher property values since they claim higher taxes will soon follow.

Robert Crawford, 1343 W. Strasburg Rd., said there are about 30 families in Marshallton who are retired and live on Social Security and pensions. He said the increased value of property would mean higher taxes and they would be a hardship for the senior citizens.

"I don't like to be dictated to," commented Crawford this weekend in an interview. Crawford's wife is a direct descendant of Humphrey Marshall, the 18th century botanist who lived in the village and whom the town is named after. The Crawford's property, which includes a nine-year-old house, was turned over to his wife's family in a direct grant from William Penn.

"It's too restrictive, and there's too much outside influence," said Crawford in apparent reference to the people on the historic commission who don't live in Marshallton.

Crawford also complained of the territory that the proposed district takes up. The planned district includes a two-mile stretch of properties on both sides of Strasburg Road from the eastern edge of the township to the intersection of Strasburg and Marshallton-Thorndale Roads to the west of the village.

Two residents of Marshallton estimated that about 90 percent of the residents are against the plan.

Pat Costello, who has owned the Marshallton Store for about a year, hears a lot of comments at his place of business.

"My personal reaction is negative," said Costello. There should be voluntary compliance for historic preservation. "And the people in the village should have a say."

"It's a wonderful idea," he continued. "I'm in favor of preservation. But we don't need more bureaucrats. And I'm not willing to give up any rights, not even to make more money," he said in reference to potentially more business with a historic district.

"It's fine, if you want to sell your house," said Mrs. William Baldwin, 1331 W. Strasburg Rd. "But this isn't a transient community. You have to be on a waiting list until someone dies to buy a house in Marshallton."

"I'm all for it," claimed Mrs. Jean Trimble, 1324 W. Strasburg Rd., one of the few residents who expressed a positive reaction.

"There's going to be a real division in this town," noted Joe Mattson, 1283 W. Strasburg Rd., who has lived in the village since 1933.

"A lot of opposition comes from the lack of knowledge and going off half cocked," he said.

"I'm reserving my feelings. But I'm hopeful."

"Intelligence will prevail," Mattson continued. "I hope people will be tolerant enough to hear each other out. The people instrumental in this (the historic district) are good people. I don't think they're out to cause disruption. It's unfortunate there's such a hullabaloo."

"That's absolutely false," said Davis about the rumors that property assessments would increase dramatically immediately after the historic district is established. Davis said

assessment is based on square footage of one's property and recent sales transactions. He noted that prices for property in the village have been "skyrocketing" for several years.

"In the long run, over a number of years, the value of property will go up, Davis acknowledged.

However, Davis noted that many residents are still confused about the proposed ordinance. They still think that the board of review will have to pass judgment on minor facade changes such as paint jobs and aluminum siding. However, the proposal calls for a review only when the existant planning code requires a building permit. And it would restrict its concern only to the front facade of structures.

"The real control would be for radical changes," such as razing of a building in the village or erection of a structure in the village that would be incompatible with the rest of the area, such as a Burger King. And new structures wouldn't have to have a Colonial design. "It doesn't control the property owner," he concluded.

"We're restricted to how we can write the ordinance," commented Davis about the difficulties in coming up with an attractive, workable plan.

"And I'm the first one to agree that the people of Marshallton have kept the village well-maintained. But what about controls for the future?" he asked.

Although he characterized the reaction to the plan as "somewhat painful," Davis is anxious to talk to the residents again.

"Remember, this is only a proposal," Davis insisted. "It can be changed."

NOTICE — is given that a hearing will be held for possible adoption of Ordinance 79-2, Historic District Ordinance of West Bradford Township at 8:00 P.M., Tuesday, May 29, 1979, at the Township Building, 1535 Poorhouse Road, Downingtown, PA.

An Ordinance proposed as the "Marshallton Historic District Ordinance" to preserve and protect those historic buildings and areas with distinctive character.

Ordinance Sections:
101 — Statement of Purpose.
102 — General provisions.
a. definition and boundaries
b. effect of ordinance
c. amendment of the Marshallton Historic District Overlay.
d. uncertainty in boundaries
103 — Board of Historical Architectural Review.

a. number of members
b. terms of office
c. conflict of interest
d. compensation
e. conduct of business
f. quorum

104 — Duties of the Board of Historical Architecture Review.

a. review of district limits and recommendation to the Board of Supervisors

b. counsel to Board of Supervisors

105 — Certificate of Appropriateness.

106 — Application Procedure.

107 — Hearing Procedure.

108 — Criteria to be considered in the Board's Evaluation.

109 — Recommendation to the Board of Supervisors.

110 — Public meeting before Board of Supervisors.

111 — Appeals.

112 — Enforcement.

113 — Penalty.

114 — Repealer.

115 — Saving Clause.

A complete copy of this Ordinance is available at the Chester County Law Library, and the Daily Local News, and the Township Building.

Jack M. Hines, Jr., Township Manager.

5/4/79

Daily Local News

Dialogue begins on Marshallton ordinance

By JOHN ADDYMAN
Of The RECORD Staff

It won't be until May 29 that West Bradford's Historic District Ordinance making the village of Marshallton a special area will be the subject of a public meeting, but the dialogue has already begun in earnest.

The township, upon recommendation from the planning commission, will undertake the hearing of comments from residents and property owners on May 29 pertaining to an ordinance which will make Marshallton a Historic District.

On April 25, the historic committee of the planning commission gave the ordinance its first airing during an informational meeting. The supervisors will undertake discussion preparatory to passing the ordinance.

Many Questions

"It's very fair to say the comments we have heard so far have caused us to pause and think," said Supervisor Chairman Paul Dougherty last night. He said since the April 25 meeting he had received numerous phone calls, and has heard "many questions posed."

"We're endeavoring to answer those questions by asking the experts," Dougherty said.

"We'd sooner see it die a natural death," said Bob Crawford, who also spoke out during the April session. "We have a big stake in this."

"We all do," said Dougherty.

Crawford wanted to know if the ordinance would be read in its present form on May 29.

"Yes," said Dougherty, "then we will either change or modify it or do what we have to do to get a meeting of minds."

Crawford, noting Dougherty's previous statements about some reservations the supervisors have with the present form of the historic district ordinance, felt it was "a waste of time to advertise it in its present form."

He wanted to know if the supervisors could kill the ordinance entirely on May 29.

"Yes," said Dougherty, who noted that if there were any substantial changes or revisions, it would have to be re-advertised and another meeting held.

Just In Village?

Bob Siter asked why the historic district was "strictly in Marshallton?"

Dougherty spoke about the Marshallton vicinity as having "the richest historical and architectural quaintness," adding that the historic district was not a zoning change, because it "does not effect the use of the land at all — the use will remain the same as it is now."

Siter argued that because there were many historical homes in West Bradford but outside of Marshallton, "a lot of people should be interested in this."

Dougherty agreed, but said: "I don't think you can put your arms around it all the first time."

"This has a lot of merits," Siter said, "but everyone who has an old home should be in it." Again, Dougherty agreed.

Supervisor Stephen Hoyt, Dougherty noted, will not take any part in the ordinance passage or defeat because he has property within Marshallton.

Crawford said the ordinance would effect some of the older residents of Marshallton proper — people who might not come out to a meeting at night in the township building.

"How are we going to get them out?" he asked. "Why not move the meeting to us?" Dougherty agreed that it was possible for a Saturday afternoon session to be held in the village.

Supervisor George Graham suggested that residents who couldn't make a meeting were always welcome to communicate with the board by letter.

After the meeting, Dougherty said some of the questions raised by property owners were:

"Will taxes go up with property values in a historic district?"

"Do we need a permit to paint our homes?"

"Why is the historic district configured to size?"

"Is there any provision in the ordinance for a disaster (in relation to tearing down, razing, demolishing or rebuilding a damaged home in the district)?"



Village of Marshallton

Marshallton: Commission answers questions

By JOHN ADDYMAN
Of The RECORD Staff

Marshallton has been the same town for almost 200 years.

Now, residents are worried that the Historic Commission and the West Bradford supervisors are trying to change it.

By keeping it the same.

If the logic of the situation escapes you, recall that within the last three weeks the township historic commission has held a public meeting to air a new "Historic District" for the village of Marshallton.

And, since that time, some

people have been fanning the fires of distrust for government, imposition by outsiders and invasion of private property.

Valuable Lesson

Dave Davis, chairman of the historic commission, has been a little shocked by the controversy, and has some learned some valuable lessons about local government.

Last night, the commission met to discuss strategy for the upcoming May 29 meeting when the supervisors will put the ordinance on the table. The commissioners were gathered to exchange the

horror stories and rumors they'd heard in recent days.

Some of the better ones:

"Our taxes are going to go up four times, we heard it from the courthouse." Absolute crockery say the commissioners. Property values may rise, but the township is seeking to petition tax assessors for a favored standing because of the historic district's nature.

"Marshallton is going to be like a Williamsburg." No way says the commission. Nobody has to open their home or put up with any stranger seeking to look at the structure. The town will remain — in ap-

pearance — much as it is. Nothing else is different.

No Regulations

"When the historic district comes in, we won't be able to do anything to our homes." Davis answered this one himself: "You don't need a building permit to paint your house, or change your windows or put on a new roof — even aluminum siding — and the Board of Architectural Historical Review doesn't regulate any of that."

Davis went on to emphasize that the existing zoning remains in effect. There are still clearly-delineated commercial and R-1

residential zones.

"The ordinance doesn't say you can't build something," said Davis. "It doesn't say you can't tear something down, but what you rebuild will be in the character of the community."

Nancy Hill, a member of the commission, asked if an old building could be torn down, one that the commission and Marshallton residents might want to see preserved.

"Yes, it can be torn down," said Cathy Davis, "but we can talk it over, maybe find an alternate buyer for the property. There is some

discussion." Later, she said the supervisors could prevent a building's demolition on a recommendation from the Board of Historical Architectural Review, but the supervisors would have the final decision.

Commissioners said they had been told by residents in the village that "we don't want the township and the state telling us what to do."

Own Control

"Obviously, the people who are going to be on this Board (BOAHR) will be from Marshallton," said Davis. "They'll be able to control it

themselves."

"And they can't do that now," added Cathy Davis.

Residents wanted to know if they had to keep their homes up to a certain standard of appearance. The answer was "No," but Davis added he could never see that as being a problem because of the way homeowners took care of the properties now, and the pride they had in the community.

"That's what's so sad,"

said Mrs. Hill, "they love their village and they're fighting (the controls), but they don't understand they're not free with the zoning as it is now."

Davis said he was a little taken aback by people who felt that the historic district zoning had come up all of a sudden. Although he explained the existence of the comprehensive plan and zoning map since 1974, folks were saying to him: "We

didn't think it would ever happen."

Marshallton resident Pat Pleatman asked if the map being used by the commissioners was the "final" version. It was not, and could be revised. The commission is looking to undertake a topographic survey before the final lines are drawn.

Ms. Pleatman's home is a more modern one, and because she lives beyond the sight distance from Strasburg

Road, it was felt that even though her property might be in the district, she would not have any restrictions placed on her property by the BOAHR.

She said she was putting up a garage next year. Would she need the same kind of building permits the BOAHR was supposed to give out? Yes.

Davis asked the commissioners and those supporting the historic district to

get out into the community, answer questions and fuel a positive groundswell of opinion. He added that many people criticizing the ordinance hadn't read it.

"There are some, it doesn't really seem to matter to them, who say, 'Just don't tell me what to do,'" Mrs. Hill told the commission. "They just don't understand what we've been doing."

Davis said many businessmen — and Mar-

shallton proper is very commercial — will enjoy tax privileges they don't have now if the historic district makes it onto the national register.

"Ten years from now," he prophesized, "people will look back on this and what we did and say, 'Gee, weren't those people in West Bradford smart. I really believe that. This takes a lot of work, and we'll just have to stoically bear it for the moment.'"

Bid to restrict Marshallton disputed

By JEAN GRABOWSKI
(Of the Local News Staff)

For the past two years, the West Bradford Historical Society has been working on an ordinance to establish Marshallton Village as a national historic district.

Up until about two weeks ago, all had been going well. The monthly public meetings were businesslike and quiet, work went smoothly and, in spite of what the board believed was adequate publicity of its plan, few citizens showed up at the sessions.

But all that changed a week ago Wednesday, when the board presented a program on the proposed ordinance at a town meeting in Marshallton.

"There were few comments that night," board chairman Dave Davis noted yesterday evening. "But there have been a lot since."

And the board members nodded in all-too-familiar agreement.

To offset what appears to be growing public controversy about the plan, fueled by numerous misconceptions about its effects, the board sat down Thursday night to compile the most frequently posed questions and reservations about the proposed ordinance and their answers to them. By the time they were done, they had a considerable list they hope will give everyone a good working knowledge about the plan by the time it comes up for a public hearing before the township supervisors May 29.

Briefly, the Proposed Historical District Ordinance is designed to "preserve and protect those historic buildings and

areas within West Bradford Township which have distinctive character recalling the rich architectural and historical heritage of the township."

If passed, it would require that "except for interior alterations or modifications, no persons shall erect, construct, reconstruct, restore, demolish, raze, or alter the facade of any building or structure, or erect signs upon any building, structure or site, within the historical district" without obtaining a permit.

To get such a permit, the individual involved would have to present his plans to a Board of Historical Architectural Review and, before granting one, that board would have to consider a number of criteria. Among them:

- the effect of the change upon the historic and architectural nature of the district;

- the design, arrangement and material of the structure and the relation of such factors to similar features of other buildings in the district; and,

- the appropriateness of exterior architectural features which "can be seen from a public street or way only."

If such a permit is denied, the ordinance provides an appeal process.

But like any legal document, Davis

pointed out, "There is a lot of confusion about what this is.

"It's encouraging that most everyone seems to be in favor of the concept," he said. "They're just a little concerned about how it will be implemented.

"One point I've heard a lot is that many people think when the historic district happens, their taxes will go up," he said.

"That won't happen. Taxes are based on the square footage of the house and the last transfer," he said. "No way when the historic district comes in will the county come out and reassess everything.

"Over the long run, property values will go up, but they are the property values when the house sells," he said. "That's when the reassessors come out."

To help deal with that misconception, the board agreed to get a letter from proper authorities in the county courthouse, spelling out just how land values might or might not be affected.

Another area of confusion board members have been hearing frequently regards exactly what changes would require a permit. Davis pointed out emphatically that only those things that already require a building permit would have to receive a permit from the architectural board as

well.

"It doesn't regulate pointing your house, or putting on aluminum siding, or putting on a new roof," Davis said. And board member Cathy Davis added, "It doesn't mean anyone has to keep his house repaired up to a standard. A lot of people think (the ordinance) is going to regulate how you keep your house."

That, she said, is not the case.

What the board intends the ordinance to do, members pointed out last night, is protect the area from outside influences. One case in point is Rt. 162, which runs through the center of Marshallton.

"I don't know how many people are aware of it, but Strasburg Associates has applied for a permit to haul liquid sludge over Rt. 162," Davis said.

"With the historical district, we would have a lot more control over what the state can do with Rt. 162," he said. "Right now, they can come out and widen it, they have that right."

But if the ordinance were in effect, he said, that wouldn't be the case.

"If the state wanted to widen Rt. 162 and use federal funds to do it, if we're a national historic district, we can say no."

The board also agreed it should put more emphasis on the fact that the guiding light in allowing or disallowing any structural changes in the district would be on the structure's visibility from the road and that the ordinance would not affect zoning classifications.

Board members said they welcomed discussion of the plan and hoped that representatives of all sides of the issue turned out for the May 29 supervisors' hearing on the ordinance.

"If people get up and have legitimate questions, the supervisors aren't going to vote on this on the 29th," Davis said.

"But we want people to be specific," he said. "Not just stand up and say, 'I'm against this ordinance,' but, 'How does this affect me?' or, 'I don't like this wording here.'"

"I'm sure that in five years or 10 years, after we get this all straightened out," he said, "people are going to look back and say, 'Boy, weren't they smart out in West Bradford.'"

Marshallton residents rap historic district

—The RECORD, Coatesville, Pa., Wednesday, May 30, 1979

By JOHN ADDYMAN
Of The RECORD Staff

A group of adamant residents and property owners effectively shot down in flames the first draft for a Historic District in the Village of Marshallton last night.

During nearly two hours of discussion, few residents spoke out in support for the proposal, which seeks to preserve the character of the small country village that has been much the same for the better part of two centuries.

But many came to decry what they felt was an intrusion on their private lives and property, the interference of careless and insensitive government and the intrusion of "outsiders" and "newcomers."

Of almost 20 letters given a brisk run-through by supervisors' Chairman Paul Dougherty, who conducted the meeting, only one was in a positive vein in reference to the proposed district.

Misunderstanding

David Davis, chairman of the Historic Committee which, as an adjunct to the West Bradford Township Planning Commission was responsible for bringing the draft to the supervisors, expressed "disappointment" at the night's outcome.

"There were a lot of misunderstandings," he said. "And there was also a lot of support in that room that didn't voice itself."

No parking was to be had within 100 feet of the township building, and more than 60 people, a standing-room-only

crowd, packed all of the available space in the meeting room and the hallway as the hearing opened up.

At the end, when everyone who wished to speak had been heard, Mrs. Frances Leidy asked: "Now what happens? Do you rewrite? What action do you have?"

"We'll take the comments from this evening," said Dougherty, "and apply them to what has been done so far. Another public meeting? I'd very much like to see that."

He admitted that the "next" public meeting on the proposal could not be "before the fall," and Supervisor George Graham added: "We're kinda back to the drawing board. We will not enact THIS ordinance."

Graham then said, "that's not to say this isn't a good idea."

How It Started

The idea for a historic district, explained Dougherty, had come about in 1974 with the beginning discussions for a new comprehensive plan.

"Marshallton is unique to this area," he said. "It is a combination of residential and commercial uses, it's extremely charming and an awful nice place to be in, an awful nice place to come from and an awful nice place to have your children."

In a review of the zoning structure, he went on, the township fathers felt, due to the advancing pressure from developers putting up swarms of new homes, that Marshallton would need some help to stay the way it was.

Dougherty cited that 250 homesites were now before township planning bodies, submitted for development within the last month alone.

The supervisors, years back, had asked a group of people to survey the township for historical sites and the group — later the Historical Committee — came up with a wealth of material in Marshallton.

"We felt the most judicious thing was to look at Marshallton as an entity," said Dougherty. The historic district idea came up, and the committee drew up an ordinance based on state regulations and what other townships had passed.

"It's not our intention to levy a tax burden, or restrict the use of the land, or make a cumbersome process you have to go through to put a nail on a fence," said Dougherty. He then read through the letters before him on the table.

Public Comment

The supervisors had asked the County Assessor if Historic District zoning would raise assessments. Harry T. Williams wrote back that "creating a historic district would not in itself cause a reassessment."

Graham read the ordinance, verbatim, and discussion began.

From the planning commission, Chairman Gary Dixner said the township comprehensive plan had come about through extensive public participation, and a questionnaire mailed to "almost every home in the township" had been strongly in support of saving the important structures.

Brinton Ross told everyone, "the first thing people want to do when they move in is run for supervisor so they can run the township. Everything is up to the Board of Supervisors — nothing is said about the poor people whose homes are going to be affected. You fellows have already said you're for the Historic District — how can we compete with that?"

"Go ahead and tell me what to do with my home, if you let me tell you what to do with your home."

Mildred Albertson: "Why didn't you ask the residents of Marshallton if they wanted to be in a historic district? Ask them if they wanted to be in it voluntarily...let us pray, at the township level, we are not becoming a police state."

"I can't understand how the township can tell property owners what to do. I don't appreciate you telling me what I can do, or not do. Was the choice of the boundary line (for the district) done as a deterrent to selling my property? How many members of the historic committee have their property in Marshallton, in the historic district?"

From Pat Costello: "I'm in favor of the idea, but it should be voluntary. The people from Marshallton know what's good for them as well as the people from outside."

Dorothy Hertig: "I envision a community that will be turned into a three-ring circus — your entire way of life will be changed. I think of Marshallton as a conservative, folksy community, and I hope it stays that way."

Ed Busby: "When I made my last payment of \$1,500 at the bank for my property, I thought I owned everything on my place, on that line, from hell to heaven. I don't want nobody to bother me or tell me what to do on my place...if they bother me too much, I'm going to have the pleasure of sending them to heaven or hell ahead of me."

Brinton Ross: "This thing has certainly stirred up the borough, and it's a terrible feeling. It's dog eat dog now. It's a feeling of frustration. I think this thing has gone far enough. Why don't you ask the people of Marshallton what they want?"

Jane Davidson said she was

not a property owner yet, but would be within a month. An expert in historical districts, she told the audience it was "up to the local people themselves how they want to interpret it — lenient or strict." She told residents that a historic district might be the only source of protection from the Commonwealth's eminent domain, and how that could affect the village should Route 162 be widened.

"This is one of the best ways to protect the village," she said, "in a township like this, with 250 new housing permits in a month, the villages are the first to go by way of blight. This historic district is not a form of commercial tourism."

Sam Wagner: "I think it (the ordinance) could be tightened up. There are some internal inconsistencies...I think the map is seriously defective."

Davis finally spoke, reiterating some of the points which had come up repeatedly during township discussions but were once again being raised.

To summarize, he said new construction which had to be approved by the Board of Historical Architectural Review (BOHAR) was only that affecting the front of the building or that which could be seen from a public street; "the ordinance can't make anyone do construction — it can't regulate the choice of siding, changing doors or windows, or roofing materials; the ordinance is not going to tell you how to paint your home, and new construction doesn't have to be colonial reproductions; we are not creating a museum district...your house will not be open to the public; the legislation will not change the neighborhood...only external features will be reviewed by the BOHAR, and only those which can be seen from a public street."

Bob Crawford: "I think the whole thing here is that we resent very much what you're trying to do. I think you're doing us a disservice."

Township Solicitor John Good: "Nobody is against anybody in this room. The board isn't sold on this. If you can keep this in mind, the comments will be more helpful."

Dick Armstrong: "I hate to see the turmoil in Marshallton about this issue, and I condemn the vitriolic attacks on Mr. Davis, whom I have found to be one of the most selfless proponents of maintaining the status quo." He warned that Strasburg Associates has a "great deal of big money and political resources behind it," and is pushing for the widening of Route 162 to get at the landfill.

"Changes to Marshallton can be more radical than people realize," said Armstrong, a member of the planning commission.

Dougherty apologized to Davis and members of other advisory and appointed township groups who "have taken shots" from residents while giving of their time and energies without pay.

Gerald Madsen: "There's divisiveness in town, and these are all good people. You ought to realize this and throw the ordinance out. There's nothing to work on."

In a sense, Madsen got his wish.



DAVE DAVIS
... Proponent

5/30/79

Marshallton historical area shelved

By PATRICIA DONAHUE
(Local News Correspondent)

"I worked hard for that place ... I never asked anybody where or what I could build or tear down, and I don't intend to now. That place belongs to me."

Those sentiments expressed by Edward Busby, long-time resident of Marshallton, were echoed by many other villagers who packed a public hearing last night on the proposed historical district ordinance — and forced the West Bradford supervisors to shelve the whole idea.

Over 75 persons, most of them from Marshallton, turned out to air some strong feelings on the proposed ordinance, which would create a historical district encompassing Marshallton and some property along Rt. 162 on either side of the village.

The ordinance would have established a seven-member board empowered to oversee any building alterations requiring a building permit that would change the facade. If the board determined the alteration was in keeping with the town's overall character, it would recommend the township supervisors approve a "certificate of appropriateness."

Many outraged

But many Marshallton residents were outraged at the idea of "outsiders" telling them what they could do with their own property, and told the supervisors in no uncertain terms.

Mildred Albertson, owner of a farm just east of the village, criticized the board for not making a homeowner's inclusion in the historical district voluntary, and for using "pressure and scare tactics" such as a \$300 fine or 90 days in jail for violation of the ordinance.

"You people on this historical committee are history buffs," Albertson said. "That's your privilege. But you should not force your ideas on the rest of us property owners. You don't pay my taxes. You don't pay my bills."

Her remarks and those of others expressing opposition to the ordinance were greeted with rounds of applause from much of the audience.

In a heated attack on the supervisors and the historical committee, Brinton Ross of Marshallton accused them of trying to grab more power by enacting more regulations.

"Well, you go right ahead and tell me what I can do with my home," Ross said, "and I'll tell you what you're allowed to do with yours."

At the start of the meeting, supervisor Chairman Paul Dougherty had told the gathering the proposed ordinance grew

out of the township's comprehensive plan, which called for creating a historical district to protect the village from losing its quaint character.

Development pressure

"The township is under incredible development pressure," he said. "Just last month we received plans for 250 lots. That's a month-to-month occurrence."

He further explained the board's intention was not to "levy upon Marshallton a tax burden, or restrictive use of land, or cumbersome procedures to go through to nail up a fence. It's to protect the village from the extremes."

Several persons voiced the same feelings as Emily Wallace, who told the board "Marshallton will never change. People there care about their homes, it's always been that way. Marshallton has not changed for many, many years."

Pat Costello, owner of the Marshallton Corner Store, suggested the historical district be set up on a voluntary basis and the majority of the review board be from the village.

"Don't have outsiders telling people of the town what should be done. If anybody knows what the character of the town is, it's the people who live there."

The proposed ordinance called for the board to include an architect, a real estate broker, a planning commission member and the township building inspector.

Midway through the tension-filled meeting, a beleaguered David Davis, head of the historical committee which drafted the ordinance, got up to defend the ordinance and try to clarify some of its points.

He explained the purpose of the ordinance was to prevent only "radical changes" in the town's character, with such things as paint, roofing or siding not

included in its jurisdiction. The village would not become a museum, he said, taxes would not go up, and no one could be forced to spend money improving his home.

Visual amenities

"We're not trying to control growth," Davis said, "only the visual amenities of that growth." He said the ordinance would also serve to protect the village from any widening of Rt. 162, since the state would not disturb a historical district.

Dick Armstrong of Marshallton, a member of the planning commission, suggested that threat could be real with the present of Strasburg Associates, a landfill operation that has had many run-ins with the township.

"They have a great deal of money, enough to entice PennDOT to widen 162," Armstrong said. He warned villagers that the whole character of the village could be ruined by a fast-food restaurant or similar venture as well.

Several times, when the meeting heated up and anger was vented on the supervisors, solicitor John Good intervened to explain to residents the whole purpose of the hearing was to get residents' views on the concept of a historical district, not to force it on them.

But the anger and resentment persisted.

"We resent very much what you're trying to do," Bob Crawford of Marshallton told the supervisors. "We think you've done us a disservice."

Another villager, Joe Mattson, also spoke of the divisiveness caused by the proposed ordinance, and urged the board to throw it out.

Supervisor Stephen Hoyt had removed himself from the discussion last night because he lives in Marshallton, but Dougherty and George Graham Jr. indicated they would not enact the present ordinance. They did say, however, there may be a revised version coming out, possibly by this fall.

HAM 'n WRY

By CHESTER WEST
DAILY LOCAL NEWS, West Chester, Pa., Fri., June 1, 1979

And Coatesville City Hall may become a museum.
Of course, there are those who have said whenever city council meets the place is already full of relics.

But before the museum becomes a reality, city council has to find a new place to meet. They've been looking at places like Parkesburg (but police protection is a problem), West Chester (but there's no place to park), and Marshallton (but its not historical enough).

But if city council plays its cards right, maybe it can rent meeting space from the county in the Mosteller Annex.

And speaking of historical, you can't fool those people in Marshallton for a minute. They know that a community's historicity has very little to do with zoning.



Marshallton hurt by hearsay

By JOHN ADDYMAN
Of The RECORD Staff

Last Tuesday night residents of Marshallton came before their Board of Supervisors to protest a zoning change.

And, certainly there's no news in that fact — it happens all the time in Chester County.

What is incredible, and frightening, is the depth and wealth of misunderstanding exhibited in the comments of some of the people who spoke out.

In West Bradford Township, a study that was begun really five years ago, with the first discussions for a new comprehensive plan, recently came to fruition in the writing of a historical district ordinance.

That ordinance would have sought to protect much of the "ambiance" and "charm" and "character" and "quality" and "mood" and "nature" of the small community we've all driven through.

Limited Controls

Controlling only the maintenance of the facades of homes, and the preservation of buildings that insensitive builders might wish to remove from existence, the ordinance is much the same as that which has been enacted in many other municipalities across the state — and in Chester County as well.

Marshallton and the surrounding West Bradford Township area have a unique position in the county.

As development for the past 50 years has spread at an ever more rapid pace along the Rt.

30/Rt. 3 corridors, and more recently along Rt. 202, the rolling greenery of West Bradford has been allowed to slumber.

Marshallton, a trade center in the 1800s, has gone to sleep for nearly a century, and the folks who live there — many families in the same house for generations — have liked it just that way.

Utter Folly

It is utter folly to think that Marshallton can remain as it was and is without a fight.

The township has decided to attempt enabling legislation under Act 167, which provides for historic districts. This might at least slow the creep of urban sprawl which is bringing to ruin some Chester County communities.

A building boom, accelerating through the fall, is filling up the once tranquil roadways. Township services are being stretched to the point where major changes may be in the offing in the near future.

Even the supervisors, who have been infinitely aware of the pressure by developers to open up more homesite areas, have been jolted by the realities of the situation.

"It's just shocking," Supervisor Board Chairman Paul Dougherty said Tuesday night, and he's said the same thing before. In the last month, 250 homes were brought before the supervisors for approval.

To think that Marshallton can somehow stick together, a nest of homeowners bravely

positioned staunchly against progress, and resist the pressure in the surrounding area...well, that's madness.

Route 162 Problem

When the township made a move to establish a historic district — a thought which might keep PennDOT's hands off Rt. 162, and might keep the next decade free from a wider, faster and more heavily traveled route filled with trash trucks — the residents of Marshallton rose to oppose it.

That they united to oppose it was good. That's democracy. But somebody has been filling a lot of heads with nightmare stories about the intrusion of big government on their lives.

If Marshallton has to fear anything, it is the rigidity of its own householders. While they resist the careful extension of a helping hand from the township, the monied developers are going to walk in and steal their village away from them.

To the credit of the supervisors and the planning commission, this situation was seen to be occurring before the grim realities became evident to most of the rest of us. But the people who should be most easily convinced remain intransigent, sitting on their property rights.

Maybe this is Yankee stubbornness. Maybe this is the way democracy works best, when you have a group of people who need a lot of convincing.

But maybe there isn't much time, either. And maybe this group, insular and self-serving, is going to decide that at the risk

of Marshallton becoming another Exton, they're right and the township is wrong.

The people of Marshallton are an important group of citizens. Many are elderly and perhaps don't care about the next generation, or preserving anything for anyone else.

People Must Act

And, perhaps a little vainly proud, they feel that, together, they can maintain Marshallton and keep it safe for the next century.

But circumstance has saved Marshallton in the past. People must do it now.

There is no way for the town to avoid what is coming all around them while West Bradford Township blossoms as a suburban — no longer country — community.

No way, that is, without the cooperation and efforts of everyone in the township. The Marshallton householders have already rejected the first plan as infringing on their rights and privacy.

But the ordinance does no such thing.

Many of the fears residents expressed in the meeting were results of rumor, hearsay and lack of proper information — laced with heavy doses of governmental suspicion and covered with a layer of hubris.

Is Marshallton too important a regional treasure for the people living there to decide what shall be? If the homeowners remain intransigent and unyielding, they may get an answer to that question.

Plans to preserve historic district jammed by Marshallton residents

by Steven Charles

An angry horde of Marshallton residents dealt a lethal blow to the first draft of West Bradford's historic district ordinance. Few in the crowd that filled the hall to overflowing at a public hearing Tuesday evening, May 29 supported the proposed ordinance which was prepared by the township's historic committee.

The proposed ordinance was drafted to preserve the character of Marshallton, a character which has remained virtually unchanged for more than a century.

The ordinance allegedly would accomplish this preservation in two ways. First, it would create an historic district, with Marshallton at the center.

Secondly, it would establish a Board of Historical and Architectural Review (BOHAR). The seven-member board would review plans for the construction of new buildings or the alteration of existing buildings' facades. If the board concluded that the construction or alteration was in keeping with the township's character, it would recommend that the supervisors issue a "certificate of appropriateness." The penalty for violating the ordinance could be a \$300 fine or 90 days in prison.

"Marshallton is a unique asset," said board chairman Paul Dougherty. "It is a combination of residential and commercial uses. It is extremely charming and a nice place to be, an awful nice place to come from and an awful nice place to have your children. We wanted to preserve Marshallton, and we did not believe our existing laws and ordinances provided adequate protection. We felt the most judicious thing to do was to look at Marshallton as an entity. We felt that, under the blanket of an historic district, we could preserve Marshallton."

He went on to say it was not the board's intent to create problems for Marshallton residents. "It is not our intent to levy a tax burden, or restrict land use, or create a cumbersome procedure you have to go through to nail up a fence." He read a letter from County Assessor Harry T. Williams which stated that "creating an historic district would not, in itself, cause a reassessment."

"A questionnaire was mailed to township residents in 1976," noted planning commission Chairman Gary Dixner. "Among other things, it asked if efforts should be made to preserve places of historic value. The response to that question was an overwhelming 'Yes.' The commission recommends adoption."

But Marshallton residents did not see the ordinance as a means of preserving their village's character.

"As soon as someone moves into the township, the first thing they do is run for supervisor so they can run everything," he said heatedly. "Everything is up to the board of supervisors. Nothing is said about the poor people whose homes will be affected. If you want to tell me what to do with my home, I'll tell you what to do with yours."

"Why didn't you ask Marshallton residents to be the historic district on a voluntary basis," queried Mildred Albertson. "Why should a commission have the right to tell us what to do with our property? I just hope we are not becoming a police state."

"I'm in favor of the idea, but it should be voluntary," said Pat Costello. "I think the people in Marshallton know what is good for them."

Ed Busby exclaimed, "When I paid off my mortgage, I thought I owned all the land on my line from heaven to hell. I don't want people telling me what I can do with my property. If any one does bother me, I'll have the pleasure of sending him to heaven or hell before me!"

"This thing has stirred up the borough. People are pulling against each other now," Ross interjected. "There is a terrible feeling of frustration. Why don't you ask Marshallton residents what they want?"

Jane Davidson, who has had some experience with historic districts, said she would own property in West Bradford within a month. "It is up to the people of the village how the ordinance is interpreted—leniently or strictly," she said. "It is one of the best ways to protect your village. In areas like this, with 250 building permits a month, the village are the first to go by way of blight. I've seen it happen time and again."

Midway through the meeting, historic committee chairman Dave Davis attempted to answer some of the questions and comments residents had raised about the ordinance. He emphasized that the BOHAR would only review new construction that altered a building's facade or which could be seen from a public street. "The ordinance doesn't compel homeowners to improve their homes. It doesn't affect routine maintenance. It doesn't regulate the choice of paint, windows, doors, siding, roofing material, etc. It only regulates the sort of construction for which you'd need a building permit. Nor does new construction have to be a Colonial reproduction. We are not trying to create a museum."

He also noted that the ordinance was not intended to stop development. "It is not a means for halting the orderly development of open space."

You can sell your property without notifying the township." He did admit that portions of the ordinance needed "tightening".

Township solicitor John Good concurred. "This ordinance was drafted by lay people to present a concept. It does need tightening. Nobody is against anybody in here. The board is not sold on the idea. If you can keep this in mind, the comments will be more helpful."

Dick Armstrong, a member of the planning commission, warned that changes in Marshallton could be "more radical than people might realize. I'm concerned about Strasberg Associates," he said. "That organization has a great deal of

money and political influence, enough to entice PennDOT into widening Route 162. What would happen if we had a historic district and PennDOT said they would not widen the road? I am sorry for the turmoil the issue has created. And I condemn the vitriolic attacks on Dave, whom I have found to be one of the most selfless proponents of the status quo. His intentions have been misunderstood."

Dougherty also apologized to Davis and members of other township groups who have "taken shots from residents", while giving of their time and talent without pay.

Following the discussion, Frances Leidy asked, "What happens now?"

"We will take the comments and weigh them against what we are trying to do," Dougherty told her. "If we rewrite the ordinance, we will have another public hearing." He noted that such a meeting would not be held before "the fall." And Supervisor George Graham added, "we're back to the drawing board. We will not enact this ordinance."



ENVIRONMENTAL CURRENTS

Newsletter of the Brandywine Conservancy's Environmental Management Center

P.O. Box 141

Chadds Ford, Pa. 19317

(215) 388-7601; 459-1900

James H. Duff, Executive Director H. William Sellers, Director, EMC Edited by David Sweet

Proposed Historic Village

Within this phase of the Survey, the EMC assisted the West Bradford Township Historical Commission with the compilation of an historic district nomination for the Village of Marshallton. Three years ago, the Historical Commission had proposed that the Township enact an historic district ordinance. Although that step was not taken, the Commission retained its goal of historic registration for the Village. In conjunction with Nancy Hill, Commission Chairman, Jack Hines, Township Manager, and volunteer Lou Ann Broad, the EMC put the nomination in readiness. It now is being evaluated by the PHMC.

The proposed Marshallton Historic District consists of 65 structures. The Village, which is known widely for its picturesque quality, contains the Marshallton Inn, Humphry Marshall House, and Bradford Friends Meeting. Nominated for its significance in commerce, architecture, agriculture, religion, exploration/settlement, and transportation, Marshallton developed in the 19th century as a rural service center for area farmers and travellers along the Strasburg Road. Through registration, the preservation of the special qualities of this historic village will hopefully be enhanced.



Circa 1860 view of Marshallton, West Bradford Twp., Chester Co., provided by Clarence L. Moore of the village. As of this writing, the Marshallton Historic District nomination is pending final approval in Washington.

- Revised the Marshallton Historic District nomination (West Bradford, Chester Co.), which then was presented to the Commonwealth's National Register Review Committee in November.

The Marshallton Historic District, West Bradford Township, and "Green Shadows," Thornbury Township, both in Chester County, recently were added to the Pennsylvania Inventory of Historic Places. Until the final regulations relating to the National Historic Preservation Act Amendments of 1980 are promulgated, thus allowing the National Register to resume accepting nominations, these two applications can progress no further than Harrisburg. We are hopeful, however, that this temporary bottleneck will be remedied shortly and that they will be early additions to a revised National Register.

The Marshallton Historic District was submitted in conjunction with the EMC's role as Project and Regional Coordinator of the Chester County Historic Sites Survey, now beginning its third year. With the assistance of West Bradford Historical Committee Chairman Nancy Hill and Township Manager Jack Hines, a district of approximately 76 properties (65 significant and/or contributing and 11 intrusions) was researched, described, and photographed. Minor adjustments to the boundaries, eliminating some of the open space in the 120-acre district, were made at the suggestion of staff at the Pennsylvania Historical and Museum Commission. A hurdle still to be overcome when Marshallton is recommended to the National Register will be obtaining the "concurrence" of a majority of the property owners within the district being registered. This requirement was included in the 1980 preservation legislation. The degree to which it will be an obstacle to further historic district registrations — often a politically sensitive proposition — remains to be seen.

544 Sugars Bridge Road
West Chester, Pa.
August 15, 1979

To the West Bradford Township Supervisors:

Please include me among those who are FOR the Marshallton Historic District. The "progress" that has happened in our township makes me realize that if we are to save Marshallton it must become an Historic District. Marshallton has changed. Very few of the families whom I knew when I was growing up are still here. There is a new generation coming in with no former family ties to the village. Most of these owners are interested in restoring the old properties and preserving the small town atmosphere.

The statement has been made that many families stay in the village and in the same house from generation to generation. NOT SO! Only a few properties have been owned by the same family for more than one generation. Starting from the northeast side to the northwest of the village - Mrs. Blanche Harper, Mr. & Mrs. Harry Perdue, Mr. Clarence Moore. On the southeast side to the southwest - Mr. Harry Cann, 3rd. (now sold), Mr. & Mrs. Henson Evans, Miss Elizabeth Matlack (now sold), Mrs. Catherine Trimble, Mr. & Mrs. Robert Ashby (now sold), and Mrs. Laura McCue.

We do have many retired homeowners - Mrs. Ira Bennett, Mr. and Mrs. Joseph Matson, Mr. & Mrs. John Miller, Miss Jennie Lawrey, Mrs. Ida Robinson, Mr. & Mrs. Earl Johnson, Mr. Clarence Moore, Mr. & Mrs. Brinton Ross, Mr. & Mrs. Earl Edwards, Mr. Campbell Weir, Mrs. Dominic Ciaffoni, Mr. & Mrs. Edward Busby, Mrs. Catherine Trimble, Mrs. Margaret Kelly, Mrs. Abbie Cann, Mr. & Mrs. Heston Wallace, Mrs. Laura McCue, Mrs. Elizabeth Tanguy, Mrs. Grace Geisel, Mr. & Mrs. Elwood Newman, and Mr. Ernest Fling.

I have been secretary of the West Bradford Historic Committee since November 1977, working with Dave Davis as our chairman and other volunteers - sometimes as many as twenty and as few as six. I have learned so much about preservation and the importance of it. As my family and friends know - I was not interested in the "old" and "roots" until after my mother died in 1974. My father and my sister began to work on tracing the family on my father's side. I promised to trace the property and that is when I became interested in the past. I learned that my great grandfather and great grandmother, William and Hannah Woodward Loller, purchased the west side of the house in 1845 and the east side in 1877. My grandmother, Lydia Loller, and my father, Clarence Moore, were both born in this house. Some day the house will belong to my sister and me. So we both have a great deal of interest in what happens to Marshallton.

I look forward to the day when the Marshallton Historic District will be a reality.

Sincerely yours,

Nancy M. Hill

My father sold home July 1982.

AT AUCTION
REAL ESTATE, ANTIQUES, TOOLS,
FURNISHINGS ETC.
ON PREMISES

Saturday, July 24th
1323 West Strasburg Rd.

in the center of Marshallton, West Bradford Twp. (just west of the firehouse).

Furnishings -- Antiques, tools 10:30 a.m.

Real Estate 1:30 p.m. -- Consisting of 2 1/2 story native stone residence on lot 48'x183' w/28' barn on 20' rear street, circa 1790 to 1800. 1st floor w/14x14 formica counter top kitchen w/pine cabinets, powder & laundry rm., large 14x32 living room w/fireplace, 3 large 16' bedrooms & bath 2nd fl.; full 34' plastered attic, 36' framed front porch, HW oil heat, 2 wells, one artesian w/new elec. pump, one dug well w/wooden pump, outside septic system, new alum. storm windows, paneled shutters, many pine closets, 21x28 barn w/loft adaptable to 2 car garage. Deep doorways & window sills, old hardware, old random pine floors throughout house.

This property worthy of your inspection Sun., July 18th, noon til 4 pm.

TERMS: 10% down -- Balance at settlement -- 60 days

SALE SUBJECT TO IMMEDIATE

CONFIRMATION OF OWNER:

MR. CLARENCE LOLLER MOORE

Auctioneers

Geo. H. Wilson & Son

Box 191, Chester Heights, Pa.

1-215-459-3194

W. Bradford revives historic district plan

EAST BRANCH CITIZEN—THURSDAY, FEBRUARY 7, 1980-

by Steve Marsh
staff writer

A wave of unfavorable public opinion last year brought plans to establish an historic district in Marshallton to a screeching halt. The historic committee, created by the West Bradford planning commission, had proposed an ordinance which would have turned the village and some outlying areas into a district subject to some controls of an architectural review board.

Public opposition to the plan by several long-time residents was overwhelming. The com-

mittee, then headed by David Davis, gave up on the idea.

But since last year's defeat, the committee has been working to find another way to create a district which could preserve the historic character of the old village. Nancy Hill, an historic committee member, took over the reins of the group when Davis became chairman of the township planning commission earlier this year.

"Nothing's definite yet," Mrs. Hill insisted. But her committee has been looking seriously at alternative plans for turning the village into a district. "We'll be doing some sort of district," she claimed.

In January, the historic committee talked with Jane Davidson, Downingtown borough historian and operator of a research firm, about creating a Marshallton district. "She explained what was done in Downingtown in the way of a resolution," Mrs. Hill noted.

The first effort to turn Marshallton into a district had been made under state law. Downingtown's district was created as a National Register Historic District. The National Register District places few restrictions on property-owners in the area. Several Marshallton property-owners in the area. Several Marshallton property-owners had fought the early attempt because of its restrictions.

Mrs. Hill said some of the residents who had been vocally opposed to the previous plan had attended the committee meeting with Mrs. Davidson. Her explanation of the National Register District, said Mrs. Hill, "seemed to satisfy some of those who were opposed to it" in the past.

Mrs. Hill said Mrs. Davidson was eager to start on the Marshallton project. But the ideas have to be approved by the historic committee, the planning commission, and finally by the board of supervisors. Mrs. Davidson did not tell the historic committee how much the job would cost.

"They asked me to talk to them," said Mrs. Davidson. She claimed she could not quote a price until "I look at the documentation and analyze it."

Mrs. Davidson would not be doing the work herself, because she is still obligated to Downingtown. But her firm, Historic Research Associates would do the work under her direction.

Fees charged by Mrs. Davidson's firm can range in the thousands of dollars for documenting a district. She said her fees depended on how much work her firm would have to do. Some research for the previous Marshallton district effort has already been completed.

The Brandywine Conservancy, Chadds Ford, is also in the business of establishing historic districts. Under Martha Wolfe, the conservancy has been directing county-wide efforts for a historic site survey. Ms. Wolfe said the results of the survey would be used by the conservancy to pinpoint locations of obvious historic districts.

The conservancy "can do the entire job" of creating a historic district, whether under state regulations or for the National Register, Ms. Wolfe said. It can also act as consultant using community volunteer labor.

Conservancy work is not free. "We would set a contract" if asked to do a job, she said. But "we're non-profit, so we can charge much less than others," she noted. The conservancy is most concerned with simply breaking even, she noted.

Starting in March, Ms. Wolfe said, the conservancy will institute a financial incentive program to help and encourage communities throughout the county to create historic districts. Since the conservancy budget will not be announced until March, details of the plan were not yet available.

Whatever route the West

Bradford committee may choose to take, one thing is for certain. Members are not going to do all the work themselves. They are fairly certain, Mrs. Hill noted, that an outside consultant like Mrs. Davidson will be hired if the proposal is approved.

"It would have been a lot easier (the last time a district was proposed) if we could have put an outsider there to take the beating we took," Mrs. Hill said. She claimed some of her

neighbors still bear hard feelings for her involvement in the last proposal.

Nevertheless, she is determined to create some sort of district. The boundaries will probably be pulled closer to the center of the village in the new plan, and some sections may be excluded, she noted. But that is as far as plans have gone. But "as far as I'm concerned, I want to see a Marshallton Historic District," she concluded.

East Branch Citizen
2/14/80

What a difference a shopping center makes.

Last spring the residents of Marshallton protested plans to create a historic district in the village area. The proposal included an architectural review board to consider modifications to the exterior of buildings in Marshallton.

When the West Bradford supervisors saw the negative response to the plan, the historic district proposal was quickly shelved. Soon the township's historical society will introduce a new plan that will include a provision that residents of the Marshallton area can voluntarily comply with the ordinance to reserve the historical significance of the village.

This past Monday night, residents of Lionville jammed the Uwchlan Township building. They appeared anxious to have a historic district created in their village. And the proposed ordinance would also include an architectural review board.

The apparent difference in attitudes about a historic district ordinance which would include a review board is the threat of a shopping center being built on the edge of Lionville. With little chance of a shopping mall being developed in Marshallton, the residents of that village apparently don't feel as vulnerable.

RESOLUTION 82-03

A RESOLUTION EXTOLLING THE ACCOMPLISHMENT OF CERTAIN CITIZENS IN GATHERING HISTORIC FACTS, MAKING A RECORD OF THE SAME AND HAVING THE SAME ACCEPTED BY THE PENNSYLVANIA HISTORIC COMMISSION IN ORDER TO LIST THE VILLAGE OF MARSHALLTON AS AN HISTORIC SITE.

WHEREAS, a pictorial record replete with architectural description and history has been made of each building in the village of Marshallton.

WHEREAS, this record has been made into a document with a suitable preface and presented to the Chester County Historical Society, West Bradford Township Board of Supervisors and the Pennsylvania Historic Commission.

WHEREAS, this has been accomplished as a voluntary effort, unselfishly prepared for the good of the community.

WHEREAS, Mrs. Nancy Hill and Mrs. Martha Wolfe, were the principle persons responsible for this accomplishment.

WHEREAS, the Board of Supervisors of West Bradford Township wishes to make it known that these persons have done this for the community.

WHEREAS, the Board of Supervisors of West Bradford Township does acknowledge that this record was made in a professional manner and will stand in the fore front of those documents recording historic sites.

NOW THEREFORE BE IT AND IT HEREBY IS RESOLVED, by the Board of Supervisors of West Bradford Township that Mrs. Nancy Hill and Mrs. Martha Wolfe are deserving of special praise and heartfelt

thanks for their services in completing this task. That the citizens of West Bradford Township are proud of what has been accomplished by these people.

ATTEST:

Jack W. Huns

DATE:

Feb. 9, 1982

BOARD OF SUPERVISORS,
WEST BRADFORD TOWNSHIP

Samuel Wolfe
George B. Huns
Samuel Wolfe

West Bradford Township

DAILY LOCAL NEWS, West Chester, Pa., Thurs., Feb. 11, 1982

thanks its history lovers

By BRUCE HEYDT
(Local News Correspondent)

The West Bradford Board of Supervisors Tuesday night passed a resolution thanking the efforts of township citizens who have been gathering information about the history of buildings in Marshallton in an attempt to have the village designated an historic site.

At the Jan. 26 board meeting, Nancy Hill and Charles Fitzgerald of the West Bradford Township Historical Society presented pictures and documents the society had compiled since April, 1979. This record has been accepted by the Pennsylvania Historic Commission and the site approved as an historic district. The authors of the report hope to have Marshallton listed in the National Historic Register in the near future.

The resolution, which was unanimously passed, calls the work done by Hill and Martha Wolfe of the Brandywine Conservancy "a voluntary effort, unselfishly prepared for the good of the community." It proclaims its intent to "acknowledge that this record was made in a professional manner that will stand in the forefront of those documents recording historic sites."

"Now therefore be it and it hereby is resolved," concludes the resolution, "by the Board of Supervisors of West Bradford Township that Nancy Hill and Martha Wolfe are deserving of special praise and heartfelt thanks for their services in completing this task. That the citizens of West Bradford Township are proud of what has been accomplished by these people."

Voice of dissent

The residents of the township were not as unanimous in their praise of the project as was supervisors, however. David Johnson of Marshallton voiced his concern over the results that designation of Marshallton as an historic site would have on the rights of property owners within the area. He claimed to represent a number of others with similar reservations. Their concerns, as voiced by Johnson, are that restrictions will be imposed on the owners' right to make improvements to their properties.

Johnson was dismayed that there had been no public hearings prior to the presentation to the state historical commission, and hoped that open discussions would be held in the future. Board Chairman Jonathan Wood defended the work the township historical society had done and observed that there was opportunity to hear the details of the project and speak out at the Jan. 26 meeting.

Wood said, "If the people had come to hear the narrative and seen the presentation they would have gotten a different impression."

Addressing the concern that the acceptance of the historic district designation would dictate "the color that shingles can be painted, or whether a tree can be planted without the board's permission," Wood said, "There has been no intention to pass an ordinance to restrict building maintenance. The purpose has been to preserve the history of Marshallton by taking advantage of years of research."

He added that there would be financial incentives to maintain the appearance of Marshallton.

Charging Johnson with passing the information along to others who shared his concerns, Wood informed him that individual property owners were free to officially object to the designation by sending a registered letter to the board. In conclusion the board chairman expressed the opinion that the objections presented by Johnson were a result of a misunderstanding of what was being attempted, and that the feared restrictions are not involved in the recognition that Hill and her associates have worked for.

EAST BRANCH CITIZEN—Thursday, February 18,

W. Bradford honors 2 women

by Susan McVey

Appreciation and heartfelt thanks were shown Tuesday night, Feb. 9, by the West Bradford Township supervisors. In a resolution, passed unanimously, Mrs. Nancy Hill, of the township historic committee, and Mrs. Martha Wolfe, of the Brandywine Conservancy, were praised for their efforts in preparing the photojournal of Marshallton and having it accepted by the Pennsylvania Historic Commission, to list the Village of Marshallton as a historic site.

Charles Fitzgerald took the photos. The photojournal was presented to the supervisors Jan. 26.

"This record, accomplished as a voluntary effort, was made in a professional manner and will stand in the forefront of those documents recording historic sites." The supervisors of West Bradford Township "wish to make it known that these persons have done this for the good of the community," noted the resolution.

In other business, Dave Johnson, Strasburg Road, Marshallton, told the supervisors that "people in Marshallton are mad."

Johnson went on to say that no one ever asked him about Marshallton becoming a historic site. People didn't like the idea three years ago, "why have more controls?" asked Johnson.

"There is no association between this and three years ago," stated Sam Wagner, supervisor, since there won't be a board of review to pass on the front facade of buildings in the village.

"This is purely an effort to preserve the history of Marshallton, with possible financial incentive to preserve property," stated Jonathan Wood, chairman.

Date: March 9 - 1982

Total - 39
In District

BOARD OF SUPERVISORS OF WEST BRADFORD TOWNSHIP:

WE THE UNDERSIGNED strenuously oppose any designation of the Marshallton Area as an historic district and the passage of any ordinances to implement such designation. We are of the opinion that such designation would be a great detriment to us as property owners and residents and that it would not further the health, safety and general welfare either of the Marshallton Area or the Township in general.

We object also to the fact that, despite newspaper stories to the contrary, we received no notice whatsoever of your intention to change the designation of the area. We oppose the imposition of any enactments which would further reduce our ability to use our property and any further intermeddling by Township government or State or Federal government with our property rights.

In view of the Township failure in the past to communicate with us concerning the Township's intentions with regard to historic designation, we ask that you give us, the undersigned, personal notice by mail of your intention, if any you have, to act further with regard to historic designation for Marshallton.

NAME

ADDRESS

David P. Johnson
Paul D. Johnson
Brinston C. Ross
Dora E. Ross

1328 W. Strasburg Rd. West Chester
1328 W. Strasburg Road, West Chester
1325 W. Strasburg Rd. 19380
1325 W. Strasburg Rd. West Chester Pa
1291 W. STRASBURG Rd.

Wm. T. Johnson - Not home owner

NOTICE — The Marshallton Historic District will be considered by the Pennsylvania State Review Board for nomination to the National Register of Historic Places at its meeting on November 12, 1985. The proposed district is bounded by the lands of the Chester County Historical Society west of the intersection of Northbrook Road and Strasburg Road, Rt. 162; then east through the lands of Robert and Elaine Siler north of Strasburg Road; continued east along the Northern boundaries of the lands of William C. Baldwin, Edgar C. and Jean Henson, Marshallton Village Inc., Virginia L. Mackey, Gilbert E. Gray, Richard M. and Susan D. Armstrong Jr., then south along the eastern boundary of the lands of Richard M. and Susan D. Armstrong Jr. and Lucky Hill Road; then west across Cann Road to Northbrook Road; then east of the lands of Anthony S. and Betty J. Amoriello and Paul and Phyllis Hall to Strasburg Road; then south along Northbrook Road to the lands of Michael R. Betz; then north across Clayton Road to Strasburg Road and the Chester County Historical Society.

Listing in the National Register, the Federal government's official list of historic properties worthy of preservation, results in the following for historic properties:

1. Consideration in planning for Federal, federally licensed, and federally assisted projects. The Advisory Council on Historic Preservation must be given an opportunity to comment on all federally related projects affecting listed properties. For further information see 36 CFR 800.

2. Eligibility for Federal tax provision. The Federal Internal Revenue Code encourages the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation and also provides for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. For further information see 36 CFR 67.

3. Consideration of historic values in the decision by the State or Federal government to issue a surface coal mining permit where coal is located. For further information see 30 CFR 70 et seq.

4. Eligibility for Federal grants-in-aid, whenever funds are appropriated by Congress. For further information contact (SHPO).

Owners of private property nominated to the National Register may concur in or object to the nomination in accord with 36 CFR 60. Any owner or partial owner who objects to listing should submit a notarized statement (certifying ownership and objections to listing) to:

Larry E. Tise, State Historic Preservation Officer, Box 1026, Harrisburg, PA 17120

Objections must be received by November 12, 1985.

Each owner or partial owner has one vote, regardless of how many whole or partial properties in the district are owned by that party. If a majority of private property owners object to the nomination, it will not be listed; however, the State Historic Preservation officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility for inclusion in the National Register. If the property is determined eligible but not formally listed, the Advisory Council must still be given an opportunity to comment on Federal projects which may affect the district.

A copy of the nomination, the criteria used for evaluation, and more information on the results of listing are available from the SHPO, at the above address or telephone inquiries can be made at (717) 783-8946. Comments on the nomination should be received by the SHPO before the State Review Board meeting.

Marshallton gets historic rating; residents eligible for tax relief

By GRETCHEN METZ
RECORD Correspondent

West Bradford supervisors last night announced that through the efforts of Nancy Hill and the West Bradford Historic Committee the village of Marshallton has been placed on the National Registry of Historic Places in Washington, D.C.

Supervisor Jonathan Wood commended Hill and the historic committee on an outstanding community effort, calling it a "testimony to civic pride."

Hill, a West Bradford resident since 1933, worked on the project from 1977 to 1981, with coordinating efforts of Martha Wolf of the Brandywine Conservatory.

A book compiled by the historic committee with pictures and descriptions of all historic homes in Marshallton is presently on file in the township building. There are special benefits for owners of homes on the national registry, said Supervisor Samuel Wagner.

Marshallton residents are now

eligible for low-interest home improvement loans, and government agencies are prohibited from disturbing those properties.

Michael Orsborn and the historic committee are continuing their research of 21 remaining buildings on the Strasburg Road corridor in West Bradford, which extends from

Copes Bridge on the east through the villages of Marshallton and Romansville to the Strasburg Landfill on the west.

DAILY LOCAL NEWS, West Chester, Pa., Thurs., April 3, 1986 A1

LIVING



The historic Humphrey Marshall House

*New status should not
change the old village*

Marshallton on
U.S. 'super list'

Story by
Frederick
Richards

Photos
by Bill
Stoneback

Despite some residential opposition and 10 long years of work, West Bradford Township has finally won national recognition for Marshallton as a historically certified village. In January, Marshallton was named to the National Register of Historic Places.

Of course, no one ever had to argue that with citizens from the old settlement that spreads along Strasburg Road west of West Chester. From their vantage point, high on the ridge above the west branch of the Brandywine Creek, their little town has always been historic and worth preserving. That's why they've kept so much of its 18th- and 19th-century architecture intact.

But the peculiar new status as a "historic district" on the National Register hasn't been the unanimous choice of all concerned. In fact, part of the reason it took a decade to get on the Register was opposition from some residents who fear the "historic" status would infringe on their property rights.

Not so, argued the supporters of the registration effort. What the designation would mean is that Marshallton would be recognized on the nation's "Super List" of historic communities and, therefore, be eligible for certain low-interest home improvement loans or taxbreaks.

BUT THE FEARS of some residents were spelled out to West Bradford officials in no uncertain terms through many heated township meetings — no one, especially another governmental committee, was going to tell them what to do with their homes.

Well, township manager and zoning officer Jack Hines, who was reared in Marshallton said, residents have nothing to fear from the recent benediction by Washington, D.C.

"It does not put any restrictions on the property owner; he can do what he wants," Hines said. "The only thing we've really done is recognize that the historic significance is there."

But there's a method to this madness. What residents may have to fear, in a sense, is not the federal government, but their own. According to the legal framework behind the National Historic Preservation Act of 1966, the police power to regulate changes in property appearance lies within local township ordinances — Pennsylvania Act 167 of 1961 to be specific.

Act 167 states municipalities have the power to set up "historic district laws." Within those districts, property changes such as renovation, demolition or additions are overseen by a historical architectural review board which may regulate the owner's plans. Pennsylvania law also allows townships to include language in their zoning codes insuring that land use is compatible with historic preservation.



Marshallton Inn, a landmark in the village

MARSHALLTON RESIDENTS with the townspeople, Hines said.

who may be on the edge of their seats while reading this story can take a deep breath and relax. West Bradford has adopted no such ordinances or zoning restrictions; not yet, at least.

Hines said it is unlikely the village's zoning would be changed — it's designed to maintain Marshallton's traditional uses —. The possibility remains that the township could adopt a historic district ordinance.

"The zoning really establishes that the village should continue as it has for the past 100 years," he said. "Beyond that, its zoning really doesn't control taste or aesthetics."

That would be a radical proposal for the conservative community, but it's not beyond the realm of possibility. The decision would rest entirely

on the townspeople, Hines said. "Some time in the future," Hines said, "the people may say we need more control to protect this historic district."

But that won't happen until they are ready, and it may be tough convincing people after 200 years without government regulation. Still, Hines foresees the day when someone attempts to build, or even destroy, something in the village that no one wants changed. Then the township, even with Marshallton's National Register status, wouldn't be able to stop it if the applicant is within the four corners of the zoning ordinance.

"I THINK THE real problem is that we're going to get an application for some use that won't be compatible in the eyes of the residents. At that point, they may say, 'why don't we tighten up the regulations,'" Hines said. "Right now, there's nothing (ordinance) to say that someone could buy an existing house, tear it down, and put something else there."

"The only thing that we've really done is recognize the fact that the historic significance is there," he added. "But I don't think that that's a bad first step."

The concept of a historic district first appeared on West Bradford's agenda in 1976. Township officials decided to update the comprehensive plan, a guide used as a blueprint to regulate growth. In those days of the United States Bicentennial, with the nation's historic consciousness raised high, West Bradford's supervisors resolved to get Marshallton on the national list. The board appointed the ad hoc historical committee charged with getting the job done. Among its early members were Edward Stoudt, its first chairman; Cathy and David Davis, its second chairman; Mary Evans, Jean Haegele, Winifred Johnson, Kenneth Trimble, Harry Perdue and Nancy Hill, its third chairman.

Many credit Hill with keeping the flame alive over the years. She and Martha Wolf, a consultant hired from the Brandywine Conservancy, saw to completing much of the seemingly endless documentation required. Looking back, she seems surprised she ever volunteered for the task.

HILL NEVER considered herself a preservationist or even historically minded. Ironically, she preferred the contemporary furnishings of her ranch-style home on Sugar's Bridge Road to those of a colonial home. But she believed the village where her family had lived since 1845 was special and worth saving.

"It was just one of those things where I walked into it and said, 'Yes, I'll help.' I don't know why. It was just my village and I thought that I should help."

She learned a lot in the process. For example, the source of Marshallton's development, Strasburg Road, "was a drover's road... to avoid paying the tolls on the Lincoln Highway, it was easier to bring the cattle through here."

Besides the cattle, wagons loaded with wheat and corn from Lancaster County, the state's farming heartland, stopped on their way to Philadelphia. Over the years, beginning in the 1760s, a community of craftsmen and innkeepers evolved. Hill's great-grandfather was a tinsmith.

In effect, became Marshallton a service center, catering to teamsters, travelers and outlying farmers. Its architecture reflected the occupations of inhabitants: tradesmen and retired farmers. Over the years, the village developed along the road, almost unconsciously, as a well-mixed blend of designs built and adapted by its residents. Today, a visit to the village offers a lesson in domestic architecture spanning three centuries: from the rural Georgian style of the 1773 Humphrey Marshall house to the modest Gothic and Queen Anne frame houses of the 19th century to a few unobtrusive contemporary 20th century homes.

UNIFYING THE parade of styles is the highway. As the only link to the outside world, Strasburg Road probably accounts for the reason Marshallton remained virtually unchanged through the centuries. Unlike larger communities, like West Chester or Downingtown, Marshallton was bypassed by train or trolley service. That lack of access to the outside world, coupled with the insular, self-sufficient character of its inhabitants, may explain why the village underwent few modernizing facelifts that larger towns experienced.

One man who remembers when Strasburg was just a dirt road filled with carts and wagons is Harry Perdue. At 87, he is probably the oldest continuously living resident of the village, although he admits that 93-year-old Clarence Moore is the oldest citizen.

Perdue grew up on a farm outside of town near Broad Run. His father sold eggs and butter to Harry LeFever who ran the general store at the corner of Sugar Bridge Road where the fire company is now. He

remembers vividly the long line of house-front shops operated out of craftsmen's homes near the turn of the century. There was a butcher, shoemaker, dressmaker, cigar maker, blacksmith, baker, cabinet maker and carpenter, barber, pump maker, tinsmith, tobacconist, machinist, hatmaker, and a cradle and scythe pole maker among others.



The blacksmith shop, one of the older buildings in old Marshallton



The Friends meetinghouse in Marshallton in West Bradford

IN PERDUE'S DAY, Marshallton was a place where a person could be born, raised, educated, married, and buried without ever leaving the community.

"You could buy anything you wanted to except a full-dressed suit or a gown," said Perdue, who left the farm in 1936 to work for the state highway department. "You didn't have to get out of Marshallton for anything. The only thing you had to leave for was paying your taxes in West Chester."

And there was always something to do, although, admittedly, people were accustomed to a slower pace of life. He recalls the summers when one social organization's festival seemed to follow the other's.

Rarely did a weekend pass without a Saturday night dance in the old Farmer's Hall. That was the meeting place for almost everyone, including the township until the 1960s. Built in 1912 by the Farmer's Council Order of Independent Americans, the hall hosted dozens of group meetings including, some would rumor quietly, the local chapter of the Klu Klux Klan in the late 1920s.



Bill Baldwin owns the hall where he keeps his collection of antiques and rural artifacts from the 19th century. He owns the Centre House (a former inn and the village's oldest structure dating from 1765), the old schoolhouse on Sugar's Bridge Road and the long serpentine house that once housed the post office.

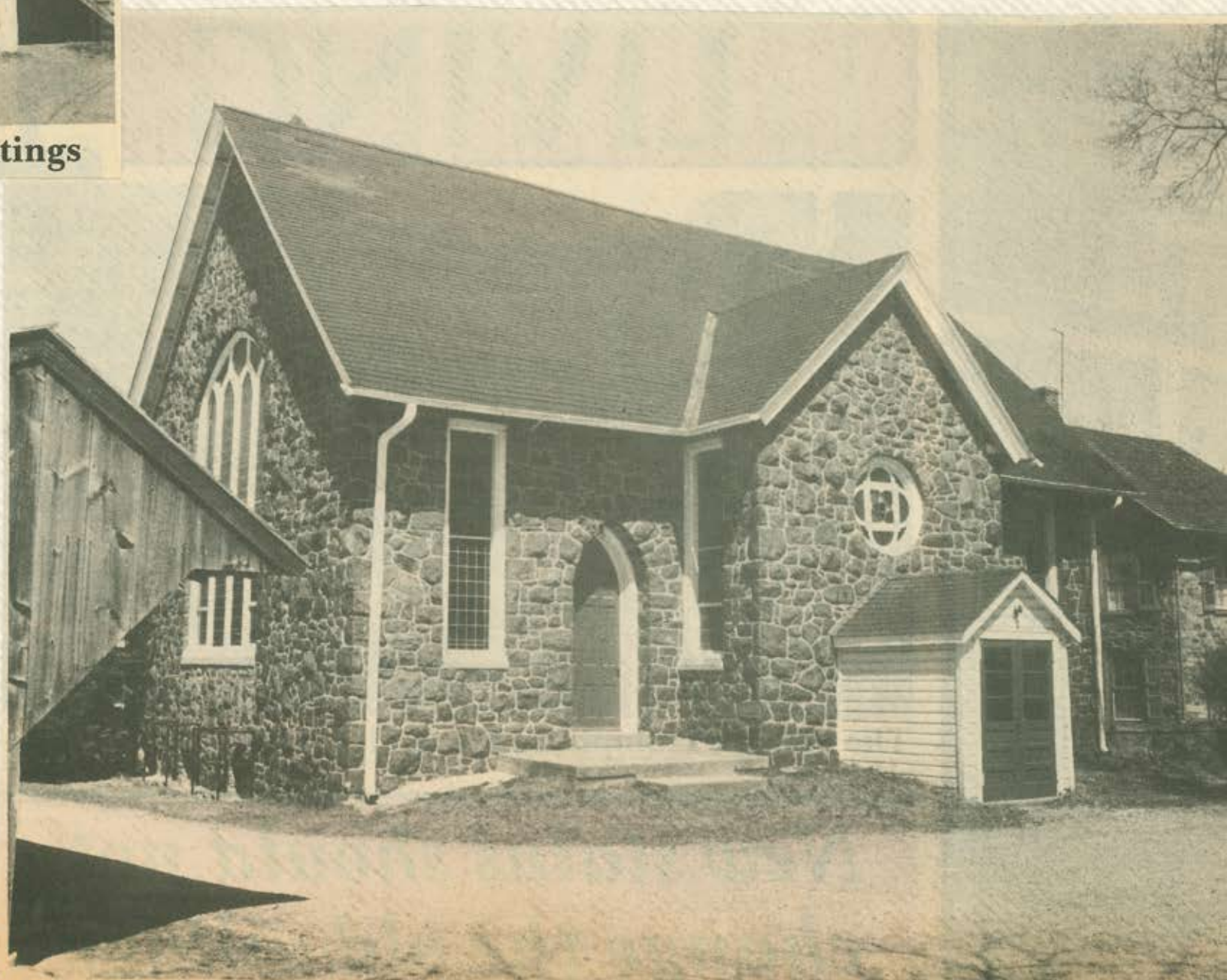
HE HAS AMBITIOUS plans for his properties, formally controlled by a non-profit organization he set up called Marshallton Village Inc. Basically, Baldwin envisions his part of the village becoming a museum like the du Pont's Winterthur in Delaware. In the serpentine house he would re-create an old general store to be called A.P. Hall's Cash Variety Store, while the Lodge Hall would become a "special collection" center, and the schoolhouse a "museum and library." Baldwin's plan sees tourists flock into the village to capture the sense of Chester County's rural 19th century past.

Of course, that vision doesn't sit well with many residents who cherish their peace and quiet. In fact, the image of tour buses and cars filling their streets, and tourists marching down their sidewalks, has drawn shudders of disgust.

Nonetheless, Baldwin said, the museum idea is just that — nothing will happen while he lacks the money to do it, and apparently he doesn't have enough backing. So, for the time being, those residents who would oppose him can rest easier.

Marshallton's future, more likely, will continue to involve a sort of rural gentrification where younger affluent families looking for an old house are attracted by its historic charm and country setting. And while no longer self-sufficient, it may with luck — and planning — continue to be the ridge-top village where the past co-exists along the roadside with the present.

Lodge Hall, site of many meetings



A view of the rear of the United Methodist Church in Marshallton

The Philadelphia Inquirer

town and country

NORTH

Sunday, September 21, 1986

By Denise Breslin Kachin
Special to The Inquirer

It's a scenic strip that runs about a mile on Strasburg Road in West Bradford Township, nestled between West Chester and Romansville.

Quiet and gentle, the village of Marshallton, where West Bradford Day will be celebrated from 1 to 5 p.m. today, is steeped in history and beauty. Its serene exterior is something that its residents, many of whom have lived there all their lives, wanted to preserve.

When the Chester County village, high on a hill above the west branch of the Brandywine Creek, was placed on the National Register of Historic Places in January, not all of its 200 residents jumped for joy.

Not that the historic hamlet does not deserve national honor and recognition. According to a pamphlet on the history of West Bradford written by former resident Barbara Ayers in 1713, Edward Clayton and Thomas

Arnold each bought 198 acres from William Penn.

Of the territory within the immediate vicinity of what is now Marshallton, these men were the first buyers to actually settle on their property.

The first building on what is now Strasburg Road was the Friends Meeting House, simple and sturdy for the purpose of worship.

The town is named after Humphrey Marshall, born in 1722 in West Bradford. He married Sarah Pennock of nearby West Marlborough Township in 1748. In 1746, the energetic Marshall put a brick extension on his ancestral home. In addition, Marshall also constructed a greenhouse, perhaps the first in the country. He also served as county treasurer from 1762 to 1767.

Marshall was recognized by men of his day as a brilliant scientist and was also a successful gardener and farmer. He was elected an honorary member of the American Philosophical Society, with his diploma signed by Benjamin Franklin, who was said to be a friend of Marshall's.

In 1785, his *Arbustum Americanum* was published, a 200-page book on botanical species in his prolific garden. He died childless in 1801 and is buried with his wife and parents in the Bradford cemetery.

Marshall might approve of his beloved village receiving national status, but the 10-year effort stirred a confrontation among the residents of the charming town.

"The township released a comprehensive plan with plans to make Marshallton an historic area. Many residents thought Marshallton should have national recognition because of its historic value," said Jack Hines Jr., 41, a native of Marshallton and township manager since 1978.

In Marshallton, a new significance to community fete



Mary C. Evans at wheelmaking stand in former blacksmith shop.



A recessed window shows off antiques at the blacksmith shop.



Special to The Inquirer / SCOTT ROWAN

Nancy Hill, a historic-preservation leader, stands by the Marshalton Inn while displaying a 1860 photo of the same street.

"The (township) supervisors wanted a zoning change to protect the historical nature of the district," said Hines. "We had no time to study the area, but we wanted to create a zone for Marshallton to protect the area from development and the possible widening of Strasburg Road to facilitate traffic," he added.

But many residents were less than thrilled by the prospect of the quiet hamlet going on the nation's "super list" of historic communities, said Nancy Hill, one of the members of an ad hoc committee that researched the history of the area.

One opponent of the designation was Edward Busby, a retired farmer who has lived in Marshallton since 1916. The proposal was offensive, he said, because "I figured I couldn't do what I wanted to do. I couldn't put on or add on to my home and I felt I had the right to do that."

"There was a lot of misinformation going around," said Hines. "Many residents thought the status would infringe on their rights as property owners. They thought they wouldn't be able to paint the outside of their house any color or would have to have permission to make renovations or sell their property."

"But this just isn't so," said the township manager. "If anything, the historic properties are worth more to the owner and they are eligible for certain low-interest, home-improvement loans or tax breaks."

Hines believes that the inclusion of his home village on the national list is "absolutely a good step. This preserves the historic flavor of Marshallton."

"When I saw the 1976 comprehensive plan, it called for a small shopping center around my property. I knew it was time to get involved," Hill recalled. "What disturbed me was that this kind of growth could happen anywhere, if it could happen here."

While many lost their fervor during the long years of research, endless meetings and dealing with reluctant neighbors, Hill never lost her desire to see her ancestral village placed on the super list.

"The committee had monthly meetings and we had to research every building and home in Marshallton, by going to the courthouse in West Chester and tracing deeds. In addition to the Friends Meeting House, the Marshall House, the Blacksmith's shop (which is now an antique shop), and the Marshalton Inn are among the popular attractions of the village. Every house and building, over 70 in all, were researched and photographed," said Hill.

It's ironic that Hill should be so involved in the effort to keep Marshallton historic. "My tastes, as you can see," she said, pointing to her living room furnishings, "are contemporary. But my family has been here since 1845, and I believe this area is special and worth preserving. When volunteers were needed, I just decided I should participate."

With her along the way was Martha Wolf of the Brandywine Conservancy, a nonprofit organization that works to conserve the natural historic and scenic qualities of the Brandywine area. "Funding for the Marshallton project came from a few sources: us and the Chester County Historic Museum Commission," said Wolf, 37. The conservancy conducted a survey, commissioned by Chester County, in 1979 of all historical homes in the county.

"The survey purpose was to research every historical structure in the entire county, so naturally the research helped us in the Marshallton effort," said Wolf. "In the course of the survey, we (the conservancy) choose projects to help complete and fund. Since the Marshallton project was already under way, we decided to lend them a hand."

Wolf agreed that the Marshallton project was "special."

"In the 1700s, Marshallton was a bustling center with all kinds of shops and business," said Wolf. "It was parallel to Lancaster Pike, which was a toll road for drivers, driving their produce and goods from Lancaster to Philadelphia. To avoid the toll, they chose to come down Strasburg Road through Marshallton."

Wolf also said much of the controversy surrounding the proposal for historic certification centered on misinformation.

"Marshallton needed designation," he said firmly. "It needed to be official."

Wolf saw her role as mostly assisting Hill, and while one may think of Hill as an historian, Hill is the first to set you straight.

"I'm not an historian," Hill stated emphatically. "I simply wanted to preserve the historical legacy of Marshallton. 'It's my village and I thought it was worth saving.'"

After the exhaustive research was completed, Hill and Wolf trekked to Harrisburg and submitted their findings to request a place for Marshallton on the national Register of Historic Places to the Office of Pennsylvania Historic Preservation and the Pennsylvania Historical and Museum Commission. The state first reviewed the proposal in November 1985, but it was turned down because more information was needed.

The determined duo completed the request and reapplied. Their efforts were rewarded with the designation in January.

"We've had West Bradford Day for five years now," said Hill. "We have held the event at different locations, for instance at the West Bradford Elementary School, but Marshallton always draws the biggest crowds. Many shops are open and tourists coming to the township love the quaintness of Marshallton.

"You could buy anything you wanted in Marshallton," said Harry Perdue, 87, who claims to be the oldest continuous resident of the hamlet. His family moved there from Downingtown in 1903. "We had a seamstress, blacksmith, cabinetmaker and carpenter, barber, tobacconist, hatmaker, machinist and even a cigarmaker. Farmers around here used to grow tobacco. The only time you had to leave was once a year to pay taxes in West Chester."

The indefatigable Perdue, father of two sons, has spent many an afternoon researching homes and buildings in Marshallton at the Court House.

"I'm good at history," he added with a laugh.

For Busby, the retired farmer who is now 79, the designation has become palatable. Life in the village, he said, has gone on pretty much the way it was.

And For Nancy Hill, the reward for sometimes feeling like the town pariah and for years of hard work came with the notice of national historic designation for her native village.

"I'd like to think of this as my legacy to the town. I love it here and want Marshallton to be preserved for generations to come."



Special to The Inquirer / SCOTT ROWAN

Interior of the Marshallton United Methodist Church, a part of the town's historic legacy.

RECEIVED SEP 4 1981



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

WILLIAM PENN MEMORIAL MUSEUM AND ARCHIVES BUILDING
BOX 1026
HARRISBURG, PENNSYLVANIA 17120

September 1, 1981

West Bradford Township Supervisors
Stephen Hout, Chairman
1535 Poorhouse Road
Downingtown, Pennsylvania 19335

In Re: Marshallton Historic District
Chester County

Dear Mr. Hout:

I am extremely pleased to advise you that the Marshallton Historic District, Chester County, has been evaluated by our staff and determined to be worthy of inclusion in the Pennsylvania Inventory of Historic Places, which we maintain for this Commission. The Inventory is a listing of important properties and areas used to assist public officials and private citizens in planning numerous projects and activities.

As you may know, critical natural resources, like air, forests and water receive very special consideration during the planning and execution of various public and private development projects. Similarly, the preservation of valuable historic resources should be considered fully as our communities continue to grow and prosper. The Inventory contains thousands of historic sites, structures and districts we believe worthy of consideration in planning undertakings that might affect the preservation of an important part of Pennsylvania's rich heritage.

If you would like more information about any aspect of our restoration or historic preservation program, please call us at 717-787-4363.

Sincerely,

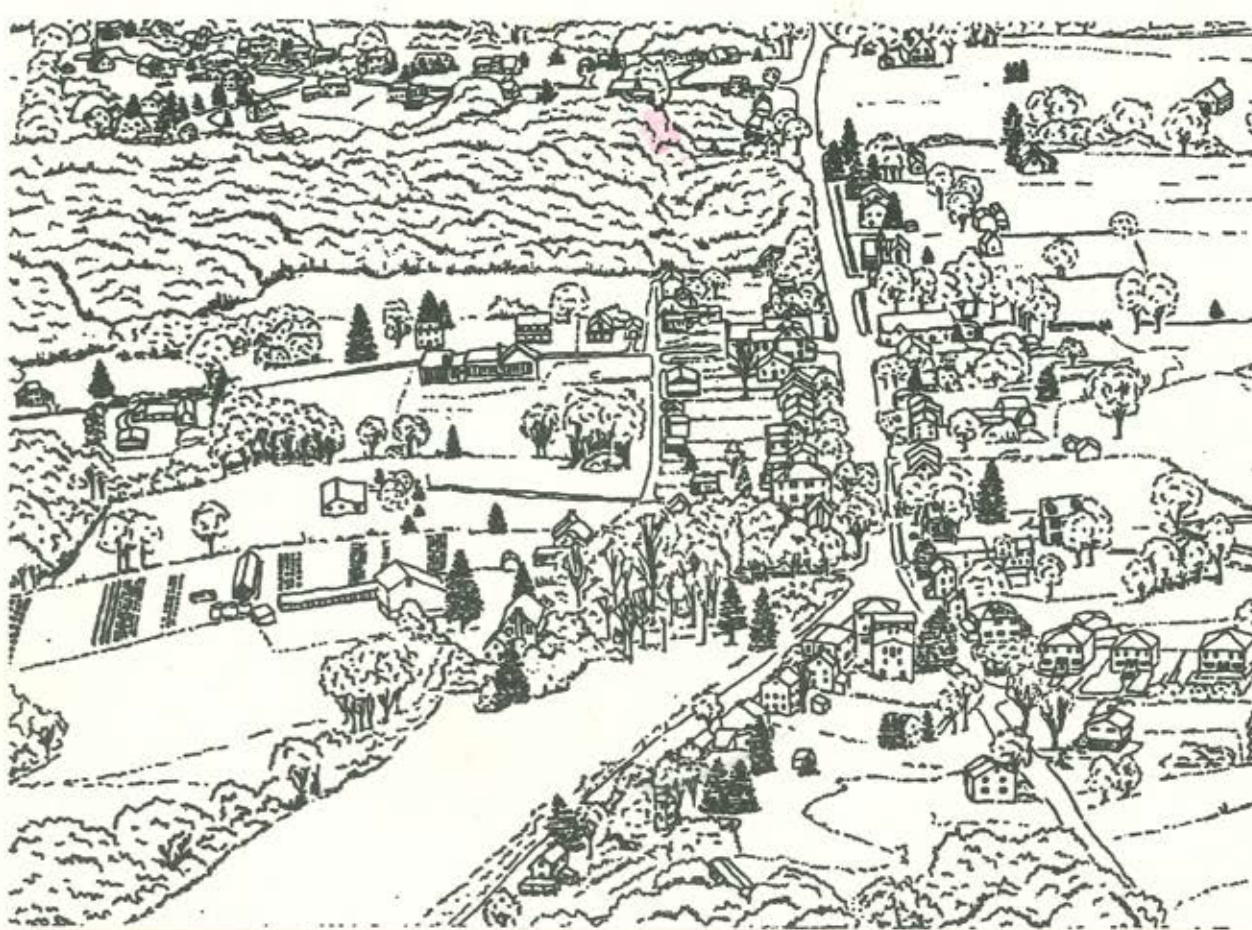
Ed Weintraub
Director
Bureau for Historic Preservation

A handwritten signature in cursive script, reading "Barbara Philpott".

By: Barbara Philpott
Bureau for Historic Preservation

EW:BP:ssb

cc: Brandywine Conservancy
Chester County Commissioners



The Land Use Management Plan (see previous page) analyzes components of each of the Landform Categories such as those contained in this Village Setting sketch depicting Marshallton. Sketches such as this will be utilized to illustrate the interrelationship of these components as well as the impacts posed by potential development.



WEST BRADFORD TOWNSHIP
1535 POORHOUSE ROAD
DOWNTOWN, PA. 19335

COMPREHENSIVE PLAN UPDATE
PUBLIC MEETING SCHEDULED

FOR JUNE 15

WEST BRADFORD ELEMENTARY
BROAD RUN ROAD
6:00 PM REVIEW OF MAPPING
7:00 PM PLAN PRESENTATION

June 1989

HILL WILLIAM H &
NANCY M
644 SUGARS BRIDGE RD
WEST CHESTER PA 19380

50
6P

5
V10

