

# Chester County Ledger

The Newsletter of the Chester County Historic Preservation Network

Volume 14, Number 2

June 2011

## Welcome to Radley Run Country Club and its Historic Buildings!

This year's Volunteer Recognition Celebration will be co-hosted by the Birmingham Township Historical Commission and Radley Run Country Club, including a *first-time public tour* of the 1749 Samuel Painter Jr. Cottage. We will also tour some of the other historic buildings on the property.

Radley Run Country Club's buildings are steeped in history. Currently, the Club consists of five primary buildings and one stabilized ruin, each of which has historic value. The historic buildings include the ca. 1749 Samuel Painter, Jr. House; the ca. 1750-1770 Springhouse/Lye House, directly across

Country Club Road from the Samuel Painter, Jr. House and currently stabilized as a ruin; the James Painter House (also known as the Mansion House), portions of which date to 1770, 1847, 1902, and 1912; the ca. 1850 Forebay Stone Barn, currently Radley Run's clubhouse; (where we will hold the celebration dinner); the 1901 Kennelman's House; and the ca. 1920 Huntsman's House.

The Radley Run Country Club Parcel  
The parcel presently comprising Radley Run Country Club was originally part of a 1000-acre tract purchased from

William Penn in 1686 by John Cornwell and William Hudson. In 1722 two smaller tracts were divided off, with 312 acres purchased by Samuel Painter, Sr. and 250 acres by John Collier. In 1747, the Collier tract was again divided after the death of John Collier, with George Gilpin



*The Mansion House will be the focal point of the plans to develop a lodging and events facility using the historic resources of the country club.*

purchasing 118 acres "in trust and for the use of" his brother-in-law, Samuel Painter, Jr. The Samuel Painter, Jr. House, the James Painter House (Mansion House), the Springhouse/Lye House, and the Forebay Stone Barn (Clubhouse) all stand on this 118-acre tract. Over the ensuing century and a half the Painter family operated the property as a working farm, which remained in the Painters' possession until 1897, when Charles E. Mather, an insurance broker headquartered in Philadelphia, purchased it. Mather was a long-standing Master of Fox Hounds at the Radnor Hunt, and he

The Chester County Historic Preservation Network is an affiliation of local organizations and individuals dedicated to promoting, protecting, and preserving Chester County's historic resources and landscapes through education, facilitation, and public and private advocacy.

The Chester County Ledger

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Direct all queries to: The Editor, CCHPN, P.O.Box 174, West Chester, PA 19381. Letters to the Editor and articles for the *Chester County Ledger* are welcome. There is no guarantee, however, that submissions will be published. No such submissions will be returned. The CCHPN does not necessarily endorse the content of advertisements herein.

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quickly transformed the Painter Farm into a “hunting box” known as “Brandywine Meadows Farm”. This transformation, including the introduction of formal gardens and landscaping, the conversion of the Painter dairy barn into a hunting stable, and the construction of an elaborate kennel, was accomplished by Philadelphia architect Charles Barton Keen. The Mansion House served as the headquarters of the Mather Hunt until 1963, when the estate was sold to an enterprise headed by Z. Edmund Prince and Nick R. DuPont, who had a grand vision for what ultimately would become the Radley Run Country Club and the surrounding community.

The Samuel Painter, Jr. House will be open to the public for the first time during the Volunteer Recognition Celebration. Based on tax assessments for 1748 and 1750 that show a dramatic increase in Samuel Painter, Jr.’s tax rate, it is almost certain that in

1749 Samuel Jr. and his wife Esther built the small stone house now located at the intersection of Country Club Road and General Lafayette Boulevard. Simple in plan and small even for its time, the house consists of one room on each of the first and second floors, with a full basement beneath. Constructed of fieldstone, it is steeply gabled with an asymmetrical façade and devoid of elaborate trim. A one-story kitchen wing was appended to the north facade ca. 1982.

Plan to arrive early and experience a guided tour of the historic buildings. Then relax in the clubhouse main dining room where drinks will be provided – including a cash bar and numerous historical pictures of the property will be on display.

- Jeff Taylor, Dan Roberts & Nancy Jones, RRCC Members

Eusebius Barnard House Identified as an Underground Railroad Station

On Saturday, April 30<sup>th</sup> at 1:30, Pocopson Township's Eusebius Barnard House joined the annals of the most honored historic sites of the State in a ceremony on the property's yard.

The festivities were well attended by state officials, the PHMC, neighboring officials to Pocopson, the Pocopson Township Supervisors and their Historical Commission, and like minded township residents. Tours of inside the house were conducted after the ceremony and

light refreshments were provided. A highlight of the day was seeing a goodly sum of Eusebius Barnard's descendents in attendance to be a part of the event!

Kudos to all of the citizens of Pocopson Township who worked so hard on this important endeavor!

- Ann Bedrick  
 CCHPN Board Member



Eusebius Barnard House



# 2011 Volunteer Recognition Celebration

**June 22, 2011, Wednesday**  
**Radley Run Country Club**  
1100 Country Club Road,  
West Chester, PA  
All are welcome!

All are invited to come out to our annual Volunteer Recognition Celebration, honoring the accomplishments of Chester County's Historical Commissions and HARBs and other volunteer preservationists! We hope every Historical Commission and HARB will be represented!

### Evening's Schedule

5:30pm Tour the Historic Resources of Radley Run  
6:45 Dinner is served  
7:30 Volunteer Recognition Ceremony  
8:45 Closing Comments

Fee: \$25.00 for all attendees

For more information, call CCHPN at:  
1-877-44-CCHPN (1-877-442-2476)  
Registration is by this mail-in form only.

- ✓ Come and tour the historic buildings of Radley Run CC: the Mansion House, the 1749 Samuel Painter, Jr. House, and the ruins of the Lye House!
- ✓ Participate in the Roll Call of the Successes and Challenges of our Historical Commissions and HARBs!
- ✓ See who receives this year's Historic Preservation Awards and "Grace Under Fire" Awards, including a Special Award for an indispensable friend of Historic Preservation!

This event is co-hosted by Radley Run Country Club and Birmingham Township Historical Commission.

Map on the next page.



## Registration Form

**RSVP by June 15, 2011**

Municipality/Organization \_\_\_\_\_

Primary Contact Person \_\_\_\_\_

Email Address \_\_\_\_\_

Street Address \_\_\_\_\_

City/State/Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_

Name(s) of Additional Attendee(s)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you would like to include your membership dues with your registration, please check below:

- Individual (\$20.00)
- Municipality/Organization (\$85.00)

### Total Payment Amount For Registration

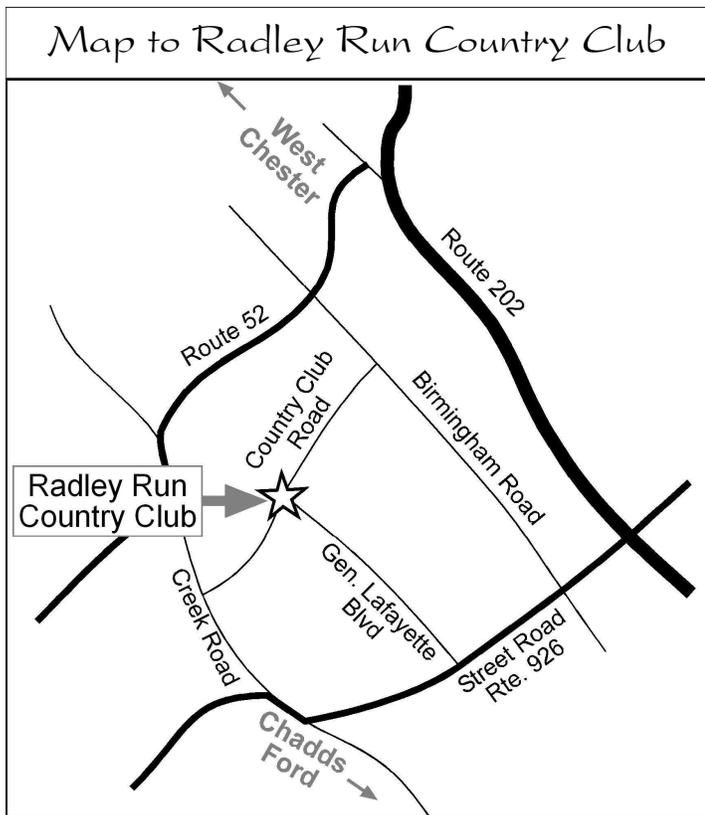
Number of attendees: \_\_\_\_\_ x \$25.00 ea. \_\_\_\_\_

plus membership dues, if any: \_\_\_\_\_

Total: \_\_\_\_\_

**Please make checks payable to CCHPN**

**Mail form and check to: CCHPN, PO Box 174, West Chester, PA 19381. Thanks!**



**18th Century Restorations, Inc.**

We are pleased to have restored or preserved historic landmarks in the Delaware Valley for 25 years. During that time as general contractor we have continued our mission of historical accuracy from carpentry to finishes in the area's period stone, brick, log and timber-frame structures. We focus on the preservation of original elements: windows, doors, cornice, shutters, stair systems and flooring and cyclical preservation maintenance. We design and build sympathetic additions and welcome small projects as well. Please view our website.

[www.18thcenturyrestoration.com](http://www.18thcenturyrestoration.com)

**610-469-6649**

**From the North:** Take Route 100 South into West Chester, turn right on Route 52 (Price Street) and follow it out of town. Turn left on Birmingham Road and right on Country Club Road.

**From the South:** Take Route 202 North, turn left onto 926 and right onto Gen. Lafayette Blvd.

All are welcome to the  
2011 Volunteer Recognition Celebration!

Please pass along this information to anyone you know who may be interested. This newsletter with this registration form is available on our website, <http://www.cchpn.org/newsletters.htm>

We look forward to seeing you!

## Cope's Bridge Rededication Celebration - March 12<sup>th</sup>, 2011

With much excitement, Cope's Bridge was rededicated to another century or more of service to the greater West Chester Area. Joining with area residents for the event were US Rep. Jim Gerlach, PA Sen. Andy Dinniman, PA Representatives Chris Ross and Dan Truitt, Les Toaso, Executive Director of PennDOT District 6, Gene Blaum, Public Relations, Craig Campbell (JMT), Project Engineer, Mary Sue Boyle, Chair of East Bradford Historical Commission, and Dee Durham, Executive Director of S.A.V.E.

All were there to celebrate the beautiful rehabilitation of this most significant bridge which was directed for the past 14 months by J.D. Eckman, Inc., Contractor. Following the ribbon cutting a parade of antique automobiles and horses joined in the procession across the bridge.

Built in 1807, after a formal request from citizens to build a bridge of significant materials to last a long time; Cope's Bridge remains today in its original design, form and materials. Each dimension of the Bridge was dutifully replicated by the contractors following the Memorandum of Agreement between PennDOT, the bridge owner, PHMC and East Bradford Township. The plaque located at midpoint of the arch was restored and replaced and is now visible after decades of road materials were removed from its face. The bridge has been recognized in the Historic American Building Survey, the

PA Inventory of Historic Places, the Chester County Inventory of Historic Resources, the National Register of Historic Places, and the Taylor Cope National Register District. This nationally significant example of Stone Arch Bridge Architecture will now stand as an example to follow for future stone arch bridge rehabilitations in the Greater Philadelphia Area.

Mary Sue Boyle stated, "A significant historic architectural resource does not have to be *the* sterling example of a style or the 'tutto' of architectural importance. A significant resource is fashioned and appreciated by those who encounter it after it is built; the place it holds in our township's memory, the silent shouldering of drovers and cattle, horse drawn carriages and wagons, Model T's and sedans, fastbacks and bikers and pedestrians and artist and whatever our future in East Bradford yields. These structures, these federal and regional treasures do not belong to us only, they belong to our descendants. They are not our own property to do with as we please. We are only the trustees and caretakers of our resource for those that follow us. So today we Rededicate our treasured bridge to many more centuries of silent service to East Bradford Township, Chester County."

The first effort to restore Cope's Bridge was undertaken in the 1970s by concerned residents. Tenacious work for decades and countless meetings and memoranda resulted in a project for which we are all duly proud.

- Mary Sue Boyle, Chairman  
East Bradford Township Historical Commission

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## Announcing the Establishment of the West Chester Historic Preservation Awards!

The West Chester Downtown Foundation is pleased to announce the establishment of the West Chester Historic Preservation Awards. For the first time, a historic preservation awards program has been established to raise awareness of West Chester's historic character and encourage the preservation of its historic integrity. There will be three award categories: Bricks and Mortar for construction projects, Preservation Service for educational and advocacy projects, and West Chester Preservationist for long-term or far-reaching contributions to the preservation of West Chester. All nominated projects must have either taken place within the boundaries of the Borough or must have promoted an appreciation for or the preservation of the Borough's

history. All projects nominated in the Bricks and Mortar Award and the Preservation Service Award categories must have been completed *after* January 1, 2001. In the Bricks and Mortar category, nominations may be made for residential as well as commercial projects and for major construction projects as well as small maintenance and restoration projects. In the Preservation Service category, nominations may be made for short- or long-term projects such as the publication of books or a series of brochures, workshops, exhibits, or on-going walking tour programs.

Nomination forms will be available May 1, 2011 at the West Chester BID office, and on the BID and West Chester Borough websites. The nomination period will end July 1, 2011 and the First Annual West Chester Historic Preservation Awards will be presented in October 2011.

- Jane E. Dorchester

## Profile of a Significant Architect of the 20<sup>th</sup> and 21<sup>st</sup> Centuries, John Milner

John Milner established his first firm in 1968 in West Chester, Pa., for the purpose of conserving historic buildings through restoration, renovation, conservation and adaptive reuse. He became involved in replicating historic properties in new construction, utilizing a traditional and classical architectural style. His interest in restoration arose from his work at the National Park Service subsequent to obtaining his degree in Architecture from the University of Pennsylvania in 1962 as well as his work for the Historic American Building Survey. His first architectural position was with John Dickie in Media, Pa., who also focused on historical restoration.

John Milner's forty years of experience in restoration and renovation has provided him with the opportunities to engage in prominent projects which included Nemours Mansion and Gardens, the Joseph Coffin House and the Market Street Houses at Franklin Court. His focus on Ecclesiastical design and restoration is exemplified in his work at St Mark's Church in Philadelphia and Westminster Presbyterian Church in Lancaster, Pa. In all his restoration and renovation projects, Milner prepares an in-depth analysis of the historic structure through research. As a result of the research and utilization of appropriate period materials, architectural accuracy applicable to the buildings history is reflected in all of Milner's projects. To enhance the restoration process, the firm recently

joined with John Carr to establish Milner + Carr Conservation, LLC which specializes in documentation, analysis, condition diagnosis, testing, monitoring and treatment of buildings, monuments and sites.

Well known for expansions onto existing historic structures, Milner's perspective is to sustain the integrity of the old structures while seamlessly blending in the new. Thorough research continues to be the foundation for additions and for all of his other projects. In new construction, his emphasis is on proportion and high quality detail, incorporating traditional and classical architecture into his design. Much of Milner's new architectural design consist of replicating historic details such as diamond shaped casement windows, stone hearths and beamed ceilings which can be seen in the 19<sup>th</sup> century inspired home in Unionville, Pa. Similar precision was applied in his more recent project in Dalian, China. The parameters of the Chinese project required him to construct a collection of brick Georgian and Federal style houses in a town setting. The result is a close mirror image of the homes in Franklin Court, Philadelphia.

Despite all of his architectural accomplishments and awards, Milner stated that his most significant achievement is passing on to young people the value of historic architecture and preservation, which he does through teaching. He is currently a Lecturer and Adjunct Professor of Architecture at the University of Pennsylvania.

- Christine Suhadolnik  
CCHPN Committee Member

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## A Wrap up of the 2011 Spring Workshop - A First in the Nation!

CCHPN's 2011 Spring Workshop was a *first-in-the-nation* event. In fact, it marked three "firsts"! The Workshop's theme was *Learning to Cut Through the Red Tape: An Introduction to the Section 106 Process*.

The **FIRST** "first" was the presentation by the Advisory Council on Historic Preservation. ACHP is an independent federal agency that administers and oversees activities covered by the Historic Preservation Act of 1966. Section 106 of that Act requires a process to protect important historical and cultural sites whenever a project (such as developments, road

and storm drainage projects, bridges, cell towers, etc.) involves federal funding, licensing or permits. There are 100,000 to 200,000 of these projects started each year in the United States. ACHP's past education efforts focused on the federal and state levels. The CCHPN Spring Workshop marked ACHP's first education program specifically aimed at the LOCAL level – municipalities, counties, historical organizations and even individuals.

The **SECOND** "first" was the location of the Workshop at the Cultural Center of the Chester County Historical Society, our new partner. It was an ideal setting for this event which attracted people from three counties.

The **THIRD** "first" was the introduction to Chester County of *PA ProjectPath* at the end of the

Workshop. Roy Smith, a West Chester resident and the Chairman of the Board for Preservation Pennsylvania, explained the new website database. It was established by PennDOT and Preservation PA to provide information and updates to the public on Section 106 reviews involving the PennDOT. *ProjectPath* ([www.paprojectpath.org](http://www.paprojectpath.org)) is a first-in-the-commonwealth project that will be the centerpiece in CCHPN's Fall Workshop.

The ACHP presentation was initiated by CCHPN founder and ACHP alumna, Jane L. S. Davidson. ACHP sent two of its senior officials, Blythe Semmer and Lee Webb, who led the introductory course and skillfully wove audience questions and comments into the discussion. We learned that ACHP works through Federal Preservation Officers (FPOs) in each department and agency (there are over 85 FPOs) and State Historical Preservation Officers (SHPOs). In Pennsylvania, the SHPO is the Chair of PHMC. The FPOs identify when a Section 106 review is necessary and the FPO conducts the review mandated by the Historic Preservation Act and its regulations.

The Workshop attendees learned about the general rules and regulations as well as the process. Section 106 reviews are designed to bring in all interested parties to determine what historic resources fall into the categories needing protection and how to protect them, including methods to preserve and/or mitigate the effect of the proposed project on the historic resources.

However, official notification by the FPO rarely includes municipalities or county governments and often these local governments don't learn about the Section 106 until it is far down the road. And then, they may not know the process well enough to enter into it. This problem was addressed but certainly not solved in this presentation.

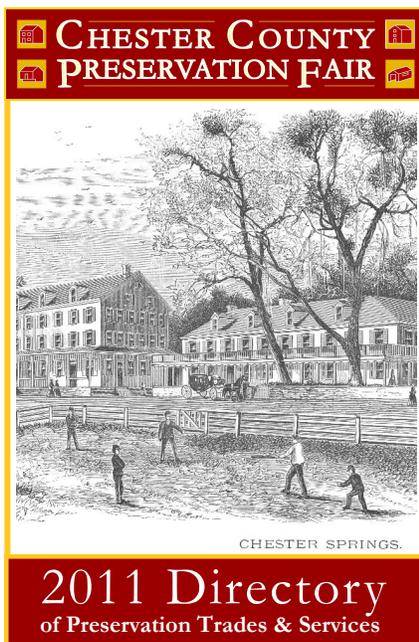
Because of the importance of this process to local preservation efforts and because of the enthusiastic response by Workshop attendees, CCHPN will hold its Fall Presentation on Section 106 and *ProjectPath* as a follow-up. Look for the announcements in our next newsletter and on the CCHPN website.

- Bruce Knapp  
President, CCHPN

## A Wrap up of the First Annual Chester County Preservation Fair

There has long been a need to identify contractors, trades-people, and professional service providers who specialize in historic architecture. Many is the time when a homeowner needed someone who knew what to do with their historic plaster, but found someone who did not, often with detrimental effects. Often is the time when someone says that replacing a window is cheaper than fixing it. But who knows where to get a price for fixing them? There is a now a new resource for you.

Historic  
Yellow Springs, Inc.



and CCHPN presented the first annual Chester County Preservation Fair on April 9, 2011. The purpose of the Fair was to highlight a number of firms, individuals, and organizations who know what they are doing with historic architecture. There were architects, carpenters, painters, blacksmiths, conservators, historians, preservation advocates, historical tree services, and more who participated as vendors in the show. There are also a number of presentations on bridge preservation, window repair, green preservation, researching your historic property, the national register, and historic barns. The Fair was also a significant networking event, bringing together preservationists from across the county.

The most significant product of the Fair, though, was the 2011 Chester County Preservation Fair Directory, which is being distributed across the county and will soon be available at:

<http://www.cchpn.org/preservationfairdirectory.htm>  
This is a booklet listing all of the vendors and sponsors who participated in the Fair, covering almost every need for preserving your historic building.

Next year's Fair will be bigger and better and we hope to see you all there!

- Matthew E. Roberson  
CCHPN Board Member



Chester County Historic Preservation Network

P.O. Box 174

West Chester, PA 19381

www.cchpn.org 877-442-2476

PLEASE FORWARD

Please come and  
join us for our

**2011 Volunteer  
Recognition Celebration**

Radley Run Country Club  
1100 Country Club Road  
West Chester

**Wednesday, June 22**  
5:30pm - 9pm

Details Inside!

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To download a Directory of local preservation trades and services,  
please visit:

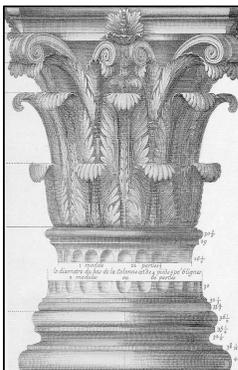
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Board Member: CCHPN & Historic Yellow Springs, Inc.



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