

# Charlestown Township Newsletter

Autumn 2018 Newsletter

[www.charlestown.pa.us](http://www.charlestown.pa.us)

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4030 Whitehorse Road, Devault, PA 19432 - (610) 240-0326

Township Hours: 9:00 a.m. – 3:00 p.m. Monday - Friday



## Permanently Preserved – Hailand Farm

- by Kevin R. Kuhn, Supervisor

If you've ever driven down Charlestown Road towards Phoenixville you have no doubt admired the pristine farm on the left side of the road just around the curve. Hailand Farm has been home to the Epstein family over 40 years. The Hebrew definition of "hai" is life, and thanks to Charles Epstein and his sister Barbara Epstein Sivan, Hailand Farm has been permanently preserved. Instead of potentially 50 new homes, the 118 acre farm will only have one additional residence.

Chuck and Barbara, whose parents purchased the farm in the early 70's expressed, "We are proud to immortalize our parents' values by placing the farm under a conservation easement with the French & Pickering Creeks Conservation Trust & Charlestown Township."

This land, the viewshed, and its natural resources are now protected in perpetuity for everyone to enjoy today and for future generations as well. This latest conservation easement brings the total land preserved in Charlestown Township to 2,878 acres, or 36% of the Township. This exceeds even Chester County's impressive rate of 28%.

Funds for this project were generated through the Earned Income Tax and enabled the Township to purchase the development rights from the family. The Township's contribution, coupled with what the preserved lot will eventually sell for, will ultimately get the family to the same place they'd be if they developed the property, but much quicker.

In 1997 the Board of Supervisors embarked on an aggressive plan to preserve as much of the Township as possible. A 1/2% Earned Income Tax was enacted to fund the acquisition of properties and property easements. The reasoning behind this were the numerous studies which demonstrated that a municipality can't "build its way" into financial sustainability. The more homes and residents, the more tax dollars are needed to support the ongoing services.



*Views of the Epstein family's Hailand Farm, the latest open space acquisition in Charlestown Township.*



*Article continued on page 8*

# ***Grand Opening of Centuries Old Charlestown Mill Sunday, November 11, 2018 – Noon to 4:00 p.m.***

We're very pleased to announce the completion of our plans to open the historic Charlestown Mill to the public, and invite our residents to the grand opening on Sunday, November 11<sup>th</sup> from noon to 4:00 p.m.

Please join us for a tour of both the interior building and the newly landscaped grounds. Light refreshments will be served.

Due to limited parking at the Mill, parking is available at the Charlestown United Methodist Church at 650 Church Road. A continuous shuttle bus will take visitors to the Mill and also, for those interested, to visit the revolutionary war Cemetery located just north of the Mill, a fitting tribute on this Veterans Day holiday.

The Methodist Church, along with members of the Charlestown Historical Society, are teaming up to host a walking tour of the historic Charlestown Village concurrent with the Mill event and will have displays at the Church and a live blue grass band.

## ***A Timeline of the Mill in Pictures Beginning with its acquisition in 2002:***

July 30, 2002 – The Township acquired the Charlestown Mill from the Bartschi Foundation

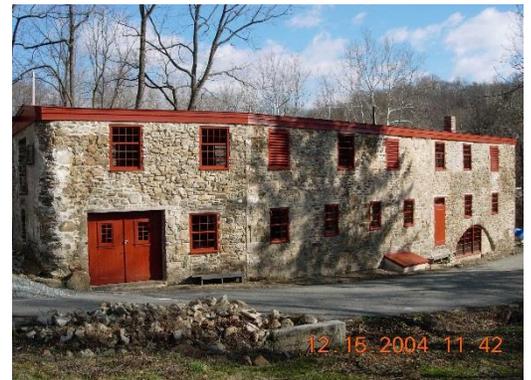
2003 – Year long planning program for rehabilitation of the Mill under the guidance of historic architects Dale Frens and Carol Quigley, Frens & Frens



2004 - Rehabilitation Project began by removing old mortar, replacing loose stones and repointing. Structural work followed for the roof and its supporting trusses, then, installation of 28 windows and jambs, along with several doors. Final work included the replacement of beams and flooring. Grant funding was provided from the Pennsylvania Historical & Museum Commission and the Chester County Visitors Bureau.

2005 – The Township received a Pennsylvania Historic Preservation Award from the PA Historic & Museum Commission.

2007 – Interior walkway and railing were completed, to allow visitors a clear view of the inner workings of the mill.





2015 – Reinstallation of the surviving original equipment was started by Richard Frunzi, and completed in 2017. Parts of the machinery are operational and demonstrate how they were originally used.

2016 – The Interpretive Panel project was begun with a committee of township officials and designed by Peter and Ann Dajevskis, and Beth Stricker, of Interpretive Solutions.

2017 – A Landscape Plan was created by Ed Theurkauf and installed by F.W. Houser Inc. and GreenWeavers Landscaping. The improvements include walled area outlining the original footprint of the farmhouse that burned down in the 1970's.



2018 – The museum quality display of interpretive panels, consisting of historic photos, illustrations, and text, along with interior and exterior lighting were installed by F.W. Houser, Inc. along with lighting by Cooks Services Co.

The Charlestown Woolen Mill was constructed in three phases: c. 1740, c. 1840 and c. 1902. It is located at 2405 Charlestown Road, Phoenixville PA within the historic Charlestown Village, which is listed on the National Register of Historic Places.



***Please join us on November 11<sup>th</sup> to visit this unique, fascinating landmark!***

# *A Letter to Owners of Historic Properties Including Structures 50+ Years Old*

- by Rosemary Philips, Co-Chair, Charlestown Historical Commission/Historical Architectural Review Board

Dear Historic Property Owner:

During the next few weeks members of the Charlestown Historical Commission will be touring the township to view properties on the Charlestown Historic Resources list and map in order to update records with current information and photos. Our Township is fortunate to have many structures illustrative of its past still standing and occupied by caring owners. It has been more than ten years since our last inventory was made, and several properties have changed hands during that time with changes that reflect new needs. In all but a few instances, we will be only on public roads and will not inconvenience you in any way. If you have information and/or photos of your property that you would like to share with the Commission we would love to be able to add them to our files. They can be emailed to: [admin1@charlestown.pa.us](mailto:admin1@charlestown.pa.us) and you can call the township office for more information at 610-240-0326.

## The Historic Resource Atlas Project

As one of the original three counties founded by William Penn in 1682, Chester County, PA plays a very important role in American history, and is home to a large collection of built historic resources. In early 2004, the Chester County Historic Preservation Officer enlisted the efforts of the Chester County Geographic Information Systems Department to assist in creating a series of Chester County Historic Resource Atlases. The basis for the project is a pre-existing, but outdated, county-wide survey from 1979-1982 that had listed historic properties 50-years and older at that time.

The Historic Resource Atlas Project's primary goal is to build upon the previous survey by cataloging the current historic sites, districts, and structures in Chester County, utilizing state-of-the-art technology and trained volunteers for each of the

County's 73 municipalities. Each municipality's historical commission receives a current, GIS-generated parcel atlas and a briefing on project methodology and resources. Since the survey work can be complicated, Charlestown has hired Jane Dorchester, an architectural historian to complete the survey work, working in conjunction with our Historic Commission. During field surveys, they will re-evaluate structures from the previous study and add buildings, sites, and structures that have matured into the 50-year category. From this updated data-set, a new GIS historic resource feature layer is created by the county with assigned historic resource identification numbers (HRIDs) reconciled with universal parcel identification numbers (UPIs). This data is then reviewed by the Chester County Historic Preservation Officer, who works

with the volunteers to prioritize the municipality's historic resources for illustration in a multi-paged, indexed atlas.

This project streamlines the process for us to locate, study and protect historic resources. It is used as a tool when updating zoning ordinances and the comprehensive plan, and assists the planning commission when faced with development issues that impact historic structures.



*Above, photo of the Wisner-Rapp House during a Charlestown Day Tour in 2003*

## Trail News from Sue Staas

I am excited to introduce Frank Beyer, the new chair of the Charlestown Trails Committee!

I'm sad, too, to be resigning – but 15 years is long enough! Time for new people and new ideas. Frank is fairly new to our Township. He and his wife, Jill Green, bought their house on Howell Road in 2010. Jill is an equestrian, and Frank is a supporter of all things outdoors, so awareness of horse needs as well as hikers will be a good addition to our trails philosophy!

We still have so much opportunity to develop trails in our township! Both commuter trails (such as rails to trails connecting Phoenixville with the Great Valley) and more hiking, horse, trail biking, such as the proposed extension of the Pickering Trail, which is already our most heavily used trail.

Who is ready to step up and help Frank? Which Eagle Scouts have great ideas? We encourage our many new residents to join Frank in developing new trails, as well as taking ownership and improving our old ones.

Frank's email address is: [fwilliambeyer@gmail.com](mailto:fwilliambeyer@gmail.com)

Let him know you are ready to join him! We have a gorgeous township – over 1/3 of the township is already conserved as open space! Let's enjoy it!

## Seeking Names for the Great Valley High School War Memorial

On a somber but necessary note, I am sharing news of an initiative to erect a memorial to honor and remember GV alumni who made the ultimate sacrifice during the discharge of their military duties in war.

On behalf of the Great Valley Alumni Association and the Foundation at Great Valley, I ask for your assistance in informing us of anyone whose name should be inscribed upon this memorial.

The monument will fulfill Great Valley Patriots' desire to honor in perpetual recognition those extraordinary GV patriots who graduated to serve a cause larger than themselves, and gave the last full measure of their devotion.

Thank you on both fronts - D Milne, Captain, US Army Reserve and Alum, GVHS

## Election Day Tuesday, Nov. 6<sup>th</sup>

All Charlestown residents vote at the Charlestown Elementary School, 2060 Charlestown Road in the Gymnasium. Polls are open from 7:00 a.m. to 7:00 p.m.



*A view along the Pickering Trail*

## Our Annual Snow Reminders

The first objective is to have the roadways open for emergency vehicles. This is basically one lane with anti-skid and road salt applied only to areas that require extra traction such as hills and major intersections.

The other roads are then opened. After the snow has ended, the cleanup begins, that is, trying to get the roadways opened "curb-to-curb" and clearing snow and ice from the intersections, fire hydrants, storm water drains and inlets. We ask for your continued patience and understanding during these snow events.

When a plow operator is pushing back the snow and slush from a roadway, the plow must be run at a speed that throws the snow and slush off the road and over what has previously been plowed. This precludes the plow operator from stopping at each driveway and mailbox. If a plow is lifted at a driveway or mailbox, all of the snow and ice in the plow would be dropped on the road causing additional problems.

We ask for your cooperation in the following ways:

**Driveways:** When you or your contractor removes snow from your property, please make sure that the snow is not left on the roadway. Remind your contractors if you see them do this that this is against State Law. To avoid frustration, don't shovel or plow the end of your driveway until the road is cleared.

**Plants:** Please make sure plants on your property won't bend over and block the roadway during ice and snow events. Trim your shrubbery in order to improve the sight distance and general safety along your section of the roadway.

**Park Cars off the Street:** By removing your car from the street, plowing can be done most efficiently and prevents your car from being plowed in. It also protects the car from being splashed with slush and salt.

**Trash Containers:** Please don't put trash containers in the road if a storm is forecast, during a storm or until snow removal operations are completed.

**Neighborhood:** Kindly check on your neighbors who live alone. If you're able, clear the snow around any fire hydrant on your property to save valuable time in an emergency.

**Contact Us to Report Unsafe Conditions:** Our Roadmaster, Jim Thompson is generally available via cell phone at 610-656-9315. During office hours, problems can also be reported to the Township office at 610-240-0326.

## Which Roads in Charlestown are State Roads?

For Maintenance Issues on State Roads listed below, call the PennDOT maintenance number at 484-340-3200.

Bodine Road	Hollow Road	Pikeland Road	Yellow Springs Road
Charlestown Road	Merlin Road	Seven Oaks Road	(north of Hollow Rd)
Church Road	Morehall Rd (Rt. 29)	State Road (Rt. 29)	
Coldstream Road	Newcomen Road	Valley Hill Rd (East of Rt.	Yellow Springs Rd (east of
Conestoga Rd (Rt. 401)	Phoenixville Pike	401)	Morehall/Rt. 29)
Foster Road	Pickering Dam Road	Whitehorse Road	

# Charlestown Day in Pictures ~ September 15<sup>th</sup>

- Courtesy of Web Designer Allen Underkofler



*The Science Tellers returned for their 2<sup>nd</sup> year*



*Festivities began with Troop Leader Pete Motel's Willistown Troop 78 Flag raising ceremony*



*Environmental Advisory Committee Members Richard Findlay, Carol Armstrong, Veeda Maany and Pete Goodman*



*Thanks to the East Whiteland Volunteer Fire Association and Kimberton Fire Company for your service to our township!*



*Lots of wonderful dogs enjoyed the day too*



*Bouncy Houses by BouncyRoo*

Our sincere thanks to Karen Schlichter, Chris Lawrence, Kristin Heisey, Tim Hubbard, Paul Jorgensen, Troop 67, along with all the volunteers, vendors and non-profits who once again made our annual Charlestown Day a great event for the community.

## Epstein Easement – Continued from Page 1

Charlestown has not had a real estate tax increase in 14 years and instead of increasing township employee payroll to maintain a larger infrastructure we've spent these funds on projects such as the new walking trail at Brightside Farm Park on Yellow Springs Road and the major renovation at the Charlestown Park on Township Line Road.

We are greatly appreciative to the Epstein Family for working with the Township to preserve this spectacular property. If you have an interest in learning more about preserving your property, please contact the Township at 610-240-0326.

*At right: Charles Epstein and Barbara Epstein Sivan*

*On the occasion of placing their family's farm under a permanent conservation easement with the Township and the French & Pickering Creeks Conservation Trust.*



## Adelphia Gateway Pipeline Project Update 10/11/2018

- by Pete Goodman, Chairman, Charlestown Township EAC

It would appear that Charlestown Township has dodged a bullet. In documents received from FERC on Oct. 2, 2018 it would appear that the Blowdown Assemblies slated to be installed in the area known as the Pickering Creek Gate Valve have been removed from the project.

This on its surface would seem good news, but our information is incomplete. The only information we have comes from Adelphia's responses to FERC's questions and those responses are unclear as to scope and what may actually occur on the ground. I sent a letter to FERC dated Oct. 10, 2018 requesting further details regarding what would be happening if anything at the Pickering location.

Early on in the Adelphia submittals there was talk of valve replacement but we cannot tell if that is still under consideration or not. Hydrostatic testing was successfully performed on our segment of the line in the 3<sup>rd</sup> quarter of 2017. Other information concerning the remaining design life, current physical condition, extent of corrosion/oxidation, depth of burial remain unanswered.

I would urge all interested and affected residents to write to FERC asking the questions that you feel are most critical to receive answers for. Write to: Kimberly D. Bose, Secretary, Federal Energy Regulatory Commission, 888 First Street NE, Room 1A, Washington, DC 20426.

# Fall Trails Cleanup Days

- by Parks & Recreation Board member Frank Beyer

We all know how difficult the weather has been this summer. It has been similarly challenging and damaging for our various township trails, specifically those trails bordering a waterway like the Pickering Creek. Add to that the fallen branches from the many windy days and the insidious invasion of the mile a minute vine!

Accordingly, we will be scheduling two fall cleanup days on Friday October 26<sup>th</sup> and Saturday October 27<sup>th</sup>. Please plan on meeting at the township building parking lot promptly at 9:00am and we will then split up into teams and tackle our assigned trails.

This is also an opportunity to enlist volunteers to become future “trail stewards” to then keep our trails up to par going forward.

We appreciate and welcome any volunteers who are willing to come join us to “tidy up” our wonderful township trail resources.

Questions, please reach out to Frank Beyer at 504-400-8568 or [fwilliambeyer@gmail.com](mailto:fwilliambeyer@gmail.com). See you soon!



Above: Horse-Shoe Trail Entrance opposite the Great Valley Nature Center

## Are YOU Pumped?

- by Environmental Advisory Committee member Richard Findlay



Last Fall in the newsletter we reminded residents with Septic Systems there are Septic System regulations recently adopted by the Township as proscribed by the State in order to protect our environment and waterways. These require your system to have been pumped out of waste and liquid in the three years ending January 2020 and subsequently once every three years after. There are penalties if you do not.

To check if your Septic System record has been updated with the Township for recent pumping, please email Linda Csete, Township Manager, at [manager@charlestown.pa.us](mailto:manager@charlestown.pa.us) or call the township office at 610 240 0326.

If you have not serviced your system recently please do so as soon as possible and certainly before January 2020 to avoid penalty.

Additionally to any penalties, **poor maintenance** can cause long term failure which is expensive to correct (**\$10,000 to \$50,000**) especially when time comes to sell.

On the township website under the section [Septic Systems and Wells](#) there is a link to [www.chesco.org/365/Sewage-Water](http://www.chesco.org/365/Sewage-Water) that provides useful information on maintaining your system and a list of Chester County licensed liquid waste haulers.

## ***Reminder on Burning Regulations***



Only leaves and waste papers may be burned on the premises of a single family dwelling between sunrise and sunset and must be constantly attended by a responsible person equipped to extinguish the fire if the need arises.

All fires shall be a minimum distance of thirty feet (30') from any property line.

The complete burning ordinance (#100-2002) is available on our website or by request from the Township Office.

The Chester County Fire Board must be notified before the fire is lit and after it has been extinguished – the telephone numbers are 610-647-1440 or 610-436-4700. Please also call our Fire Marshal, Timothy Hubbard at 484-614-6119 prior to burning.

Please remember that any permitted fire may be extinguished by the Fire Company either with or without the consent of the landowner or person in charge if, in the opinion of the Fire Marshal, police officer, or fire officer that such fire constitutes a danger to persons or property or is deemed a nuisance fire.

***Daylight Savings Time Ends: Don't Forget to Fall Back – 2:00 a.m. Nov. 4<sup>th</sup> and Change your Smoke Detector and Carbon Monoxide Detector Batteries!***

**Charlestown Township**  
**P.O. Box 507**  
**Devault, PA 19432**