

*A Documented
History;
How to
Preserve and
Protect*

Mary Sue Boyle

**Mary Sue Boyle and
Company, LLC**



Historic Preservation National, state, county, local laws

Historic Preservation Act 1966 Amended

Commonwealth of Pennsylvania Constitution (Article 1, Section 27)

County ordinances (no county-wide ordinance in Delaware County)

Local government ordinances

- Zoning overlays/ Historical Commissions- allowed by Municipal Planning Code
- Historic Architectural Review Boards (HARBs)- allowed by Historic District Act (Act 167 of 1961)

<https://www.phmc.pa.gov/Preservation/About/Pages/Laws-Regulations.aspx>

A black and white photograph of a residential street. In the center, a large white house with a dark roof is partially obscured by trees. To the left is a smaller, two-story house with a porch. To the right is a dark-colored building with a sign that says "YOGA". A utility pole with many power lines stands in the middle ground. The text "Is it Historic?" is overlaid in the center in a white, italicized serif font.

Is it Historic?

National Register significance criteria

- A- Events that have made a significant contribution to the broad patterns of our history
- B- Significant people in our past
- C- Architectural characteristics, significant architect, distinctive example
- D- Archaeology potential

How do we determine if George Washington or Lafayette slept in this resource?

Deed Research

Historic Resource 58/346-00 240 Creek Road

1523/0530	George F. (AKA G. Franklin) & Jeanne C. Kimmell, h/w
10/11/1996	TO
\$247,500.00	Robert B. & Marjorie C. Wiltshire, h/w
7.358A	“ATC tract or piece of land w/buildings & improvements...”
same as	
2066/0474	Mildred R. Downham, widow, Thornbury Twp.
9/15/1961	TO
\$35,000.00	George F. & Jeanne C. Kimmell, h/w, Upper Providence Twp.
7.358A	“ATC tract or piece of land w/buildings & improvements...”
same as	
1528/468	Hester Gouverneur Bartol, widow, James M. Farr, 3rd & Bank of NY & 5 th Ave.
12/21/1951	TO
\$18,000.00	E.T. & Mildred R. Downham, h/w
7.358A	“ATC tract or piece of land w/buildings & improvements...”

F/132
24 (3rd)1803
£600
17.5A

John Marshall
TO
Mary Cheyney, widow
"ATC lot or piece of land...in Thornbury Twp."

132 F/132

This Indenture made the Twenty fourth day of the third month in the year of our Lord one thousand eight hundred & two Between John Marshall of the Township of Thornbury in the County of Delaware & State of Pennsylvania, yeoman of the one part and Mary Cheyney of the same Township & County aforesaid, Spinster of the other part.

Whereas Joseph M^r. Holland, High Sheriff in & for the County of Chester & State aforesaid by his deed-poll duly executed bearing date the fourteenth day of November Anno Domini seventeen hundred & sixty three for the consideration therein mentioned, did grant & confirm unto the said John Marshall a certain piece or parcel of land Situate lying & being in the 2^d Township of Thornbury containing seventeen acres and a half acre of land with all appurtenances as in & by the said recited deed-poll duly acknowledged in the open Court of Common Pleas at West Chester for the County of Chester, the eighth day of December Anno Domini 1793, may fully appear.

Now this Indenture witnesseth that the said John Marshall for and in consideration of the sum of Six hundred pounds current lawful money of the State aforesaid, to him in hand paid by the said Mary Cheyney at and before the sealing and delivery hereof the receipt whereof he doth hereby acknowledge and these doth acquit & forever discharge the said Mary Cheyney her heirs and assigns by their presents hath granted bargained, sold, aliened, conveyed, released & confirmed and by these presents doth grant bargain sell, alien, convey release & confirm unto the said Mary Cheyney all the aforesaid piece or parcel of land being better bounded & described as follows

Beginning at a stone in the line of the land late of John Stannum being a corner of the land late of John Cheyney thence by the same North twenty seven degrees seventy four perches & a half to a stone in the line of the land of Thomas Cheyney being another corner of the said land of John Cheyney thence by the said land of Thomas Cheyney south sixty three degrees West thirty nine perches to a post in the line of the land of Abner Williamson thence along the same South fifteen degrees East twelve perches to a stone thence by the same land South twenty four degrees East sixty three perches to a post thence by the same land and land late of the said John Stannum North sixty three degrees East forty four perches & three fourths of a perch to the place of beginning. Containing seven acres & an half or an acre in the same more or less within the meets, bounds thereof. Together with all appurtenances the houses, buildings, gardens, meadows, meadows, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever and the rents, issues & profits

Historical Significance

Historic Resource 58/346-00 240 Creek Road

In 1726 an 800 acre parcel was partitioned to John Cheyney, the brother of Thomas Cheyney from the 1500 acres they had purchased from John Bellars, a merchant in London, England. This was the first of many divisions of the original patent acreage. In 1744 John Cheyney (died 1754) parcel is given to his four sons: Thomas (Squire born 1731 died 1811), John born 1733 and died 1806, Joseph born 1735 and died 1794 and Richard born 1739 and died 1791. In 1760 Richard receives two parcels from his brothers: 17.5 acres and 145 acres. His will noted a set aside of monies for daughter Mary to be paid by his sons.

The house is circa 1744 and first message was mentioned in a title transfer in 1816. In 1775, just after the Provincial Convention met in Philadelphia on 23rd of January, a meeting was held at this house owned by Richard Cheyney. The Chester County Delegates were Anthony Wayne, Hugh Lloyd, Richard Thomas, Francis Johnston, Samuel Fairlamb, Lewis Davis William Montgomery, Joseph Musgrave, Joshua Evans and Persifor Frazer. The purpose of the meeting was to recommend to the assembly the passage of a law prohibiting the future importation of slaves and the abolition of slavery. A subsequent meeting was planned in May at the home of David Coupland but never occurred due to the outbreak of war at Concord and Lexington, upon which Anthony Wayne set out to raise troops and arm them for war.

Architectural Chronology

Historic Resource 58/346-00

240 Creek Road

No message is noted until the title transfer of 1816 when the widow Mary Cheyney sold to son William. However tax records exist noting a stone house as early as 1794 and anecdotal evidence would note that a structure stood as early as 1744, when land was divided by John Cheyney. Richard Cheyney in 1765 married Mary Hannum, so a house did exist at that time. The partition of 1760 refers vaguely to “the partition with the appurtenances where of they stand jointly seised to them and their heirs.” And further notes premises and appurtenances in the deed to Richard. A door knocker is currently on the property with the date of 1748. No other information exists at the time of this writing to define the date of the first construction.

The 1798 Glass tax notes Mary as owner with a log kitchen 18' x 21' that is 1 and 1/2 story and stone house of 18' x 26' 2 story with windows 2 of 15 lights, 4 of 12 lights, 2 of 8 lights and 2 of 4 lights. A 24 x 24' frame cellared barn and a 16 x 24' log barn.

Upon visual examination of the exterior the front facade sat east on Cheyney Road at the intersection of Cheyney and Creek Roads. The remnants of a pent roof are apparent that extends $\frac{3}{4}$ of the length of the façade. One window on the northwest aspect of the house on the first floor had been the original entrance to the house. The two windows of 15 lights (6 over 9 panes) were most likely on this façade, with 4 windows of 12 lights on the most eastern façade and one each of an 8 light and 4 light on the north and south facades of the structure that was 18' x 26' in 1798.

Anecdotal Information



Where Memories, History and Sheep Are Home

In restoring the historic Cheyney homestead, Rob and Margie Wiltshire found they had much in common with its original owners

BY BETH S. BUNBAUM

The Cheyney genealogy stretches from Chester County to Lambourn, England. Tributes to the family's legacy are the well-known Cheyney University and the family estate named Chipping Lambourn.

Rob and Margie Wiltshire are the most recent caretakers of that legacy. Since October of 1996, when they purchased the property, they have been redefining this 18th-century stone colonial. The home is down the road from Cheyney University, an important element of the family legacy. The university, by another name, was originally located in downtown Philadelphia in the early 1800s. In 1904 the Cheyney family bought the University and the land in Westtown and renamed it Cheyney University. So deep are the family's ties to this area that all the Cheyses are buried in a Cheyney cemetery 100 yards across from the University.



*Ann Cheyney Hombach
Wilmington
Ernest W. Jordan Jr.
W. Del. Cheyney
Ralph Cheyney
Bloomfield Town
Carroll W. Cheyney II
Georgetown Maryland
Curtis Cheyney III
Newborn
Eric H. J. De Kozeynski
Cocheynski Md.
John Bruce Bartal
Mesa, Arizona*

*Alles Hunt Egg
Lambourn area
Barker
Hobbes Cheyney
Recher
Ernest Jordan
Wm*

THE PHILADELPHIA

County, died Thursday, May 11, at Cornwall Manor from complications of a fall.

Mrs. Kimmell grew up in Elmira, N.Y. She graduated from George School in Newtown and earned a bachelor's degree from Cornell University, where she met her future husband, G. Franklin Kimmell. They married in 1949.

For 35 years, Mrs. Kimmell

and her husband, an architect, lived in the farmhouse the Cheyney family built in Thornbury Township in 1729.

On their eight-acre property, their son Todd said, "they raised six free-range children and innumerable dogs, cats, chickens, goats, and horses."

For 18 years, Mrs. Kimmell worked part time in the Cheyney Post Office. "Her effectiveness and natural joie de vivre helped define and maintain the charm of village life," her son said. She also occasionally worked at the Glen Mills and Westtown Post Offices.

She and her husband moved to Kennett Square in the 1990s. After he died in 1999, she moved to Cornwall Manor, a retirement community.

In addition to her son, Mrs. Kimmell is survived by daughters Wendy Daly, Katherine Dolcan, and Pamela; another son, Christopher; and eight grandchildren. Her son F. Scott died in 1972.

A graveside service will be held at 11 a.m. Tuesday, May 18, at Birmingham-Lafayette Cemetery, 1215 Birmingham Rd., West Chester.



Jeanne C. Kimmell

22 WEDNESDAY, JANUARY 12, 1949

Stamp News

Cheyney Postoffice First Known as 'Cheyney's Shops'

By ALLAN CLEAVES DODGE

On Feb. 23 it will have been just 90 years since the postoffice at Cheyney was first established as "Cheyney." There was, however, an earlier office which provided the citizens of the area with mail service from 1823 to 1831. That postoffice was known as "Cheyney Shops Postoffice," after the blacksmith and wheelwright shops located in that part of Thornbury Township across Chester Creek and on Westtown road, from the location of the present railroad station. William Cheyney was the only postmaster at this early office during the nine years of its existence.

Established in 1839

It was years before another postoffice was established here; it being on Feb. 23, 1853, that Cheyney Postoffice began its long life. Two brothers, Charles H. and George S. Cheyney conducted a general store near the site of the present railroad station. The first postmaster at Cheyney was Charles H. Cheyney. After four years his brother George became postmaster. Both Cheyneys at one time or another worked for the railroad and George was postmaster from 1863 to Sept. 30, 1869, when he was succeeded in office by James W. Armstrong, another station agent. Mr. Armstrong held the position until his death when he was followed by his widow Mrs. M. M. Armstrong. That was on Feb. 19, 1922. On the next Oct. 2, less than eight months later, Oliver C. Goslin, another station agent, was appointed postmaster of Cheyney. The postoffice had now been the station of the PRR for several years. The appointment of Mrs. Mary R. M. Cernog saw the postoffice moved from the station to the general store of Makin and Cernog, a short distance to the east. Mrs. Cernog was an acting postmaster from Aug. 24 to Dec. 13, 1928, when the appointment of present incumbent was confirmed by the post office department.

At this time "Cheyney" was a fourth-class office. In July 1, 1928 it was advanced to third-class ranking and on Oct. 14, 1940, Mr. Proctor received his Presidential appointment under civil service.

George Valentine Proctor was born on Feb. 14, 181, Valentine's Day in 1844, one of seven children of George W. and Lena (Eachus) Proctor in Cheyney Township. He attended local grade school and later West Chester High School. Until his appointment as postmaster most of his time was spent on the home farm, and at one time he served as township tax assessor while his father was township treasurer.

Mr. Proctor was married in 1929 to Mrs. Mary E. Bay of Glen Mills, and they reside in the family homestead. In the moments of relaxation, the postmaster is a follower of the sports with special emphasis on bowling and fox hunting.

The township and in addition to about 200 members of the Cheyney State Teachers College get their mail in a diminutive building which at one time was located on the west side of Chester or Marlham road, 1/2 mile west of station road, east of the



GEORGE V. PROCTOR

station. This office also serves another county postoffice with its mail, through a contract star route. This office is Thornbury and is located in the general store of George Hunter, operator and postmaster.

Though it is one of the smallest buildings to house a postoffice in Delaware County, the financial figures as of July 1, 1947, place Cheyney postoffice eighth in order of postal business receipts, of the sixteen third-class offices in the county.

One of the earliest and most influential residents of Thornbury Township was George Pearce. His wife was a native of Thornbury in Gloucestershire, England. It is generally accepted to be fact that this was the origin of the name as applied to this portion of Delaware county known as Thornbury Township.

Anecdotal Information

PD 2-3179
Free Estimates
Interior & Exterior

July 25, 1965

PAINTER

CHARLES R. MEYER
4425 SIMON ROAD
WILM., DELA., 19803

G.F. Kimmell
Cheyney, Pa.

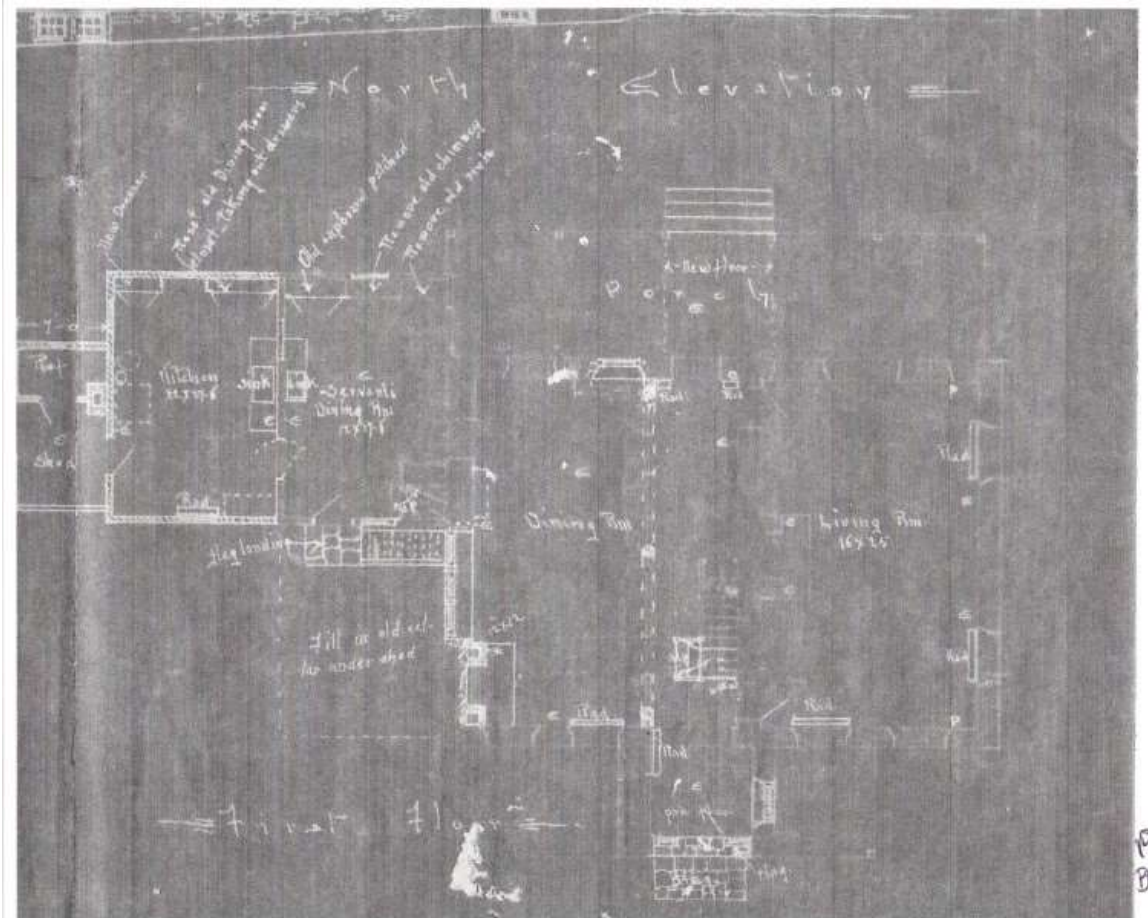
Estimate on exterior of residence of Mr. Kimmell which includes all windows, doors, cornice, barge board, little piece of siding next to patio.

Woodwork, 2 coats Dutch Boy White
Shutters, 2 coats green
Gutters and downspouts that are painted now to have 2 coats white.
Tin roof over front door to be painted red

This estimate includes 3 sides of stone house to be painted.

Will scrape and sand, remove all loose putty and reputty, caulk around windows where necessary.

Time and Material @ \$64.00

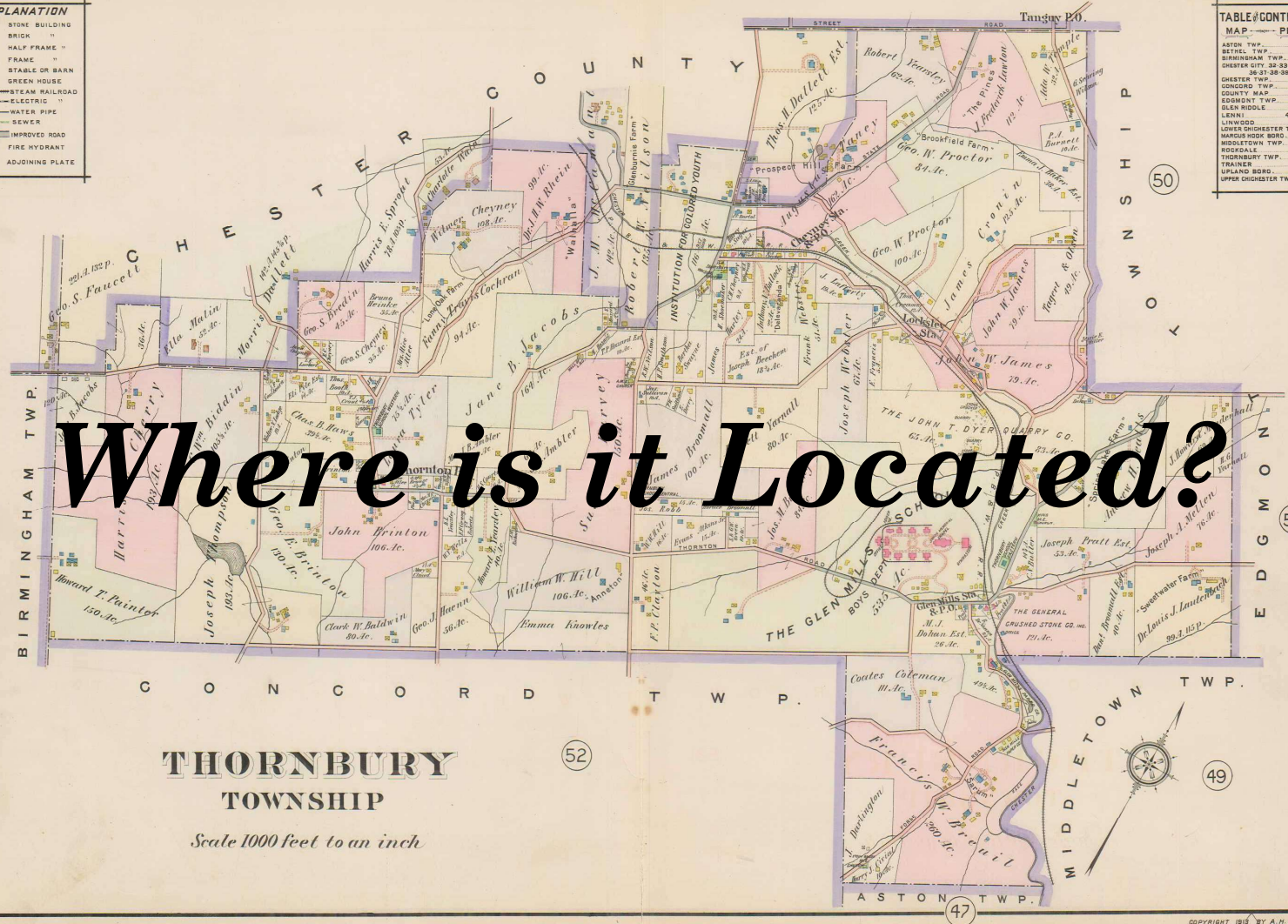


EXPLANATION

	STONE BUILDING
	BRICK "
	HALF FRAME "
	FRAME "
	STABLE OR BARN
	GREEN HOUSE
	STEAM RAILROAD
	ELECTRIC "
	WATER PIPE
	SEWER
	IMPROVED ROAD
	FIRE HYDRANT
	ADDING PLATE

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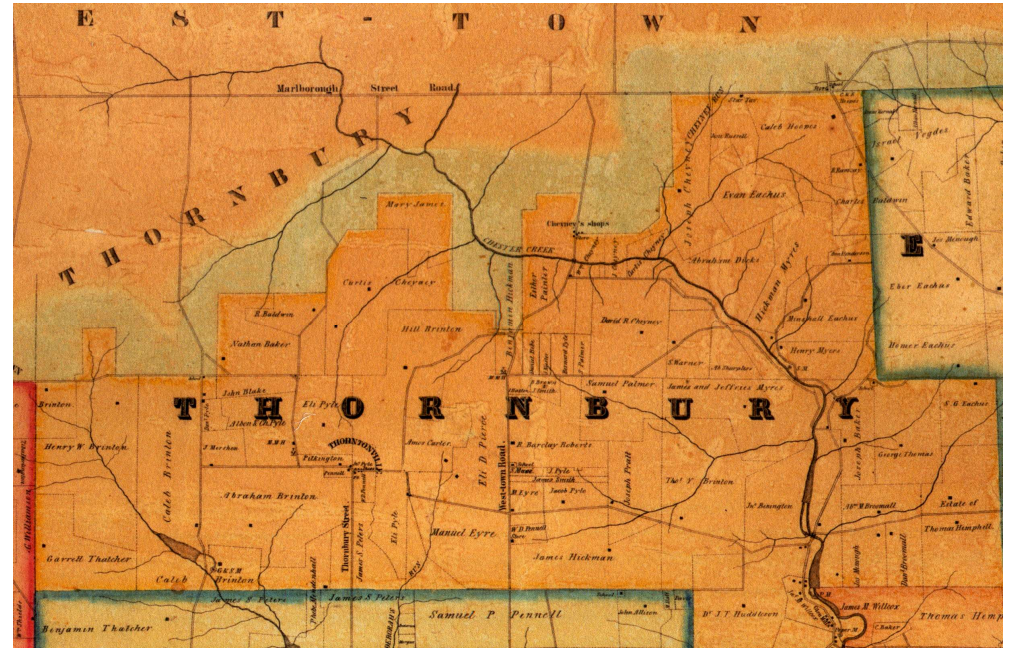
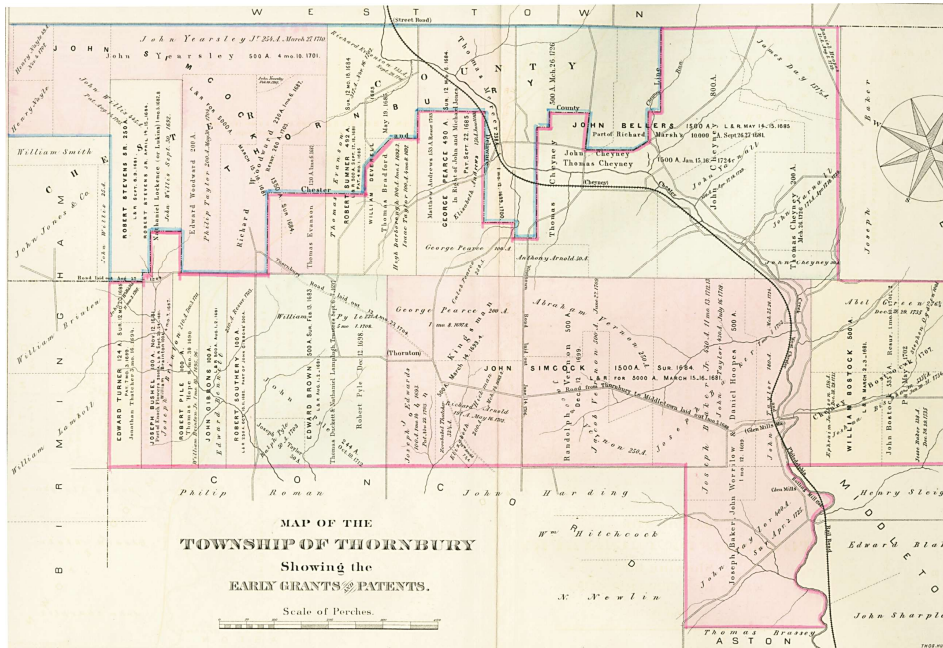


Where is it Located?

THORNBURY TOWNSHIP

Scale 1000 feet to an inch

Thornbury Historic Maps

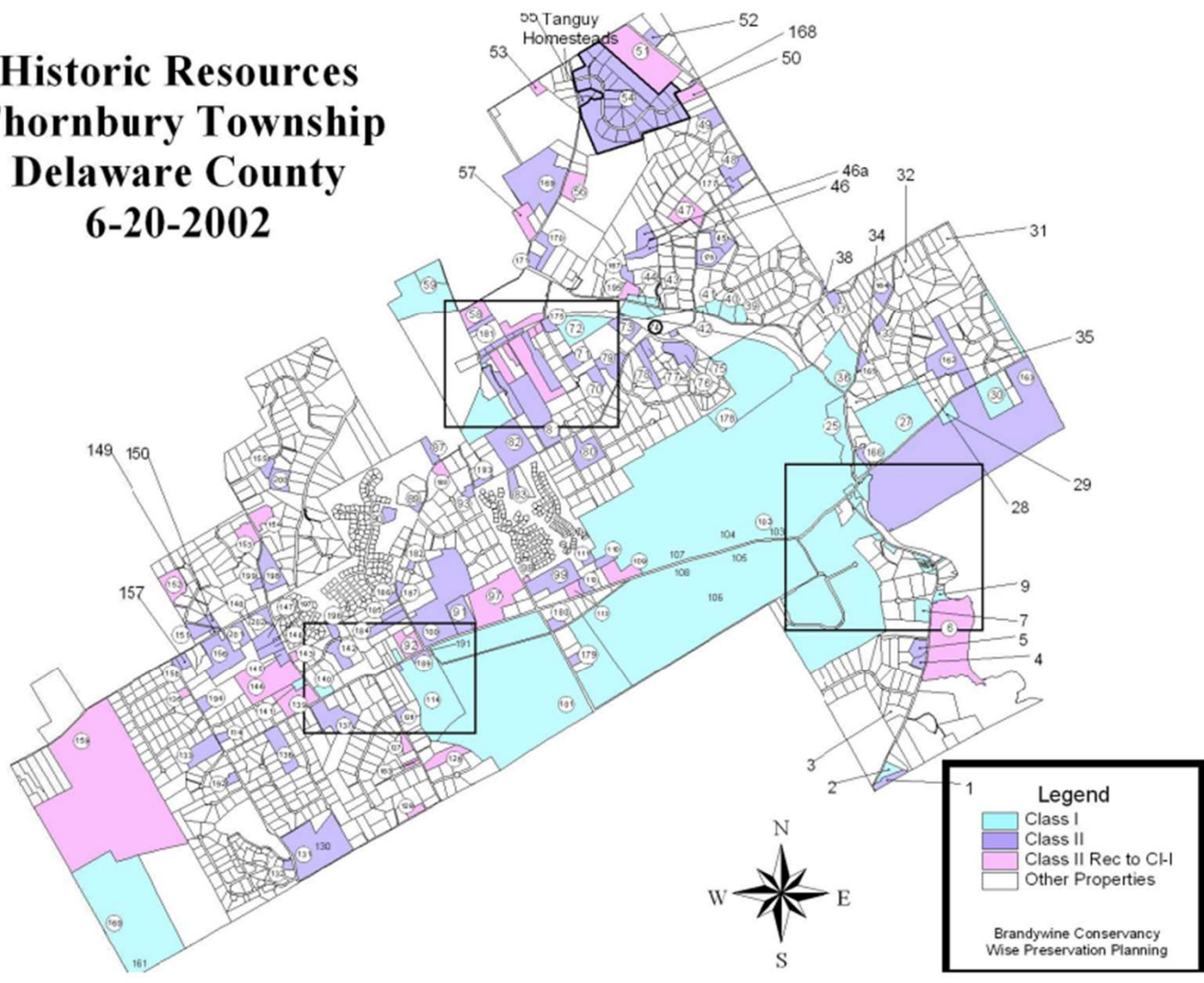


Map of Early Land Grants and Patents, 1882

Ash Map, 1848

Delaware County History, <https://www.delawarecountyhistory.com/thornburytownship/index.html>

Historic Resources Thornbury Township Delaware County 6-20-2002



Insets



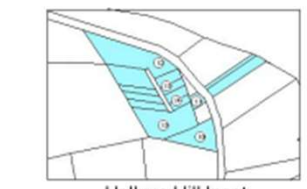
Station Road inset



Thornton Historic District inset



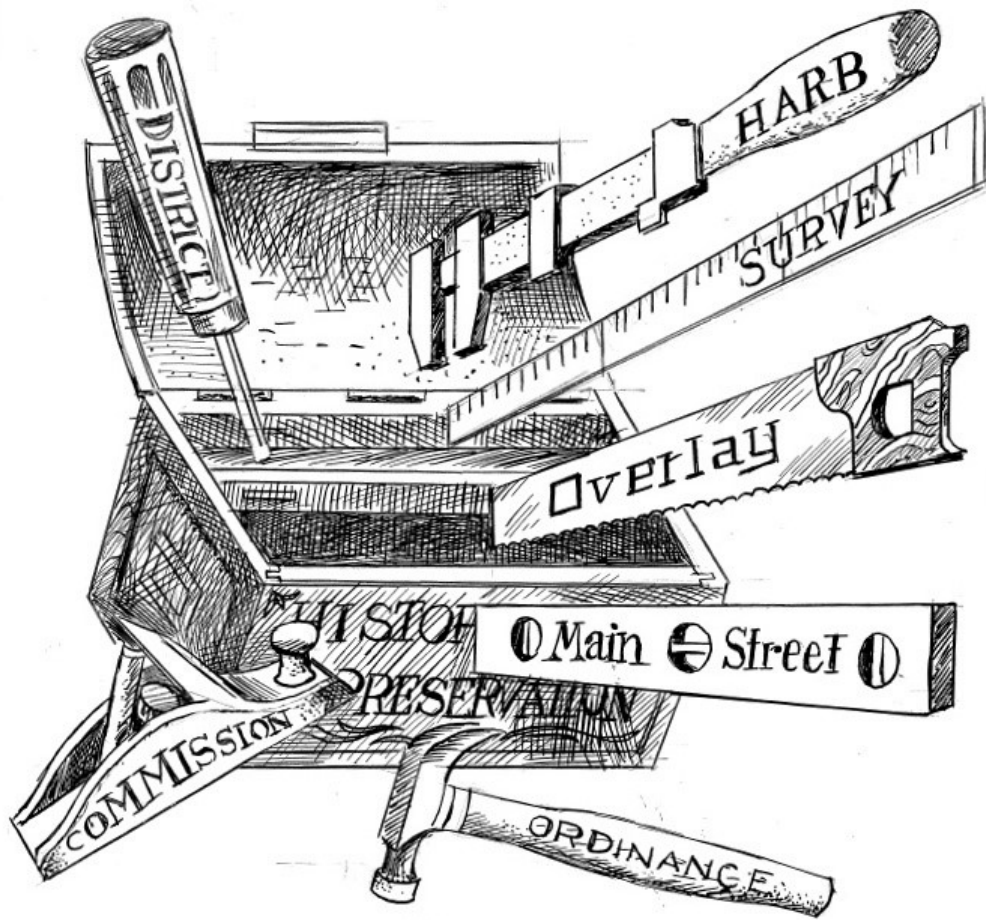
Helluva Hill Inset



Chester Creek Historic District

Thornbury Township Historic Resource Survey 2001

HRP	Number	Street	Description	Architectural Info	Tax Parcel #	Pin	NRHP	Class
1	29	Stoney Bank Road	Stonybank Farm		032-401	44-40-001:000		2
2	35	Stoney Bank Road	Stonybank Community Church		325-01	44-40-002:000	Key 077199	1
3	68	Stoney Bank Road	New House		307-00	44-32-028:000		Demo
4	96	Stoney Bank Road		Frame Farm House	308-01	44-32-008:000		2
5	98	Stoney Bank Road			308-02	44-32-005:000		2
6	105	Stoney Bank Road		Colonial Revival	331-00	44-32-033:000		2*
7	120	Stoney Bank Road	Millhouse		310-01	44-32-003:000	CCHD	1
8	117	Stoney Bank Road	Millhouse	Federal	332-00	44-32-034:000	CCHD	1
9	125	Stoney Bank Road	Millhouse		333-02	44-24-030:000	CCHD	1
10	136	Stoney Bank Road	Millhouse	Penn Plan	311-00	44-24-016:000	CCHD	1
10	136	Stoney Bank Road	Millhouse	Penn Plan	312-00	44-24-016:000	CCHD	1
11	140	Stoney Bank Road	Millhouse		313-00	44-24-025:000	CCHD	1
11	142	Stoney Bank Road	Millhouse		314-00	44-24-024:000	CCHD	1
12	150	Stoney Bank Road	stone house		316-00	44-24-010:000	CCHD	1
13	17	Helluva Hill Lane	Millhouse	Federal	321-00	44-24-015:000	CCHD	1
14	11	Helluva Hill Lane	Millhouse		319-00	44-24-013:000	CCHD	1
15	3	Helluva Hill Lane	Millhouse	Federal	317-00	44-24-011:000	CCHD	1
15	7	Helluva Hill Lane	Millhouse	Federal	318-00	44-24-012:000	CCHD	1
16	156	Stoney Bank Road	Willcox Mill Boarding House	Federal	322-01	44-24-005:000	CCHD	1
17	168	Stoney Bank Road	millhouse	Federal	323-00	44-24-003:000	CCHD	1
18	178	Stoney Bank Road		Federal	324-00	44-22-012:000		2
19	140	Glen Mills Road	Demo		111-00	44-23-003:000		Demo
20	138	Glen Mills Road	frame	house and store	110-00	44-23-002:000	CCHD	1
21	132	Glen Mills Road		Italianate	109-00	44-24-002:000	CCHD	1
22	130	Glen Mills Road	Glen Mills train station		108-00	44-24-001:001	CCHD22	1
23	128	Glen Mills Road	Station House and Store	Eastlake	107-00	44-24-001:000	CCHD23	1
24	131-137	Glen Mills Road	2 houses and a barn	2 Eastlake houses	108-00	44-24-001:001	CCHD	1
25	20	Creek Road	Tresa Hall School	Colonial/ Georgian Revival	073-00	44-15-011:000	CCHD25, Key 077200	1
26	8	Watersmeet Circle	"Watersmeet" John Edwards House	Federal	381-71	44-16-013:001	CCHD26, Key 079230	1
27	91	Sweetwater Road	Kirchoff		120-00	44-16-014:000	CCHD	1
28	75	Sweetwater Road			335-70	44-16-032:000		New
29	72	Sweetwater Road	Nason, Daniel Broomall House 1771	Georgian	103-00	44-16-038:000	Key 079332, CCHD	1
30	50	Sweetwater Road	Sweetwater Farm, Hemphill House	Federal, Georgian	101-01	44-17-002:000	Key 079317	1
31	28	Gradyville Road		Gothic Revival	178-00	44-09-030:000		Demo
32	50	Gradyville Road			174-00	44-09-018:000		New
33	86	Gradyville Road			172-00	44-16-004:000		2
34	110	Gradyville Road		Gothic Revival	169-00	44-16-007:000		2
35	37	Creek Road			168-02	44-16-012:000		Demo
36	45	Creek Road	"Kinderbrook"	PA Bank barn	078-00	44-15-010:000	CCHD36	1
37	236	Old Gradyville Road		Frame over stone	248-00	44-08-053:000		2
38	237	Old Gradyville Road		Federal	286-00	44-08-058:000		2
39	105	Creek Road	Locksley Mill		082-00	44-08-023:000	CCHD39, Key 079315	1
40	115	Creek Road	Locksley Mill Manor House	Second Empire	083-00	44-08-024:000	CCHD40	1
41	119	Creek Road			084-00	44-07-056:000	CCHD	1
42	127	Creek Road		Italianate	085-00	44-07-055:000	CCHD	1
43	151	Creek Road	converted barn		091-00	44-07-013:000	CCHD	1
44	159	Creek Road	Yamall Bank House	Log	092-00	44-07-029:000	CCHD44, Key 079240	1



*How do we
protect
historic
resources?*

East Bradford, PA Ordinance

§ 115-125 Demolition of historic resources.

[Amended 9-8-1998 by Ord. No. 2-1998; 3-13-2003 by Ord. No. 2B-2003; 8-10-2004 by Ord. No. 4-2004; 7-9-2009 by Ord. No. 3-2009]

- A. General rule. No Class I, Class I DOE or Class II historic resource identified on the East Bradford Historic Resources Map or accompanying official list may be demolished, in whole or in part, except as provided herein.
- B. Demolition by neglect No Class I, Class I DOE or Class II historic resource shall be demolished by neglect. Demolition by neglect includes leaving a building or structure open or vulnerable to vandalism or decay by the elements. Vacant structures should be tightly sealed and fenced off and the utilities turned off for safety. Any owner of an historic resource who has allowed that historic resource to be demolished as the result of neglect shall be subject to the same enforcement remedies as an owner who knowingly violates this chapter by demolishing an historic resource without a permit for demolition.
[Amended 8-10-2010 by Ord. No. 2-2010]
- C. Demolition permit requirements for historic resources.
- (1) Permit required. No part of a structure of a Class I, Class I DOE or Class II historic resource shall be demolished, including the indiscriminate removal, stripping or destruction of any significant feature, in whole or in part, unless and until the applicant obtains a building permit as required by § **115-106** of this chapter and complies with the additional procedures and requirements of this § **115-125**. The provisions of § **115-125** shall not be construed to prevent the ordinary maintenance or repair of any building, structure, site or object where such work does not require a permit and where the purpose and effect of such work is to correct any deterioration or decay of or damage to a building, structure, site or object and to restore the same to its condition prior to the occurrence of such deterioration, decay or damage.
 - (2) Procedure for obtaining demolition permit. The applicant shall submit to the Township an application for a demolition permit in a form and amount acceptable to the Township. The Zoning Officer shall utilize the Historic Resources Map and the Official Map^[1] in evaluating an application for a demolition permit, and if the application requests the demolition of a Class I, Class I DOE or Class II historic resource, the Zoning Officer shall not issue the zoning compliance permit until approval is first obtained from the Board of Supervisors under this § **115-125** and the applicant complies with all applicable procedures and requirements of § **115-125**. The Zoning Officer shall forward the application to the Historical Commission for review within five days of the Township's receipt of a properly completed application.

[1] *Editor's Note: The Historic Resources Map is included at the end of this chapter; the Official Map is included at the end of Ch.*

How do we protect historic resources?

Effective Ordinance- such as one at East Bradford
Historical Commission
Historical Architectural Review Board
Municipal Official support

Benefits of ordinance

- Without ordinance, no tools to affect land development proposals
- Takings for roads, schools, other government buildings
- Demolitions/ demolition by neglect
- Historical Commissions and HARBs help historic property owners to assist in additions and alterations to historic resources without impacting the integrity of the resource
- Tools help us to protect the resources

*Why do we protect
historic resources?*



- Loss of historic resources impacts the character of the area
- Slowly losing historic resources
- If you forget history, you're bound to repeat it
- Environmental benefits
- If we lose historic resources, we lose:
 - our heritage
 - our town's heritage
 - our nation's heritage