

**Request to Initiate Consultation in Compliance with the State History Code and
Section 106 of the National Historic Preservation Act**

Applicant Information (print neatly; this will be used in the return envelope)

Applicant Name	Valhalla Brandywine	Partners L.P.
Street Address	c/o Albert M Greenfield & Company, Inc. 1500 Chestnut Street	
City	Philadelphia	Phone Number 215-569-8200
State/ZIP	PA 19102	

Contact Person to Receive Response (if applicable) (print neatly; this will be used in the return envelope)

Name/Company	Robert Wise / Wise Preservation Planning LLC		
Street Address	1480 Hilltop Road		
City	Chester Springs		
State/ZIP	PA/19425		

Project Information

Project Title	Valhalla Brandywine		
Project Location and/address	801 Marshall Road, etc.		
Municipality	Wallace Township	County Name	Chester
If this project was ever reviewed before, include previous ER #			

Project Type (Check all that apply)

Government Funded/Sponsored or On Government Land?			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Specify Agency and/or Program Name Below	
State Agency:		Local:	
Federal Agency:		Other:	

Permits or Approvals Required

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Specify Agency and/or Program Name Below	
Anticipated Permits:			
State Agency:	DEP	Program:	
Federal Agency:	Army Corps	Program:	

Agency Office to Receive Response (Check all that apply)

Army Corps of Engineers:	<input checked="" type="checkbox"/> Philadelphia	<input type="checkbox"/> Baltimore	<input type="checkbox"/> Pittsburgh
DEP Office:	<input checked="" type="checkbox"/> Central Office	<input type="checkbox"/> Regional Office:	
<input type="checkbox"/> District Mining Office:		<input type="checkbox"/> Oil & Gas Office:	
<input type="checkbox"/> Other: (provide address)			

Required Project Information for BHP/SHPO Review

X Total Acres in the property under review: 607

X Total acres of earth disturbance for this proposed activity: 238

X Are there any buildings or structures within the project area? X Yes ☐ No

Approximate age of buildings: 1740-1830

X Project located in or adjacent to a historic district? X Yes ☐ No ☐ Unsure

Glenmoore HD

Name of Historic District

(DOE)

Submissions Must Also Include:

X MAP LOCATION: A 7.5 USGS Map showing the project boundary and the Area of Potential Effect (APE). The APE should include indirect effects, such as visual and audible impacts. Federal Projects must provide an explanation of how the APE was determined.

X PHOTOS: Photos of all buildings or structures in the APE over 50 years old. If the property is over 50 years old submit a Historic Resource Form with this initial request. The forms are available at <http://www.phmc.state.pa.us/bhp/inventories>.

X PROJECT DESCRIPTION NARRATIVE: Provide a detailed project description describing the project, any ground disturbance, any previous land use, and age of all effected buildings in the project area. Attach a site map showing the location of all buildings in the project area.

X I have reviewed all DEP Permit Exemptions listed on the DEP website www.dep.state.pa.us.

In addition, federal agencies must provide:

☐ Measures that will be taken to identify consulting parties including Native Americans.

☐ Measures that will be taken to notify and involve the public.

The information on this form is needed to determine whether potential historic or archaeological resources are present. Additional historic information or investigation may be requested to determine the significance of the resources or the effects of the project on those resources. Form and attachments must be submitted by mail. Submissions via e-mail will not be accepted.

Signature Block

Applicant's Signature

Date

Please Print and Mail Completed Form and Required Information to:

**PA Historical & Museum Commission
Bureau for Historic Preservation
400 North Street
Commonwealth Keystone Building 2nd Floor
Harrisburg, PA 17120-0093**

PROJECT DESCRIPTION

Vahalla Brandywine Partners L.P. proposes to develop a mixed use development on what is historically known as the William Ferguson Farm and adjacent properties. The Ferguson Farm was listed on the National Register of Historic Places on April 10, 1980. The subject tract is located on both sides of Marshall Road between its intersections with Creek Road to the west and Little Conestoga Road to the east. It extends across Devereux Road to the north and northwest to the Village of Glenmore (DOE 2004). Please refer to the site plans attached to this letter.

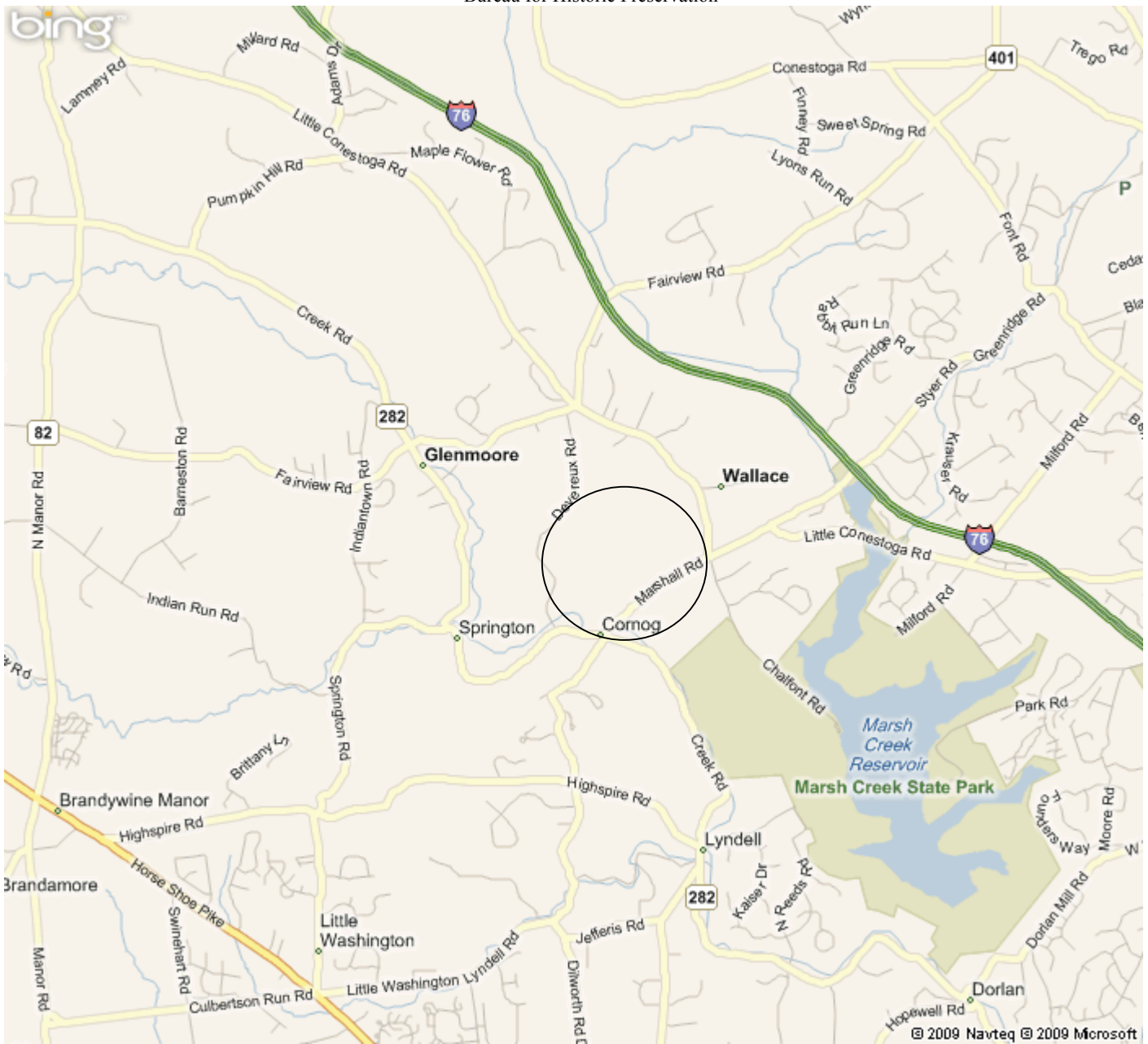
The 24-parcel subject tract area encompasses approximately 607 acres of farmland and woodland. The Ferguson section, occupying the eastern third of the subject tract, is former agricultural lands now mostly containing an emerging forest from thousands of trees planted on the farm in the 1950s by the owners, mainly Albert M. Greenfield Jr. and Barbara M. Greenfield. The terrain varies from relatively flatland to wooded hillsides north of the Ferguson Farmhouse. The majority of the houses planned for the development will be constructed in this area.

The former Cornog Quarry area, which lies in Wallace Township's only industrial-zoned, is southwest of the Ferguson Farm and contains a water-filled quarry. It will be the location of the 350,000 square foot spa and retreat. The McKnight (aka Heim) farm, mainly open farmland spanning Devereux Road, will be site of the 18-hole golf course and golf club house. Additional houses will be located on lands east of the McKnight farmstead and obscured area between the McKnight and Ferguson farms. Due to the terrain, vegetation and clustering of the high majority of the planned houses, most new development on the property will be unseen from the existing public rights-of-way. The most visible element of the development, spanning Devereux Road on existing farmland, will be the golf course, and thus create minimal impact on the landscape. Because of the clustering of the new buildings, the vast majority of the lands will remain as open space for recreational use. The latter is a major attribute of Valhalla Brandywine.

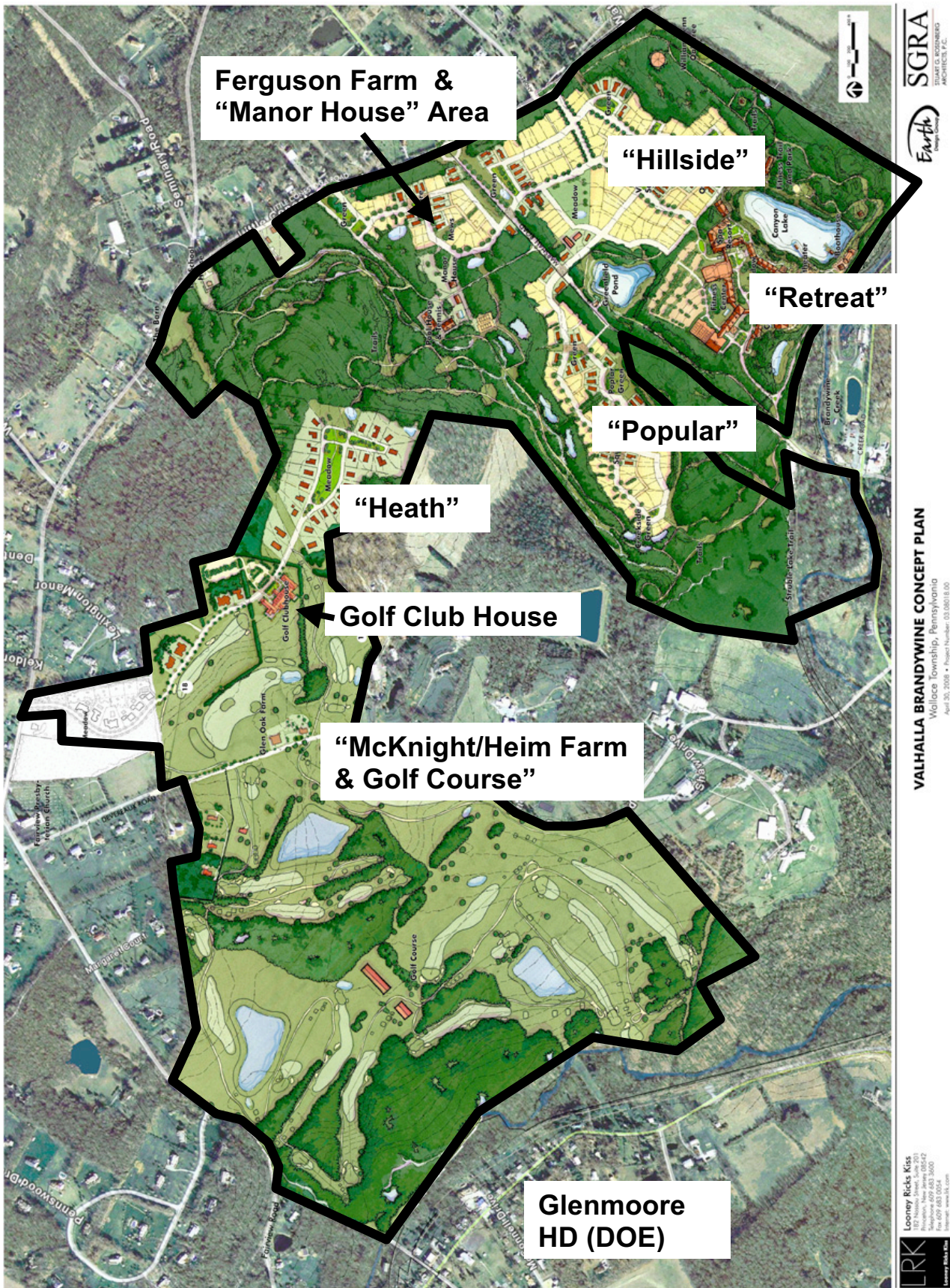
The project is based on a plan dated 8/29/2008. Valhalla Brandywine will be a planned country club community that includes four major components:

1. Four residential areas ("Hillside", "Manor House", "Poplar", and "Heath" neighborhoods) comprising 275 new dwelling units and 6 existing dwelling units (281 total);
2. An 18-hole golf course with club house;
3. "The Retreat" featuring a spa, country club, private and public restaurants and guest suites, as well as a recreational center adjacent to Canyon Lake which is currently called Cornog Quarry (quarry and adjacent land determined not eligible 1998);
4. Preserved landscape and trails

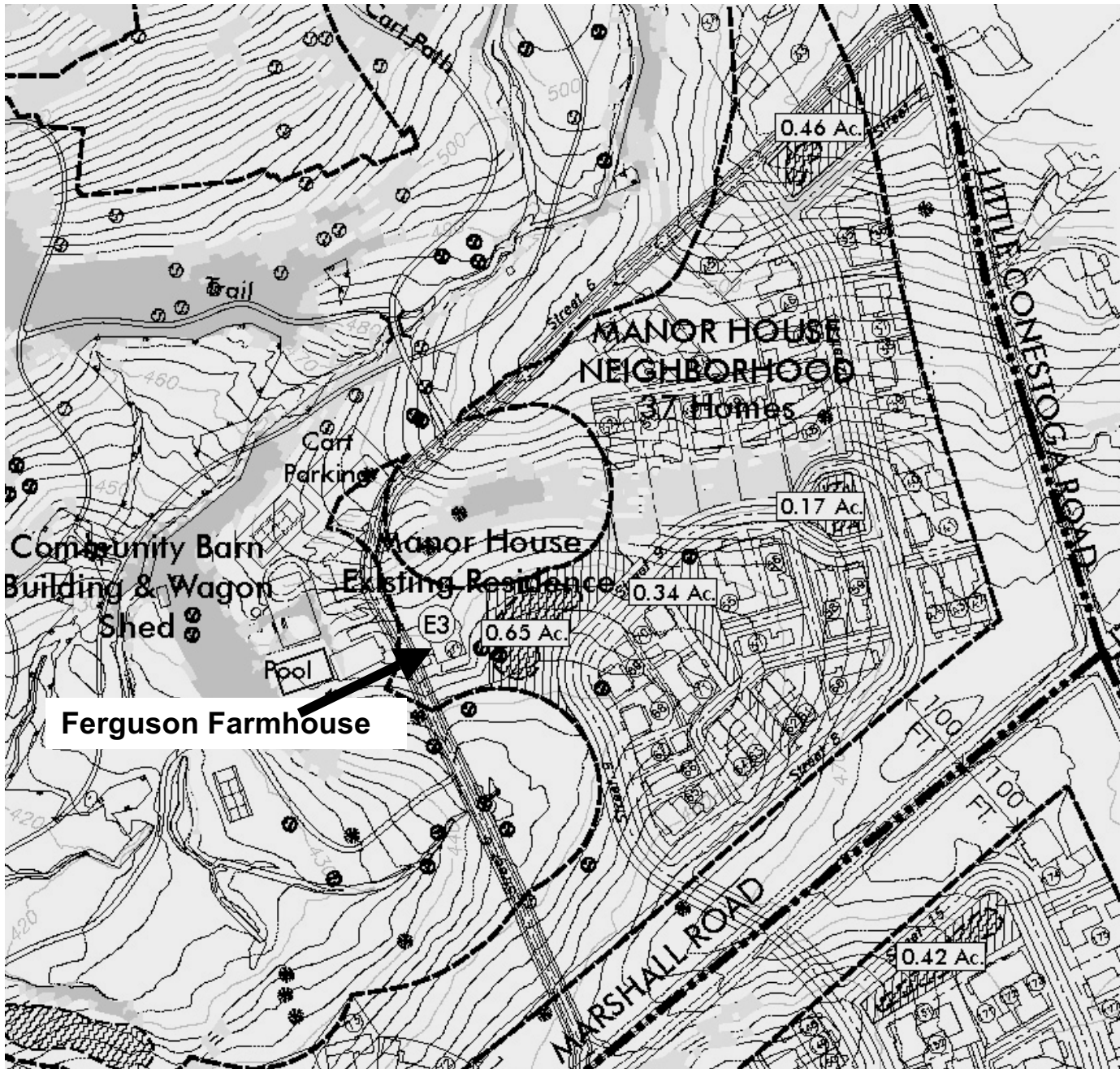
The following pages describe the individual project elements in relation to the subject tract's historic resources. A discussion of the Area of Potential Effect (APE) follows this description. The plan sets forth the following major areas of development (see map and description below).



A. Location Map showing general project area within circle (Bing.com Maps)



B. Schematic of the development areas on the proposed plan.



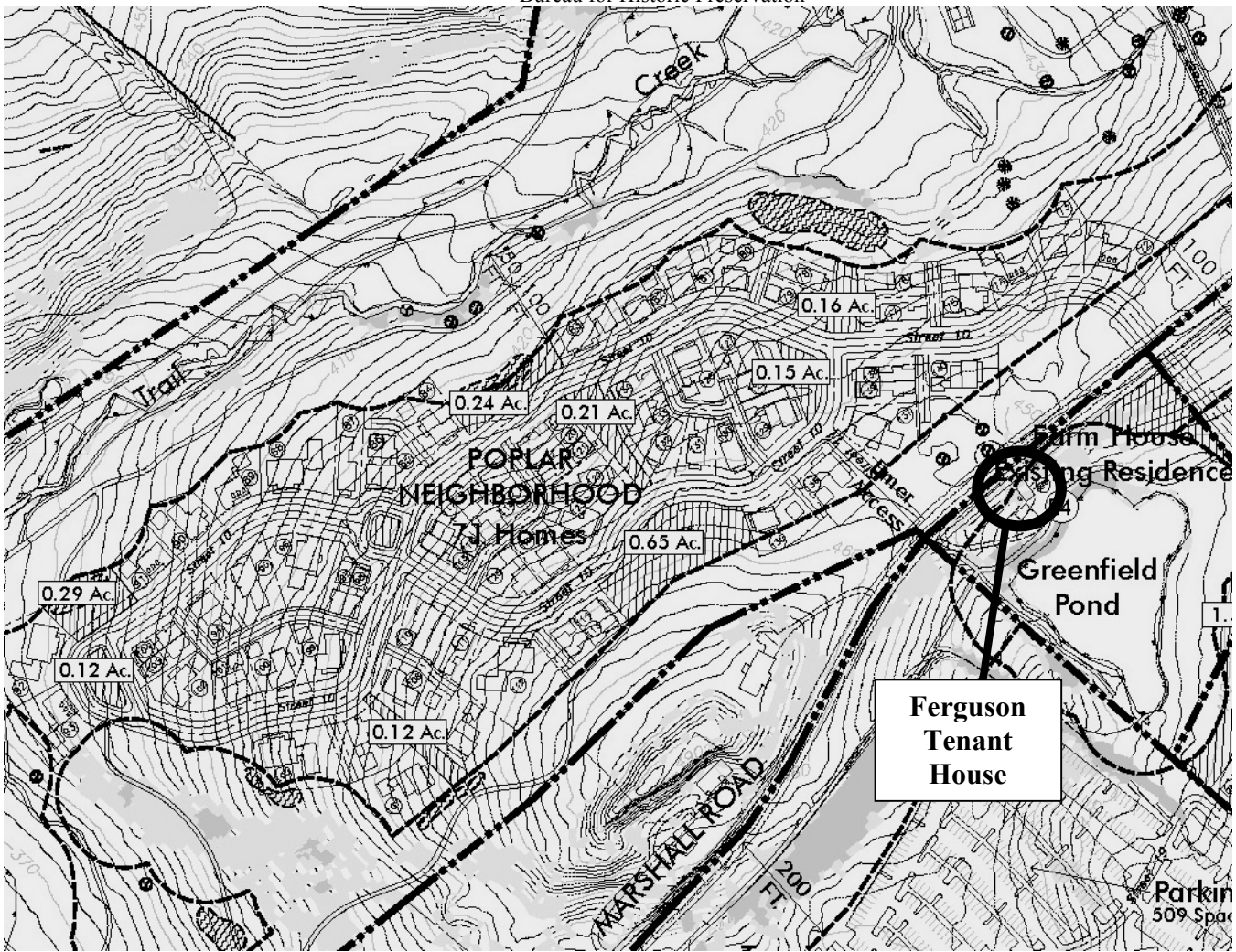
Manor House (Ferguson Farmhouse) Neighborhood

The plan shows 39 units arranged in a tightly clustered design in an open field between the Ferguson Farmhouse and the intersection of Little Conestoga and Marshall Roads plus two units on the north side of the existing property drive off Little Conestoga Road. The design will incorporate an “English Village” setting for both layout and architecture. This design concept will also be used in the Hillside (south of Marshall Road) and Poplar (west of Manor House) residential areas.

A field – where the Manor House area will be developed - is largely obscured by a thick hedge along the bordering Marshall and Little Conestoga Roads and mature trees around the Ferguson Farmhouse itself. This vegetation will be retained to buffer the new construction from roads and Ferguson Farmhouse. The plan shows the farmhouse in a cultural heritage zone surrounded by

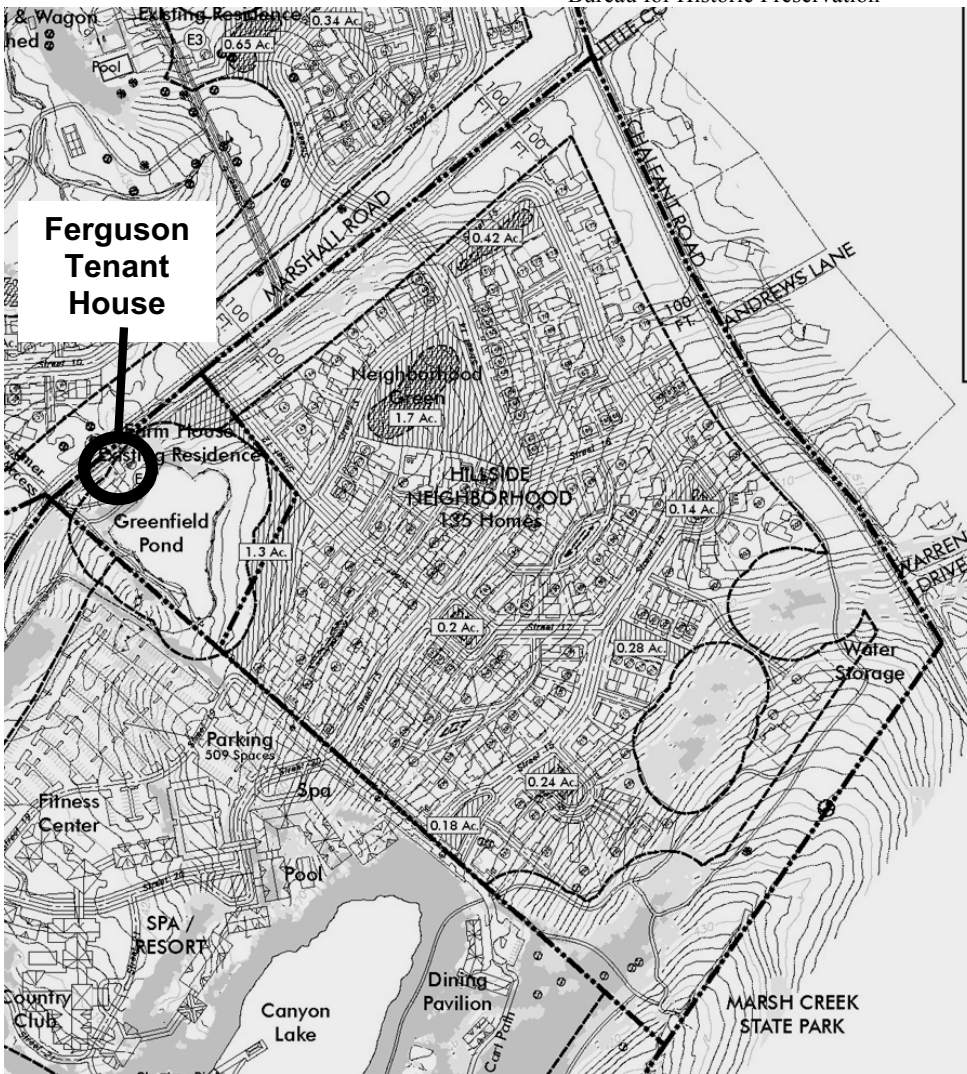
existing mature vegetation. The mature trees surrounding the farmhouse will largely buffer it from the construction, with most houses to be constructed across a new street. Access will be via a new 4-way intersection on Marshall Road. Emergency access will be provided on the existing drive from Little Conestoga Road. The farm lane leading north from Marshall Road and exiting east onto Little Conestoga Road will not be altered. The Farmhouse will be reused for guest lodging; its immediate landscape and driveway will remain intact. The house and wagon shed will remain unchanged. The pool and tennis courts will be refurbished for the private use of the residents. Parking will be limited with most access via walking trails or carts. A new pool house will be constructed on the ruins of the old barn; its architecture will reflect the barn's historic appearance.

The applicant is sensitive towards the existing vegetation, and the plan will preserve much of the thick wooded vegetation on the property. All wooded vegetation along the property lines will be preserved and enhanced. This includes mature hedgerows along the public roads and the heavily wooded northern portion of the property. Most of these wooded portions, along with an extensive trail network, will remain. The preservation of these wooded features, plus the topography and clustered design, reduces impact on the subject tract and specifically the historic resources on the property. The plan establishes a green buffer area (or buffer zone) around the farmstead by pushing the housing clusters a considerable distance from the historic resources to further reduce impact. Also significant, the farmhouse lane will remain as is, thus reducing the development's impact along Marshall and Little Conestoga Roads.



Poplar Neighborhood

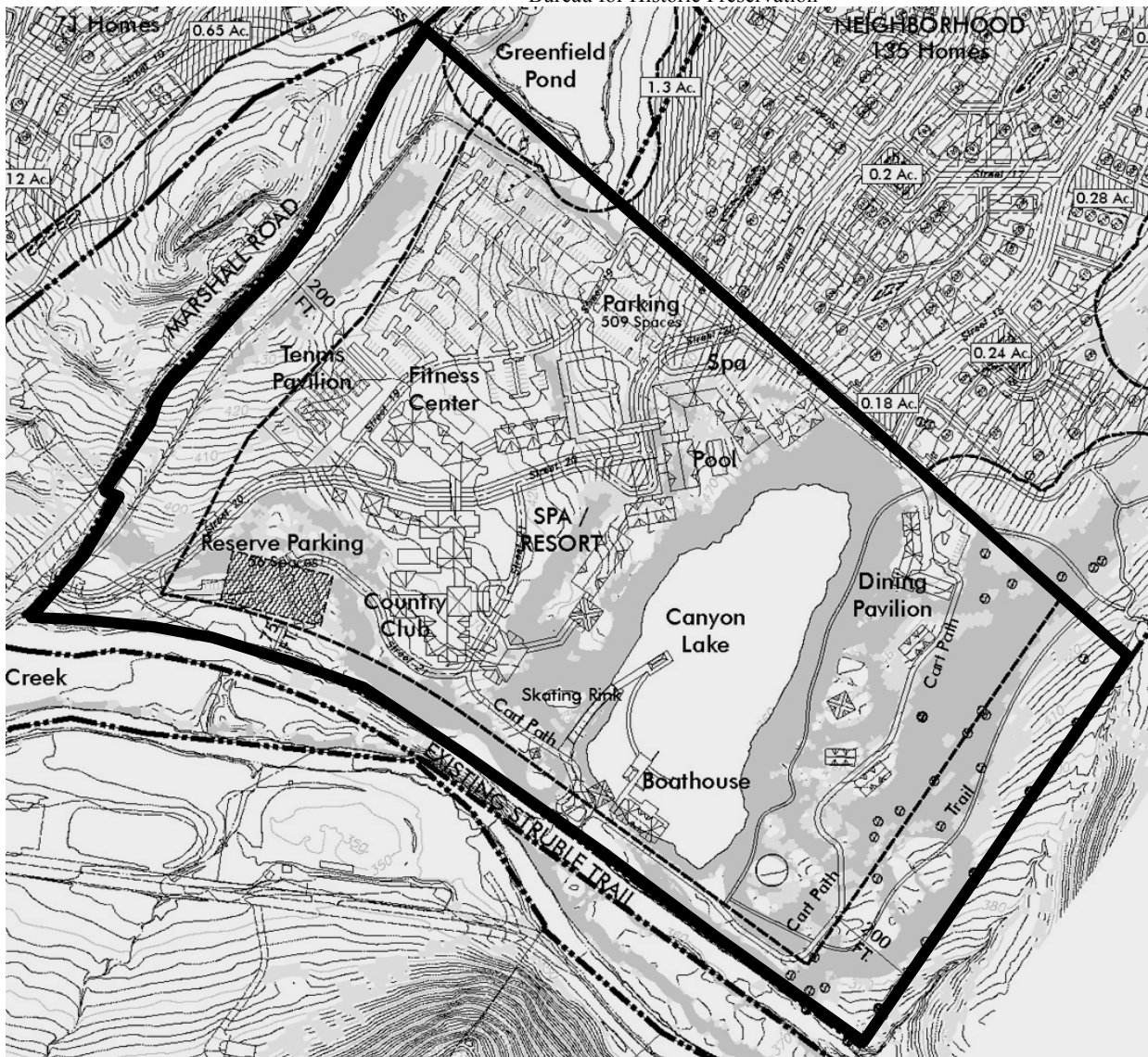
The plan shows a clustered area of new housing on a loop road north of Marshall Road and southwest of the Ferguson Farmstead and driveway. This area, to be called “Poplar,” will include 69 dwelling units in the English Village design concept arranged around a rough “figure 8” street system. Access will be from a new four-way intersection on Marshall Road. The planned trail system, which will connect to the existing Struble Trail, runs through the wooded areas north and south of the residences. The plan also incorporates the preservation of the historic tulip popular tree.



Hillside Neighborhood

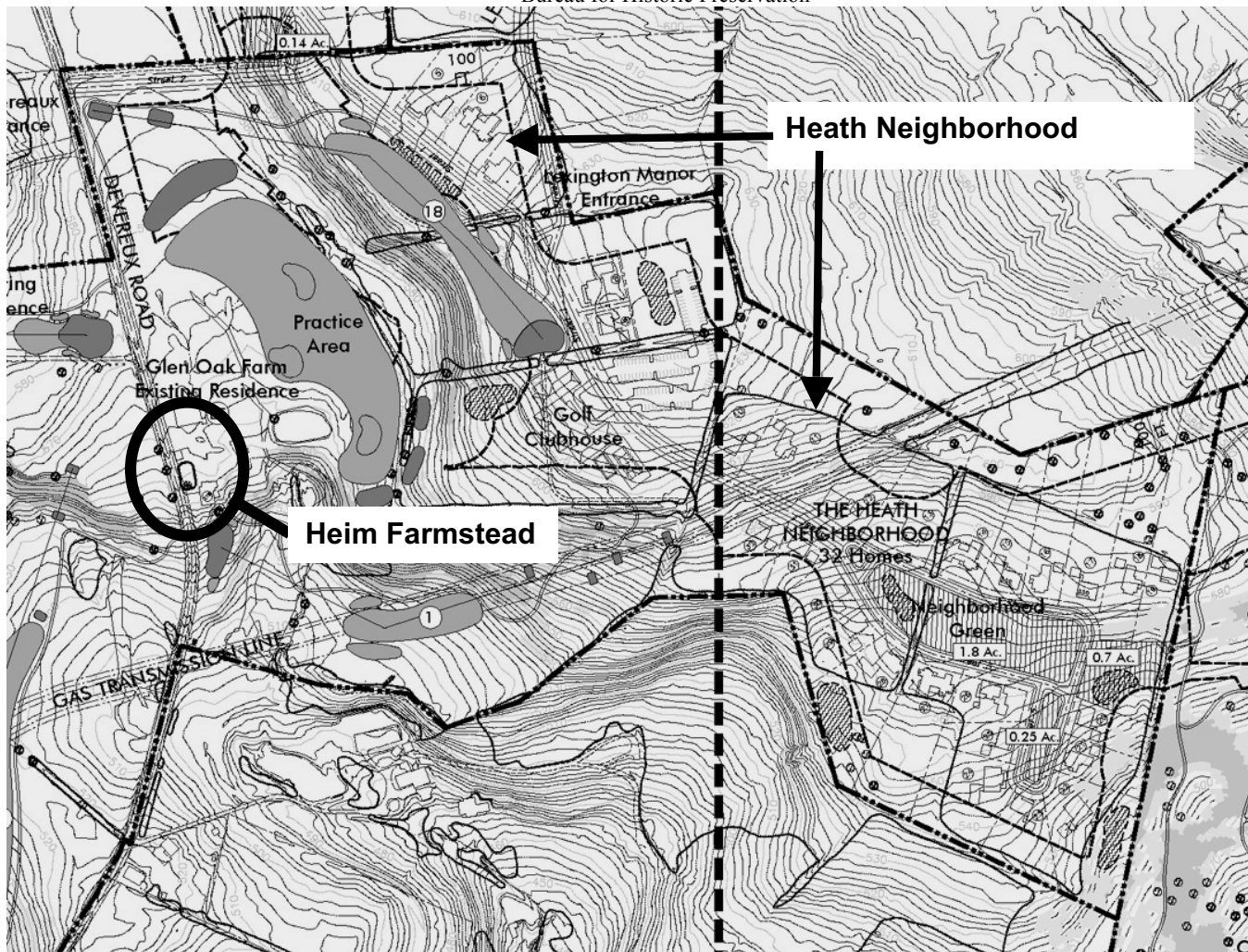
The Hillside component of the plan is indicated on the partially forested area southeast of Marshall Road and immediately west of Chalfont Road. The plan shows 134 units in an English Village setting. Automobile access will be granted by two new four-way intersections on Marshall Road and by a three-way intersection on Chalfont Road near the current intersection with Andrews Lane. Open space includes a public green ("meadow") between the Marshall Road entrances and a forested area to the south where the historic Penn Oak is located. (The tree will be accessed via the development's trail network). Though adjacent to the spa/recreation complex ("Retreat"), that facility can only be reached by car via Marshall Road or by foot, cart or horse using the trail network.

The historic tenant house is shown on its separate tax parcel, immediately adjacent to Hillside. The house will remain a residence.



The Retreat: A Spa, Country Club and Fitness Center adjacent to Canyon Lake

The Retreat is largely forested (emerging forest) and contains the Canyon Lake near the south center of the parcel. The plan shows a spa, dining pavilion, guest suites, skating rink, recreation center, tennis courts, country club, boat house facility, theater and associated parking spaces. Most new construction is planned for the area between the lake and Marshall Road. The boat house, however, will be built just southwest of the lake and a recreational building will be built northeast of the lake. The trail system leading through the forested area along the northwest and southeast border of the property will connect with the Struble Trail (along the former railroad grade). The Retreat contains no enumerated historic resources nor does it impact any historic resources in the APE (see description below).



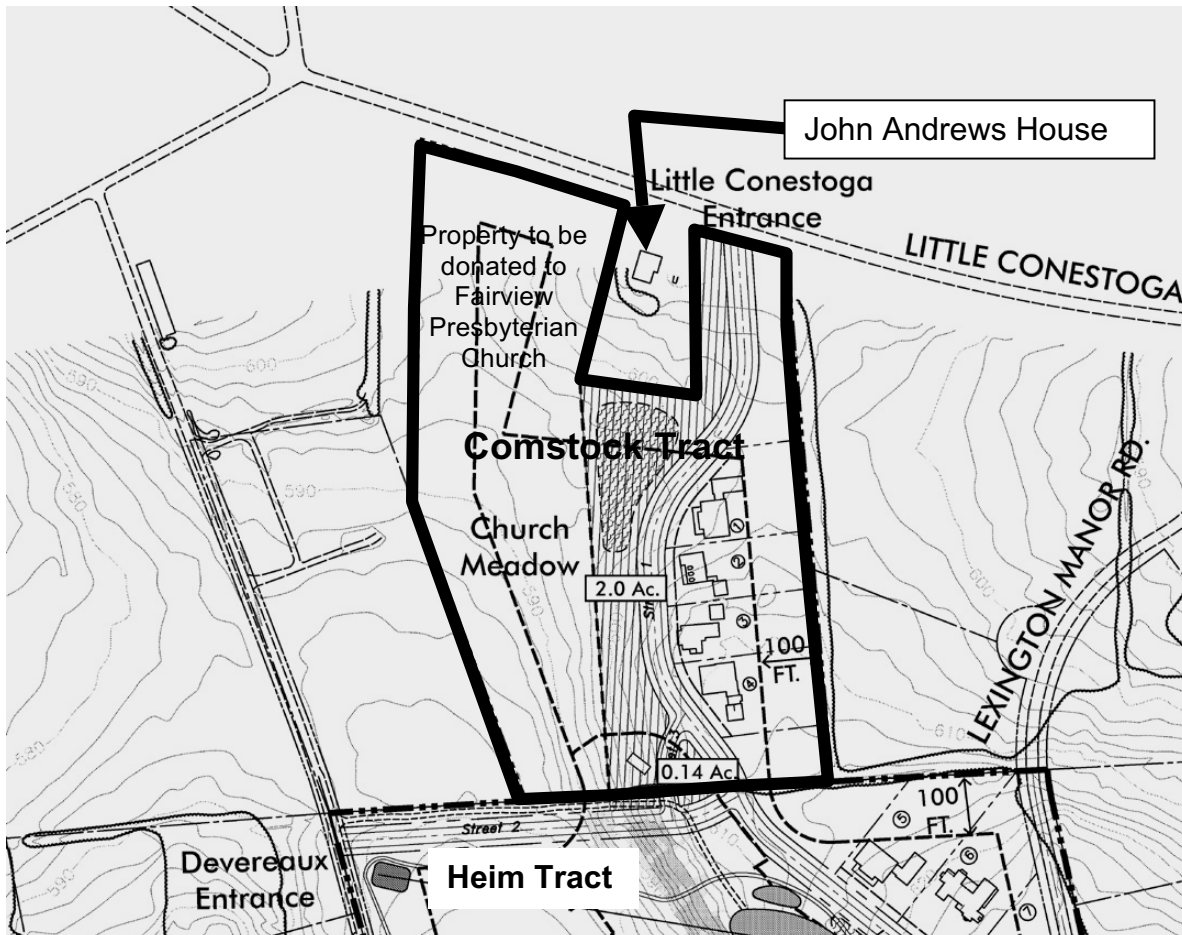
Heath Neighborhood / Golf Course

The Heim property will be developed into three major components: (1) an 18-hole golf course primarily on the west side of Devereux Road; (2) a Clubhouse on the east side of the road; and (3) the Heath development, consisting of 32 residences on the east side of the road. The clubhouse, golf course, and Heath residences will be accessed via an entrance off Little Conestoga Road through the Comstock Tract and/or from a road off Devereux Road, and through Lexington Manor.

Golf Course: The Heim (former McNight) Farm will be the location of the development's 18-hole golf course. A practice green and the first and last holes will be located on the east side of Devereux Road and just east and south of the McNight Farmstead, with the remaining 16 fairways on the west side of the road. The practice fairway is located approximately 200 feet east of the Heim farmstead, separating the Farmstead resources from the 18th fairway and Clubhouse. The golf course is a low-intensity use of the property, though some fairways will extend into wooded areas. That said the first green is more than 75 feet south of the historic front façade of the farmhouse.

Clubhouse: The clubhouse is planned for a location on the hill east of Devereux Road, overlooking the Farmstead.

Heath Neighborhood: The planned residences are located on the top of the hill east of Devereux Road, primarily east of the clubhouse. The majority of these residences are planned for one of the highest elevations of the Subject Tract, but the location as well as the existing and planned vegetation and terrain will buffer most of the construction from Devereux Road. The residences, the Clubhouse, and the residences planned for the Comstock tract (see below) will be accessed by a road system with access on Devereux Road and Little Conestoga Road. The road will be approximately 4,000 feet in length. The plan also features an EMS option to the Lexington Manor cul-de-sac.



Heath Entrance near John Andrews House

The house is surrounded on three sides by a farm field called the “Comstock Tract.” The optional road servicing the golf clubhouse and new residences of the Heath Neighborhood is planned to pass east of the house to an intersection on Little Conestoga Road.

Area of Potential Effect (APE)

A Historic Resource Impact Study, dated 10/7/2008, as required by Wallace Township ordinance, was submitted to the township. The study examined historic resources and known archeological sites on and within 500 feet of the Subject Tract. The resources that the study determined may incur an impact by the planned development were included in the APE for this submission. The Ferguson property is the only National Register-listed or eligible property in the APE. (The Glenmoore Historic District, due to its location near the proposed golf course, is not part of this APE but indicated on the map below.) On enclosed USGS Quad maps, the properties indicated below are within the APE for the project, although no specific "line" has been drawn around the project area due to the aforementioned 500 foot study. All of the properties have a Glenmoore, PA 19348 post office address. Specifically, the properties included in this review are:

On Subject Tract:

1. William Ferguson Farmhouse and Tenant House (NR 1980)
2. Wallace, Robert Barn, 1021 Little Conestoga Road
3. McKnight, David Farm (Heim), 100 Devereux Road
4. Hulshouser, Newton House, 981 Little Conestoga Road

Adjacent to Subject Tract:

5. Andrews, John House: 1171 Little Conestoga Road
6. Todd, James Tenant House: 1180 Little Conestoga Road
7. Wallace Store: 1020 Little Conestoga Road
8. Dickinson, Charles House: 4 Seminary Road
9. Malin, Elijah Farm: 130 Devereux Road
10. Dunlap, David House: 150 Devereux Road

Individual Historic Resource Survey Forms have been prepared for the above resources, with the exception of the William Ferguson Farmhouse and Tenant House, which are included on the National Register Form (current photographs provided only).

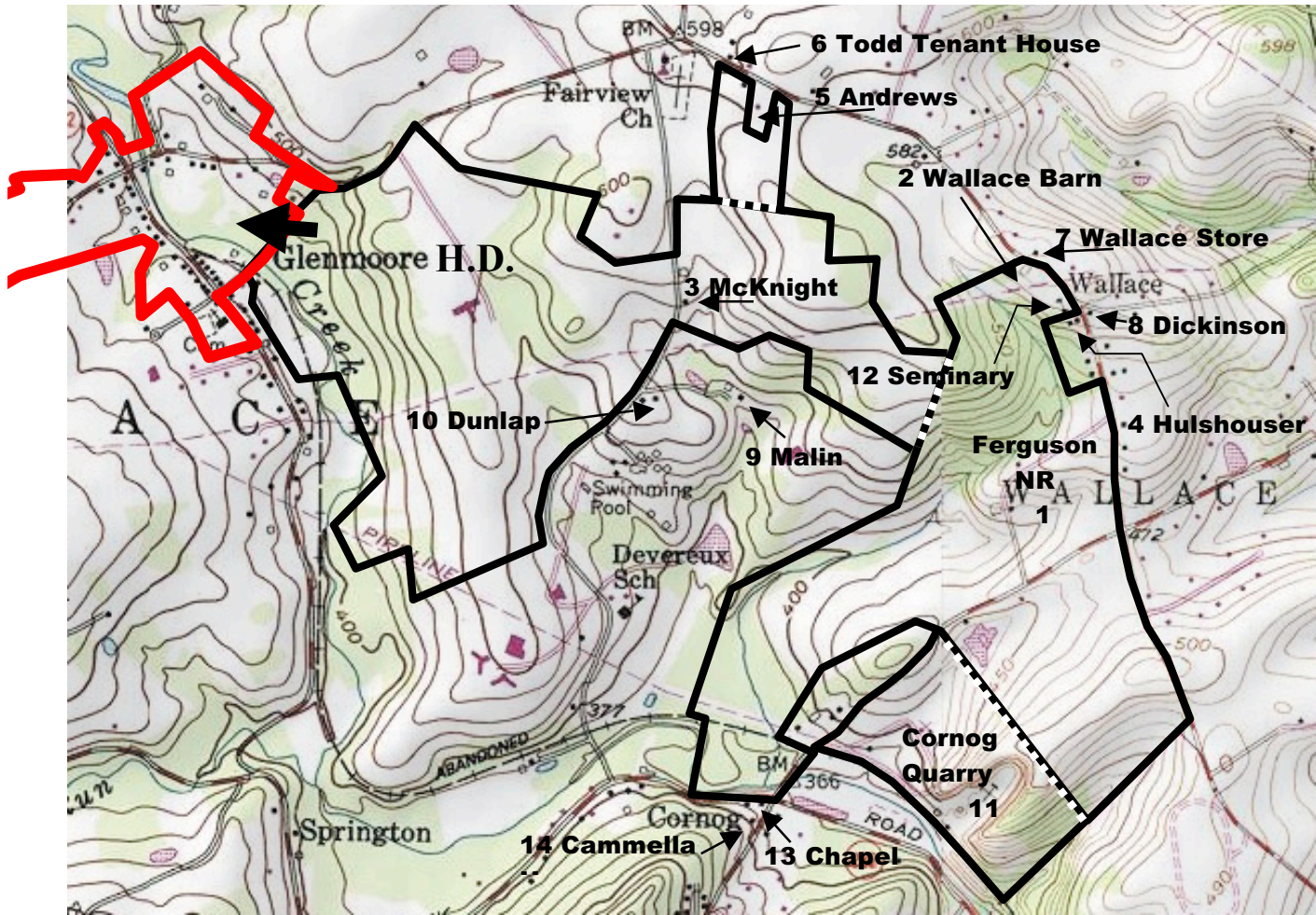
The following resources located on the Subject Tract were determined NOT ELIGIBLE for the National Register by the PHMC in 1998 and 1980 respectively:

11. Cornog Quarry: Off Marshall Road and the Brandywine Creek.
12. Wallace Seminary: 991 Little Conestoga Road

The following resources located elsewhere or near the APE were also determined NOT ELIGIBLE for the National Register by the PHMC in 1995:

13. Little Chapel: 685 Marshall Road
14. Cammella House: Creek Road (adjacent to little Chapel)

The earlier study also determined that the project would have a low level of impact on the Glenmoore Historic District due to increased traffic and thus it was not included in this report's APE.



C. APE Map. Showing Subject Tract (outlined in black) with historic resources enumerated and named per the above list and submitted with this ER on separate Pa. Survey Forms. The eastern half of the Glenmoore Historic District is indicated by the red border. Also see resource and subject tract indicated on attached USGS Quad Maps of the area.

Attachments:

1. Sitemaps of the proposed development
2. USGS Quad Maps (Wagontown and Downingtown, Pa.)
3. Nine separate Pa. Historic Resource Survey Forms for the above mentioned historic resources
4. Current photographs of the William Ferguson Farm National Register Nomination Form.