



# The Milemarker

EAST BRANDYWINE TOWNSHIP



The Township's new municipal building opened for business Monday, April 2nd when administrative staff moved from their temporary home in the Laird Building. The Brandywine Regional Police moved in April 11th. The spacious new facility is designed to meet Township needs for many years and will also serve as a command center in the event of any natural or man-made emergency or disaster. The original McCausland Hall is a centerpiece of the new building and will be available for community meetings, such as those held by homeowners' associations, later in 2007. For comments on the new building, turn to the report by Jay Fischer, Chairman of the Board of Supervisors, on page 6.

## Coming Soon to Horseshoe Pike: A Restaurant, Bank, and Office Space

All the recent talk about a Guthriesville Historic District has overshadowed many other things likely to happen soon along the section of Horseshoe Pike that stretches from about the Wright Agency in the east to the intersection with Bollinger Road to the west.

But first, some more on the proposed historic district. As the winter newsletter reported, residents in the district were less than enthusiastic and, when polled by the state Historic & Museum Commission, a

*continued on page 2*

## Dial Before You Dig

It seems trouble free. You want to plant a tree, build a fence or lay a building foundation—so you dig a hole. But if you hit an unknown underground utility line you may end up dead or seriously injured. To forestall just such an accident, PECO Energy and PA One Call, starting April 1, launched a new emergency phone number, 8-1-1. They call it their “Call Before You Dig” line. PA One Call, an organization that promotes safety and works to prevent damage to all underground facilities, answers the 8-1-1 call and notifies each utility to investigate and mark potentially-affected underground facilities. By Pennsylvania law, homeowners and excavators must call 8-1-1 three days before any underground project. The service is free to residents.

## Mark Your Calendar

### MAY 23

“Fore the Park” golf outing at the Honeybrook Golf Club. \$100 per golfer includes lunch, barbeque, beverages, cart and greens fees. All profits go to the East Brandywine parks. 1:00 p.m. shotgun start, \$10,000 for hole-in-one from Hole #13. Call 610 269-6159 with questions.

### JUNE 9

**First Annual Kids Festival,** 11:00 a.m. to 5:00 p.m. in Community Park. \$10 per child fee. Sponsored by East Brandywine Fire Co. See story on page 3. Rain date, June 10.

### JUNE 24

**Family Day in the Park and Cruisin' Classics Annual Car Show.** Free. Family fun, food, kite flying, vendors, pony rides and much more. 10:00 a.m. to 3:00 p.m.

Volume 14, Number 2

## In This Issue

- Meet local artisan Larry Crossan, [page 4.](#)
- Learn how the Township is using funds designated for open space, [page 5.](#)
- Read Jay Fischer's take on the new municipal building, [page 6.](#)

## Who, When & Where

### Township Board of Supervisors

Jay G. Fischer, Esq., Chairman  
Hudson L. Voltz, Esq., Vice Chairman  
David A. Kirkner, CPA, Member

### Township Public Meetings

#### BOARD OF SUPERVISORS

First Thursday at 7:30 a.m.  
Third Wednesday at 7:30 p.m.

#### PLANNING COMMISSION

First Wednesday at 7:30 p.m.

#### MUNICIPAL AUTHORITY

Second Tuesday at 7:30 a.m.

### Public Committee Meetings

#### HISTORICAL COMMISSION

Second Wednesday at 7:30 p.m.

#### OPEN SPACE COMMITTEE

Second Monday at 7:30 p.m.

#### ORDINANCE TASK FORCE

Fourth Wednesday at 7:30 p.m.

#### PARK & RECREATION COMMITTEE

First Monday at 7:30 p.m.

Township Meetings held at Township Building, 1214 Horseshoe Pike

### Important Numbers

Fire and Ambulance .....911  
Police (emergency) .....911  
Police (non-emergency) ..... 383-7000  
Police Administration..... 269-4300  
Township Administration.. 269-8230  
Township Offices open M–F  
9 a.m.–noon and 1–5 p.m.

### Telephone Staff Directory

Tax Collector, Patti Piersol  
Home Office (610) 269-4054  
Weekdays 9 a.m. to 5 p.m.

For all other staff members, call  
269-8230 and press the extension.

200 Norann King, Building Dept.  
201 Mary Beth Smedley,  
Secretary/Treasurer  
203 Scott Piersol, Twp. Manager/  
EMC and Fire Marshal  
204 Matthew Van Lew, Roadmaster  
100 Police Administration

### Web Addresses

Township: [www.ebrandywine.org](http://www.ebrandywine.org)  
Police: [www.brandywineregional.org](http://www.brandywineregional.org)

# Coming Soon to Horseshoe Pike

*A Guthriesville “master plan” will offer ideas on how the village can change to keep pace with community needs.*

*continued from page 1*

majority gave thumbs down to the idea. As a result, the Township withdrew its application. The Township Historic Commission and Wise Preservation Planning, a consultant on the issue, plan to talk again with residents to discuss their individual concerns, and try to persuade them to support another application. Their feeling is that a number of residents lacked accurate information on the possible impact historic district status would have on home and business owners.

Meanwhile, the Township, after interviewing candidate firms, chose Urban Partners of Philadelphia to draw up a “master plan” for Guthriesville. “We want them to look at what’s there and give us ideas on what could be done to improve the Village and make it a viable commercial and residential stop,” explained Township Manager Scott Piersol. “Parking is a primary concern. Should there be a municipal parking lot? We need guidance so the Village can continue to thrive. It’s got to change with the community.”

Some changes already are taking place—and these exclude the proposed Wawa gas station and convenience store and their impact on the existing 139-year-old Mama Lena’s, the former general store building; more on that later.

From east to west, the changes include:

- A new office building is proposed on the lot of slightly over one acre between the Brandywine Country Living Agway and the Guthriesville Plaza. The land currently is owned by Rouse Chamberlin; development would be by Douglas Howe and involve a 14,000 sq. ft. professional office building made of brick and glass. Plans call for 53 parking spaces.
- The possible future development of the 1.75-acre area between the Guthriesville pharmacy and Hopewell Road. James Worrell, owner of the pharmacy and the adjoining land, in early March submitted a preliminary proposal to the

Planning Commission. He says he has no present plans for development of the land but is anxious to win approval for an exit on to Hopewell Road.

- Demolition of the building at the corner of Horseshoe Pike and Bonds-ville Road next to the fire station. The Township has approved the demolition permit. The owner contends that modernization of the building with upgrading of utilities would be unrealistically expensive. As of late March, demolition of Guthriesville’s oldest building was set for May. Steven Ulrich, one of the owners, said the demolition will be done by a firm with a special knowledge of old buildings. The firm will salvage old stonework, beams, doors and windows which will be put on the market for future use in restoration work. “We’ll save about 65% of the building,” Mr. Ulrich said.
- A new restaurant, branch bank and pharmacy are planned by Gambone Development Co., facing onto Horseshoe Pike immediately west of the Brandywine Village Shopping Center. A company spokesman told the Planning Commission that the bank would be to the east of the existing shopping center traffic light with the pharmacy (Rite Aid relocated from its present shopping center site) and the 4,225 sq. ft. restaurant to the west. The spokesman said no tenants have been chosen for the bank or restaurant sites but said they would be national franchises. He mentioned Friday’s as an example of a restaurant tenant.

Township Supervisors have put aside any idea of backing creation of a traffic roundabout at the Horseshoe Pike/Bonds-ville Road/Hopewell Road intersection, largely because it would take too much space. Instead, they favor widening Horseshoe Pike as it travels through the village.

Debate continues on the proposed Wawa gas station and convenience store.

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## Coming Soon

*continued from page 2*

In the latest development, members of the Inslee family, which owns the building called the Polling House just to the east of Mama Lena's, have suggested that they would move the house behind other buildings they own immediately to the east. Their offer has two provisos: that Wawa get PennDOT permission to use the created opening to allow customers' cars to access Horseshoe Pike and that the Mama Lena building be allowed to stay put.

Jonathan Inslee estimates the cost of moving the Polling House at \$47,300. This is the amount the Inslees would charge Wawa for an easement to use the proposed new exit across their property onto Horseshoe Pike. Mr. Inslee says he probably would use the relocated Polling House as an annex for his antiques store, which opened a couple of doors to the east last year.

Mr. Inslee also says he fully endorses the view of those who made clear in the Township poll that preservation of Mama Lena's should not be a Township project. In the event that no other buyer comes forward, the Inslees are willing to offer to buy Mama Lena's—"as a last resort"—though they believe it should be possible to attract competitive bids for the building. Mr. Inslee is convinced that it is feasible to renovate the building and find suitable tenants, provided an agreement on parking spaces can be reached with Wawa.

### *Want Verizon TV? Think December*

If you're holding your breath waiting for Verizon to offer local TV service to compete with Comcast, hold it a little longer. The date for Township service for those in the 269 or 484 Downingtown exchanges, and the Coatesville 380, 383 & 384 exchanges has been pushed back to December 2007. Those residents in the 942 & 458 exchanges will have to wait until 2008 for Verizon cable TV. The Township signed its agreement with Verizon on March 21st.

## East Brandywine Fire Company



# First Annual Kids Festival



Date: Saturday, June 9, 2007  
(Rain Date: Sunday, June 10, 2007)

**Moon Bounces**

**Fire Truck Rides**

**Face Painting**

**Sand Art**

**Cookie Decorating**

Time: 11:00 AM – 5:00 PM

Location: East Brandywine Park

Donation: \$10.00 per child

Festival proceeds will benefit  
East Brandywine Fire Company  
Please join us for a day  
of fun for the entire family!

**Fishing Pond**

**Water Tower Shower**

**Jewelry Making**

**Spin Art**

**Hot Air Balloon**

## Fire Company Sponsors New Kids' Fun Day

A new event is being added to the East Brandywine social calendar this year: the First Annual Kids Festival, sponsored by the East Brandywine Fire Company. It is scheduled for 11:00 a.m. to 5:00 p.m. Saturday June 9 in the Community Park on Dilworth Road. The rain date is Sunday June 10.

It promises to be a big day for both local kids and the Fire Company. Activities will include moon bounces, fire truck rides, face painting, jewelry making, sand art, spin art, cookie decorating, a fishing pond and a water tower shower.

As well as being a fun day, the event is designed to give community exposure to the Fire Company and to raise funds to help support it. Not all residents know that this is an all-volunteer operation. Last year its members made more than 800 fire and medical emergency calls in East and West Brandywine, and parts of Upper Uwchlan Township. Proceeds from this new festival, along with other events such as the annual chicken barbeque and the sale of Christmas trees, will give the Fire Company critical funds to continue its service to the community.

There will be a flat \$10 fee for each child, who will receive a wristband giving access to all activities throughout the day. The Fire Company's goal is to attract at least 400 kids, but organizers hope to go far beyond that number. How about 700?

In addition to all these exciting activities, you can be sure there will be plenty to eat.

The Fire Company hopes to offset costs by getting sponsorships from individuals and businesses and has developed sponsorship packages ranging from \$100 to \$1,500.

To learn more about sponsorships, contact event chairmen John Edwards (JMEwards1@comcast.net) or Marc Crusemire (mcrusemire@yahoo.com) by e-mail, or by leaving a voicemail at the Fire Company's quarters on Bondsville Road by calling (610) 269-2625.

# A Solitary Artisan Doing What He Loves



As you travel down Highspire Road toward Creek Road, placid and appealing Lyndell—East Brandywine’s “other” village—lies just ahead. Enhancing the view on the left-hand side are two structures, a solid 19th century barn and a house whose first stone was laid in 1794. Six days a week most weeks of the year the barn is occupied by a solitary, skilled artisan, 56-year-old Larry Crossan, who specializes in the reproduction of 18th century furniture—tables, chairs, high- and low-boys, long-case clocks and more.

Mr. Crossan is dedicated to this lonely, creative life. “There will always be people who want to work with their hands, to design beautiful things and make them,” he says. “They aren’t ready to do this as a hobby, that’s not enough. You can make a living, sometimes a nice living. But you don’t do this to get rich. You just can’t see yourself doing something else every day.”

His wife Pat, whom he met when both were students at West Chester University, “tolerates me,” says Mr. Crossan with a smile. “She’s always been very supportive.” She once worked full time handling all office business but now does the business’s bookwork in her spare time and holds an outside job that, among other things, provides steady income and health insurance. Their two daughters, one living in Lancaster County and the other in Connecticut, “just shake their heads,” says Mr. Crossan. “They think I’m obsessed. They say, ‘that’s just Dad.’”



Working alone in this spacious interior, Larry Crossan (left) reproduces a wide array of beautifully-crafted 18th century furniture.

The other side of the obsession is that Larry Crossan is a successful artisan and a practical businessman. At one time he exhibited at as many as 12 furniture shows a year (“it’s a good form of three-dimensional advertising”) but cut back drastically when he found they were not producing enough customers. This year he’s attended two shows so far, most recently the Philadelphia International Furniture Show in March, and has no other events scheduled for 2007. He dropped his popular open houses at the Highspire Road barn for the same reason; too much effort, too little reward.

He works alone because he early on discovered the reality facing most entrepreneur business people: employees can be either a blessing or a curse and the toll of dealing with bad employees makes it simpler, if more demanding, to go without any paid help.

National economics can have a big impact on a business selling relatively expensive merchandise, as is true of high-end furniture no matter who makes or sells it. Mr. Crossan’s average sale price is \$4,000 to \$8,000. At the lower end, a few small

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## *Where to Look for Police News*

Brandywine Regional Police are keeping residents informed about news and security suggestions with a regular updating of the Police web site. Among recent listings:

- Valuable information on the steps to take if you are a victim of identity theft.
- News about the Police Department’s Youth Aid Panels, available to give guidance to first-time juvenile offenders.
- How to prepare a disaster kit and steps to take if your home is in danger of flooding.

The Police can be reached through the Township web site at [www.ebrandywine.org](http://www.ebrandywine.org) or at [www.brandywineregional.org](http://www.brandywineregional.org).



The 19th century barn is both a landmark and a workshop.

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tables go for less than \$1,000. Going up the scale, desks run between \$6,200 and \$9,500, cupboards between \$15,000 and \$16,000. His best customers, or clients as he prefers to call them, live in the Mid-Atlantic region but he receives orders from California, Florida, Montana and Texas. Many come from Easterners whose change of address didn't change their furnishing tastes.

Right now, a fragile national economy and the cyclical falling out of favor of 18th century design add to normal business stress. "I've got plenty of work," says Mr. Crossan, "but I have to work harder to generate sales. The market will come back. It always does."

Why specialize in 18th century furniture? At the artistic level: "Great forms, great skills, fabulous proportions. When I learned about it, I fell in love with it." At the practical level: an early experience with a Downingtown antique dealer who dealt in the period. Mr. Crossan began the romance with restoration work, then moved on to reproductions.

Mr. Crossan spent his early years in Landenberg, in southern Chester County. His father worked at Longwood Gardens and his grandfather ran a dairy farm. "I loved the farm but I didn't care for the animals. Cows and chicken are stupid."

In view of his later career, it seems a bit improbable that in college Mr. Crossan was a political science major and his first serious employment was with Pepperidge Farms, where he spent eight and a half years, a packaging supervisor when he left. After opening and running his first shop on Pennsylvania Ave. in Downingtown for a couple of years he was offered a chance to rent the Highspire Road barn in 1988. About six years later, the owner, who lived elsewhere, decided to sell both the barn and the next door house, that residence whose first section was built in 1794. The house contained three apartments. In all, the property comprises about 2.75 acres.

"We were living in Lancaster County at the time, in Terre Hill, and the commute wasn't bad. The only traffic jam was in Honey Brook. We never thought we could buy the place. But it languished on the market so we sold our house and found some mortgage money, and we bought it!" Today, he and his wife live in one of the apartments, well appointed with much of his own furniture—"clients can see the furniture in a room setting"—and rent the other two.

How long will he stay in this peaceful setting, one that delights visiting clients? "Who knows?" asks Mr. Crossan. But one thing he does know. "I'll build furniture as long as I live."

## Township Taps Unused Open Space Funds

In a bow to reality, the Township and its financial advisors decided that there is unlikely to be any call soon for major additional spending of approved open space funds. The Board of Supervisors, at its Feb. 21 meeting, voted to reallocate the borrowing done in 2003 to finance the new municipal building and create an open space fund. \$600,000 originally designated for open space has been transferred to the general fund to cover building expenses. The open space fund will be increased with new borrowing in the future should it become necessary.

Thomas O'Neill, a financial advisor from Lamb McErlane, explained that \$3 million raised by the open space bond issue in the spring of 2003 was to be used within three years and because more than two-thirds were not, they could be moved for another purpose. Since its formation in 2002, the Open Space Committee's actions have led to one major acquisition of development rights at a cost, after county grants, of around half a million dollars. While no further deals have been completed, the Committee is in active discussion with a number of other landowners and hopes to report two more successes later this year.

The dedicated open space tax continues to be used only for paying the portion of the bond dedicated to the open space fund. The open space fund (now less than \$2 million) will pay for new acquisitions.

Commissioner David Kirkner told the meeting that "if the Committee brings a project to the table, we'll find the money."

# Things You Might Want to Know About the New Municipal Building

The Milemarker asked Jay Fischer, Chairman of the Board of Supervisors some questions about the new municipal building. Here are his replies.

## **Q. When did serious planning for the new building begin?**

JF. Before I became a supervisor in 2000, we formed a Building Committee which visited a number of buildings built recently by Townships similar in size to East Brandywine. We discussed with their officials the positive and negative aspects of their buildings, the optimum size, etc. As a result of this process, with the guidance of architects, we developed a list of our anticipated needs during the design process.

## **Q. How urgent was the need for more space? Would it have been possible to expand existing administration and police quarters?**

JF. Anyone who had the opportunity to visit the converted garage space that housed the Township administrative staff and the ranch home that housed the police would appreciate immediately the need for more space. It was virtually impossible to expand the existing small structures, although that alternative was explored. Whenever new facilities are constructed—whether as additions or totally new structures—government rules require that they be built in accordance with current regulations and requirements. Public facilities must be designed and built to comply with health and safety features such as fire suppression systems, ADA accessibility and mobility requirements, just to point to two important requirements. These rules and requirements add substantial cost to any project.

## **Q. The original plan called for a single building, separate from McCausland Hall. What prompted the change of plan?**

JF. We were very unhappy with the design, particularly after the bids came in substantially higher than projected by the designer. We interviewed several other design firms all of whom indicated that the design itself was a big part of the problem. Therefore, we decided to change designers..



The elegant public meeting room in the new municipal building.



The Board of Supervisors and the various Township commissioners will sit at a courtroom-like structure in the new meeting room. The Planning Commission was the first Township body to use the facility. Chairman Bruce Rawlings is third from left; Vice Chairman Stephen Cushman is to his left.

## **Q. You chose Patrick Szustak as the new architect. How has he carried his plan through to completion?**

JF. Personally, I'm very pleased with the design. Pat was the individual who proposed the concept of incorporating the existing McCausland Hall into the design. None of the difficulties we encountered during construction were attributable to Pat's design. He was a tremendous help to our

staff as we worked through the issues we experienced with the contractors. Unfortunately, by law public projects must be awarded by the bidding process so the Township does not have the option of selecting a contractor based upon reputation and past performance, as an individual can do when constructing a home or addition.

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# Jay Fischer

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**Q. As seen from the road, the new building seems huge. Was it necessary to have such a large building?**

JF. As many realize, the Township is facing tremendous growth. Currently, we anticipate about 1,550 new residential structures in the next 10 years, depending on the pace of construction. The new building is designed to meet our projected needs at what is called full build-out of the Township.

*“This is a complex we should be extremely proud to call our own.”*

*—Jay Fischer, Chairman,  
Board of Supervisors*

Admittedly, it is larger than necessary for our immediate purposes. But it is far more efficient and economical to build once for our present and future needs than build in phases as the Township expands. We are confident that the new building will satisfy all our future needs.

In addition to providing facilities for the Township administration and the Brandywine Regional Police, the new building also will serve as an emergency management center if there is a disaster of any nature. Hopefully, this need won't arise, but since 9/11, every municipality has been required to create a plan to deal with such situations.

**Q. The original budget for the building was just under \$4 million. The Board rejected a number of bids but finally accepted construction bids totaling more than \$6 million (leading to a cost of close to \$7 million when furnishings, etc., are added). Does the Board feel such a cost is justified?**

JF. Cost was and is an issue for the Board. Unfortunately, circumstances beyond our control resulted in the project costing substantially more than we had hoped when planning began. If we had delayed the project, it probably would have ended up costing more rather than less. Construction costs have experienced unprecedented increases. We were very fortunate to obtain

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# A Few Good Folks Needed to Lend a Helping Hand

*Compeer of Chester County, a group that seeks to find friends for people recovering from mental illness, needs more volunteer-friends.*

The goal is to “match adult volunteers in a one-on-one, same-gender friendship with compatible stable adults,” Compeer explains. Judith Moser of East Brandywine, recently retired from Coatesville VA Medical Center after 25 years as a social worker with seriously mentally ill clients, is actively recruiting supporters and stresses that the relationships that develop reward both the client and the volunteer. “It means so much to persons recovering from mental illness to have a friend,” she says. “The illness, and the stigma surrounding it, so often separates them from companionship and connection with others. There are so many applicants waiting to be matched with a friend.”

Matching applicants and volunteers is done carefully, with Compeer reviewing the applicant and therapist, if appropriate, with in-person and telephone interviews. When the screening's completed, the applicant goes on a waiting list until a friend can be found.

Compeer also works carefully with the volunteer-friends, giving them insights to

mental illness and answering the many questions volunteers often have. When both sides are ready to go, the volunteer chooses an applicant he or she feels most comfortable with and this leads to a meeting where volunteer and applicant have a getting-to-know-you session, with a Compeer staffer along to help. If all goes well, the friendship is launched and the volunteer commits to spending at least four hours a month to help his or her new friend engage in social activities. Compeer staff provides support throughout the friendship and also sponsors group events during the year.

Compeer is a nationwide, non-profit organization with the local chapter based in West Chester and affiliated with the Mental Health Association of Southeast Pennsylvania. The American Psychological Association recognizes Compeer as one of the ten “best practices” in the treatment of mental illness.

More information is available at [www.Compeer.org](http://www.Compeer.org), [www.CompeerChesco.org](http://www.CompeerChesco.org) and from Rob Chisholm, director of Compeer Chester County at 610-436-4445. If you're interested in volunteering, give Mr. Chisholm a call.

# On the Move

The following real estate transactions took place between mid December 2006 and late March 2007.

225 Brookside Drive .....	\$245,000
112 Cherry Grove Lane.....	\$415,000
410 Corner Ketch-Lyndell Rd..	\$200,000
13 Cumberland Drive .....	\$921,531
24 Cumberland Drive .....	\$887,175
5 Englerth Lane.....	\$924,609
101 Gloucester Court.....	\$227,000
192 Heritage Court .....	\$586,000
8 Highland Court .....	\$200,000
311 Marshall Road .....	\$240,000
310 McFarland Drive .....	\$415,000
8 McKenzie Place .....	\$205,000
83 Winterberry Drive.....	\$255,000
10 Wyndham Court .....	\$194,900

Source: Weichert Realtors, West Chester



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# Jay Fischer

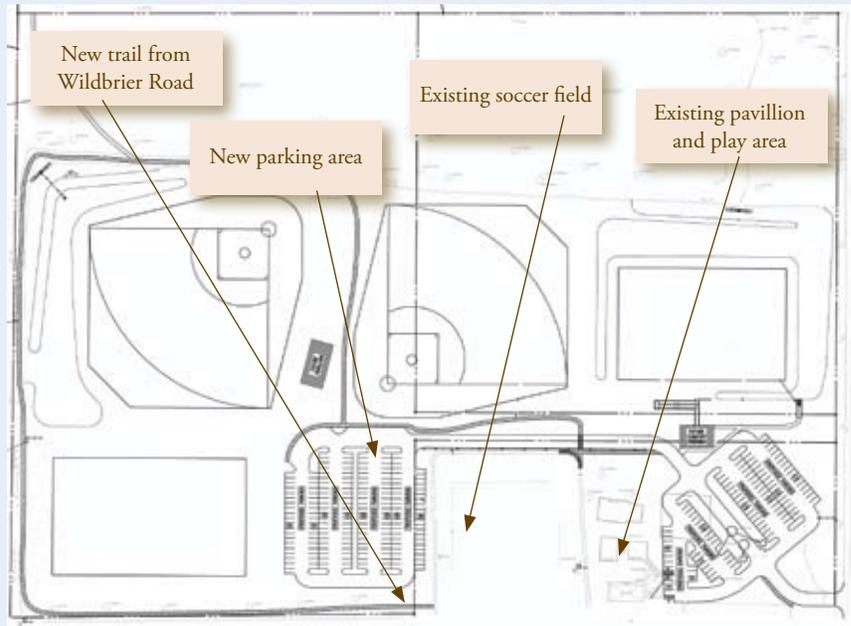
*continued from page 7*

a very favorable rate on our bond issue (in effect, our mortgage interest rate) by financing at the most optimum time. Without these improved facilities, we would not be able to provide our existing and new residents with the high-quality services they have enjoyed in the past and will expect in the future.

**Q. Does the new building meet all the points on the wish list the Supervisors had in mind when this whole process started?**

JF. Although the new building will meet all current and future needs of the Township and the police, we had to strike a number of items from our wish list to reduce the cost of the building.

The Township realized significant cost savings during the construction thanks to the efforts of Architect Patrick Szustak and Township Roadmaster Matthew VanLew. Matt's previous experience in building trades served the Township well in this project. Matt deserves a tremendous amount of credit for managing the day-to-day aspects of this complicated, often frustrating project. He helped provide a municipal complex which we should be extremely proud to call our own.



## Park to Expand

Work is expected to begin this year on a major expansion of the Community Park, the undeveloped field at the north end of the property. There'll be two new baseball diamonds, two or three new soccer fields as well as expanded parking facilities, a new general-purpose building and a trail linking Wildbrier Road with the park's existing trail system. The sketch shows, on the right, the northern entrance off Dilworth Road with the existing parking lot, pavilion and play area. The new parking area will be on the other side of the existing soccer field. The new trail from Wildbrier Road extends along the lower left hand side of the sketch.



1214 Horseshoe Pike  
Downingtown, PA 19335-1153

[www.ebrandywine.org](http://www.ebrandywine.org)

*Postmaster: deliver to current occupant*

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