

East Brandywine Historical Commission Meeting
January 13th, 2016

Present: Jim Buczala, John Black, Ashley Harper, Carol Schmidt, Dan Rhodes and Mark Myers, Allie Proko.

Also Present: Luke Reven, Assistant Township Manager.

I. Giant Development

- a. The HC reviewed the two documents prepared by Bob Wise: "Historic Property Documentation", dated October 19, 2015, and an Addendum to that report, dated December 29, 2015, and determined that they met the agreed upon requirements for an Historic Resource Impact Study for the Giant Development.
- b. Jim will issue a letter to the Board of Supervisors, Planning Commission, and Carlino Development regarding this determination.

II. Historic Resource Protection Standards: Ordinance Revisions:

Revisions proposed by the Ordinance Task Force to Sections 399-64, 399-66, 399-69, and 399-71.1 to address concerns of the HC were reviewed.

a. Purpose:

- i. To provide a procedure for conditions to approval of a Building Permit for Demolition (399-64)
 - ii. To provide language regarding Historic Resource Impact Studies (399-66) that:
 1. Requires that the HRIS be prepared by a party whose qualifications are deemed appropriate by the HC
 2. Clarifies that the HRIS will meet the intent of the requirement, and that the HC may require information in addition to that specified in this section of the Ordinance
 - iii. To provide language regarding review of a Building Permit for Rehabilitation/Alteration of a Class I Resource (399-69) that:
 1. Provides a formal procedure for consideration of HC comments by the Zoning Officer in the approval process
 2. Adjusts the "review clock" for review of a Building Permit under this Section to be consistent with that in Section 399-64
 3. To adjust the "review clock" for review of a Sign Permit (399-71.1) to be consistent with that provided in Sections 399-64 and 399-69
- b. The proposed language was approved with the following comments:
- i. Section 399-66C: revise to "...by a party... whose qualifications are deemed appropriate..."
 - ii. Remove extraneous bracket in Section 399-132, Subsect C-2 before the word 'period.' (This is related to the "review clock" adjustments, summarized above). Question: Is 'extended as necessary' legal. Do we need to indicate an upper boundary on the time?

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- iii. Typo on 399-66, Subsect C: typo 'the const of the consultant shall be paid by the applicant.'
- c. Jim will take these comments and questions back to the Ordinance Task Force.

III. Hadfield Road Bridge

- a. Waiting to hear back from County Commissioners.

IV. Spring Speaking Series

- a. Speakers are booked for March, April and May 2016.
 - i. March: Archeologist (@ Twp Building)
 - ii. April: Nature Walk & Bondsville Mill (@ Bondsville Mill Park)
 - iii. May: Furniture Maker (@ Twp Building)
- b. The HC decided to retain the schedule that we have been using for the speaking programs: 3rd Sunday of the month, starting at 3:30pm
- c. Ashley and Carol will work together to develop the graphics for the Program Announcement (for Twp Website, FB pages, and physical distribution)

V. Demolition-By-Neglect Concerns

- a. HR-78 (1000 Horseshoe Pike): Property is not being kept up; roof to silo looks suspect; Zoning Officer should review
- b. HR-49 (414 Creek Road): Door and some windows open, and rain gutter falling off house; Zoning Officer should review and have house closed up
- c. HR-401.1 (Trego Barn): Roof looks like it has issues, again; it needs to be closed up
- d. Jim will communicate these concerns to Scott Piersol

VI. Historic Resource Research Updates/Priorities (HR-49, HR-45, HR-170, HR-161 add HR-13?)

- a. HR-13 (301 Jeffries) is property where renovation of kennel facilities is likely to occur (plans are being developed); the number one priority should be given for historical research of this property.
- b. HR-49 and HR-45 (414 Creek Road and 205 Township Line Road, respectively) are likely to be affected by development at those locations (in association with the Hillendale project).
- c. HR-170 (1234 Horseshoe Pike) will likely be developed; this is the Weaver Farm and is a Class I resource.
- d. HR-161 (1175 Horseshoe Pike) is the Guthrie House. An HRIS is currently being prepared relative to this property for the Learning Center proposed to its West.

VII. Recorded Interviews of Long-time residents (Mike Dawson)

- a. No updates.

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VIII. Approval of December Minutes

a. Approved.

On-Going Administrative:

- **Historic Resource Inventory/Atlas**
 - Fixed.
- **Certified Local Government Program**
 - No updates.
- **HC files at Township Building**
 - No Updates.
- **HC Webpage**
 - No updates.
- **Historic Preservation Award**
 - No Updates.

Minutes prepared and submitted by Ashley Harper

Follow up:

Jim: Take HC Ordinance comments to Ordinance Task Force; Communicate demo-by-neglect concerns to Scott Piersol; Issue letter to BOS regarding Watters Property HRIS; Send Ashley info for Historic Preservation Award; Send Allie Dawson's phone number.

Ashley: create graphic for speaking series.

John: look more closely at Trego Barn roof.