

East Brandywine Historical Commission Meeting
February 10th, 2016

Present: Jim Buczala, John Black, Ashley Harper, Dan Rhodes and Mark Myers.

Also Present: Luke Reven, Assistant Township Manager; Frank Newhams, Zoning Officer; Dale Devore, Resident.

- I. **475 Hopewell Road** (Dale Devore visited the HC to discuss his home)
 - a. House not currently listed as a Class I or Class II resource of the Township.
 - b. He estimates that it is 1832 or older; oldest part of house is log construction
 - c. Roberts is associated with the property

- II. **HR-104 Spring House:**
 - a. An **Historic Resource Impact Study (HRIS)** was prepared by Ray Ott Associates, and presented to the Township via email on January 26th, 2016. HC comments on the HRIS:
 - i. The Study provides only the Ordinance definition of a Class I historic resource; the Class II definition should also be included so that its importance to the Township is completely presented.
 - ii. It is suggested that the building material of the spring house is cement block. This is incorrect; the Study should be corrected to reflect that the building material is stone.
 - iii. Selected sections of the Pennsylvania Historic Resource Inventory Form (used for the Determination of Eligibility, DOE, for listing on the National Register) have been presented to support arguments in the Study. The complete Inventory Form should be presented to provide a full understanding of the support for the PHMC's decision to give the resource a DOE.
 - iv. The Mitigation Measures section of the Study needs to be expanded to include a range of mitigation options to address the impact of the modifications performed on the spring house. The current section suggests that no mitigation measures are necessary.
 - v. The argument of whether HR-104 should have a DOE should be removed, as the study should address the impact of the resource as it is currently defined. Further, there is an impact even if the classification was reduced to a Class II historic resource of the Township.
 - vi. Mr. Devore suggested that the roof of the spring house was replaced by Pulte after their purchase of the property, and that the stone walls were in good shape at the time.
 - vii. The HC will provide a letter and comments regarding the HRIS to Mr. Newhams (Zoning Officer) and the Board of Supervisors (BOS).
 - b. **Building Permit Recommendation** (a Building Permit was received by the Township on November 9th, 2015 presenting renovation work

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already performed on the spring house (note that the Permit was not complete until submittal of the HRIS to the Township):

- i. Section 399-69 provides the requirement that Building Permits for rehabilitation or alteration of all Class I resources be reviewed by the HC to ensure compliance with Section 399-70.
- ii. Section 399-70 presents the Standards for Rehabilitation of a Class I historic resource.
- iii. It was determined that the new structure does not conform to the requirements of 399-69 and 399-70. The HC voted unanimously to deny the Building Permit.
- iv. The HC also voted to recommend that the BOS take action to have the resource restored to its condition prior to the renovation/alteration work, per Section 399-71.2 of the Ordinance.
- v. A letter will be written to the Zoning Office and the BOS presenting the HC's recommendations on the Permit.

III. Demolition by Neglect Issues:

- a. HR-45 (205 Township Road): This house is in a state of deterioration. Per Mr. Newham's report, it has deteriorated significantly (especially the gable end wall). The Township will notify the owner (developer of the Hillendale project) and possibly issue a Notice of Violation.
- b. HR-78 (1000 Horseshoe Pike): The roof to the silo looks to be damaged and the silo is heavily overgrown with vines. The house is reported to be in good condition. The Township will recommend that the vines be cut at the base to retard their growth.
- c. HR-49 (414 Creek Road): There are still potential concerns with this house. The owner (developer of the Hillendale project) will be contacted.
- d. HR-104.1 (Trego Barn): The barn is not secured from the weather. There are openings in the roof, loose siding, and open doors that are of concern. Mr. Reven reported that the renovation plans for the barn have been revised by Applecross and will be presented to the HC shortly. However, the barn should still be secured.
- e. HR-13: May be doing renovation work (no update)

IV. Historic Resource Protection Standards:

- a. Revisions to Sections 399-64, 399-66, 399-69, and 399-71.1 were adjusted per the HC comments (as discussed during the January Meeting) and it is currently at the County level for review.

V. Hadfield Road Bridge

- a. Waiting to hear back from County Commissioners.

VI. Spring Speaking Series

- a. Speakers are booked for March, April and May 2016.

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- b. Carol has started to look at event topics for the Fall Season: Hopewell United Methodist Church, September; Star Spangled Banner, October

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

- a. No updates.

VIII. Approval of January 2016 Minutes

- a. Approved.

On-Going Administrative:

- **Historic Resource Inventory/Atlas**
 - The Inventory/Atlas has been incorporated into the Township database that ties together several data sources (County, Township, etc.). When information is accessed regarding other issues related to the resource, the historical information will also be provided (less potential for historical issues to “slip through the cracks”).
- **Certified Local Government Program**
 - No updates.
- **HC files at Township Building**
 - Inventory is complete. Ashley has developed a set of vocabulary terms (Control Vocabulary); she will submit them to the HC for review.
- **HC Webpage**
 - No updates.
- **Historic Preservation Award**
 - No Updates.

Minutes prepared and submitted by Ashley Harper

Follow up:

Jim: Draft letters regarding comments on HR-104 spring house HRIS and Building Permit recommendation.

Jim: Follow up regarding demo-by-neglect issues.

Jim: Send Ashley info for Historic Preservation Award.

Ashley: Provide draft of Control Vocabulary to the HC for review.