

East Brandywine Historical Commission Meeting
May 11th, 2016

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

Also Present: Luke Reven, Assistant Township Manager; Chris Yates & Bob Levy, Applecross; Eric Breuer & John Garnett, re: HR-203.

- I. **Trego Barn Re-Use (HR-104.1):** Chris Yates reviewed the status of plans for re-use of the Trego Barn. Overall, the current set of plans have addressed the items presented in the HC letter, dated March 30, 2016; items discussed at this meeting are summarized below:
- a. **Photo Documentation:** Mr. Yates would like the HC to review existing photographs that were taken of the site instead of hiring a historical professional to prepare a new set in order to save on cost and time. The HC is amenable.
 - i. Photos will be keyed to a plan of the building
 - ii. Bob Wise (Twp Historical Consultant) will review the document for completeness
 - iii. Mr. Yates anticipates that the photo document will be provided to HC shortly.
 - b. The HC recommended changing the 12-light windows to 9-light windows. Mr. Yates and Mr. Levy were amenable to this idea.
 - c. The shutters are sized appropriately relative to the window sizes.
 - d. A recommendation to change the doors on west elevation from cross buck to vertical boards was discussed. It was agreed to make all exterior doors vertical wood planking.
 - e. A roof covering is currently shown on top of the left doorway on west elevation. It was agreed that a roof covering should also be added to center exterior door on west elevation.
 - f. A straight gutter was added on west elevation (over windows on right side).
 - g. Exterior stairs on the east elevation were removed (not required for fire safety).
 - h. The headroom issue at the head of the stairs in the Gambrel Roof Section was satisfied by adjusting the roofline on the eastern side of the Barn.
 - i. Mr. Yates reported that all windows will be true divided light windows (not simulated).
 - j. A portion of the roof pitch is matched to rainbow roof section of barn but some of the curve has been taken out in favor of a straight roof.
 - k. The location of HVAC units and plumbing vents haven't been determined, yet.
 - l. Mr. Yates reported that there will be no attempt to simulate or try to match the existing stone of the Barn. Stucco will be used. Mark Myers suggested that stucco only be used on masonry walls (not wood frame surfaces); this suggestion was favorable to Mr. Yates and Mr. Levy. For example, where there is not masonry, siding down to the ground is preferable instead of stucco (see west Elevation).
 - m. Colors were discussed with no firm decisions made: a gray white-wash for exterior wood siding; two different colors for the roof to visually break up the large surface area.
 - n. The applicants would like to submit a partial demo permit soon. They have some work to do on the internal plans, mostly in the kitchen area.

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II. HR-203 (review Demolition Permit; fire-related)

- a. Dan Rhodes reported on his historical research of the house (reviewed back to 1904; nothing there prior to 1900):
 - i. House built sometime between 1909-1939. Property sold in 1909 as 'ground.'
 - ii. It is believed the Guie family built the house.
- b. Mr. Breuer has submitted a Demolition Permit application with the intent of rebuilding a frame house on the current foundation walls (same footprint).
- c. Some requirements of Section 399-64 of the Township Code were not addressed in the Demolition Permit application. These requirements were reviewed at length with Mr. Breuer and Mr. Garnett at the meeting. A motion was made to waive the requirements of 399-64 B(1), B(2), and B (3) and to recommend support of approval of the Demolition Permit, with all present HC members voting in favor. This recommendation was made in consideration of the following:
 - i. The ownership and use of the property has not been found to have significant historical value
 - ii. Significant modification of the structure over the years has reduced the historical value from an architectural perspective
 - iii. The structure has significant damage due to a recent fire
 - iv. The Applicant will provide photo documentation of the house prior to demolition.

III. Learning Center HRIS:

- a. A Land Development Plan was submitted to the Township for the Learning Center. It is on the agenda for review/discussion at the Planning Commission's June 1st meeting. Jim will present the concerns of the HC.
- b. The HC is waiting for the materials requested in the previous meeting with Mr. Gill and summarized in a letter to him from the HC, dated April 22, 2016.
- c. A letter from Kristin Camp (of Buckley Brion) to her client, dated May 2, 2016, was briefly discussed. The opinion of all present members of the HC is that the content of the letter misrepresents the issues related to their development of the HRIS.
- d. It was reported that Buckley Brion submitted a Freedom of Information Act request regarding the HRIS for the Hopewell Pharmacy project.
- e. Jim visited and took photos of a Learning Experience building in Exton; the roofline of that building is nicely broken up and is preferable to the various examples of what is planned for this project location.
- f. The HC would like to have a Site visit to be planned in the very near future for the purpose of better understanding the setting of the project. Jim will make a request for a Site meeting to Kristin Camp (of Buckley Brion)

IV. HR-104 Springhouse:

- a. An Order for restoration of the springhouse has been issued by the Township to Mr. Risbon; an appeal is expected.
- b. Details of mitigation work at Bondsville Mill need to be worked out.

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- c. It was suggested at the meeting that an escrow account be established as part of the Agreement, to be repaid upon satisfaction of the requirements of the Agreement.
- V. **Agricultural/Industrial School Plaque:** A Demolition Permit application has been submitted for the school building (a Class III resource of the Township). The Community College is willing to place a plaque commemorating the location of the school. We need to provide wording for the plaque. Carol (not present) is taking the lead on this.
- VI. **Spring Speaking Series**
 - a. May speaker Mathew Kalos is confirmed. Carol has planned 3 more talks for the fall.
- VII. **Historic Resources Protection Standards; Ordinance Revisions**
 - a. Expect approval of revised ordinance in the next month. It is currently being reviewed by the Chester County Planning Commission.
- VIII. **Approval of April Minutes**
 - a. Approved.

On-Going Administrative:

- **Historic Resource Research Update**
 - HR 203 was looked into.
- **Certified Local Government Program**
 - No updates.
- **HC files at Township Building**
 - Request has been made for archival materials from Gaylord for processing of land files in first drawer.
- **HC Webpage**
 - No updates.
- **Historic Preservation Award**
 - No Updates.
- **Recorded Interviews of Long-time residents (Mike Dawson)**
 - No updates.

Minutes prepared and submitted by Ashley Harper

Follow up:

Jim: send Ashley info for Historic Preservation Award. Send Allie Dawson's email.

Jim: follow up with Bob Wise about 'carrots' for HRs.

Ashley: submit a request via email to Luke for archival supplies.