

East Brandywine Historical Commission Meeting September 14th, 2016

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

Also Present: Luke Reven, Assistant Township Manager

Downingtown Agricultural & Industrial School

- Reviewed a final draft to scale. The HC is very happy with the plaque minus two minor grammatical changes.
- The plaque will be bronze and sized to be 14" x 18"
- The HC voted unanimously to approve this version of the plaque to submit to Delaware County Community College.
- Luke will provide this information to the DCCC.

Applevew Development Re: HR-113

- A preliminary Land Development Plan has been submitted to the Township for a townhouse development on the northwestern side of the Watters farmhouse (HR-113). Although historical research has been done and provided in a report regarding HR-113 relative to the Giant Development, that report was not a formal HRIS. If triggered by the Ordinance, one would be required for the Applevew project.
- There does not appear to be a structure or roadway improvement associated with the project that is within 300 feet of a contributing resource of HR-113 and, therefore, do not trigger the need for an HRIS. However, the drip field required to handle waste from the development IS within 300 feet. Jim will provide this information to the Zoning Officer for him to make a determination as to the need for the preparation of an HRIS.
- Review of the landscape plan within the Land Development Plan shows that there is good screening on the southeastern side of the townhouse community (on the side of HR-113); the drip field, which is located between the community and HR-113, also has landscape screening along the southeastern side (right along the property boundary with HR-113). Given that the drip area will appear to be a grass field, in the end, it is the view of the HC that the landscape screening immediately along the southeastern property boundary should not be installed in order to allow the view shed from HR-113 to remain (noting that there is already landscape screening planned along the southeastern side of the townhouse community). Jim will communicate this opinion to the Township.

Historic Resource Issues/Historic Resource Research Update (HR- 49, HR-45, HR-170, HR-13, HR-37)

- **HR-49 & HR-45**
 - The Hillendale Development may propose to demolish HR-49 and keep HR-45. The current legal Agreement with the Township requires that they retain both structures. It is the HC's position that the Agreement should be honored.

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- HR-45 is planned to be incorporated into the community center for the development; need to be sure that an insurance rider is obtained to protect the building from damage/loss.
- There is a concern of demo by neglect of HR-49 that needs to be followed up on. There is heavy vegetation growing up immediately adjacent to and on the house. Jim will notify the Zoning Officer of the HC's concerns.
- Research has shown that the Dowlin family was involved with both of these resources.
- **HR-170 (Weaver)** needs to be further researched, as there is interest being given to the property by developers.
- **HR-13** needs to be further researched. The property owners have decided to build a pole barn, which does not require a plan nor permit from the Township, thus by-passing the need for an HRIS; this is due to the property being classified for agricultural use.
- **HR-37** may be impacted by the Marsh Creek Home development. An HRIS will be required; the applicant has requested an example of an HRIS to be used as a guide. Jim will provide the applicant with a copy of the HRIS prepared for the Trego Barn.
- **HR-161:** As concerns regarding this resource have been addressed during discussions with the applicant for the Learning Experience project, the priority for researching this resource has been reduced.

Historic Resource Protection Standards; Ordinance Revisions (Update)

- Jim continues to work with the Ordinance Task Force to develop draft language for this issue.
- Items discussed during the HC meeting:
 - Tax increment financing (hold assessed value when reassessments of property values come up)?
 - Reduce millage (Luke's opinion is that we would likely not be able to do this)?

Recorded Interviews of Long-time residents

- The HC has received a list of 'long time residents from Mike Dawson to research and possibly interview. However, there are no addresses or phone numbers on the list.
- Check with the Chester County Historical Society for any audio recordings related to the Township that may be in their archives.
- Carol and Allie are taking the lead for this project.

On-Going Administrative:

Certified Local Government Application: Ashley will direct her attention on this item once she has finished with the HC file organization.

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HC Files at Township Building

- 3 out of 5 series have been processed.

Action Steps:

Allie Proko & Carol Schmidt will continue to work on the resident interview project. (Carol will provide a copy of Mike Dawson's list to Allie.)

Jim B will write a friendly note on behalf of the HC inquiring about the status of the structures at 469 Corner Ketch Rd.

Jim B will look into McGettigan's property on 2022 Bondsville Rd.

Jim B will look over HC pages on Township website for errors.

November: revisit farm at 1000 Horseshoe Pike.

HC committee will write out a card to send to Frank as his time as our zoning officer is ending in December.

Jim B will reach out to Scott and Frank about HR-49 and the HRIS for HR-113

Jim B will provide the TREGO HRIS to the applicant for the Marsh Creek project.

Minutes

- August minutes approved.