

East Bradford Township Historical Commission Minutes February 15, 2022

REGULAR MEETING:

The February meeting of the East Bradford Township Historical Commission (HC) was held on February 15, 2022 in the McCardle Meeting Room at the Township Building, 676 Copeland School Road, West Chester. The meeting agenda was posted to the Township website and at the Township Building on February 9, 2022.

Commission Members present: Craig Grear, Vice Chair
Ann Armstrong
Jean Renshaw
Thomas Russo

Commission Members absent: John Marshall, Chair

Staff members in attendance: Andrea Campisi, Director of Planning & Zoning
Mandie Cantlin, Township Manager

Others/Citizen /Residents in attendance: Brett McHugh

The meeting was called to Order at 7:00 p.m.

PUBLIC COMMENT: None

MINUTES: Mr. Russo made a motion to recommend approval of the minutes of the January 22, 2022 Historical Commission meeting. Ms. Armstrong seconded the motion. All members were in favor and the motion carried.

EXECUTIVE SESSION: None

REPORTS/ANNOUNCEMENTS/CORRESPONDENCE/PRESENTATIONS: None

OLD BUSINESS:

835 Lenape Road, Class 1, HR# 123

The Historical Commission reviewed proposed changes to the approved plans for the restoration of the existing detached garage on the property.

Brett McHugh, the property owner, was in attendance and presented the proposed changes which include altering the materials for the proposed roof to a metal slate, steel garage doors topped with a wood grain textured composite overlay, the addition of a cupola, replacement of the existing windows with vinyl windows with intra-pane mullions and restoration of the existing stucco in kind.

Ms. Renshaw reviewed the proposal against the Design Guidelines. The members discussed whether adding a cupola was appropriate on a historic structure where one did not originally exist. The members noted in their discussion that the proposed garage doors are clad in a composite material

and that the replacement windows are not visible from the street since they are on secondary facades of the building. Mr. Russo recommended a window with mullions that are clad with vinyl on the outside be used for the window in the front gable. The members acknowledged that the garage is not very visible from the street and thus impacted their willingness to approve the proposal.

Mr. Russo made a motion to recommend approval as submitted given that the garage is a secondary building that is not architecturally significant on its own and is not very visible from a public way. Ms. Armstrong seconded the motion. Mr. Russo amended his original motion to include a recommendation that the gable end front window in the garage be a true simulated divided light window. Ms. Armstrong accepted the amendment. All members were in favor and the motion carried.

Mr. McHugh said he will likely use the same window on the sides of the building as in the gable.

Final Subdivision Plan - 1355 Skelp Level Rd., SD 653, Class II/HR# 225

The Historical Commission considered a proposal to subdivide the existing lot into two new lots and construct a new single-family dwelling on the newly created lot. The barn and spring house will be preserved. The applicant seeks a waiver to not provide a Historic Resource Impact Study.

The Commission discussed the requested waiver to not provide an impact study. Ms. Renshaw noted that the study would provide important historical background information on the buildings on the property. Mr. Russo made a motion to recommend that the impact study be provided. Ms. Renshaw seconded the motion. All members were in favor and the motion carried.

Jefferis Ford Interpretive Panel

Ms. Campisi presented the final draft of the panel which will be located at the intersection of Allerton and Creek Roads. The Commission members unanimously approved the final draft.

Starr Farm Update

Ms. Cantlin indicated that the fisherman's cottage was demolished because it was severely damaged in the flooding after Hurricane Ida. She said trails are being laid out on the property and the Township is finalizing the subdivision of the property in order to divide the house and other buildings from the rest of the property. Ms. Cantlin noted that staff is working with the Brandywine Conservancy to draft easement language to protect the integrity of the house. She said the Township hopes to be in the selling phase this summer.

Demolition by Neglect

Ms. Renshaw asked for an update on the properties that were the subject of Demolition by Neglect last year. Ms. Campisi said she needs to follow up with the property owners.

NEW BUSINESS: None

MEETING ADJOURNED: The meeting adjourned at 8:09 p.m.

NEXT MEETING: The next Historical Commission meeting will be held on Tuesday, March 15, 2022 at 7:00 p.m.

Respectfully submitted,

Andrea Campisi, Director of Planning & Zoning