

**East Bradford Township  
Board of Historical Architectural Review  
Hearing Findings and Report  
February 26, 2021**

The East Bradford Township Board of Historical Architectural Review (HARB) held a hearing at 10:00 am on Friday, February 26, 2021 to hear the application of Mr. Mike Hazley, owner of the property located at 1101 Telegraph Road, West Chester, PA, Historic Resource #68 (Tax Parcel # 51-4-42) located within the Taylor Cope Historic District.

The meeting was advertised in the Daily Local News on February 23, 2021 as required by the Code of the Township of East Bradford. The property owner was notified of the hearing via email dated February 16, 2021 and via a letter dated February 17, 2021 which was sent via email.

**Those present for the hearing were:**

HARB Members: Ann Armstrong, Richard Buchanan, Mary Sue Boyle, Barbara McClure, and Richard Hicks.

Property owner: Mike Hazley

Township Staff: Andrea Campisi, Director of Planning & Zoning

Members of the Public: John Toates and Mark Hoffman, architects for the applicant

The meeting was called to order at 10:00 am by Ms. Boyle. Ms. Boyle asked the applicant to explain the proposal. Mr. Hazley presented a summary of the proposal including partially enclosing the existing side porch as well as constructing an enclosed vestibule on the front elevation.

Ms. Boyle asked if the parking lot in the front of the building is below grade. Mr. Hazley said no. Mr. Toates said it is below the grade of Strasburg Road and there is also a retaining wall and steps along the side of the house where the grade drops off. Mr. Toates said Mr. Hazley wants to reinforce the front elevation as an important visual destination. Mr. Toates said the new front vestibule will be for clients and visitors to enter the building and it can be illuminated at night. Mr. Toates said the side entrance will be for employees and the enclosed portion will be an office space.

Ms. Campisi asked Mr. Hazley to review the options for the existing screened in porch on the right-side elevation of the house. Mr. Hazley said eventually he would like to enclose the porch with casement type windows so it can be completely open to the house. Mr. Hazley said we also thought about enclosing the lower level to match. Mr. Toates said the details of the enclosure will match what is shown on the left side elevation. Mr. Toates said it will be a weatherized breezeway connection from the kitchen in the rear of the house up to the front of the house bypassing the living room which will be used as a conference room. Mr. Hazley added that he consulted a local historian who told him that the rear portion of the house was the original piece and that the front stone portion was built later. Mrs. Armstrong concurred.

Ms. Campisi asked the applicant to confirm that the intent with the two porches on the right-side elevation is to replicate the enclosure that is proposed on the left side elevation as far as materials and windows. Mr. Toates said that is correct and explained that the upper-level porch is supported by a couple of steel pipe columns which would be replaced with appropriately detailed wood columns as well as infill materials on both levels. Mr. Toates said that the Hazleys' have a lot of work to do to bring the house up to snuff and want to be able to do the work in phases over

the long term. Mr. Hoffman also noted that the shed roof on the rearmost portion of the house will be converted to a gable roof.

Mr. Buchanan asked if even though some of the work will be done in phases, knowing that the project is in good hands, can HARB approve all proposed phases at this stage so the applicant does not have to return to us. Ms. Boyle was agreeable to that since the work has been well documented in the materials that were submitted. Mr. Buchanan said if Mr. Hazley changes course for whatever reason then he should return to HARB for further review but said even if it takes a few years to get through all of the phases he recommended approving everything at this stage. Ms. Boyle felt that was appropriate. Mr. Hazley also noted that he will be repairing the well structure. Mr. Armstrong said it is a real well that has not been plugged up. Ms. Campisi asked for more detail on the restoration work proposed on the well. Mr. Hazley said he will remove everything that is above the stone and replace it as it exists today with new materials.

Ms. Boyle summarized that a very detailed proposal was submitted that outlines current and future considerations so as long as the applicant does not change the alignment or the materials then HARB can approve the application in total unless anyone objects. No one objected.

Ms. Boyle made a motion to recommend approval of the application as submitted. Mr. Buchanan seconded the motion. All members were in favor and the motion carried.

Mr. Hazley thanked the HARB members. Ms. Boyle thanked him for being so sympathetic to the beauty of the home as it is a significant structure in the historic inventory. Ms. Boyle also thanked Ann and Joe Armstrong for their stewardship of the home.

With no other business before the Board, Ms. Boyle adjourned the meeting at 10:20 a.m.

Respectfully submitted,

Andrea Campisi, Director of Planning & Zoning  
Secretary