

**East Bradford Township
Board of Historical Architectural Review
Hearing Findings and Report
May 7, 2021**

The East Bradford Township Board of Historical Architectural Review (HARB) held a hearing at 9:00 am on Friday, May 7, 2021 to hear the application of Joseph Mackin, owner of 645 Birmingham Road, West Chester, Historic Resource #138 (Tax Parcel # 51-7-137.1) located within the Strode's Mill Historic District.

The meeting was advertised in the Daily Local News on May 4, 2021 as required by the Code of the Township of East Bradford. The property owner was notified of the hearing on April 19, 2021.

Those present for the hearing were:

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

Property owner: Joseph Mackin, Jr.

Township Staff: Andrea Campisi, Director of Planning & Zoning, Rich Phifer, Director of Property and Recreation

Members of the Public: Brian Winslow, Brandywine Red Clay Alliance, Aaron Clauser, Clauser Environmental, LLC.

The meeting was called to order at 9:00 am by Ms. Boyle. Ms. Boyle asked Mr. Mackin to present his proposal. Mr. Mackin presented a summary of the proposal which includes the replacement of existing windows and shutters in the stone portion of his home. He explained that he intends to install replacement sashes with insulated glass and restoration glass on the exterior. He said the light division that exists in the current windows is not original to the house. Mr. Mackin presented a photo of two of the original windows that are within an enclosed portion of the house to explain the reason for the light configuration as proposed. He said the existing windows that have a two over two configuration will become six over six and the six over six windows will have an eight over 12 configuration. Mr. Mackin said the new windows will be true divided light with a mahogany sash and insulated glass. He said the exterior will be restoration glass to mimic the character of the original glass and the existing weights and chains will be preserved. Mr. Buchanan asked what brand of replacement windows will be installed. Mr. Mackin said Old Capitol. Mr. Buchanan expressed support for the proposal.

With regard to the shutters, Mr. Mackin said the new shutters will match the existing with regard to all details including the profile. He said the new shutters will be mahogany and the existing hardware will be reused. Mr. Buchanan made a motion to recommend approval of the application as submitted. Ms. Armstrong seconded the motion. All members were in favor and the motion carried.

Plum Run Stream Restoration Project, Phase III

Brian Winslow, from the Brandywine Red Clay Alliance, and Aaron Clauser, from Clauser Environmental, LLC, were present to provide an update on the project. Mr. Winslow said Red Streams Blue, a program to restore degraded streams, has been implemented on Plum Run which is in the vicinity of Lenape Road near the Strode's Mill. Mr. Winslow explained the process by which the banks of the stream will be regraded and planted to stabilize them and prevent further erosion. He indicated that this work will be completed on the segment of the stream behind the mill. Dr. Clauser added that all new plantings will be native to the area.

Ms. Boyle pointed out that there will likely be a high yield of artifacts associated with the former agricultural industry in the area and associated with the mill and the barn. Ms. Boyle also noted that there was an ice house in the vicinity. She asked the team to use metal detectors to try to locate artifacts and added that the area was also a staging area for the northern flank of the British soldiers. Ms. Boyle noted that where the two streams merge just before the mill property they come close to the buildings along Lenape Road on the other side of Birmingham Road. She noted that there was a mill race that ran down the center of Route 52 and the road was eventually laid over it and as a result the path of the stream changed once the mill was closed. She asked if there is any way to pull the stream bank away from the slope behind the grist mill to protect the historic resources. Dr. Clauser said in 2010 rock was added behind the mill to protect the banks from erosion and on the opposite side of the stream the banks were lowered to decrease the force of the stream and expand the floodplain area.

Ms. Boyle asked about the dam ruin that created the pond. Dr. Clauser said in the last phase the area was opened up and the remnants of the dam were exposed. He said the pieces of the dam have been salvaged to possibly be reused on the site. He said the current phase does not include any work on the dam and pointed out that the remaining pieces of the dam, which include stone work and the dam breast, will all be kept intact. Dr. Clauser said if any artifacts are found the Pennsylvania Historical and Museum Commission will be notified as will the Township.

Ms. Boyle also noted that there was a historic road on the other side of Lenape Road in the vicinity of Allegiance Drive that was used to bring agricultural products down to the mill. Ms. Boyle said there is a map that shows the roads that were in place the day of the battle. Dr. Clauser asked for a copy of the map.

Mr. Phifer noted that the project will begin in the fall. He said he has worked with a metal detector company in the past and they have not found anything of significance. He agreed to share the contact information with Mr. Winslow when excavation begins. Ms. Boyle suggested staff contact the County as well as they have an archaeologist working in the area. Mr. Phifer said although the portion of stream that is part of Phase III is not as wide as the previous phases, the work may disturb some of the structure of the service drive that served the scrapple factory. It was also noted that the spring house will not be disturbed as part of Phase III.

Return to In Person Meetings

Ms. Boyle said the Board of Supervisors are considering a return to in person meetings as early as July and asked for feedback from the members. The consensus of the members was to maintain virtual meetings particularly since HARB only meets periodically as needed and because their meetings occur during business hours. In summary, it was felt that the virtual format is more efficient but if needed site visits can be held in person.

Tenant House at Tigie Farm

Mr. Buchanan said the point cloud survey of the building was completed yesterday. Ms. Campisi also noted that at their meeting yesterday the Board of Supervisor's approved the recommendation made by the Historical Commission at their meeting in April.

Starr Farm Park

Mr. Buchanan asked about the status of subdividing the property to divide off the structures from the remainder of the property. Mr. Phifer indicated that the Township is awaiting word on the grant applications that were submitted to both the state and the county and depending on those results then the process of subdividing the property will be more thoughtfully considered. He noted that this will be discussed at the Historical Commission meeting later this month to obtain their input on the facades and whether easements are appropriate. Mr. Buchanan expressed

interest in being involved in the placement of any façade easements on the buildings to ensure that they are not too restrictive.

Adjournment

Ms. Armstrong made a motion to adjourn the meeting. The motion was seconded by Mr. Buchanan. All members were in favor and the motion carried.

Respectfully submitted,

Andrea Campisi, Director of Planning & Zoning
Secretary