

East Bradford Township Historical Commission Minutes June 21, 2022

REGULAR MEETING:

The East Bradford Township Historical Commission held a meeting on June 21, 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 on June 16, 2022 and at the Township Building on June 17, 2022.

Commission Members present: John Marshall, Chair
Craig Gear, Vice Chair
Jean Renshaw
Brett McHugh

Commission Members absent: Ann Armstrong
Tom Russo

Staff members in attendance: Andrea Campisi, Director of Planning & Zoning

Others/Citizen /Residents in attendance: Andrew Gingrich and Brad Roeder

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

PUBLIC COMMENT: None

MINUTES: Mrs. Renshaw made a motion to recommend approval of the minutes of the March 15, 2022 Historical Commission meeting. Mr. Marshall seconded the motion. All members were in favor and the motion carried.

EXECUTIVE SESSION: None

REPORTS/ANNOUNCEMENTS/CORRESPONDENCE/PRESENTATIONS: None

OLD BUSINESS:

Demolition by Neglect

Ms. Campisi updated the Commission on the properties.

NEW BUSINESS:

Final Subdivision Plan - 815 Guthrie Road, SD# 654

The Commission reviewed a proposal to subdivide the existing lot into two new lots and construct a new single-family dwelling on the newly created lot. The existing home will remain after the property is subdivided. There are no historic resources on the property.

The Commission did not have any comments on the plan.

190 Blue Rock Road, HR# 117, Class 1

The Commission reviewed a proposal to remove water damaged stucco from a later addition on the home and replace it with fiber cement lap siding.

The property owner, Andrew Gingrich, was present. He explained that a stucco report was prepared prior to his purchase of the home and shows that there is water damage behind the stucco on the later addition. Mr. Gingrich proposes to replace the stucco with HardiePlank lap siding with a wood grain finish in either a tan or off-white color to match the remaining stucco.

Mrs. Renshaw reviewed the Design Guidelines and noted that fiber cement is appropriate for additions. She said the fact that the siding will be textured and not field painted is not an issue since this siding will be placed on a later addition that is off to the side of the main historic resource.

Mr. Marshall made a motion to recommend approval of the application as presented. Mr. Gear seconded the motion. All members were in favor and the motion carried.

709 W. Miner Street, HR# 170, Class 1

The Commission reviewed a proposal to remove the existing stucco from the eastern façade of the house and repoint the exposed stone.

Mr. Marshall expressed concern with the flashing above the siding addition on the east elevation.

Mrs. Renshaw pointed out that the stucco could be original to the house and that there could be water infiltration issues in the future once the stucco is removed. She explained a similar situation on her historic home where the stucco was removed and particularly on the east elevation, there were water infiltration issues that were not resolved until a thick layer of paint was added to the exposed stone. Mrs. Renshaw explained that it is typical for stone houses to have stucco on their east facades and pointed out several others in the Township. She also referenced the Design Guidelines which recommend against removing stucco and/or lime plaster on roughly laid stone walls (page 57).

Mr. Marshall agreed with Mrs. Renshaw and feels the stucco should be preserved and repaired if it is original to the resource rather than removed.

Mrs. Renshaw made a motion to recommend denial of the application if there is evidence that the east side of the home was originally stuccoed per Section 5.2.25 of the Design Guidelines.

Mr. McHugh seconded the motion. All members were in favor and the motion carried.

OTHER BUSINESS NOT ON THE AGENDA

Starr Farm

The Commission noted that the Board of Supervisors has been discussing subdividing and placing easements on the property and inquired if they would like the Historical Commission's input. Ms. Campisi agreed to ask the Board and report back to the Commission.

Brad Roeder, a Township resident interested in serving on the Commission, was present.

MEETING ADJOURNED: The meeting adjourned at 8:25 p.m.

NEXT MEETING: The next Historical Commission meeting will be held on Tuesday, July 19, 2022 at 7:00 p.m.

Respectfully submitted,

Andrea Campisi, Director of Planning & Zoning

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