

**East Bradford Township  
Board of Historical Architectural Review  
Hearing Findings and Report  
November 10, 2021**

The East Bradford Township Board of Historical Architectural Review (HARB) held a hearing at 9:00 am on Wednesday, November 10, 2021 to hear the application of East Bradford Township, for a property at 998 Lenape Road, West Chester, Historic Resource #139 (Tax Parcel # 51-7-137.2) located within the Strode's Mill Historic District.

The hearing was advertised in the Daily Local News on November 4, 2021 as required by the Code of the Township of East Bradford. The meeting agenda and notice were posted to the Township website and at the Township Building on November 3, 2021.

**ATTENDEES:**

HARB members present: Ann Armstrong, Richard Buchanan and Mary Sue Boyle

HARB members absent: Richard Hicks, BCO, Barbara McClure

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

Members of the Public: Dan Campbell, AIA, Andy Schaum, Linda Kaat and Joseph Mackin.

**CALL TO ORDER:**

The meeting was called to order at 9:00 am by Ms. Boyle.

**PUBLIC COMMENT:**

None

**MINUTES:** May 7, 2021

The minutes were approved.

**ANNOUNCEMENTS/CORRESPONDENCE:**

None

**PUBLIC HEARING/ OLD BUSINESS:**

**Strode's Barn Restoration Design Plans, 998 Lenape Road, HR# 139**

Mr. Phifer introduced Dan Campbell, the project architect hired by the Township to prepare plans for the project. Mr. Phifer informed HARB that the Township recently added the spring house to the project and while Mr. Campbell does not have detailed plans showing the restoration work on the springhouse, he will verbally explain the work. Mr. Campbell presented the plans for the barn restoration including repair of the existing rafter tails, installation of a standing seam metal roof and the re-creation of missing windows and doors.

Ms. Boyle asked about the cupola and weathervane that were on the building and whether a cupola would improve ventilation on the second floor. Mr. Campbell said he discussed a cupola with the Friends of Strode's Mill, and they prefer the simplicity of the building without a cupola

although he noted that it would improve ventilation. Mr. Campbell said he would prefer to make replicas of the doors and add louvers to them to add ventilation. He added that a metal overhead door is proposed to access the first floor of the building where the Township anticipates storing a gator. Mr. Campbell also explained the evolution of the additions that were made to the building which are evident in the exterior walls where varying types of stone are visible. Mr. Campbell asked if the brackets should be preserved on the creek side elevation. HARB was in favor of preserving the brackets.

Ms. Armstrong asked if the salvaged stone can be used to repair the existing free standing/retaining wall. Mr. Campbell said there is salvaged stone on the site, but he was not certain there would be enough to repair the wall. Mr. Phifer confirmed that the existing stone will be used.

Mr. Buchanan asked about buttressing of the retaining wall. Mr. Phifer said portions of the existing wall will be reconstructed and the wall parallel to Birmingham Road will also be reconstructed. Mr. Phifer added that buttresses are proposed along the existing portion of the wall but that is not included in Mr. Campbell's scope of work.

Mr. Campbell said the interior stone is in good condition as are most of the interior members of the framing. He said framing of the cupola is evident on the interior of the building. Mr. Buchanan suggested if the cupola were to be replaced that it be nonventilating so as to prevent water from entering the building. He supported using louvered doors to ventilate the building.

Mr. Schaum mentioned a professor at West Chester University named Tim Lutz who is a geologist who may know more about the stone. Mr. Phifer said one of the panels in the interpretive area will discuss the stone. Ms. Boyle added that Jane Dorchester did her thesis on serpentine stone. Mr. Phifer said the Board of Supervisors prefer a metal roof. Mr. Campbell said the metal roof will be crimped on site to make it look more authentic.

Ms. Boyle expressed concern with the metal overhead barn doors as they are not period appropriate to the building and the work done on the stream will make them much more visible. Mr. Phifer said being vandal proof is important given that several buildings at Township owned properties have been the subject of vandalism recently. Mr. Phifer added that the building will also serve as a maintenance storage area for equipment to be used by volunteers. Mr. Phifer said that side of the structure is hidden from the road. Ms. Boyle said there are other options available that could replicate wood and be just as secure as what is proposed. Discussion ensued as to what is most appropriate. Ms. Boyle asked if security cameras will be installed at the site to which Mr. Phifer said no.

Mr. Campbell discussed the springhouse and presented photos of the existing conditions both interior and exterior. He noted that the original door is inside the building and could be restored or a replica made. Mr. Buchanan suggested leaving all clues to indicate what had been there in the past to the degree that they can be made an attractive amenity on the exterior of the building. Mr. Buchanan said the appearance of the retaining wall should be driven by the architect not the engineer. He recommended capping the retaining wall with a standing seam metal roof. Lastly, Mr. Buchanan suggested that Mr. Campbell be given the opportunity to review all aesthetic issues on the entire project before decisions are finalized.

Ms. Armstrong asked about the proposed timeline. Mr. Phifer said timing is contingent upon the relationship with the Friends of Strode's Mill and funding. Mr. Schaum suggested a meeting be convened to brainstorm how to raise the funds needed to complete the project and identify potential funders. Discussion ensued on funding avenues and the best way to proceed. Mr. Buchanan suggested obtaining an estimate for the project to use for fundraising purposes with

the understanding that the cost could fluctuate in the future depending on when the job begins. Mr. Campbell said he could obtain estimates and suggested the possibility of obtaining Keystone Grant funding for the project.

Mr. Campbell asked for feedback about whether gutters should be shown on the building. The HARB preferred that they be shown. Ms. Boyle asked about the status of the dam. Mr. Phifer said a 10–15-yard section of the dam was removed as part of the stream restoration project. Ms. Boyle said when HARB members visited the site they were not informed that that amount of the dam was to be removed. She said the oldest portion of the dam was removed and it dated as far back as 1723. Mr. Phifer disagreed and said the portion that was removed was agreed to during the site visit. Mr. Phifer presented current photos of the dam to demonstrate that the removed portion was as discussed at the site visit. Ms. Boyle presented a historic map showing the location of the dam from 1850. Mr. Phifer indicated that an existing piece of pipe was also removed but was retained on site. Mr. Phifer said the Board of Supervisors recommended removal of the dam.

Ms. Armstrong made a motion to recommend approval of the plans as submitted subject to Mr. Campbell returning to HARB at a later date with alternate options for the materials of the north door and a concept for a cupola. Mr. Buchanan seconded the motion. All members were in favor and the motion carried.

**NEW BUSINESS:**

Ms. Campisi noted that Barbara Moses McClure submitted her resignation from HARB on November 9, 2021.

**ADJOURNMENT / CONTINUANCE:**

Ms. Armstrong made a motion to adjourn the meeting at 10:10 am. Mr. Buchanan seconded the motion. All members were in favor and the motion carried.

**NEXT MEETING:** HARB meetings are scheduled as needed. Please refer to the calendar on the Township website for future HARB meeting dates.

Respectfully submitted,

Andrea Campisi, Director of Planning & Zoning  
Secretary