

**East Bradford Township
Historical Commission Minutes
April 20, 2021**

REGULAR MEETING:

The April meeting of the East Bradford Township Historical Commission (HC) was held on April 20, 2021. In an effort to minimize public exposure to COVID-19 and maintain social distancing, the meeting was held via Zoom teleconferencing.

- Commission Members present:** John Marshall, Chair
Beth Bertheaud, Vice Chair
Thomas Russo
Craig Grear
Ann Armstrong
Jean Renshaw
- Commission Members absent:** Mary Sue Boyle
- Staff members in attendance:** Andrea Campisi, Director of Planning & Zoning
- Supervisor in attendance:** John Snook, Vice Chair
- Other Advisory Boards/Commission:** Richard Buchanan, HARB
- Others/Citizen /Residents in attendance:** Alex Geonnotti, Toll Brothers, Dale Frens & Carol Quigley, patteredn ives, llc.

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

PUBLIC COMMENT: Mr. Marshall indicated that a resident emailed Historical Commission member Mary Sue Boyle expressing concerns with truck traffic along a portion of N. Creek Road in the vicinity of the Abiah Taylor house and barn. The resident was concerned that the truck traffic is causing damage to the mortar on the historic resources due to vibrations from the trucks and asked if there is anything that can be done to remedy the issue. Ms. Renshaw stated that she had similar concerns which she brought to the attention of the Township’s Traffic Committee. Ms. Campisi suggested Mr. Marshall forward the email to her so that she can bring the issue to the attention of the Traffic Committee.

MINUTES: Ms. Renshaw made a motion to approve the minutes from the March 16, 2021 meeting. Ms. Armstrong seconded the motion. There was no discussion and no public comment, and the motion passed unanimously.

EXECUTIVE SESSION: None

REPORTS / ANNOUNCEMENTS / CORRESPONDENCE / PRESENTATIONS: None

OLD BUSINESS:

Design Guidelines update

Dale Frens and Carol Quigley from patterhn ives, llc were present to provide an update on the Design Guidelines. Earlier in the day a draft document was shared with the Historical Commission and HARB members. Ms. Quigley presented the draft document and summarized the work that has been completed to date on the project including a tour of the Township as well as a review of past HARB and Historical Commission applications. Mr. Frens asked for clarification as to the amount of preserved land in the Township which he estimated at 60%. Mr. Snook said that estimate is correct including land that is restricted via environmental regulations. Mr. Snook indicated that the Township owns approximately 800 acres in addition to the land owned or subject to conservation easements by local land trusts and lands under conservation easement under the state agricultural preservation program. Mr. Snook also noted that, included in the 60%, are lands subject to private deed restrictions that preclude further subdivision.

Ms. Quigley presented photographs taken from the tour. Mr. Frens noted the lack of commercial development in the Township which underscores how rural the Township was until the beginning of suburban development. An analysis of the types of applications reviewed by the HARB and Historical Commission was also presented and demonstrated that windows and roofs were reviewed the most often. Ms. Quigley asked the members to review the notes and acknowledgements section to ensure that they are accurate, and all names are spelled correctly. Ms. Campisi said she will check the agreement with PHMC and see what acknowledgements are required to be in the document since the project is grant funded. Ms. Quigley reviewed the proposed table of contents while Mr. Frens reviewed the historical overview section. Mr. Frens noted that a new section will be added entitled 'How to use these Design Guidelines.'

Mr. Frens said that he and Carol were unable to access historic resources that are located down long driveways or private roads and asked members to let him know which properties they should make an attempt to visit in order to take photos of the exterior of the resources. Ms. Campisi agreed to send everyone both Dale and Carol's contact information for this purpose. Mr. Frens said a complete draft of the Design Guidelines will be presented ahead of the May Historical Commission meeting.

Certified Local Government (CLG) Program Annual Report

Ms. Campisi indicated that PHMC (Pennsylvania Historical and Museum Commission) is in the process of updating the CLG Annual Report form. She noted that for 2020 the annual report was in digital format and was a simplified version of the typical annual report from prior years. Ms. Campisi stated that she filled out the online report and submitted it to PHMC last month.

Historic Preservation Conference

Mr. Marshall provided an update on the conference that he attended. He reported that Karen Marshall from the County Planning Commission recently retired.

Township Annual Report

It was noted that the Design Guidelines should be mentioned as well as the interpretive panels for the Strode's Mill Interpretive Center that various Commission members are working on.

NEW BUSINESS:

1. Tenant House at Darlington Ridge/Tigue Farm

Alex Geonnotti, the Project Manager of Darlington Ridge for Toll Brothers, was present. He said following the site visit he obtained approval from the Division President of Toll Brothers to proceed with the recommendations made at the site visit which included the addition of stone into the basement area of the ruins as well as capping the top of the remaining walls. Mr. Geonnotti relayed that Toll Brothers has concerns that in doing so the remaining walls of the structure could collapse.

Ms. Campisi read the recommendations that were made at the site visit which included Toll using best efforts to stabilize the structure in place by completing the following:

- Cap the walls with mortar and repoint the mortar on the remaining walls
- Fill foundation with crushed stone including under and over the existing arch
- Leave the stone that has fallen into the foundation
- Fill in low windows with stone (they will be below grade once the stabilization is complete)
- Provide photographic documentation of the structure to the Township

Ms. Campisi also stated that in addition to the above to be completed by Toll, HARB member Richard Buchanan offered to prepare a Point Cloud survey scan of the building to further document it. Mr. Geonnotti asked what Toll's responsibility is if the building collapses during this effort. Ms. Renshaw, who attended the site visit, felt that it was understood by all who were at the visit that if Toll used their best efforts to undertake the work that the Township would not go back to Toll for anything in the event of a collapse.

Mr. Buchanan said he was involved in similar situations and while all are admittedly different, filling in the basement with crushed stone has worked well. He said Alex's concerns of collapse are legitimate. He said if the building is left as is it will definitely collapse and if it is torn down and rebuilt on a pad nearby then it is no longer a historic structure. He felt the risk should be taken and if the building collapses, then the stone can be used for something else on the site. It was agreed that Mr. Geonnotti will coordinate directly with Mr. Buchanan to complete the Point Cloud survey. Mr. Buchanan said the survey will include photographs. Mr. Geonnotti said he will submit all of the photos that he has taken to the Township. It was determined that the photos that have been taken by Mr. Geonnotti, in addition to the survey, will be sufficient documentation for the purposes noted above.

Ms. Renshaw made a motion to recommend that Toll Brothers undertake the bullet points noted above based on recommendations from several experts with the understanding that Toll will use reasonable best efforts to make sure that the walls do not collapse with the understanding that there is a risk that it will happen. Ms. Renshaw noted that if the building does collapse then the Township will not consider it a violation of the Settlement Agreement. Ms. Armstrong seconded the motion. All members were in favor and the motion carried.

MEETING ADJOURNED: At approximately 8:25 p.m. Mr. Marshall made a motion to adjourn the meeting. Ms. Bertheaud seconded the motion. There was no discussion and no public comment, and the motion passed unanimously.

NEXT MEETING: The next regularly scheduled Historical Commission meeting will be held on Tuesday, May 18, 2021 at 7:00 p.m.

Respectfully submitted,
Andrea Campisi, Director of Planning & Zoning