

**Bradford Township  
Historical Commission Minutes  
June 15, 2021**

**REGULAR MEETING:**

The June meeting of the East Bradford Township Historical Commission (HC) was held on June 15, 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:** Beth Bertheaud, Vice Chair  
Mary Sue Boyle  
Craig Grear  
Ann Armstrong

**Commission Members absent:** John Marshall, Chair  
Thomas Russo  
Jean Renshaw

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

**Others/Citizen /Residents in attendance:** Richard Buchanan, HARB member

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

**PUBLIC COMMENT:** None

**MINUTES:** Mrs. Armstrong made a motion to recommend approval of the minutes from the May 18, 2021 meeting. Ms. Boyle seconded the motion. All members were in favor and the motion carried.

**EXECUTIVE SESSION:** None

**REPORTS / ANNOUNCEMENTS / CORRESPONDENCE / PRESENTATIONS:** None

**OLD BUSINESS:**

**Jefferis Ford Nature Area Interpretive Sign**

The Historical Commission reviewed the revised language provided by Rich Phifer earlier in the day. The members agreed that it is a significant amount of text to include on one sign. Ms. Bertheaud said statistically the maximum time someone will take to read this type of signage is two minutes. She asked if the panel will be situated such that the view of the landscape will be visible while reading the panel? Ms. Campisi was not certain but said she would check with Mr. Phifer. Ms. Bertheaud noted that if the panel will be located in the vicinity of the existing marker at the site that some of the text in the draft could be removed as it is already included on the marker duplicated. The other members agreed that it is not necessary to duplicate text that is already on the marker.

Mr. Grear asked whether the members preferred the existing or the alternate language at the end of the first paragraph. The members agreed to use the alternate text. Mr. Grear also suggested the second to the last sentence in the first paragraph be deleted as it seems extraneous. The other members agreed. Ms. Boyle suggested that Mr. Phifer send a mock-up of the panel including the final text and photos to the Commission for a final review. Ms. Bertheaud suggested using a software application called Canva to create a mock-up.

### ***NEW BUSINESS:***

#### **Tigue Barn**

Ms. Campisi presented photographs of the current condition of the barn that show that the roof, rafters, beams, flooring, and all wooden structural elements were removed from the barn, with only stone walls remaining. The members asked why Toll Brothers removed the roof and the flooring. Ms. Campisi explained that during the site visit to the tenant house earlier in the year the group also looked at the barn at which time they were cautioned not to go too far into the barn as the floor was unstable. It was noted by the members that the roof did not appear in imminent danger of collapse at the site visit. It was also noted that it was extreme to remove the roof from a building that was not in imminent risk of failure. The members asked if Toll Brothers is actively in the process of reconstructing the barn. Ms. Campisi said yes and read off the following list of future work proposed by Toll Brothers as follows:

1. Selective demolition is complete.
2. Structural Douglas Fir Timbers have been ordered.
3. Joinery/Fabrication is in progress by Amish Barn Builders.
4. Structural drawings should be completed the week of June 21-25.
5. Permit submission anticipated June 28<sup>th</sup>.
6. All stone repairs/restoration will commence in approximately 1 week.
7. Once completed Toll will commence installation of 16 concrete footings (Per structural plan).
8. Timber Frame anticipated delivery is the 3<sup>rd</sup> week of July with an installation time of approximately 1 week.
9. Roof installation is scheduled for the first week of August, followed by installation of new window/new window frames and new doors.
10. Painting is anticipated to start/finish mid to late August.

Ms. Boyle asked who approved the selective demolition and indicated that Toll Brothers was cited for demolition by neglect and never provided a response. Ms. Boyle stated that Mandie Cantlin referenced a plan that the Historical Commission never saw or approved.

Ms. Campisi said the language in the Settlement Agreement was vague and merely stated that the barn would be stabilized but did not specify to what extent or whether Historical Commission review was required. She also noted this is a Class I DOE resource and under the Zoning Ordinance changes are not required to be reviewed by the Historical Commission. Ms. Boyle noted that Toll Brothers was cited twice for demolition by neglect. Ms. Campisi noted that because of Covid-19 no demolition by neglect letters were sent out in 2020. She further explained that it is not clear from the information in Township records whether any citations were sent out to Toll Brothers for this property. Ms. Campisi noted that she asked Toll to attend a future meeting to present the plans to stabilize the building although noted that it was not required. The Historical Commission indicated that they would like to review the drawings for the work proposed on the structure. It was agreed that the applicant would be invited to attend a future meeting to present those plans. Mrs. Armstrong asked what the barn will be used for to which Ms. Campisi responded an accessory structure to the proposed home to be built on the lot but

noted that the barn cannot be used as a dwelling. Ms. Boyle stated no work should proceed without review of the Historical Commission.

**Discuss returning to in person meetings**

The Historical Commission opted to continue to meet via Zoom for the near future.

**MEETING ADJOURNED:** At approximately 7:34 p.m. Mrs. Armstrong 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, July 20, 2021 at 7:00 p.m.

**Respectfully submitted,**  
**Andrea Campisi, Director of Planning & Zoning**