

East Brandywine Historical Commission Meeting February 13, 2019

Present: John Black, Jim Buczala, Sharon Buczala, Mark Myers, Francis Taraschi, Bob Renken and Sean Alvarez

Present: Luke Reven and Sebastian Ferrer (NVR, Inc.)

Meeting opened at 7:02 pm; Adjourned at 9:27 pm

Weaver Tract, 1234 Horseshoe Pike (HR-170)

Joined by Sebastian Ferrer of NVR

S. Ferrer stated that NVR was unaware that the Springhouse was a contributing resource to the Weaver Farm but they are open to options to connect it to the farm. NVR and representatives are unclear on requirements regarding the HRIS. Plan to replace the metal roof with a cedar shingle roof (original material)

They are looking to engage a consultant to complete the HRIS:

- Historical research and significance
- Offer options on mitigation items that would satisfy the Historical Commission. HC might be willing to waive sections or study entirely if an agreement is reached regarding mitigation.

Historic Commission is concerned that the HOA needs to understand clearly their responsibility regarding the springhouse and the maintenance of both the structure and the landscape screening. Recommend that the restricted covenant include an annual inspection of the springhouse.

Discussed markup of plan

- The springhouse should be looked upon as a potential asset to the development, and be landscaped and used as a local neighborhood "destination". Design a landscape plan that makes the springhouse an inviting place to visit and a visual attribute of the development and walking trail.
- Features could include an inviting park-like setting including benches and an interpretive sign.

Development of this property will have an adverse effect on the Weaver Farm. Goal is to maintain as much of the historic view from the farm.

PHMC comments address the need for an archaeological study – Historic Commission feels that these resources could be better directed elsewhere. If required it will most likely be triggered by a federal permit.

List of requirements:

- A conservation or restrictive covenant should be placed on the springhouse and surrounding landscape to protect it in perpetuity. A conservation easement or restrictive covenant would also require a

yearly inspection to ensure the building and landscaping are maintained.

- The springhouse should be restored (if needed), secured, and properly ventilated. Ideally, the roof should be replaced with a wooden shingle roof.
- The area around the springhouse should be expanded to retain its setting. Townhouse units 54 and 55 should be relocated.
- The landscaping should buffer (not screen) the springhouse area from the townhouses to either side of it.
- An interpretive sign is recommended near or within the clubhouse that describes the Weaver Farm, including a brief history, description, maps, photos and other images.
- The development plan provides landscaping along much of the property line between the proposed development and the Weaver Farm. The recommended approach is to create a hedgerow-like buffer with a variety of indigenous trees and shrubs around the Weaver Farm such that the development does not interfere with the use and enjoyment of the property.
 - Request the applicant to retain a landscape architect who is experienced in preserving vernacular landscape in Southeast Pennsylvania with the use of indigenous trees and shrubs.
 - Extend planned landscape buffer to the northwest of the Weaver Farm and specifically behind townhouses 47-50. Consider a grouping of landscape vegetation here rather than the straight line of evergreen trees as proposed along the rest of the property line.
 - Enhance the evergreen line of trees along the Weaver Farm property line with deciduous trees, shrubs, and random groupings of such, including the southern end of the proposed vegetative buffer. Additional trees and shrubs should be added in groupings to add variety to the tree line, much like a hedgerow.)
 - Ensure the eventual HOA is required to maintain the vegetative buffer in perpetuity.

Mr. Ferrer was positive to all the suggestions and thought they could be accommodated. The developer will come back to Historical Commission with a sketch plan in March, before next presentation to the Planning Commission in April.

Minutes of previous month's meeting

Motion to approve minutes, as amended, by Jim B. and seconded by Francis T. The motion was passed.

Dowlin House, 205 Township Road (HR-45)

- John Rathfon, Metropolitan, Building Permit status.
- Permit for roof work has been approved but no further updates available.

- John B. will send email to engineer requesting status.

DCCC Marker for Downingtown Industrial & Agricultural School

Jim B. stopped in and talked to Ruth Bennett. There is an alumni group who are interested in being involved. They are still very enthusiastic about doing something and will keep Jim B. in the loop. No timeline has been set yet.

Leanne Smith, 2022 Bondsville Road (HR-89) Township Historic Preservation Award

No update

Recorded Interviews of Long-time Residents Next interview scheduled for 1/12

- Joyce and Bob Arters interviewed on January 12th.
- No others scheduled at this time, contacting an additional 7 individuals.
- Allie P. working on transcripts and getting signed releases from previous interviewees.

Planning Commission Update

Weaver Farm (covered above)

Waters Farm townhouse development (Maple View) moving forward

Spring Speaking Series

March 17 – The Arrival of the Mormons, John Miller

April 28 – Brandywine geology, Christine Coccozza

May 19 – Special Barns of Chester County, Greg Huber

Leadership Luncheon of Chester County Historic Preservation Network

John B. and Jim B. attended. Valuable program.

Croce Marker

Jim B. will follow up with Larry Crossan on a site visit.

Bondsville Mill

- Gardens will be designed by David Culp.
- When completed it will be a regional attraction.
- Mill Committee is applying for a couple of grants and is looking for a letter of endorsement from the Historical Commission.
- Jim B. will send a draft to John B. for review and signature.

East Brandywine Township Update

- Giant Project – Supervisors have had 3 days of hearings, 2 additional days scheduled.
- Demo of bottling plant (Creek Rd.) – Open space from the Estates of Dowlin Forge
- Guthriesville Walk – No updates

Action Steps:

John B. – send email to J. Rathfon re: status of Dowlin House.

Jim B. – Contact owner of 11 Highspire to set up site visit.

Jim B. – Draft letter in support of Bondville Mill.

Jim B. – Continue to try and connect with Leanne Smith regarding recognition of 2022 Bondville Rd. for Township Historic Preservation Award.

Sharon B. & Bob R. – Continue to research HR-55.

Carol S. and Allie P. – Continue interviews with longtime residents.

Sharon B. – continue to work on Archives