

## East Brandywine Historical Commission Meeting April 10, 2019

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

**Also Present:** Luke Reven, John Rathfon (Metropolitan Development Group), Frank Newhams (Zoning Officer), Larry & Pat Crossan (residents), Dr. Mario Spoto (in support of Croce marker)

Meeting opened at 7:04 pm; Adjourned at 9:59 pm

### **Dowlin House**, 205 Township Road (HR-45)

John Rathfon, (Metropolitan) – To discuss Building Permit status, Chimney condition, Structural report

- John Rathfon updated the HC on latest status of Dowlin House. Engineer has been through the house.
- Scope of work: make interior stable and repair exterior.
- Replace bilco doors to basement.
- Pour slab in basement and add first floor support.
- Replace metal roof with standing seam roof. Powder coated.
- Vinyl windows, remove shutters.
- Replace wood siding, looking at vinyl.
- Remove front porch/shed. Two front doors installed.
- Stucco repaired.
- Chimney is leaning and 2<sup>nd</sup> floor wall (back of house) is bowing. Tension cables are not really an option. Will need to be rebuilt.
- House will be dedicated to the HOA (they will be responsible for ongoing maintenance) so this needs to be part of the consideration when choosing materials. There will be no gas, sewer, or water. Electricity will be run to the building. Will be used strictly for storage (first floor only). Access to attic for maintenance through a hatch.
- Historic commission recommendations:
- Metal roof should be dark charcoal or black.
- Windows should be 6 over 6, Needs to have trim. Proposed Azek, stock pieces (sill, casing, fascia, and rake).
- Siding should be wood or possibly Hardie board.
- Gutters – Half round in a dark bronze (will look like its weathered copper).
- Doors should be 6 panel, possibility of adding nine light to kitchen door. Therma Tru (fiberglass) in black or appropriate color.
- Stucco should have a wash.
- Chimney should be rebuilt (could use block) to just below roofline and then use existing stone to build above roofline. Should keep same dimensions. J. Rathfon will need to check with engineer to see if this is possible. Will get back to the Commission.
- Historical Commission would like to get a copy of the structural report for documentation purposes. Would be a record of existing features before they are destroyed or removed.
- It was suggested that the building be photographed for the record.
- J. Rathfon was open to these suggestions from the HC and will confirm materials, paint colors, and chimney construction.

### **Croce Marker**

Larry and Pat Crossan (property owners of where the marker would be placed)

- Historical Commission understands the Crossan's concerns re: people trespassing. They would like to have a sign "Private Property, No Trespassing" placed with the marker.
- The Crossan's are concerned that the marker will bring unwanted attention to their private residence.
- Would like to restore the outhouse but will need help. They do not have the expertise or funds.
- Go Fund Me offered as an option.
  - Who would manage?
  - Who would develop budget?
  - Who would do the work?
- Are there liability issues?
- Some members of the Historic Commission will help as private citizens but the Historical Commission and Township cannot be officially involved as the outhouse is on private property.

### **Minutes** of previous month's meeting

Motion made to approve minutes, as amended, by Jim B. and seconded by Mark M. The motion was passed.

### **Weaver Tract**, 1234 Horseshoe Pike (HR-170)

- Conditional use hearing held 4/4/19. Planning Commission attached Historical Commission emails (dated 3/24 from John Black, 3/27 reply from Sebastian Ferrer of NVR, additional email from John Black) as a condition of its recommendation to the Board of Supervisors for support of the Conditional Use of the Weaver Tract. These emails, that summarize the mitigation items agreed to by NVR, are now part of the record for consideration by the Board of Supervisors in their decision for the Conditional Use of the property (have not rendered decision yet, have 45 days from date of hearing).

Motion by John B. and seconded by Jim B. that the Historical Commission waive the HRIS requirement for the Weaver Project on the condition that the Board of Supervisors approves the conditional use and that the approval includes the mitigation items laid out in the 3/24 email.

### **DCCC Marker for Downingtown Industrial & Agricultural School**

No update.

### **Leanne Smith**, 2022 Bondsville Road (HR-89)

Township Historic Preservation Award

Jim B. stopped and had a conversation with her re: the award. Followed up with her in an email to try and nail down a time for the Historic Commission members to visit the property and house. She did give Jim B. permission to go onto her property to take photos for the Fall issue of the CCHPN *Ledger*.

### **Recorded Interviews of Long-time Residents**

Carol asked about Vivian Piersol

### **Planning Commission Update**

No update.

### **East Brandywine Township Update**

No update.

### **Communication Protocol**

- Jim B. feels that the entire Historical Commission should be copied on any communication (email or letter) presenting the position of the HC. Further, any communication should accurately reflect what was discussed in the meetings. In the past, Jim has relied on forwarding these communications to the HC members immediately after sending to the targets of the communication.
- Communication regarding official positions/decisions of the HC should be directed to the appropriate Township officials (e.g., Zoning Officer, Board of Supervisors, Chair of the PC, Twp. solicitor), with a copy to the Applicant, if appropriate. Communication regarding interpretation of our Ordinance and/or requests for enforcement of the Ordinance should be directed to the appropriate Township officials without copy to the Applicant or property owner.
- Communication with Applicants and the general public should be limited to providing information and guidance and receiving information, or providing a summary of discussions with them.
- The Township Manager and Assistant Twp. Manager should be copied on all correspondence to Township officials or the Applicant.

### **Action Steps:**

Jim B., Francis T, Mark M. – Work with owner of 11 Highspire re: restoration of outhouse.

Jim B. – Continue to work with DCCC re: marker.

Jim B. – Continue to try and setup a site visit to 2022 Bondville Rd. (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