

West Brandywine Historic Commission

MEETING MINUTES January 11, 2011

West Brandywine Historical Commission (WBHC) Members:

Roll Call

Cheri Marranzini	X_____	Barry Parsons	X_____
Hugh Redditt	X_____	John Vilcheck, Jr.	X_____
Jeff Grossman	X_____	Stephen Mesure	_____
Ted Claypoole	X_____		

1. Call Meeting to order 7:34 PM.
2. Vote to accept December 13, 2010 Minutes with correction., Barry Parsons made a motion to accept the minutes, John Vilcheck seconded. All were in favor, the minutes were accepted.
3. **Public Comment.**
No public comments.
4. **New Agenda Items:**
 - Mike Cihlar from Architectural Concepts regarding the Historic Building located at the Chester County Site Contractors property, 1699 Horseshoe Pike.

The owner is currently seeking permits for restoration of the farmhouse, specifically a demolition permit for a portion of the house that is not true to the original architecture of the house. The owner wants to remove the additions and restore the original farmhouse to its original structure. The engineers are here to present their plan. They will return with the building plans if the demolition plans are approved.

Michael Cihlar from Architectural Concepts, Frank Turner (Chester County site contractors), Jim Sylvias (Chester County site contractors) approached the commission to show plans. As part of the initial conditional use, there was an historic resource report prepared (July 2008), which was brought for our reference. There appeared to be four additions to the original structure. All stone foundation, stone slab. The core of the house has both stone and log. The addition has frame walls, faux heavy timber interior, vinyl windows (colonial revival, post 1915). The core is about 1750, 1960's kitchen addition. Upstairs on the second floors are mainly in the core with various bathroom additions. There is an attic over the core only that has a walk-up stair. The closet on the second floor has evidence of a winding staircase in it that is now covered and not in use.

Proposing to remove all additions except for the core and wing, which provide the historic significance for the property. Everything after that was colonial revival design to imitate the original structure. Remove kitchen as well to keep log and stone of original structure. The wing would have file room storage in the basement. Main level in the core building proposing no changes to that level except adding another toilet and sink. Space will be used for conference rooms. Upstairs in the core, remove interventions for

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bathrooms and closets and use original walls for offices and open area. No work in the attic. For the outside of the building, it is still being determined if the outside will be stucco or log. Barry Parsons pointed out that there needs to be a second exit on the first floor since it is now going to be an office building rather than a residence. Jeff Grossman asked how the additions were attached to the main building, and whether or not removing them will damage the main building. There has been some thought about an addition where the kitchen is being removed at some point in the future.

Architectural concepts showed entire plan, however, their request this evening was specifically for a demolition permit to remove the additions for the core building. Barry pointed out that the core building is a class one historic structure and that the first addition appears to be a class two historic structure. Barry suggested that we defer our decision until the HC has had an opportunity to review the historic building report. Contact information was exchanged and Michael Cihlar said that he will forward an electronic version of the historic building report to the HC chairperson for review of the HC. Michael Cihlar will also forward an electronic version of the building plans to the HC Chairperson for the HC review with the historic report.

BP made a motion to defer the decision until our next meeting. JV seconded, the motion passed(6-0). A decision about the demolition permit will be made at the February meeting.

- Discuss where we want to go as an organization. What areas of interest the WBHC wants to explore as a whole or in groups..
 - Cheri suggested attending another township's historic commission meeting to see what activities they participate in. Townships suggested were Caln, West Caln and East Brandywine. Cheri will contact Caln township (Steve Brown, get number from John), John will contact Karen Marshall from Chester County Historic Preservation 610-344-6923.
 - John suggested more oral histories.
 - Theo said he would like to learn more about the history of the township.
 - Hugh would like to get the museum functioning and he would like to bring guests to our meetings to talk about the history of our township. It's a good way to get the township to come in to listen.
 - Barry would like to see more PR for the historic commission in the local newsletter. He would like to see us get more involved with outside groups like schools and the Boy Scouts.
- No expenses this month. Barry will contact Linda Formica and ask her to send him an electronic version of the expense reimbursement form that the HC will use.

5. Old Business

- Gordon Property – Ongoing.
- Pulte 55 Project – Ongoing.
- Hide-Away Farmette (Farm Stead) – Jan 24th 7:30 Hide-Away farms wants to

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establish 7 residential units in the historic buildings using the open space design option and the special provision for historic resources of the west Brandywine twp. zoning ordinance. They want to change the Aug. 1 2002 option pertaining to the farmette. Notice was in the Daily Local News under NOTICE. Hugh and Barry will attend.

6. Communications.

- Information from Linda Formica on the Hideaway Farmette material.
- Notice of Architectural Concepts attendance at HC meeting regarding the property located at 1699 Horseshoe Pike.

7. New Business.

- Re-organization of Historic Commission duties.
 - Chairperson – Hugh Redditt
 - Vice-Chair – John Vilcheck
 - Treasurer – Barry Parsons
 - Secretary – Cheri Marranzini
 - Hugh will send an email to the BOS about the change in roles of the HC members.
- Saturday, March 12th, Section 106 review. Anyone can attend. John suggested that we all attend. John will forward the location information to Hugh along with the name of the preservation group.
- Budget expense, make sure West Brandywine pays our \$85 fee for the Chester County Historical Preservation membership. Barry will talk to Linda and Ron about this as well as Chester County HC dues.
- Springton and 322 property. John spoke to Jane Davidson. We need to do the PHMC property reports, and we need to go to the courthouse to do a deed review. Barry made a motion that whoever attends the BOS meeting, that we remind them of the ordinance (Chapter 20, 9505) and what the process is. All were in favor, motion passed.

8. Motions:

- Motion to defer decision about demolition permit for 1699 Horseshoe Pike to February meeting to allow HC members to review with historic property report for this location. Barry Parsons made the motion, John Vilcheck seconded, all approved, the motion passed.
- Motion to add a standing new agenda item for budget/expenses. Barry made a motion to approve it and John seconded. All were in favor, the motion passed.
- Re-organization of HC members:

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- Barry made a motion to make Hugh Redditt Chairperson, JV seconded. All in favor, passed.
 - Cheri made a motion to make John Vice Chair, Barry seconded. All in favor, passed.
 - Barry made a motion to make Cheri Secretary, John seconded. All in favor, passed.
 - Cheri made a motion to make Barry treasurer, John seconded. All in favor, passed.
- Motion to remind BOS of ordinance (Chapter 20, 9505) to refer property owners to Historic Commission before referral to other commissions within 30 days after an application is made. All were in favor, motion passed.

9. Activities.

- Cheri calling Caln Township HC about attending one or a few of their meetings.
- John calling Chester County HC for WBHC participation in Chester County activities.
- Oral history acquirement from two township property owners.
- Deed review for property located at 322 and Springton.
- Hide-Away Farmette hearing January 24th.

Adjourn Meeting. Barry made a motion to adjourn the meeting at 8:50pm. John seconded, all were in favor, the motion passed. Meeting adjourned.

Next Meeting date is February 14, 2011 @ 7:30 PM