

# **West Brandywine Historical Commission**

## **Meeting Minutes May 5, 2003**

### **West Brandywine Historical Commission (WBHC) Members (attendees in bold)**

Susan Bowar, Joanne Conti, Judy Domanico, Howard Lambert, Amy Mills, **John Vilcheck, Jr.**, Jerry Wilmnzig, Andy Woods, **Gail Woods**

**Dr. John Vilcheck, Jr. called the meeting to order at 7:50 PM, the minutes from the April 14th meeting were approved.**

Copies of WBHC meeting minutes and board correspondence will be forwarded to:

- West Brandywine Township Board of Supervisors
- West Brandywine Township Manager (Ron Rambo)
- West Brandywine Planning Commission (John Cassels, Jr.)
- West Brandywine Zoning Officer (Dale Barnett)
- West Brandywine Parks and Recreation (Colin Judge)

A letter dated April 16, 2003 was forwarded to the West Brandywine Board Of Supervisors (BOS) and Township Manager regarding the Catania property, Irish Oaks, and Bentley/Cedar Post Farm.

### **Catania Property**

WBHC is waiting for a response and direction from the BOS regarding how to preserve the Catania property from further vandalism. Plans for the property were reviewed and the developer has moved the property line of lot 15 as requested by WBHC. The playground may occupy the site where earlier sheds were located along with the cart-way of the road. There is an ongoing investigation by WBHC to try to secure funding assistance for the restoration. If possible WBHC requests that there is no regarding of land over the old shed ruins. Jack Conti has volunteered to serve as a consultant to the developer on the property.

### **Irish Oaks**

WBHC has not heard from BOS or property owner. Dr. J. Vilcheck will contact perspective property owners (Rich Allman and Steve Di Marco) and copy the BOS regarding WBHC decision forwarded to them in April 2003.

**NOTE:** PHMC survey form must be complete for this and all properties that include historic sites. A sample of the form is attached to these minutes.

### ***Bentley***

**Bentley Property – John Sheldon and Gordon Property -- includes Cedar Post Farm.**

No new updates on this project. At this time WBHC notes that the paperwork required by PHMC is not complete and is the Commission must therefore rejected requests from this developer. A copy of the letter is attached.

Dr. J. Vilcheck attended the April 23<sup>rd</sup> Conditional Use Hearing for the Culbertson Run Village, where he asked the following questions:

1. What are the opinions of the PHMC in regards to your plans for this site, the Gordon property?
2. Have you completed the required research to satisfy PHMC?
3. Can you present copies of completed paperwork to the BOS and WBHC?
4. Are you in receipt of recent correspondence from PHMC?
5. What is the date of this correspondence?
6. Have you advised the BOS of the content of this correspondence?
7. If not why not?
8. In reference to PHMC's letter of 3/19/03 do you have plans to speak with PHMC to mitigate their concerns about this property that is eligible for the national register?
9. If not why not?
10. When will you communicate with PHMC?
11. WBHC requested you copy the commission on all communication received in regards to the Gordon site. Have copies from all agencies been distributed?

WBHC notes that Bentley Developers noted that there is weak demand for commercial space in this area. Another Bentley property close to Cedar Post Farm includes plans for a clubhouse. This property is adjacent to Watters trucking. Would Bentley consider using the barn Cedar Post Farm for this clubhouse?

### **Howe Turkey Farm**

A letter will be sent to the applicant that WBHC would like to inspect the site on May 10th at 10:30 am weather permitting. WBHC members will need to stay as long as necessary to review the property.

### **All Souls Cemetery**

Planning Commission members John Conti, John Cassels and Steve Jakatt inspected this site. Mr. Conti refutes the Archdiocese quoted estimate for restoration of the springhouse and believes he can fully restore this building for approximately \$35,000. This site is eligible for National Registry because all original outbuildings are still standing on the property. WBHC rejects the Archdiocese request for demolition and recommends the Archdiocese contact Mr. Conti for restoration. The PHMC paperwork must be completed.

### ***WBHC New Business***

Dr. John Vilcheck talked with Dough Hanley, Uwchlan Township Manager about how the Uwchlan acquired funds for restoration of Struble Trail. Dr. Vilcheck found out that a developer owned the township money and supplied the labor for the project as payment. In addition stonemasons Vincent DiRuzio (610-825-4319) and Angela DiRuzio (610-

828-7853) both worked on this project. Chester County has money set aside for historic restoration; Dr. Vilcheck will contact Jane Davidson for more information.

**Hide-A-Way Farms -- Wilkinson Builders**

The developer plans to sell the main house, smoke house, barn and possibly the stable as an intact parcel to a private owner. WBHC requests confirmation on whether or not the stables will remain on the property.

**Pratts Dam Road --Property owner Christian and Elizabeth Crane 29-8-3**

Dale Barnett found the barn/shed structure unstable after heavy snowfall in 2003 and informed the owners that the structure must be demolished. This is considered demolition by neglect. The position and dimensions of the building must be documented, and the position of the building noted from the corner of the stone house and the well casing that are adjacent to the structure. WBHC took photographs of the buildings prior to demolition; Dale Barnett took photographs during the demolition. A site inspection on Wednesday April 30<sup>th</sup> by Dr. J. Vilcheck and resident Hugh Redditt concluded that parts of the structure could be saved and donated to township archives. Preserved items should include the following: hinges, examples of mortise and tenon construction, pegs, and hardware. Any rebuilt structure needs to mimic the original now demolished structure.

**Siousca -- Pratts Dam Road, property owners Jack and Joann Conti**

The Conti's have petitioned the Zoning Officer requesting permission to stabilize the barn on the property and to construct a roof over the structure. WBHC has no objection to this request and encourages completion of this project. WBHC hopes that the site can support multiple uses, for example several individual shops.

Mission of the group:

- Record historic sites in township
- Make recommendations when changes are proposed by developers or current property owners

Meeting adjourned 8:50 PM. Future meeting dates are: June 9<sup>th</sup>, July 7th, and September 8<sup>th</sup>. There is no meeting scheduled in August.

Respectfully submitted: *Gail Woods*