

Pocopson Township

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Barnard House Steering Committee Meeting Notes Thursday, 5:00 P.M., December 11, 2014

In attendance: Georgia F. Brutscher, Richard Jensen, John O'Neal, Jean Conary, Alta Hoffman; Adviser – Karen Marshall, Heritage Preservation Coordinator, Chester County Planning Commission.

Absent: Carol Haaf, Laoussa McNemar, Steve Conary, Dennis Melton, Marlene Drewes.

Brutscher called the meeting to order at 5:05 P.M., and polled the attendees as to their availability to serve in 2015. Attendees agreed to serve in 2015. O'Neal indicated that Marlene Drewes will not be available to serve in 2015. Karen Marshall participates on the Committee as an adviser.

Maintenance and Exterior Colors:

Brutscher noted that the color palette Jensen painted on the exterior of the building depicts the color of the siding. The trim color is not part of the palette, the trim color will be lighter. Jensen noted that the vendor is working on applying the primer with finished paint to be applied in the spring. He suggested asking the vendor to prime the rear exterior portion of the building now so that the Township can seek bids for repairs as well as final painting in the spring. Following discussion, it was determined that lead abatement is not an issue at this time as the project is primarily exterior work. Interior surfaces will not be stripped down to raw wood; therefore, no sanding, grinding, or cutting will be done that might release lead into the air.

PennDOT Highway Occupancy (HOP) Permit:

Brutscher and Jensen reported that an HOP has not been issued by PennDOT. Jensen and Jim Hatfield met with PennDOT about 6 weeks ago to try to resolve omissions in the site development plan to meet requirements with the Americans with Disabilities Act (ADA). Jensen thought a compromise had been reached, but the revised plan received today from Hatfield depicts a proposed alternate ingress that may compromise other site elements. Likewise, the Township received an authorization request for an additional \$20,000 to revise the site plan for ADA compliance so that PennDOT can issue an HOP. Following discussion, the Committee agreed that in the interest of the time allotted to complete the grant (June 2015), the Township might consider a revision to the site plan to show the upper driveway as a two-way access point. In view of the report that PennDOT takes no issue with the upper driveway, utilizing it for ingress/egress will alleviate ADA compliance concerns in proximity to the trailhead. It is a fair argument that PennDOT might concede to a revised plan that shows the portion of the current driveway in grass with the upper driveway as the only access point. In addition, this will also improve the look of the property. It was further discussed that relocating the crosswalk is not an option to the grade and embankment issues.

Landscaping:

Hoffman noted that the removal of the old growth trees has significantly compromised the historic setting and aesthetics of the property. She noted historical papers documenting family events clearly reference specific species of trees on the property. O'Neal and Marshall agreed that documents and contemporary drawings show a number of trees around the building. Marshall discussed the Committee proposing to the Board of Supervisors that the Township and KURC purchase the Ann Bedrick drawing that appears on the Historic Resource Atlas published in 2010. Brutscher agreed that tree replacement is important; however, a landscape plan has not yet been drafted for the project. Consideration may be given to invite Township Landscape Architect Gary Burcham to the next meeting to discuss plant material.

Listing on National Registry:


Brutscher and Marshall reported that there is eligibility for the national registry. Such eligibility will allow for application for a matching Keystone Grant. Marshall noted that the Township should share the November 7, 2014 letter received from PHMC with PennDOT as it is her opinion that the historic distinction allows for greater flexibility with ADA compliance when repurposing and redesigning historic properties.

Going forward:

Brutscher reported the 2015 Township Budget includes an allocation to obtain a loan to finish the project. Marshall noted that someone should take pictures of the property on a weekly basis to document the progress. Hoffman and Conary noted that they visit the site on a fairly regular basis. The Committee agreed to meet on Thursday, January 22, 2015, at 5:00 p.m.

Adjournment: At 6:10 P.M., O'Neal moved, Hoffman seconded, to adjourn the meeting; motion unanimously approved.


Susan Simone, Administrative Secretary


Georgia F. Brutscher, Chair