

## **Chadds Ford Township Historic Architectural Review Board Meeting**

**Date:** April 10, 2023

**Location:** CF Township Building

**In Attendance:** Tom Bradley, Cindy Tobias, Nelson Sack, Carolyn Daniels, Timothea Trigg, Gary Sharp

BCMA Presenters - Stephanie Armpriester, Director of Conservation and Stewardship and Virginia Logan, The Frolic Weymouth Executive Director and C.E.O.

**Call to Order:** 7:03pm

**Pledge of Allegiance**

**Approval of Minutes –**

Cindy Tobias moved to make a motion to approve the April 11, 2022, minutes along with a blanket approval of all administratively approved business since the April 11, 2022 meeting to date, Nelson Sack seconded. All approved.

**Reorganization -**

Timothea Trigg moved to make a motion to appoint Gary Sharp as Chair, Cindy Tobias seconded. All approved.

**New Business – BCMA 4 DEMO PERMITS (5 buildings)**

Stephanie Armpriester, Director of Conservation and Stewardship presented the proposed demo permits for BCMA. Virginia Logan, The Frolic Weymouth Executive Director, and C.E.O. was also present to answer any questions or concerns. The permit applications are being presented for the demolition of the following buildings located on the Conservancy's property: EMC Building, Kleberg Building, Critter/Annex Building, Critter Workshop and 14 Station Way. Stephanie presented everyone with a handout listing all the properties as well as a map of the campus buildings. A copy of the handout is attached. There are ten (10) buildings in total with eight (8) of them being 50 years or older, which is the threshold for being an historic resource. Stephanie wanted to provide the context of how the BCMA got to the point of filing petitions to demolish five (5) buildings due to Ida flood damage which they do not take lightly. There was discussion about the elevation of 6 Station Way and 10 Station Way and protecting the streetscape for both properties. Stephanie further explained Brandywine's process of assessments and analysis. They will be launching a flood study that will help determine what happened in

2021 and if there are opportunities to help mitigate the flooding along the stream and help the community around Brandywine. To mitigate future flooding Brandywine would like to focus on 10 Station Way and 6 Station Way as model elevation projects to protect them long term due to high historical integrity through the guidelines of the Secretary of Interior Standards. Stephanie finished with an overview of the presentation and suggested that if the buildings are demolished, they would like to have some sort of signage and/or educational interpretation where the buildings once stood of what was lost and/or work with an architect to salvage what they can from the buildings. Brandywine would like one if not all three, so the memory survives for anyone who visits the campus.

Gary Sharp then asked Stephanie to describe what went on with the post flood reviews, who was involved and what kind of input they got for each of the buildings in question. Stephanie said they had assessments/inspections from private, local, state, and federal inspectors/agencies. Tom Bradley had questions and concerns regarding diminishing the Village District and if demolition was the best option. He questioned how much was driven by cost. Carolyn Daniels agreed with Tom's questions and concerns. Tom believes that HARB would be making a blind decision and that they should review the architectural and structural engineering reports as well as Wohlson's construction numbers and the status of the buildings before the flood hit. Also, Tom would like to know what Brandywine's master plan is and feels the demolition must not be a money decision. Ginny spoke about what she could share and their vision for the campus. She discussed how the Mill building is by far the most historic and their concern is about making it as safe as possible for future flooding. She also touches on parking and streetscape plans they plan to create in the future. Discussion continued between Tom and Ginny regarding the properties in question and Brandywine's future plans. HARB agreed that they would like to see the reports that Brandywine used to determine demolition before making any decision.

Brandywine was asked when they would like to return, and that HARB would be more than happy to work with their schedule. They stated that they would like to return for the June HARB meeting and said they would get some kind of detailed report/review/analysis to the HARB committee with more details on how this decision came about and assured them that this decision was not taken lightly. Timotha Trigg confirmed with Tom for the record what he believes is needed to make the best informed decision so as not to waste Brandywine's time and money.

HARB agreed that they are also willing to meet privately with Brandywine to further discuss plans just for informational purposes with no decisions being made until the June meeting.

**Adjournment:** 8:54pm

Cindy moved to make a motion to adjourn, Timotha seconded. Gary adjourned the meeting at 8:54pm.