PRESERVATION PLAN FOR PAINTER'S FOLLY

PUBLIC MEETING #3

Tuesday, 30 November

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AGENDA

Introduction

Project Team

Project Overview / Schedule

History & Regional Significance

Building Conditions Assessment

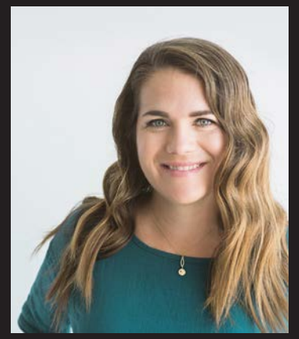
Accessibility

Preservation Priorities

Program Concepts



Anna



Jessica



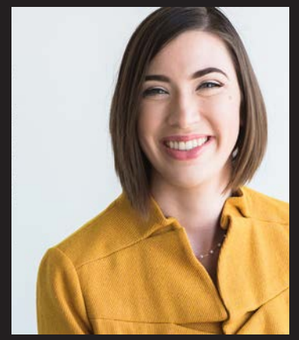
Dale



Eric



John



Megan



Tony



Micah



Carol

DALE H. FRENS
CAROL J. QUIGLEY

PROJECT TEAM

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OVERVIEW

Existing Conditions Drawings

Existing Conditions Assessment

- *Architecture / Interior / Exterior*
- *Structural Systems*

Public Engagement

Preservation Plan

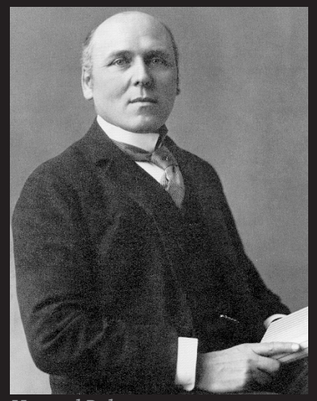
SCHEDULE

May:	*Project Start*
June:	*Existing Conditions Drawings*
27 July:	*Public Meeting #1*
July-Aug:	*Structural & Conditions Assessment*
24 Aug:	*Public Meeting #2*
30 Nov:	*Public Meeting #3*
	Draft Preservation Concept Plans
30 Dec:	*Preservation Plan Submission*



Andrew Wyeth, "Painter's Folly"

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Howard Pyle



N.C. Wyeth



Frank E. Schoonover





The Brandywine School

Both an artistic style of illustration and art school and residence founded by Howard Pyle at the turn of the century, The Brandywine School was once housed and taught at Painter's Folly. Former students of the school such as N.C. Wyeth and Frank E. Schoonover continued to live, work, and teach in the Brandywine Valley long after Pyle's death in 1911.

The Brandywine School continued operation at Howard Pyle's Franklin Street Studio under Stanley M. Arthurs until 1950.









The American Revolution

Adjacent to Painter's Folly is Brandywine Battlefield Park, a National Historic Landmark that contains both George Washington's Headquarters in the Ring House and Lafayette's Quarters in the Gideon Gilpin House.

The park is the interpretive center for the Battle of Brandywine.

Map Features

- British Invasion of 1777
- British Evacuation of 1778
- Delaware County, PA
- Chester County, PA

Sources:
Chester County Planning Commission, 2011,
APBB Survey 2010.

This map was digitally compiled for internal maintenance and developmental use by the County of Chester, PA to provide an index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Chester, PA makes no claims as to the completeness, accuracy, or content of any data contained hereon, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred, with respect to the information or data furnished herein.

N
W E
S

Howe's Voyage from New York City and Invasion from Maryland

PENNSYLVANIA
NEW JERSEY
NEW YORK
MARYLAND
DELAWARE
VIRGINIA
Delaware Bay
Chesapeake Bay

New York City, NY
Morrisville, NJ
Monmouth, NJ
Trenton, NJ
Chadds Ford, PA
Philadelphia, PA
Head of Elk, MD
Wilmington, DE
Newark, DE

Brandywine Battlefield
Chester & Delaware Counties, PA

Battlefield Preservation Plan

EPC
10 5 0 10 20 Miles
1 Inch = 30 Miles (1:1,900,800)

Burgoyne's Invasion from Canada

VERMONT
NEW YORK
MASS.
CONN.
NEW JERSEY

Ft. Ticonderoga, NY
Saratoga & Bemis Heights
Albany, NY
New York City, NY

Map 1.9
British Troop Movements, 1777 to 1778



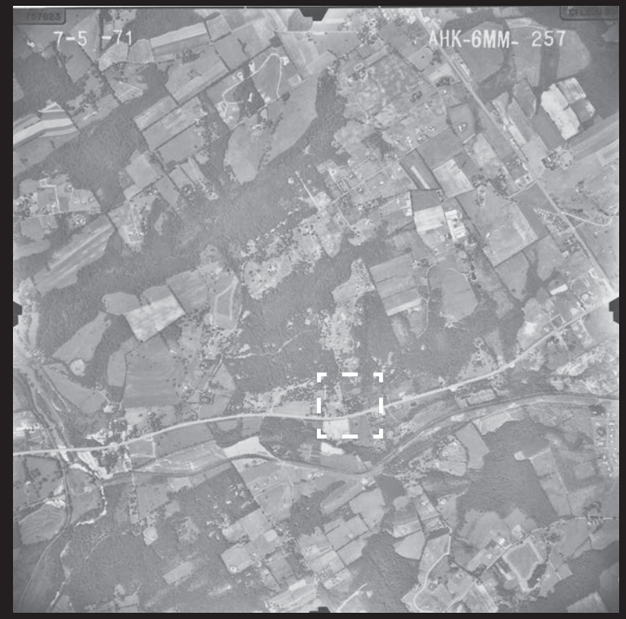
Samuel Painter Farmstead, 1848



1870



1937



1971


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CHESTER COUNTY
DELAWARE COUNTY

WILMINGTON PIKE / HWY 202

PAINTERS CROSSING

TO PHILADELPHIA

BRANDYWINE BATTLEFIELD PARK

BRANDYWINE RIVER
MUSEUM OF ART

BALTIMORE PIKE / ROUTE 1

PAINTER'S FOLLY

TO BALTIMORE

HARVEY RUN

GIDEON GILPIN HOUSE

BRANDYWINE
CREEK

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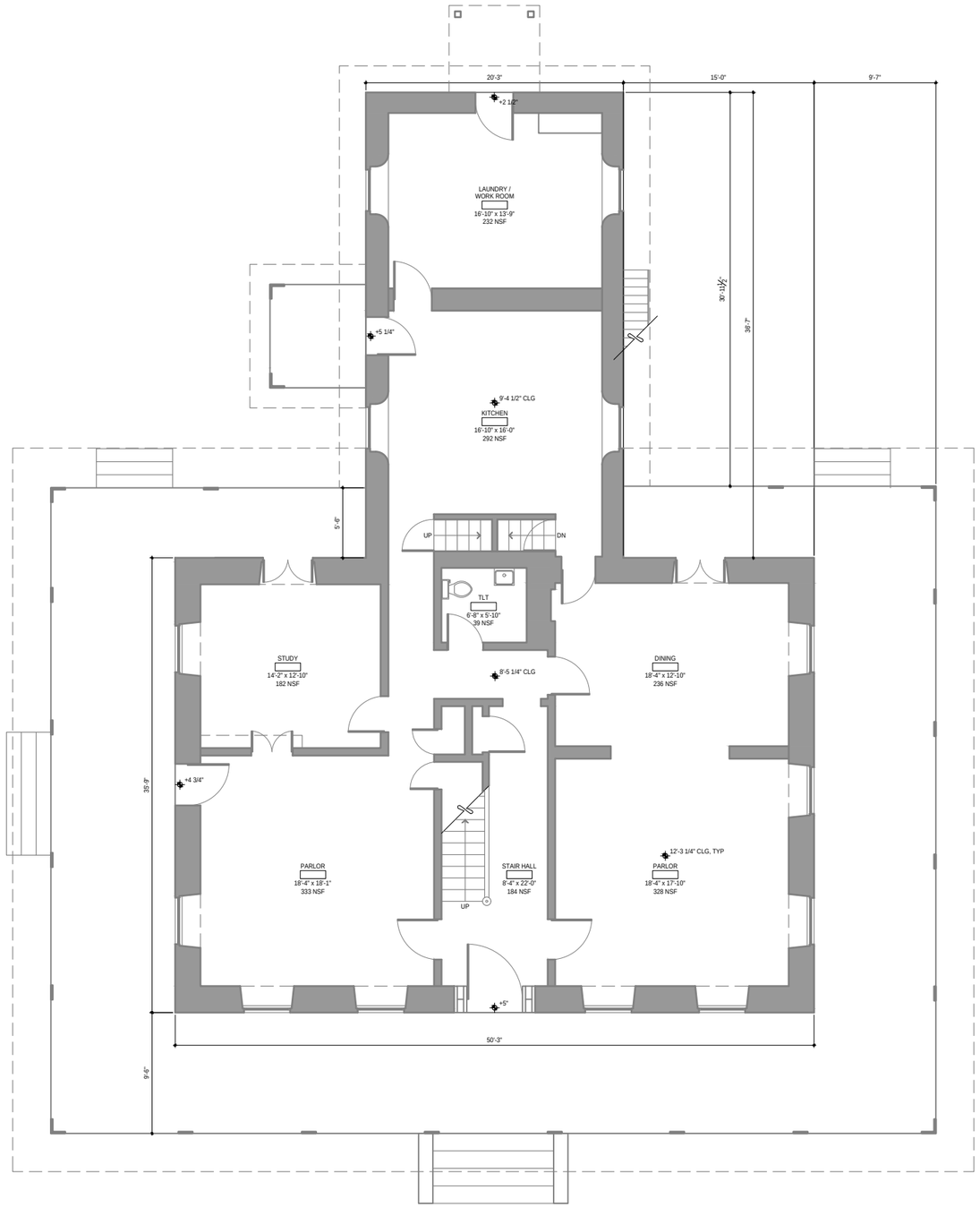
SITE PLAN

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2537 GSF

TOTAL:

6870 GSF



01 EXISTING CONDITIONS: FIRST FLOOR PLAN

3/32"=1'-0" 0 2' 4' 8' 16FT

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PRESERVATION PLAN

PAINTER'S FOLLY

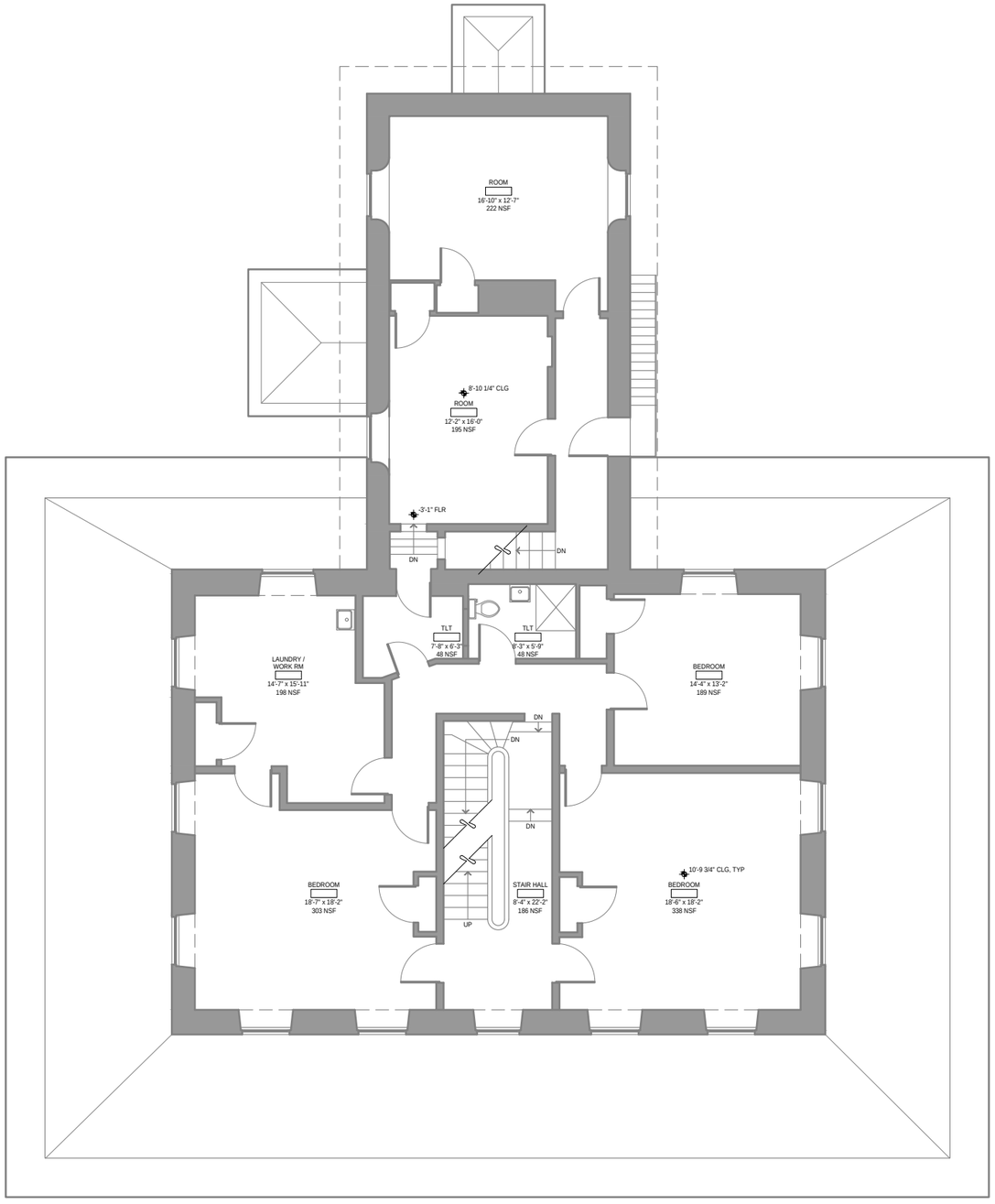
CONCEPTUAL PLANNING & HISTORIC CONDITIONS ASSESSMENT

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2537 GSF



01 EXISTING CONDITIONS: SECOND FLOOR PLAN

3/32"=1'-0" 0 2' 4' 8' 16FT

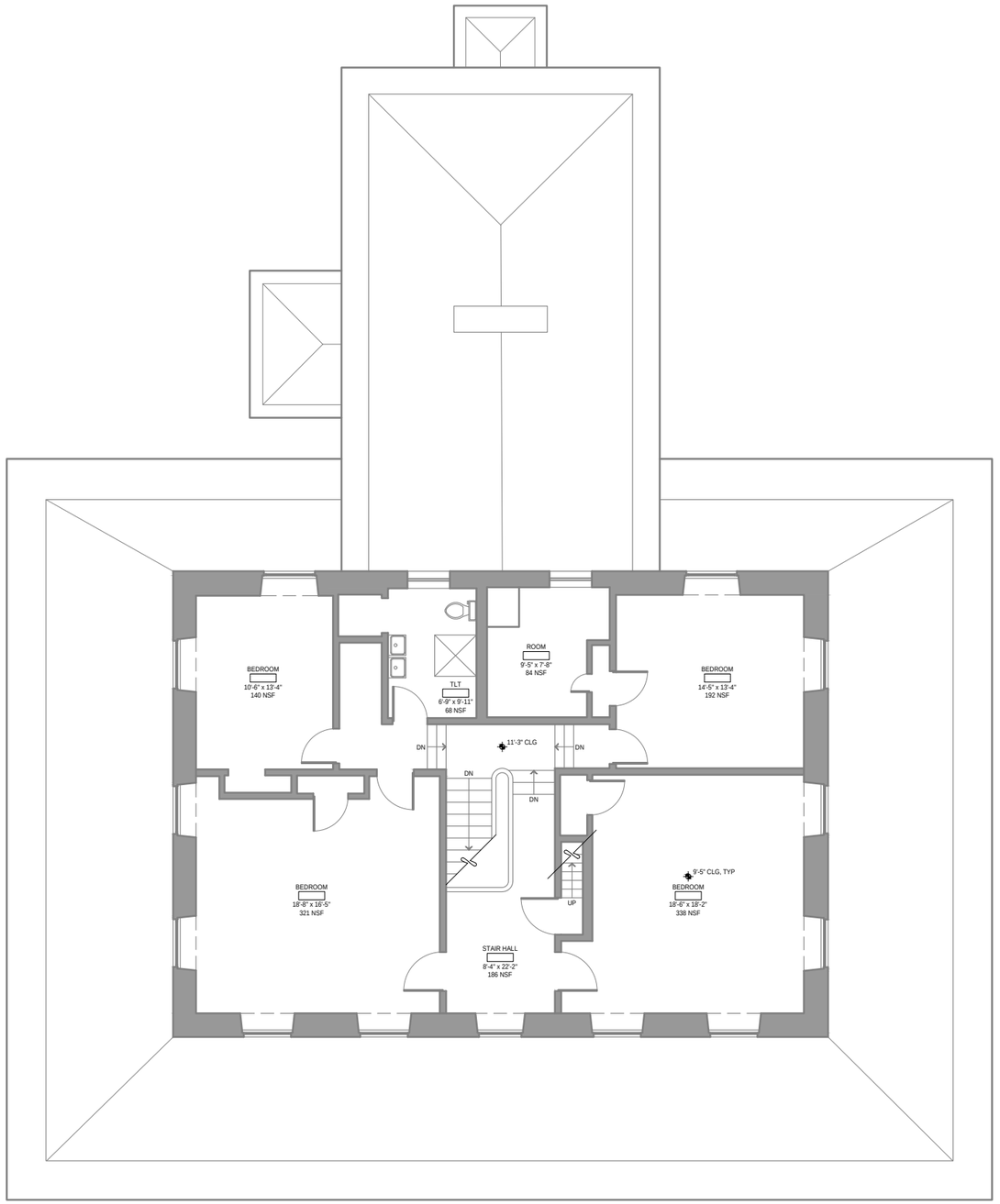
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1796 GSF



01 EXISTING CONDITIONS: THIRD FLOOR PLAN

3/32"=1'-0" 0 2' 4' 8' 16FT

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PRESERVATION PLAN
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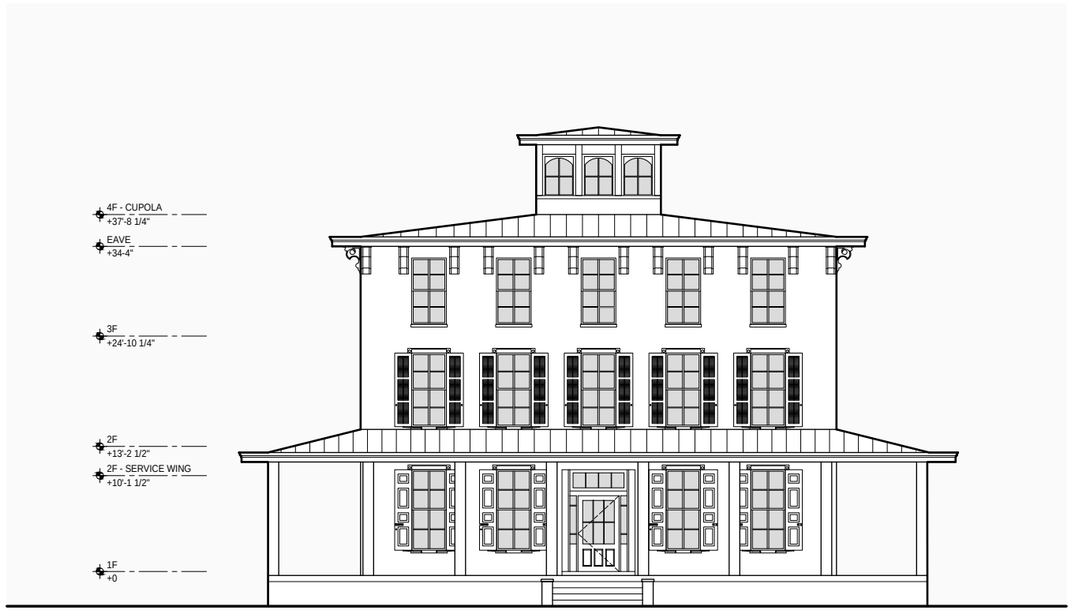
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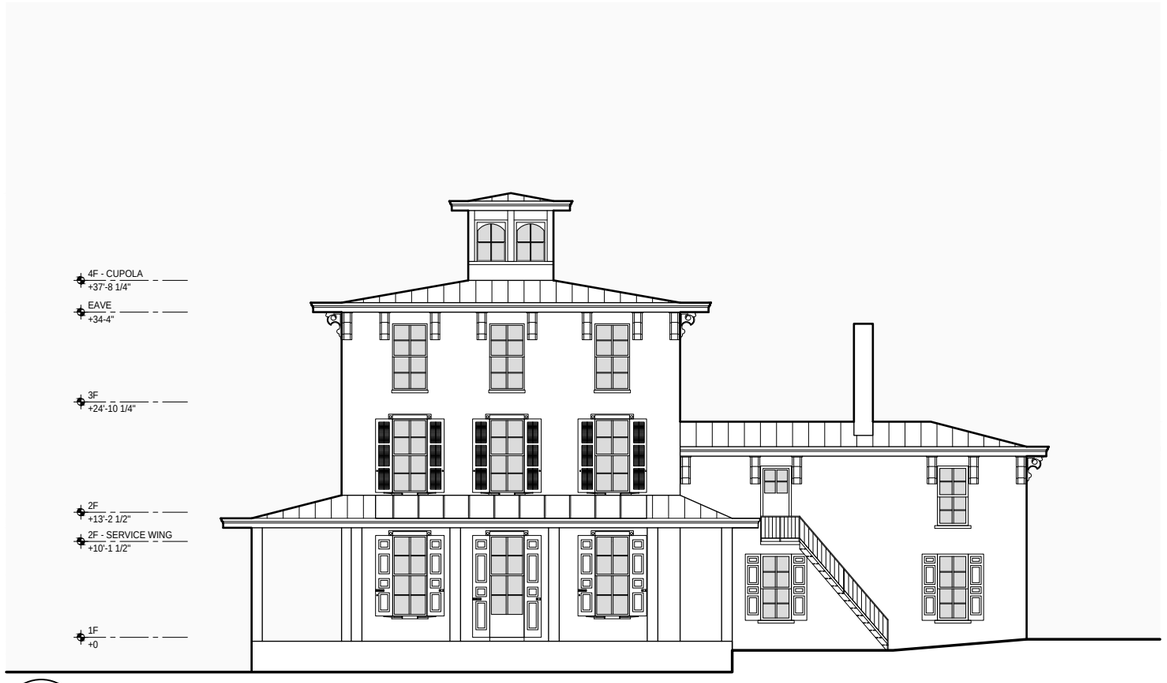
04 EXISTING CONDITIONS: WEST ELEVATION

1/16" = 1'-0" 0 4 8 16 32FT



03 EXISTING CONDITIONS: SOUTH ELEVATION

1/16" = 1'-0" 0 4 8 16 32FT



02 EXISTING CONDITIONS: EAST ELEVATION

1/16" = 1'-0" 0 4 8 16 32FT



01 EXISTING CONDITIONS: NORTH ELEVATION

1/16" = 1'-0" 0 4 8 16 32FT

PRESERVATION PLAN
PAINTER'S FOLLY
CONCEPTUAL PLANNING & HISTORIC CONDITIONS ASSESSMENT

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Andrew Wyeth, "Widow's Walk"










CONDITIONS ASSESSMENT: PORCH

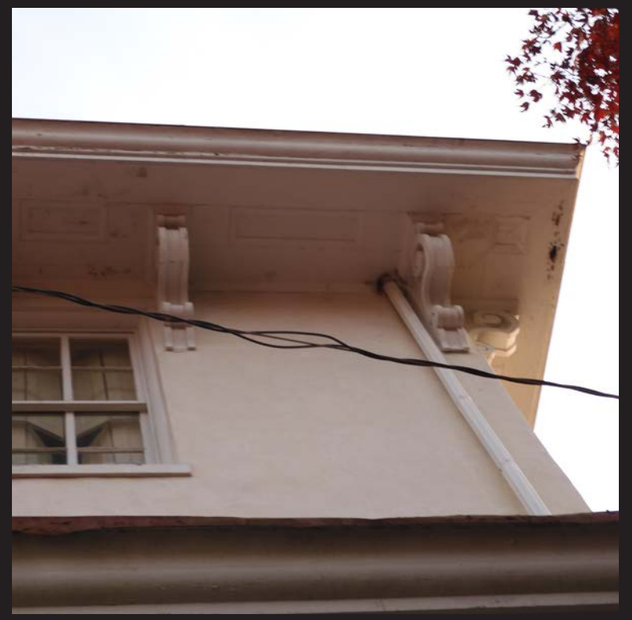
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Basement Walls



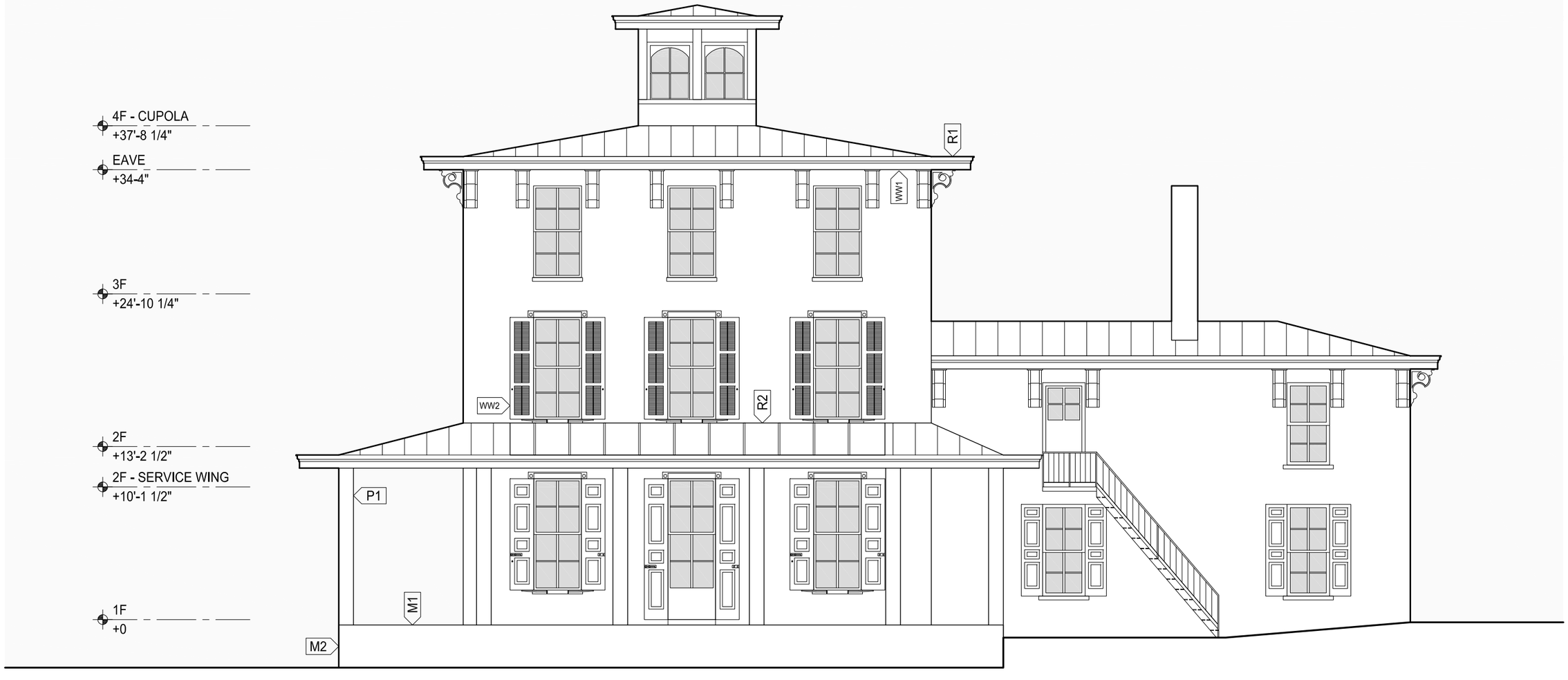
Rooftop



Eaves



Window Sills / Frames



01 CONDITIONS ASSESSMENT: EAST ELEVATION

1/8" = 1'-0" 0 2 4 8 16FT

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PROPERTY ASSETS

- *The Painter Family was deeply involved in the preservation of Lafayette's Quarters and the development of Lafayette Farm*
- *The house is a very gracious Italianate Style mansion with generous room sizes, preserved woodwork, and a large porch*
- *The building became the Brandywine Valley home of the Howard Pyle School of Illustration Art, known as the Brandywine School*

PROPERTY CONSTRAINTS

- *Access to the site from Route 1 is difficult and somewhat hazardous*
- *The site slopes are relatively steep, creating limited parking opportunities near the house and difficult ADA access around the site and into the house*
- *Upper floors will require a second means of egress and there is a possibility that a fire protection system (sprinklers) will be required for upper floor occupancy*

PARAMETERS FOR ADAPTIVE REUSE

- *Options for parking in Brandywine Battlefield Park for special events at Painter's Folly should be explored with Brandywine Battlefield Park Associates and the PHMC*
    - *Accessible path between the two properties*
    - *Vehicular access from Route 1 via the stoplight at the park entrance and Ring Road*

- *Second and Third floor uses should be limited to those that do not require an elevator*

BRANDYWINE BATTLEFIELD PARK

MAIN ENTRY
BRANDYWINE BATTLEFIELD

EXISTING
PARKING

NEW ACCESSIBLE PATH
TO PAINTER'S FOLLY

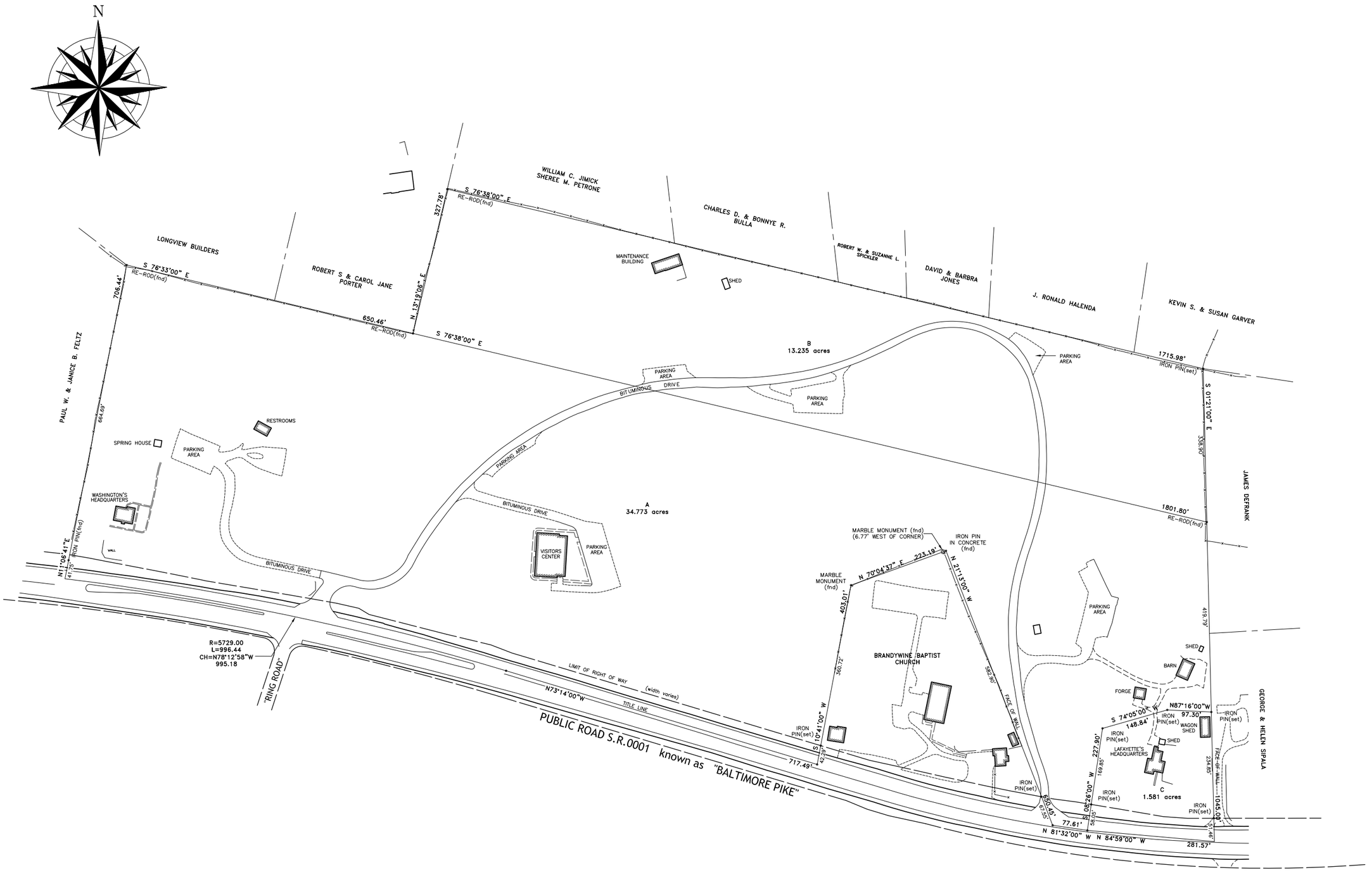
PAINTER'S FOLLY

GIDEON GILPIN HOUSE

BRANDYWINE
BAPTIST CHURCH

ACCESS

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ACCESS: BRANDYWINE BATTLEFIELD PARK

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PRESERVATION PLAN

PAINTER'S FOLLY

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views along proposed accessible path











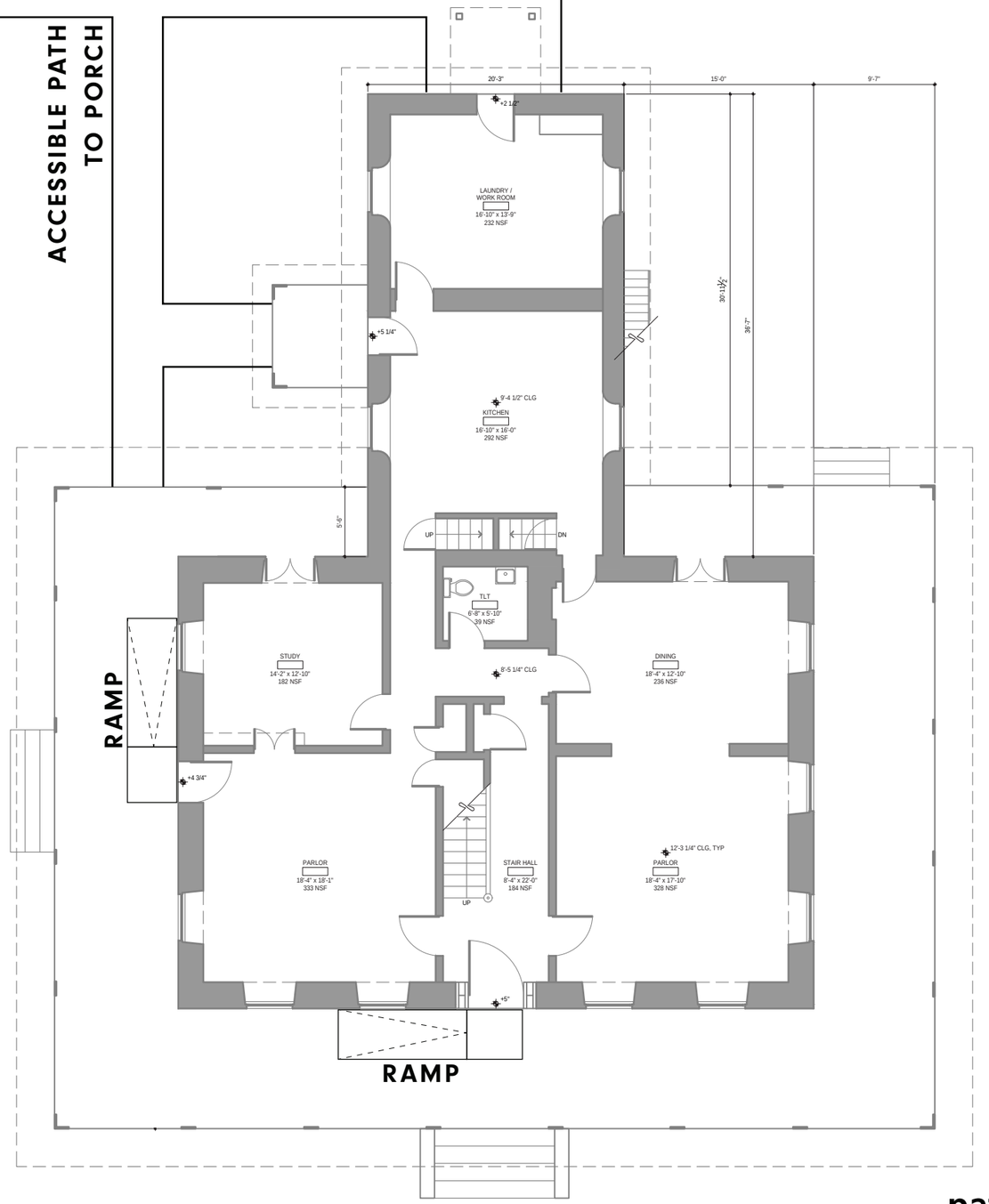






TO GIDEON GILPIN HOUSE

ACCESSIBLE PATH TO PORCH

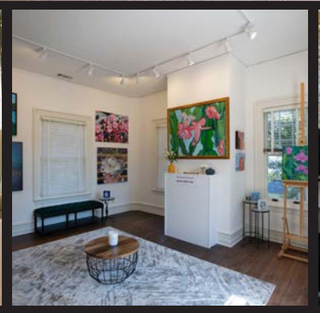


ACCESS

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Bed & Breakfast

Public Meeting Space + Catering Kitchen

Intern Apartments (Brandywine Conservancy)

Rental Apartments

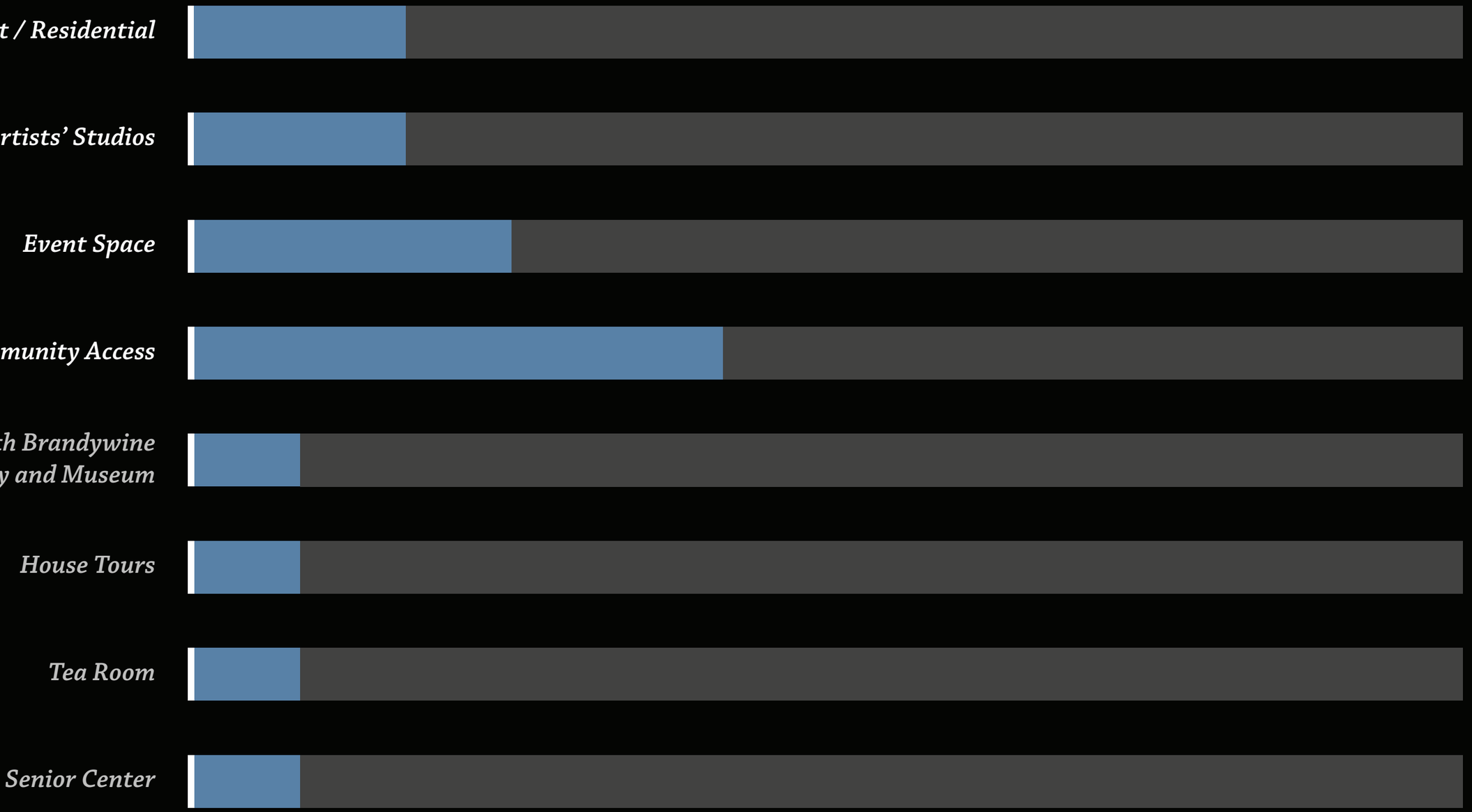
Artists' Studios

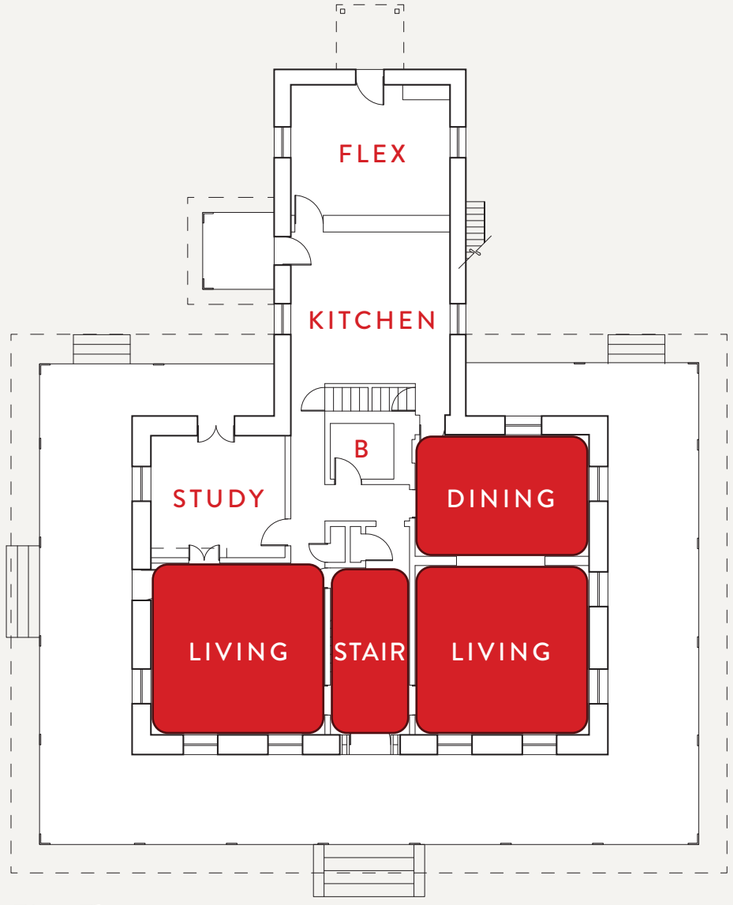
Live/Work Studios

Multi-Use Event Space

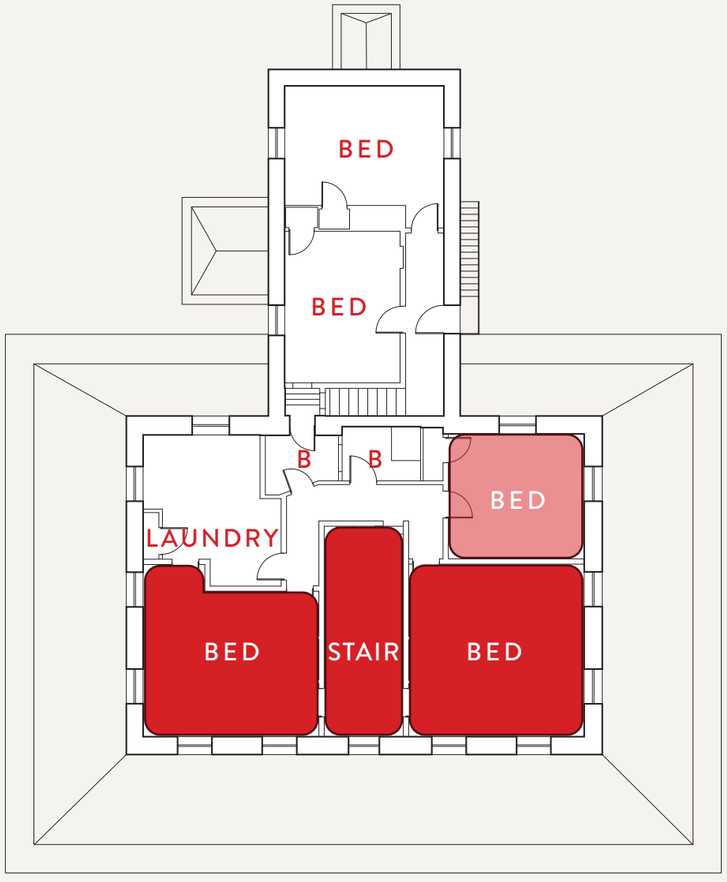
Intermittent Art School + Summer Camp

PROGRAMMING

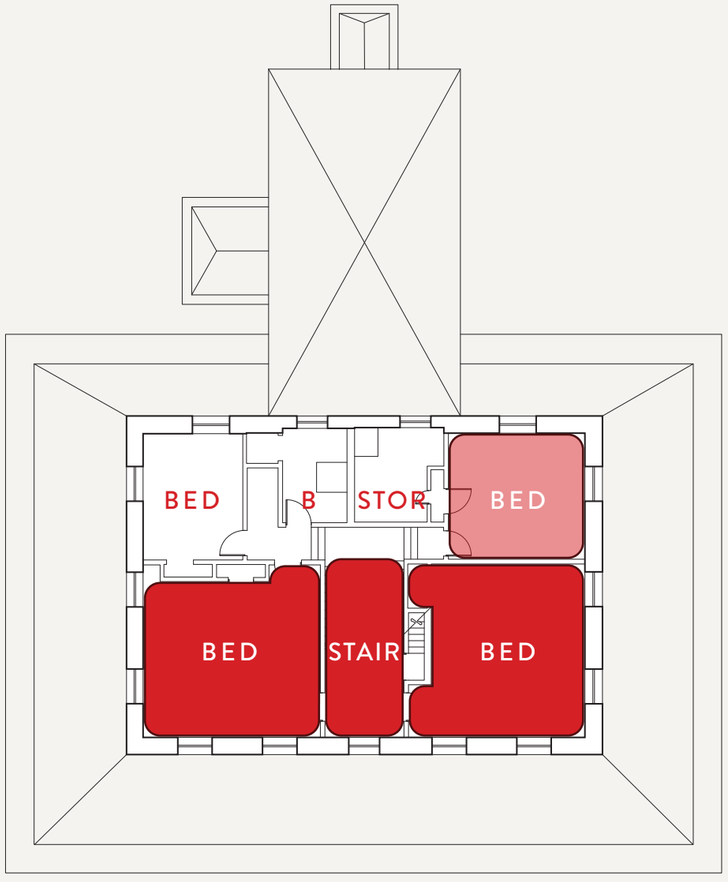

Bed & Breakfast / Residential
Artists' Studios
Event Space
Public Community Access
Collaboration with Brandywine Conservancy and Museum
House Tours
Tea Room
Senior Center



First Floor



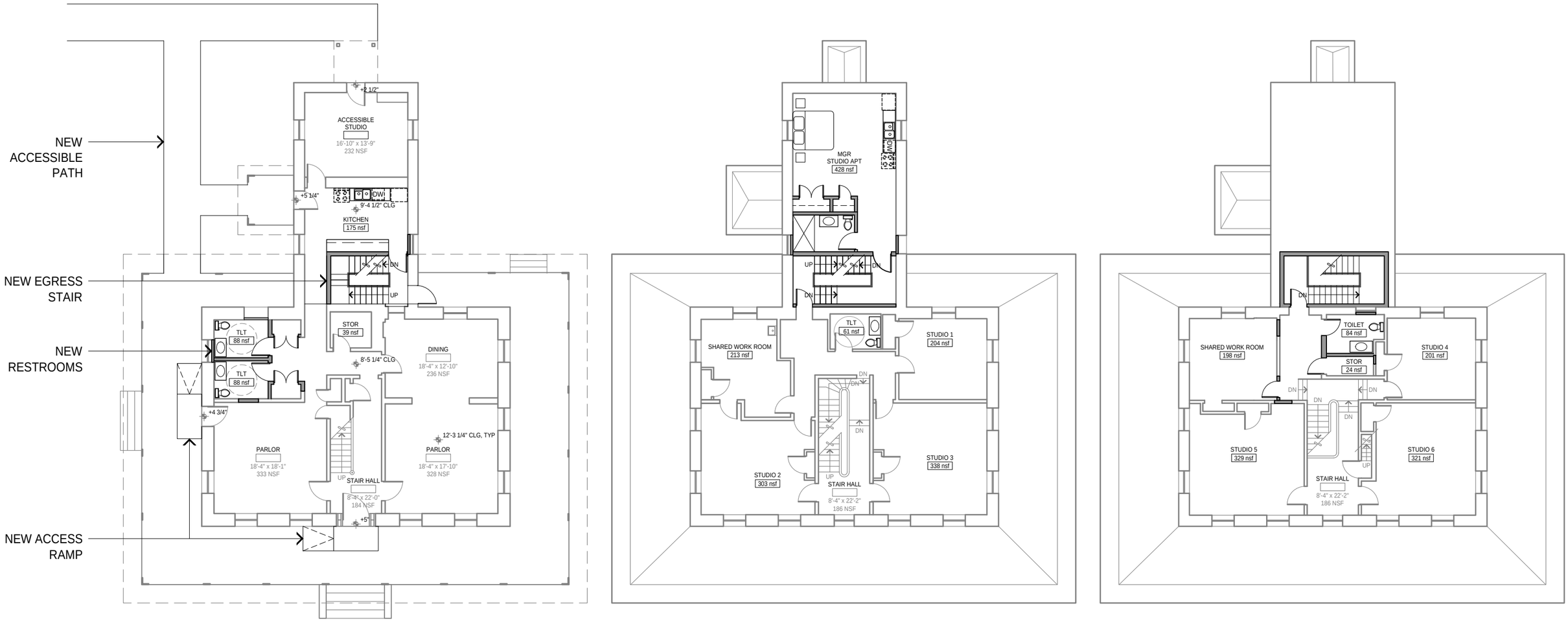
Second Floor



Third Floor

PRESERVATION PRIORITIES

0 5 10 15 20ft



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01 CONCEPTUAL PLANS: ARTISTS' STUDIOS

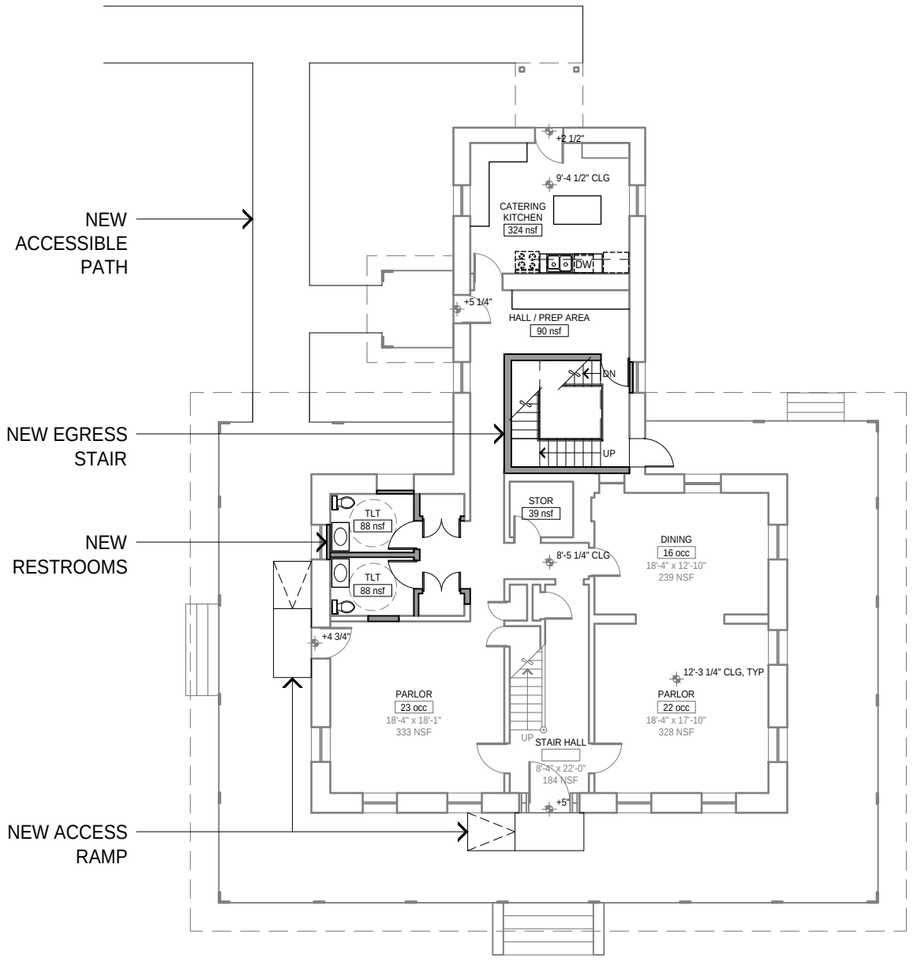
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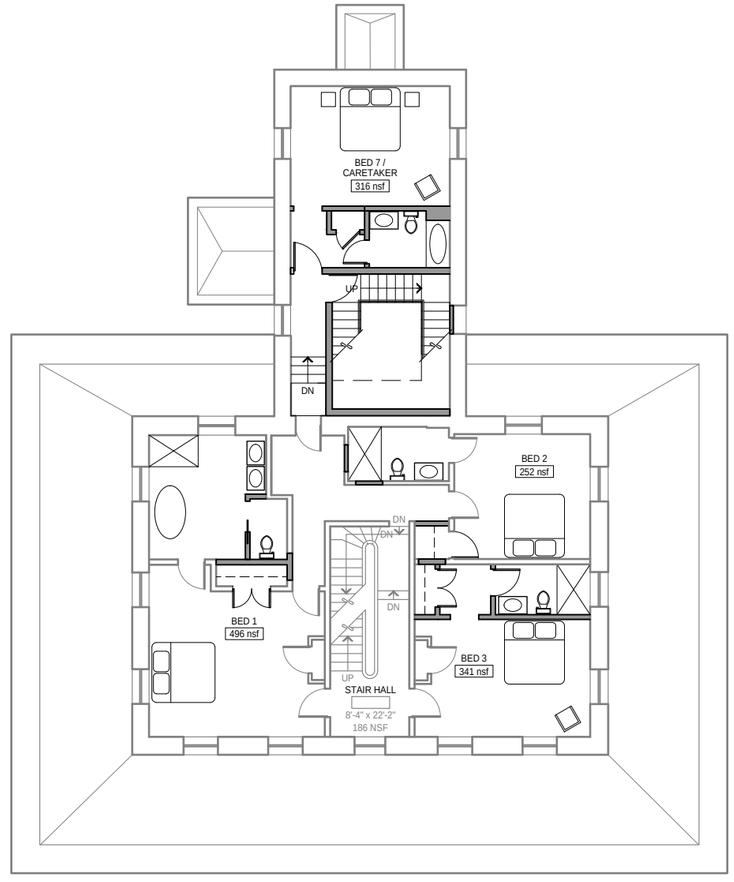
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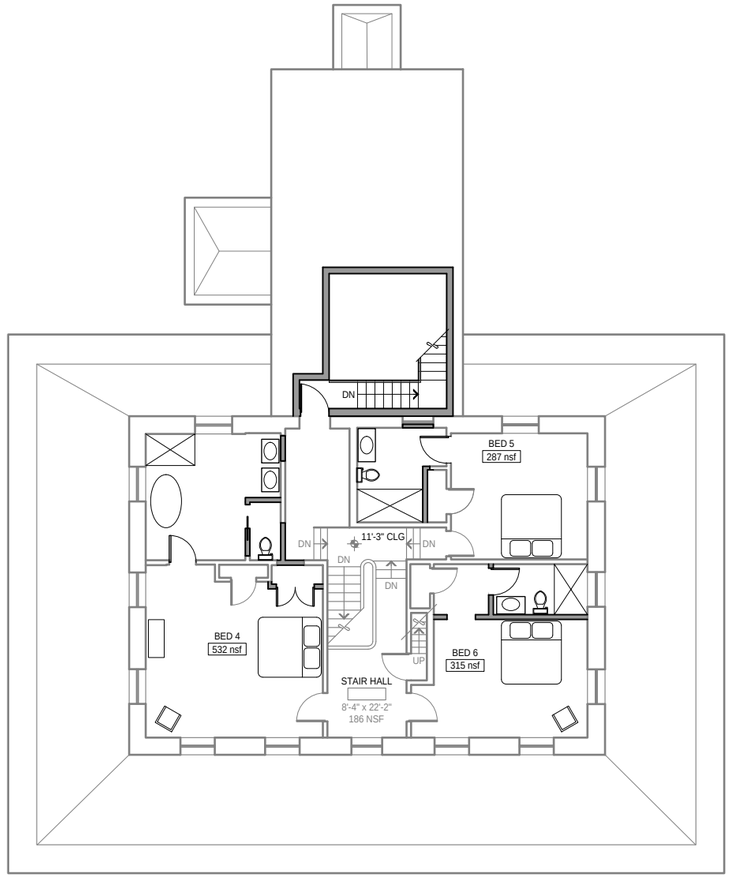
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PRESERVATION PLAN
PAINTER'S FOLLY
CONCEPTUAL PLANNING & CONDITIONS ASSESSMENT

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01 CONCEPTUAL PLANS: BED & BREAKFAST

1/16" = 1'-0" 0 4 8 16 32FT

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Inn at Whitewing Farm
West Chester
10 rooms w/ private baths



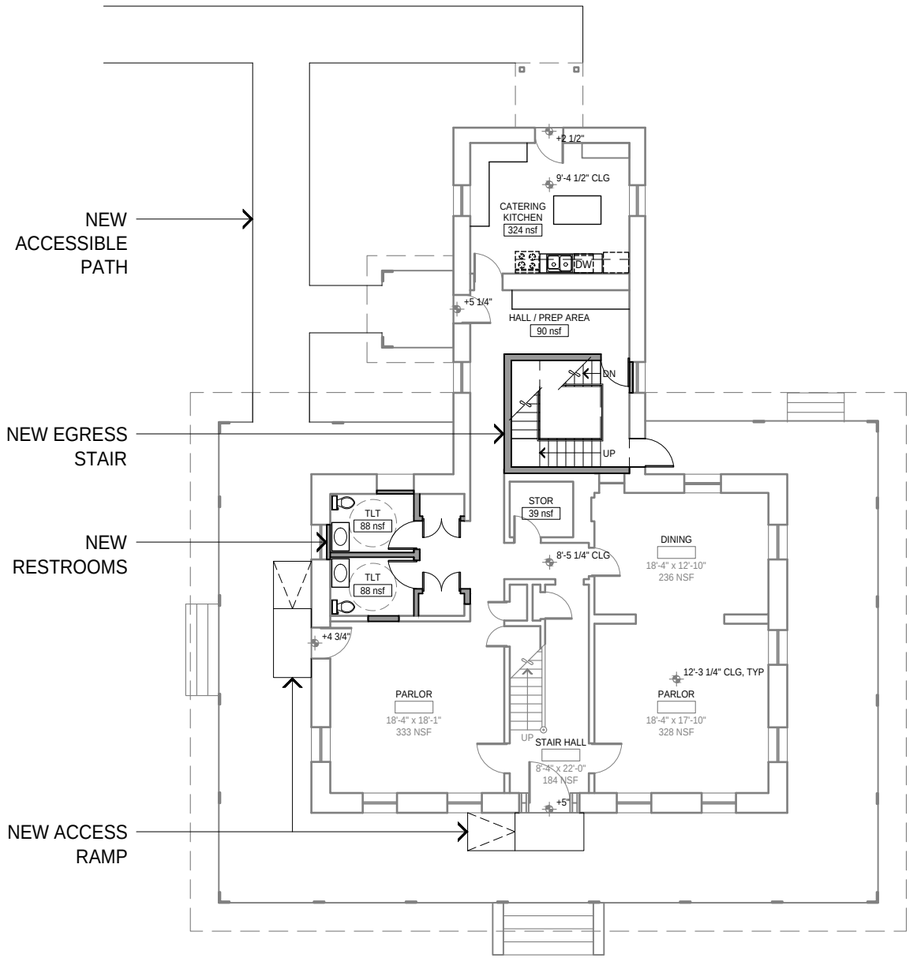
Fairville Inn
Kennett Square
10 rooms w/ private baths

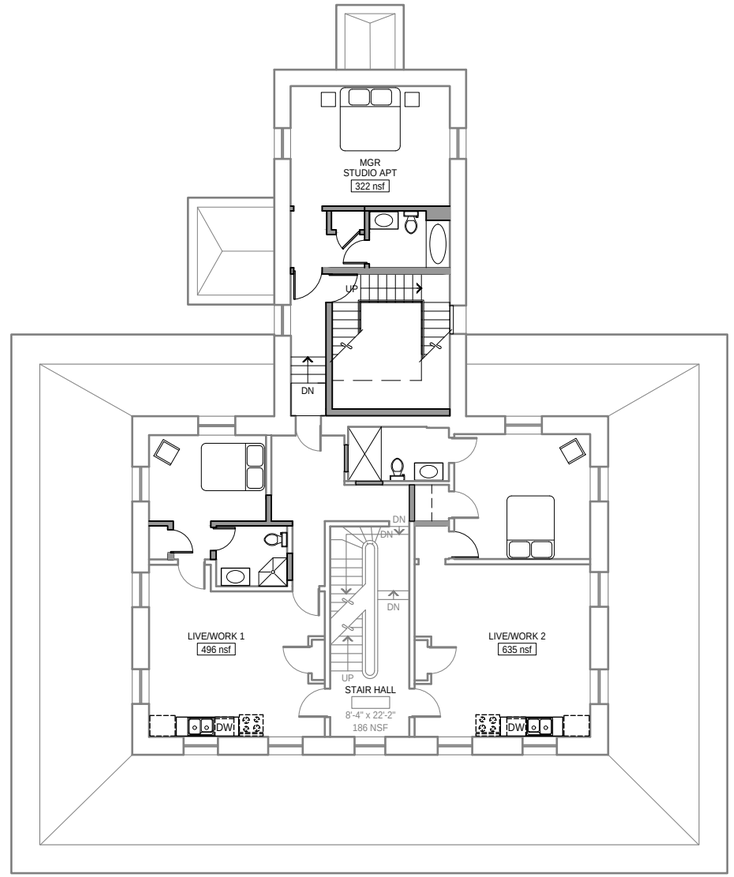


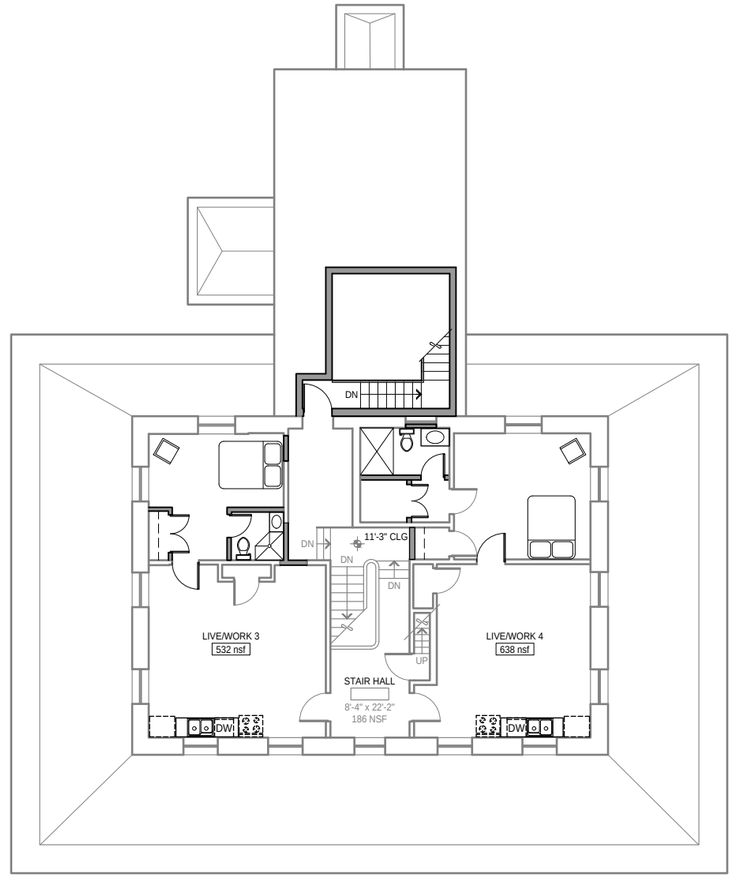
Wild Wisteria
Chadds Ford
7 rooms w/ private baths



Faunbrook Inn
West Chester
7 rooms w/ private baths







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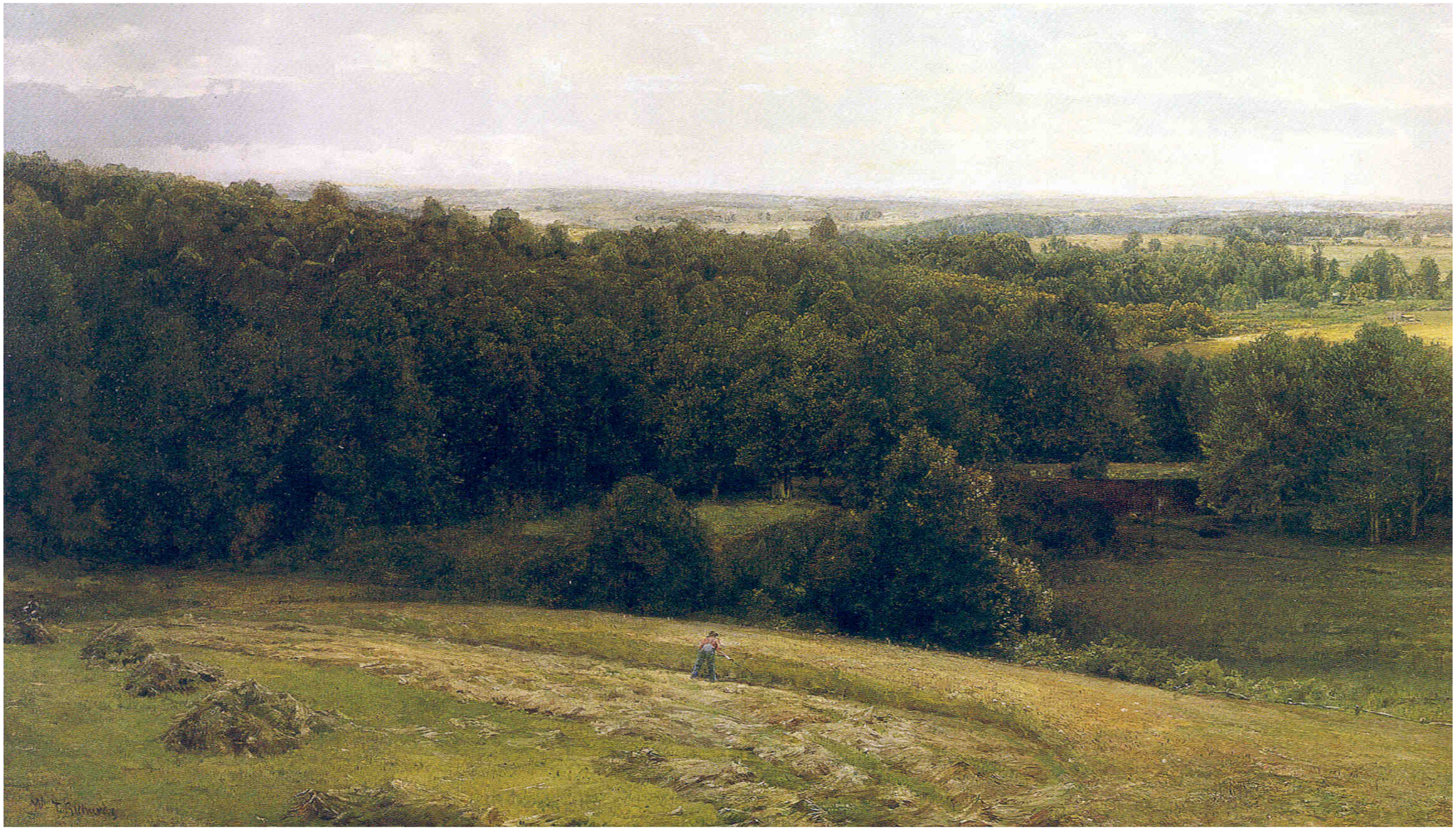
01 CONCEPTUAL PLANS: LIVE/WORK UNITS

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William Trost Richards, "The Valley of the Brandywine"

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PRESERVATION PLAN FOR PAINTER'S FOLLY

PUBLIC MEETING #3

Thank you for your participation!

James Welling, "Glass House"

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