I. CHESTER COUNTY COMMUNITY FOUNDATION
GRANT PROPOSAL SUMMARY SHEET

One page only. This page will be shared electronically with Grant Panel Members & Fund Advisors.
Note: If Philanthropy Network’s Common Grant Application is used, CCCF’s Summary Sheet MUST accompany application.

Date 09/07/2021

Contact Information
Organization Name: Mansion House Foundation at Radley Run
Address: 1100 Country Club Rd, West Chester, PA 19382
Phone: 610-793-1660
Website: www.https://mansionhousefoundationatradleyrun.org
Year Incorporated: 2020
FEIN: 85-1861730

ED/CEO Name: TBD
ED/CEO E-mail: TBD
Board Chair Name: Alan Oliver
Board Chair Approval (check here): X
Primary Contact Name: Kas Kennedy
E-mail: kaskennedy49@gmail.com

Organization Information:
Field/s of Interest:
X ___ Arts, Culture & Humanities ___ Environment/Animal Welfare X ___ Education

Mission: The Mansion House Foundation at Radley Run (MHF) strives to restore, preserve, and protect the Chester County, PA historic culture of the Battle of the Brandywine and the Brandywine Meadow Farm’s Fox Hunting Era and their connection with the Mansion House at Radley Run, (circa 1700). Our goal is to create an enriched experience for our community through education, engagement, and historic preservation.

Geographic Area Served (If not all of Chester County, specify primary Chester County regions served): All Chester County

Describe Population Served & Annual Number of People Served:
Restoration of historic structures on Painter Complex/ Radley Run Historic District: Residents of 300 homes in Radley Run, with 65% being non members of Country Club; all residents of Birmingham Township.
Education: Annually 300-400 tour and seminar participants; 500-1000 on bi-annual joint tours and events with municipal organizations.

Annual Budget $ 172,403

94.73% of budget for program expenses
.77% of budget for administrative expenses
4.5% of budget for fundraising expenses
100% total

0 ___ # of Full-Time Equivalent Paid Staff
15 ___ # of Board Volunteers
4 ___ # of Active Non-Board Volunteers
4222 ___ # of Volunteer Hours

Top 3-5 funding sources: 1. Insurance funds 2. Donations 3. Operational support from RRCC

Is this grant proposal for: Capacity Building X or General Operating ______
If Capacity Building Proposal, the focus is:
X ___ Fundraising, Development & Marketing ___ Technology Other: __________

Grant Amount Requested from the Community Foundation: $5000
Proposal Summary: The MHF requests $5000 to hire Jane Dorchester, Architectural Historian, to complete and submit the Phase II application for the Mansion House at Radley Run and other structures which are part of the Painter Complex, to be listed on the National Register of Historic Places. Ms. Dorchester submitted the Phase I application to the PA Historic and Museum Commission for the structures and land to be listed as the Radley Run Historic District. This designation is essential for securing large donations and government funds.
NON PROFIT’S HISTORY, GOALS, ACHIEVEMENTS AND DISTINCTIVENESS

History of the site The Painter Complex is listed as one of Birmingham Township’s 18th century complexes on the township’s Historic Resource Inventory. Three of the four historic structures within the Complex are owned by Radley Run Country Club (RRCC) which sits within the 300-home community of Radley Run (RR) in Chester County. The three buildings are the Lye House, the Samuel Painter House, and the James Painter House which is often referred to as the Mansion House (MH). On August 5, 2021 the process was initiated for securing the listing of the buildings and complex on the National Register of Historic Places (NRHP) as the Radley Run Historic District.

Background of the Mansion House Foundation at Radley Run (MHF) In 2018, RRCC recognized the extraordinary community charge and high cost of maintaining the three physical buildings of the Painter Complex, primarily the MH. RRCC members also understood the unique opportunity of the MH and complex to serve as an education resource for sharing the rich history of the Battle of the Brandywine and the Fox Hunting era with residents of the Chester County region.

Although routine building maintenance and upkeep costs are supported by member revenues, the high cost of historic restoration and preservation well exceed normal club revenue streams. Additionally, although historic education is a desirable community contribution of a country club, education is not within its mission. To meet the financial needs of historic restoration and preservation as well as deliver community education, RRCC explored strategies adopted by some other renowned country clubs which own historic structures.

One identified strategy was the formation of a foundation to support the cost of restoration, preservation, and education. RRCC considered a foundation as a viable option and established the Mansion House Committee in early 2020. The Mansion House Committee, with the agreement of RRCC, established a 501c3 Charitable Foundation that has been named “Mansion House Foundation at Radley Run” (MHF). The MHF was incorporated on July 13, 2020.

Goals
GOAL 1: Secure MHF operations and mission through the development of immediate and sustainable financial support for operations, restoration, and education.
GOAL 2: Secure enhanced MH utilization through the completion of all phases of MH restoration by 2024.
GOAL 3: Achieve recognition as community education resource through the development and delivery of regularly scheduled events.

Key Achievements Since July 2020, the major operational highlights include: secured an IRS tax exempt status; established a Board of Directors, drafted bylaws; established a media presence with donation capacity; achieved Platinum status on GuideStar; and developed a Strategic Plan for 2021-2022.

The major strategic achievements include: secured $19,000 in donations; completed roof renovations on the Samuel Painter House; and hired historic preservation specialist who submitted Phase One application for listing on the NRHP.
Beginning in July 2021, the MHF will oversee Phase One of the MH restoration with funds from insurance settlements, and corporate and individual donors.

**Distinctiveness** The buildings and the complex are listed as historical resources of Birmingham Township. The Phase One application to Pennsylvania Historic and Museum Commission (PHMC) was based on the prominence of the MH and complex in the Battle of the Brandywine, and primarily its role in the Fox Hunting era and culture. The distinctiveness of the MHF is its mission to preserve the history and culture of these resources with the hope that Chester County will avoid the loss of major historic structures as witnessed in neighboring urban counties.

**FUNDING REQUEST**

**Key Initiatives** The MHF is requesting $5000 for the hire of a consultant to prepare and submit a Phase Two request to have the MH and complex listed on the National Registry of Historic Places (NRHP) as the Radley Run Historic District.

**Specific needs and issues to be addressed** One million dollars are needed to complete the MH restoration and preservation effort with a concurrent effort to expand historic education for the community. The restoration is a three-to-five-year restoration project. At present, the community education costs are self-supporting with volunteers and contributions of RRCC. It is the costs of the restoration for which major funds need to be raised. A target goal in 2021-2022 is raising $80,000.

High value donations and funds from many donors and government agencies are needed to meet this goal. A primary factor and/or requirement in securing funding is being listed on the NRHP. The application needs to be prepared and submitted by a professional who is experienced in working with the NRHP. Jane Dorchester, MS, an architectural historian, was hired by the MHF to submit the Phase One proposal to the PHMC in Spring 2021. A successful outcome of this application is anticipated and will be rendered in mid to late October 2021. The anticipated outcome is a Determination of Eligibility by PHMC and will allow for a Phase Two submission to the NRHP. The cost of a Phase Two submission is $15,660 and the MHF has raised $10,000 in dedicated donations for this purpose.

The submission of a Phase Two application to the NRHP is crucial at this time in order to be eligible for Federally and State funded and permitted projects that would support a continuation of the Phase One restoration work initiated in 2021. The work of the consultant will not only assist the MHF in the short term but will have a sustained long-term impact on its ability to raise funds for future restoration phases and preservation.

**How impact will be measured** The impact of the hire of the historic preservation consultant will be measured by: achieving stated deliverables in the consultant’s scope of work, obtaining NRHP status, expanding fund raising approaches in the MHF annual strategic plan, and
securing annual targets for donations and revenues. In addition, a non-monetary impact is the education and cultural contribution of a NRHP designation to the community. Listings can be centers of heritage tourism and serve as an educational tool to help the community understand the history of the region and the nation.

*Description of activities, timeline and costs, expertise of the consultant*

The attached scope of work and budget submitted by Jane Dorchester delineate all steps, timelines, and costs for the Phase Two application submission to the NRHP. The total cost equals $15,660 and supports work completed over a 30-month period. The scope of work supported by the $5000 requested in this grant submission will support steps three, four, five and six and will occur over a 16 week period, January 2022 through April 2022. The steps are: 3) conducting additional research into the history of the Radley Run Country Club (formerly Brandywine Meadows Farm) 4) conducting additional research into the history of the Great American Country Estate Movement in Southeast Pennsylvania and Radley Run’s place therein 5) conducting research into the history and design of clubs in Southeast Pennsylvania and Radley Run’s place therein and 6) compiling illustrations, including, but not limited to, historic maps, historic, current, and aerial photographs, as appropriate. The cost of these steps equals $6300, and the requested funds will support $5000 of this cost.

Ccfc grant proposal 091121
MANSION HOUSE FOUNDATION AT RADLEY RUN
PROGRESS TO DATE AUGUST 31, 2021

Established July 13, 2020
1100 Country Club Rd
West Chester Pa 19382
https://mansionhousefoundationatradleyrun.org
Alan Oliver, President

Mission
The Mansion House Foundation at Radley Run (MHF) strives to restore, preserve, and protect the Chester County, PA historic culture of the Battle of the Brandywine and the Brandywine Meadow Farm’s Fox Hunting Era and their connection with the Mansion House at Radley Run, (circa 1700). Our goal is to create an enriched experience for our community through education, engagement, and historic preservation.

Progress and Activities (July 2020 to August 31, 2021)

Strategic Highlights
• In collaboration with stakeholder, secured architect’s initial plans and contractors and initiated Phase One restoration of Mansion House first floor in July 2021.
• Completed roof replacement on the Painter Jr. House, one of the historic buildings on the Radley Run campus.
• Received donated funds, identified historic preservation specialist and submitted initial application to the Pennsylvania State Historical Preservation Office. Received decision of “eligible” for listing on the National Register of Historic Places.
• Scheduled two community history education events for Spring 2021 and Fall 2021.
• Achieved Platinum status on GuideStar.

Operating Highlights
• Completed tasks to establish MHF including: secured IRS and State tax exempt status, drafted bylaws, appointed Board directors, officers, and committees, and drafted a memorandum of agreement with essential stakeholder.
• Established accounting policies and services, identified legal, grant writing and fund-raising consultants.
• Established website with donor capacity, Facebook page and account with Amazon Smiles.

Finance
Year ending December 31, 2020

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<th>2020 Revenues</th>
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<td>Donations Restricted</td>
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<td>Total Donations</td>
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<table>
<thead>
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<th>2020 Expenses</th>
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<td>Start-up Expenses</td>
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<td>Total Expenses</td>
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Highlights and Update of 2021
Received over $10,917 in additional donations between January 1 and July 31, 2021, with additional pledge of $7500 for Phase II renovation.