

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.***

To obtain an electronic version of this application, visit www.chescocf.org

Date 05/15/2023

Contact Information

Organization Name: Mansion House Foundation

at Radley Run

Address: 1100 Country Club Rd, West Chester, PA 19382

Phone: 610-793-1660

Website:

<https://mansionhousefoundationatradleyrun.org>

Year Incorporated: 2020

FEIN: 85-1861730

ED/CEO Name: TBD

ED/CEO E-mail:

Board Chair Name: Alan Oliver

Board Chair Approval (check here): X

Primary Contact Name: Kas Kennedy

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kaskennedy49@gmail.com

Organization Information:

Field/s of Interest:

Arts, Culture & Humanities

Environment/Animal Welfare

Education

Health

Human Services

Religion

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 (MH) at Radley Run. 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): Chester County

Describe Population Served & Annual Number of People Served: Restoration of historic structures on the Painter Complex/Radley Run Historic District will serve the residents of 300 homes in Radley Run with 65% being non members of the Country Club and all residents of Chester County who come to tour. Education programs and tours will be attended by 300-400 persons annually and 500-1000 on bi-annual joint tours and events.

Annual Budget \$ 71,211 (as of 4/30/23)

0 # of Full-Time Equivalent Paid Staff

85 % of budget for program expenses

13 # of Board Volunteers

10 % of budget for administrative expenses

3 # of Active Non-Board Volunteers

5 % of budget for fundraising expenses

4200 # of Volunteer Hours

100 % total

Top 3-5 funding sources: Donation, fund raisers, corporate match (in 2023)

Is this grant proposal for: Capacity Building or General Operating

Grant Amount Requested from the Community Foundation: \$ 7500

Proposal Summary: Requested funds will be used to initiate the restoration of the second floor of the 250 year old historic Painter Mansion House located in Radley Run, W. Chester. The first floor was completed 90% in 2021.

NON PROFIT'S HISTORY, GOALS, ACHEVEMENTS 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). The land and surrounding acreage of the MH were originally inhabited by members of the Lenape tribe. Later members of the Painter family acquired the land and built the original section of the MH in 1770. It was here where the family witnessed the Battle of the Brandywine. Subsequent generations developed the lands into a farm and industrial site and built additional structures. In the mid 1800's the buildings and farmlands were purchased by Charles Mather who further developed the MH and estate as the Brandywine Meadow Farm, which evolved into a renowned fox hunting center. In the 1960's the land was sold and developed as the first residential community and golf course development in the country.

In addition to this rich history, recent documents have been discovered which point to the Painter family and the MH being involved with the Underground Railroad. This involvement needs more research for confirmation and the Foundation has reached out to all area universities for research assistance.

On August 5, 2021 the process was initiated for securing the listing of the historic buildings and complex on the National Register of Historic Places (NRHP) as the Radley Run Historic District. In Fall 2022 the Foundation received a letter of Determination of Eligibility for the complex to be listed on the NRHP. The second and final phase application will be initiated in June 2023.

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 historical 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 2026.

GOAL 3: Achieve recognition as a community education resource through the development and delivery of regularly scheduled events.

Key Achievements Since July 2020, the major operational highlights include: establishing corporate and financial operations, policies, and reporting; securing a GuideStar Platinum rating; directing \$200,000 in funds to complete the renovation of the MH first floor including ceiling, floors, restroom, painting, and lighting; initiating restoration of the MH gardens; and securing a letter of Determination of Eligibility as the Radley Run Historic District.

The MHF has held five history education events open to the public with two of these including fund raising activities. A total of 320 people attended. Board Directors participated with two townships for the Brandywine Battle reenactment with 5000 people attending. Lastly, the MHF has raised \$112,604 in donations (Jan 1, 2021-Dec 31, 2022) and developed plans to initiate second floor renovations in 2023.

Distinctiveness The buildings and the complex are listed as historical resources of Birmingham Township. The complex has been assessed as eligible for listing on the NRHP and this determination supports its status as a national jewel. 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

Restoration One million dollars are needed to complete the MH restoration and preservation effort with a concurrent effort to expand historical education for the community. The restoration is a five-year project. A goal in 2022-2023 is raising \$70,000 for the 2023 restoration plan which includes additional structural support for areas in the basement (completed March 2023), remodeling of the second floor restroom, and enhancing the first floor decor. If the funding goal is met, restoration of a second-floor bath, bedroom and hallway will be completed.

Phase II Application for the National Register In 2022 the MHF received a letter of Determination of Eligibility for the MH and other structures to be listed on the National Register as the Radley Run Historic District. The MHF has contracted with an architectural historian to complete the phase two application for listing on the National Register. The application will be initiated in June 2023 and the fee will range between \$12,000 to \$15,000.

Education To date, the MHF has sponsored three educational open houses, two presentations on Chester County historical events, and two education and fund raising formal events. The MH is on the Chester County's Brandywine Valley website as a historic site open for tours. In 2022, the MHF participated with the Battle of the Brandywine September reenactment.

Currently, Board members are reaching out to school districts and offering the MH as a venue for presenting the Chester County History Center's traveling trunk history programs to elementary and middle school children. The MHF has requested the MH be listed as a site on the 2024 Chester County House Tour. With the exception of the two fund raisers, there is no cost to these programs as MHF volunteers plan and deliver the events.

Specific needs and issues to be addressed The MHF is requesting \$7500 to support the \$56,000 phase two partial restoration of the second floor. This includes the following.

Restroom Tile flooring, two commodes and sinks, plumbing and electric. (\$8,600)

Bedroom Repair of plaster and drywall, painting, electric, restore original windows and millwork, refinish original floor. (\$18,500).

Ensuite bath Tile, plumbing and electrical fixtures, walls, painting, restoration of original millwork. (\$22,900).

Landing Repair and paint wall, restore original millwork, refinish floor. (\$6,000)

Why it is important to fund this now The MH has been in need of historic restoration for twenty years. It is only in the last three years that community volunteers including RRCC members have mobilized to secure funds, restoration professionals, and resources to begin the work. The work needs to continue through completion so status on the National Register is secured and sustained and education of the public can be expanded. The will, energy and volunteers are here now and need to be supported in this endeavor.

How impact will be measured The immediate impact measure of the completion of the scope of work for 2023 as outlined. As an intermediate impact, it is anticipated that the ongoing attention to the integrity of the MH will contribute to a favorable outcome from the site visitors for the Phase II NRHP application. The partial restoration of the second floor will permit these rooms to be used as additional restrooms and dressing or preparatory rooms for weddings, performances and educational offerings open to the community.

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