



Update

on the Progress of the Manor House at
Prophecy Creek Park and the Partnership
with Robert Fair Caterers.



Prophecy Creek Park



In February of 1999 Whitpain Township acquired approximately 83 acres of privately owned land known as the Thompson Tract as part of the Township's Open Space initiative. The site hosts a manor house, tenant house, barn, ponds, open meadows and wooded areas. Prophecy Creek runs through the property from southwest to northeast. In October of 2000, as part of the Township's 300th anniversary celebration, the parcel was appropriately named Prophecy Creek Park.



The Township added two parking lots made of road millings within the first year of ownership and since then has performed routine maintenance on the grounds and facilities.

A new roof and structural improvements to the barn took place in 2002-3.





In 2003-4, renovations to the Manor House included remodeling of the game room into a ball room and the addition of public restrooms.

The Manor House and Grounds as seen in April, 2010

There was minimal use of Manor House until 2011. The grounds were maintained and grass walking trails were established around the perimeter of the property for residents to enjoy. During this time, a Master Planning Committee was established and a draft of a phased master plan was introduced. Plans for the Manor House were discussed.





Conditions of the house deteriorated over time and the Township was still maintaining the house and property around it with no revenue generated to off-set expenses.





Major repairs, renovations and capital improvements to the house include; roof, gutter and downspout repairs, painting of the interior and exterior of the house, repair and painting of the exterior of the barn and a new air conditioning system.





Additional repairs include a new heating system, plumbing and electrical upgrades, interior wall and ceiling repairs and city water connection.





Storm water runoff improvements, parking lot expansion and paving and exterior lighting both installation and repairs are also necessary.

A study was recently completed by the Township which confirmed that the ponds on the property were failing in water quality. The contributing factors included invasive plants both in the water and on the banks of the ponds, geese and low or no water circulation.





Restoring the Manor House

Community Meeting

June 29, 2010

6 p.m. to 7 p.m.: Manor House open for tours and discussions with members of the Board of Supervisors and Township staff

7 p.m.: Presentation and discussion on options for capital improvements to the Manor House

Please join us next Tuesday for a meeting to discuss options for funding much-needed repairs to the Manor House at Prophecy Creek Park.

Visit the Township's website, www.whitpaintownship.org, for details if you can't make the meeting.



Request for Proposals



**Public - Private Partnership
for the
Restoration and Use
of the
Manor House
at
Prophecy Creek Park
205 Skippack Pike
Ambler, PA 19002**

Owner:
Whitpain Township
Montgomery County Pennsylvania
960 Wentz Road
Blue Bell, PA 19422

Due Date: August 19, 2010 12:00 Noon

Tour and Pre-proposal Meeting:
July 29th 10:00 a.m. at
The Manor House at Prophecy Creek Park

Questions Contact:
Phyllis C. Lieberman
Township Manager
960 Wentz Road
Blue Bell, PA 19422
(610) 277-2400, ext. 384
plieberman@whitpaintownship.org

Spring 2010: Due to the deteriorating condition of the Manor House and the escalating cost to maintain the structure even while dormant, the Board of Supervisors decided to pursue proposals for the potential use of the Manor. A public meeting was held on June 29 to inform the public and receive feedback for the request for proposal process. As a result of the meeting, a committee of township staff, supervisors and residents was established to prepare the Request For Proposals.



Robert Fair Caterers

"Yesterday's Elegance . . . Today"

Robert E. Fair
Elizabeth G. Fair
Robert K. Fair
Yerry E. Fair
Theresa A. Fair
Kristofer J. Fair
Peter E. Fair
Elizabeth A. Fair
Adam K. Fair
Kevin E. Fair
Hannah R. Fair

PROPOSAL FOR THE RESTORATION AND USE OF THE MANOR HOUSE AT
PROPHECY CREEK PARK

Please find enclosed the proposal from Robert Fair Caterers to Whitpain Township in response to
the RFP request.


Robert Fair


Date



Manor House and Emergency Services

Community Meeting

January 13, 2011, 7 p.m.

The Manor House at Prophecy Creek Park

Please join us on Thursday, January 13 at the Manor House for an update on
a public-private partnership to help restore the Manor House and a
presentation on plans to enhance the provision of fire and emergency
medical services in Whitpain Township.

Please visit the Township's website, www.whitpaintownship.org, for
details if you can't make the meeting.

**The Township received two proposals for the use of the manor house and barn (August 2010).
The Township entered into negotiations with Robert Fair Caterers
(September 2010). A meeting was held on January 13, 2011 to
update the public on a decision to go with Robert Fair Caterers.**



**A Public/Private Partnership was established and a license agreement
signed with Robert Fair Caterers on March 1, 2011. The business to be known as Weddings by
the Pond.**



In good faith and at his own risk, Robert Fair Caterers began soft improvements to the inside of the house so that they could be ready to market once the license agreement was reached.

In late Spring of 2011, construction began on the improvements to the terrace and the grounds of the manor house.

Inside improvements were well underway by this time and many rooms were ready to host potential clients.





Construction continued throughout the summer and early fall of 2011. During this time many marketing efforts were underway and Weddings by the Pond began booking weddings for 2012.





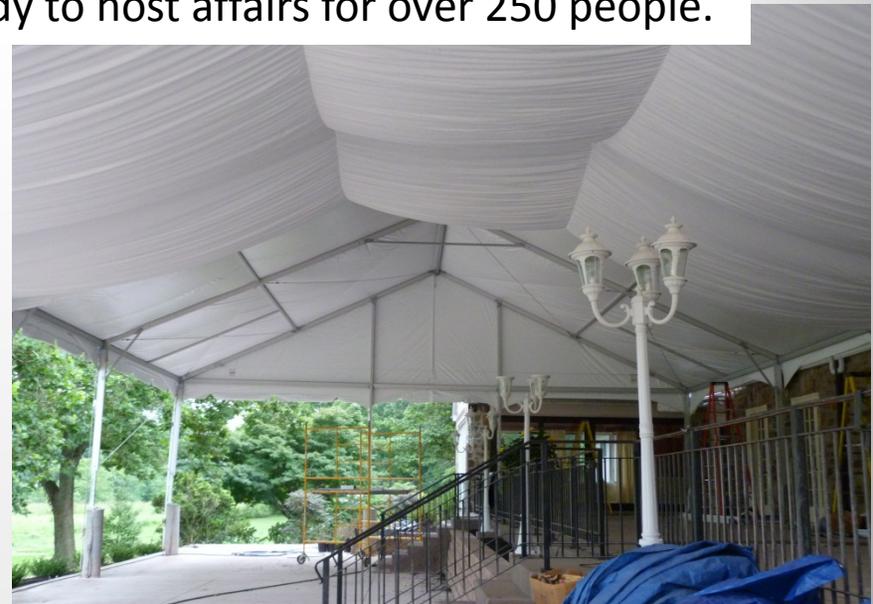
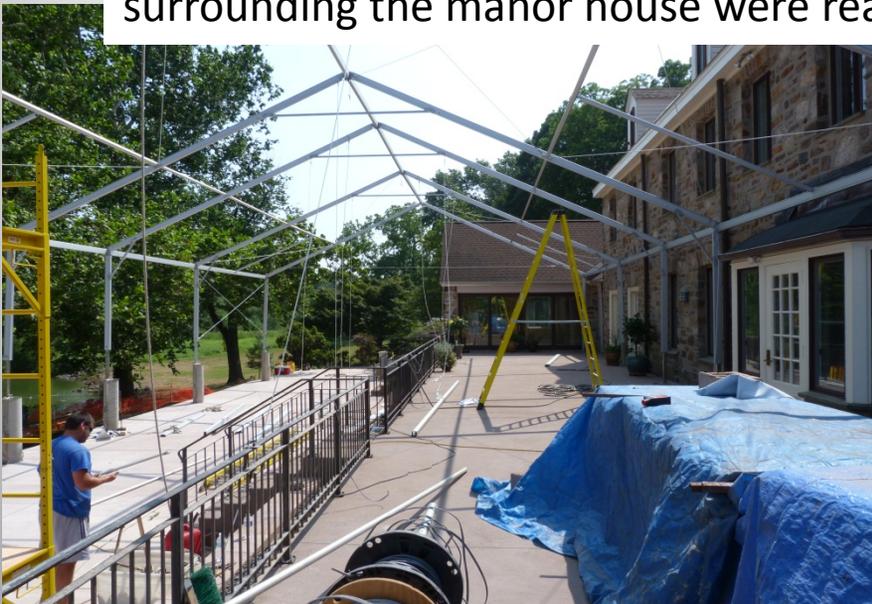
Additional esthetic and capital projects completed to date include:

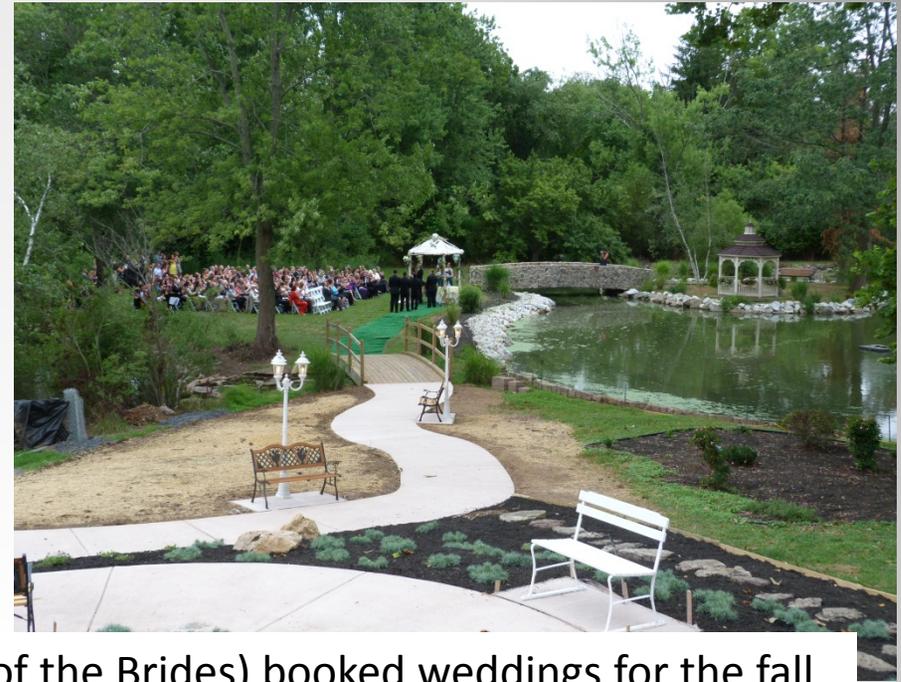
- Minor repairs to the outside of the barn
- Priming and painting of the entire barn
- Pond bank stabilization and plantings
- Increased water quality thru ultra sonic treatments





Upon completion the main ballroom was under canvas and the grounds surrounding the manor house were ready to host affairs for over 250 people.





A few brave brides (or should we say parents of the Brides) booked weddings for the fall of 2011 and the Fair Family transformed a building under construction into a beautiful wedding and reception site.

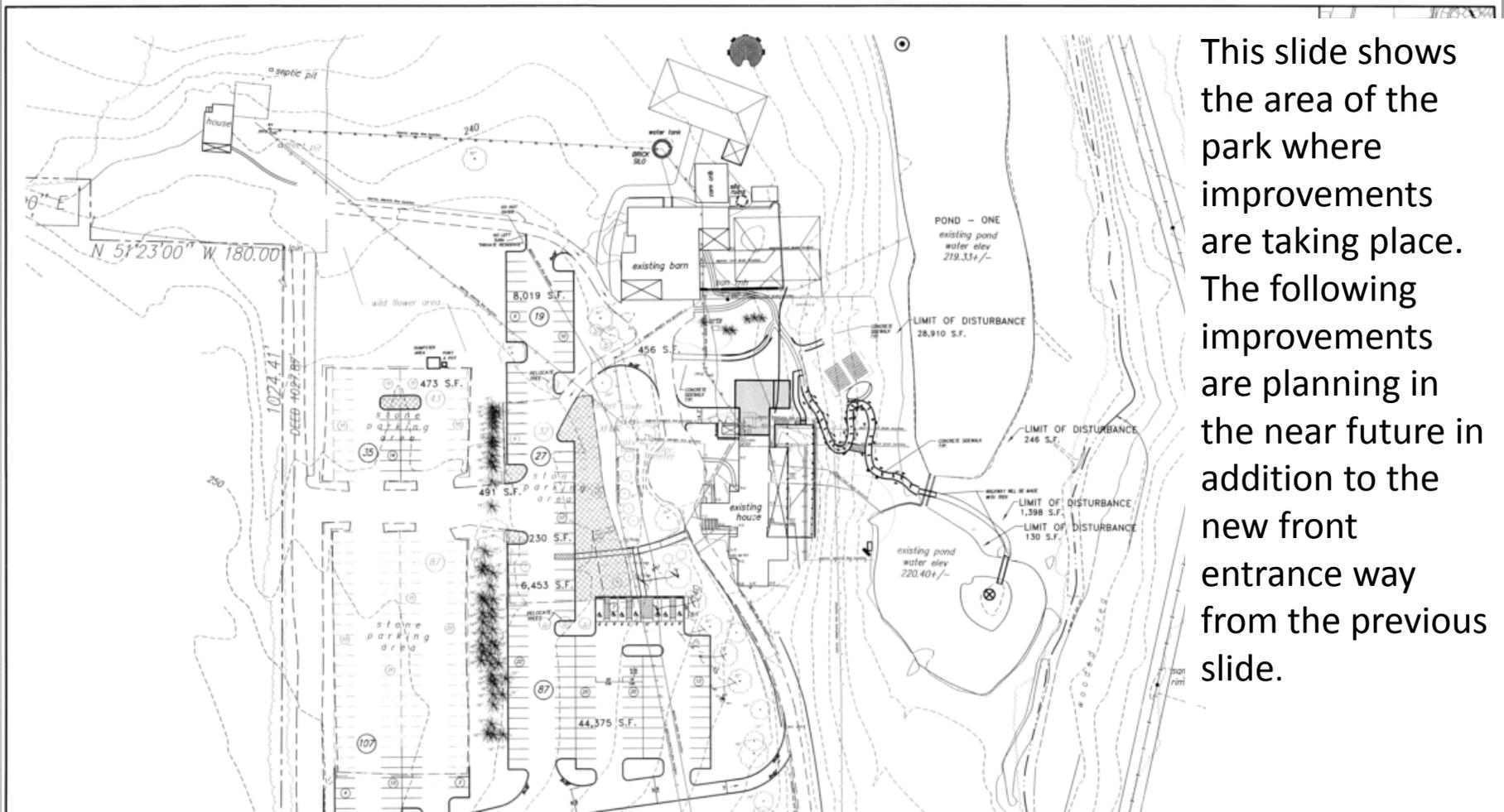




To date, the Township has completed some capital improvements and renovations necessary by code for tenant occupancy in the manor house and will be completing several other necessary repairs in the next year or two as part of our obligation to the license agreement.



On Friday, January 27, 2012, in an effort to keep our residents and neighbors informed of future plans for the manor house and surrounding property, the Township held a brief meeting to review plans for an addition to the front of the Manor House. This will effectively eliminate a safety issue and provide proper cover for visitors to enter the main ballroom of the house. As a result of the meeting, with suggestions from residents, modifications to the design are shown above and the construction is scheduled to begin this spring.

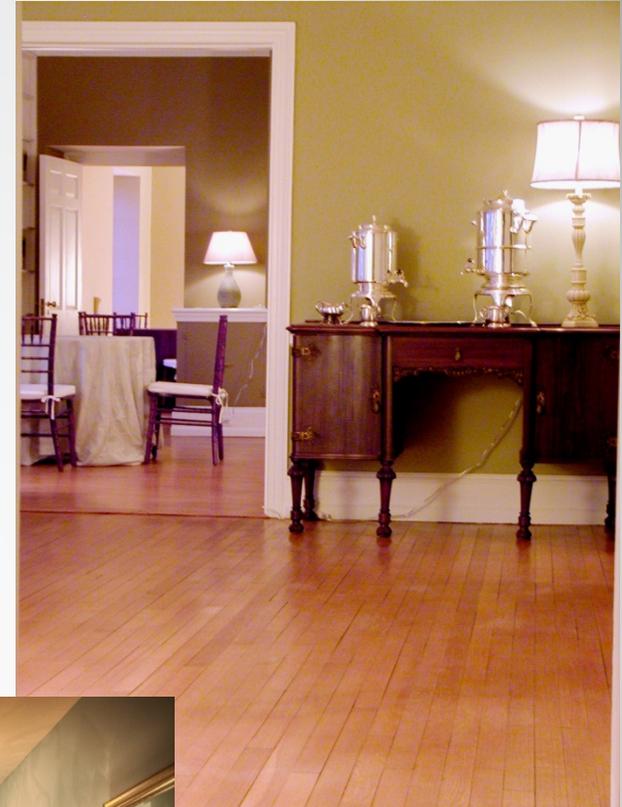


This slide shows the area of the park where improvements are taking place. The following improvements are planning in the near future in addition to the new front entrance way from the previous slide.

- Expanding the parking lot. This will include improved storm water management efforts including rain gardens and retention basins. A new driveway off the main drive will increase traffic flow and divide parking for the Manor House and general park usage.
- The addition of a full catering kitchen on the north side of the house, to be installed by Weddings by the Pond
- A low boardwalk from the small bridge at the end of the concrete pathway to the large bridge to the island.



NICOLE LEIGH PHOTOGRAPHY



NICOLE LEIGH PHOTOGRAPHY

The following photos are of the Manor House and grounds.

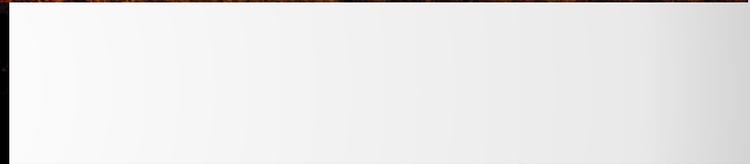


NICOLE LEIGH PHOTOGRAPHY

They illustrate the amazing transformation from a house that was being considered for removal to one of the premier wedding destination sites in the greater Philadelphia area. And it's still under construction!



March 1st will mark the first contractual year of the partnership between Robert Fair Caterers (Weddings by the Pond) and Whitpain Township.



To date, Weddings by the Pond has met its annual minimum financial obligation. Capital improvements are taking place and the future looks bright for the Township and Weddings by the Pond thru this partnership.