

**EAST COVENTRY TOWNSHIP
HISTORICAL COMMISSION
OCTOBER 10, 2007
SCHEDULED MEETING MINUTES**

Attendance: Gail Brown (Chairman), Phyllis Snyder (Member), Ann Keen (Member), Elaine Preston (Secretary), Lynn Coine (Vice Chairman) , Roy Kolb (Planning Commission Liaison,)

Meeting called to order 7:04PM

Minutes

P. Snyder motioned to accept the minutes of September 22, 2007, as amended
L. Coine seconded the motion
R. Kolb abstained because he was not present at the September 22, 2007 meeting
The motion carried 5-1-0

Public Comment

Lawrence Tietjen, 131 Maack Road
Mr. Tietjen was present to discuss Wineberry Estates. Mr. Tietjen was invited to join our discussion on Wineberry Estates to be addressed first under Subdivision and Land Development.

Subdivision and Land Development

Wineberry Estates – Final Plan

G. Brown reviewed the discussion which developed at the September 19, 2007 Planning Commission meeting between herself, the Planning Commission Members, and representatives for Wineberry Estates, Mr. Kalis of Binder, Kalis, & Proctor, and Mr. Glen Kelezewski of Conner and Smith Engineering. Mr. Kalis stated the Board of Supervisors motion as delineated in the East Coventry Township letter of April 23, 2007 did not require the developer to submit Sketch Plans. G. Brown stated she had attached the April 23, 2007 letter to the Historical Commissions letter of September 10, 2007 and it did not require Sketch Plans. Nor did this letter state “the stone removed from the existing wall will be available for East Coventry Township’s use”. G. Brown further stated it has always been the intent for the stone to stay on the Maack Residential side of the road. G. Brown stated as the above reference to stone wall (in quotes) was added to the current mitigations measures and were not part of the motion, the Historical Commission had lost confidence in the developer’s compliance with the motion. Therefore, the Historical Commission has recommended ‘sketch plans’ for the rebuilt portions of the stone wall. The Historical Commission further requested ‘deed restrictions’ for those properties with existing, existing and rebuilt, and rebuilt stone walls. Mr. Brady Flaharty, Arro Engineering, proposed to recommend detail drawing parameters for the reconstruction portions of the stone wall. The developer was not in

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favor of deed restrictions. G. Brown researched the requirements for the reconstruction of the portions of the stone wall to be removed and detailed those requirements in a 'recommendation letter' to the Board of Supervisors dated October 10, 2007. As the stone wall is part of a National Register Listed Historic resource, it is required by the Zoning Ordinance to be reconstructed in accordance with the Secretary of the Interiors "Guidelines for Rehabilitating Historic Buildings". This further enforces the need for deed restrictions.

Mr. L. Tietjen owner of the Maack residential property stated if the stone wall were to be reconstructed on the boundary on the Maack residential property, he would gladly add restrictions to his deed to allow for the continued maintenance of the stone wall. Mr. Tietjen asked where this last letter left the wall. G. Brown stated the recommendations would be submitted by the Historical Commission to the Board of Supervisors prior to Final Approval of Wineberry Subdivision for the Board's consideration.

L. Coine motioned to accept the letter of October 10, 2007 (with changes) to be submitted to the Board of Supervisors.

P. Snyder seconded the motion.

Discussion ensued.

The motion carried 5-0-1. Mr. Roy Kolb, Planning Commission Liaison, was not in favor of the motion.

Telvil Hall- Preliminary Plan

G. Brown noted several concerns with the current plans. Some of these concerns are as follows:

- 1) The Plans are inconsistent where they show the Rambo property adjacent to Lot N1/
- 2) None of the plans show a true rendition of the Rambo structures
- 3) Text notations in many cases are smaller than the minimum font size of (10) as required by the Subdivision and Land Development Ordinance (SALDO)
- 4) Storm water basin #2 is shown on the lot line for the adjacent Rambo property.
- 5) Emergency spillways for both Basin #1 and #2 will runoff on the Rambo property
- 6) For the existing structures, does not show the distance to the lot line (SALDO)
- 7) Does not show the dimensions of the adjacent historic resource (site analysis)
- 8) Stone wall between Lot N1 and the Rambo property is noted as a 'rock line', when in fact it is a structured stone wall from Creamery Road for some distance down the boundary between the two properties and then becomes 'stone rubble' or rock line.
- 9) Very concerned as to storm water drainage from Telvil Hall properties on to the Rambo property.

NOTE: We have identified the property on which the 'spring house' NNE of Lot N1 is located and will so notify Telvil Hall representatives.

E. Preston motioned G. Brown to have a draft letter to Telvil Hall addressing the Historical Commission concerns composed for the October 24, 2007 meeting.

L. Coine seconded the motion.

The motion carried unanimously 6-0-0

Actions Items

E. Preston found out how to get a “PIN” number for the Historical Commission, but in order to have one it would be necessary to use a credit card. It was decided to contact Bernard Rodgers, East Coventry Township Manager and ask him as to how to proceed.

P. Snyder reported that B. Frisco said that there were no responses from residents in regard to the ‘Request for Volunteers for the Historical Commission’ in the last Township Newsletter.

P. Snyder reported that the Historical Commission has submitted \$723.00 received for the 2008 Historical Commission calendar sales to the township thus far. The Historical Commission sold a total of 94 calendars and has received \$65.00 in donations.

G. Brown is to approach East Vincent Township and East Nantmeal Township Historical Commission members in regard to the possibility of extending calendar sales to townships other than East Coventry.

G. Brown will make the 11” x 17” maps for the resource map packages.

G. Brown explained the content of the Historic Resources Atlas packages to be distributed to teams. She further reviewed how to read the Architectural Inventory Forms. The Commission divided the ‘grid’ into three teams. G. Brown to prepare a list of instructions for the Historic Resource Atlas packages. Mr. Roy Kolb reviewed the remaining thirty properties (Architectural Inventory Forms) to be identified on the Estelle Cremers list and was able to identify about fifteen. He is to work with A. Keen and P. Snyder to identify the remaining properties.

P. Snyder said Mary Lou Dougherty may help the Historic Commission on special projects as her schedule allows.

E. Preston to call Dr. Marchetti to set up a meeting to review the ‘glass tax’ lists.

Discussion Items

G. Brown handed out copies of e-mails from various interested parties concerning Fricks Locks. Also, handed out were copies of a proposal from Bob Wise for immediate stabilization of Fricks Locks.

The Chester County Historical Preservation Network is sponsoring a program on ‘Sears Houses’ on November 29, 2007. G. Brown asked if anyone was interested in attending. G. Brown and P. Snyder may attend. It was suggested an invitation be extended to Jay Doering as he has exhibited interest in the Sears Houses.

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G. reported that we have not received a request for 'budget' input for 2008 to-date. She is to discuss the status with Mr. Bernard Rodgers, Township Manager. E. Preston is to request a current status of our budget for review. G. Brown stated we may wish to consider adding a line item for 'Historic Resource Surveys'. We also need to review the proposed cost for 'grant writing'.

Township Supervisor, Rose Miller has submitted a person as a potential new member of the Historical Commission. Thank you Mrs. Miller!

A. Bednar, East Nantmeal Township Historical Commission, was able to get an extra package from the Preservation Planning Workshop held in late September and delivered it to G. Brown. It is a very good package and includes a couple of sample Historic Ordinances. It contains information on 'demolition by neglect' which should be added to our local ordinance. We also need to explore where to address additional development packages for Historical Commission members.

A. Keen left at 9:00PM for a previous appointment.

P. Snyder brought in ½ posters for Historical Commission Calendar sales to be posted on various bulletin boards within our shopping region. E. Preston and P. Snyder are to place posters in additional local businesses, etc.

Adjournment

P. Snyder motioned to adjourn

R. Kolb seconded the motion

The motion was approved unanimously. 5-0-0

The meeting was adjourned at 9:15 P.M.

Respectfully submitted,

Elaine C. Preston

Secretary

East Coventry Township Historical Commission