

**EAST COVENTRY TOWNSHIP
HISTORICAL COMMISSION
OCTOBER 24, 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,) (absent)

Meeting called to order 7:00PM

Pledge of Allegiance

Public Comment

Mr. Adam Bender representing Telvil Hall for Ludgate Engineer is present. As Telvil Hall is the only developer present, G. Brown elected to proceed to Subdivision and Land Development addressing Telvil Hall first in order to accommodate Mr. Benders time most efficiently.

Minutes

P. Snyder motioned to accept the minutes of October 10, 2007, as amended

A. Keen seconded the motion

The motion was approved unanimously, 5-0-0

(Note: Minutes were approved after Telvil Hall discussion prior to Wineberry Estates Discussion)

Subdivision and Land Development

Telvil Hall- Preliminary Plan

G. Brown stated the Historical Commission had received the current drawings for Telvil Hall on Monday, October 22, 2007. This had not allowed all members sufficient time to review the drawings.

As we proceeded with discussion, Mrs. Mary Rambo, 129 Creamery Road, adjacent to the Telvil Hall property arrived and joined in the discussion. Mr. Robert Preston, Cedarville Road arrived later and entered into the discussion.

G. Brown had prepared a list of comments and questions regarding the drawings. A copy is attached as part of these minutes.

G. Brown commented the buildings on the Rambo property were not to scale and were not correctly placed on the plans. Also, the structures were not consistent on all sheets of the plans. Mrs. Rambo had brought a copy of a survey for their property which detailed the placement of the structures on the Rambo property.

Mrs. Rambo also raised concerns about the water which will be directed from the emergency spillway of Basin #1. The water from the property across the street currently

is supposed to flow to a drain on the opposite side of the street. Currently this is not working adequately and the Rambo's get water into their basement.

G. Brown stated the emergency spillway on Basin #2 will direct water to the Rambo's barn which is older than the house. It was built in the 1700's. Mr. Bender stated the design for the basins is based on the '100 year flood'. G. Brown stated this does not mean flooding will only occur every 100 years. G. Brown stated she is very concerned as the Rambo's property will have a large basin adjacent to their property line on one side and another across the street. Both of these basins may direct emergency spillway flow onto the Rambo's property. Further, in East Coventry Township the owner's of the lots which have storm water basins are responsible for the maintenance of these basins. These are large and sometimes complicated basins which collect silt, develop blockage, and sometimes require other repairs. It is a real concern whether a homeowner will be able to adequately maintain these basins fiscally and monetarily. Also, the township has not adequately addressed the West Nile Virus concerns from mosquitoes breeding in these basins. These concerns may result in substantial damage to the Rambo's property and could also affect the resale value of their property.

Mrs. Rambo also presented a photograph which showed mature trees along their property line. They are concerned the trench to be dug to lay drain water piping (18") will disturb the roots of their trees eventually killing them.

Mr. Bender to relay all information discussed and the attachment to Ludgate Engineering for consideration. Mr. Bender did show G. Brown that they have complied with Note 8 on the attachment. Buildings to be demolished are shown on the 'Legend' as **TBR** – To be removed. G. Brown stated the historical commission had requested the freestanding stone building behind the barn (shown to be removed) remain.

Mr. Adam Bender, Mrs. Mary Rambo, and Mr. Robert Preston adjourned to the small conference room to review and discuss storm water drainage issues outside the scope of the Historical Commission comments.

Wineberry Estates – Final Plan

Members discussed and reviewed the plans for the reconstructed stone wall as presented by Conner and Smith Engineering.

It has always been preferred by the Historical Commission that the stone wall remain with the Maack residential property. May it be noted as series of events brought the Commission to a compromise. The past Township Manager responded to Binder, Kalis & Proctors inquires to the Historical Commission in lieu of the Historical Commission with letter dated June 19, 2006; the Maack residential property was sold prior to the completion of the project; the Board of Supervisors at one time allowed the stone to be distributed as markers of the trail on the opposite side of the road. Due to this series of events the Historical Commission feels the current proposal for reuse of the stone retaining wall with restrictions noted below may serve the best interest of all parties involved.

1) The members were receptive to drawings, but reserve final review when drawings are submitted with the Uniform Construction Code (UCC) retaining wall requirements included as recommended by the Planning Commission, October 17, 2007. Per letter dated 10/05/07 from Eric Hawkins (Zoning Officer) to Bonnie Frisco (Administrative

East Coventry Historical Commission
Minutes October 24, 2007

Assistance) Mr. Hawkins quotes the UCC Section 403.24 – A building code official may exclude an entire historic building or structure or part of the building or structure from compliance with the UCC if it meets all of the following conditions under section 902 of the act (35 P.S. S7210.902). The Historical Commission will recommend the Board of Supervisors invoke the proper requirements in accordance with the Zoning Ordinance as they interpret.

2) The Commission will recommend ‘deed restrictions’ be added for Lots #7.#8, and #9 requiring the property owner to maintain to the satisfaction of the Historical Commission rebuilt and original stone retaining walls as may apply.

3) Further, the Historical Commission agrees with The Grafton Association memorandum dated September 10, 2007, Item #3, which states, “The applicant has stated in the response letter that the Phase I archaeological survey will not be prepared. We would recommend therefore that the Township have a qualified individual monitor the excavation of the site to ensure that the proper procedure is followed in the event that archaeological resources are discovered.

P. Snyder motioned that G. Brown write a letter to discuss the three (3) points that the Historical Commission has just discussed

L. Coine seconded the motion

The motion was approved unanimously. 5-0-0

Green Acres – Preliminary Plan

G. Brown reviewed the discussion between the Planning Commission members, Conner and Smith Engineering, and Mr. Lawrence Sager, Jr., solicitor representing the applicant at the October 17, 2007 Planning Commission meeting. The Planning Commission asked why the sidewalks were not shown on the plan for the lots along Bethel Church Road as the Board of Supervisors had denied their waiver request. Mr. Sager said they want to defer the sidewalks until sometime in the future when the Township deems to have the sidewalks added. Mr. Sager could not be more specific on the definition of the deferral. The Planning Commission concluded they could not address the sidewalks as they are not shown on the plans.

Conner and Smith Engineering in their response the ARRO’s review letter of November 3, 2006 stated, “East Coventry Township classifies this property as a Class I historic site.” G. Brown explained that the Pennsylvania Historical and Museum Commissions (PHMC) letter of January 11, 2006 stated, “There may be historic buildings and/or structures eligible for the National Register of Historic Places located in the project area.” This does not constitute a Class I Township designation. When a Historic Resource Survey has been completed, submitted, reviewed, and accepted as ‘eligible’ by the PHMC, it would then be classified Class I. Therefore, to date it would be a Class II designation. The Historical Commission will request the ‘stone fence line’ intermittently bordering the property be disturbed as little as possible.

Due to the fact the ‘sidewalk issue’ has not been resolved; Note #14 on Preliminary Plan Sht. 1 (Should at some future time, the existing barn be purposely removed, the ultimate right-of-way...), and the PHMC statement “there may be historic buildings and/or structures eligible for the National Register of Historic Places located in the project area” the Historical Commission has deemed the historic barn may be in jeopardy. Therefore,

East Coventry Historical Commission
Minutes October 24, 2007

the Historical Commission will recommend to the Board of Supervisors a "Historic Resource Impact Study" be required. (Reference the Subdivision and Land Development Ordinance, Page 168.35)

E. Preston motioned to have G. Brown write a letter explaining that the house and barn are a Class II property and recommend a Historic Resource Impact Study

P. Snyder seconded the motion

The motion was approved unanimously. 5-0-0

Bealer Subdivision

G. Brown reported that the Bealer Subdivision has completed their Sewage facility Planning Module. A Cultural Resource Notice was submitted September 24, 2003. The PHMC responded October 6, 2003. The package seems to be in order. We will verify the PHMC was notified the house is to be demolished and the barn reconstructed. There has been no response to our letter of June 27, 2003 requesting an appointment to take pictures and copies of photographs and documents representing the architecture and cultural history of the property. This subdivision predates the current SALDO, we will have to investigate whether an "Historic Impact Study" was addressed in previous SALDO requirements.

Schollenberger Subdivision – Preliminary/Final Plan

This subdivision is for a lot line change only. This change does not affect the existing or adjacent historic resources.

Whispering Woods (Walley Tract) – Preliminary Plan

M. Brower had previously been the primary for Whispering Woods. G. Brown requested a volunteer to take Whispering Woods for primary review. E. Preston volunteered to take on the project and will report back to the Historical Commission at their next meeting November 14, 2007

Discussion Items

G. Brown passed out the first three pages of a letter from Eric Hawkins to Bonnie Frisco dated 10/05/07, Subject: UCC requirements for demolition of historic buildings. It is unknown who requested this letter, but it seems to go beyond its subject title. G. Brown requested everyone review and we will discuss at the next meeting. P. Snyder to copy the entire document to distribute to members.

G. Brown passed out a series of e-mails in relation to the Fricks Locks Village Stakeholders progress. We have not received any information on the date for a follow-up meeting of the stakeholders or information on the proposed meeting of legal representatives. We are expecting a call from B. Wise concerning "writing a grant to the PHMC". We propose to ask for the maximum from the Keystone grant (\$100,000.00).

Karen Marshall Chester County Parks and Recreation, Historic Preservation is assisting the Historical Commission on retrieval of the Historic Resource Surveys for those properties in East Coventry on the National Register or listed "eligible".

East Coventry Historical Commission
Minutes October 24, 2007

E. Preston distributed to all members of the Historical Commission copies of the past budgets and a blank budget page for the 2008 budget. G. Brown requested members review this information and be prepared to discuss, review, and accept for submittal the 2008 Historical Commission Budget.

G. Brown asked members to consider whether we wish to continue with the Historical Commission calendars. If we wish to develop a 2009 calendar, consider a subject.

G. Brown announced the next Zoning Workshop meeting will be discussing Article XII and requested all members attend if possible – November 12, 2007 at 7:00 p.m.

G. Brown sent an e-mail to J. Doering inviting him to the ‘Sears House Meeting’. She has not received a response.

P. Snyder and E. Preston have not received a response for attendance of the Fall PHMC meeting.

Adjournment

L. Coine motioned to adjourn

E. Preston seconded the motion

The motion was approved unanimously. 5-0-0

The meeting was adjourned at 9:23 P.M.

Respectfully submitted,

Elaine C. Preston

Secretary

East Coventry Township Historical Commission

TELVIL HALL
PRELIMINARY PLAN
QUESTIONS AND COMMENTS
N. GAIL BROWN
OCTOBER 24, 2007

1. The house and barn on the Rambo property next to Lot #N1, if compared to the proposed and existing dwellings shown elsewhere on the drawing do not appear to be to scale. They appear much smaller than they should.
2. The drawings do not show the structured stone wall on the Rambo property which starts at the front of the Rambo property and runs to where the drawings show a rock line beginning (per discussion with the Mr. and Mrs. Rambo, the rock wall is built inside there lot line, not on the boundary). This wall runs parallel to the lot line for Lot #N1.
3. The Historical Commission has identified the property owner for the spring house shown on the drawings. This information was given to the developers representative at the last Planning Commission meeting. .
4. On the Existing Conditions Plan, the lot lines for the Rambo and Mastrilli properties is not shown. It is not possible to identify on which property the spring house lies.
5. The Rambo's have several mature trees just inside the structured stone wall and rock line shown parallel to the lot line for Lot #N1. These are not shown on the drawings along with other vegetation.
6. There is to be a trench dug to lay storm water drainage pipe parallel to the Rambo's lot line and on Lot #N1. The Rambo's are concerned this trench will disturb and damage the roots of the trees along their property line and kill the trees
7. Sheet Number 13 – Preliminary Resource and Impact and Conservation Plan, Note #5 – There are structures on site, a single family dwelling (and associated out buildings). It should be noted these structures are 'historical resources' and should be added to the drawing and the drawing text.
8. It was noted in earlier drawings that the 'chicken house' on Lot N1 was to be demolished. If this is still the case, it should be noted on the drawing along with any other buildings to be demolished.

East Coventry Historical Commission
Minutes October 24, 2007