

EAST COVENTRY HISTORICAL COMMISSION

SCHEDULED MEETING MINUTES

TUESDAY - JANUARY 14, 2020

Attendance: N. Gail Brown (Chairperson), Scott Fitzgerald (Vice Chairperson), Larry Tietjen (Planning Commission Liaison/Member, Jeff Stevenson (Secretary/Member).

Meeting Called to Order at 7:00 PM by N. Gail Brown, Chairperson.

Pledge of Allegiance Invoked.

Public Comment: There were 5 people in attendance but no public comments.

Minutes:

New Business:

1. Review and approval of the December 11th, 2019 Historical Commission Meeting Minutes is completed.
2. Organizational Review by the Historical Commission Membership for 2020
 - a. East Coventry Historical Commission (EHC) Chairman - Motion by Scott Fitzgerald that N. Gail Brown is made Chairperson by the Membership and seconded by Larry Tietjen. Approved 4-0-0 (Unanimous).
 - b. EHC Vice Chairman - Motion by N. Gail Brown that Scott Fitzgerald is made Vice Chairperson by the Membership and seconded by Larry Tietjen. Approved 4-0-0 (Unanimous).
 - c. EHC Secretary - Motion by N. Gail Brown that Jeff Stevenson is made Secretary by the Membership and seconded by Larry Tietjen. Approved 4-0-0 (Unanimous).
 - d. EHC Archives Committee Chairman - Motion by Larry Tietjen that N. Gail Brown is made Archives Committee Chairperson seconded by Scott Fitzgerald. Approved 4-0-0 (Unanimous)
 - e. EHC Oral History Committee - Motion by Jeff Stevenson to table the election of an Oral History Chairman seconded by Scott Fitzgerald. This can be addressed at a future meeting. Approved 4-0-0 (Unanimous).
 - f. EHC Fricks Locks Village Volunteers: Chairmen - Motion by N. Gail Brown that Scott Fitzgerald and Jeff Stevenson be added to the EHC Fricks Locks Village Volunteers Committee seconded by Larry Tietjen. Approved 4-0-0 (Unanimous).
 - g. EHC Fricks Locks Subcommittee - Motion by Larry Tietjen that N. Gail Brown remain on as the Chair of the Fricks Locks Subcommittee seconded by Jeff Stevenson. Motion by N. Gail Brown Approved 4-0-0 (Unanimous). Motion by N. Gail Brown that Jeff Stevenson be added as an alternate to the Fricks Locks Subcommittee as an alternate seconded by Larry Tietjen. Approved 4-0-0.

3. NEW BUSINESS

- a. Historical Commission Ordinance date validated.
- b. Historical Commission 2020 Budget has been finalized.
- c. Township Engineer's Status/Activity Report to the Township Board of Supervisors from January 13th, 2020 was reviewed by N. Gail Brown with the membership.
- d. Fricks Locks Village 2020 Season Tour Dates were distributed by N. Gail Brown to the membership as follows:
 - i. The East Coventry Historical Commission will offer tours of Fricks Locks Village National Historical District on Saturdays at 10 AM, 11:15 AM and 12:30 PM on the Following Dates:
 1. May 9, 2020 and May 23, 2020
 2. June 13, 2020 and June 27, 2020
 3. July 11, 2020 and July 25, 2020
 4. August 8, 2020 and August 22, 2020
 5. September 12, 2020 and September 26, 2020
 6. October 10, 2020 and October 24, 2020

4. OLD BUSINESS

- a. Fricks Locks Village DCNR Grant Drawings/Specifications – Frens & Frens, LLC, Chester County and ARRO Consulting
 - i. Site Construction Presentation
 1. There was a review by David Kee of ARRO Consulting of the ECHC's comments from the previous meeting to update us on where things were.
 2. There will be no work on Saturdays at all to remove the safety issue from any work being done by ARRO's contractors along side the tours or other visitors to the area. There is no need to incur overtime work to the budget from the contractors at this point to make sure the project is completed on time. Saturday work will only be approved with prior secured EC Township approval which will inherently involve the ECHC and whether it would cause an issue for any tours of the Fricks Locks Village.
 3. PARKING ISSUES: However, the parking lot will be unavailable to guests coming on the tours and people cannot access the site with any cars to prevent issues with the completion of the parking lot. Signage will need to be put up on where the tour members and volunteers can park, walk, etc to prevent any safety issues.
 4. The Storage Shed needs to be moved from the existing location as well and should be moved over toward where the current Ellis house is located for safety as well.
 5. The pavillion where guests are signed in will be moved from current location to the concrete pad where the farmer shed/garage was previously located but will need to be equated for safety as the ground is not level there or sturdy.

6. The well for the water supply of the restroom/historical building will be placed next to the current building.
7. There will be a free-standing steel post there as well with a water fountain, bottle filler, and dog bowl post if costs allow for it.
 - a. This will be placed near the bathroom to limit the amount of water lines that will need to be run and installation costs that could hurt the budget.
 - b. Water signage from the trail and for the tours should also be considered for the site so that people are able to access/utilize the fountain system and bathrooms.
8. Paving is going to be limited near the Ellis House and will not include additional paving up to the end of the line of the path that we currently use.
 - a. There was a recommendation by Dale Frens that this may want to be the "Trappe Quarry Rock Shale" (Reddish Clay) for the particular color as an aesthetic appeal but only if the cost makes sense.
 - b. Trappe Quarry Rock will be added as an alternate to the bid for aesthetic purposes or ordered at equal value is an option because of the difference of product being local and a slightly different color. The ECHC agrees with this decision.
9. Entrances to the trail access will be removed from the parking lot and only from the restroom building which is already there. This will remove issues from the grading perspective from the planning and help with drainage. The ECHC agrees with this decision.
10. Gates to close the access to the park, parking lot and building area will be added in consistent specification with other parks throughout the areas of Chester County as confirmed by David Stauffer of Chester County.
11. Flowering Trees and Shrubs was brought up by Dale Frens and N. Gail Brown for consideration but this was a topic that was tabled as the ECHC is not sure that this is a necessity to the process at this point. Jeff Stevenson of the ECHC brought up that this could be considered later for less cost than a contractor and even be given as an opportunity for donations by East Coventry families and businesses.
12. David Stauffer of Chester County reminded of the need for clearing/removal of the shrubbery between the trail (Chester County Schuylkill River Trail) and the parking lot along the railroad which is actually the property of Norfolk Southern for site lines and safety.
 - a. It was determined by all parties that the landscaping can be applied later in front of the building.
 - b. Chester County and East Coventry Township will require that anything that is removed by replaced by adding trees and

replanting foliage which could potentially be flowering or more aesthetically pleasing.

13. Dale Frens brought up the idea of adding a small path from the new pavilion to the building with landscaping around it to deter people from cutting through the grass and extending foot traffic. It was considered but tabled for now until more is known about the budget. David Kee of ARRO Consulting did not think this would add much cost to the project.

ii. Frens and Frens, LLC Presentation

1. The Door to the basement of the house to be redone along with the restrooms is recommended by ECHC as metal for security. Dale Frens still wants to have a mahogany Door with another metal door behind it for the match of the time period. This would be a metal hollow door for additional protection from potential vandalism/animals.

2. Slate Roof versus a Metal Roof – It is determined by the ECHC that a Slate Roof would be worth the cost and for the match of the era if it is cost effective and also if the under-support of a new roof are completed. However, if it's going to be patch work or a slate fill in roof the ECHC does not agree and would like to go with metal.

- a. Much concern about the fact that the cost of the slate roof on the Frick Farm Barn Building was important but did not last and also cut into a large portion of the budget which may have caused Exelon to pull the contingencies for anything further at the end of the refurbishing/renovation project.

- b. This roof on the Ellis House is much smaller and it will be all new plywood decking so the ECHC agrees on a slate roof if the belief is that it will be something in place for 100 years.

- i. Dale Frens wanted to make the point that there would be no foot traffic on this roof at the Ellis House although there was sentiment from the ECHC that there was no foot traffic on the Frick Farm Barn Building either.

3. Security of the Ellis House –

- a. Storm windows should be added and needed on the bottom and top floors of the building. ECHC approves and confirms to aid in blocking from things being thrown from below as long as it fits into the budget.

4. Flooring and Walls of the Bathroom –

- a. It will be epoxy paint and cement floors.

- b. One to two-foot tiles will be on the walls for easy cleaning by the maintenance staff.

iii. Bidding

1. The goal was to have bids out by February of 2020 and the DCNR Commitment for review.

2. There will be a prequalification phase for all plumbing, electrical and general contractors.

3. Penn Bid will be used for the site work (per David Kee from ARRO).
4. There was an opinion by Dale Frens that there not be a large public option for bidding on this project but ECHC is not sure why if there are contractors looking for work that qualify per ARRO Consulting.

iv. DCNR

1. Issues have come up with the budget at the DCNR has determined that they are not going to improve the building past the point that it is secure to house the utilities of the bathroom add-on and the building itself is stable in foundation so that it does not come down when the bathroom add-on is put along side of it.
 2. \$400,000 is coming from the Chester County side and there is \$376,000 coming from the DCNR but this has to cover the trailhead pavilion and restrooms project mainly.
 3. DCNC will not pay for anything on the interior of the building to make it an office space or livable in anyway. It only will pay for the utilities and mechanicals of the restrooms and their housings.
 4. Frens and Frens will break out the budget for the interior but was resistant to do so.
 5. ECHC requests budgetary numbers from Frens and Frens, LLC on what the interior project would cost and if the ECHC is able to do anything about it.
 6. Frens and Frens made mention that we could apply for PA Historical Society grant money but the timeline would not work for this year.
 7. This leaves the township as responsible for the difference from the grant money, the county and what remains to finalize the project.
 8. ECHC determines it will need \$250,000 to install into the overall budget approximately from the supervisors' board to finalize the buildings interiors enough that it could become the new home of the ECHC office and meeting room.
 9. N. Gail Brown of ECHC requests that all parties meet with David Kraynik of East Coventry Township to find out if this project can move forward in any capacity for the ECHC meeting room and the finishing of the interior of the building in any way. Frens and Frens, LLC, ARRO Consulting and Chester County all agreed to do their best to make that happen as soon as possible.
- b. Halteman Bridge #255 Update
- i. N. Gail Brown let us know that construction will begin
 1. The Bridge will have the same brown powder coat that was previously recommended by the ECHC.
 2. N. Gail Brown confirms she will be requesting copies of the drawings for distribution to the ECHC.
- c. The Parker Ford Trailhead/Riverside Park Conceptual Development Plan – this still is in the finalization phase of the project and will be updated as the ECHC needs to do so.
- d. Fricks Lock Stakeholders Update

- i. Maintenance Agreement with Exelon has been approved.
- ii. There is a Historical Leadership Luncheon (an annual Event) coming up in February.

5. PLANNING COMMISSION LIAISON – L. TIETJEN

6. COMMITTEES •

- a. Fricks Locks Subcommittee – G. Brown, L. Tietjen, J. Stevenson o
 - i. Police Dept. Incident Report
- b. Fricks Locks Volunteer Committee – G. Brown, S. Fitzgerald
- c. Archives Committee – G. Brown
- d. Oral History Committee

7. OTHER BUSINESS

8. ADJOURNMENT

- a. A motion was made by S. Fitzgerald to adjourn at 8:49 PM and was seconded by N. Gail Brown. Approved 4-0-0.

Respectfully Submitted,



Jeffrey C. Stevenson

Secretary

East Coventry Township Historical Commission