

**EAST COVENTRY HISTORICAL COMMISSION**  
**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WORKSHOP**

**AUGUST 19, 2010**

**9:00 A.M.**

1. Pledge of allegiance was recited.
2. The Workshop Meeting was called to order by the East Coventry Historical Commission Chairman, L. Coine at 9:30 a.m. In attendance were L. Coine, Chairman; R. Miller, Vice Chairman; Jane L. S. Davidson, Historical Preservation Consultant; R. Caldwell, Member; G. Brown, Member

3. Mariea Geho, East Coventry Township Supervisor was in attendance to observe proceedings.

Liz Willow, Township Resident, upon request, received information from Mrs. Davidson as to where to check records for information on a Revolutionary War Regimental Button found on their property.

4. The Workshop Minutes for August 2, 2010 were considered for approval. R. Miller made the motion to accept the minutes for August 2, 2010 as presented. R. Caldwell seconded the motion. Chairman, L. Coine, called for a vote, motion carried 4-0-0. (To be ratified at the September 8, 2010 regular meeting of the Historical Commission.)

5. The Historical Commission continued their review of the proposed Subdivision and Land Development Ordinance and made the following recommendations. (As the Historical Commission have a full day scheduled to complete their review and to expedite the process, it was decided to cover all proposed changes with one motion.)

- Part 3, Page 40-41, Section 301.3.A. (1), add (g) – (g) No historic resource exists on the property.
- Part 3, Page 42, Section 301.5.E (3) Line 3 – Add ‘historic resources’ after the word ‘footage’, and before the word ‘paving’.
- Part 3, Page 43, Section 302.4, Line 2 and Line 4 – Add ‘Historical Commission’ in line 2 after the word ‘the’ and before ‘Planning’. Delete ‘the Township Historical Commission’ from Line 4.
- Part 3, Page 43, Section 303.1, Line 2 and 3 – Add ‘and its Commissions’ after the word ‘Township’ on line 2 and before the word ‘to’ on line 3.
- Part 3, Page 43, Section 303.1.A. Line 2 – Delete the word ‘may’ and insert the word ‘shall’ in its place.

- Part 3, Page 44, Section 303.1.A.(1) Line 2 – Add to the end of this line, ‘plus a copy of the satisfactorily completed Cultural Resource Notice submitted to the Pennsylvania Historical and Museum Commission and copies of all subsequent correspondence with the state agency’.
- Part 3, Page 44, Section 303.1.A.(2) Line 2 – Add ‘Historical Commission’ after the words ‘Township Engineer’, and before the words ‘the Township Planner’.
- Part 3, Page 44, Section 303.1.B. (2) Line 2 – Add ‘one copy to the Historical Commission’ after the words ‘Township Planner’ and before the word ‘and’.
- Part 3, Page 45, Section 303.1.D, and Line 2 – Add ‘Historical Commission’ after the words ‘Township Planning Commission’ and before the word ‘for’.
- Part 3, Page 45, Section 303.1.D, add (3) – Add a new line after (2),’ (3) Five (5) copies to the Historical Commission.’
- Part 3, Page 45, Section 303.1.E, Line 3 – Add ‘and the Township Historical Commission’ after the words ‘Township Planning Commission’ and before the word ‘shall’.
- Part 3, Page 46, Section 303.2.B, Title Line – Add at the end of the title line, ‘and Township Historical Commission’.
- Part 3, Page 46, Section 303.2(B), add (2) – ‘(2) If requested by the applicant, the Historical Commission shall perform a general, conceptual review of the sketch plan at its next regularly scheduled meeting following submission in accordance with 303.1.E above, and the applicant or designated representative should be present to participate in an informal dialogue with and receive input and guidance from the Historical Commission. The sketch plan is accompanied by a satisfactorily completed Cultural Resource Notice and subsequent correspondence from the Pennsylvania Historical and Museum Commission are the documents to be considered for discussion by the East Coventry Township Historical Commission and the applicant. The applicant will receive input and guidance from the Historical Commission. General development concepts may be reviewed to determine the compatibility of the development with extant historic resources, potential and/or known archaeological resources, wetlands, etc., in accordance with state and federal laws and procedures. A sketch plan review is designed to offer the applicant an opportunity to informally discuss, prior to preliminary plan submission, the applicant’s plans for the proposed subdivision or land development with the Township Historical Commission. However, no official action shall be taken on a sketch plan and the Township shall not be bound by any comments made or note made as part of a sketch plan review.’
- Part 3, Page 50, Section 304,1.C, Line 1, Line 2 and Line 3 –In Line 1 add ‘and Historical Commission’ after the words ‘Planning Commission and before the word ‘shall’. In Lines 2 and 3 add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the word ‘shall’.
- Part 3, Page 50, Section 304.1.D, Line 4 – Add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the words ‘in order’.
- Part 3, Page 51, Section 304.1.F, add (6) and change current draft (6) to (7) and (7) to (8) – ‘(6) Five (5) copies of the preliminary plan and supporting information and plans to the

Township Historical Commission. The satisfactorily completed Cultural Resource Notice that was filed with the Pennsylvania Historical and Museum Commission accompanied by the supporting documentation and copies of all correspondence from the Pennsylvania Historical and Museum Commission shall be submitted along with a list of state and federal agencies who will be reviewing the proposed scope of activity.

- Part 3, Page 52, Section 304.1.G, add (7) – '(7) If revised, five (5) copies to the Township Historical Commission.'
- Part 3, Page 52, Section 304.2, Line 1, Line 4, and Line 5 – Line 1, add 'Historical Commission, after the words 'Planning Commission' and before the word 'at'. Line 4, add 'state and federal' after the word 'other' and before the word 'agencies'. Line 5, add 'and Historical Commission' after the words 'Planning Commission' and before the next sentence beginning 'The procedure'.
- Part 3, Page 53, Section 304.2.B (1), Line 11 – Strike the word 'may' and insert in its place the word 'shall'.
- Part 3, Page 55, Section 304.2.D; add Section 'D' and change 'Review by Board of Supervisors' to 'E'. Add 'D. – Review by the Township Historical Commission – (1) The Township Historical Commission shall review all plans referred to it and shall consider any recommendations made by the Chester County Historic Preservation Office, Pennsylvania Historical and Museum Commission, the Bureau for Historic Preservation, the Department of Environmental Protection, the Advisory Council on Historic Preservation and any township consultants, plus any other persons or state or federal agencies who shall have submitted comments with respect to any such application. (2) In its review of the preliminary plan, the Historical Commission shall examine the plan with particular emphasis on historic resource identification, historic resource orientation integrity relevant to new development, buffer zone size between historic resource(s) and the new development, compatible foliage buffer, and lot size. The Historical Commission shall also assess the effect from parking and access to the historic resource(s) from the new development. (3) After such review, the Historical Commission shall prepare and submit a report for the Board of Supervisors with copies to the Planning Commission and the Township Manager plus any other township consultants. The report consists of: a) general property and historicity description; b) historic resource(s) identification; c) proposed scope of activity; d) development effect on historic resource(s) and e) the Historical Commission's review in accordance with local, state and federal historic preservation laws, protocol, regulations and procedures.
- Part 3, Page 55, Section 304.2.E (2) – Review by the Board of Supervisors, Line 3 – Add 'Historical Commission' after the words 'Planning Commission' and before the words 'the Township Engineer'.
- Part 3, Page 56, Section 304.2.F – Change title line 'E' to 'F' – Additional Reviews
- Part 3, Page 56, Section 304.2.F (1), Line 3 – Strike 'and the Township Historical Commission'.

- Part 3, Page 58, Section 304.3.A (15), Line 4 – Add ‘historic resources’ after the word ‘easement’ and before the word ‘and’.
- Part 3, Page 58, Section 304.3.A (16), Line 3 – Add the phrase ‘archaeological resources, historic hedgerows, historic survey lines’ after the word ‘trails’ and before the word ‘and’.
- Part 3, Page 58, Section 304.3.A (17), Line 12 - Add at the end of the paragraph the sentence ‘A copy of such report shall be submitted to the Township Historical Commission.’
- Part 3, Page 59, Section 304.3.A (22), Line 1 – Add the words ‘and historic resources’ after the word ‘structure’ and before the word ‘on’.
- Part 3, Page 60, Section 304.3.B (4), Lines 1 and 2 – Add the words ‘historic resources and’ after the word ‘which’ and before the word ‘features’.
- Part 3, Page 61, Section 304.3.C, Line 12 – Add at the end of the paragraph, last sentence (Line 12) the words ‘and historic resources’ after the word ‘hedgerows’ and before the period.
- Part 3, Page 61, Section 304.3.E (5), Line 3 – Add to Line 3, end of last sentence, ‘and all extant buildings and structures less than fifty years old, historic resources and archaeological sites.’
- Part 3, Page 62, Section 304.3.E (15), Line 2 – Add ‘and historic hedgerows’ after the word ‘plan’ and before the period.
- Part 3, Page 63, Section 304.3.G (1), Lines 14, 15 and 17 – Add ‘Historical Commission’ after ‘and’ on line 14 and before ‘utilizing’ on line 15. Line 17, strike ‘sites and structures’, insert ‘resources’.
- Part 3, Page 65, Section 304.3.H (12), Lines 1 and 2 – Strike the sentence, insert: ‘The location of all historic and archaeological resources on the site and adjoining properties.’
- Part 3, Page 66, Section 305.1.E, Line 4 – Add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the words ‘in order’.
- Part 3, Page 67, Section 305.1.F, Line 1, 2, 3 and 5 – Line 1, add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the word ‘shall’. Lines 2 and 3, add ‘and Historical Commission’ after ‘Planning Commission’ and before ‘shall’. Plus strike ‘its’, and insert ‘their’, add ‘s’ to report. Line 5, add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the word ‘next’.
- Part 3, Page 68, Section 305.1.I, add (7) – ‘Five (5) copies of the final plan supporting information and plans to the Township Historical Commission.’
- Part 3, Page 68, Section 305.1.K, Add (7) – ‘Five (5) copies of the final plan to the Township Historical Commission.’
- Part 3, Page 69, Section 305.2, Line 1, Line 2 and Line 5 – Line 1, add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the word ‘at’. Line 2, add ‘s’ to meeting. Line 5, add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the period.
- Part 3, Page 69 and 70, Section 305.2.B (1) – Strike beginning of sentence on line 8 and all of line 9. Strike the end of sentence on line 1 on page 70.

- Part 3, Page 70, Section 305.2.B (1) – Line 2, Line 12 and Line 15 – Line 2, strike ‘may’ and insert ‘shall’. Lines 12 and 15, add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the word ‘at’ in both cases.
- Part 3, Page 70, Section 305.2.B (2), Line 19 and Line 21 – Line 19 and 21, add ‘and Historical Commission’ after the words ‘Planning Commission’ in both cases. Also, line 21 add ‘s’ to ‘meeting’.
- Part 3, Page 71, Section 305.2.B (3), Line 5, Line 6 and Line 7 – Lines 5 and 7, add ‘and Historical Commission’ after the words ‘Planning Commission’ and before ‘at’. Line 6, add ‘s’ to meeting.
- Part 3, Page 71, Section 305.2.C (1), Line 3 and Line 4 – Line 3, add ‘the Township Historical Commission’ after the word ‘Solicitor’ and before the word ‘and’. Line 4, add the words ‘state and federal’ after the word ‘or’ and before the word ‘agencies’.
- Part 3, Page 72, Section 305.2.C (3), Line 4 – Add ‘the Township Historical Commission’ after the word ‘Solicitor’, and before the word ‘the’.
- Part 3, Page 72, Section 305.2.D – Add: D) Review by the Township Historical Commission  
 (1) The Township Historical Commission shall review all plans referred to it and shall consider any recommendations made by the Chester County Historic Preservation Officer, Pennsylvania Historical and Museum Commission, the bureau for Historic Preservation, the Department of Environmental Protection, the Advisory Council on Historic Preservation and any township consultants, plus any other persons or state and/or federal agencies who shall have submitted comments with respect to any such application. (2) In its review of the final plan, the Historical Commission shall examine the plan with particular emphasis on determining the suitability of the plan for the development of land and its harmonious relationship to the orientation integrity of the historic resources, density and size of foliage buffer zones plus sensitive treatment of historic hedgerows, archaeological sites, cart ways and historic survey lines. The Historical Commission shall use the Secretary of the Interior’s Standards as architectural integrity treatment guidelines for restoration, rehabilitations or adaptive reuse of extant historic resources in the development. 3) After such review, the Historical Commission shall send written notice of its action and the reasons therefore, citing specific sections of the Chapter relied upon, along with written comments and recommendations as a result of a review from the Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation, Advisory Council on Historical Preservation and/or Programmatic Memorandum of Agreement, where appropriate to the Board of Supervisors, the Township Manager and the Township Planning Commission, with a copy to the applicant, within five (5) consecutive calendar days of completion of the Historical Commission’s review
- Part 3, Page 72, Section 305.2.E – Change title line from ‘D’ to ‘E’
- Part 3, Page 72, Section 305.2.E (2) Line 4 and Line 5 – Line 4, add ‘Historical Commission’ after the word ‘Solicitor’ and before the word ‘County’. Line 5, add ‘and/or state and federal’ after the word ‘reviewing’ and before the word ‘agencies’.
- Part 3, Page 73, Section 305.2.E – Change ‘E’ to ‘F’.

- Part 3, Page 74, Section 305.2.F (5) Line 8 – Add the following sentence after ‘plan approval.’ At the beginning of the line. ‘All approvals, conditions and mitigation conditions are to be submitted to the Township from appropriate state and federal agencies prior to the Historical Commission’s review for final plan approval.
- Part 3, Page 74, Section 305.2.F – Change title ‘F’ to ‘G’.
- Part 3, Page 75, Section 305.2.G – Change title ‘G’ to ‘H’
- Part 3, Page 77, Section 305.3.B (2), add (f) – Add (f) a final historic resource treatment plan for restoration, rehabilitation and/or adaptive reuse.
- Part 3, Page 78, Section 306.1.A, add (6) – (6) Avoid adverse effect on archaeological and historic resources with protection provisions.
- Part 3, Page 79, Section 306.1.B(1)(a), add (4) – Add (4) Identify and plot all archaeological and historic resources, including historic hedgerows, and provide protection provisions to eliminate any adverse effect to the resources during development soil disturbance and construction.
- Part 3, Page 83, Section 306.1.E (2), add (e) - Add (e) Protection treatment of archaeological and historic resources, including historic hedgerows and trees during development earth disturbing activities and construction.
- Part 3, Page 87, Section 306.1.H(2), and Line 2 – Add ‘including historic hedgerows’ after ‘vegetation’ and before the period
- Part 3, Page 90, Section 306.2.F, add (7) – Add (7) Details on treatment of all archaeological and historic resources, including historic survey lines, historic trees and historic hedgerows.
- Part 3, Page 91, Section 306.3.C, and Line 3 – Strike the word ‘only’.
- Part 3, Page 93, Section 306.3.D (1) (d) 2), Line 12 – Add the following sentence on line 12 after ‘documented.’ and before the beginning of the next sentence. ‘All historic resources are to be illustrated and calculate distances between the resource and any proposed public transportation services and facilities. This includes stone walls.’
- Part 3, Page 94, Section 306.3.D (1) (d) 5), Line 17 – Add the following sentence after ‘capacity’ and before the beginning of the next sentence. ‘To ascertain if any traffic system improvements will have the potential to adversely affect the orientation integrity and architectural integrity of all historic resources which includes vibrations from increased traffic demand.’
- Part 3, Page 99, Section 306.3.D (5) (a) 2), Line 2 – Add ‘restoration, rehabilitation’, after the word ‘propose’ and before the words ‘adaptive reuse’.
- Part 3, Page 99, Section 306.3.D (5) (a) 3), Line 3 – Add ‘including stone walls’ after the word ‘resource’ and before the period.
- Part 3, Page 99, Section 306.3.D (5) (b) Line 1 – Strike the word ‘may’ and insert the word ‘shall’ in its place.
- Part 3, Pages 99 and 100, Section 306.3.D (5) (d) 1), add g), h), and i) – Add sections g), h) and i) as follows: g) Copy of the satisfactorily completed Cultural Resource Notice with supporting documentation and copies of all correspondence from the Pennsylvania Historical and Museum Commission for all archaeological and historic resources. h) A copy

of all reports and correspondence as a result of a Section 106 Review, including any Memorandum of Agreement and/or Programmatic Memorandum of Agreement. i) List all state and federal agencies accompanied by documentation that are reviewing the project.

- Part 3, Page 100, Section 306.3.D (5) (d) 3 – Add sentence at end of this section. Besides the Township, mitigation measures may be in partnership with the Pennsylvania Historical and Museum Commission and the Advisory Council on Historic Preservation.
- Part 3, Page 100 and 101, Section 306.3.D (5) (e) – Lines on page 100 are OK. Line 1 on page 101, rearrange and add the sentence after ‘report to the’ and before the period as follows: ‘Board of Supervisors, Township Manager and Township Planning Commission.’
- Part 3, Page 101, Section 306.3.D (6) (b) 3), Line 4 – Insert ‘including historic resources’ after the word ‘action’ and before the sentence period.
- Part 3, Page 106, Section 312, Line 6 – Add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the word ‘for’.
- Part 4, Page 124, Section 420, Line 8 – Add ‘including screen planting between new development and historic resources’ after the word ‘screen planting’ and before ‘shall’.
- Part 4, Page 130, Section 426, Title Line – Add ‘Historic Resources’ after the word ‘Recreation’ and before the word ‘and’.
- Part 4, Page 130, Section 426.1.B, Line 2 – Strike the word ‘features’ and insert the word ‘resources’ in its place.
- Part 4, Page 130, Section 426.2, Line 4 – No change, notation only. What is the status of the Township Open Space, Recreation and Environmental Resource Plan?
- Part 4, Page 132, Section 426.4.C, Line 1 – Strike the word ‘features’ after the word ‘historic’ and before the word ‘protection’ and insert the word ‘resources’ in its place.
- Part 4, Page 138, Section 428.2, add ‘H’ – Add ‘H’ after ‘G’. The creation of a landscape screen or buffer between historic resources and new development or adjoining properties.
- Part 4, Page 140, Section 428.8.C, Line 3 – Add ‘including buffer zones between historic resources and new development.’ after the word ‘impacts’ and before the period.
- Part 4, Page 140, Section 428.8.D, Line 5 – Add ‘and Historical Commission’ after the words ‘Planning Commission’ and before the word ‘the’.
- Part 4, Page 142, Section 428.9.A. (6), Line 1 – Reword sentence as follows: ‘Protection of buildings, structures and historic resources.’
- Part 4, Page 143, Section 429, Title Line – Strike the word ‘features’ and insert the word ‘Resources’ after the word ‘Historic’ and before the word ‘Protection’.
- Part 4, Page 143, Section 429.1, Line 2 – Strike ‘and structures’; add, ‘such as 18<sup>th</sup> and 19<sup>th</sup> century hedgerows, survey lines and cart ways plus historic resources’ after the words ‘historic areas’ and before the words ‘and similar’.
- Part 4, Page 143, 429.2.A, Line 4 – Add sentence at the end of section as follows: ‘Approval by the Army Corps of Engineers, when appropriate as part of the Section 106 Review procedures in accordance with the National Historic Preservation Act of 1966 as amended.’
- Part 4, Page 145, Section 429.4, Line 1 – Strike features; insert ‘Resources’. On the same line, add ‘in accordance with the Historic Resource Atlas’ after ‘identified’ and before ‘and’.

- Part 4, Page 145, Section 429.4.A, Line 1, Line 2, Line 4, Line 6, and Line 7 – Line 1, strike the word ‘feature’ and insert the words ‘Historic Resources’. On the same line, strike ‘a Township’ and insert ‘Historic Resource Atlas’. Line 2, strike ‘features’ and insert ‘Historic Resources.’ Line 4, strike ‘feature’ and insert ‘Historic Resource’. Also, on Line 2, strike the word ‘preservation’ and insert the word ‘conservation’ in its place. Line 6, strike ‘buildings’ and insert ‘historic resources’ in its place. Line 7, strike ‘oaks’ and insert ‘trees’.
- Part 4, Page 145, Section 429 B, C, D, E and G. – B. line 1, strike the word ‘feature’ and insert the word ‘historic resources’ after the word ‘the’ and before the word ‘shall’. Also, in B, line 2 strike the word ‘feature’ and insert the words ‘historic resources’ at the beginning of the line and before the word ‘prior’. C. strike the word ‘feature’ and insert the word ‘resources’ after the word ‘historic’ and before the word ‘shall’. D. strike the word ‘feature’ at the end of the sentence and insert ‘resources’ in its place. E., line 1, strike the word ‘feature’ and insert ‘resources’ in its place. G., line 1, strike the word ‘feature’ at the end of the line and replace with the word ‘resources’ and line 2, strike the word ‘feature’ and replace with the words ‘historic resources’ after the word ‘per’ and before the word ‘so’.
- Part 4, Page 146, Section 430.1.F, Line 1 – Add ‘and historic resources including archaeological resources’ after the words ‘natural features’ and before the word ‘to’.
- Part 4, Page 146, Section 430.2.B, Line 1 – Add ‘and historic resources, including archaeological resources’ after the words ‘natural features’ and before ‘to’.
- Part 6, Page 161, Section 602.1, Line 1 – Add ‘which includes archaeological disturbance along with treatment and protection thereof,’ after the word ‘work’ and before the word ‘shall’ that is crossed out.
- Part 7, Page 172, Section 706.D insert – Insert section for Historical Commission as follows: D. Proposed amendments shall be submitted to the Township Historical Commission with the same timeline as the Planning Commission if the amendments involve one or more Historic Resources. In addition the proposed amendments shall be submitted to the Pennsylvania Historical and Museum Commission, the Bureau for Historic Preservation and the Advisory Council on Historic Preservation where appropriate and in accordance with state and federal laws, protocol, regulations and procedures.’
- Part 7, Page 172, Section 706.D, Line 1 – Change ‘D’ to ‘E’.
- Part 7, Page 173, Section 706.E, Line 1 – Change ‘E’ to ‘F’.
- Addition 1.25, E., Add 11, Page 1-12 – Add ‘11) Historic Resources: Inspection of all archaeological disturbance and protection of archaeological evidence during construction with geotextile or avoidance by marking the area. Inspection of Historic Resource treatment as per approved plans whether it is a restoration, rehabilitation, or adaptive reuse.’
- Appendix 2, 2.c, Add 19) – As-built Plan requirements page, add ‘All Historic Resources’.

R. Caldwell made the motion to accept all of the above stated recommendations. R. Miller seconded the motion. L. Coine called for a vote, motion carried 4-0-0. We further concur to ratify all changes at the next Township Historical Commission regular meeting Wednesday, September 8, 2010.

6. Meeting adjourned at 2:30 p.m.

Respectfully submitted,

N. Gail Brown