

**SCHEDULED MEETING MINUTES
MARCH 10, 2020
7:00 P.M.**

Attendance: Gail Brown (Chairman), Scott Fitzgerald (Vice Chairman), Jeffrey Stevenson (Secretary) and Larry Tietjen (Planning Commission Liaison)

Meeting called to order at 7:05 p.m. by G. Brown, Chairman.

Pledge of Allegiance

Minutes:

Review/Approval of the January 14, 2020 Historical Commission regular meeting minutes –
tabled

Review/Approval of the February 11, 2020 Historical Commission regular meeting minutes –
Tabled

Public Comments: None

New Business

G. Brown presented a proposed Demolition Permit for property located at 1574 New Schuylkill Road submitted by Mr. Jacob Singer. Mr. Singer is not present for tonight's meeting. The property is a Class 2 Historic Resource No. 025. The main house was built sometime between 1873 and 1883. Not listed on the 1873 Witmer's Farm Atlas, but listed on the 1883 Breau Farm Atlas as belonging to Abram Tyson. The 1981 Chester County Architectural Inventory Form indicated on the property the Farm House, three small sheds and a wood barn. It is not known whether the three sheds remain. A commercial property, Pizza World, was built on the property in 1960. Although the Pizza World was not listed on the Historic Resource Map when it was developed, today it would be listed as a Historic Resource. As such, it is not listed as a Historic Resource, therefore the commercial property, Pizza World, and the light poles referenced in the Demolition Permit are not subject to a Historical Commission review. As Mr. Singer had previously been before the Board of Supervisors and the Historical Commission proposing a residential development with a possibly a small commercial development, G. Brown questioned whether demolition would be more appropriately addressed by the Subdivision and Land Development Ordinance (SALDO). Mr. David Kraynik, Township Manager referred this question to Mr. Mark Hosterman, Township Solicitor. As Mr. Singer has not officially presented an official sketch plan or preliminary plan, Mr. Hosterman's opinion is "under the current ordinances it would not be appropriate to evaluate the Demo Permit Application under the criteria in SALDO at this juncture." G. Brown also suggested the Zoning Ordinance and SALDO demolition requirements be reviewed to bring in alignment. Mr. Hosterman tended to agree that an alignment of the SALDO and Zoning criteria for demolition of historic resources should be considered. The Historical Commission proceeded to review the proposed Demolition Permit in accordance with the East Coventry Zoning Ordinance Chapter

27, Part 12 – Historic Resource Protection Standards, Section 27-1205. The Historical Commission found the Demolition Permit incomplete. The following requirements of the Zoning Ordinance remain to be addressed:

27-1205-1(A) – “.... with recent interior and exterior photographs of the resource proposed for demolition.” One photograph of the farmhouse (front elevation), three of the barn were submitted. No interior photographs of the farmhouse were submitted. Interior photographs are required and additional photographs of the other sides of the farmhouse. Concern was expressed in Demolition supporting documents that it is unsafe to take interior photographs. The Historical Commission members discussed the possibility with today’s electronic capabilities, something like a simply selfie stick might allow some interior shots through windows of at least the first floor.

27-1205-1(B)(1) – “The effect of demolition on the historical significance and architectural integrity of neighboring contributing historic resources.” Not addressed in the permit.

27-1205-1(B)(2) – Economic feasibility of adaptively reusing the resource proposed for demolition.” Not addressed in the permit.

27-1205-1(B)(3) – “Alternatives to demolition of the resource.” Not addressed in the permit.

The Historical Commission recommends the subject proposed Demolition Permit be completed by Mr. Singer to address the above requirements of the Zoning Ordinance and resubmit for review by the East Coventry Historical Commission. G. Brown noted we should request copies of any Notices of Violation of Historic Resources.

Review of the March 9, 2020 ARRO Engineer’s Status/Activity Report Fricks Locks Village active: E&S and NPDES approval was received. The on-lot disposal system has been approved by CCHD, 95% design plans, specifications, and cost opinion were finalized to submit for review by DCNR. DCNR has given authorization to bid the project.

The February Fricks Locks Stakeholders Meeting Notes were previously e-mailed for review to the members of the Historical Commission. Summary – East Coventry Township is hoping to award the contract in April and begin construction in May. County to send electronic update of status of the project. License Agreement has been verbally approved and awaiting final signed copy. Suggest three (3) independent contracts to be developed by Exelon: maintenance, security and preservation of structures. Does this still met Exelon’s desire to have the village maintained independently? Attorneys should discuss. Exelon will review most recent revised proposal from R&B Restoration. Stakeholders would like to review as well. Does the existing License Agreement cover the proposed relationship?

G. Brown suggested the Historical Commission should begin planning for the 2021 Fricks Locks Village Trailhead Grand Opening. Discussed briefly and a few ideas suggested – Combined celebration with Parks and Recreation, face painting, pony rides, fireworks, food trucks.

Old Business

January 29, 2020 Fricks Locks Trailhead Budget review meeting redundant, covered in February meeting.

The Board of Supervisors, at their March 9, 2020 meeting, approved the Demolition Permit as recommended by the Historical Commission for 67 Ebelhare Road.

Reviewed the Chester County Historic Preservation Network/Chester County Planning Commission February 8, 2020 Leadership Luncheon agenda. G. Brown attended. Case Study #1 – Can This Resource Be Saved? Easttown Historical Commission and Karen Marshall, Chester County Planning Commission; Case Study #2 – Updating Your Commission and Historic Preservation Ordinance, New Garden Township Historical Commission and Jeannine Spears, Chester County Planning Commission; Cory Kegerise, Community Preservation Coordinator, Pennsylvania Historic and Museum Commission – updates. In both Case #1 and Case #2 – demolition of Historic Resources is addressed as a main concern.

The Historical Commission Budget 2020 was reviewed. The budget remains the same as the 2019 budget for a total of 9,600.00.

Planning Commission Liaison, L. Tietjen – Planning Commission at their February meeting reviewed the proposed Historical Ordinance addressing redundancies Zoning Ordinance/Subdivision and Land Development, motion carried to advertise.

Committees

Fricks Locks Subcommittee – awaiting resolution of outstanding items, Fricks Locks

Stakeholders

Fricks Locks Volunteer Tour Committee – no activity

Archives Committee – no activity

Oral History Committee – unassigned

Other Business

J. Stevenson – Will the well water at Fricks Locks be tested? The County should maintain and keep safe.

Adjournment

Meeting adjourned approximately 8:30 p.m.

Respectfully submitted,

Jeffrey Stevenson

Historical Commission Secretary

(Note: Minutes transcribed by N. Gail Brown from meeting notes by Jeffrey Stevenson and supporting documents.)