

**EAST COVENTRY TOWNSHIP
HISTORICAL COMMISSION
October 8, 2008
SCHEDULED MEETING MINUTES**

(Pledge of allegiance)

Attendance: Gail Brown (Chairman), Lynn Coine (Vice Chairman), Ann Keen (Member), Roy Kolb (Liaison-Planning Commission), Rugene Caldwell (Member), Larry Tietjen (Member), James Michael (Member), Dr. Rich Marchetti (Member- Absent), Phyl Snyder (Secretary), Bernard Rogers (E. C. Township Manager)

Meeting called to order at 7:00 pm.

Minutes

Minutes of September 10, 2008 were reviewed.

A Keen made the motion to accept the minutes. L. Tietjen seconded the motion.

The motion was approved 8-0-0.

East Coventry Historic Resource Map Presentation

As an introduction to the presentation, G. Brown acknowledged everyone is worried about the state of our finances today. She assured everyone the Historical Commission only has the ability to make recommendations – not enforcement. She also clarified a couple of statements made in ‘The Mercury’ article. Any property that is well maintained will have a better resale value. Additions to historical properties would be assessed by the same values as additions to properties of any age. Permits are required for historical properties as well as properties of any age, as required by the township ordinances.

Mr. Bernard Rogers, Township manager, was present to address administrative portions of the ordinance.

G. Brown asked that questions from the public be reserved until after the presentation. Notes from this presentation are attached (eleven pages) and are a part of these minutes.

Public Comments to Include Addressing Questions About the Historical Resource Map

Noel Billingsley, 2414 E. Cedarville Road – Financial effect on cost of maintenance, historical boards qualification to deem property historic. All general concerns.

Jeanette and Walter Leuchak, 296 Harley Road – What are historical criteria?

Rod Scott, 329 Sanatoga Road - Clarification

Alton and Emily Long, 296 Harley Road – Our house was built in 1966. Do not understand why it was declared Class III historical.

Alicia Bennett, 15 Creamery Road – Definition of historical? Proof of documentation? Standards for review process?

Joel and Lori Keen, 644 Schoolhouse Road – Definition of historical? Proof of documentation? Standards for review process?

Kevin Abbott, 1410 Old Schuylkill Road – What does this mean to me?

Monica Sharayko, 1222 Bethel Church Road – What does this mean?

Janice Clare, 175 Buckwalter Road – What's up?

Jeff and Joanne MacDonald, 952 Ellis Woods Road – Looking to understand intention and implications of historical property classification to understand constraints on use and maintenance, if any.

Nancy Elliott-Carter, 551/558 Old Schuylkill Road – 1201.B.1 - What does “with consent of the landowner” mean?

Linda Ottaviano, 2364 Rt 724, Parker Ford – How does this historical property classification impact Light Industrial Zoning and doing repairs?

James D. Javabacg, 291 Fulmer Road – No written comment.

The above comments were taken from the sign-in sheets at the meeting. These questions and others were addressed in an open forum by G. Brown and members of the Historical Commission and Mr. Bernard Rodgers, Township Manager.

At this time, a recess of approximately fifteen (15) minutes was allowed for the public to pick up handouts and review displays.

Action Items

1. Property at 130 Freigh Lane (#18-449) be removed from Historic Resource Map. Put on by mistake. (Per e-mail to Bernard Rodgers, Township Manager, September 25, 2008. Mr. and Mrs. Guzik stated their property at 130 Freigh Lane (Historic Resource #18-449) is listed as Class III). This property is only eleven (11) years old. Why was it listed as Class III? Per review of the property on ‘The Tax Assessment List’ this date is recorded as 1996. Review of the GIS maps indicates this property was inadvertently picked up when the notation for a smaller lot adjacent was noted.
R. Caldwell made the motion to remove this property from the Historic Resource Map. P. Snyder seconded the motion. The motion was passed 8-0-0.
G. Brown to write a letter to the Board of Supervisors requesting Historic Resource #18-449 be removed from the Historic Resource Map.
2. Property on 797 Eblehare Road and Ellis Woods Road to be removed from HR Map. Put on by mistake.(Per e-mail to Bernard Rodgers, Township Manager, dated October 3, 2008, Mr. and Mrs. Long stated their home is listed as a Class III resource and is less than fifty years old. Review of the Tax Assessment List record shows this property as 1966.)
R. Caldwell made the motion to remove this property from the Historical Resource. Map. P. Snyder seconded the motion. The motion was passed 8-0-0. G. Brown to write letter to the Board of Supervisors requesting Historic Resource #18-156 is removed from the Historic Resource Map.

3. Per a letter addressed to the Board of Supervisors and the East Coventry Historical Commission dated September 18, 2008, Mr. and Mrs. Kieffer requested their property listed as Class II be re-evaluated as it has undergone extensive renovations making the original “schoolhouse” unrecognizable. The remains of the original schoolhouse are the first story of the right hand wing view from Creamery Road. This property has undergone extensive renovation greatly affecting the historic integrity of the home. Subject property was listed on the 1981 Historic Resource Survey #230. At that time the drawings indicated the schoolhouse was intact.
 L. Coine made the motion to remove the house at 29 Creamery Road, Historic Resource #18-230 from the Historic Resource Map. P. Snyder seconded the motion. Motion carried 8-0-0.
 G. Brown will write a letter to the Board of Supervisors requesting Historic Resource #18-230 be removed from the Historic Resource Map.

4. Per letter from Mr. and Mrs. Bennett, their property at 15 Creamery is listed as Class II. They also request their property be re-evaluated as it has undergone extensive renovation. This property was ‘the creamery ‘on Creamery Road. The property today appears as a ‘modern’ style residence. This house was listed on the 1981 Historic Resource Survey as #231.
 L. Coine made the motion to remove the house at 15 Creamery Road, Historic Resource #18-231 from the Historic Resource Map. P. Snyder seconded the motion. The motion was passed 8-0-0.
 G. Brown to write a letter to the Board of Supervisors requesting Historic Resource # 18-230 be removed from the Historic Resource Map.

- 5.. Update on Fricks Lock Village
 Meeting Monday, September 15, 2008 at Fricks Lock Village with Exelon Representatives, Dale Frens of Fren and Frens, Pennsylvania Historical and Museum Representatives (Preservation Specialist and Archaeologist) , and G. Brown, P. Snyder (East Coventry Historical Commission) walked through Frick’s Lock Village.
 D. Frens distributed his recommendations for the buildings.

Recommendations:

- Frame House 1853-1856 – Burns Farmhouse and Burns Barn, S-3 Fallen Outbuilding – Treatment 3 – Demolish and preserve building footprint.

- Lock Tender’s House 1820, stone bridge, modern CMU garage (demolish, leave back wall-remains of the old mule barn) - Treatment 2 – Preserve as stabilized ruin.

- Ellis/Hoffman Brick House 1855-1864, Brick House 1856, Boxwood Lodge 1847- (Treatment 4 -modern additions), Barn 1857, Store 1847, Wagon Shed 1857, Manor House 1854 (with demolition of new additions), Summer Kitchen 1854

- 1757 Farmhouse – Treatment 1 (or 2) – Rehabilitate building envelope as mothball building shell. There was discussion as to the future of this building. S. Brown emphasized this property is the oldest recorded property in the township and preservation of this building is strongly recommended.

Meeting at Schuylkill River Heritage Building on Wednesday, September 17, 2008.

Representatives from Exelon, Schuylkill River Heritage, Dale Frens from Frens and Frens, Robert Preston (Township Supervisor), Bernard Rogers (Township Manager), Karen Marshall (Chester County Historic Preservation Coordinator), Mark Hosterman (Township Solicitor), Gail Brown, Phyl Snyder, and Jim Michael (East Coventry Historical Commission).

Exelon agreed to allow a spur off the Schuylkill River Trail through Fricks Lock. Frens and Frens' recommendations were discussed. D. Frens will investigate the cost of demolitions and the cost of his other recommendations.

Pennsylvania Historical and Museum Commission to discuss and report effect of proposal on National Register designation.

Next meeting of the Stakeholders will be verified.

Everyone agreed the important action to do now is stabilizing and preserving what we can.

6.. Eagle Scout Articles for Chester County Historical Preservation Network .

P. Snyder circulated to the members the articles written by Bill Dougherty and Andy Hoffman to be submitted for proposed publishing in the Chester County Newsletter.

Subdivision and Land Development

- 88 Wells Road (Proposed Girls Hockey Training Facility) Conditional Use
G. Brown will write a letter to Pennsylvania Historical and Museum Commission recommending an archeological survey since Frick's Locks Canal ran through the property and the railroad bed is adjacent to the property.
- Bittersweet on Schuylkill LLC, Sanatoga Road – Proposed four lots (one lot is the historical home currently undergoing renovation).
- Creekview – Residential East Cedarville Road – discussed with development representative possibility of renovation of core structure of old barn as possible community center, etc versus demolition. Demolition of the barn was approved on the current drawings prior to Historical Commission involvement in Subdivision and Land Development. The developer was not open to further options.

Other Business

- Exelon has extended the hearing date for Fricks Lock "retroactive demolition permits" by letter until February 28, 2009.
- Ordinance 148, which includes the Historic Resource Map, will be addressed by the Board of Supervisors at their October 13, 2008 regular meeting. B. Rogers has proposed moving the meeting to the Ridge Fire Hall.

Adjournment

P. Snyder made the motion to adjourn. J. Michael seconded.
The motion was approved 8-0-0.

The meeting was adjourned at 10:35 PM.

Respectfully Submitted,

Phyllis Snyder
Secretary

Notes from Presentation (See attachment – Pages 6 - 15).

Why did the Historical Commission create the ‘Historic Resource Map’? The simple answer is that it is required by the East Coventry Zoning Ordinance, Article XII, Section 1202 – Historic Resource Map.

1202. C – The Historical Commission shall maintain an updated inventory of resources shown on the historic resources map and their respective classifications.

What follows is a more detailed analysis of why we created the Historic Resource Map, how it’s used by the historical commission, and how it affects owners of historical resources.

First I’d like to tell you about the East Coventry Historical Commission. We have nine members: Ann Keen, Phyllis Snyder (Secretary), Roy Kolb (Planning Commission Liaison), Lynn Coine (Vice Chairman), Rugene Caldwell, Larry Tietjen, Rich Marchetti, VMD, James A. Michael, and Gail Brown (Chairman).

There are two kinds of Historical Boards:

Historical Architectural Review Boards (HARB): The HARB is the entity responsible for advising the local governing body on the appropriateness of building activity in certified historic districts. The HARB must contain at least five members, and of those members, one must be a licensed real estate broker, one must be a registered architect, and one must be a building inspector for the municipality. The remaining members may be persons with knowledge of a related discipline such as history, historic preservation or architectural history. **Historical Commissions** usually have broader responsibilities associated with historic preservation and are more likely to serve as general advisors to local elected officials on historic preservation matters. The historical commission is advisory in nature and is usually given the following kinds of responsibilities:

- Prepare and implement the historic preservation plan (We did not prepare the ordinance, but were allowed to comment.)
- Identify local historic resources that may be in jeopardy
- Accept gifts, grants and money as appropriate for purposes of the ordinance
- Maintain the local survey of historic resources and update as needed
- Recommend the preservation of districts and landmarks to the local governing body
- Prepare information and publications on local historic resources
- Serve as the liaison between preservation organizations both at the local level and with state and federal agencies
- Represent the community on preservation matters at the regional or state level

We are the latter, a Historical Commission. We serve at the pleasure of the Board of Supervisors.

The East Coventry Historical Commission is pleased to have the opportunity to address local concerns and answer questions.

WHY WAS A HISTORIC RESOURCE MAP CREATED?

- The Board of Supervisors elected to utilize Chester County Vision Partnership Program Municipal Planning Grants when developing the East Coventry Comprehensive Plan adopted May 19, 2003

The cover page states:

This Plan was funded in part through a grant from the Vision Partnership Program sponsored by the Chester County Board of Commissioners. The Plan has been prepared in conjunction with the principles of the County's Policy Plan, *Landscapes, as a means of achieving greater consistency between local and county planning programs.*

VISION PARTNERSHIP PROGRAM ELEGIBILITY REQUIREMENTS

- **Memorandum of Understanding** – The municipality must endorse Landscapes and agree to work with the County toward its implementation by signing a Memorandum of Understanding.
- The County shall initially qualify all planning consulting firms.
(Municipal Planning Grant Manual 4.1(A) (1) (g) Historic preservation planning)
- The planning consulting firm or team shall designate a “lead planner” to lead the work program. The lead planner shall be responsible for the overall execution of the work program; act as the principal contact with the various stakeholders; and attend all work sessions, public meetings, and public hearings as outlined in the scope of work. **(Grafton Associates)**

PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC) ACT 247
(From Landscapes Vision Partnership Program)

Planning documents enabled under the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended, may be eligible for finding under this grant program.

A.2.d Historic and Cultural Resource Protection.

A historic and cultural resource protection plan element that is consistent
With the County's *Preserving Our Places (POP) planning manual (1998).*

EAST COVENTRY TOWNSHIP COMPREHENSIVE PLAN 2003
(Exhibit 3)

• **CHAPTER 13 PLAN IMPLEMENTATION**

GOAL 2: Recognize the value of historic structures to the character of the Township landscape by inventorying all structures; residential, commercial, industrial, agricultural buildings, bridges, walls and other engineered structures.

RESPONSIBILITY: Historical Commission, with assistance from Chester County

(Reference Letter: The County of Chester, Chester County Historic Resources Atlas, September 14, 2004) (Attachment 1)

The East Coventry Township Board of Supervisors have continued to participate in the ‘Landscapes’ Vision Partnership Program of Chester County

- **Zoning Ordinance, Ordinance 135, September 19, 2005**
- **Zoning Ordinance accepted and approved August 11, 2008**

(Reference Letter June 13, 2006 – Re: Zoning Ordinance Update)(Attachment 2)

WHY ARE ‘HISTORIC RESOURCES’ IDENTIFIED AS 50 YEARS OR OLDER?

- Generally, properties must be 50 years or older to be considered eligible for the National Register, however there are some exceptions. **(POP)**
- **East Coventry Township Comprehensive Plan, Chapter 3, Page 3-20:**
A Historic Site Survey conducted in 1981 revealed about 250 houses in East Coventry Township
- **Act 537: Pennsylvania Sewage Facilities Act:** If structures which are more than 40 years old, a Historical Resources Determination Notice must be completed by the applicant. **(POP)**
- **Reference Letter:** The County of Chester, Chester County Historic Resources Atlas, September 14, 2004
Step Four – Identify all resources fifty years or older that are not on the Survey...

WHY DO WE CLASSIFY HISTORIC RESOURCES

Protective measures through the **Pennsylvania Municipalities Planning Code** may be enacted through adoption of an historic overlay district. A historic overlay district can include individual sites as well as cluster, as long as the resources are well documented and identified on a historic resources map as Class I, II or III depending on their importance to the municipalities preservation program. These resources are then mapped according to this classification which forms the basis for the overlay district. **(POP)**

Note: Historic resources are classified as buildings, sites, structures, objects or districts.

THE EAST COVENTRY CLASSIFICATIONS

- CLASS I** – 1) Certified historic structures and certified historic districts,
2) Contributing resources, i.e., buildings, sites, structures, and objects filed as such with the National Register of Historic Places or Bureau for Historic Preservation of the Pennsylvania Historical and Commission;
3) Buildings, sites, structures, objects and districts which have received A Determination of Eligibility (DOE) for listing on the National Register of Historic Places or Pennsylvania Historical and Museum Commission listing;
4) Resources that meet the National Register Criteria, as determined By the Bureau for Historic Preservation of the Pennsylvania Historical and Museum Commission.
- CLASS II-** Buildings, sites, structures, objects, and districts not meeting National Register criteria, but determined to be of historical or architectural significance to East Coventry Township and appropriately documented To that effect by the East Coventry Historical Commission.
- CLASS III-**Buildings, sites, structures, objects and districts included in the Historic Resources inventory of the East Coventry Historical Commission, and not included in Class I or Class II above.

HOW WERE RESOURCES IDENTIFIED

- 1) Three members of the East Coventry Historical Commission and the County Parks and Recreation, Historic Preservation Coordinator, spent five days driving the roads of East Coventry Township identifying Historic Resources. We had for reference the 1981 Survey and the tax assessment list. Historic Resources were recorded on one map by the Historic Preservation Coordinator, one map was recorded by a member of the East Coventry Historical Commission and we recorded the Historic Preservation Coordinator as she described all of the defining elements of each resource.
- 2) We incorporated the 243 properties identified in the 1981 Historic Resource Survey;
- 3) We reviewed maps:
 - a) A. R. Whitmer Atlas Map of Chester County (East Coventry) ‘1873’
 - b) Breou’s Farm Map’s of Chester County (East Coventry) ‘1883’
 - c) Franklin Survey Co. Map, East Coventry ‘1934’
- 3) We reviewed the tax assessment list.

- 4) We reviewed current East Coventry Tax Duplicate Lists and lists from 1980, 1983
- 5) We reviewed data from the Pennsylvania Historic and Museum Commission
 - a) ARCH: Historic Architecture and Archaeology
 - b) CRGIS: Cultural Resources Geographic Information (National Register Resources, National Register Eligible Resources, bridges, railroads, canal and towpath, etc.)
- 6) Reviewed Architectural Styles from Appendix A of POP. Reviewed Sears Homes Styles and incorporated G. I. Homes.

HOW DID THE EAST COVENTRY HISTORICAL COMMISSION IDENTIFY CLASSIFICATIONS

- 1) Class I were identified by state and federal documents
- 2) Class II were identified by the 1981 Survey and all property's prior to 1900 on the Tax assessment list. Those properties on the tax assessment list noted 1900 through 1958 were sorted and each property was assessed by a team of members from the East Coventry Historical Commission. Those properties were either identified as Class II or Class III, determined as G.I., Sears, or by individual style.
- 3) All remaining properties through 1958 were identified as Class III

Note: The Sept. 19, 2005 Ordinance, Article XII, only had Class I and Class II. Because Jay Doering (Supervisor) and Lance Parsons (Planning Commission) expressed concerns with the properties 50 years and older, the Historical Commission agreed to create a Class III, which are low priority, and exclude them from the permit process. We all thought this decision was in the best interest of the citizens.

As we did not have nor had seen a Preserving Our Places Manual, we did not realize we did exactly what was recommended by establishing three classes.

PERMIT TYPES – REHABILITATION PERMIT AND DEMOLITION PERMIT

1. Rehabilitation, Enlargement and /or alteration of a Class I or Class II historic resource

Rehabilitation – Rehabilitation is defined as the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

2. Demolition of Historic Resources

The East Coventry Historical Commission by ordinance meets once a month, and by advertisement may meet twice a month, the second and fourth Wednesdays of the month. The

availability of two meetings a month is to facilitate permits and incur as little delay as possible to the permitting process.

STANDARDS FOR REHABILITATION

- 1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- 2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3) All buildings, structures, and sites shall be recognized as products of their own time.
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 5) Distinctive stylistic features or examples of skilled craftsmanship with characterize a Building, structure, or site shall be treated with sensitivity.
- 6) **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other building or structures. (APPLIES TO CLASS I ONLY)**
- 7) The surface cleaning of structures shall be undertaken with the gentlest means Possible. Cleaning methods that will damage the historic building shall not be undertaken.
- 8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- 9) **Design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.**
- 10) **Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.**

Nine and Ten above are in bold type as they are significant when requesting a permit for significant alterations or additions.

ADDITIONAL APPLICATIONS – HISTORIC RESOURCE MAP

- 1) Modification TO use, Area and Bulk Regulations
- 2) Conditional Use
- 3) Zoning Hearing Board
- 4) Bonus Provisions
- 5) Subdivision and Land Development

MODIFICATION TO USE, AREA AND BULK REGULATIONS

The Board of Supervisors, through the granting of a conditional use, may approve requested modifications to the otherwise applicable lot size, lot dimension, or yard requirements for plans affecting Class I and Class II historic resources.

- 1) The granting of the conditional use is deemed by the Board of Supervisors to be necessary for the preservation of a Class I or a Class II historic resource
- 2) The granting of the conditional use is deemed by the Board of Supervisors to have minimal effect on neighboring properties.
- 3) Any plans for the rehabilitation, alteration, or enlargement of a Class I or Class II Historic resource shown of the application for conditional use must be in substantial compliance with the standards contained in Section 1207.

CONDITIONAL USE *(Section 1205.B)*

The following uses, in addition to those otherwise permitted by right, special exception or Conditional use, shall be permitted for Class I and Class II historic resources in the Township subject to

- 1) Business and professional office, excluding surgical offices and clinics,
- 2) Custom shop for making articles or products sold at retail on the premises, such as Custom clothing, art, needlework, baked goods or confectionery,
- 3) Museum, gallery or cultural studio,
- 4) Specialty retail store, such as gift shop, antique shop or tack shop
- 5) Home and business furnishing a decorating retail store,
- 6) Florist shop,
- 7) Cottage industry, such as a cabinet maker or similar trade

- 8) Accessory use on the same lot,
- 9) Restaurant and/or bed and breakfast

Note: Historical Resource Criteria is also detailed in the Zoning Ordinance, Chapter XIV – Conditional Use Criteria

ZONING HEARING BOARD

Zoning Hearing Board, through the granting of a special exception or variance, may approve requested modifications to the otherwise applicable lot size, lot dimension, or yard requirements for plans affecting Class I and Class II historic resources.....

- 1) The granting of a special exception or variance is deemed by the Zoning Hearing Board to be necessary to the preservation of a Class I or Class II historic resource.
- 2) The granting of the special exception or variance is deemed by the Zoning Hearing Board to have a minimal detrimental effect on neighboring properties.
- 3) Any plans for the rehabilitation, alteration or enlargement of a Class I or Class II historic resource shown on the application for special exception or variance must be in substantial compliance with the standards contained in Section 1207.

SUBDIVISION AND LAND DEVELOPMENT

Zoning Ordinance, Article XII, Section 1208 - Bonus Provisions

In developments proposing to preserve historic resources, deemed important to the Board of Supervisors, one (1) additional lot may be created in excess of the maximum number of lots otherwise permissible under the terms of this Chapter where such lot will contain a Class I or Class II historic resource to be preserved as part of the development plan.

Zoning Ordinance, Article XII, Section 1203.B.3 – Membership

At least one member of the Planning Commission shall be appointed to the Historical Commission. This member shall be a full voting member of the Historical Commission as well as serving as a member of the Planning Commission.

Subdivision and Land Development Ordinance Ordinance 128, July 19, 2004 As amended

Sketch Plan –

The location of all Township-mapped historically significant areas and structures on the site and on all adjoining tracts.

Preliminary Plan –

The locations and dimensions of all historic resources, where known, trails and significant natural features.....

Any proposed improvements requiring a permit from the U.S. Army Corps of Engineers or the Pennsylvania Department of Environmental Protection (DEP) shall be so indicated.

Historic Resource Impact Study (Page 168.35, 168.36 and 168.37)

(a) Applicability. A Historic Resources Impact Study, or any applicable portions thereof, may be required, unless waived or modified by the Board, when any of the following are proposed:

- 1) Subdivision of land development plans which will lead to the new construction Of buildings, structures, roads, driveways, parking areas, etc., located within One hundred (100) feet of the exterior walls of a historic resource.
- 2) Subdivision or land development plans which propose adaptive reuse or Demolition of a historic resource.
- 3) General bridge or road construction or substantial repair passing within One hundred (100) feet of the exterior walls of a historic resource.

(b) The Board may require the applicant to submit the Historic Resource Impact Study As a subsection of an impact study required in this section, or as a separate document.

(c) The Historic Resource Impact Study shall be prepared by a qualified professional in Historic preservation, historic architecture, planning or related disciplines, and presented by the applicant or is agent for discussion at a meeting of the East Coventry Historical Commission.

(d) Contents. The following shall contain the following information as required by the Board:

- 1) Background information: a through f listed.
- 2) Proposed Changes: a through c listed.
- 3) Mitigation Measures. Recommendation for mitigating the project's impacts On historic resources, including design alternative, landscaping, screening and Buffering in accordance with 5428, and any other appropriate measures Permitted under the terms of this and other Township ordinances.

(e) East Coventry Historical Commission. The Historic Resource Impact Study will be reviewed by the East Coventry Historical Commission, which shall set forth its evaluation and recommendations in a written report to the Township Planning Commission and the Board of Supervisors.

Page 168.68

Open Space Characteristics and Design Standards

Consistent with natural feature and historic features protection provisions....

Page 168.81

4. Historic features and other points of interest shall be identified and preserved in Accordance with the terms of the East Coventry Township Zoning Ordinance (Chapter 27) and may be credited toward open space requirements under the Following conditions:

Conditions listed A through G.

Telvil Hall Subdivision

The East Coventry Historical Commission was active in obtaining a resolution where storm waters basins may have been detrimental to a neighboring Historic Resource.

The drawings originally detailed two (2) storm water basins. One was directly across the street from a German Colonial Historic Resource, house and barn and the other was a large basin which came up to the lot line adjacent to the German Colonial property. Overflow spillways on both basins were directed toward the German Colonial. There was also a trench for a large drainage pipe which ran at the lot line.

The Historical Commission took the drawings to the owner of the German Colonial suggesting they review. The owner reviewed and presented their concerns to the Planning Commission, the developer, and the developers engineer. Other than the obvious storm water runoff concerns, the trench along their property line would undermine their rock wall and kill the mature trees along their property line. As a result, the developer and engineer suggested one storm water basin at the rear of the developers adjacent six acre lot in what is already wet lands. The trench was moved 25 feet from the German Colonials lot line.

This was an excellent example of Commissions, Planning and Historical, working together with a citizen to resolve potential issues.

The Historical Commission would not have been involved if both the developers and the neighbor's property were not on the 1981 Survey.

The Historical Commission can not address Historical Resources in the many ways described above if they are not first identified as a Historical Resource on the Historic Resource Map.

Green Acres Subdivision

The Historical Commission Recommendation to the Board of Supervisors:

The Historical Commission Recommended (as did the Planning Commission) a sidewalk waiver for the Bethel Church Road frontage. Frontage is on two lots, one a new lot and the other the original farmhouse and barn. The Historical Commission recommended the waiver because the barn sits on the road and would have had to been removed to install the sidewalk. Recommendation was substantiated by a letter from the Pennsylvania Historical and Museum Commission noting the property may be eligible for National Register Status.