



**East Pikeland Historical Commission
Meeting Minutes
April 16, 2014**

Attendees: Jim Garrison, Joanne Moser, Jamie Defelice, Bob Friebe, Molly Ruzicka

Not in Attendance: Jon Gayl, Kris Jommersbach

Guests: Kim Moretti, Bob Wise

PUBLIC MEETING - The meeting commenced at 7:00 pm with a special agenda to present to the public proposed revisions to the Historic Preservation Ordinance, last presented to the public in October 2011. Since that time the draft ordinance has been reviewed by the PA Historic and Museum Commission (PHMC), the township zoning solicitor and the township Planning Commission. The Historic Commission appointed a new consultant, Bob Wise, to assist with the process. Revisions have been made to the ordinance to make it easier for the public and volunteers to understand, to make it easier to enforce, and to continue to offer protection to historic resources.

Bob Wise presented an overview of the proposed ordinance, which will amend the township Zoning Ordinance, Article XVI. The key changes to the proposed ordinance are: removal of classification system for different levels of historic protection, protection against demolition and demolition by neglect, grants incentives, protects archeology and maintains the Historic Commission / HARB as an advisory body to the Board of Supervisors. Bob detailed 12 proposed ordinance provisions that will benefit property owners.

Jim Garrison added that the historic resource inventory presented in 2011 has not changed except to strip away the classifications. All properties on the inventory are considered historic resources with those in the Kimberton Historic District regulated somewhat differently.

The floor was opened for public comment.

Ed Theurkauf of Kimberton Road asked if the historic resource list was expanded. Joanne Moser explained that it was expanded with the Chester County historic atlas project, however the new historic list has not yet been adopted by the township. The historic list that is currently attached to the zoning ordinance is the Historic Resources Map with about 100 properties. The Atlas project identified about 600 properties that are 50 years and older. For the purposes of this new ordinance, the list has about 221 properties.

Ed Theurkauf further commented that he feels this ordinance effectively re-zones those properties that were not on the Historic Resources Map and should be posted to advertise the proposed ordinance amendment to make sure all property owners are aware of the changes and that their property has been added to the historic resources list whereas it may not have been on the list previously. Joanne Moser responded that all property owners received notice in 2011 of the proposed ordinance and the revisions being made are really procedural issues that do not impact the use of the properties on the list. Kim Moretti responded that the solicitor will be asked to address this issue to be safe. Another letter will be sent to all property owners on the list when the township holds a public hearing prior to ordinance adoption by the Board of Supervisors.

Vincent Kirk of Kimberton Road suggested that residents not only be informed that their property is on the list, but also be specific on the process property owners will have to go through if they want to make a change.

Ed Theurkauf asked how alterations are regulated in the proposed ordinance. He commented that alterations such as energy efficient windows, solar panels and new garages can protect the core essence of the resource but allow buildings to be more contemporary and viable. He asked if the Historic Commission would consider exempting these types of improvements from the regulations. Jim Garrison responded that the ordinance references the Secretary of the Interior Standards, which are nationally-accepted guidelines for property review. Each property will be reviewed on its own merits instead of by classification. Reviews under the proposed ordinance will be less restrictive than the existing ordinance. Bob Wise added that the Kimberton Village Design Guidelines in township Ordinance No. 124 set some restrictions also and should perhaps be reviewed and/or amended.

Jim Garrison stated that a draft of the ordinance will be posted on the website once all revisions have been completed. Kim Moretti added that the process is that once the draft ordinance is complete it will be sent to the township solicitor for review, then the Chester County Planning Commission and the East Pikeland Township Planning Commission for their 30-day review, it will be advertised for two weeks before being presented to the Board of Supervisors who will hold a public hearing prior to enactment of the ordinance.

There were no further questions.

Regular Historical Commission Business:

Application of Vincent Kirk of 2272 Kimberton Road. Mr. Kirk wishes to replace the flat roof on his garage with a gabled, standing seam metal roof. After discussion, Bob Friebel made a MOTION to approve the request. Joanne Moser seconded the motion and it was unanimously approved. The Zoning Officer will notify Mr. Kirk in writing that his request was approved.

Historic Marking Unveiling – Jim Garrison reported that the historic marker for Graceanna Lewis was unveiled in Kimberton Village on April 5th. Representative Becky Corbin was in attendance as well as a decedent of Graceanna Lewis.

The meeting was adjourned at 8:30 pm. The next meeting is **May 21, 2014 at 7:00pm.**

Respectfully submitted,
Kim Moretti, Township Manager