



East Pikeland Historical Commission Meeting Minutes January 18, 2017

Attendees: Jim Garrison, Joanne Moser, Kris Jommersbach, Jon Gayl, Barbara Ray, Bob Friebel, Molly Ruzicka, and Kehl Rothermel

Guests: Rich Orlow, Kimberton Town Square LP
Scott Williams, Avison Young
Doug Fitzsimons, Pikeland Historical Society

The meeting commenced at 7:00 pm. The meeting agenda was presented to the Historical Commission members and the following issues were addressed:

GENERAL

- **Minutes** - The minutes from the November 16th and December 13th meetings were presented and approved.
- **Commission Member Manual** - Mr. Rothermel, Mr. Garrison, and Mr. Gayl agreed to meet within the next week to discuss the proposed edits to the manual by-laws.
- **2017 Town Tour** – East Pikeland will be, once again, be participating in the 2107 Town Tours and Village Walks. The theme of this year’s tours will be the 240th Anniversary of the Campaign of 1777. The township tour is scheduled for Thursday, August 3rd and will focus on the Continental Powderworks. Planning for the event will commence at the February meeting.
- **Mowere Road Summer Kitchen** – Mr. Garrison informed the Commission that the Mowere Road farm house has been demolished and the summer kitchen is now a single self-standing structure. Repairs to the stucco and chimney will still need to be made and questions to public access and signage still needs to be addressed by the Township.
- **Snyder’s Mill Preservation** – There were three submissions to the Request for Proposal (RFP) that was sent out to architectural design firms. After reviewing all three proposals, the Commission voted to recommend that the contract be awarded to Frens and Frens, LLC. The final decision will be made at the Board of Supervisors February meeting.

NEW

- **Rich Orlow/ Kimberton Town Square LP /1345 Hares Hill Road** - The applicant requested the Historical Commission to consider demolition of the existing late 1920's Colonial Revival residence and outbuildings on a 21 acre site adjacent to an industrial property owned by the Henry Company. The demolition would be in preparation for offering the property for sale to East Pikeland Township for open space.

The application was substantially incomplete so there was not an official vote, but the preliminary feeling of the Commission is that there is not presently a good case for demolition by the terms of the ordinance. At this point, the Commission considers the demolition to be preemptive because there is no agreement of sale or proposed use for the property.

There have been subdivision ideas in the past and a potential subdivision of the property is currently an active real estate listing. That suggests there is a viable use for the building, probably as a single family dwelling. The applicant described a deed restriction related to residential use, but he was unable to show that it would actually prevent a subdivision and retention of the residence

Our ordinance correctly requires applicants for demolition to display a substantial burden of proof for a listed building to be demolished. The building is a contributing resource to the historic viewshed of the parcel and the open space uses would be undiminished and even enhanced by the retention of the building.

The meeting was adjourned at 9:00 pm.
The next meeting will be February 15th at 7:00 pm

Respectfully submitted,
Kris Jommersbach
Secretary - Historical Commission