



**East Pikeland HARB Meeting Minutes
April 20, 2016**

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

Not in Attendance: Kehl Rothermel

Guests: Tashir Kassam, Property Owner; Tom Carnevale, Carnevale Eustis Architects; William Clough, Property Owner

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

NEW

- **William Clough/1321 Hares Hill Road** – The homeowner owner would like to replace the existing roof with a CertainTeed asphalt dimensional shingle. In addition to the in-kind roof replacement will be a 2' x 6' dormer that will added to the back of the home. After review and discussion, the HARB voted to approve the request.
- **Tashir Kassam/2200 Kimberton Road** – The property owner would like to replace the buildings' low slope upper roof with a CertainTeed Flintastic SA 'weathered wood' colored self-adhering SBS modified bitumen roof system. The existing cornices were considered in good condition and will not be replaced. After review and discussion, the HARB voted to approve the request.

The meeting was adjourned at 7:35 pm.

Respectfully submitted,
Kris Jommersbach
Secretary – HARB



East Pikeland Historical Commission Meeting Minutes April 20, 2016

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

Not in Attendance: Kehl Rothermel

Guests: Brad Kingston, Second Chance Homes

The meeting commenced at 7:35 pm. The meeting agenda was presented to the Commission members and the following issues were addressed:

GENERAL

- **Minutes** - The minutes from the March 16th meeting were presented and approved.
- **July 14th Chester County Iron & Steel Trolley Tour** - Mr. Garrison informed the members that the Commission has been offered - free of charge - a display table at the tour start/stop headquarters in Yellow Springs.
- **Pickering Road Town Tour** - The following are the updates on the Pickering Road Town Tour.
 - The Commission agreed upon the tour stops and docents:
 1. Stonorov/Berry Home - *Andy Gustine*
 2. Pickering Bridge - *Tina Daly*
 3. Mill Race - *Joanne Moser*
 4. Bacon Home - *Doug Fitzsimmons*
 5. Village of Merlin - *Barb Ray*
 6. Garrison and Miss Lilly Homes - *Jim Garrison*
 - Doug Fitzsimmons/Pikeland Historical Society and former Commission member Chris Ottinger have agreed to participate in the tour.
 - The Charlestown Historical Commission has been notified of upcoming tour and has been invited to participate.
 - Tour Brochure Printing Sponsorship - Kim Moretti has been asked to about the possibility of obtaining sponsor for the printing of the tour brochure.

- **Design Guidelines** - In order to offset the costs of researching and producing a new set of Design Guidelines that are focused on preservation and sustainability, it is the recommendation of the subcommittee (Jim Garrison and Bob Wise, consultant) that the township partner with 3-4 other local townships to develop guidelines that each Commission could use. Karen Marshall, Chester County Heritage Preservation Coordinator, has agreed to locate and recommend townships that might benefit from this joint partnership.
- **Cutler Property** - The developer of the Cutler property has indicated that they will create a maintenance easement around the property's historic summer kitchen. The maintenance of the property would be the responsibility of the Historical Commission. This is a very different approach from what the Historical Commission suggested (preservation of the footprint and an historical marker), and a separate discussion with Ron Graham suggesting that a development parcel would be created for the summer kitchen. The Commission is in no position to assume the maintenance responsibility, and would defer to the township if that is an option. Otherwise, the developer indicated he would demolish the building and provide no mitigation.

Mr. Garrison informed the Commission that he located someone who has an interest in disassembling the timber barn for re-use of the frame in pieces or as a whole.

NEW

- **Brad Kingston/Second Chance Homes** – Mr. Kingston came before the Commission to discuss the circa 1880 home located at 2313 Kimberton Road that his company is in the process of purchasing. He was interested in obtaining information on window replacement and replacing the current building siding. Once the purchase has been completed, he agreed to come back to the Commission to present his design plans. The Commission suggested that he find an alternative to vinyl for the replacement windows and consider leaving the existing siding in place rather than wrapping it in vinyl.

The meeting was adjourned at 9:05 pm.
The next meeting will be May 18th at 7:00 pm

Respectfully submitted,
Kris Jommersbach
Secretary – Historical Commission