

## **Minutes To May 4, 2021 Willistown Historical Commission Meeting**

The meeting was called to order by Terry Kile at 7:00PM with the Pledge of Allegiance to the flag.

In attendance: Terry Kile, Chairman; Warren Claytor, Vice-Chairman; Bart VanValkenburgh; Greg Prichard; Dave Hopkins; Marie (Mimi) Quinn-Johnson and Bob Smiley. Not present were Richard Mosback; Alicia Marziani and Penny Alderson.

The first thing on the agenda was 350 Boot Rd. AKA 111 Boot Rd. Parcel number 54-5-6. Page 464 Acres Of Quakers-Goose Cove LLC – Morgan & Sonja Churchman – Solar Panels; Sara Ross & Fausto Volpe with Renu. The Churchman's showed aerial views of their farm with the barn c. 1858, the shed and the indoor riding ring. They requested that the WHC approve the addition of solar panels to the south side of the barn's roof explaining that the location of the barn was the most efficient because it would get the most sun whereas the other two buildings did not receive as much sun during the day. There followed discussion as to the possibility of having a free-standing structure with solar panels instead but that was thought to make them obvious and not an attractive option. The barn has a metal roof which though old is not original. Cedar shakes were not considered to be practical due to longevity and cost. Roof tiles not practical with a metal roof. The question also came up as to whether they would be a fire hazard. Greg Prichard did some research and found that they can be mounted 18" below the roof ridge. Fausto Volpe explained that they are low profile with skirts for a clean look and each panel has its own inverter in the panel, no string inverters which is safer against fire. It was agreed that because the metal roof is not an original component of the barn structure and the solar panels can be removed and therefore not a permanent fixture that they be approved provided the drawing be revised to show that the roof ridge line is respected with a setback of 18" from the ridge line.

Section 106-108 West Central Avenue – Dana Freshcoln with Acer. There was discussion about the location of this structure, an antenna which Acer wants to replace with another. It may be in Tredyffrin Township. There is reference to 8.8 acres which Sheriff Davis Gill bought in 1883 and then subsequently sold to the Penn Railroad. The deed shows two deeds. There was a transfer in 1978 from Penn Central to Conrail and later from Conrail to Amtrak. The tax id is on Frazer

Ave. It was found that the description had errors such as Paoli being spelled Paolia and the latitude and longitude are wrong. It was decided that the WHC is ok with it but they should be made aware that their description is highly questionable. Greg Prichard pointed out the Chesco Views shows the railroad corridor as one long parcel.

Township Historical Structure Definition - This is ongoing, no news this month.

Certified Local Government – Bart VanValkenburgh, Greg Prichard, Ed Tiernan and Bob Smiley committee members. Bart and Greg hit a standstill. They have found that none of our historic districts are officially approved by the state. Bart said this is a really big deal – Willistown code contradicts itself. Terry suggested that it sounds like a rewrite of the historical code is in order and we should float a plan by the Planning Commission, Supervisors.

Chester County Historic Preservation Leadership Meeting – April 10, 2021, Terry Kile attended and brought up that we are having trouble. Terry heard some ideas, one of which was to look at East Pikeland Township which has listed every building in a simple code. There is another resource in Emma Diehl who is a PA historical preservation specialist and Jim Garrison, the President of the Chester County Historic Preservation Network. Sugartown Historic District's Heather has reached out to Terry to ask if she can be on the committee with Bart and Greg.

Significant Character Defining Features on Historic Preservation. Terry asked us to all review the ordinance and report back at the next meeting. There was some discussion as to how rigid the ordinance should be or should it serve as a guide and give us the ability to rely on it for denial of a request or to approve it if it isn't a detriment to the resource. It was decided to continue the conversation to see to amend it or make it clearer.

Tredyffrin Township CAMP- It was decided that Bart would represent the Twp. at the Commission Assistance and Mentoring program training meeting to be held June 26<sup>th</sup> and July 10<sup>th</sup>. Rob Williams, Chair of the Tredyffrin Historical Commission. Greg plans to also attend this event.

Willistown Twp Historical Commission Secretary – Mimi has offered to become the Secretary of the Commission.

Comprehensive Plan – There was discussion about what it is we need to do and It was suggested that Bart will present a revised list of properties we want to add to the historical list. The Comprehensive Plan needs to be cleaned up.

Citizens Comments – a citizen was present who commented she liked what we were doing.

The Next Scheduled Meeting will be June 1, 2021 on Zoom.

Minutes respectfully submitted by Mimi Quinn-Johnson