

# WILLISTOWN HISTORICAL COMMISSION

## MEETING MINUTES

DECEMBER 6, 2022

Township Building 688 Sugartown Rd., Malvern, PA 19355

- A) The meeting was called to order at 7:00PM by Chairman Bart Van Valkenburgh with the Pledge of Allegiance to The Flag. In attendance were: Bart VanValkenburgh, Chairman; Warren Claytor, Vice-Chairman via Zoom; Dave Hopkins; Terry Kile; Greg Prichard, Marie Quinn-Johnson, Secretary and Bob Smiley, Zoning Officer. Absent were: Richard Mosback; Sharon Sukonick and Jody Vandergrift.

The Minutes of the November 1 meeting were approved with the addition that states Peter Zimmerman, Architect as part of his presentation asked for a Massing Concept.

- B) Mary Rayner, Architect with Archer Buchanan Architects and Tom Piazza, owner of 736 S. Warren Ave., the 1832 Caleb Hall House in A of Q pg 450-451 made a Presentation to the Commission to show some changes they propose to the exterior of the building that include removal of the front porch, renovation of two back porches, window changes, removal of stucco and replace it with siding, add attic windows and a second floor renovation to a porch. Mary proposed adding a classical style front porch to the primary façade. This would have columns and a flat roof with a decorative balustrade. The materials to be used would be Polyash, a composite that can be milled and painted and that is certified for ground contact. Three windows would be added to the attic to admit additional light and the stucco on the 1993 addition would be removed and replaced with siding.

It was questioned if the front elevation has show sills and shutters and if they will be kept. Mary will furnish more detailed photos of the cornice detail and crown and proper documentation so we will know what was there originally and we will know what we are approving. Several members objected to the

addition of the balustrade over the front porch therefore Mary said she will submit a revised plan for the front porch via email. A motion was made, seconded and approved to recommend approval as submitted with a revised plan to be submitted and an updated documentation of the existing condition for the Commission to review citing SOI standards #9 and #10.

## **Old Business**

### Township Historic Code

Issues with Willistown Historic Preservation Code Article XXIX.

#### 139-173 Design Standards

The WHC has had some problems making decisions for Applicants involving their historic properties in the past several years. The 150% rule and the set back 10% from the corners of the historic structures are two such rules. We currently ask for PA licensed architects AS Built drawings and photos including section and floor plans. This is not spelled out in the code.

#### 139-172 Certified Historic District

Review of the WHC Code by Megan McNish PA Eastern Region Community Preservation Coordinator, State Historic Preservation Office. Megan is the coordinator for CLG – Certified Local Government. Megan sees several basic problems and has not addressed detailed issues. The provisions of 139-172 apply only to historic districts in Willistown which have been certified by the PA Historical and Museum Commission in accordance with the Act of June 13, 1961. None of the three historic districts in Willistown are certified. They only have National Register of Historic Places registration which is an honorific placement with no protective value. They need to be certified and taken out of the Historic code and placed in the municipal code. Megan suggested eliminating the Class systems I and II entirely. If it is historic then it is historic. It was also discussed to tweak the historic ordinance, to be more open, to understand if an owner has an economic hardship. We set up a sub-committee with Bart VanValkenburgh, Terry Kile, Warren Claytor, Greg Prichard and Bob Smiley to work on revisions and additions.

Next Meeting January 5, 2023.

Respectfully Submitted by Marie Quinn-Johnson, Secretary

