

**EAST GOSHEN TOWNSHIP  
HISTORICAL COMMISSION MEETING MINUTES  
June 21, 2012**

The East Goshen Township Historical Commission held a scheduled meeting on Thursday, June 21, 2012 at 7:00 p.m. at the Township Building. In attendance were: Chairman Chris Reardon, Vice Chairmen Ellen Carmody and Ben Rohrbeck, members Kathryn Yahraes, Monica Close, Judy Schafer, and non-voting member Ed Lendrat. Also in attendance were Dolores Higgins, Mark Gordon, Township Zoning Officer, Erich Meyer, Park & Recreation Commission, and David Polatnick, Architect for Goshen Meadows.

**1. CALL TO ORDER**

Chris called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

Ed led those present in the Pledge of Allegiance and a moment of silence for our troops.

**3. SPECIAL PRESENTATION**

Mark explained that the applicant, Goshen Meadows, is seeking Conditional Use to build 5 new apartment buildings on the Smith property as part of the Goshen Meadows apartment complex. They have been working on this plan for over a year. It needs no variances or waivers. Mr. Polatnick is here to discuss the Historic Resource Impact Study update. This new study is an update to the previous study done in 2005, which the Township Solicitor has said is appropriate.

David pointed out the area to be developed with the historic house in the center. The house needs a lot of repairs. The plan is to put 4 apartments in the house and maybe a fitness room for the residents. They will repurpose the building. David worked with Tim Noble who does a lot of his renovations. Tim recommended moving the parking from the front of the house to behind it. He also recommended putting landscaping around the house so there is green all around it.

Chris mentioned that the surround porch is an important part of a house of this era. David assured the Commission that the porch will stay. All other out buildings will be removed. The spring house/root cellar is not repairable. The attached garage will remain.

David said the owner is thinking of putting a small museum in the fitness area using old pictures of the house.

David showed renderings of the new buildings with a mansard roof or a peaked roof. They will incorporate stone at the base of the buildings. The Commission members preferred the mansard roof. Kathryn mentioned that this is the only house of this style in East Goshen. She agrees that having the previous study supplemented by this study is okay. However, she feels the update should be more specific with a comparison of the condition of the house 7 years ago vs today.

Chris pointed out that the original report discussed the impact on the Matlack House but isn't mentioned in the update. Ben commented that the previous plan was for townhouses that were very close to the Matlack House. This plan has them further away. Mark will mention that the engineer should include the Matlack House on the plan and a tree/landscape buffer.

Commission members' comments:

Chris is very interested in seeing the final plan including landscaping.

Monica appreciates their plan and how they are keeping the house.

Ellen commented that in today's world demolition is the way to go so she thinks this is a good plan.

Ben feels the impact of the new plan is much less than the previous plan.

Kathryn thinks overall it is a good plan. She likes the plan for inside the house, with the staircase, etc.

Ellen asked if there are any historical artifacts found during the excavation, would they give them to the Historical Commission. David would not commit for the owner but Mark feels they may find some artifacts based on what the land was used for.

Chris's understanding is that the original Wise report is for historic information up to page 40. The Noble report will be used for the impact and mitigations replacing pages 41-49 of the Wise report.

Mark reviewed how important Tom Smith was to the history of East Goshen Township. That history has not changed.

Dolores asked if they can repurpose things such as stone, wood, etc. from the structures being removed. David said it is hard to plan because you don't know what you will find, but stone etc. could be used in landscape walls, etc.

The Commission discussed sending a letter to the Planning Commission including conditions such as:

- The Historical Commission is to be kept apprised of the restoration of the house.
- An expanded site plan to include the adjacent historic property will be available for review by the Historical Commission.
- The applicant shall implement the mitigations presented in the Noble report.

Monica made a motion to recommend to the Planning Commission that they approve the application through a letter to be developed by Mark Gordon including the conditions discussed by the Historical Commission. Ellen seconded the motion. There was no further discussion. The motion passed unanimously.

Chris thanked David and Mark for attending the meeting.

#### **4. OLD BUSINESS**

- A. Living History Day – Chris thanked everyone for the many hours of planning, making displays, sewing, participating, etc. Expenses are just coming in and there were some donations. Ellen is working on a report and mentioned that there is \$325 in donations so far. Dolores would like to start planning next year's event. She suggested having a workshop only for planning events. Judy suggested taking the report that Ellen is preparing, pick the things that were successful and build on them.
- B. Dark Valley Questors – Ellen got a message that they want to come to the Plank House on Wed., Sept. 19, 2012 at 10:30 am.
- C. "Images of America" book – Kathryn will research where the Historical Commission stands with the agreement they had with the Board of Supervisors.
- D. Judy brought up the Township Summer Camp. Chris has not heard anything more from Frank Vattilano about doing a program for the Summer Camp.

#### **5. ADJOURNMENT**

There being no further business, Chris moved to adjourn the meeting. Ben seconded the motion. The meeting was adjourned at 8:30 p.m.

Respectfully submitted

Ruth Kiefer, Recording Secretary