

**WEST WHITELAND TOWNSHIP
Historical Commission
Agenda
Monday, February 10, 2020
7:00 P.M.**

CALL TO ORDER

PUBLIC COMMENT

OLD BUSINESS

1. WWT Historic Resource Survey Update

APPROVAL OF MINUTES: January 13, 2020

HISTORICAL COMMISSION CONCERNS

TOWNSHIP UPDATE

ADJOURNMENT

NEXT MEETING: March 9, 2020



ANDREW J. WEIR, PRESIDENT
ajweir@chg-inc.com

PENNSYLVANIA OFFICE
20 Hagerty Boulevard, Suite 3
West Chester, PA 19382
P: (610) 436-9000

January 30, 2020
WC-401

VPP Historic Resource Survey: Data Entry Categories

The following categories of information will be collected during the survey and summarized on abbreviated survey forms. Existing data from the *History of West Whiteland* and other relevant sources will be entered into the database before the start of survey. Categories highlighted in red represent required fields for the PA SHPO data entry. Abbreviated forms will also include at least one photograph for every primary resource and secondary resource, and a map showing the resource location.

- West Whiteland Site No (number entry)
- PASHPO Key # (number entry)
- Current NRHP Status: (dropdown menu)
 - Nonextant/Previously Identified; Unevaluated; NRHP Listed; NRHP Eligible; Potentially NRHP Eligible; Ineligible; Surveyed
- County (text entry)
- Quadrangle (text entry)
- Municipality (text entry)
- Tax ID (number entry)
- Address (Short) (text entry)
- Address (text entry)
- Owner Name (text entry)
- Owner Category: (dropdown menu)
 - Corporate; Federal Public; Local Public; Mixed Public; Mixed Public and Private
- Resource Category: (dropdown menu)
 - Building; District; Object; Site; Structure; Unknown
- Approx. No. of Resources: (number entry)
- Setting: (dropdown menu)
- Historic Name: (text entry)
- Historic Function: (dropdown menu)
 - Agriculture/Subsistence; Commerce/Trade; Defense; Domestic; Education; Funerary; Government; Health Care; Industry/Processing/Extract; Landscape; Other; Recreation and Culture; Religion; Social; Transportation; Unknown; Vacant/Not in use; Work in Progress
- Current Name: (text entry)
- Current Function: (dropdown menu)
 - Agriculture/Subsistence; Commerce/Trade; Defense; Domestic; Education; Funerary; Government; Health Care; Industry/Processing/Extract; Landscape; Other; Recreation and Culture; Religion; Social; Transportation; Unknown; Vacant/Not in use; Work in Progress
- Form Year (date entry)

OTHER LOCATIONS

Alexandria, VA (703) 354-9737 Columbus, OH (614) 549-6190 Dexter, MI (517) 788-3550 Littleton, MA (978) 793-2579
Milwaukee, WI (414) 446-4121 Ogden, UT (801) 394-0013 Tarboro, NC (252) 641-1444 Traverse City, MI (517) 262-3376

WWT VPP Historic Resource Survey: Data Entry Categories

January 30, 2020

Page 2

- **Year Built (text entry)**
- Year Built Estimated: (dropdown menu)
 - Yes; No
- Additions/Alterations (date entry)
- Architect (text entry)
- Builder (text entry)
- Associated Individuals (text entry)
- Associated Historical Events (text entry)
- Ethnic Affiliation (text entry)
- Architectural Style: (dropdown menu)
 - Art Deco; Beaux Arts; Bungalow/Craftsman; Chicago; Classical Revival; Colonial; Colonial Revival; Commercial Style; Dutch Colonial; Early Classical Revival; Early Republic; Exotic Revival; Federal; French Colonial; French Renaissance; French Resistance; Gothic Revival; Greek Revival; International Style; Italian Villa; Italianate; Italian Renaissance; Late 19th and 20th Century; Late 19th and Early 20th Century; Late Gothic Revival; Late Victorian; Mid-19th Century; Mission/Spanish Colonial Revival; Mixed; Modern Movement; Moderne; No Style; Octagon Mode; Other; Postmedieval English; Prairie School; Queen Anne; Renaissance; Romanesque; Second Empire; Shingle Style; Skyscraper; Spanish Colonial; Stick/Eastlake; Tudor Revival; Vernacular
- Integrity: (dropdown menu)
 - Demolished; Low; Medium; High
- Condition: (dropdown menu)
 - Poor; Fair; Excellent
- **Ext. Wall Materials: (dropdown menu)**
 - **Adobe; Aluminum; Asbestos; Asphalt; Brick; Bronze; Cast Iron; Ceramic Tile; Cloth/Canvas; Concrete; Copper; Earth; Fiber Glass; Glass; Granite; Iron; Lead; Limestone; Log; Marble; Metal; Nickel; Other; Plastic; Plywood/Particle Board; Rubber; Sandstone/Brownstone; Shake; Shingle; Slate; Steel; Stone; Stucco; Synthetics; Terra Cotta; Tin; Vinyl; Weatherboard; Wood; Wrought Iron**
- Roof Materials: (dropdown menu)
 - Adobe; Aluminum; Asbestos; Asphalt; Brick; Bronze; Cast Iron; Ceramic Tile; Cloth/Canvas; Concrete; Copper; Earth; Fiber Glass; Glass; Granite; Iron; Lead; Limestone; Log; Marble; Metal; Nickel; Other; Plastic; Plywood/Particle Board; Rubber; Sandstone/Brownstone; Shake; Shingle; Slate; Steel; Stone; Stucco; Synthetics; Terra Cotta; Tin; Vinyl; Weatherboard; Wood; Wrought Iron
- Roof Type: (dropdown menu)
 - Clipped Gable (Jerkinhead); Complex; Cross Gable; Flat; Front Gable; Gable w/Central Front Gable; Gambrel; Hipped; Mansard; Monitor; Not Visible; Other; Parapet; Pyramidal; Saltbox; Sawtooth; Side Gable; Stepped
- Foundation Material: (dropdown menu)
 - Adobe; Aluminum; Asbestos; Asphalt; Brick; Bronze; Cast Iron; Ceramic Tile; Cloth/Canvas; Concrete; Copper; Earth; Fiber Glass; Glass; Granite; Iron; Lead; Limestone; Log; Marble; Metal; Nickel; Not Visible; Other; Plastic; Plywood/Particle Board; Rubber; Sandstone/Brownstone; Shake; Shingle; Slate; Steel; Stone; Stucco; Synthetics; Terra Cotta; Tin; Vinyl; Weatherboard; Wood; Wrought Iron
- **No. of Stories (number entry)**
- **Depth (Rooms) (number entry)**
- **Width (Bays) (number entry)**
- Architectural Description (text entry)
- Outbuildings (number entry)
- Potentially Individually Eligible for National Register (dropdown menu)
 - Yes; No

WWT VPP Historic Resource Survey: Data Entry Categories

January 30, 2020

Page 3

- Contributes to Historic District? (dropdown menu)
 - Yes; No
- Explain Hist. Dist. (text entry)
- Worthy of Local Designation or HMP Community Landmark Status (dropdown menu)
 - Yes; No
- Explain Local Design (text entry)

**WEST WHITELAND TOWNSHIP
HISTORICAL COMMISSION
MINUTES
January 13, 2020**

MEMBERS PRESENT: John Kabli, Joe McCormick, John Prendergast, Frank King, Julie Bauer, Jonathan Martin, Roberta Eckman

TOWNSHIP STAFF: John Weller, Director of Planning & Zoning
Phil Yocum, Historic Consultant, Commonwealth Heritage Group
Joshua Anderson, Board Liaison

I. Call to Order – The meeting was called to order at 7:00 p.m.

Mr. Kabli stated that the Reorganization would take place after Old Business.

II. Public Comment

There was no public comment.

III. Old Business

A. Applicant: Lochiel Farm Historic Resource Renovations
Historic Sites: #339 Lochiel Farm Tenant House (Class II) and #341 Lochiel Farm Manor House (Class I Listed NR)
Site Address: 701 Livingston Lane
Request: Recommendation to approve Plans dated December 31, 2019 for the renovation of the Lochiel Farm Tenant and Manor Houses

Mr. Kabli invited the project representatives to the front table. Principal presenters were Mr. James Cherry and Mr. Michael Cihlar, both from Architectural Concepts; Mr. Chadd Ingram of Ingram Engineering Services and Mr. Chadd Martin of Intersect Homes were also in attendance to represent the project.

Mr. Weller stated that the Applicant was here in order to fulfill condition #21 of the final plan approval for the Lochiel Farm residential development as granted by the Board of Supervisors on February 13, 2019. This condition required the developer to present the plans for the renovation of the two historic structures on the lot prior to commencement of any work.

Mr. Cherry provided a detailed description of the work they proposed using plans, photographs, and illustrations that were projected onto the meeting room wall screen. Both the manor house and the tenant house will be restored as single-family detached residences. The tenant house has been relocated as approved in the course of the review of the Lochiel Farm land development plan. A detached two-car garage will be constructed for each residence; it was noted that the locations of the garages were revised slightly from what was shown on the approved land development plan in the interest of improving the visibility of the historic structures.

The restoration of the manor house will include removal of non-historic wood-frame additions on each side of the structure; an earlier stone addition will be retained. Mr. Cherry reviewed the proposed floor plan, noting that there is a secondary staircase between the what will be the study on the first floor and a dressing room on the second floor. Due to the configuration and uses of these rooms, they would like to

remove this staircase. Mr. Yocum noted that the Commission had limited authority over the interior of the building. In the ensuing conversation it was noted that a second staircase could be useful and added to the historic charm of the house. The Commission nevertheless agreed that having it provide access to a dressing room was awkward and ultimately concluded that they preferred – but were not requiring – that the staircase be retained, leaving the final decision to the developer. There was discussion regarding the materials to be used in the restoration.

Moving on to the tenant house, it was noted that while this building has a somewhat imposing façade, it is only one room deep and is actually much smaller than the manor house. Mr. Cherry showed that they were planning to build a two-story addition that will nearly duplicate the size and proportions of the existing structure. The original house and the addition will not adjoin each other directly, but will be connected by a new enclosed space containing a main staircase and service areas such as a mudroom on the ground floor and a laundry room on the second floor. The Commission commended this approach, which preserves the integrity of the historic façade while providing the floor area and amenities demanded by today's market.

Ms. Eckman asked if the garages and their doors could be made to look more distinct from each other to avoid the appearance of standardized buildings. Mr. Cherry responded that this could be accommodated.

The Commission asked if the builder would be able to provide pictures of the restoration work as it progressed. Mr. Martin stated that he would be taking a lot of photographs during the process and that he would be able to provide a selection of these to the Commission on a flash drive. The Commission can also monitor the work in progress through his Instagram account.

The Commission thanked the Applicant for a thorough and thoughtful presentation.

MOTION: To approve the renovation of the Lochiel Farm manor house and tenant house as presented tonight. (McCormick/Eckman)

VOTE: Passed, 7-0

IV. Reorganization

Mr. Kabli invited nominations for the positions of Chairman, Vice-Chairman, and Treasurer.

MOTION: To re-elect John Kabli to be Chairman of the Historical Commission for 2020. (Eckman/McCormick)

VOTE: Passed, 7-0

MOTION: To elect Julie Bauer to be Vice-Chairman of the Historical Commission for 2020. (Kabli/Eckman)

VOTE: Passed, 7-0

MOTION: To re-elect Roberta Eckman to be Treasurer of the Historical Commission for 2020. (Kabli/McCormick)

VOTE: Passed, 7-0

V. Approval of Minutes for December 9, 2019

**Motion: To approve the minutes of December 9, 2019, as presented.
(Bauer/McCormick)**

Vote: Passed, 7-0

V. Historical Commission Concerns

Mr. Kabli stated that he would not be able to attend the February 8 meeting of the Chester County Historic Preservation Network and asked if anyone was willing to take his place. Mr. McCormick said that he would do so. The Commission was amenable to this, and Mr. Kabli said that he would notify Ms. Karen Marshall of the change.

Supervisor Anderson asked if the Commission was a member of the American Association for State and Local History, noting that membership would qualify us for a discount for "Present Perfect" software, which we could use to catalogue artifacts and other items in our archives. It was noted that we are not a member of this organization. There was discussion about the benefits and usefulness of both membership and the software. There was no action or direction given.

Township Update

Mr. Weller noted that construction of the apartment buildings at Main Street was in progress and that the developer had stated that he wanted the restoration of the Ashbridge Mansion to be complete by the time that the project begins to lease, so we should see activity there soon. The Mansion will be a community center for the residents of the apartments.

Restoration of the former Malvern Federal building is underway; the modern addition has been demolished.

Submission of the conditional use application for the commercial development at the intersection of Lincoln Hwy. and Ship Rd. (which will surround St. Mary's Chapel) is anticipated within the next few weeks.

VII. ADJOURNMENT:

Motion: To adjourn the meeting. (McCormick/Prendergast)

Vote: Passed, 7-0

Recording Secretary,

John Weller, AICP
Director of Planning & Zoning