

**West Whiteland Township
Historical Commission Agenda
March 11, 2019**

7:00 PM **Business Meeting**

- I. Call to Order
- II. Public Comment
- III. New Business
 - A. Applicant: King Industrial
 - Historic Site: Site 022, Class 3
 - Site Address: 1420 Phoenixville Pike
 - Request: Recommendation for approval of the proposed land development to build a 36,000 square foot flex building
- IV. Old Business
 - A. Waterloo Reserve Interpretive Marker Text Discussion
 - B. Thomas Mill Condition Discussion
- V. Approval of Minutes for February 11, 2019
- VI. Historical Commission Concerns
 - A. Township update – Justin Smiley
 - Commission Vacancies
 - SharePoint Historical Commission Files
 - B. Update on consideration of clarifications for HC Ordinances – Matthew Morley
- VII. Adjournment

Next Meeting: April 8, 2019



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February 14, 2019
WC-382

Mr. John Weller, AICP
Director of Planning and Zoning, and
West Whiteland Township Historical Commission
222 North Pottstown Pike
Exton, PA 19341

**RE: Land Development (First Review) for:
King Industrial, LLC
1420 Phoenixville Pike**

Dear Mr. Weller,

A Land Development Application has been submitted by King Industrial, LLC for the construction of a non-residential Flex Building at 1420 Phoenixville Pike. The subject property, tax parcel number 41-6-18.1, has a gross area of 12.038 acres, with a developable area of 11.395 acres. The roughly triangular shaped property is bounded on the southeast side by Phoenixville Pike, on the southwest side by Route 202, and on the north side by a partially developed wooded property.

For this application Commonwealth Heritage Group (Commonwealth) has reviewed the proposed undertaking for potential impacts on West Whiteland Township's designated historic resources. We reviewed the documents submitted with the revised LD submission, prepared by Edward B. Walsh & Associates, Inc. The following drawings were provided with the submission:

- Preliminary/Final Land Development Plan - Site Plans and Details, Drawings 1 of 15 thru 15 of 15, dated October 18, 2018.

A Conditional Use Application for the King Industrial, LLC Flex Building project was previously reviewed by Commonwealth in 2018, as documented in our review letter of April 8, 2018. Since that April 2018 review the plan for the proposed building has been revised. The rectangular building has been rotated 90 degrees, and the first floor area has been reduced to 36,000 S.F. (previously 43,000 S.F.). However, the current Land Development Application documents do not include any description of the proposed Flex Building beyond its footprint and a notation that the building will be less than or equal to 35 feet tall. Building elevations are not provided. Based on the submitted information and the two existing industrial buildings on the site, Commonwealth assumes the new building will be a metal warehouse/industrial type structure, approximately 160-feet x 240-feet.

Review Note: The design presented in this Land Development Application submission has not changed substantially with regard to its impact on the adjacent Historic Resource since the previous Conditional Use Application submission. Therefore Commonwealth's review commentary and conclusions presented in our previous review letter of April 8, 2018 are largely unchanged.

Historic Resources Impacted by the Proposed Project

In accordance with Section 325-92.A of the Township Zoning Ordinance, Class I, II, or III historic resources located within the boundary of a proposed project site or within 300-feet of the boundary of a proposed project site shall be reviewed for potential adverse affect. Commonwealth's review of the submission has determined that the following designated historic resources are impacted by the proposed project:

Historic Resources within the proposed Project Site:

- **Site #022** – Stone Farmhouse, 1444 Phoenixville Pike
- Class II Historic Resource, Of Historical Architectural Significance

Adjacent Historic Resources within 300 feet of the proposed Project Site:

- **None** (See clarification below)

Commonwealth's review is limited to the effect on the above mentioned historic resource(s). Commonwealth reviewed the submission documents referenced above and conducted a field review at the site of the historic resource(s) to evaluate the potential effect of the proposed undertaking.

Review Comments:

The proposed project proposes the construction of a large scale building on an existing industrial site along Route 202. There are two existing metal industrial buildings on the site that will flank the proposed structure. The existing building to the north is a one-story warehouse type building. The building to the south is a one-story warehouse type building with high and low roof areas. The two existing buildings appear to be 18-to-20-feet tall. The proposed Flex Building will be located between the two existing structures and extend toward Route 202. The new structure will probably be 35 feet tall but it is not known if the building has two or three stories. The existing industrial site is highly visible from Route 202. The revised site plan indicates the parking lot will be expanded around the new building and an "outdoor material storage" area will be constructed adjacent to the north and southwest boundaries of the property. The submitted documents do not explain the visual impact of the "outdoor material storage" area. No specific use or tenant for the new building is identified in the submission.

Historic Site #022 is located on the east side of Route 202 directly north of the King Industrial, LLC property. Site # 022 is a stone farmhouse that has been renovated as offices. It is currently occupied by Yerkes Site Engineers and Surveyors. The original historic building is in generally good condition but has been substantially modified with later additions. The original historic building at Site # 022 is located approximately 185-feet from the northern boundary of King Industrial LLC property, and approximately 400-feet from the northwest corner of the proposed Flex Building. The front of the historic building faces directly south toward the proposed Flex Building. However Site #022 is situated on a slight downhill slope so the view toward the King Industrial, LLC property is uphill. A narrow 12 to 15-foot tall privet-type hedge extends along the northern boundary of the King Industrial, LLC property, partially screening the view looking south from historic Site #022. The current buildings are not as tall as the proposed structure and further away. They are not particularly visible from Site #022. However the proposed Flex Building will be closer than, and presumably twice as tall as the existing industrial structures. The "outdoor material storage" area is the closest program element to Site #22, but its visual impact is not explained.

Conclusions and Recommendations:

Based on the information provided, there will be a minor negative impact on historic Site #022 due primarily to the potential view of this presumably large new industrial structure and associated outdoor material storage area. The site will presumably have the industrial character of a manufacturing operation. Commonwealth's recommendation is to require additional evergreen screening trees to be located along the northern boundary of the King Industrial, LLC property to screen Site #022. The evergreens should be tall enough to conceal the large proposed building.

Mr. John Weller, AICP
February 14, 2019
Page 3

The King Industrial property is also very visible when viewed from Route 202, a major roadway through West Whiteland Township. The township's overall historic rural character may be compromised by the proposed King Industrial, LLC Flex Building and associated site activity. Additional landscaping should be considered along the property's southwest boundary to screen the site from Route 202. A mix of evergreen and deciduous trees is recommended.

Please contact this office with any comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Yocum". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Philip Yocum, RA, LEED AP
Preservation Architect

cc: Candice Myruski

**WEST WHITELAND TOWNSHIP
HISTORICAL COMMISSION
MINUTES
February 11, 2019**

MEMBERS PRESENT: Joshua Anderson, Roberta Eckman, John Kabli,
Jon Martin, Joe McCormick

TOWNSHIP STAFF: Justin Smiley, Township Planner
Phil Yocum, Historic Consultant, Commonwealth Heritage Group

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

II. Public Comment

There was no public comment.

III. New Business

A. Applicant: ARD Exton Pad, LLC
Historic Site: Site 302, Class I Eligible, former Malvern Bank
Site Address: 109 N. Pottstown Pike, Exton
Request: Recommendation to allow adaptive reuse and expansion of historic resource

Attorney Michael Gill, of Buckley Brion, and Jason Abrams were in attendance on behalf of the Applicant. Mr. Gill explained that since appearing before the Historical Commission in December, the Applicant received two variances from the Zoning Hearing Board allowing the offsets between the eastern side of the building and the drive aisle and the parking field. Also, sidewalk was added along the western side of the property along Route 100. This was insisted on by the Planning Commission to continue making pedestrian links within the Township. Mr. Gill said that bringing the sidewalk next to the building will require removal of the steps leading to the doorway. As such, Mr. Gill said the Applicant may remove the existing door and replace it with a window. Mr. Yocum felt the door was probably added in 1964 when the original building was converted to a bank and as such he had no issue with replacing the door, adding that it would look odd to have a door leading out to nowhere. Mr. Smiley confirmed that he spoke with the Township Codes Officer who indicated it would be a simple fix to meet the Code standards. Mr. Smiley further explained that removal of the retaining wall could have a negative impact on the foundation of the historic structure.

Mr. Yocum expressed concerns with the switchback ramp on the southern side, noting that it seemed "busy" and hoped that it could be removed. Because the Applicant will be using a portion of the building as a community center during off-business hours, it will be necessary to keep the southside ramp, as the northern ramp will not be available after normal business hours. The railings show horizontal pipe which is in style with the modern addition, but not the older existing structure. There was then discussion on whether it was better to have a modern looking railing with the contemporary addition.

Mr. Yocum asked that the framing pattern of the windows have a vertical mullion creating a more square pattern to be more sympathetic to the windows on the existing structure.

Commission members expressed their appreciation to the Applicant for the efforts to adaptively reuse and retain a visible landmark in the Township.

The Commission made the following motion with conditions.

ARD Exton Pad, LLC Motion: The Commission recommends approval of land development to allow for the adaptive reuse and expansion of the historic resource with the following conditions:

- The Applicant give consideration to reconfiguring the windows to be more sympathetic to those on the existing structure.
- The Applicant review and examine the proposed railing design on the south side of the building to be more sympathetic to the design of the historic building.
- Consideration of a door vs. window on the western side of the building.

Approved 5-0 Eckman/Martin

IV. Old Business

A. Waterloo Reserve Interpretive Marker Text Discussion

The Commission discussed the draft of the Interpretive Marker, and its proposed location along Whitford Road approximately at the site of the demolished "Tenant House". Commission members will review the text for accuracy and make final decisions on text and photographs at the March meeting.

B. Thomas Mill Condition Discussion

The deteriorating condition of the Mill was discussed. It was believed that Exton Nissan is responsible for the exterior and the Township is responsible for the interior, but Staff and Members will review the Façade Agreements and Conditional Use Decision and Orders and report back. After further discussion, it was decided that the Commission members will arrange a time to go through the Mill and make an assessment before asking Mr. Yocum to provide an analysis of the condition. The item will be on the March meeting agenda.

V. Approval of the Meeting Minutes

Motion: To approve the minutes of January 14, 2019, as amended by Roberta Eckman (Eckman/Anderson)

Vote: Passed, 5-0

VI. Historical Commission Concerns

A. Township update – Justin Smiley

- **Weston Tract Redevelopment: HR Sites 001, 002, 004 (Class II), 003 (Class I NR)**

Mr. Smiley reported that Weston is selling its campus located along King Road; home to several historic sites. To date no formal application has been submitted, but Staff did meet with a group proposing a mixture of townhomes and single-family dwellings which will require a change to the current Zoning Ordinance. Staff asked that the historic sites be adaptively reused if possible. Mr. Smiley will provide more information as it becomes available.

- **Certified Local Government Discussion**

Corey Kegerise is tentatively scheduled to come to the April meeting to give a Power Point presentation on the Certified Local Government Program.

- **VPP Grant: History of West Whiteland update**
Mr. Smiley said the County is revamping its application making it less restrictive and more intuitive. The window for applying is expected to be March – May. The Township will apply again for the Grant to update the “History of West Whiteland”.
- **Commission Vacancies**
With the recent resignation of Gail McCahon, there are currently 3 vacancies on the Historical Commission. The Commission members discussed using the Township website, newsletter, and social media to advertise for interested volunteers. Open Houses were also discussed for the summer or fall. Until the vacancies can be filled, the Commission will continue to operate with 7 members.
- **SharePoint Historical Commission Files**
Mr. Smiley reported that the Township has begun transferring files to the new SharePoint platform, but it will take time for all of the Historical Commission documents, photographs, etc. to transfer. Ms. Eckman will be testing external access to the system next week.

Mr. Martin asked about the status of hiring a part-time person to assist with administrative work for the Commissions. Mr. Smiley said interviews are scheduled to begin next week with hopes of a decision being made by March 1.

Mr. Anderson asked whether the Commission would be participating this year in the Town Tours and Village Walks program. Ms. Eckman explained that this was a County program that was probably already full for this year, but the Commission may want to participate again next year with a tour of the St. Paul’s cemetery.

Anyone wishing to attend the seminar at the Brandywine Conservancy in March on the Certified Local Government program should let Ms. Eckman know.

VII. ADJOURNMENT:

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

Vote: Passed, 5-0

Recording Secretary,

Justin Smiley, AICP
Township Planner