

**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