

**WEST WHITELAND TOWNSHIP  
HISTORICAL COMMISSION  
MINUTES  
January 14, 2018**

**MEMBERS PRESENT:** Joshua Anderson, Roberta Eckman, Frank King, John Kabli, Jon Martin,  
Joe McCormick, Matthew Morley and Gail McCahon (arrived late)  
**TOWNSHIP STAFF:** Justin Smiley, Township Planner  
Phil Yocum, Historic Consultants, Commonwealth Heritage Group

**I. Call to Order** – the meeting was called to order at 7:05 p.m.

**II. Reorganization**

**Motion: John Kabli, Chairman (Anderson/Martin)**

**Vote: Approved 7-0**

**Motion: Joshua Anderson, Vice-Chairman (Morley/Kabli)**

**Vote: Approved 7-0**

**Motion: Roberta Eckman, Treasurer (Martin/Morley)**

**Vote: Approved 7-0**

**III. Public Comment**

There was no public comment.

**IV. Old Business**

**A. Applicant: Lochiel Farm**  
**Address: 740 Livingston Ln.**  
**Historic Site: Sites 341 & 339, Class I (Lochiel Farm Main House and Tenant House)**  
**Request: The construction 140 Townhomes and adaptive reuse of two historic structures into single-family residential units.**

Mr. Smiley identified the site and described the request.

Ross Unruh, attorney for the Applicant, reviewed the plan. The designs are not yet complete for the proposed townhomes and the historic home renovations, but will be provided to the Commission when completed. Detached garages will be constructed for the historic homes.

Mr. Yocum went over his findings regarding his review. The Main House (Site #341) is to be retained and rehabilitated as a single family residence. The Tenant House (Site #339) is to be relocated northwest of the Main House and rehabilitated as a single family residence. The Tackroom is to be demolished. Landscaping should be provided to visually separate the historic homes from the proposed townhouses. Restrictive covenants on the building facades should be considered. Construction of freestanding two-car garages are proposed for both the Main House and Tenant House. The design of the garages should be provided for review. The interior of the Tackroom should be photographed before demolition, and architectural elements should be made available for salvage prior to demolition.

The proposed development has no adverse impact to the historic resources that are located within 300 feet of the property boundary. These include First Ship School (Site # 312), Hickory Hearth (Site # 313), and the Evan Lewis House (Site #338). No adverse impact was found on the SS Philip & James Rectory (Site # 343) which is within 500 feet of the project site.

The Commission requested additional landscaping be provided between the historic structures and the townhomes, noting that six of the townhome patios were close to the historic structures.

The Commission reviewed with the Applicant the requirements for restoration of historic resources as outlined in the Township's Ordinance.

The Applicant will work with the Township to document the sites to be demolished. An historical marker will be erected by the Chester Valley Trail. The Commission will write the text for the marker. The Applicant will pay all costs associated with the marker's installation and add its location to the plan set.

The Commission made the following motion with conditions.

**Lochiel Farm Motion:** The Commission recommends approval of land development to allow for the construction of a 140 townhomes and adaptive reuse of two historic structures into single-family residential units with the following conditions:

- The Historical Commission will review the design/architectural renderings of the historic resources renovations.
- Landscaping will be added at the east end of the residential driveway (west of small basin) to screen the historic structures from the closest townhomes.
- Applicant will provide and install an interpretative historic marker. The Historic Commission will provide the text and information for the marker; the design of graphics will be by Applicant; location to be at the link to the adjacent Chester Valley Trail.

**Approved          6-0-2          Kabli/Anderson (Martin/Morley abstained)**

#### **IV.      New Business**

- A.      Applicant:      299 Newport Place Residential Solar Permit Application**  
**Address:      299 Newport Place**  
**Historic Site: Site 229b Class I, Colebrook Farm Tenant House**  
**Request:      Installation of 29 panel solar array on the south facing roof on the middle unit.**

Mr. Smiley identified the site and described the request to install solar panels on the roof of the historic Colebrook Barn.

Courtney Schallhorn was present on behalf of the Applicant and presented information regarding the proposed solar panels.

There was a discussion regarding the potential of the two neighboring units installing panels in the future to which the Commission said they would review if applications were submitted.

Mr. Yocum presented his findings regarding his review. No adverse effect was found for the surrounding historic resources which include Site #229, the Colebrook Farm, Site #230, the site of the demolished Colebrook Farm tenant house.

The Commission concluded that the installation of solar panels is a unique situation and could be reversible in the future.

The Commission made the following motion:

**299 Newport Place Residential Solar Permit Application Motion:** to approve the permit to install 29 panel solar array on the south facing roof on the middle unit of the 3-unit condo structure at 299 Newport Place.

**Approved          7-1-0          Eckman/King (McCahon opposed)**

**V. Approval of the Meeting Minutes**

**Motion:** To approve the minutes of December 10, 2018. (Anderson/McCormick)

**Vote:** Approved 8-0

**VI. Historical Commission Concerns**

**A. Township Update**

Justin Smiley provided an update on the following:

- Potential Solitude Farm/Jacobs Homestead Detached Garage Submission
- Certified Local Government Discussion and Presentation by Cory Kegerise, PHMC at a future meeting.
- VPP Grant: History of West Whiteland update – the County is still working on its 2019 Grant timeline. The Application is being revised with a probable start date of March 2019.
- Commission Vacancies Discussion.

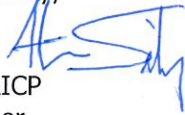
There was a brief discussion regarding the Arrandale Barn and concern for demolition by neglect as there has been recent contact from the owner of the property.

**VII. ADJOURNMENT:**

**Motion:** To adjourn the meeting. (Morley/McCormick)

**Vote:** Approved, 8-0

Recording Secretary,



Justin Smiley, AICP  
Township Planner