

**WEST WHITELAND TOWNSHIP
HISTORICAL COMMISSION
MINUTES
January 31, 2018**

MEMBERS PRESENT: Joshua Anderson, Roberta Eckman, John Kabli, Frank King, Gail McCahon, Joseph McCormick, Matthew Morley, and Brad Roeder

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

Brad Roeder, Vice Chair, called the Meeting to order at 7:05 P.M. and recognized a quorum

I. Commission Reorganization

Motion: Brad Roeder, Chair (Eckman/Morley)

Vote: Approved 8/0

Motion: John Kabli, Vice Chair (Roeder/Eckman)

Vote: Approved 8/0

Motion: Roberta Eckman, Treasurer (Kabli/Roeder)

Vote: Approved 8/0

II. Public Comment

There was no public comment.

III. Old Business

There was no Old Business.

IV. New Business

A. Applicant: Hankin Group – Keva Flats
Historic Site: Sites 205, Class I
Site Address: 301 W. Lincoln Hwy.
Request: Recommendation for approval of land development for adaptive reuse of Ivy Cottage as two residential rental units previously approved for office space

Neal Fisher, Engineer with the Hankin Group, using pictures, drawings and maps, explained the new plans for the Cottage. He further addressed the proposed treatments to preserve the large trees surrounding the house.

Phil Yocum commented that the proposed usage would preserve many original aspects of the house and insure its preservation since, in this plan, all of the house would be occupied.

Member discussion followed.

Motion: Finding no adverse effect on the historic site, a recommendation was made to approve the land development for the adaptive reuse of Ivy Cottage as presented. (Kabli/McCormick)

Vote: Approved 8/0

V. Approval of the Meeting Minutes for December 11, 2017

Motion: To approve the minutes of December 11, 2017.

Vote: Approved 5-0-3 (Morley/Kabli) Frank King abstained as he had not been in attendance at the meeting. Joshua Anderson and Joseph McCormick abstained as they had not been Members.

VI. Historical Commission Concerns

A. Township Update

Justin Smiley explained that Historic Site 153, the former parsonage for the Grove Methodist Church, had been placed on the market. He said that potential buyers, with interest in historic properties, had been expressing interest and inquiring about uses for the property.

B. Update on status of Historic Site 302

Justin Smiley said that following the withdrawal of a demolition permit, a second permit for demolition of the site had been submitted. However, it was not complete. He described the criteria for submission and the items that needed to be completed.

Michael Gill, attorney for Buckley Brion, counsel for the applicant, said that P.R.E.I.T. (Pennsylvania Real Estate Investment Trust) was exercising its option to buy the property from Malvern Federal.

Bobbie Eckman explained that Site 302 had been classified as a Class 2 Historic Site as a result of the original multiple submissions for national recognition completed in 1982. However, as a result of the Exton Bypass Impact Study of 1984, the property was declared eligible for the National Register, through a determination by the Keeper of the National Register. Unfortunately, that change in status was not recorded in Township ordinance and historic resource maps. She said the ordinance addresses change: Section 325 – 83 B. (1) "In considering any revision, including additions, deletions or changes of classification to the Historic Resources Map, the Board shall receive a written recommendation from the West Whiteland Historical Commission." She presented a proposed Memorandum for consideration by the Commission.

Discussion followed.

Matthew Morley expressed concern about proposing the reclassification of this Historic Resource, in this particular situation, because he felt it could be interpreted as an effort to prevent the owner from the development which had been, in good faith, based on the current Township classification of the site. He said he supported reclassification, as new evidence was found, but had concerns about the timing of this particular request.

Mr. Gill explained that the applicant had performed due diligence and had purchased the property based on the information available at that time from the Township.

Josh Anderson said that at the December 11, 2017 meeting the Commission had clearly demonstrated a lack of support for the demolition and had presented several alternatives.

Motion: To approve the Memorandum of January 19, 2018, requesting reclassification of Historic Site 302 as a Class I Eligible site.

Vote: Failed, with Tie Vote 4-4 (Kabli/Eckman)

C. Update on Silo Cap Gazebo

Bobbie Eckman said the Church Farm School had received all the information available on the cap and was considering the possibility of adapting it for use on their property.

D. Scope of Work for revision of A History of West Whiteland

Candy Myruski presented copies of the Scope of Work and explained aspects to be considered for the Request for Proposal that the Commission would need to submit to at least three historic research firms.

Discussion followed.

Members suggested that a work session be held at 6:30 on the Monday, February 12, 2018 prior to the Historical Commission meeting to consider a presentation to the Board of Supervisors.

E. CCHPN Spring Workshop


Bobbie Eckman described the topic of the March 10, 2018 Network workshop and asked if any Members would be interested in attending. Josh Anderson, Joe McCormick and Bobbie Eckman volunteered to attend.

VII. ADJOURNMENT:

Motion: To adjourn at 9:28 P.M. (Kabli/King)

Vote: Approved 8-0

Recording Secretary,


Roberta Eckman