

**WEST WHITELAND TOWNSHIP  
HISTORICAL COMMISSION  
MINUTES  
May 13, 2019**

**MEMBERS PRESENT:** Joshua Anderson, Roberta Eckman, John Kabli,  
Joe McCormick, Frank King

**TOWNSHIP STAFF:** Justin Smiley, Township Planner  
Ali Cleveland, Community Development Coordinator  
Phil Yocum, Historic Consultant, Commonwealth Heritage Group

**BOARD LIAISON:** Theresa Santalucia, Board of Supervisors, Chair

**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:** Duling-Kurtz  
**Historic Site:** Site 113, Class II (Richard Hance House)  
**Address:** 146 S. Whitford Rd.  
**Request:** Recommendation to receive permits to re-roof the Inn portion of the Duling-Kurtz House

Michael Person, owner of the Duling Kurtz House and Country Inn, presented his plan to install a new roof on a portion of the historic barn. He explained that there are two different buildings on the property – the barn/Inn and the restaurant. Two years ago, the restaurant roof was replaced using asphalt shingles. Mr. Person said they have worked well and would like to use them now on the Inn. He said the existing cedar shakes were put on 15 years ago and did not wear well. The asphalt shingles have a 50-year warranty and will match what was previously installed on the restaurant.

Ms. Eckman suggested a cedar shake roof would be more historically appropriate, noting that the roof will be highly visible from Whitford Road. Mr. Person said his business serves liquor and does not have a sprinkler system. He has found that insurance companies will no longer insure such commercial properties with cedar shakes. In addition, he maintained that the cedar shakes were cost prohibitive. Ms. Eckman then suggested a metal standing seam roof. Mr. Person said that would also be more expensive than asphalt shingles. Mr. Yocum said he agreed with Ms. Eckman that a metal standing seam roof would be more historically appropriate but had no objection to the asphalt shingles since this was approved previously by the Commission for the restaurant roof.

Mr. Person said the asphalt shingles will cost approximately \$14,000 and metal standing seam would be \$28,000-\$32,000.

**Motion: To approve a permit to re-roof the Inn portion of the Duling-Kurtz House and Country Inn with asphalt shingles.**

**Vote: Approved 4-1 (Anderson/McCormick) (Eckman opposed).**

#### **IV. Old Business**

##### **A. Waterloo Reserve Interpretive Marker Text Submission**

Mr. Anderson said the submission was ready, but a date for the Tenant House was needed. After discussion about when the Tenant House was built and when it was demolished, it was decided to eliminate the date and just state that a Tenant House stood at the site of this marker. The Commission thanked Mr. Anderson's wife, Brandi, for her work editing the pdf file.

##### **B. Historical Resources Maintenance Discussion**

Ms. Eckman had previously distributed copies of a 17-year report on the status of the Thomas Mill. Mr. McCormick said the report included an action item/punch list of clean-up items to be done. He suggested assigning members to complete the list noting that the items did not require skilled labor. He noted safety concerns with accessing the structure and recommended that no one go beyond the first floor.

There is an Agreement that the Township is responsible for the interior maintenance and Exton Nissan is responsible for exterior maintenance. Mr. McCormick felt that once the Township has completed its obligations, it will be in a better position to enforce exterior maintenance from Exton Nissan. Also, securing a safe access to the Mill will enable more timely inspections to be made in the future. A similar project can be scheduled for the Pennypacker House. Before members begin any clean-up activity, Mr. Smiley will check with the Township Manager on any liability concerns.

##### **C. SharePoint Access**

Mr. Smiley said the IT consultant is working out some issues with the new SharePoint site with regard to permissions. Because some of the site contains confidential information, separate accounts establishing permissions to various sites/information will need to be set up for users. Mr. Smiley will request accounts for Mr. Anderson, Mr. Kabli, Mr. McCormick, Ms. Eckman, and Mr. Yocum.

#### **V. Approval of the Meeting Minutes**

**Motion: To approve the minutes of April 8, 2019, as amended by Roberta Eckman (Eckman/Anderson)**

**Vote: Passed, 5-0**

#### **VI. Historical Commission Concerns**

##### **A. Township update – Justin Smiley**

- **Community Development Coordinator Position – Ali Cleveland** – Ms. Cleveland began working part-time last month as the Township's Community Development Coordinator. She provided the Commission with a brief background on her previous work experience which includes grant writing at both the Federal and State levels. Ms. Cleveland said since starting with the Township, she has cleaned up the historic information on SharePoint, eliminating duplicates and organizing information/pictures/awards in individual historic property files so that everything for a particular property can be found in one spot. The addition of metadata will enable searches using various terms. Mr. Smiley will continue to be the staff liaison to the Historical Commission, but Ms. Cleveland will support him in that role.

- **VPP Grant: History of West Whiteland update** - Mr. Smiley said the VPP Grant for this round was announced this morning in the amount of \$125,000. Mr. Yocum then discussed the need to re-evaluate how properties are categorized in light of the information received previously from Cory Kegerise on the Local Certified Governments program. Mr. Yocum said he looked at East Pikeland Township's ordinance and how it categorizes properties using a list of criteria rather than class. He suggested that this might be helpful for West Whiteland. He said the details of the categorization process should be ironed out before the actual survey of properties is conducted.

**Motion:** To request the Board of Supervisors' approval for the Historical Commission to apply for the County's Vision Partnership Program (VPP) Grant in the amount of \$51,900.00 to update the Township's Historic Sites Survey prepared by Commonwealth Heritage Group. The Commission would apply for the maximum grant amount of \$30,000.00 and request the Board to relinquish the Historical Commission's bequest funds in the amount of \$13,900.00 and contribute \$8,000.00 Township funds for the grant match for the project. In the event the Board would not contribute the requested \$8,000 from the Township, the remainder match request would be made up through the bequest funds.

**Vote:** Approved 5-0 (Anderson/Eckman)

**Motion:** To recommend the appointment of Commonwealth Heritage Group as consultant for the Historic Survey.

**Vote:** Approved 5-0 (Anderson/Eckman)

Mr. Kabli reported that a Thomas Family descendant complimented the Township's appearance of a mixture of progress and history and expressed appreciation to the Historical Commission for their active role.

Ms. Eckman reminded Commission members that decisions on the 2019 Historic Awards will be made in June. She suggested Ivy Cottage, the McCahon farm, and Grove Church for possible awards and asked members to give some thought to any others that should be considered.

Mr. Smiley informed the Commission of three upcoming applications: the Arrandale farmstead site for a wedding venue/catering service; the Weston property for redevelopment with single family units; and a small expansion to the Johnson Matthey property.

Ms. Eckman asked if anyone was interested in writing historic blurbs for the Township's website and Facebook page. Mr. Anderson volunteered to write an article for June and Mr. McCormick will write one on the Exton Drive-In for July.

Mr. Kabli remarked on the outstanding renovation of the Ivy Cottage done by the Hankin Group in connection with the Keva Flats project.

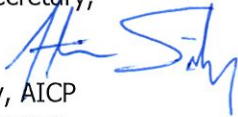
Ms. Eckman asked for an update on the status of the Ship Road Couplet. Mr. Smiley said the Board of Supervisors will vote next week on whether or not to move forward with the zoning amendment that would allow the Wawa use. Ms. Santalucia reported that Sts. Philip & James have been working with the developer to preserve the site surrounding St. Mary's Chapel. She also mentioned that the proposed couplet would function similar to the one located in Gap, Lancaster County.

**VII. ADJOURNMENT:**

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

**Vote: Passed, 5-0**

Recording Secretary,



Justin Smiley, AICP  
Township Planner