

**WEST WHITELAND TOWNSHIP
HISTORICAL COMMISSION
MINUTES
June 10, 2019**

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

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. Approval of Minutes for May 13, 2019

Motion: To approve the minutes of May 13, 2019, as presented.
(Eckman/Anderson)

Vote: Passed, 5-0-1 (Martin abstained)

III. Public Comment

There was no public comment.

IV. New Business

A. Applicant: Todd Rouse
Historic Site: Site 328, Class II Historic Resource, Kates Gatehouse
Address: 400 Church Farm Ln.
Request: Recommendation for approval of the proposed renovations to the existing building

Applicants Todd and Sharon Rouse presented their proposal to renovate Historic Site 328, a/k/a Kates Gatehouse, located at 400 Church Farm Lane. The house is a Tudor Cottage style building built in 1885. The existing rear porch will be removed and replaced with a 28 x 16 ft. addition with a standing seam metal roof. Mr. Rouse showed various elevations and sketches of the project. Additional exterior work will include 3 low-profile dormers on the roof and window replacements. One of the existing front entrances will be removed and replaced with a window.

Mr. Rouse then described the proposed roof which will overhang on one side. Mr. Yocum expressed concern that the roof skirting (pent roof) was not really part of a Tudor design and gave some suggestions for improvement. He further stated that while the sketch drawings showed a good preliminary design, he could not be sure what the final product would look like due to the lack of detail in the drawings. Mr. Rouse then presented additional sketches that were drawn to scale. Mr. Smiley said the Applicant will need to provide engineered drawings to the Codes Department when applying for permits.

Both Mr. Yocum and Ms. Eckman expressed reservations about removing the second front entrance and suggested making the second door smaller. Mr. Rouse said the second door gave the feeling of a duplex rather than a single home. He added that the top of the pent roof will have a band (not obvious in the drawings) that will bring in more of the desired Tudor look.

Motion: To recommend approval of the proposed renovations to Historic Site 328

Vote: Passed 6-0 (McCormick/Eckman)

Mrs. Rouse said she will be happy to provide the Township with pictures of the renovations and a narrative of history that they have learned about the property.

IV. Old Business

A. Historical Preservation Awards Discussion

Properties to receive possible awards include Ivy Cottage, Grove Church, Colebrook Manor, and the house and barn on Whitford Road across from the Grove Deli. Ms. Eckman will get more information on the properties, and the Members were encouraged to drive by the properties before next month's meeting when a vote will be taken.

B. Historical Resources Maintenance Discussion: Thomas Mill

Mr. Smiley said that the Township Codes Director, Mark Moses, visited the Mill and said it was not safe in its current condition for Members to enter. The Township will have a structural engineer inspect the Mill and see what needs to be shored up. The Agreement between the Township and Exton Nissan regarding maintenance responsibilities of each was discussed. It was suggested that the Agreement could possibly be re-negotiated to better define responsibilities. There was discussion regarding possible fundraising by local groups who may be interested in historical tours of the Mill. Mr. Kabli expressed concern over compliance with the Americans with Disabilities Act.

Once the extent and cause of the deterioration is determined, the Township can approach Exton Nissan and discuss a remediation plan. Mr. Smiley said the work of the structural engineer may have to wait until next year's budget depending on the cost. There was concern among the Members that this may be too long of a delay and questioned if they could raise the money to expedite the matter. Mr. Kabli expressed the need for someone to review the various documents, reports, and agreements concerning the Mill to have a clearer picture of the terms. He also echoed this for other agreements for the maintenance of historical resources across the Township.

C. SharePoint Access

Mr. Smiley said there will be one log-in for all Commission members to access the Historic Resources site on SharePoint. He will forward a link and login information to the Members.

VI. Historical Commission Concerns

A. Township update – Justin Smiley

- **VPP Grant: History of West Whiteland update** – Mr. Smiley said the County had some minimal changes to the application. It is being finalized and will be submitted soon. The Board of Supervisors is scheduled to vote on the matter on June 12th.

It was announced that there will be a groundbreaking ceremony on June 18th, at 10:00 a.m. for the Ashbridge at Main Street residential development.

Ms. Eckman presented the Treasurer's Report noting a balance of \$36,649.66 in Fund 16 (received from an Estate bequest).

Mr. Kabli urged the Commission to begin thinking of creative ways for the Wawa convenience store to blend in with the rural setting of its proposed location at the Ship Road/Lincoln Highway intersection. Mr. Smiley advised that the Township Planning Commission will also be working on this. Examples of Wawa facilities that have modified their corporate structure were shown and discussed.

Ms. Eckman expressed concern about the lack of setbacks within the Township, citing the Main Street apartments currently under construction as an example.

With imminent changes coming for the Exton Mall, Mr. Smiley pointed out the need for the Township to have a plan for this area, to make the space pedestrian friendly with plenty of green space. This is something the Township Planning Commission is currently working on within the TC District.

Mr. Anderson asked about the status of the interpretive signage for the Waterloo project. Mr. Smiley said it has been sent to the designer.

Mr. Smiley said the Malvern Bank project has received the necessary Township approvals but is currently waiting for the NPDES permit from the Conservation District before work can begin.

Mr. McCormick presented handouts that he received at an Historic Home Preservation Seminar he attended in Lancaster with helpful information for understanding language used in tax assessor's reports. He thought they may be helpful to residents who want to research their properties.

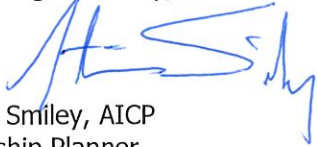
Jon Martin announced that he will be resigning from the Historical Commission effective after the meeting - June 10th. Members thanked Jon for his service.

VII. ADJOURNMENT:

Motion: To adjourn the meeting. (Eckman/Martin)

Vote: Passed, 6-0

Recording Secretary,



Justin Smiley, AICP
Township Planner