

**WEST WHITELAND TOWNSHIP
HISTORICAL COMMISSION
MINUTES
July 8, 2019**

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

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

I. Call to Order – the meeting was called to order at 6:55 p.m.

On behalf of the Historical Commission, Mr. Kabli welcomed Julie Bauer as the newest member to the Commission and thanked her for volunteering her service.

II. Approval of Minutes for June 10, 2019

Motion: To approve the minutes of June 10, 2019, as amended. (Anderson/King)

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

III. Public Comment

There was no public comment.

IV. New Business

- A. Applicant: Godaari Ruchulu (Indian Restaurant)
Historic Site: Site 36, Class I – Rodney's Store
Site Address: 290 E. Lincoln Hwy.
Request: Recommendation for new restaurant sign**

Mr. Smiley provided an overview of the project for a new sign at the Indian restaurant located at 290 E. Lincoln Highway. Denis McLaughlin, contractor for the project, said the size and material for the sign is the same as previous signs, but merely reflects the name of the new owner, Godaari Ruchulu. The letters are smaller to accommodate the longer name.

Motion: To recommend approval of the new restaurant sign.

Vote: Passed 6-0 (Anderson/McCormick)

- B. Applicant: Bruce Jones
Historic Site: Site within 300 ft. - Site 054, Class II Historic Resources,
William Wells Farm
Address: 1298 Country Ln.
Request: Recommendation for ZHB approval to construct a building addition
at the above address**

Mr. Smiley introduced the application to construct a 400 square foot building addition with garage on the first floor and master suite on the second floor. Arnold Alleyne, contractor for the project, said the proposed

addition will blend in with the existing structure with the same siding on both the existing and proposed addition. Mr. Yocum said the proposed addition will have no impact on the neighboring historic structure due to evergreens along Boot Road that will provide screening.

Motion: To recommend Zoning Hearing Board approval to construct a building addition at 1298 Country Lane.

Vote: Passed 6-0 (McCormick/Anderson)

C. Applicant: West Whiteland Township - Exton Park
Historic Site: Sites within 300 ft. - Site 325, Class I - Fox Chase Inn/Ship Rd. Farm, Site 337, Class I - Pennypacker House and Class II - Crack O'Dawn Historic Resources
Address: Swedesford and Ship Rds.
Request: Recommendation for approval to redevelop Exton Park

Mr. Smiley gave an overview of the plan to redevelop Exton Park with construction of two parking lots, a dog park, disc golf, outbuildings, playgrounds, and multi-use trails. There are three historic structures within 300 feet of the project; the Pennypacker House, Crack O'Dawn, and the Fox Chase Inn.

Public Works Director, Ted Otteni, answered Commission members' questions. Mr. Anderson asked if there were any plans for the Pennypacker House, noting that it was in need of repairs. Mr. Otteni said the present project was Phase 1 of the park development and was focused only on the northwestern portion of the Park. Mr. Smiley added that the Historical Commission will be taking a closer look at all Township-owned historic resources in the near future and will look into the Pennypacker House at that time. Mr. Kabli asked how the dog park for little dogs will be separated from the dog park for bigger dogs and cautioned against conflict that could occur. Mr. Otteni said a four-foot high fence was proposed between the two but said there is a lot of flexibility in the layout and he will take that concern into consideration. There was then general discussion about possible adaptive reuse of the Witch's Cap.

Motion: To recommend approval to redevelop Exton Park

Vote: Passed 6-0 (McCormick/Anderson)

D. Applicant: Primrose Daycare (DKR4, LLC)
Historic Site: Sites within 300 ft. - Sites 207 & 208, Class I Historic Resources, Oaklands Manor House and Gatehouse
Address: 353 W. Lincoln Hwy.
Request: Recommendation for approval to construct a daycare facility at the above address

Mr. Smiley gave an overview of the project to demolish the existing hair salon at 353 W. Lincoln Highway and construct a daycare facility. East of the site are historic structures within the McIlvaine compound.

Debra Shulski, attorney for the Applicant, introduced Rocco Varma, owner, developer and manager of the Primrose Daycare, and Chris Daly, project engineer. Mr. Varma presented elevations of the proposed building showing stonework and shingle roof. Mr. Varma noted that there are 400 Primrose locations nationwide, all of which have an identical exterior appearance. There will be no HVAC equipment on the roof. Sufficient landscaping is proposed at the property lines to the east and in the rear of the site. A vinyl fence will provide privacy and additional screening. When asked about the safety of the children with the close proximity of two busy roads, Mr. Varma said the entire building is fenced in for safety purposes. Mr. Yocum said the project has no negative impact to the surrounding historic structures.

Bert Bellano, adjoining property owner, expressed concerns about noise and lighting. Mr. Varma said the playground will be located closer to Whitford Road and all lighting will be within the perimeter and will have automatic sensors per Township's standards.

Motion: To recommend approval to construct a daycare facility at 353 W. Lincoln Highway.

Vote: Passed 6-0 (Anderson/McCormick)

E. Applicant: Johnson Matthey

Historic Site: Site within 300 ft. – Site 003, Class I – Morstein Station

Address: 401 King Rd.

Request: Recommendation for approval to construction building addition

Mr. Smiley introduced the project for an 1,100 square foot addition at 401 King Road. The historic Morstein Station is within 300 feet of the project. Sidney Biddle, applicant representative, presented the plan noting that the addition will match the existing structure. It was noted that the area is very well vegetated with a number of mature ornamental trees that will screen the site. Mr. Yocum said there was no adverse impact to Morstein Station.

Motion: To recommend approval to construct a building addition at 401 King Road

Vote: Passed 6-0 (McCormick/Anderson)

F. Applicant: Peirce Middle School

Historic Site: Sites within 300 ft. - Site 162 & 163, Class III and II – Hoffman Barn and House

Address: 1314 Burke Rd.

Request: Recommendation for approval to construction modular classroom

Ross Unruh, attorney for the Applicant, introduced, Mark Groves with the West Chester Area School District. Mr. Unruh said the increasing student population necessitates the addition of modular classrooms to be located behind the school. An aerial photograph was presented showing that the classrooms will be not visible from Burke Road or the historic structures across the street. The classrooms are expected to be in use for approximately four years

Motion: To recommend approval to construct modular classrooms at Peirce Middle School. a building addition at 401 King Road

Vote: Passed 6-0 (Bauer/King)

V. Old Business

Historical Awards – Ms. Eckman reviewed the process for presenting the Historic Awards, covering plaques, paper awards, framing, reimbursement, notices to award winners, and venue including a power point presentation and refreshments. Mr. Anderson volunteered to coordinate the process this year.

The Commission unanimously voted to present Historical Awards to Colebrook Manor, Ivy Cottage, and Grove Methodist Church. Mr. Anderson will check on pricing for plaques.

VI. Historical Commission Concerns

Thomas Mill – Mr. Smiley reported that Codes Director, Mark Moses is reaching out to the structural engineer for an estimate on the cost to do a property survey. If the cost is \$500 or under, it could be done this year, but if the cost is more, it will need to be budgeted for next year.

Mr. Kabli asked about making the site accessible. Mr. Smiley said the Bicycle and Pedestrian Plan does have proposed trails to the site and estimated that a 10-foot path could navigate through the area, taking care not to scratch nearby autos owned by Exton Nissan. Ms. Eckman reminded that all previous reports done on the Mill did not recommend opening the building to the general public. There was discussion about the disposition of equipment inside the Mill, but it was pointed out that the structural condition of the building must be determined first.

It was suggested that while waiting for this to be completed, the Commission do an assessment of the Pennypacker House. Mr. Smiley and Mr. Anderson will contact Ed Culp, Assistant Public Works Director, to set up a time when Commission members can visit the site. Mr. Yocum said the porch was not original to the house and may be detracting from the house as an historic structure but may be an asset depending on how the house is used. Mr. Kabli suggested that an assessment of Township-owned historic resources be an ongoing discussion for all future agendas to help determine what maintenance is necessary and suggest ultimate disposition of the properties – what does the Township want to do with the properties.

A. Township update – Justin Smiley

Mr. Smiley has compiled a list of Façade Agreements which include Kates Mansion, Zook House, Massey House, Ivy Cottage, Kinbawn, Arrandale, and Thomas Mill. He will be reviewing them to see what responsibilities are associated with each one.

Mr. Smiley expects to have news in August on the status of the Vision Partnership Grant for updating a History of West Whiteland Township.

Memorabilia from past post offices was given to the Township and will be placed in the historic files.

Mr. Smiley reported that George Ashbridge, as well as the Historical Society, have offered archive documents to the Township, but have not yet been received.

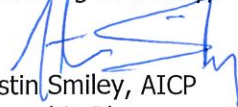
A You-Tube video made by R. Scott Miller of the historic Exton Drive-In site will be posted to the Township's Facebook page.

VII. ADJOURNMENT:

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

Vote: Passed, 6-0

Recording Secretary,


Justin Smiley, AICP
Township Planner