

**WEST WHITELAND TOWNSHIP  
HISTORICAL COMMISSION  
MINUTES  
July 13, 2020**

**MEMBERS PRESENT:** John Kabli, Joe McCormick, John Prendergast, Jonathan Martin, Julie Bauer

**TOWNSHIP STAFF:** Justin Smiley, Township Planner  
Phil Yocum, Historic Consultant, Commonwealth Heritage Group  
Candice Strawley Consultant, Commonwealth Heritage Group  
Ali Cleveland, Community Development Coordinator  
Joshua Anderson, Board Liaison

**I. Call to Order** – the meeting was called to order at 7:05 p.m. Due to the Coronavirus pandemic, the meeting was held virtually, via Zoom. The meeting was open to the public with the Zoom link listed on the agenda posted on the Township’s website.

**II. Public Comment**

There was no public comment.

**III. Old Business**

- 1. Applicant: Exton Knoll  
Address: 891-921 E. Lincoln Hwy.  
Historic Site: #028, Class III – Old Autocar Himes Trucking and Site #344 – Dr. R.B. Carey’s Barn (Both Demolished)  
Request: Recommendation for Subdivision and Land Development  
Approval for the construction of 319 housing units consisting of 99 carriage homes and 220 apartments**

Mr. Smiley provided a brief overview of the project to construct 319 residential units on a 56+ acre property on the north side of East Lincoln Highway. The plan originally proposed 324 units.

Mr. Yocum explained that the two referenced historic resources are no longer in existence. Site #344, Dr. R.B. Carey’s Barn, was destroyed by fire, and Site #028, Old Autocar Himes Trucking commercial building was demolished and the property redeveloped as part of the Whiteland Business Park. Mr. Yocum suggested a strong vegetative buffer on the eastern side of the project to screen the historic Church Farm School campus. An architectural rendering of the proposed townhomes was provided by the Applicant. Mr. Yocum said it was a standard look and did not find it objectionable. Proposed storage buildings will be designed to look like a typical Chester County barn.

Mr. Yocum recommended erection of two historical markers to provide information on Native Americans in general who once inhabited the area and Dr. Carey’s Barn.

Mr. Scott Emerson of Bentley Homes said the Applicant has had discussions with Church Farm School representatives regarding the eastern buffer. A post and rail fence in addition to vegetative screening will be provided. The raised berms will also help in screening the proposed homes from Route 30.

Mr. Emerson agreed to provide two historic markers. The Township will provide the historical information (text and photos) and the Applicant will be responsible for graphic design, fabrication, and installation of

the markers. Mr. Anderson and Mr. Prendergast volunteered to help in providing the historical information and will review the final design before manufacturing begins.

**Motion:** To recommend to the Board of Supervisors approval of the Exton Knoll subdivision and land development application with the condition that the Applicant be responsible for the graphic design, fabrication, and installation of two historical markers for which the Township will provide historical information.  
(Kabli/Bauer)

**Vote:** Passed, 3-1 (Martin opposed)

## **2. Township Historical Survey Update: CHG demonstration of survey form and project update**

Ms. Strawley gave a demonstration of how the survey will be conducted using ESRI's ArcMap and Collector. She presented what the survey update looks like and the information that will be included. She is currently waiting to hear from the State that the database created can be integrated with PA Share and hopes to receive that and continue surveying sites within the next 2 weeks. Ms. Strawley said she expects that she can still complete the survey in the required timeframe, but the possibility of an extension was discussed. Jeannine Speirs, of Chester County Planning Commission and Grant Monitor, indicated that a 6-month extension could be possible. She added that the grant requires that the data be compatible with PHMC standards and suggested Ms. Strawley contact Corey Kegerise with PHMC. She echoed Mr. Smiley's thoughts that the Township is the primary user of the survey results with the State as a partner.

## **3. CHG Arrandale Barn update & review**

Mr. Yocum reported that he and Ms. Strawley visited the Arrandale Barn and House in early June accompanied by Chris Knauer. While the House was very well maintained, the Barn was in need of much work. Mr. Yocum said the buildings together show a unique history of Chester County farms, and while the Barn itself was not listed as an historic resource, its impact on the surrounding historic resources is important. Numerous ideas for adaptive reuse were brought up, but the sheer size of the Barn and the amount of repairs needed make it a very costly project. Mr. Yocum suggested retaining just the main stone section of the Barn to lessen the cost of rehabilitation. Mr. Knauer was seeking an amendment to the Condominium Agreement to demolish the Barn. Mr. Yocum suggested that if possible, a condition be placed that in the event of demolition, no improvements (building, parking lot, etc.) be allowed on the site. The Condominium Agreement indicates that the Barn was to be maintained. Since it was not, the owner should not be allowed to profit from ignoring his responsibility under the Agreement. It was also suggested that if demolished, ruins be maintained and used as an outdoor space.

## **IV. Approval of Minutes for June 8, 2020**

**Motion:** To approve the minutes of June 8, 2020 (Bauer/Kabli)

**Vote:** Passed, 5-0

## **V. Historical Commission Concerns**

Mr. Martin asked how the Planning Commission was advised of action taken by the Historical Commission, particularly regarding the application for a Wawa convenience store and the proposed Ship Road Couplet. Mr. Smiley said that Mr. Weller provides the Planning Commission with a verbal overview (taken from the

written memorandum provided in the Planning Commission's meeting packet) of the project which includes specific concerns of other Commissions that have also reviewed the project. Mr. Martin noted that it was difficult to hear members in the Township's main meeting room. Mr. Smiley said a new Polycom is scheduled to be in place for the next meeting.

**VII. Township Update**

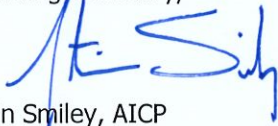
Mr. Smiley advised that an application from PREIT (Exton Mall) for additional apartment units had been received but was pulled from the agenda by the Applicant. There was discussion regarding the viability of the Mall and what could be accommodated with a possible new owner in the future.

**VIII. ADJOURNMENT:**

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

**Vote: Passed, 5-0**

Recording Secretary,



Justin Smiley, AICP  
Township Planner