



**WEST WHITELAND TOWNSHIP
Historical Commission
Agenda
Monday, January 9, 2023
7:00 P.M.**

[Etiquette for
hybrid meetings](#)

Meeting will be held in-person and via Zoom

[Register for Zoom Meeting](#)

Call by Phone: 1-646-558-8656

Meeting ID: 858 3288 5720 Passcode: 937511

Meeting Packets can be found on Township website

Reminder to meeting participants: Please speak clearly into the microphone

CALL TO ORDER

REORGANIZATION

REVIEW OF MEETING MINUTES

1. Approval of Meeting Minutes: December 12, 2022

PUBLIC COMMENT/CONCERNS/QUESTIONS

PLANS

1. West Whiteland Township
Address: 121 Valley Creek Blvd.
Designated HR: 347.01 St Paul's Episcopal Church, 347.02 Rectory, 347.03 Parrish House
Request: Construction of a new 39,200 sqft Public Works Facility with associated parking, stormwater facilities, and accompanying areas.

NEW BUSINESS

OLD BUSINESS

1. **Review**: 2022 Historic Preservation Award Candidates

HC CONCERNS

ANNOUNCEMENTS

ADJOURNMENT

Next Meeting: February 13, 2023



ANDREW J. WEIR, PRESIDENT
ajweir@chg-inc.com

PENNSYLVANIA OFFICE
20 Hagerty Boulevard, Suite 3
West Chester, PA 19382
P: (610) 436-9000

December 28, 2022

WC-494

Mr. John Weller, AICP
Director of Planning and Zoning, and
West Whiteland Township Historical Commission 222
North Pottstown Pike
Exton, PA 19341

**Re: Land Development Application
West Whiteland Township Public
Works Facility
121 Valley Creek Boulevard Road
Exton PA., 19341**

Dear Mr. Weller,

West Whiteland Township has submitted a Land Development Application for the construction of a new Public Works Facility at 121 Valley Creek Boulevard. The 31.868-acre property is located on the east side of Valley Creek Boulevard; extending approximately 1,800-feet north of Route 30 along Valley Creek Boulevard. The subject property faces the historic Church Farm School campus, located on the west side of Valley Creek Boulevard. The property is in the O/L Office Laboratory zoning district. Commonwealth previously reviewed the Sketch Plan Application for the Public Works Facility project. Please refer to our SPA Review Memo, dated November 10, 2022, for our previous comments.

In accordance with the West Whiteland Township Zoning Ordinance, Article XVI: Historic Preservation, including paragraphs 325-84 D., 325-90 A., 325-90 B., and 325-92 A.(3), the Historical Commission is required to review and comment on proposed projects for potential adverse effect to those historic resources listed on the West Whiteland Township Historic Resource Map and Inventory. Projects to be reviewed include: 1) proposed work at a historic resource, 2) proposed work within the property boundaries of a historic resource, and 3) proposed work at an adjacent site where the project property's boundary lines are within 300-feet of the walls of a historic resource. Projects shall be reviewed in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings.

The Historical Commission's preservation consultant, Commonwealth Heritage Group (hereinafter Commonwealth), has reviewed the proposed undertaking for potential effects to the Township's designated historic resources. For this review Commonwealth utilized the following Documents:

- Public Works Facility CU Application 221221
- Public Works Facility LD Application 221220
- Public Works Facility LD County Act 247 221220
- Public Works Facility LD PCSM Report 221219
- Public Works Facility LD Plans (Drainage) 221219

OTHER LOCATIONS

Alexandria, VA (703) 354-9737 Columbus, OH (614) 549-6190 Dexter, MI (517) 788-3550 Littleton, MA (978) 793-2579
Minneapolis, MN (612) 597-1589 Minneapolis, MN (612) 597-1589 Ogden, UT (801) 394-0013 Tarboro, NC (252) 641-1444
Traverse City, MI (517) 262-3376

- Public Works Facility LD Plans 221219
- Public Works Facility LD Sewer Planning
- Public Works Facility Waiver Letter 221219
- 3D Architectural Renderings provided with Sketch Plan Submission were also reviewed.

Please note: No information was provided regarding planned landscaping and screening.

Historic Resources Impacted by the Proposed Project

Commonwealth's review has determined the following listed historic resources require review:

Historic Resources located within the boundary of the proposed Project Site – Structures located on the subject property that are listed on the Township's Historic Resource Inventory:

- **None**

Adjacent Historic Resources within 300 feet of the proposed Project Site – Structures located within 300 feet of the subject property that are listed on the Township's Historic Resource Inventory:

- **Church Farm Historic District** – Northwest corner of the Route 30 and Valley Creek Boulevard intersection. Multiple Historic Resources.
 - Contributing.
- **Site #347.01**– 901 E. Lincoln Highway. St. Paul's Episcopal Church. Constructed 1828-29. Remodeled in Gothic Revival style in 1872. Oldest church building in Township. Listed on the National Register of Historic Places. [Formerly Site # 347].
 - Contributing.
- **Site #347.02**– 901 E. Lincoln Highway. Rectory for St. Paul's Episcopal Church. Constructed 1884-85. [Formerly Site # 346].
 - Contributing.
- **Site #347.03**– 901 E. Lincoln Highway. Parish House for St. Paul's Episcopal Church. Constructed 1912. [Formerly Site # 346].
 - Contributing.

Description of the Proposed Undertaking:

The property for the Public Works Facility (PWF) wraps around the east, west, and north sides of the existing St. Paul's Episcopal Church property, which fronts on Route 30. The proposed PWF complex is located on the large section of the subject property directly north of the St. Paul's Episcopal Church complex. The entrance drive for the proposed Public Works Facility connects to the east side of Valley Creek Boulevard opposite the main entrance drive into the Church Farm School administration and educational campus. A 75-foot-wide gas pipeline right-of-way is located directly west of the proposed PWF complex.

The proposed PWF complex consists of three one-story office and storage buildings, an above ground diesel fuel tank, brine tank, and outdoor generator; set in a rectangular parking and outdoor storage area. The total footprint, of the complex measures approximately 310-feet wide x 390-feet deep. The complex is set back 145-feet from the east side of Valley Creek Boulevard, accessed by a 40-foot-wide driveway. Building 'A' contains office and garage space; it measures by 294-feet long x 80-feet deep. Building 'B' is a garage; it measures 164-feet long x 80-feet deep. Building 'C' is a roofed materials storage bin; it measures 115-feet long x 40-feet deep. The short sides of all buildings face Valley Creek Boulevard, with their long sides extending eastward.

The buildings have an industrial/garage type appearance ,appropriate to their untended use. They are low rise one-story structures with simple rectangular massing. While the buildings are not particularly attractive, they present a functional appearance. The building exteriors feature minimal windows, personnel doors, roll up garage doors, metal siding, and sloped standing seam roofs. The color scheme shown indicates light gray walls and medium gray roofs. The Public Works Facility will have the appearance of a light industrial factory or warehouse complex. There will also be the associated trucks and stored material that will be a natural part of the facility's intended use.

Review of the Potential Effects on Historic Resources:

Commonwealth's review is limited to the potential for effect on the above-mentioned historic resources. Our comments are limited to the potential for adverse effect, and recommendations for treatment and/or mitigation.

The design as presented illustrates a modern industrial/garage facility. The location, directly adjacent to the historic St. Paul's property and directly across Valley Creek Boulevard from the Church Farm School Historic District is convenient for the Public Work's Facility's intended use and roadway access. However, it is problematic due to the potential visual intrusion on the nearby historic resources. West Whiteland Township and Chester County have worked successfully to preserve the open space and natural beauty of this significant portion of the township.

The Land Development Plans as submitted do not illustrate the proposed landscaping. Normally, that would not be a cause for concern. The one-story structures and compact layout of the complex should be easy to conceal with dense landscaping. However, the plan as currently designed does not appear to provide sufficient space at the south, and west sides of the PWF complex to accommodate the screening required to conceal the complex from view. The west edge of the parking lot is directly adjacent to the existing pipeline right-of-way, which we do not believe can be planted on. The distance between the south side of the proposed PWF complex and the St. Paul's property is narrow and contains a swale. This may also restrict vegetative screening. The existing vegetative border on the St. Paul's property is actually narrow; and composed of deciduous plants that are transparent in winter. The open property at the north side of the proposed complex is very large, so space for screening to the north should not be a problem. Installation of a solid fence to screen the south and west sides as not considered an acceptable option in this scenic location.

Conclusion: Due to the potential for adverse visual impact to the adjacent historic resources, we do not recommend approval of the Land Development Application as presented. We encourage submission of supplemental landscaping information for the current site design that will eliminate our concerns; or encourage revisions to the current site plan to accommodate sufficient screening of the PWF complex from the neighboring historic resources.

Should you have any questions or comments please do not hesitate to contact me by cell at 610-350-9564 or e-mail at pyocum@chg-inc.com.

Regards,



Philip Yocum, AIA, LEED AP
Preservation Architect

cc: Caroline O'Connor – WWT
Candice Strawley- CHG