

WEST WHITELAND TOWNSHIP

Historical Commission

Agenda

Monday, April 12, 2021

7:00 P.M.

Meeting will be held by teleconference via Zoom

CALL TO ORDER

PUBLIC COMMENT

NEW BUSINESS

1. Applicant: Ship Run Developers, LLC
Address: 500 E. Lincoln Hwy.
Historic Sites: 307 (Turnpike Station Tenant House – Class III), 308 (House at Turnpike Station – Class I E), 309 (Exton Hotel – Class IL), 348 (Williams Deluxe Cabins – Class IL).

Request: Recommendation for Subdivision/Land Development Approval for the construction 95 single-family homes.

OLD BUSINESS

1. Historical Resource Survey Update

APPROVAL OF MINUTES: March 8, 2021

HISTORICAL COMMISSION CONCERNS

TOWNSHIP UPDATE

ADJOURNMENT

NEXT MEETING: May 10, 2021

Directions to access the Zoom Meeting

Click on this link to register: <https://us02web.zoom.us/meeting/register/tZYudO2trDgrE9DQMDWfsg5EyTr4yuthrFqw>

You can use your phone and call +1-646-558-8656. When asked, enter the Meeting and Password.

[Virtual Meeting Etiquette Zoom](#)

[Instructions](#)

If you have any questions regarding the projects please e-mail us at questions@westwhiteland.org



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

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

March 26, 2021
WC-461

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

**Re: Ship Run Residential Development
500 East Lincoln Highway
Exton PA., 19341
Phase 1 – Single-Family Detached Dwellings
Preliminary/Final Subdivision and Land Development Plan Application**

Dear Mr. Weller,

An Application for Preliminary/Final Subdivision and Land Development Plan Approval has been submitted by Riley Riper Hollin & Colagreco (“RRHC”) on behalf of Ship Run Developers, LLC (“Ship Run”) for construction of a residential development at the Laborer’s Union Property, at 500 East Lincoln Highway. The 77.7-acre property is in the eastern section of the township, bounded by the Lincoln Highway (Route 30) on the north, the Route 30 By-Pass on the south, and Ship Road to the east. The project site is located within West Whiteland Township’s Office/Residential (O/R) zoning district.

It should be noted this project is being developed jointly with 690 East Lincoln Associates, LLC, which is also developing the adjacent Wawa convenience store and commercial buildings on a separate parcel northeast of the 500 East Lincoln Highway site. Although the design of the two projects is being jointly coordinated, the projects have been submitted separately for Subdivision and Land Development Approval.

In accordance with the West Whiteland Township Zoning Ordinance, Article XVI: Historic Preservation, Commonwealth Heritage Group (hereinafter Commonwealth) has reviewed the proposed undertaking for potential impacts to the Township’s designated historic resources. For this review Commonwealth utilized the following submission documents:

- Cover Letter by RRHC, dated March 8, 2021.
- The Subdivision and Land Development Application Narrative, dated March 8, 2021.
- Land Development Plans, Drawings 1 thru 38, by D.L. Howell Associates, Inc., dated March 4, 2021.

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

- Post Construction Stormwater Management Report, by D.L. Howell Associates, Inc., dated March 4, 2021.
- Sewer Planning Module Exemption Request, by D.L. Howell Associates, Inc., dated March 8, 2021.
- Waiver Request Letter, by D.L. Howell Associates, Inc., dated March 4, 2021.
- Ship Run LD SFD Elevations – Front Elevations of 6 Residences, NVR, undated.

Historic Resources Impacted by the Proposed Project

In accordance with Section 325-92.A of the Township Zoning Ordinance, Class I, II, or III historic resources listed on the West Whiteland Township inventory that are located within the boundary of a proposed project site or within 300-feet of the boundary of a proposed project site shall be reviewed for potential adverse effect. Commonwealth's review has determined the following historic resources are subject to review.

Listed Historic Resources located within the boundary of the proposed Project Site:

None

Listed Adjacent Historic Resources within 300 feet of the proposed Project Site:

- **Site #309**– 423 E. Lincoln Highway. Exton Hotel/ Exton House/ Ship Station. Built in 1859 by James Beale. Italianate style architecture. Only resource in Township from Chester Valley Railroad.
 - Class I Historic Resource, Listed on the National Register of Historic Places.
- **Site #348**– 511 E. Lincoln Highway. Williams Deluxe Cabins. Motor inn complex built in a mix of Tudor and Spanish Colonial style. Consists of offices, cabins, and a residence.
 - Class I Historic Resource, Listed on the National Register of Historic Places.

Description of the Proposed Undertaking:

The proposed Ship Run residential development is located on the perimeter of the current the Laborer's Union property. The Laborer's Union office building and associated parking will remain at the center of the property, directly adjacent to Route 30 on the north boundary. Ship Run Developers, LLC proposes to construct two phases of housing that will wrap around the Laborer's Union facility on the west, south and east sides encompassing a total area of 77.7 acre. Phase 1 consists of 95 single-family residences on a 42.2-acre section at the south and west section of the property. Phase 2 consists of 53 townhomes constructed on a 11.1-acre section at the eastern section of the property along Ship Road. The balance of the development's total acreage will be preserved as open space. The townhouses are part of a development at the intersection of Ship Road and Route 30 which also includes a new Wawa store and a new north-south couplet road to run on the west side of the townhouses and the Wawa. The properties of the Phase 1 and Phase 2 housing developments are separated by the couplet road, as well as an open space area at the new road's west side. The roadways for the single family and townhouse developments are not interconnected. This review is limited to Phase 1 of the project.

Phase 1 consists of 95 single family residences proposed on 42.2 acres at the western portion of the property on 7,000 square foot lots. Most of the proposed development is located at the rear (south) side of the Laborer's Union property, adjacent to the Route 30 By-Pass. The residential development's site is currently a mix of open and wooded space. The west portion of the site is adjacent to an industrial warehouse complex. The east border of the site is primarily open space fronting on the new north south couplet road and Ship Road.

The drawings indicate the 95 new single-family homes will be arranged along the west and south property boundaries. Approximately 75 percent of the new homes are located at the rear (south) section of the property behind the existing Laborer's Union office building. A rise in elevation creates an east to west ridgeline parallel that will largely block the view of most of the new homes from Route 30. However, a group of approximately 20 homes along the western border of the site will be visible from the roadway to varying degrees. Six homes in particular are clustered along the development's entrance drive at the northeast corner of the property. This entrance drive will serve the residential development and the Laborer's Union office. These six homes site on an elevated section of land and will be very visible from Route 30 and the two listed historic resources across the highway. The current documents indicate a border of new landscaping to buffer the homes along the west side of the site, Route 30, and the Labor's Union office building property. Existing dense vegetation through the wetlands at the property's northeastern and eastern borders should provide sufficient screening for Phase 1 of the Ship Run development.

Elevations were provided for six two-story residential models. The designs are traditional in style with steeply pitched roofs, double-hung windows, clad in siding with stone and brick accents. Each model has a covered front entrance porch and a street-facing two-car garage. The lots are 7,000 SF and the homes appear to be in the range of 2,500 to 3,500 SF.

Review of the Potential Effects on Historic Resources:

Commonwealth's review is limited to the potential for effect on the above-mentioned historic resources. Commonwealth conducted a field review at the site of the historic resources to evaluate the potential effect of the proposed project. Our comments are limited to the potential for adverse effect, and recommendations for treatment and/or mitigation.

Two existing historic resources are located within 300 feet of the proposed Phase 1 portion of the Ship Run development. The resources are the Exton Hotel (Site # 309) and The William's Deluxe Cabins (Site #348) located on the north side of Route 30. The proposed Ship Run residential development site and the existing Laborer's Union facility are on the south side of Route 30, directly across from the two historic resources. The Exton hotel is directly across from the Route 30 entrance into the proposed Ship Run development. The Exton Hotel underwent a very complete and appropriate renovation a few years ago as apartments. The Williams Deluxe Cabins have just completed renovations in a manner sympathetic to their original character. These two buildings represent an important aspect of Exton's railroad and roadside transportation history.

Six of the new single-family homes at the far west section of the Ship Run property will be located directly across from the historic resources. They will be visible from the historic sites and Route 30. Additional homes further south along the western border of the property will probably be less visible. While they are will not be a major visual intrusion, sufficient vegetative screening should be added to screen the new homes from Route 30 and the historic resources during all seasons. The Land Development drawings indicate a relatively thin border of trees and shrubs around the new homes along Route 30 and the east and west boundaries of the northwestern corner of the property. Additional vegetative screening at all sides of the Ship Run property in this area should be provided. Screening vegetation should be both deciduous and evergreen varieties to provide cover in all seasons. Because the proposed building lots are very tight, some of the plantings may need to be installed on the Laborer's Union side of the property line. This will screen the new residences from the highway and historic resources, benefiting both the historic resources and the occupants of the new homes.

The architectural style and design of the homes as presented is appropriate and compatible with the Township's existing historic resources.

Mr. John Weller, AICP

March 26, 2021

Page 4

Conclusion: The major portion of the proposed Ship Run residential development is generally concealed from the adjacent historic resources. There will be a minor impact on the Exton Hotel and William's Deluxe Cabin's sites that can be addressed through additional vegetative screening. Assuming adequate year-round screening is provided, Commonwealth concludes there is no adverse effect for the Ship Run development.

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,

A handwritten signature in black ink, appearing to read "Philip Yocum". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Philip Yocum, AIA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Strawley- CHG