

**West Whiteland Township
Historical Commission Agenda
July 8, 2019**

7:00 PM **Business Meeting**

- I. Call to Order
- II. Approval of Minutes for June 10, 2019
- III. 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
 - B. Applicant: Bruce Jones
Historic Site: Site within 300 ft. - Site 054, Class II Historic Resources, William Wells Farm
Address: 1298 County Ln.
Request: Recommendation for ZHB approval to construct a building addition at the above address
 - 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
 - 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
 - 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
 - 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
- V. Old Business
- VI. Historical Commission Concerns
 - A. Township update – Justin Smiley
- VII. Adjournment

Next Meeting: August 12, 2019



West Chester Office

20 Hagerty Blvd, Suite3, West Chester, PA 19382
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commonwealthheritagegroup.com

July 2, 2019
WC-382

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

From: Philip Yocum, RA, LEED AP
Preservation Architect
Commonwealth Heritage Group

Re: Sign Approval
290 E. Lincoln Hwy.
Exton, PA 19341

Dear Mr. Weller,

Application documents have been submitted for installation of a wall mounted sign at 290 E. Lincoln Hwy. 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 Building Permit review Commonwealth utilized the following Documents:

- Application for Historical Commission Approval, dated June 24, 2019
- Sign rendering by Denron Sign Company, dated June 10, 2019
- Aerial photograph of the property illustrating proposed sign

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 property boundary of a proposed project site shall be reviewed for potential adverse effect. Commonwealth's review has determined the following listed historic resources as potentially affected by the proposed project:

Historic Resources located within the boundary of the proposed Project Site –

- **Site #036–** 290 E. Lincoln Hwy. Rodney's Store. Stone core built c. 1820, addition in 1850.
- Class I Historic Resource, Eligible for the National Register

Adjacent Historic Resources within 300 feet of the proposed Project Site –

None

Description of the Proposed Undertaking:

The proposed project at 290 E. Lincoln Hwy is the installation of a 12'-5" long x 24" high illuminated sign for an Indian Restaurant. The new sign will replace an existing illuminated restaurant sign of similar design, size and color. The color of the new sign is red, black and white. The new sign will be mounted in the same position as the existing sign.

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 listed historic resource, Site #036 – Rodney's store, c. 1820 and 1850, is a two story stone farmhouse. The 36-foot wide building forms the core of the commercial shopping plaza in which the new restaurant is located. The original Site #036 structure is largely intact, but has been surrounded by a one-story addition, featuring a colonnaded walkway for the full width of the 120-foot long shopping plaza. While the Rodney Store building is still extant, the original context has been compromised by the contemporary additions.

The proposed signage is similar to what currently exists on the building. The new signage does not significantly alter the appearance of the current building. By definition, applied signage is also temporary and reversible.

Conclusion: No adverse effect was found for the Listed Class I Historic Resource at 290 E. Lincoln Hwy, Site #036, the Rodney's Store building. The proposed undertaking is consistent with the Secretary of the Interior's Standards for Rehabilitation, and therefore consistent with the requirements outlined in the Section 325-90, *Standards for rehabilitation*, of the West Whiteland Township Zoning Ordinance.

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

Regards,



Philip Yocum, RA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Myruski - CHG



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July 2, 2019
WC-382

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

From: Philip Yocum, RA, LEED AP
Preservation Architect
Commonwealth Heritage Group

Re: Building Permit Application
Residential Addition
1298 Country Lane
Exton, PA 19341

Dear Mr. Weller,

Building Permit Application documents have been submitted for construction of a two-story residential addition at 1298 Country Lane. 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 Building Permit review Commonwealth utilized the following Documents:

- Chesco Views aerial photograph of the property
- Existing Front and side building elevations
- Proposed front elevation
- Proposed side elevation

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 property boundary of a proposed project site shall be reviewed for potential adverse effect. Commonwealth's review has determined the following listed historic resources as potentially affected by the proposed project:

Historic Resources located within the boundary of the proposed Project Site –

None

Adjacent Historic Resources within 300 feet of the proposed Project Site –

- **Site #054** – 651 East Boot Road. Farmhouse for William Wells 119 acre farm, c. 1880.
 - Class II Historic Resource, Of Historical Architectural Significance

Description of the Proposed Undertaking:

1298 Country Lane is a corner property fronting on Boot Road. The proposed project is the construction of a two-story, 20 x 21-foot addition on the southwest side of the house, extending toward Country Lane. The addition will consist of a ground floor two-car garage, and a second floor master bedroom expansion. The drawings indicate the addition will be clad in horizontal siding. A wide garage door faces the side street, Country Lane. A single window is shown on the second floor front elevation facing Boot Road.

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 listed historic resource, Site #054 – the c. 1880 William Wells farmhouse, is a two story frame structure located directly across Boot Road from 1298 Country Lane. Site #054 has been altered with a side addition and enclosed front porch.

The proposed addition at 1298 Country Lane is consistent in design with the post-war suburban style houses that are typical for throughout the neighborhood. As presented the addition is fairly stark, with only one small front window on the two-story front elevation facing Boot Road and Site #054. The existing house is an attractive and largely original split level home. To preserve its existing appearance, the designer may want to consider installing four front windows of a size similar to the home's existing front windows. To break up the massing of the overall structure and avoid a potentially problematic construction joint, the designer may want to consider setting the new addition back approximately 8 to 12-inches from the face of the existing house.

Conclusion: No adverse effect was found for the Listed Class II Historic Resource at 651 E. Boot Road, Site #054, the William Wells farmhouse. The proposed undertaking is consistent with the Secretary of the Interior's Standards for Rehabilitation, and therefore consistent with the requirements outlined in the Section 325-90, *Standards for rehabilitation*, of the West Whiteland Township Zoning Ordinance.

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

Regards,



Philip Yocum, RA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Myruski - CHG



West Chester Office

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commonwealthheritagegroup.com

June 27, 2019
WC-382

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

**RE: Preliminary/Final Land Development Plan Review
Exton Park – Swedesford Recreation Area
West Whiteland Township
Exton, PA 19341**

Dear Mr. Weller,

On behalf of West Whiteland Township, T&M Associates has submitted for review the Preliminary/Final Land Development Plans and associated documentation for the development of the Exton Park - Swedesford Recreation Area as a public park and recreation area. In accordance with the West Whiteland Township Zoning Ordinance, Article XVI: Historic Preservation, Commonwealth Heritage Group (Commonwealth) has reviewed the proposed undertaking for potential impacts on the Township's designated historic resources.

Review Documents

For this review Commonwealth utilized the documents submitted with the Preliminary/Final Land Development application for review by the West Whiteland Historical Commission. The documents were prepared by prepared by T&M Associates, Philadelphia, Pennsylvania as follows:

- Transmittal Letter from T&M Associates, dated June 10, 2019
- Drawings 1 through 23, dated June 10, 2019 including:
 - Cover Sheet
 - Legend and Notes
 - Boundaries and Existing Features Plan
 - Existing Condition and Demolition Plans (3)
 - Site Plans (4)
 - Grading and Utility Plans (4)
 - Stormwater Management, Erosion and Sediment Control Plans (9)
 - Lighting Plan (1)
 - Construction Details (2)
 - Stormwater Details (4)
 - Lighting Details (1)
 - Utility Details (1)
 - Erosion & Sediment Control Details (3)
 - Sewer Details (3)

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 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 affect. Commonwealth's review of the submission has determined that the following designated historic resources are potentially impacted by the proposed undertaking:

Historic Resources within the proposed Project Site:

None

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

Site #325 – Fox Chase Inn/Ship Road Farm, 613 E. Swedesford Road, House core built 1765, First licensed public house (tavern) in West Whiteland Township in 1786, Barn built 1823.

- Class I Historic Resource, Listed on the National Register

Site #336 – Benjamin Pennypacker House, 800 E. Swedesford Road, built c. 1850 in Federal style.

- Class I Historic Resource, Listed on the National Register

Site #337 – Crack O'Dawn, 725 E. Swedesford Road, Stone farmhouse built c. 1837 by Azariah Thomas

- Class II Historic Resource, Of Historical Architectural Significance

Description of the Proposed Undertaking:

The Exton Park – Swedesford Recreation Area project is located on a 173.37 acre property owned jointly by West Whiteland Township and Chester County. The Exton Park property is bounded by Swedesford Road on the north, North Ship Road on the west, Church Farm Lane on the east, and adjacent to the Chester Valley Trail on the south. The property was formerly owned by the Church Farm School, and acquired by the township and county governments to preserve the land as open space with public recreational facilities. Exton Park was opened to public use in 2015.

Chester County also owns additional open space to the north and south of Exton Park. Together the properties owned by West Whiteland Township and Chester County form a vast district of contiguous open space in the northeastern corner of the township.

The proposed 2019 Exton Park project will provide expanded recreation facilities to include:

- Playgrounds and a snow sliding hill
- Dog park
- Picnic pavilion
- 9-hole disc golf course
- New park entrance and signage
- Parking lot
- Accessible pathways
- Restroom building and utilities

The new recreation facilities are focused on roughly 25 percent of the overall Exton Park property. The facilities will be located in the northwest corner of Exton Park, near the intersection of Swedesford and Ship Roads. The new vehicular park entrance is located on the south side of Swedesford Road approximately 900 feet east of the Ship Road intersection. The parking lot will accommodate 252 vehicles and will have 20-foot tall light poles. Immediately south and east of the parking lot will be playgrounds, dog park, picnic pavilion, walking trails, restrooms, and future athletic fields. The other three quadrants of the Exton Park property at the southwest, northeast and southeast corners, are largely unaffected by the proposed recreation area project. These three quadrants are indicated to be continued as farmland. A substantial portion of the eastern third of

the Exton Park property is a wetland area with a pond and will be unchanged. Overall the proposed recreation facilities will retain the open space of the property and the new construction will be minimal in visual impact. The three proposed structures; picnic pavilion, restroom, and storage building appear to be residential scale one-story structures. No design information is provided. It is assumed they will have a minimal impact on the overall landscape. The only fencing appears to be around the dog park which is 400 feet from Swedesford Road.

Review of the Design and Potential Effects on Historic Resources:

Three historic resources are located within 300 feet of the Exton Park property:

- **Site #325** – Fox Chase Inn/Ship Road Farm, 613 E. Swedesford Road
- **Site #336** – Benjamin Pennypacker House, 800 E. Swedesford Road
- **Site #337** – Crack O’Dawn, 725 E. Swedesford Road

All three are located on Swedesford Road along the park’s northern boundary. The three properties are spaced along Swedesford Road, with approximately 1,200 feet of separation between one another. The setting is very open and rural, with no other existing structures located within 600 feet of these three properties. Site’s #325 and #337 each consist of a historic farmhouse with an adjacent barn. Site #336 is freestanding stone farmhouse.

Site #325, the Fox Chase Inn property is a small farm complex near the western portion of Exton Park. This Fox Chase Inn site is located on a 2 acre lot on the north side of Swedesford Road directly across from the new park entrance and parking lot. Site #325 will be the historic resource most seriously impacted by the new Exton Park recreation area. The Fox Chase Inn farm complex was recently renovated. The house was carefully preserved as a residence and the barn was renovated and adaptively reused as a commercial property for a medical device company. The farm complex was formerly occupied for many years by a Church Farm School farmer and his family. The setting of the Fox Chase Inn farm property closely resembles its mid-20th century appearance. The preserved open farmland that surrounds the site is an important feature in West Whiteland Township. The new Exton Park -Swedesford Recreation Area will create an active community park directly across the street from site #325. There will be a park entrance, a lighted parking lot for 252 vehicles, playgrounds, and support buildings in close proximity to the Fox Chase Inn property. The proposed design does provide extensive new tree and shrubbery plantings at the new park entrance and parking lot to screen the site and reduce its visual impact from Swedesford Road. The Fox Chase Inn farm complex has been successfully renovated and adapted for modern use as an active commercial site, and is surrounded by otherwise open preserved farmland. Therefore, the new Exton Park recreation area project will have a very minimal adverse effect on Site #325.

Site #337, Crack O’Dawn is a farm complex located near the east-west midpoint of Exton Park on the south side of Swedesford Road. The house and barn at Crack O’Dawn are located on a 1.4 acre lot bounded on the west, south and east sides by Exton Park. Existing unpaved walking trails wrap around the property on three sides. The new Exton Park recreation area will be located to the west of Site #337. The closest feature will be a disc golf course directly adjacent to the southwest corner of the Crack O’Dawn property. The submitted documents provide no detailed information regarding the disc golf course. But it is assumed to be a relatively quiet activity, played on an open grass field with visually non-intrusive pole mounted disc baskets. It should be noted the township’s web site describes a 9-hole disc golf course, but the documents illustrate only five holes. A children’s playground will be constructed approximately 450 feet to the west of Site #337. The Crack O’Dawn property has an existing heavy vegetation buffer on the three sides adjacent to the park. The proposed design provides an additional row of plantings to screen the west boundary of the Crack O’Dawn property. The new Exton Park recreation area will have no adverse effect on Site #337.

Site #336, the Benjamin Pennypacker House is a freestanding stone house located near the eastern end of Exton Park on the south side of Swedesford Road. The house is located on a 2 acre lot bounded on the west, south and east sides by Exton Park. The site contains some trees and vegetation but is largely open to the surrounding parkland. An existing Exton Park trail head with a small parking lot is located immediately east of the Pennypacker House. The Pennypacker house is sited at the north end of an existing wetland that extends southwest from the rear of the property to a pond at the southern boundary of the Exton Park property, and provides a natural buffer to the Pennypacker House. In addition to the wetlands most of the remaining land near Site#336 is designated to remain as continued farming area. The new development related to the proposed Exton Park recreation area is located 1,500 feet west of the Pennypacker house. The new Exton Park recreation area will have no adverse effect on Site #337.

Conclusions:

Commonwealth's review is limited to the effect of the proposed undertaking on the historic resources listed above. The proposed design for the Exton Park – Swedesford Recreation Area will provide a desirable and active recreation area for the West Whiteland community. There will be a definite visual impact on the landscape in the vicinity of the new recreation area. However, constructing the new parking lot, playgrounds, playing fields, support buildings, and infrastructure at the northwest corner of the park property will preserve the remaining three quarters of the park's land as rural open space. This will largely maintain the open character of the overall Exton Park property.

Our review of the potential effect on the three impacted Historic Sites has determined there is no adverse effect on Site #336 and Site #337; and only a very minimal adverse effect on Site #325. Therefore we recommend the Exton Park – Swedesford Recreation Area project be approved as submitted.

Should you have any questions or comments please do not hesitate to contact this office.

Sincerely,



Philip Yocum, RA, LEED AP
Preservation Architect

cc: Justin Smiley, WWT
Commonwealth file



West Chester Office

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commonwealthheritagegroup.com

June 28, 2019
WC-382

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

**RE: Preliminary/Final Land Development Plan Review
DKR4, LLC Proposed Daycare Facility
353 W. Lincoln Highway
West Whiteland Township
Exton, PA 19341**

Dear Mr. Weller,

On behalf of DKR4, LLC, DL Howell & Associates, Inc. has submitted for review the Preliminary/Final Land Development Plans for the development of the property at 353 West Lincoln Highway property as a daycare facility. In accordance with the West Whiteland Township Zoning Ordinance, Article XVI: Historic Preservation, Commonwealth Heritage Group (Commonwealth) has reviewed the proposed undertaking for potential impacts on the Township's designated historic resources.

Review Documents

For this review Commonwealth utilized the documents submitted with the Preliminary/Final Land Development application for review by the West Whiteland Historical Commission. The documents were prepared by prepared by DL Howell & Associates, Inc., West Chester, Pennsylvania as follows:

- Drawings 1 through 14, dated June 7, 2019 including:
 - Cover Sheet
 - Title Plan
 - Existing Condition and Demolition Plan
 - Grading and Utility Plan
 - PCSWM Plan, Details and Drainage Area Plans (3)
 - Erosion & Sediment Control Plans, Note & Details (3)
 - Construction Details
 - Profiles
 - Landscape Plan
 - Lighting Plan

No architectural plans, building elevations or renderings of the proposed daycare facility were provided for Commonwealth's review. Therefore, other than overall site arrangement and building footprint, this review cannot accurately comment on the impact the final architectural design may have on the historic resources.

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 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 affect. Commonwealth's review of the submission has determined that the following designated historic resources are potentially impacted by the proposed undertaking:

Historic Resources within the proposed Project Site:

None

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

Site #109 – Oaklands Schoolhouse. 105 S. Whitford Road, Springhouse, used as one-room school for Thomas family children and friends.

- Class II Historic Resource, Of Historical Architectural Significance

Site #110 – 105 S. Whitford Road. Farmhouse for Oaklands tenant farmer.

- Class II Historic Resource, Of Historical Architectural Significance

Site #111 –104 S. Whitford Road. Stone farmhouse built c. 1840.

- Demolished

Site #112 –408 W. Lincoln Highway. Site of stone farmhouse built c. 1840.

- Demolished

Site #207 – Oaklands, 349 W. Lincoln Highway. House core built 1772 by George Thomas as Manor House for 500 acre Oaklands Farm.

- Class I Historic Resource, Listed on the National Register

Site #208 – Oaklands Gatehouse, 349 W. Lincoln Highway.

- Class I Historic Resource, Listed on the National Register

Description of the Proposed Undertaking:

DKR4, LLC proposes to construct a new daycare facility on the site of 353 W. Lincoln Highway. The property is at the northeast corner of West Lincoln Highway and North Whitford Road. The property is 1.701 acres in size. Presently there is a one-story stucco hair dressing salon toward the rear of the property near the site's northwest corner. An existing gravel parking lot is located in front of the hair dressing salon near the center of the property.

The property is bounded on the south side by West Lincoln Highway and on the west side by North Whitford Road. The neighboring property on the north side contains a modern two-story commercial office building with a large surface parking lot. The adjacent property to the northeast contains a contemporary single family house with an accessory riding stable. The adjacent property to the east contains a substantial historic home and small outbuildings, Historic Sites #207 and #208.

The proposed daycare facility is a 12,750 SF, one-story building to be located at the center of the property. The building will be roughly T-shaped, set at a slight angle to face the highway intersection. A paved parking lot for 40 vehicles is provided in front of the new structure, adjacent to West Lincoln Highway and North Whitford Road. The rear and west sides of the building are bounded by fenced in children's playground areas. The playground area fences are 25-feet from the north property line and 50-feet from the east property line. A rain garden detention basin occupies the space between the building and the east property boundary. The proposed design provides a heavy vegetative buffer of deciduous and evergreen trees and shrubbery along the north and east side property lines. This should visually screen the site from the neighboring properties.

Review of the Design and Potential Effects on Historic Resources:

As previously noted there are six historic sites located within 300 feet of the 353 W. Lincoln Highway property. This is not surprising because the intersection of the Lincoln Highway and Whitford Road was a center of activity since the township's earliest period. In 1826 a long demolished store on the south side of Lincoln Highway, opposite the subject DKR4, LLC property, served as the West Whiteland area's first post office. The community and post office at this busy intersection was renamed Belvidere in 1843. The six listed historic sites discussed in Commonwealth's review are associated with this local community.

Site #109, the Oaklands Schoolhouse is located at 105 S. Whitford Road, on the south side of West Lincoln Highway directly across from the proposed DKR4, LLC daycare facility. The building was a springhouse, reported to have been used as a one-room school for Thomas family children and friends. The building is now part of the auto body repair complex at the southeast corner of the Lincoln Highway and Whitford Road intersection. It is screened from the proposed daycare property by the adjacent auto repair building, a sloping site and heavy vegetation in front of the former Oaklands School building. Therefore the proposed DKR4, LLC daycare facility will have no adverse effect on Site #109.

Site #110, the Farmhouse for the Oaklands tenant farmer is located at 105 S. Whitford Road. Site #110 fronts on South Whitford Road and is further down the hill south of the auto body repair shop associated with Site #109. The house has been continually occupied and is in generally good condition. Site #110 is visually screened from the proposed daycare property by the upward sloping site and heavy vegetation on its north side, between the house and the auto repair facility. Therefore the proposed DKR4, LLC daycare facility will have no adverse effect on Site #110.

Site #111 and Site #112, two of the nearby historic resources, were stone farmhouses built c. 1840. They were located at the southwest corner of the Lincoln Highway and Whitford Road intersection but have both been demolished. Therefore the proposed DKR4, LLC daycare facility will have no adverse effect on Site #111 and Site #112.

Site #207 – Oaklands, is a stone house located at 349 W. Lincoln Highway, east of the proposed daycare facility. The core was built in 1772 by George Thomas as the Manor House for his 500 acre Oaklands Farm. This house has associations with the important Thomas family of West Whiteland and is listed on the National Register of Historic Places. Over the years it has been expanded and altered. The house is located on the north side of the West Lincoln Highway, approximately 150 feet east of the proposed daycare property line. The house is close to the highway and screened by large trees. The proposed daycare project does not substantially alter the setting for the adjacent Oaklands property. The new project includes heavy vegetative screening on the common property boundary line to the west of Site #207. The new tree buffer will provide additional screening from the commercial activity already occurring at 353 West Lincoln Highway property. Therefore the proposed DKR4, LLC daycare facility will have no adverse effect on Site #207.

Site #208 – Oaklands Gatehouse, is a small stone structure located at 349 W. Lincoln Highway, immediately east of the proposed daycare facility. The gatehouse has associations with Oaklands and the important Thomas family of West Whiteland and is listed on the National Register of Historic Places. The one-story gatehouse is located at the driveway entrance to the Oaklands compound on the north side of the West Lincoln Highway, approximately 90 feet east of the proposed daycare property line. The proposed daycare project does not substantially alter the setting for the adjacent Oaklands property. The new project includes heavy vegetative screening on the common property boundary line to the west of Site #208. The new tree buffer will provide additional screening from the commercial activity already occurring at 353 West Lincoln Highway property. Therefore the proposed DKR4, LLC daycare facility will have no adverse effect on Site #208.

Mr. John Weller, AICP

June 28, 2019

Page 4

Conclusions:

Commonwealth's review is limited to the effect of the proposed undertaking on the historic resources listed above. The proposed design for the DKR4, LLC daycare facility will intensify the physical development of the site with a larger building and increased land coverage. The elevated activity typically associated with a daycare facility will change the quiet character of how the site is currently used. However the proposed construction or use of the property is not viewed as detrimental to the historic resources within the area of potential effect. Our review of the potential effect on the six adjacent historic resources has determined the proposed DKR4, LLC daycare facility has no adverse effect on Site #109, Site #110, Site #111, Site #112, Site #207 and Site #208.

Should you have any questions or comments please do not hesitate to contact this office.

Sincerely,

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, RA, LEED AP
Preservation Architect

cc: Justin Smiley, WWT
Commonwealth file



West Chester Office

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July 2, 2019
WC-382

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

From: Philip Yocum, RA, LEED AP
Preservation Architect
Commonwealth Heritage Group

Re: Land Development (First Review)
Johnson Matthey, Inc. - Addition
1401 King Road
Exton, PA 19341

Dear Mr. Weller,

Protecs, LLC has submitted a Land Development Application (First Review) for construction of a one-story manufacturing addition at 1401 King Road. 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 Building Permit review Commonwealth utilized the following Documents:

- Protecs.LLC transmittal letter, dated June 17, 2019
- Land Development Plan, Drawing 1 of 2, by Donohue Engineering, LLC, dated June 17, 2019
- Construction Details, Drawing 2 of 2, by Donohue Engineering, LLC, dated June 17, 2019

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 property boundary of a proposed project site shall be reviewed for potential adverse effect. Commonwealth's review has determined the following listed historic resources as potentially affected by the proposed project:

Historic Resources located within the boundary of the proposed Project Site –

None

Adjacent Historic Resources within 300 feet of the proposed Project Site –

- **Site #003** – Morstein Station. King Road. Built c. 1870 as ticket office and station master's residence; a stop on the West Chester RR. Frame waiting room added in 1889 to original brick station house.
 - Class I Historic Resource, Listed on National Register of Historic Places

Description of the Proposed Undertaking:

The Johnson Matthey office and manufacturing facility is located on a 20 acre property at 1401 King Road. The complex consists primarily of two one-story buildings containing office, industrial and warehouse operations. Building 1 measures 84,345 and Building 2 measures 32,300 SF. They are separated from King Road by a wooded buffer and front lawn. A large parking area is located at the rear (north) side of the buildings.

The proposed project is to construct a 53'x 21', one-story, 1,100 SF manufacturing addition to be built at the front side of Building 1, east of the center of the front facade. The Land Development Plan drawing illustrates the footprint of the new addition. The addition is small in the context of the Building No. 1, which measures 475-feet wide. A new 15-foot wide x 175-foot long paved asphalt drive will extend along the face of the building connecting the new addition to the existing driveway. The drive will be concealed behind existing shrubbery beds. Protec's transmittal letter indicates the exterior will be faced with split face block to match the existing Building 1. Building 1 also has a tall band of blue vertical metal siding above the split face block, so it is assumed this will be matched on the addition.

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 proposed manufacturing addition to Johnson's Matthey's Building 1 is relatively small and will have a minor visual impact to that building. The nearby listed historic resource, Site #003 – Morstein Station is located directly across from the western end of Johnson Matthey property. Morstein Station is set back approximately 225-feet from the Johnson Matthey property line along King Road, but is approximately 800-feet from the proposed manufacturing addition. There is a lightly wooded buffer on the Johnson Matthey property along King Road. The Morstein Property directly across from Building 1 and the proposed addition is heavily wooded. The wooded buffers on both subject properties along King Road completely screen the proposed addition from Site #003, Morstein Station. There is a possibility the woodlands on the Morstein property may be reduced as a result of future site development. But at this time the existing buffer is sufficient to screen Site #003.

Conclusion: No adverse effect was found for the Listed Class I Historic Resource at King Road, Site #003, the c. 1870 Morstein Station. The proposed undertaking is consistent with the Secretary of the Interior's Standards for Rehabilitation, and therefore consistent with the requirements outlined in the Section 325-90, *Standards for rehabilitation*, of the West Whiteland Township Zoning Ordinance.

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

Regards,



Philip Yocum, RA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Myruski - CHG



West Chester Office

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commonwealthheritagegroup.com

July 3, 2019
WC-382

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

From: Philip Yocum, RA, LEED AP
Preservation Architect
Commonwealth Heritage Group

Re: Preliminary/Final Land Development Plan
Pierce Middle School – Temporary Classroom Structure
1314 Burke Road
West Chester, PA 19380

Dear Mr. Weller,

The West Chester Area School District (WCASD) has submitted a Preliminary/Final Land Development Application for construction of a temporary classroom structure for Peirce Middle School, 1314 Burke Road. 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 Building Permit review Commonwealth utilized the following Documents:

- Land Development Plan, Drawings 1 through 9, by D.L. Howell & Assoc., Inc., dated June 14, 2019
 - Cover Sheet
 - Site Plans (2)
 - Existing Condition Plan
 - Grading & Utilities
 - PCSMW, Erosion Control Plans and Details (4)

No architectural plans, elevations or renderings were provided for Commonwealth's review. Therefore, other than overall site arrangement and building footprint, this review cannot accurately comment on the impact the final architectural design may have on the historic resources.

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 property boundary of a proposed project site shall be reviewed for potential

adverse effect. Commonwealth's review has determined the following listed historic resources as potentially affected by the proposed project:

Historic Resources located within the boundary of the proposed Project Site –

None

Adjacent Historic Resources within 300 feet of the proposed Project Site –

- **Site #162**– Barn, James Hoffman Estate. (See also 163)
 - Class III Historic Resource, Listed on Historical Resource Inventory
- **Site #163**– James Hoffman House. Stone house built c. 1830. Remodeled c. 1930 to colonial revival style.
 - Class II Historic Resource, Of Historical Architectural Significance

Description of the Proposed Undertaking:

WCASSD proposes to construct a 35' x 84' temporary classroom building at the west end of the existing Peirce Middle School building. The new structure will be located 11-feet from the existing building. The project includes a connecting exterior sidewalk, access stair, and ADA ramp. No architectural design information is provided, but the new structure is assumed to be one story tall and similar to standard prefabricated temporary classroom buildings. The new structure's location at the rear of the existing school will generally conceal the new building from view from Burke Road.

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 two potentially impacted historic resources, Site #162, the James Hoffman Estate barn, and Site #163, the James Hoffman House are located on the northeast side of Burke Road, directly across from the middle school. As previously noted, the proposed temporary classroom structure is located at the rear of the existing Peirce Middle School building. The proposed temporary classroom structure will be totally concealed from view from the two listed Historic Sites, #162 and #163, both located on Burke Road.

Conclusion: No adverse effect was found for the adjacent listed historic resources, Site #162, and Site #163. The proposed undertaking is consistent with the Secretary of the Interior's Standards for Rehabilitation, and therefore consistent with the requirements outlined in the Section 325-90, *Standards for rehabilitation*, of the West Whiteland Township Zoning Ordinance.

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

Regards,



Philip Yocum, RA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Myruski - CHG