



**WEST WHITELAND TOWNSHIP
Historical Commission
Agenda
Monday, October 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 Packets can be found on Township website

Reminder to meeting participants: Please speak clearly into the microphone

CALL TO ORDER

REVIEW OF MEETING MINUTES

1. Approval of Meeting Minutes: September 11, 2023

PUBLIC COMMENT/CONCERNS/QUESTIONS

NEW BUSINESS

1. McHugh Group (Exton Express Car Wash)

Address: 347 N. Pottstown Pk.

Designated HR: 300 John McClenahan House (Buckman's)

Request: Redevelopment of an existing office building into a car wash adjacent to the Target.

2. Mary C. Howse Elementary School

Address: 641 W. Boot Rd.

Designated HR: 174 Stone Farmhouse

Request: Construction of two additions to the existing elementary school totaling 8,067 sf.

OLD BUSINESS

HC CONCERNS

ANNOUNCEMENTS

ADJOURNMENT

Next Meeting: November 13, 2023



West Chester Office

535 N. Church Street, West Chester, PA 19380

P: 610.436.9000 | F: 610.436.8468

commonwealthheritagegroup.com

September 28, 2023

JM-494

To: Mr. John Weller, AICP
Director of Planning and Zoning, and
West Whiteland Township Historical Commission
101 Commerce Drive
Exton, PA 19341

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

Re: Land Development Application
Exton Express Car Wash
641 W. Boot Rd.
Exton, PA

Dear Mr. Weller,

On behalf of the McHugh Group, RE-LP, MacElree Harvey, Ltd., has submitted a Land Development Application for the redevelopment of the site of an existing office building into the Exton Express Car Wash facility at 347 N. Pottstown Pike. The site is located at the southeast corner of the intersection of N. Pottstown Pike and Rockland Road, in the Township's TC, Town Center Mixed Use zoning district.

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 Designated Historic Resources listed on the West Whiteland Township Historic Resources Map and Inventory. Projects to be reviewed include: 1) proposed work at a Designated Historic Resource, 2) proposed work within the property boundaries of a Designated 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 Designated Historic Resource. Projects shall be reviewed in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings.

For this review Commonwealth utilized the following Documents:

- Exton Express Car Wash-LD Cover Letter, 2309011, by MacElree Harvey, Ltd.
- Exton Express Car Wash-LD Application, 230911, by MacElree Harvey, Ltd.
- Exton Express Car Wash-LD Application Table of Contents w/Attachments, 230725, by MacElree Harvey, Ltd.
- Exton Express Car Wash-LD Plans, 230518, by Edward B. Walsh and Associates, Inc.

Note: The submitted plans do not include building elevations or renderings to illustrate the exterior appearance of the proposed car wash building.

Historic Resources Impacted by the Proposed Project

Commonwealth's review has determined the following historic resources are subject to review.

Designated Historic Resources located within the boundary of the proposed Project Site – Structures located on the subject property that are listed on the WWT Historic Resources Map and Inventory:

- **None**

Adjacent Designated Historic Resources within 300 feet of the proposed Project Site – Structures located within 300 feet of the subject property that are listed on the WWT Historic Resources Map and Inventory:

- **Site #300.01** – 403 N. Pottstown Pike. John Mc Clenahan House. Stone house built 1928. The property was formerly the site of a mid nineteenth century frame house built by Thomas D. Trimble, later demolished. [Formerly Site #300, Thomas D. Trimble House].
 - Contributing.

Description of the Proposed Undertaking:

The McHugh Group RE LP proposes to demolish the existing late 20th century two-story brick office building currently on the property and construct a new one-story automated car wash facility. The existing rectangular office building is sited perpendicular to N. Pottstown Pike, extending east to west along the adjacent Rockland Road. The new rectangular car wash building will roughly match the office building's location and orientation. No information is provided regarding the car wash building's architectural design.

The property's existing entrance drive from N. Pottstown Pike will be eliminated and infilled with a landscaped lawn and stormwater detention basin. Vehicles will now enter the car wash site from Rockland Road, across from the entrance to the existing Buckman's Ski Shop parking lot. The north side of the car wash property along Rockland Road will remain as landscaped lawn with a buffer of trees between the car wash building and the road. The new car wash access drive and parking area will be on the south side of the car wash property. New landscaping, including shrubbery and screening trees will be provided per township requirements.

Review of the Potential Effects on Historic Resources and Recommendations:

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

The existing office building's unexceptional design makes demolition acceptable. The Designated Historic Resource, Site #300.01, the John Mc Clenahan House, is now part of the Buckman's Ski Shop retail store located directly north of the proposed carwash site. Historic Site #300.01 was preserved and modified during the recent store expansion, so that the historic core does not directly view the proposed carwash building. The site modifications for the carwash use are not an intrusion on the setting for Historic Site #301.01.

Conclusions:

The proposed construction of the Exton Express Car Wash and related sitework as presented is found to have no adverse effect on the adjacent Designated Historic Resource, Site #300.01, the John Mc Clenahan House. This conclusion assumes that the final design of the proposed car wash will be architecturally appropriate and sympathetic to the adjacent Designated Historic Resource.

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.

Mr. John Weller, AICP
September 28, 2023
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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,

A handwritten signature in blue ink, appearing to read "Philip E. Yocum". The signature is fluid and cursive, with a large initial "P" and "Y".

Philip Yocum, AIA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Strawley- CHG



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JM-494

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Director of Planning and Zoning, and
West Whiteland Township Historical Commission
101 Commerce Drive
Exton, PA 19341

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

Re: Land Development Application
Additions and Site Improvements
Mary C. Howse Elementary School
641 W. Boot Rd.
Exton, PA

Dear Mr. Weller,

The West Chester School District has submitted a Land Development Application for the construction of two new additions and related site improvements at the Mary C. Howse Elementary School at 641 W. Boot Road. The site is located in the Township's R-1, Single Family Residential zoning district.

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 Designated Historic Resources listed on the West Whiteland Township Historic Resources Map and Inventory. Projects to be reviewed include: 1) proposed work at a Designated Historic Resource, 2) proposed work within the property boundaries of a Designated 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 Designated Historic Resource. Projects shall be reviewed in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings.

For this review Commonwealth utilized the following Documents:

- Mary C. Howse Elementary School Additions-LD Application, 230831.
- Mary C. Howse Elementary School Additions-LD Plans, 230831, by Stantec Consulting Services Inc.

Note: The submitted plans do not include building elevations or renderings to illustrate the exterior appearance of the proposed additions.

Historic Resources Impacted by the Proposed Project

Commonwealth's review has determined the following historic resources are subject to review.

Designated Historic Resources located within the boundary of the proposed Project Site – Structures located on the subject property that are listed on the WWT Historic Resources Map and Inventory:

- **None**

Adjacent Designated Historic Resources within 300 feet of the proposed Project Site – Structures located within 300 feet of the subject property that are listed on the WWT Historic Resources Map and Inventory:

- **Site #174.01** – 650 W. Boot Road. Stone Farmhouse. Core c. 1800 by Hanna White, the only female landowner in West Whiteland Township in the 18th century. Originally on 128 acres. Farmed by Richard M. Sheppard c. 1866-1900. The rear wing is thought to date from 1860-1900. [Formerly Site #174].
 - Contributing.

Description of the Proposed Undertaking:

The West Chester School District proposes to build two new one-story additions and related site improvements at the Mary C. Howse Elementary School on West Boot Road. The combined area of both additions is 8,067 square feet. The application documents do not indicate the intended use of either addition, but it is assumed they are education related. The larger addition, measuring 7,470 SF, is located on the southwest, front corner of the existing building, facing Boot Road. A new, landscaped outdoor courtyard will be formed between the larger new addition and the existing school building. The second, smaller, rear addition measuring 597 SF will not be visible from the public way. It is located at the north, rear side of the building; an existing rear side modular classroom will be removed to accommodate the smaller new rear addition.

The front parking lot will be reconfigured and expanded to provide 33 additional parking spaces, for a total of 97 spaces. A new underground stormwater infiltration bed will be provided below the expanded parking lot. The existing fenced outdoor mulch surface playground on the south front side of the building will be removed and replaced with a new lawn. New landscaping, including planting beds and decorative/screening trees will be provided at the expanded parking lot, along Boot Road and at all sides of the property. Numerous undesirable trees will be removed from the school property.

Review of the Potential Effects on Historic Resources and Recommendations:

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

The Designated Historic Resource, Site #174.01, c. 1800 Stone Farmhouse, lies directly across Boot Road from the Mary C. Howse Elementary School. The greatest potential impacts to Historic Site #174.01 are from the proposed new larger addition at the southwest front corner of the existing building, the expanded parking lot, and the playground modifications, all facing Boot Road. However, the Land Development design as presented indicates that the proposed building addition, parking modifications, and site modifications at the south side of the Mary C. Howse property will actually improve the current visual appearance of the school from Historic Site #174.01. The new southwest building addition presents its small side toward Boot Road and will have a minimal visual impact; the removal of the existing playground will visually improve the views from Historic Site #174.01; and the parking lot expansion and landscaping will improve the lot visually and eliminate overflow parking on the lawn. The rear addition is not visible from Boot Road or Historic Site #174.01.

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Conclusions:

The proposed construction of two new additions totaling 8,067 SF, the parking lot expansion and the related site modifications and landscaping as presented are found to have no adverse effect on the adjacent Designated Historic Resource Site #174.01, c. 1800 Stone Farmhouse. This conclusion assumes that the final design of the proposed building additions will be architecturally appropriate and sympathetic to the school and the adjacent Designated Historic Resource.

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, AIA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Strawley- CHG