

**WEST WHITELAND TOWNSHIP  
HISTORICAL COMMISSION  
MINUTES  
July 11, 2022**

**MEMBERS PRESENT:** Joe McCormick, John Prendergast, Joshua Anderson, Jonathan Martin

**TOWNSHIP STAFF:** Justin Smiley, Capital & Special Projects Manager  
Caroline O'Connor, Assistant Township Planner

Theresa Santalucia, Board of Supervisors Liaison

**I. Call to Order** – Vice-Chairman Joe McCormick called the meeting to order at 7:01 p.m.

**II. Approval of Minutes for June 13, 2022**

**Motion: To approve the minutes of June 13, 2022  
(Anderson/Martin)**

**Vote: Passed, 4-0**

**III. Public Comment**

There was no public comment.

**IV. PLANS**

**1. VK Brewing**

**Address: 693 E. Lincoln Hwy.**

**HR Sites: 311.01 – Ship Inn (LNR & DHR), 311.02 – Ship Inn Garage (DHR), 032.01 – St. Mary's Chapel (ENR & DHR), & 343.02 – SS. Philip & James Rectory (DHR)**

**Request: Recommend to approve the Ship Inn Garage renovations to reuse for the location of VK Brewing Company fermentation tanks and equipment**

Jason Van Keuren and Najib Abiaad, equitable co-owners of the Ship Inn, were in attendance and described the project to renovate the existing garage for a brewing operation. The Applicants plan to continue the restaurant use, but the present application is only for the garage renovation.

An existing window in the garage will be converted to an exit door to satisfy the Township requirement for an additional point of egress. The existing garage door does not currently function and will be replaced with a functioning glass door that will allow visitors to view the brewing equipment and operation. The interior garage stone walls will be repointed. A beer garden area is proposed in front of the garage to integrate the garage and restaurant spaces.

The Applicants hope to provide live music and special events and will comply with all noise regulations. Settlement on the property is scheduled for the end of July with an open for business date in late September/early October.

**Motion:**        **To recommend to approve the Ship Inn Garage renovations to reuse for the location of VK Brewing Company fermentation tanks and equipment (Anderson/Martin)**

**Vote:**            **Passed, 4-0**

**2. Tyler Wiest**

**Address: 244 N. Whitford Rd.**

**HR Sites: 224.01 – Fairview Farm Tenant House (DHR) & 210.01 – Fairview/Charles Thomas House (LNR & DHR)**

**Request: Recommend to approve the replacement of slate shingle, wood shake and asphalt roofing due to the existing conditions with a new asphalt shingled roof.**

Initially, the Applicant Mr. Wiest, was not present, so Mr. Smiley provided an overview of the project to remove the entire roof (currently consisting of a mix of slate and cedar shake shingles) and replace with asphalt shingles that will resemble slate shingles. Faux copper is proposed to mimic the original as best as possible. Because the Applicant was not available to answer questions, the Commission tabled the matter.

Mr. Wiest later dialed into the meeting and described the leaking and deteriorating conditions experienced by the condition of the existing roof. He further described the proposed replacement of all roof areas with new plywood and asphalt shingles, as well as planking proposed for both sides of the dormer. The original ice guards will be retained, but the existing gutters are not functional and are undersized resulting in flooding. The original copper is either covered in paint or badly twisted. The gutters will be replaced with a larger size, and copper flashing will be used on all chimneys and areas where the roofs meet.

**Motion:**        **To recommend to approve the replacement of slate shingle, wood shake and asphalt roofing due to the existing conditions with a new asphalt shingled roof. (Anderson/Martin)**

**Vote:**            **Passed, 4-0**

**3. Keva Flats**

**Address: 350 Waterloo Blvd.**

**HR Sites: 205.01 – Ivy Cottage (ENR & DHR), 205.02 – Barn (DHR), 205.03 – Root Cellar (DHR), & 204.01 – Whitford Lodge (ENR & DHR)**

**Request: Recommend to approve the construction of two new apartment buildings totaling 96 units and the stream restoration of Lionville Run**

Attorney Alyson Zarro and Neal Fisher of the Hankin Group were in attendance and presented an overview of the proposed project. Mr. Fisher explained that there are two components to the plan: floodplain restoration and construction of two new multi-family buildings (totaling 96 rental units). Creating a wider floodplain for Lionville Run will slow the velocity of stormwater and help reduce erosion and sediment. Sediment reduction may also help the Township in meeting its MS-4 requirements. Restoration of the floodplain will eliminate 2 existing stormwater basins thereby making additional land available for the 2 additional apartment buildings.

The architecture of the new buildings will match that of the existing buildings in the development. Mr. Fisher confirmed that the additional landscaping between the project and the Kohl's property will be provided as was recommended in the consultant review letter.

Mr. Fisher explained that the floodplain restoration will be permitted by DEP, and DEP will define the type of inspections and maintenance to be performed. Mr. Anderson asked about the wetland area behind Miller Park. Mr. Fisher confirmed that the proposed project will have no effect on this area.

There was discussion regarding connections to the Ashbridge area and the nearby Chester Valley Trail. Mr. Fisher described the proposed connector road for vehicle traffic, but advised that some type of pedestrian connection was more likely in the short term.

**Motion: To recommend to approve the construction of two new apartment buildings totaling 96 units and the stream restoration of Lionville Run (Martin/Anderson)**

**Vote: Passed, 4-0**

**V. NEW BUSINESS:**

Mr. Smiley introduced Caroline O'Connor, Assistant Township Planner. Ms. O'Connor will be taking over the role of Staff Liaison to the Historical Commission. In addition to having an undergraduate degree in History and a post-graduate degree in Planning, she has a combined total of 15 years' experience in municipal government here in West Whiteland and Willistown Township.

Mr. Smiley advised that the Board of Supervisors will be adopting an Ordinance on Wednesday to amend the membership of the Historical Commission lowering the total number of

members to an odd number of no more than 9 and providing for referral to the Board of Supervisors for removal of a member who misses 3 consecutive meetings. This amendment will allow the Commission to increase efficiency and prevent tie votes.

There was discussion regarding CLG status for the Commission. Mr. Smiley said he has reached out to the PHMC regarding requirements for CLG status but needs further clarification regarding the use of Alternates.

**VI. ADJOURNMENT:**

**Motion: To adjourn the meeting at 8:10 p.m.  
(McCormick/Anderson)**

**Vote: Passed, 4-0**

Recording Secretary,



Caroline O'Connor  
Assistant Township Planner