

**WEST WHITELAND TOWNSHIP  
HISTORICAL COMMISSION  
MINUTES  
August 9, 2021**

**MEMBERS PRESENT:** Julie Bauer, Joe McCormick, John Prendergast, Jonathan Martin, Roberta Eckman

**TOWNSHIP STAFF:** Justin Smiley, Township Planner  
Phil Yocum, Historic Consultant, Commonwealth Heritage Group  
Candice Strawley, Commonwealth Heritage Group

**I. Call to Order** – the meeting was called to order at 7:06 p.m. The meeting was a hybrid meeting with participants attending both in person at the Township Building and on-line via Zoom.

**II. Public Comment**

There was no public comment.

**III. New Business**

- 1. Applicant: Eric and Carly Lloyd**  
**Address: 1389 Highland Ave.**  
**Historic Sites: Within 300 ft. of Site 144 – Kinbawn (Class I: LNR)**  
**Request: Recommendation to the Zoning Hearing Board for approval of the construction of a swimming pool at the existing residence adjacent to the historic resource**

Mr. Lloyd described his project to construct an in-ground swimming pool with deck and cabana. A zoning variance from the minimum 25-foot setback requirement is needed. The property is adjacent to the historic Kinbawn property which consists of the main house and a separate carriage house.

Mr. Lloyd said any existing landscaping that has to be removed due to construction will be restored to current conditions or better. He said he has verbal approval for the pool from his neighbor but will seek written approval for the hearing before the Zoning Hearing Board. Mr. Yocum felt the impact on the historic resource will be minimized with sufficient landscaping and suggested evergreens to provide screening year-round, as well as sound insulation. Mr. Lloyd agreed to provide the recommended landscaping.

**Motion: To recommend to the Zoning Hearing Board approval of the project with vegetative screening of the pool to minimize the impact to the existing historical resource adjacent to the property.**

**Vote: Passed 5-0 (McCormick/Martin)**

- 2. Applicant:** 690 E. Lincoln Associates, LLC  
**Address:** 690 E Lincoln Highway  
**Historic Sites:** 032 – St. Mary’s Chapel (Class I NRE), 311 – Ship Inn (Class I LNR), & 343 SS. Philip & James Rectory (Class III)  
**Request:** Construction of a convenience store and gas station with 68 townhomes at the former Entenmann’s bakery site

Joseph Brion, attorney for the Applicant, provided an overview of the project to construct a convenience store and gas station with 68 townhomes. He explained that the Applicant purchased additional land from Laborer’s Training to move the proposed convenience store further to the west to provide a greater buffer for St. Mary’s Chapel. The Applicant has also agreed to construct parking in the rear of the Chapel for use by Chapel goers.

Mr. Brion said the Applicant does not currently have a user for the convenience store since Wawa was no longer interested due to changes in traffic patterns brought about with the COVID pandemic. The Applicant will proceed with the land development approval process with a standard 5,000 square foot convenience store model with canopy for gas and deliveries in the rear. When a user is secured for the convenience store, architectural renderings will be presented to the Board of Supervisors before the issuance of a building permit. This is actually a requirement (condition #3) of the Conditional Use Decision and Order previously approved by the Board of Supervisors. Condition #3 states that ... *"the surface materials and colors of the north, east, and west facades of the convenience store and of any canopy over the gas pumps shall demonstrate consideration of the nearby historic structures to the satisfaction of the Board of Supervisors as advised by the Township Historical and Planning Commissions. Color elevation drawings of the three facades named above and of the gas pump canopy must be found satisfactory to the Township prior to the issuance of a building permit"*.

Applicant Eli Kahn said no traffic improvements are required for the convenience store and townhomes, but the Township’s Capital Improvements plan identifies a Ship Road Couplet as a means to mitigate traffic congestion at the Ship Road/Lincoln Highway intersection. Ship Road cannot be widened without damage to the surrounding historic structures, but the Couplet presents an alternative that does not affect the historic structures. Mr. Smiley explained that the intersection of Ship and Lincoln Hwy. is currently performing at a low level of service at rush hour times and with the addition of so many newly approved residences in the area, the road system will fail without mitigation. The southern leg of the Couplet will be constructed by the Applicant at no cost to Township taxpayers. While some Commission members did not think traffic was an issue in the area, Mr. McCormick reminded members that traffic has been lighter recently with the pandemic and the absence of school buses that will be returning.

Mr. Yocum said the proposed land development plan was positive from a historic perspective, with a village feel providing additional buffer and parking for St. Mary’s Chapel and preserving the two-lane nature of Ship Road.

Phasing of the project was discussed, but Mr. Kahn said his goal is to build everything at one time, and he is confident that once all approvals are obtained, he will have a user on board for the convenience store.

**Motion:** To recommend to the Board of Supervisors approval of the land development plan to construct a convenience store and gas station with 68 townhomes at the former Entenmann's site, as presented to the Historical Commission this evening, with condition #3 of the Conditional Use Decision and Order dated February 10, 2021.

**Vote:** Passed 5-0 (Bauer/McCormick)

#### **IV. OLD BUSINESS**

##### **1. Historic Resource Survey Update**

Ms. Strawley provided an update on the Historic Resource Survey project noting that property surveys have been completed for 187 properties. There are 20 properties left that cannot be viewed from a public right-of-way. These property owners have been contacted for permission to access the property. For the neighborhoods of Meadowbrook Manor, Whiteland Crest, and Sunset Grove, a sampling of representative homes will be surveyed to identify early suburban development. Mr. Anderson said the homes on Exton Lane may be considered part of Meadowbrook Manor. Mr. Martin suggested the Autocar building (now converted to office space) be included in the survey. Members will advise Ms. Strawley of any additional resources by the end of August. While Ms. Strawley expected the survey work to be done soon, she will seek an extension of the grant deadline to ensure that there is plenty of time to present the findings to the public.

##### **2. Historic Preservation Awards Discussion**

Mr. Martin presented the voting results for the 2021 preservation awards. Awards will be made to the Ashbridge Log House (Site 021), Evan Lewis House (Site 338) and Arrandale Main House (Site 120). Mr. Smiley advised that renovations to the Ashbridge House at Main Street have been completed and will be offered to community groups who wish to hold events there. He suggested the Commission may wish to hold the award ceremony there rather than the Township building. After discussion, the Commission agreed to combine the 2020 and 2021 awards into one ceremony to be held in October or November at the Ashbridge Manor House. Mr. Smiley will contact Mr. Wolfson to see if the venue is available the evening of November 8 (the date of the Commission's November meeting). It was suggested that the Ashbridge Manor and Tenant House be slated for a preservation award in 2022.

#### **V. Approval of Minutes for June 14, 2021**

**Motion:** To approve the minutes of June 14, 2021 (McCormick/Martin)

**Vote:** Passed, 5-0

**VI. Historical Commission Concerns:**

Ms. Bauer advised that a person from Bucks County has indicated he will take the Witch's Cap sometime this fall. Ms. Bauer will try to get a more specific date from him. Should this fall through, she said there is a man in Virginia who has indicated he will take the Cap.

**VII. Township Update**

Mr. Smiley said Staff is working on developing an "Exton Crossroads Historic Resource Story" to be placed on the Township's website when completed in November. The Story will tell the history of West Whiteland and will have a story map to help identify the many historic resources particularly in the Crossroads area. A draft will be provided to the Historical Commission for review before finalizing for the website.

Mr. Smiley advised that the Weston tract is currently in limbo, but he expects to hear something soon. The Township has communicated with the real estate broker that it is expecting to keep the existing historic structures and a yield of 75 residential units for the tract.

**VII. ADJOURNMENT:**

**Motion: To adjourn the meeting at 9:15 p.m.  
(McCormick/Prendergast)**

**Vote: Passed, 5-0**

Recording Secretary,

  
Justin Smiley, AICP  
Township Planner