

**WEST WHITELAND TOWNSHIP
HISTORICAL COMMISSION
MINUTES
October 9, 2023**

MEMBERS PRESENT: Chairman Joe McCormick, Jonathan Martin, Lee Ann Embrey,
Joshua Anderson (arrived late)

TOWNSHIP STAFF: John Weller, Director of Planning
Pam Gural-Bear, Township Manager
Patrick Gorman, Asst. Planner

I. Call to Order – Joe McCormick called the meeting to order at 7:04 p.m.

II. Review of Meeting Minutes

MOTION: To approve the minutes for September 11, 2023.

ACTION: Passed 3-0 (Embrey/McCormick)

III. Public Comment

None.

IV. NEW BUSINESS:

- 1. McHugh Group (Exton Express Car Wash)**
Address: 347 N. Pottstown Pk.
Designated HR: 300 John McClenahan House
Request: Demolition of office building and construction of car-wash facility.

The Applicant was represented by project engineer Adam Brower of Edward B. Walsh & Associates, Inc.

John Weller summarized the project, which proposes demolition of the existing two-story office building on the site and construction of a car-wash facility. The site is directly across Rockland Dr. from historic resource #300, the John McClenahan House, now Buckman's Ski Shop. Mr. Weller advised that historic consultant Philip Yocum determined that there would be no adverse impact upon the historic resource, as stated in his review dated September 28, 2023. Mr. Weller added that the current access to the site from Pottstown Pk. will be eliminated; access to the project will be limited to Rockland Dr.

Mr. Brower added that some additional landscaping will be planted to further screen the historic resource from the proposed car wash facility.

Members had no questions.

MOTION: To approve the demolition of the existing office building at 347 N. Pottstown Pk. and subsequent construction of a car-wash facility.

ACTION: Passed 3-0 (McCormick/Martin)

- 2. Mary C. Howse Elementary School
Address: 641 W. Boot Rd.
Designated HR: 174 Stone Farmhouse
Request: Construction of additions totaling 8,067 sq. ft. to existing elementary school**

The Applicant was represented by Damon Gonzaga, Capital Projects Manager for the West Chester Area School District, and Nate Moran, Project Architect with JKRP Architects.

Mr. Weller described the project, which proposes two small additions to the Mary C. Howse Elementary School, removal of a temporary classroom area, and expansion of the parking lot. The site is within 300 ft. of the stone farmhouse at 650 W. Boot Rd., which is historic resource #174. Mr. Yocum's review dated September 28, 2023 concluded that the project would have no adverse impact upon the historic resource, provided that the additions were architecturally compatible with the existing school building.

Mr. Moran presented renderings of the additions and a view of how the site will look from the historic property. The same materials will be used as those of the existing school.

Commission member Joshua Anderson asked about parking. Mr. Moran said parking issues are being addressed with a reconfiguration of the existing lot and an expansion to provide 33 additional spaces.

Members had no further questions.

MOTION: To approve the construction of two additions to the existing Mary C. Howse Elementary School as proposed.

ACTION: Passed 4-0 (Anderson/Embrey)

V. OLD BUSINESS:

Commission members agreed that the process used this year for picking winners of the Historic Preservation Awards should be continued in future years: that is, to keep a running list of properties from year to year and e-mail that list to members for their consideration. Mr. Martin will tally members' votes for this year's awards and send them to Mr. Weller one week before the November meeting.

Members discussed the possibility of switching the monthly meeting date next year from the second Monday to the third Monday of every month. Staff will prepare a list of dates for final decision at the November meeting.

Mr. Martin asked about the status of the current vacancy on the Commission. Ms. Gural-Bear said the Board will not be making any appointments at this time but will wait until the first of the year. She said potential volunteers are asked to attend at least two meetings to be sure they are interested.

VI. ANNOUNCEMENTS:

Mr. Weller introduced Patrick Gorman, the Township's new Assistant Planner. Mr. Gorman is taking Caroline O'Connor's position and will be the Staff Liaison to the Historical Commission going forward. Welcome, Patrick!

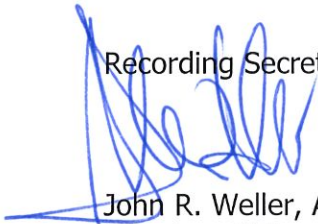
VII. ADJOURNMENT:

Motion: To adjourn the meeting.

Vote: Passed, 4-0 (Anderson/Martin)

The meeting was adjourned at 7:39 p.m.

Recording Secretary,



John R. Weller, AICP
Director of Planning