

**WEST WHITELAND TOWNSHIP
HISTORICAL COMMISSION
MINUTES
October 10, 2022**

MEMBERS PRESENT: Joe McCormick, Joshua Anderson, John Kabli

TOWNSHIP STAFF: Caroline O'Connor, Assistant Township Planner
Phil Yocum, Historic Consultant, Commonwealth Heritage Group
Theresa Santalucia, Board of Supervisors Liaison

I. Call to Order – Vice-Chairman Joe McCormick called the meeting to order at 7:10 p.m.

II. Approval of Minutes for September 12, 2022

Motion: To approve the minutes of September 12, 2022
(Kabli/McCormick)

Vote: Passed, 3-0

III. Public Comment

There was no public comment.

IV. PLANS

- 1. Cross Gables Estate**
Address: 701 Old Valley Rd.
Designated HR: 322.01 Colfelt House, 322.02 Great Barn, 322.03
Tenant House, 322.04 Corn Crib
Request: Recommend allowing modification to structure 322.01 Colfelt
house, to permit widening of exterior doorway for ADA access
compliance

Applicants Joseph and Theresa Conahan were in attendance. Cross Gables Estate operates as a public wedding and event venue, having previously received conditional use approval from the Board of Supervisors. Modifications to an existing exterior door is necessary to become ADA compliant. Applicants propose no structural change to the building, but rather propose moving the existing exterior door from the interior side of the door opening in the masonry wall to the exterior side of the wall. This exterior side of the wall is wider and will provide the required 32-inch clear door opening width. The original historic door will be retained, and the relocated door will now swing outward. In response to a question from Ms. Santalucia, Mr. Conahan confirmed that the narrow part of the entrance is ADA compliant for wheelchairs to pass through. Mr. Yocum said the proposal was a good solution and would have no adverse impact on the exterior of the historic resources.

**Motion: To recommend approval of the plan as presented for ADA compliance.
(Kabli/Anderson)**

Vote: Passed, 3-0

2. CPC Westrum

Address: 50-70 Boot Rd.

Designated HR: 156.01 Greenway

Request: Recommend lot consolidation of 3 lots into 1 lot and the construction of 150-unit Personal Care Facility.

Ms. O'Connor advised that the Applicant was unable to attend the meeting but did make the changes to the parking lot recommended by the Commission during conditional use review. Members agreed that the Applicant responded to previous comments and made the appropriate revisions.

**Motion: To recommend approval of the CPC Westrum as presented with the revisions made to the parking areas as recommended by the Commission.
(McCormick/Kabli)**

Vote: Passed, 3-0

Ms. Santalucia commented that CPC Westrum has been very responsive to the Board's request to have qualified staff on site at all times to lessen the dependence on and the cost to local emergency service providers and taxpayers.

V. New Business:

Lee Ann Embrey was in virtual attendance, and is interested in serving on the Historical Commission. She currently serves on the Public Services Commission and was a member of the Act 209 Commission in 2015.

The Historic Preservation Awards were discussed. Three awards are given each year to properties that have exhibited great efforts in historic preservation. A list of possible recipients was compiled last year, and Members can add any other possibilities to the existing list and be prepared to vote at the November meeting. After discussion, it was decided that it may be best to wait until January or February of next year to present the awards (plaques). Because of the COVID pandemic, awards for 2020 and 2021 were given out last year. Awards for 2020 went to Buckman's Ski Shop, Chase Bank, and Williams Cabins. Awards for 2021 were given to Arrandale Manor, Ashbridge Log House, and Evans Lewis House.

Ms. O'Connor advised that the Staz project (221 Whitford Road) should be ready for the November agenda.

VI. HC Concerns:

Mr. McCormick advised that historic resource 337.01 (Crack O Dawn) at 732 E. Swedesford Road appeared to be in the process of an extensive roof project and questioned the permit status, noting that the project never came before the Commission as required. Ms. O'Connor said she checked with Christina McGinty, the Township's permit coordinator, and she confirmed that no permit was issued. A Stop Work order will be issued.

Also, Mr. McCormick said the building behind the historic resource located at 421 E. Lincoln Highway (within the required 300 feet for Commission review) was in the process of constructing a second floor. Ms. O'Connor said a permit was issued for this work, but a procedural error occurred (software indicating historic designations was not communicating with the permitting software) and the project was never scheduled for review by the Historical Commission. This matter will also be properly resolved.

Mr. McCormick advised that he is currently enrolled in Chester County 20/20 Master Planner class. He said he also attended Neighborhood University last year and felt it was a great resource of information.

The Chester County Historic Preservation Network fall workshop is scheduled for November 12, 2022, from 8:30 a.m. – noon.

Mr. McCormick noted that a walk around Thomas Mill should be scheduled soon.

Ms. O'Connor advised that the Township has not yet received a completed demolition permit application from Bush Auto, so the 60-day delay clock has not yet begun.

Mr. Yocum advised of a correction to the September 12, 2022, minutes, noting that with regard to the Bush project, there was about 6 inches of standing water in the accessory dwelling behind the main house, not in the main house as indicated in the draft minutes.

Motion: **To approve the September 12, 2022, minutes as amended by Mr. Yocum to indicate that there was no standing water in the main house, but in the converted accessory dwelling behind the main house.
(McCormick/Anderson)**

Vote: **Passed, 3-0**

VII. ADJOURNMENT:

Motion: **To adjourn the meeting at 7:59 p.m.
(Anderson/Kabli)**

Vote: **Passed, 3-0**

Historical Commission
October 10, 2022

Recording Secretary,



Caroline O'Connor
Assistant Township Planner