

# WESTTOWN TOWNSHIP HISTORICAL COMMISSION MEETING MINUTES

Westtown Municipal Building, 1039 Wilmington Pike  
Tuesday, August 8, 2023 - 7:00 PM

In attendance: Chair Pamela Boulos (PB), and Members Dan Campbell (DC), David Walter (DW), Stephen Wahrhaftig (SW), Paul Vartan Sookiasian (PVS) and Stephen Dabrowski (SD). Absent was Patrick McDonough (PM). Also present were Mila Carter, Assistant Township Manager, and John Snook, Township consultant.

## **I. Call to Order:**

Pam Boulos called the meeting to order at 7:08 pm.

## **II. Approval of Minutes from July 11, 2023 (DW/SW) 5-0**

Dave Walter made a motion to adopt the minutes as presented. Stephen Wahrhaftig seconded. All in favor of the motion.

## **III. Public Comment (Non-agenda items)**

None.

## **IV. Old Business**

### **A. Conditional Use Application - Stokes Estate Flexible Development**

The Historical Commission members continued their previous discussion on the conditional use application of Fox Clearing, LLC for a construction of 85 single-family detached homes and proposed several recommendations pertaining to historic resources that are included on the Westtown Township Historical Resources Map. The Commission recommends that the Stokes home be retained as a historic centerpiece of the development through adaptive reuse as a community facility. The Stokes barn is recommended for conversion into a space for indoor recreation activity for residents of the development. The Commission agrees with the applicant's submitted plans to retain the Miles and Briner houses as private residences. The Commission also finds the Miles house and barn should be retained as a single lot to maintain the cultural aspect of Chester County agriculture representative of a historic tenant farm property. The Commission also recommends the applicant to coordinate with the Commission to develop interpretive signage reflective of the site's local historical importance which will be located on the property, and for the applicant to allow the Commission to document the historical resources' exterior and interior with photographs and video. Mr. Wahrhaftig made a motion to approve these edits as discussed to the previously issued by the Commission recommendations. Mr. Sookiasian seconded. All present at the time were in favor. (SW/PS) 4-0

### **B. Ordinance Amendments - Historic Resources**

John Snook discussed the changes he made to the previously presented

ordinance language. The Commission discussed suggestions to make a few updates to the property inventory and the process of editing of a few specific historic resources. The draft is now being finalized for submission to the Township solicitor for feedback prior to presenting it to the Board of Supervisors.

**C. Good Steward Awards**

The Commission discussed three nominations that were received by the Township for an award for proper maintenance and upkeep of a local historical resource. Ms. Carter suggested drafting a letter to send to the nominees notifying them and asking whether they would like to be considered. She also made the Commission aware that the Township staff has been working on digitalizing the historic resources inventory. The Commission suggested to include in the letter a request to conduct a site visit to evaluate the property and take photographs.

**V. New Business**

**A. ZHB Application - 1131 S Chester Road**

Ms. Carter summarized the application request to use the lower level of the existing dwelling, formerly used as a photography studio since 1983, for a sole practitioner's medical office. The house, known as Union school house, is included on the Westtown Township Historical Resources map. The Commission had several questions about the past use and were in general support of the application.

**B. Messaging Guide for Local Preservation Programs**

Dan Campbell described to the Commission a guide created by the National Alliance for Preservation Commissions (NAPC) to assist communities with their efforts in historic preservation initiatives. He believes the guide might be helpful in the Commission's future initiatives and suggested it be reviewed and discussed further.

**C. National Alliance for Preservation Commissions**

Dan Campbell suggested for the Commission members to participate in the National Alliance for Preservation Commissions (NAPC) whether through obtaining membership or attending educational sessions. He offered to keep the Commission aware of any educational materials produced by the Alliance that might be of value.

**VI. Public Comment (All Topics)**

Mr. Wahrhaftig brought up the possibility of the Commission starting its public lecture series this autumn and will approach the Board of Supervisors with this proposal.

**VII. Announcements**

None.

**VIII. Adjournment (PB/PM) 4-0**

Stephen Wahrhaftig made a motion to adjourn at 9:09 pm. Dan Campbell seconded. All in favor of the motion.

Next HC meeting: **September 12, 2023 @ 7:00 pm**

HC Representative at next Board of Supervisors Meeting:

- **Tuesday, September 5, 2023 @ 7:30 pm** – Pamela Boulos

Respectfully submitted,  
Paul Vartan Sookiasian,  
Historical Commission Member

DRAFT