

Memo

To: Westtown Township Planning Commission

From: Westtown Township Historical Commission

Subject: Stokes Estate Conditional Use Application 2023 – Historical Commission Recommendations

Date: August 8, 2023

The Historical Commission offers the following clarification on its recommendations for the Stokes Property Conditional Use Application, which the Commission believes to be consistent with the previously issued recommendations dated July 11, 2023, and are supported by the review letter issued by the Chester County Planning Commission on August 8, 2023:

- 1) The Historical Commission agrees with the Applicant’s proposed Alternative Site Plan with Historic Home as shown on the Stokes Estate Conditional Use Plans, specifically sheet C01.1A, dated March 17, 2023, which depicts the retention of the following historic resources:
 - a. Stokes Farmhouse, 1013 Shiloh Rd. (proposed to be located on Lot #27)
 - b. Miles House, 927 Shiloh Rd. (proposed to be located on Lot #76)
 - c. Briner House, 1011 Shiloh Rd. (proposed to be located on Lot # 67)

Both the Miles House and the Briner House are currently owner-occupied. The Historical Commission recommends they remain as private residences. The Historical Commission highly recommends the Stoke Farmhouse be conveyed to the homeowners’ association for adaptive reuse as a community facility for residents of the development unless the Applicant identifies another third-party entity that wishes to own and maintain this historic resource.

- 2) Beyond the historic resources shown to be retained on the referenced plan above, the Historical Commission further recommends the preservation of:
 - The barn adjacent to the Miles House, as its proximity to the Miles House is indicative of the historic/cultural aspect of Chester County agriculture.

For this reason, the Historical Commission recommends the Miles House and Barn be considered a single entity.

- The Stokes barn, which could be adaptively reused as an active recreation space for residents of the development.

The Historical Commission recommends these historic resources remain in their present locations.

- 3) The Historical Commission recommends the Applicant coordinate with the Commission to develop interpretive signage describing local historic significance of the site, which is to be located on the Stokes Estate (final location to be determined), and that interpretive signage shall be furnished and installed by the Applicant.
- 4) The Historical Commission recommends that, prior to development, the Applicant allows access to the site for Historical Commission representatives to document the exterior and interior with photographs and video.
- 5) The Historical Commission recommends that after the Applicant has rehabilitated the Stokes Farmhouse and the Barn for adaptive reuse, the Applicant executes and records façade and/or conservation easements for these historic resources. The terms of such easements are subject to approval by the Board of Supervisors.
- 6) The Historical Commission recommends the Applicant ensure that the homeowners' association covers long-term maintenance and operational costs associated with the preservation and continued adaptive reuse of the historic resources that are conveyed to the homeowners' association.