

Date: July 11, 2023

To: Westtown Township Planning Commission

From: Westtown Township Historical Commission (WTHC)

Subject: Stokes Conditional Use Application – Historical Commission Recommendations

The WTHC offers the following recommendations for the Stokes Property Conditional Use Application. We believe these to be consistent with previous Conditional Use Application recommendations from the Historical Commission.

- 1) Applicant shall preserve the following structures located on the Property:
  - Briner House, 1011 Shiloh Rd
  - Miles House, 927 Shiloh Rd
  - Stokes Farmhouse, 1013 Shiloh Rd

These structures shall remain in their existing location on the Property and conveyed to the homeowners' association for adaptive reuse as community facilities or for residential use unless Applicant procures another third-party entity who wishes to own and maintain these historic resources as private residences. Nothing herein shall prevent Applicant from conveying these historic resources to another party for adaptive reuse or residential use and subject to restrictions or easements to ensure their continued use and preservation.
- 2) Prior to the issuance of any permit related to the Property, Applicant shall provide the Township's Historic Commission access to all historic structures located on the Property which are included in the Township's Historic Resource Inventory, for purposes of documenting the exterior and interior with photographs and video.
- 3) After Applicant has rehabilitated the historic resources with historically appropriate materials to allow adaptive reuse for their intended purpose, Applicant shall execute and record façade or conservation easements on all historic resources that are preserved for adaptive reuse. The terms of such easements shall be approved by the Board during land development.
- 4) Applicant shall ensure that the budget for the homeowners' association provides sufficient revenues to ensure adequate long-term maintenance and operational costs associated with the preservation and continued adaptive reuse of any historic structures that are conveyed to the homeowners' association.
- 5) Applicant to provide appropriate historic interpretive signage (similar to Rustin Walk signage) relating the history of the property, to be developed and installed in a location to be agreed upon in consultation with the Westtown Historical Commission.