

# Kennett Township Historical Commission

## Monthly Meeting Agenda

December 1, 2022: No in person option.

Join Zoom Meeting: <https://us02web.zoom.us/j/87490216388>

Dial by Phone: +1 929 205 6099 US (New York)

Meeting ID: 874 9021 6388

Passcode: **KTHC2020**

Approve minutes of November 3, 2022 KTHC meeting

### Plan Review:

Public Comment: George Del Duca seeking information on:

Any records relating to the stone farmhouse preserved on the property of Chatham Financial at 235 Whitehorse Lane in Kennett Township. These records would be included in the plans submitted to Kennett Township by Chatham Financial on or about 2005 for the construction on the property of the two new office buildings and new road called Whitehorse Lane connecting the office buildings to McFarlan Road. The old stone farmhouse was reportedly constructed in 1827 and has historical significance. The interior of the farmhouse was reportedly gutted. A photo of the farmhouse is included on the website for Chatham Financial. According to Robert J. Wise, Jr. of RGA who participated in preparing the report on the Cox Allen House that was submitted to the Township in 2016, James A. Guthrie, Chair of the Planning Commission, would have knowledge of this matter. The Cox Allen House is located on the northern part of the Chatham property. In 1925 my grandfather purchased the Chatham property, then called the Way Brothers Farm, from the same Mattoscio and D'Alesandro parties who in turn purchased the property earlier in the year from the Way Brothers, all as described on Page 5-11 of RGA report on the Cox Tenant House.

### Property Review Updates:

600 McFarlan Road, return with plan after demo of non-historic structures

419 Burnt Mill Road, return with plan for garage

### Treasurer's report: Fredda

-Request funding for the Harriet Tubman Scenic Byway Project

### Properties of Concern: Discussion only if there is current activity

Grange

Isaac Allen House

The Pines

Spar Hill Farm

Abraham Taylor Farmhouse

Clifton Mill

Potter House complex

Chandler Mill Bridge – Preservation Easement Status

# Kennett Township Historical Commission

## Monthly Meeting Agenda

### Old Business:

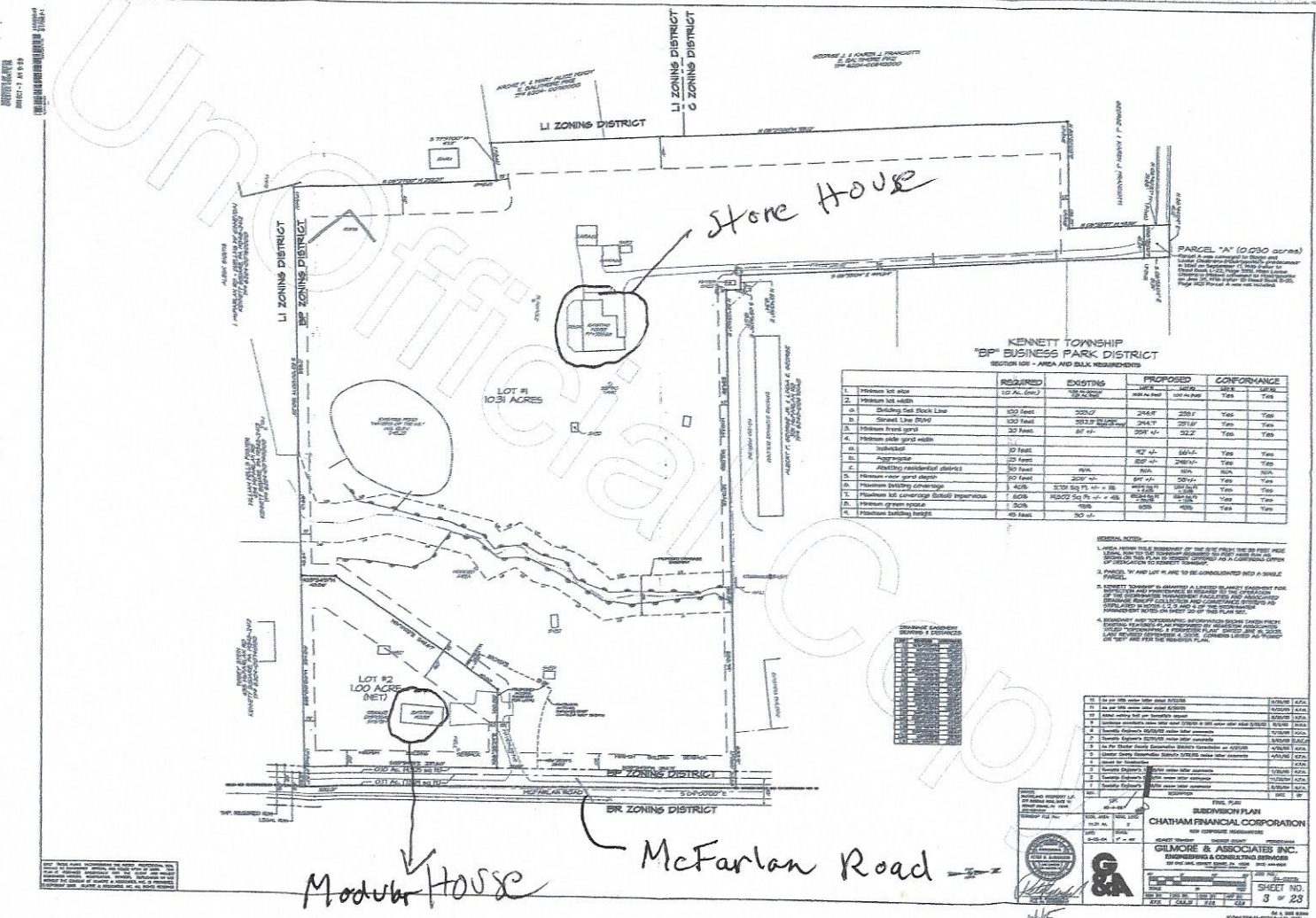
1. Historic Spar Hill Farm Status (Diane)  
Demolition and Stabilization Update  
Use Ideas  
Photo documentatiion
2. Historical Commission History Room and utilization of the Pines: Status (Karen)  
Brandywine Scenic Byway Grant Proposal Update
3. Historic Resource Mapping & Property Reviews (Lori)  
The new zoning ordinance updates  
Historic Resource Review. Updates
4. Brandywine Battlefield Interpretive Marker & presentation of CCHPN awards to BOS: (Denise)
5. Property Owner Recognition (Ed)  
Anne Coleman House Tour

### New Business

1. Research Training Field Trip & other ideas for team building
2. Projection Art Idea
3. Approve 2023 roster of officers:  
Karen Marshall, Chair  
Diane McGovern, Vice-Chair  
Ed Rahme, Secretary  
Fredda Pennock, Treasurer

### **CONCLUDE MEETING**

**Next meeting January 5, 7 pm**



KENNETT TOWNSHIP  
"B" BUSINESS PARK DISTRICT  
SECTION 107 - ARCH AND SULA NEIGHBORHOODS

	REQUIRED	EXISTING	PROPOSED	CONFORMANCE
1. Minimum lot area	10 A.C. (net)	10.31 A.C.	10.31 A.C.	Yes
2. Minimum lot width	100 Feet	100 Feet	100 Feet	Yes
a. Building Set Back Line	150 Feet	225' 0"	225' 0"	Yes
b. Street Line Right	150 Feet	225' 0"	225' 0"	Yes
3. Minimum front yard	30 Feet	30 Feet	30 Feet	Yes
a. Minimum side yard width	10 Feet	10 Feet	10 Feet	Yes
b. Aggregate	20 Feet	20 Feet	20 Feet	Yes
c. Allowable residential density	50 Units	N/A	N/A	Yes
4. Minimum view yard depth	50 Feet	50 Feet	50 Feet	Yes
a. Maximum building coverage	1 A.C.	1.00 A.C.	1.00 A.C.	Yes
b. Maximum lot coverage (buildings) impervious	1 A.C.	1.00 A.C.	1.00 A.C.	Yes
5. Minimum screen system	1 A.C.	1 A.C.	1 A.C.	Yes
a. Maximum building height	40 Feet	40 Feet	40 Feet	Yes

- GENERAL NOTES:
1. VERIFY ALL DIMENSIONS AND REQUIREMENTS OF THIS PLAN AGAINST THE ZONING ORDINANCE. THE ZONING ORDINANCE IS THE FINAL AUTHORITY.
  2. PARCELS "A" AND "B" ARE TO BE CONSOLIDATED INTO A SINGLE PARCEL.
  3. KENNETT TOWNSHIP IS GUARANTEEING A LIMITED WARRANTY FOR THE CONSTRUCTION OF THE BUILDING. THE WARRANTY IS LIMITED TO THE STRUCTURAL INTEGRITY OF THE BUILDING AND DOES NOT COVER THE WORKMANSHIP OF THE CONTRACTOR OR THE QUALITY OF THE MATERIALS USED IN THE CONSTRUCTION.
  4. EXISTING UTILITIES ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CHATHAM FINANCIAL CORPORATION  
GILMORE & ASSOCIATES INC.  
ENGINEERING & CONSULTING SERVICES

SUBDIVISION PLAN  
FILE NO. 2024-001  
SHEET NO. 3 OF 23

S ← → N