

Historic Resource Impact Study

May 2021



Great Valley School District – District Office

47 Church Road

Malvern, East Whiteland Township, Chester County, Pennsylvania 19355



Prepared for:

Great Valley School District
47 Church Road
Malvern, PA 19355



Gina M. Douty, Historic Preservation Consulting, LLC
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Historic Resource: **Great Valley School District – District Office**
(listed as #170, East Whiteland Consolidated School in the East Whiteland Township Historic Resource Inventory)
47 Church Road
Malvern, East Whiteland Township
Chester County, Pennsylvania 19355

Prepared For: **Great Valley School District**
47 Church Road
Malvern, Pennsylvania 19355

Prepare By: **Gina M. Douty, Historic Preservation Consulting, LLC**
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Table of Contents

Preliminary Information.....Page 1

Table of Contents.....Page 2

Table of Figures.....Page 3

Introduction.....Page 6

Documentation of historic resources.....Page 7

 Detailed description.....Page 7

 Site plans.....Page 9

 Photographic record.....Page 14

 Site plan: Photo locations.....Page 14

 First floor plan: Photo locations.....Page 15

 Photographs.....Page 16

Statement of the significance.....Page 36

 History of the resource.....Page 36

 Comparison of historic aerial photos.....Page 58

 Statement of the significance of resource.....Page 60

Financial documentation.....Page 63

Statement of potential impact of proposed demolition and mitigation measures.....Page 63

References.....Page 65

Appendices.....Page 66

 Sub Section 200-58. Historic resources protection, East Whiteland Township.....Page 67

 Gina M. Douty, resume.....Page 68

 Financials.....Page 70

 Existing Conditions Plan.....Page 84

 GVSD Administrative Bldg., renovation drawings, 2007.....Page 85

Table of Figures

- Figure 1: Current Site Plan (www.chesco.org accessed May 3, 2021.), page 9.
- Figure 2: U.S.G.S. Map, Malvern Quad, Chester Co., PA (www.usgs.gov accessed May 3, 2021.)7.5 min series, 2019, page 10.
- Figure 3: Site Plan of Entire Great Valley School District area. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, PA, page 11.
- Figure 4: 1992 Historic Resources Map, East Whiteland Township, Chester County, PA, page 12.
- Figure 5: Great Valley School District – District Office, #170, Class 2 (two) Historic Resource, listed as East Whiteland Consolidated School, 1939. (N.T.S.) Source: 2016 updated Comprehensive Plan of East Whiteland Township, Historic Resources Map, East Whiteland Township, Chester County, PA, page 13.
- Figure 6: Site Plan: Photo locations (N.T.S.) Provided by Great Valley School District, page 14.
- Figure 7: First Floor Plan: Photo locations (N.T.S.) Provided by Great Valley School District, page 15.
- Figure 8: Building in 1950.
<http://www.historicmapworks.com/Map/US/897311/Plate+014/Chester+County+1950+Vol+2+-+Main+Line/Pennsylvania/> Accessed March 10, 2021, page 36.
- Figure 9: Architectural drawings of James G. Ludwig office, plot plan, alterations, and additions to the East Whiteland Consolidated School, 1951. (provided by Great Valley School District), page 37.
- Figure 10: Architectural drawings of Fridtjof Tobiessen office, plot plan, additions to the East Whiteland Elementary School (as stated on the drawings), 1955. (provided by Great Valley School District), page 38.
- Figure 11: Architectural drawings of Fridtjof Tobiessen office, front elevation, additions to the East Whiteland Elementary School (as stated on the drawings), 1955. (provided by Great Valley School District), page 38.
- Figure 12: Architectural drawings of Fridtjof Tobiessen office, plot plan of kindergarten wing showing existing buildings, additions to the East Whiteland Intermediate/Elementary School (as stated on the drawings), 1964. (provided by Great Valley School District), page 39.
- Figure 13: Architectural drawings of Fridtjof Tobiessen office, floor plan of kindergarten wing, additions to the East Whiteland Intermediate/Elementary School (as stated on the drawings), 1964. (provided by Great Valley School District), page 40.
- Figure 14: Report Cover. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 41.
- Figure 15: Title page. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 41.
- Figure 16: Data as it related to Kathryn D. Markley Primary School – original 1939 school with 1951, 1956, 1965 (demolished) additions. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 42.

- Figure 17: Data as it related to Kathryn D. Markley Intermediate School (demolished) Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 43.
- Figure 18: Description of the Kathryn D. Markley Primary School – original 1939 school with 1951, 1956, 1965 (demolished) adds. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 44.
- Figure 19: Description of the Kathryn D. Markley Intermediate School – (demolished) Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 45.
- Figure 20: Inventory of both K.D. Markley schools. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 46.
- Figure 21: Images of the main façade and rear of the K.D. Markley Primary School – original 1939 school with 1951, 1956, 1965 (demolished) additions. Note the original façade windows. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 47.
- Figure 22: Floor plans of the Kathryn D. Markley Primary School – original 1939 school with 1951, 1956, 1965 (demolished) additions. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 48.
- Figure 23: Floor plans of the Kathryn D. Markley Intermediate School – (demolished) Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 49.
- Figure 24: Image and plans of the Kathryn D. Markley Intermediate School – (demolished) Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 50.
- Figure 25: Site Plan with additional notes reflecting current conditions, 2021. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 51.
- Figure 26: Assessment of the two K.D. Markley school buildings. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 52.
- Figure 27: Assessment/Recommendations for the two K.D. Markley school buildings. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 53.
- Figure 28: Assessment/Recommendation summary for the two K.D. Markley school buildings. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 54.
- Figure 29: Facilities inventory for the two K.D. Markley school buildings. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 55.

- Figure 30: Life Expectancy for the two K.D. Markley school buildings. Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc., page 56.

- Figure 31: Aerial photo of the K.D. Markley Elementary School complex, pre-2001. (provided by Great Valley School District), page 57.

- Figure 32: Aerial photo of the Great Valley School District – District Office (left) and K.D. Markley Elementary School (right), circa 2020. (Google map image), page 57.

- Figure 33: Aerial view of K.D. Markley school grounds, September 18, 1937. <http://maps.psiee.psu.edu/ImageryNavigator/> Accessed March 11, 2021., page 58.

- Figure 34: Aerial view of K.D. Markley school grounds, November 5, 1946. <http://maps.psiee.psu.edu/ImageryNavigator/> Accessed March 11, 2021., page 58.

- Figure 35: Aerial view of K.D. Markley school grounds, June 7, 1958. <http://maps.psiee.psu.edu/ImageryNavigator/> Accessed March 11, 2021., page 59.

- Figure 36: Aerial view of K.D. Markley school grounds, July 5, 1971. <http://maps.psiee.psu.edu/ImageryNavigator/> Accessed March 11, 2021., page 59.

Introduction

This Historic Resource Impact Study reviews the proposed demolition or alteration of the Great Valley School District – District Office located at 47 Church Road, East Whiteland Township, Malvern, Chester County, Pennsylvania 19355. It was prepared and presented per the requirements of Sub-Section 200-58.G. Documentation of historic resources, East Whiteland Township Zoning Ordinance. The property is currently employed as the administrative office for the Great Valley School District who is owner of the building.

This building was first classified as a Class Two (2) Historic Resource on a 1992 historic resources map of East Whiteland Township compiled by the Chester County Historic Preservation Office. It is listed as Historic Resource #170, originally built in 1939 under the name East Whiteland Consolidated School. It reappears on the historic resources map and inventory as #170, Class Two (2) Historic Resource in the 2001 East Whiteland Township Consolidated Plan and again in the updated 2016 East Whiteland Township Consolidated Plan (parcel #42040083020E). A Class Two (2) designation means that the resource may meet standards for National Register listing; or the resource is deemed highly significant at the local level. The building was converted in the early 2000s as the administrative office for the Great Valley School District. While the Great Valley School District owns additional adjoining parcels of land to the northeast that house the current K.D. Markley Elementary School and parking and grassy areas, this Study concentrates on the original parcel of land that contains the historic resource and its property as it is listed in the East Whiteland Township Historic Resources Inventory and its coordinating map. The applicant, being the Great Valley School District, is proposing demolition or alterations to the original 1939 East Whiteland elementary school building and its remaining additions to develop plans to build a new fifth and sixth grade educational facility for the school district. Reuse of the historic resource is being considered; however, the existing altered layout and size may be prohibitive in terms of current educational programming requirements and budgetary parameters.

Gina M. Douty, Historic Preservation Consulting, LLC of Mechanicsburg, Pennsylvania compiled the Study between March and May 2021 and offers assessment of the historic resource. The principal author was Gina M. Douty who with over 30 years of experience in the historic preservation field has owned Gina M. Douty, Historic Preservation Consulting, LLC since 2012. She appears on the current list of the PA State Historic Preservation Office under the following consultant categories: Architectural Survey/HRSF, Historic Research/Architectural History, Historic Tax Credit (State & Federal) Application, and National Register Nomination. She holds a Bachelor of Science in Architecture with a Special Studies in Historic Preservation from Penn State University and a Master of Arts in Historic Preservation from Savannah College of Art and Design, Georgia. Ms. Douty meets the requirements of the National Park Service, Secretary of the Interior's Professional Qualifications (36 CFR 61) as Architectural Historian. (See resume in Appendices.)

G. Documentation of historic resources.

(1) A detailed description of the resource and its context, including topography, vegetation, landscaping, driveways, and associated structures and features.

The historic resource is an elementary school that has been converted into the district office for the Great Valley School District in early 2000s when a new K.D. Markley Elementary School was built on 28 acres northeast of the original school. It is located at 47 Church Road, East Whiteland Township, Malvern, Chester County, Pennsylvania 19355. Originally built in 1939 by the East Whiteland School District and named the East Whiteland Consolidated Elementary School, it is a one-story, gray stone, L-shaped building constructed on a four-acre quadrangular lot fronting Church Road in the Colonial or Classic Revival style. Starting in 1951, several additions, demolitions, land acquisitions, and new construction have altered the site to allow for growth and upgrades to the property for its continued use by the school district. The southwest facing main elevation is comprised of the original rectangular, 1939 one-story gray, course rubble stone building. It contains a center pedimented, pillared entrance with an arched entablature surrounding double doors. Symmetric wings flank the entryway with a fenestration pattern of four window bays in groups of five windows each. These windows are brownish-gray aluminum replacements of the original 12/12 double hung wood windows that were painted white. A center cupola adorns the asphalt shingle roof. The northwest facing façade is comprised of the 1951 gray stone addition. This addition is similar in appearance to the original school building. It has an exposed basement level with original true divided light wood windows in fair/poor condition and two doorways. The upper level is two bays wide of the same fenestration pattern as the southwest façade. This addition has a hipped asphalt shingled roof running northeast to southwest. The northeast or rear of the building abuts a large, paved parking area. Also of gray, course rubble stonework and aluminum replacement windows in the same fenestration pattern as the main facade, this façade contains a front facing gabled bump out that houses the administrative board room. It was once the all-purpose room for the school building. Three louvered, dormers are located on the northeast pitch of the roof – two centered over the window bays of the 1939 portion and one on the hipped end of the 1951 addition. The rear portion of the 1951 addition is painted cinderblock and appears to contain some of the mechanicals and gas lines coming into the building. A small 1951 addition also sits at the southeast end of the main 1939 school building. It connects to a 1956 five-bay, rectangular, one-story parged brick addition with ribbon windows and a relatively flat roof built in the Modern style of the time. The southwest facing end of this addition is gray stone matching the original school. Initially built as a double-loaded classroom wing, it now consists of office space for school district administration.

The interior of the building has been converted into offices and conference areas for the Great Valley School District personnel. The 1939 original school building has a double-loaded corridor that runs from northwest to southeast. This corridor has contemporary vinyl tile flooring, gypsum walls, and drop ceilings of acoustic tiles and fluorescent lighting. The foyer/vestibule entrance area has early tiling up 2/3rd of the wall surface. Two original plaques from 1939 construction are in this area. One contains the names of the school directors and original builder and architect, the other stating the 1939 construction was done under the

Franklin D. Roosevelt Administration as a Public Works Administration project. Original features appear to be the stained wood baseboard, many of the interior hall doors, and door trim. The former classrooms have been partitioned into offices, file storage, conference rooms, and board rooms for school district personnel. The floors in most of these rooms have commercial carpeting along with the same ceilings and fluorescent lighting as the corridor. The 1951 northwest addition is a single-load corridor that has the same finishes as the renovated 1939 original school building portion. The 1956 classroom wing addition that runs northeast to southwest is a double-loaded corridor with office space and support rooms on either side of the corridor. There is contemporary vinyl tile flooring in the corridor, carpet in the individual rooms, cinderblock walls, acoustic ceiling tiles and fluorescent lights, and contemporary doors, metal trim, and rubber cove base molding.

The Great Valley School District Office is about 9,000sf situated on four acres of land that gently slopes southwest to northeast from the two-lane Church Road. The building sits at the northeastern boundary of the parcel while half of the 1956 building addition along with the rear paved parking lots, playground areas, and the K.D. Markley Elementary School are situated to the northeast on the additional 28 acres of land owned by the school district. Across Church Road to the west is the Chester Valley Golf Course, to the south are residential properties. There is a concentration of mature trees to the north of the building while most of the surrounding landscape is grass lawn with a few decorative trees and shrubs around the building façades and parking areas. A paved semi-circular driveway goes from Church Road curving to the main entrance then back onto Church Road. Another driveway runs perpendicular to Swedesford Road to the north to the entrance of the K.D. Markley Elementary School. This is accessible from the parking areas behind the administration center. Much of the middle parking area of the 32-acre site owned by the school district once contained a 1960 intermediate school (to the north) and a 1965 kindergarten addition that connected perpendicularly to the 1956 school building addition.

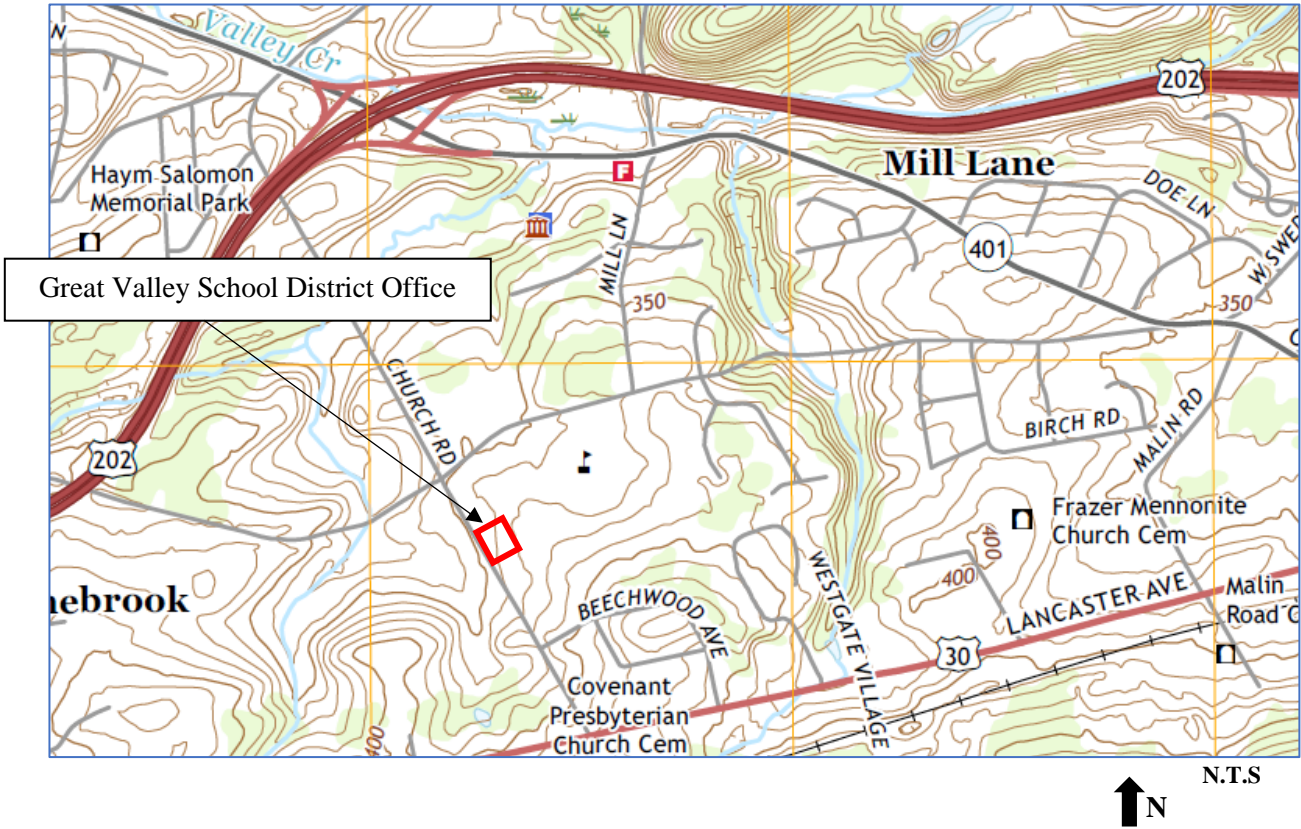


Figure 2: U.S.G.S. Map, Malvern Quadrangle, Chester County, PA
(www.usgs.gov accessed May 3, 2021.)
7.5 min series, 2019.

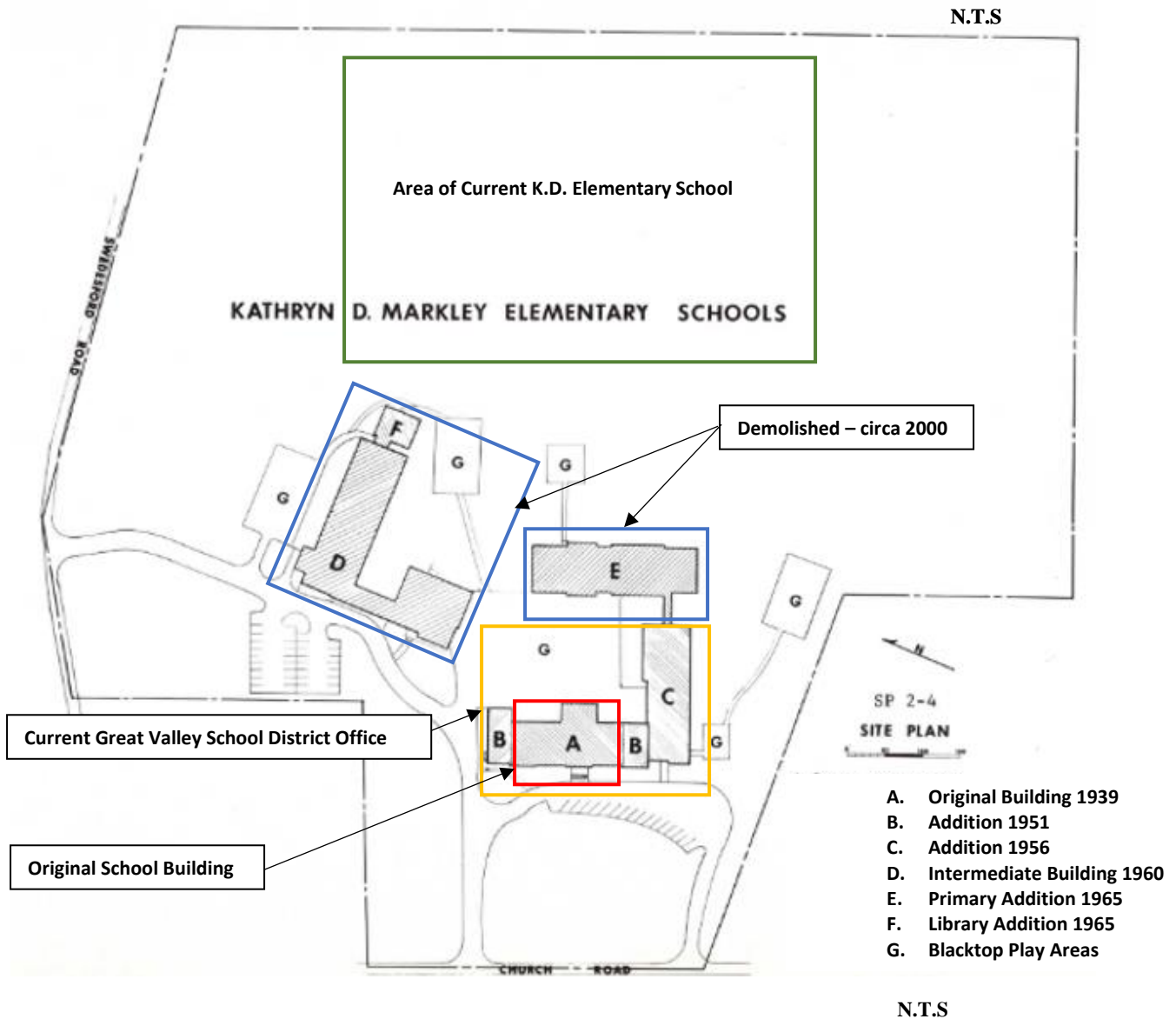


Figure 3: Site Plan of Entire Great Valley School District area

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, PA

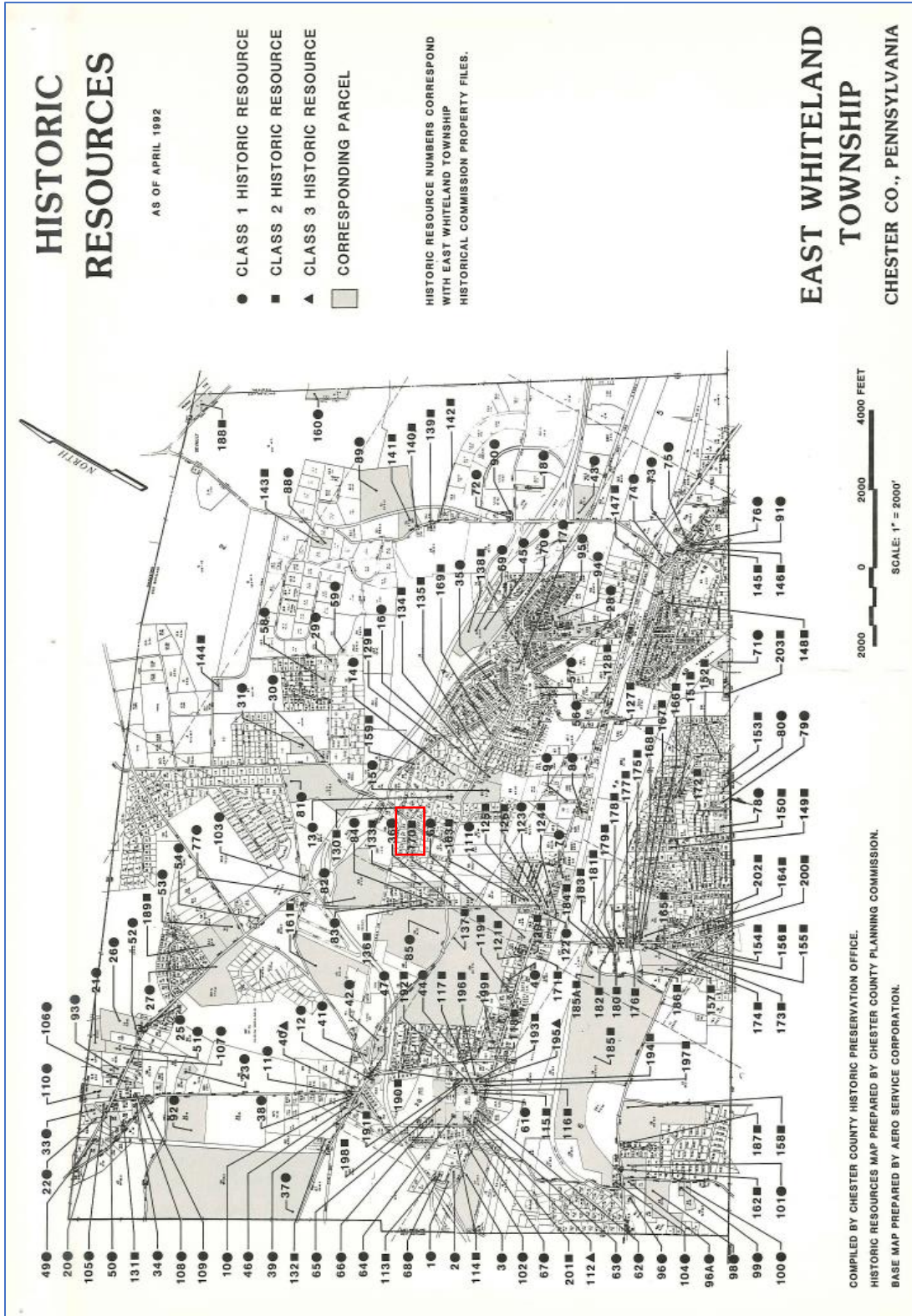


Figure 4: 1992 Historic Resources Map, East Whiteland Township, Chester County, PA

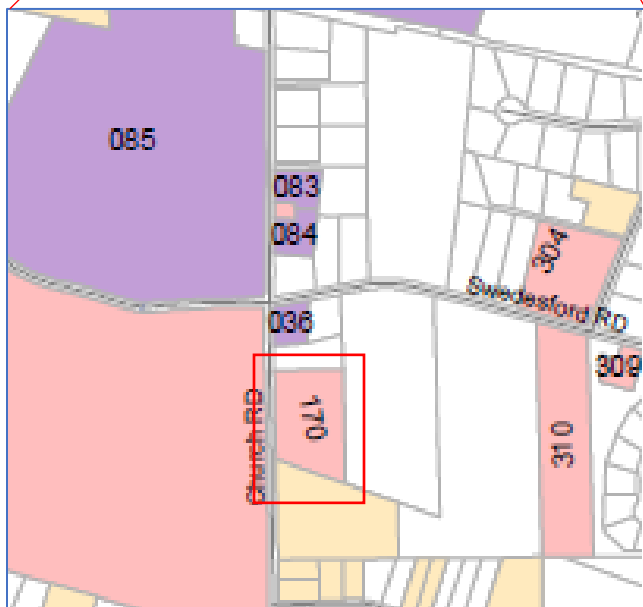
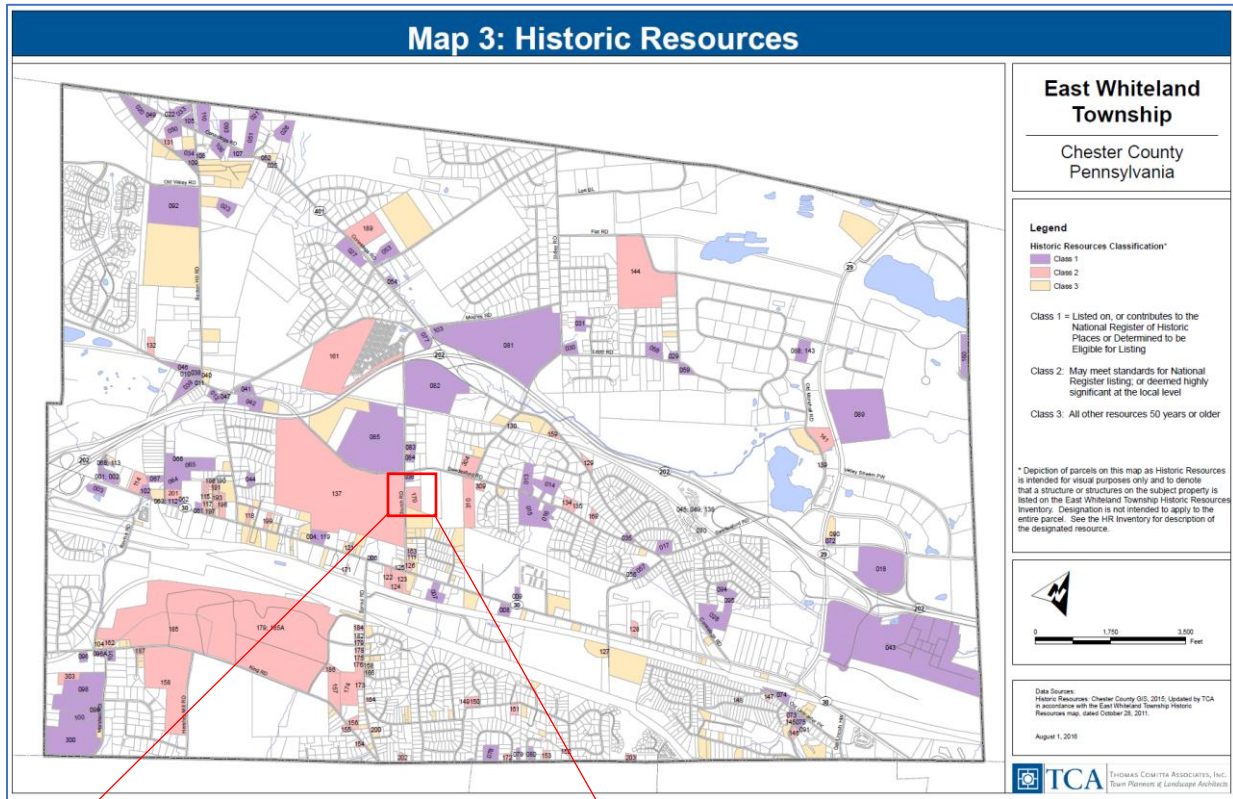


Figure 5: Great Valley School District Office, #170, Class 2 (two) Historic Resource, listed as East Whiteland Consolidated School, 1939. (N.T.S.)

Source: 2016 updated Comprehensive Plan of East Whiteland Township, Historic Resources Map, East Whiteland Township, Chester County, PA

(3) Comprehensive photographic record of the resource and its context.

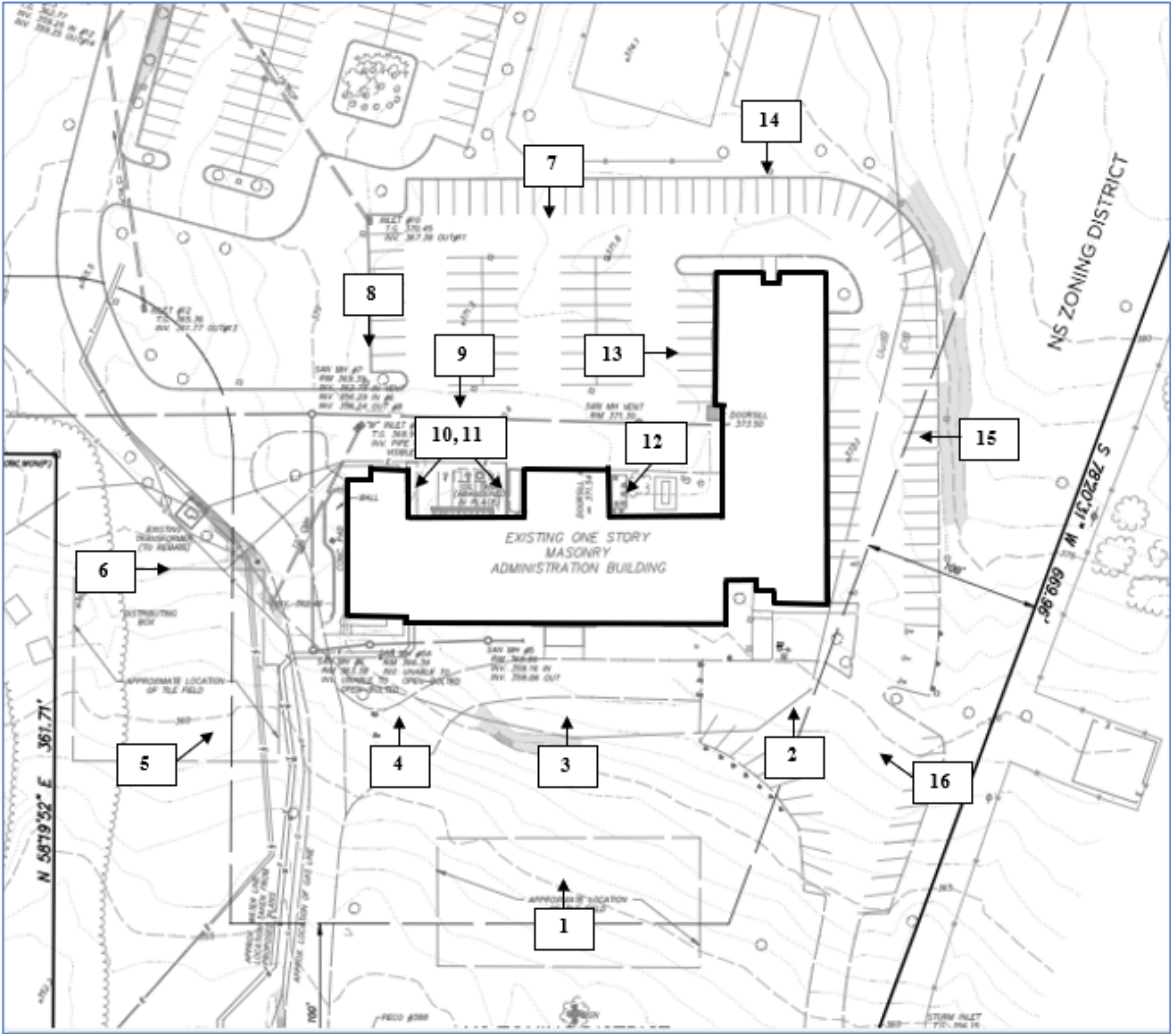


Figure 6: Site Plan: Photo locations (N.T.S.)
Provided by Great Valley School District



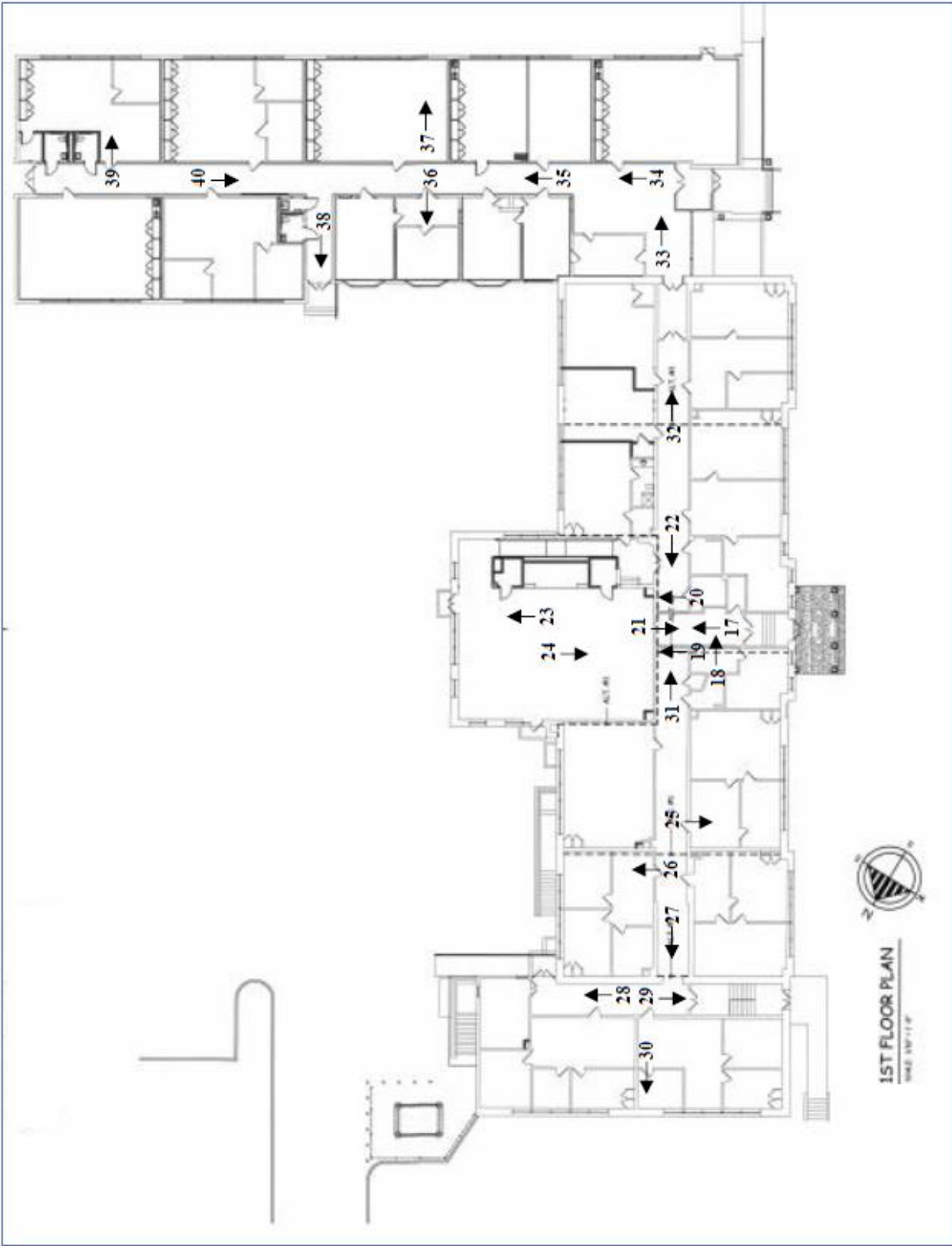


Figure 7: **First Floor Plan: Photo locations (N.T.S.)** Provided by Great Valley School District

Photographs



Photo #1: Great Valley School District Office, Southwest (main) façade, 1939 building with 1951 & 1956 left and right additions. 2021. Camera facing northeast.



Photo #2: Great Valley School District Office, Southwest (main) façade, 1939 building, east end. 2021. Camera facing northeast.



Photo #3: Great Valley School District Office, Southwest (main) façade, 1939 building, entryway. 2021. Camera facing northeast.



Photo #4: Great Valley School District Office, Southwest (main) façade, 1939 building, west end. 2021. Camera facing northeast.



Photo #5: Great Valley School District Office, west corner, 1951 addition (left). 2021. Camera facing east.



Photo #6: Great Valley School District Office, 1951 addition, northwest elevation. 2021. Camera facing southeast.



Photo #7: Great Valley School District Office, northeast (rear) elevation and rear parking area. 2021. Camera facing southwest.



Photo #8: Great Valley School District Office, northeast (rear) elevation, 1951 addition. 2021. Camera facing southwest.



Photo #9: Great Valley School District Office, northeast (rear) elevation, 1939 building. 2021. Camera facing southwest.



Photo #10: Great Valley School District Office, 1951 addition (rear). 2021. Camera facing west.



Photo #11: Great Valley School District Office, 1939 building (rear). 2021. Camera facing southeast.



Photo #12: Great Valley School District Office, 1939 building (rear). 2021. Camera facing northwest.



Photo #13: Great Valley School District Office, 1956 wing addition and rear parking area. 2021. Camera facing southeast.



Photo #14: Great Valley School District Office, 1956 wing addition. 2021. Camera facing southwest.



Photo #15: Great Valley School District Office, 1956 wing addition. 2021. Camera facing northwest.



Photo #16: Great Valley School District Office, 1939 building and 1956 addition, main facade. 2021. Camera facing north.

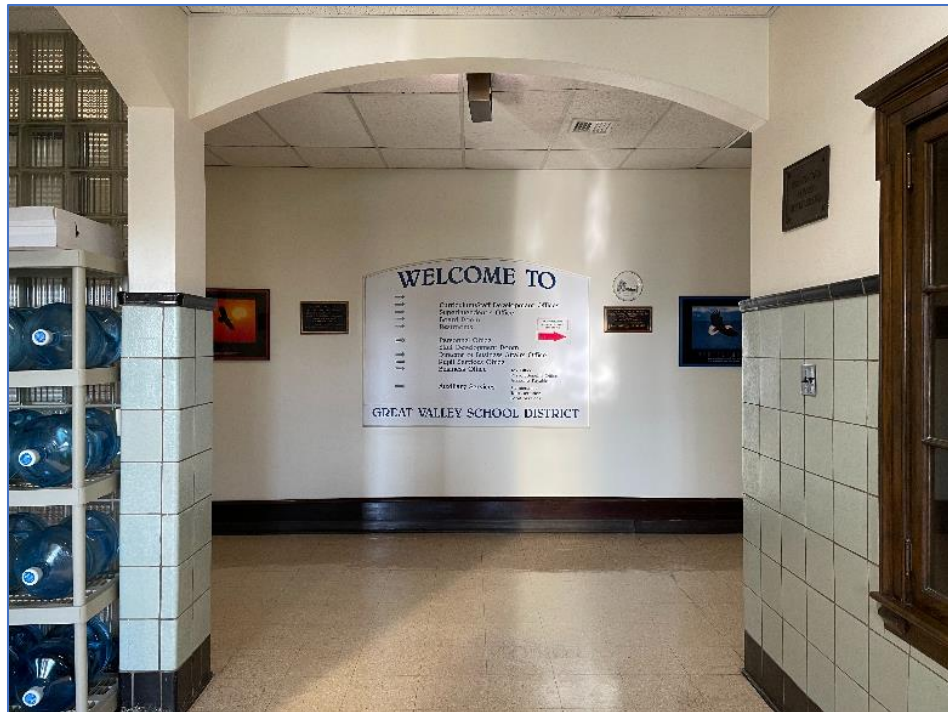


Photo #17: Great Valley School District Office, looking from main entry foyer. 2021. Camera facing northeast.



Photo #18: Great Valley School District Office, main entry foyer. 2021. Camera facing southeast.



Photo #19: Great Valley School District Office, 1939 school directors building plaque in main corridor. 2021. Camera facing northeast.

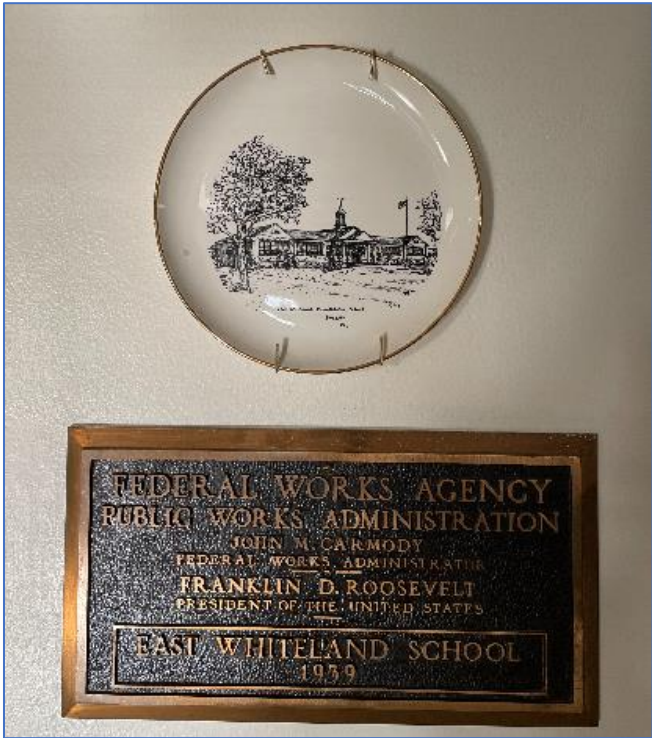


Photo #20: Great Valley School District Office, 1939 school directors building plaque and commemorative plate in main corridor. 2021. Camera facing northeast.



Photo #21: Great Valley School District Office, main entry foyer looking to vestibule. 2021. Camera facing southwest.



Photo #22: Great Valley School District Office, main corridor. 2021. Camera facing northwest.



Photo #23: Great Valley School District Office, board room. 2021. Camera facing northeast.



Photo #24: Great Valley School District Office, board room. 2021. Camera facing southwest.



Photo #25: Great Valley School District Office, teacher liaison offices. 2021. Camera facing southwest.



Photo #26: Great Valley School District Office, administrative/pupil services. 2021. Camera facing northeast.



Photo #27: Great Valley School District Office, looking to the 1951 northwest addition from main corridor. 2021. Camera facing northwest.



Photo #28: Great Valley School District Office, 1951 northwest addition corridor rear exit. 2021. Camera facing northeast.



Photo #29: Great Valley School District Office, 1951 northwest addition corridor front exit. 2021. Camera facing southwest.



Photo #30: Great Valley School District Office, psychologist office and file area. 2021. Camera facing northwest.



Photo #31: Great Valley School District Office, main corridor of 1939 building. 2021. Camera facing southeast.

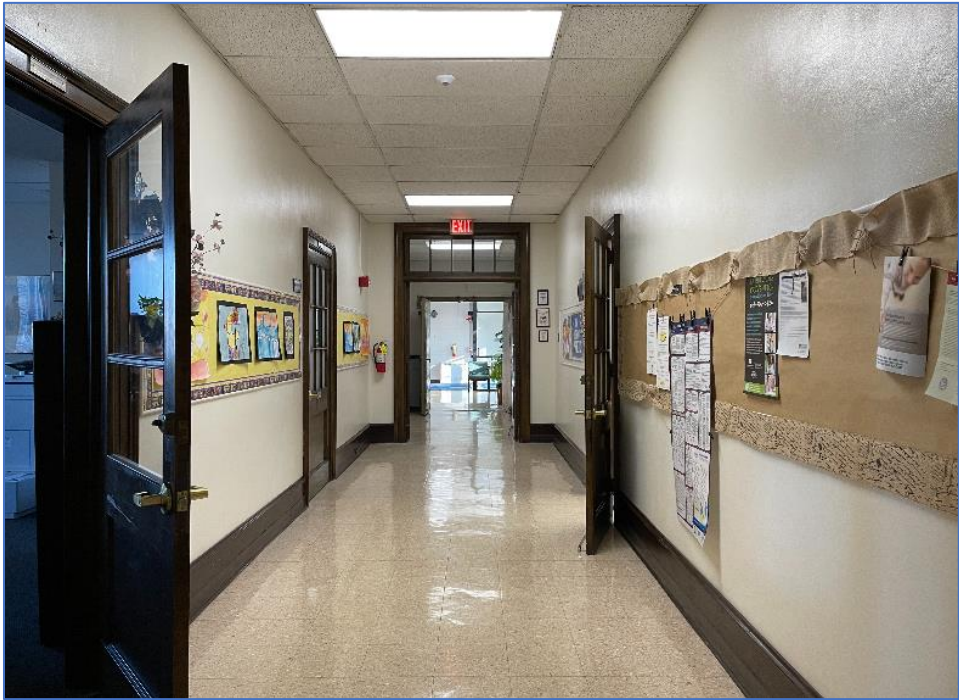


Photo #32: Great Valley School District Office, main corridor of 1939 building looking to 1951/1956 addition. 2021. Camera facing southeast.



Photo #33: Great Valley School District Office, 1951/1956 addition foyer/vestibule. 2021. Camera facing southeast.



Photo #34: Great Valley School District Office, 1956 addition corridor from foyer. 2021. Camera facing northeast.

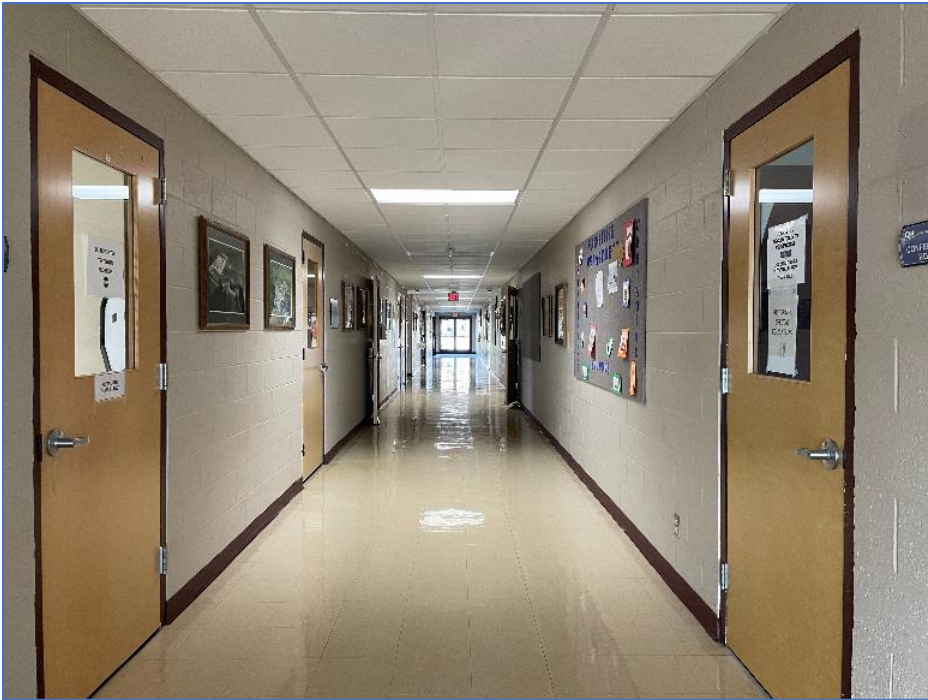


Photo #35: Great Valley School District Office, 1956 corridor looking to rear exit. 2021. Camera facing northeast.



Photo #36: Great Valley School District Office, 1956 addition conference room. 2021. Camera facing northwest.



Photo #37: Great Valley School District Office, 1956 addition office spaces. 2021. Camera facing southeast.



Photo #38: Great Valley School District Office, 1956 addition corridor northwest exit. 2021. Camera facing northwest.



Photo #39: Great Valley School District Office, 1956 addition offices. 2021. Camera facing northeast.



Photo #40: Great Valley School District Office, 1956 addition corridor looking to front exit. 2021. Camera facing southwest.

(4) Statement of the significance of the resource and its context to the Township and environs.

History of the Resource

(It should be noted that some of the findings may be limited due to the current Covid-19 pandemic that has many potential archival repositories closed or with limited hours.)

In the 1930s, the School District of East Whiteland Township (the school district at that time) began to consider consolidating many of the local one-room schoolhouses and older primary school buildings of the area. In November 1930, the school district purchased six acres located at 47 Church Road near Swedesford Road in East Whiteland Township, Malvern in for \$7,200.00 from Francis C. and Elizabeth Lathrop. The Lathrops had purchased it only nine months prior from J. Howard Mecke, Jr., and his wife Marie McClatchy. Mr. Mecke was a local real estate developer, and the sale of this land was part of a bigger parcel that the Mecke family had owned. At the end of the 1930s, possibly delaying developing the land due to the Great Depression, the school district hired architect James G. Ludwig of Upper Darby, PA to design an elementary school. Construction began in 1939 on the school known as East Whiteland Consolidated School. The first principal of the school was former teacher Miss Kathryn M. Donahue, later to become Mrs. Kathryn D. Markley.

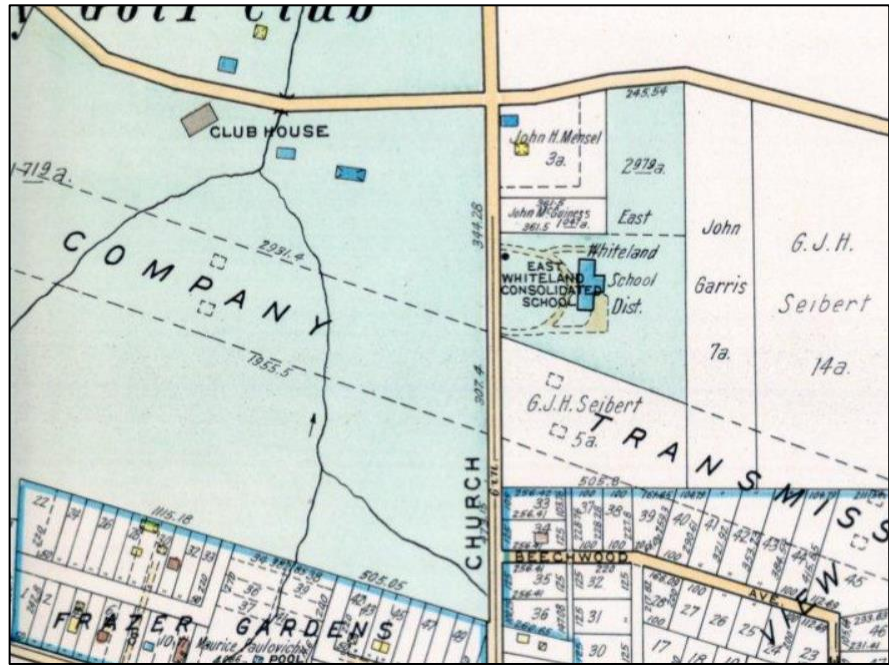


Figure 8: Building in 1950.

<http://www.historicmapworks.com/Map/US/897311/Plate+014/Chester+County+1950+Vol+2+--+Main+Line/Pennsylvania/> Accessed March 10, 2021.

Mrs. Kathryn D. Markley (1903 – 1981) graduated from what is now known as West Chester University in the early 1920s. Before becoming principal at the new school, she was an educator in East Whiteland Township and surrounding areas. In 1942, she married Stinson Markley (1898 – 1995) and they lived on a 54-acre farm in nearby Charlestown Township.

Housing first through fifth grade (and later kindergarten), the rectangular shaped school was constructed on a quadrangular lot fronting Church Road in the Colonial or Classic Revival style of gray stone construction. The school was situated in the center of the lot that allowed for play

space to the rear, paved roads up to the entrances, and future building expansion if and/or when needed. And this growth was needed around 1951, when Ludwig was hired again to design alterations and additions to the building. The proposed 1951 changes appear to be rectangular additions running perpendicular at the ends of the existing school building.

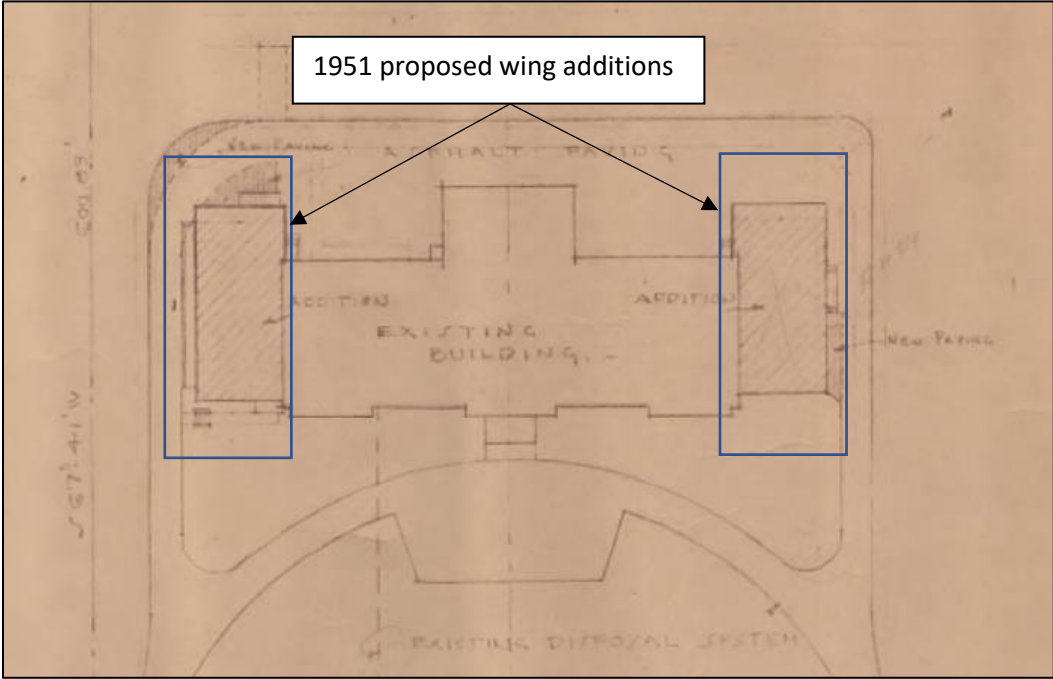


Figure 9: Architectural drawings of James G. Ludwig office, plot plan, alterations, and additions to the East Whiteland Consolidated School, 1951. (provided by Great Valley School District)

Four or five years later, a second addition was designed, this time by Fridtjof Tobiessen (1905 – 1975) of Paoli, PA. Designed as a one-story classroom wing in the Modern style, rectangular in shape with flat roof and ribbon windows, it was situated at the southeast end of the school. It called for additional classrooms as well as moved the principal’s office to this new location.

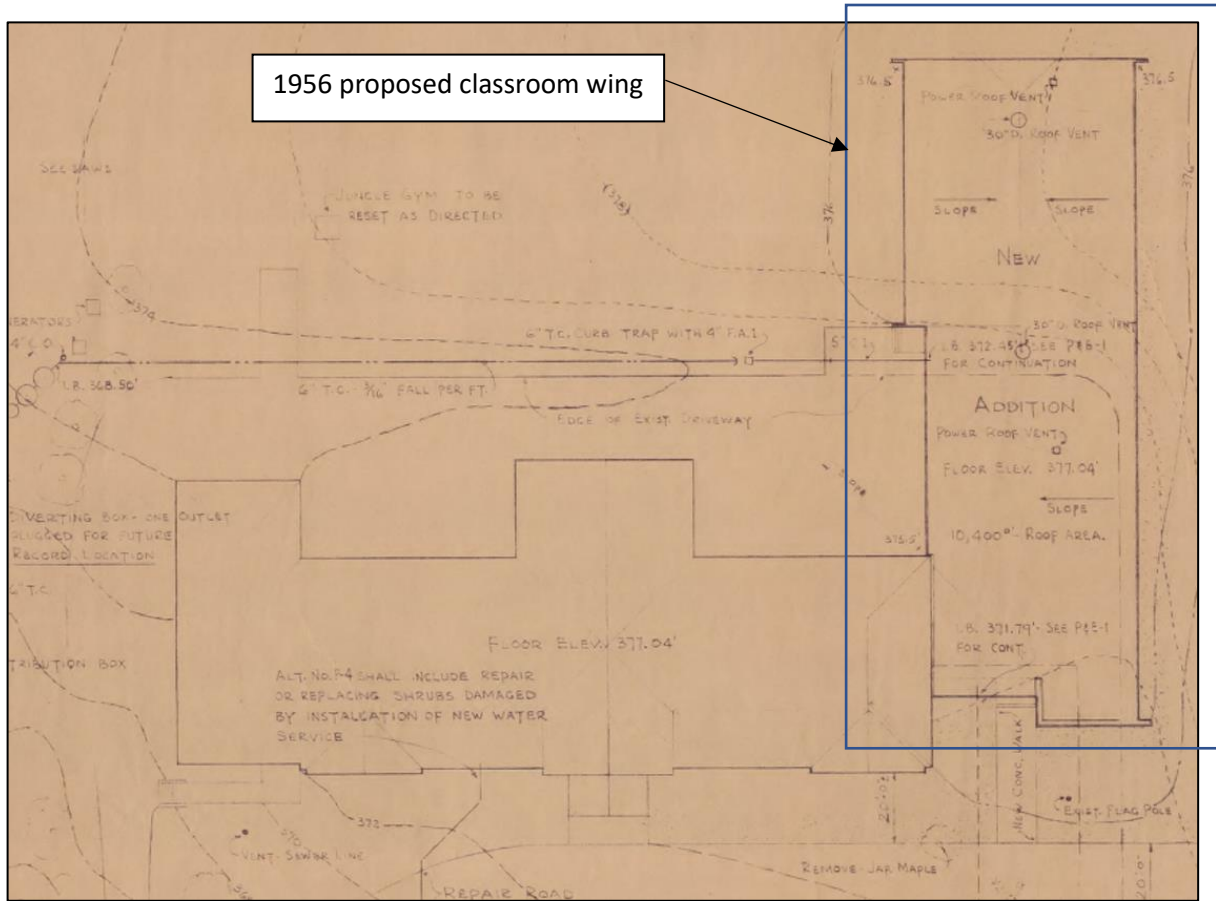


Figure 10: Architectural drawings of Fridtjof Tobiessen office, plot plan, additions to the East Whiteland Elementary School (as stated on the drawings), 1955. (provided by Great Valley School District)

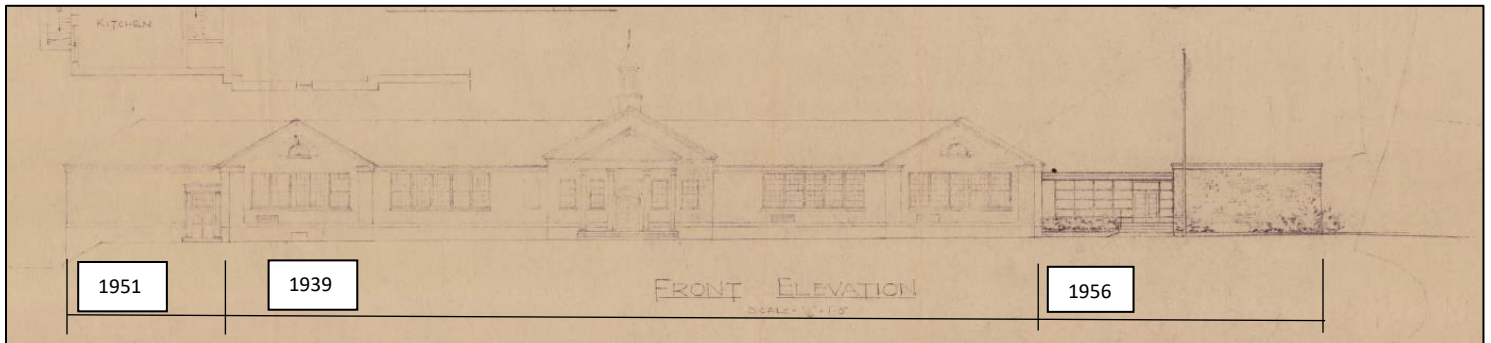


Figure 11: Architectural drawings of Fridtjof Tobiessen office, front elevation, additions to the East Whiteland Elementary School (as stated on the drawings), 1955. (provided by Great Valley School District)

As the population continued to grow and re-districting was being considered, a third addition was being designed and built between 1963 and 1964. In 1960, an intermediate school to house the upper elementary grades had been constructed to the northeast of the original school building, and a one-story kindergarten wing was being designed with a corridor tying it to the 1956 addition. Mrs. Markley retired in 1964 and a year later the school complex was renamed the K.D. Markley Elementary School in her honor.

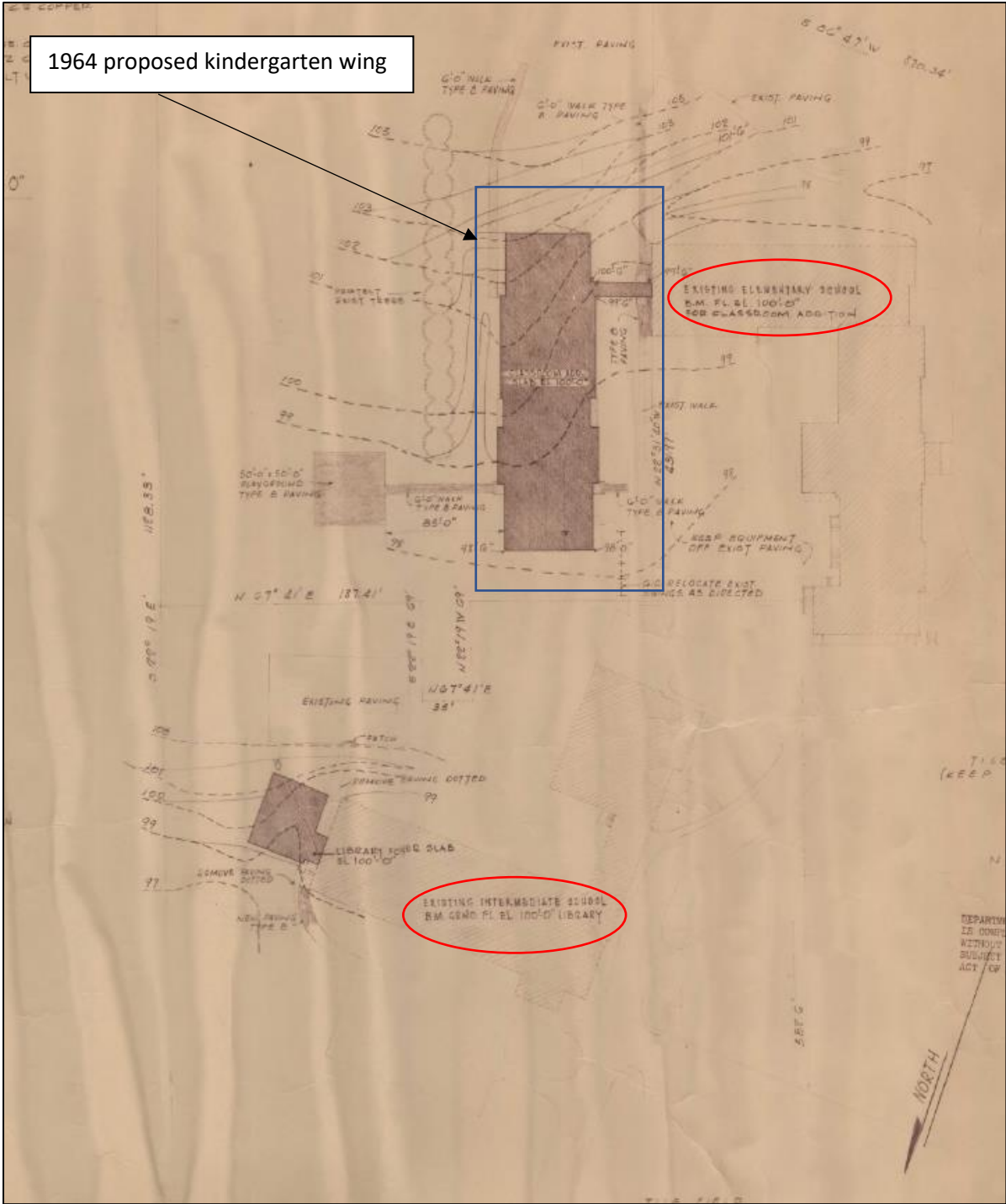


Figure 12: Architectural drawings of Fridtjof Tobiessen office, plot plan of kindergarten wing showing existing buildings, additions to the East Whiteland Intermediate/Elementary School (as stated on the drawings), 1964. (provided by Great Valley School District)

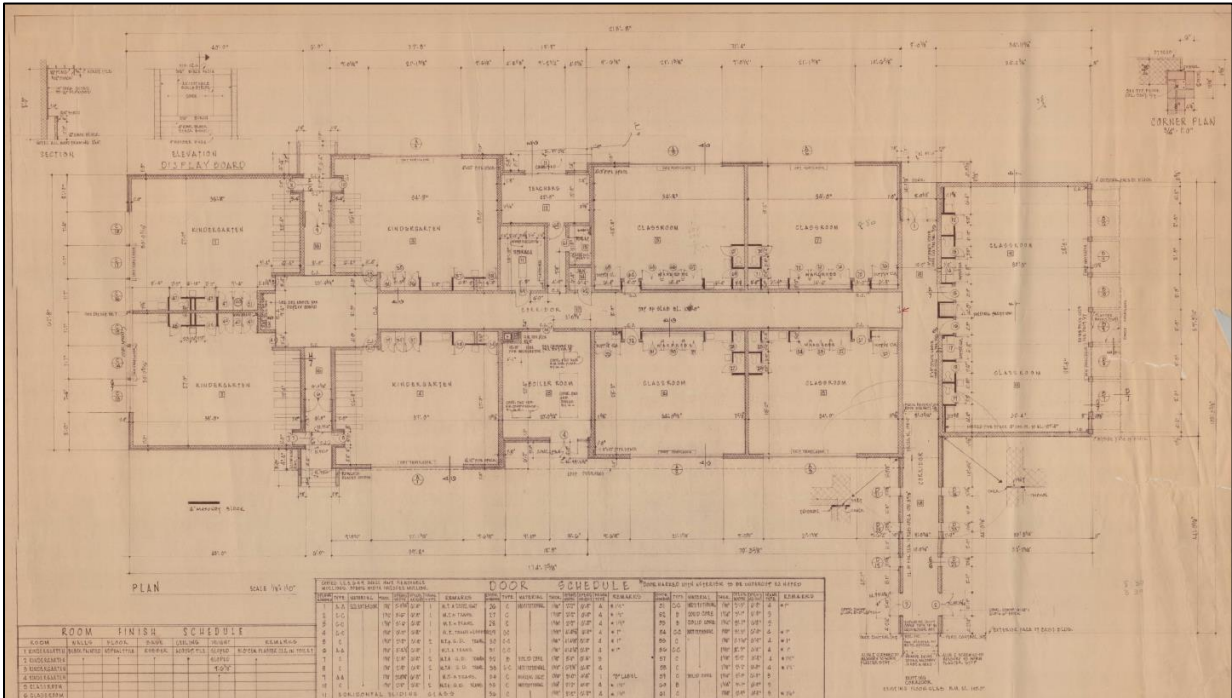
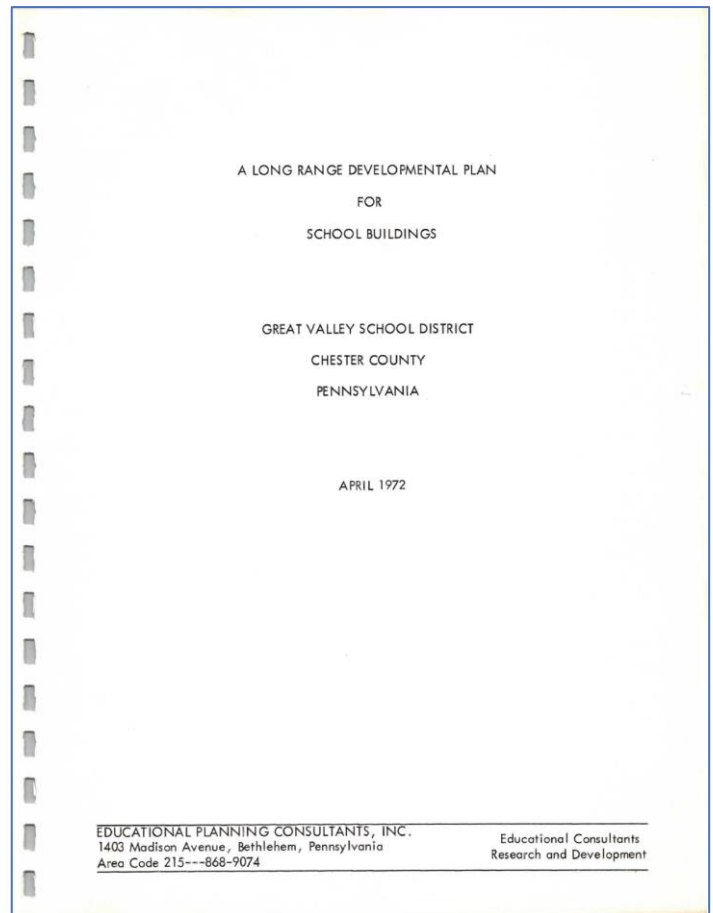
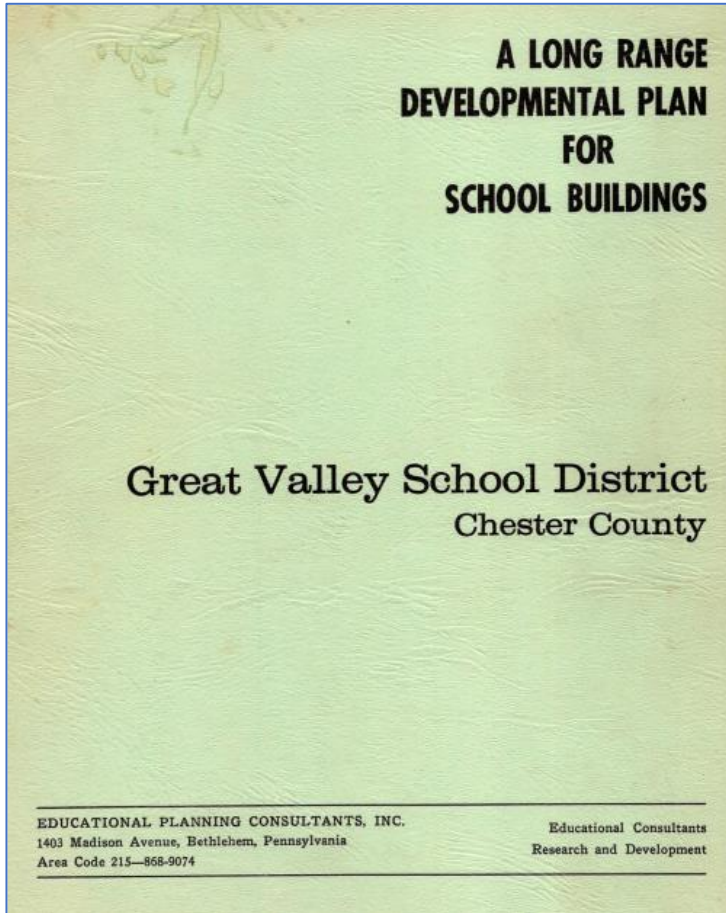


Figure 13: Architectural drawings of Fridtjof Tobiessen office, floor plan of kindergarten wing, additions to the East Whiteland Intermediate/Elementary School (as stated on the drawings), 1964. (provided by Great Valley School District)

During the 1930s through the 1960s, changes were occurring that had an impact on school building construction. The years after the Civil War, school design typically borrowed from classic architectural styles, which continued into the 1930s, as evident by the original exterior appearance of the East Whiteland Consolidated School; however, the PA Historical and Museum Commission’s MPDF Historic Educational Resources of Pennsylvania, From Depression to District Reorganization, 1930 – 1969, stated that “school districts were consolidating, creating larger buildings to house the increased student body, reflecting the suburban growth since the end of World War II.” Usually one or two-story buildings, these schools were mostly constructed on grassy sprawling lots, reflecting the suburban growth since the end of World War II. The schools of this period were designed with a modern style that resembled public offices, factories, laboratories, and college facilities that would someday be attended by the graduating students. The schools were mostly large and rectangular in shape, of brick or concrete accented with regular window groupings, flat roofs, simple elevations, and minimal ornamentation. It was their mission to prepare students in K – 12 for successful higher education at colleges and universities as well as ready them for employment in either business or industrial positions.

In late 1968, the nearby Charlestown School Board spoke of a planned merger of Charlestown, East Whiteland, Malvern, and Willstown school districts and in 1969 the new Great Valley School District was formed as a result. In April 1972, a Long-Range Development Plan for School Buildings was prepared by Educational Planning Consultants, Inc. of Bethlehem, PA for the Great Valley School District of Chester County. The 190-page report assessed the existing schools of the school district to develop a long-range plan for the buildings and educational programming in

accordance with PA Department of Education criteria at the time. In this report, The K.D. Markley School was referred as two buildings: Kathryn D. Markley Primary School and Kathryn D. Markley Intermediate School. The following are pages of the plan as it pertains to K.D. Markley Schools.



Report Cover and Title page (Figures 14 and 15)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

Kathryn D. Markley Primary School
Church Road, Malvern, Pennsylvania

TABLE 2-4
KATHRYN D. MARKLEY PRIMARY SCHOOL
GREAT VALLEY SCHOOL DISTRICT

Vital Statistics	Description	Item	Description
Site (acres)	32	Water	Suburban Water
Constructed	1939, 1951, 1956, 1965	Sewage	Septic Tank, Field
Construction (Stone and Brick)	One Story	Playground	3 Paved Areas
Windows	Wood, Aluminum	Grades	K-3
Interior:		Furniture	Movable
Ceilings	Suspended or Acoustical		
Walls	Cinder Block, Painted		
Floors	Asphalt Tile		
	Carpet in Library		
Lighting	Fluorescent		
Candle Power	50-60		
Heating	Oil, Hot Water		
	Two Units		
Univents	Yes		

Room Schedule	Square Feet	No. Rooms	Capacity
Classrooms	850	19	475
Kindergarten	900	3	150
Arts and Crafts	900	1	25
Music Room	900	1	25
Title I, Reading	850	1	25
Audio-Visual Room	850	1	25
Multi-purpose Room, Auditorium and Gym 15' Stage	2500	1	---
Library	900	1	---
Cafeteria, Seat 150, satellite, Lower Level	1500	1	---
Health (one nurse full time - two buildings)	330	1	---
Office, Three Rooms	425	1	---
Faculty Room, 4 Toilets	200	3	---
County Hearing and Speech	75	1	---
		Total	725

Capacity	725
Enrollment	543
Teaching Stations	26, 23 teachers

Note: See Floor Plan at the end of this chapter for further details.
Enrollment -- K - 108, 1 - 142, 2 - 148, 3 - 145.
Special Services - Music 1, Physical Education 4/5, Art 3/5, Reading 2/5.

2-7

Data as it related to Kathryn D. Markley Primary School – original 1939 school with 1951, 1956, 1965 (demolished) additions. (Figure 16)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

Kathryn D. Markley Intermediate School
Church Road, Malvern, Pennsylvania

TABLE 2-4a
KATHRYN D. MARKLEY INTERMEDIATE SCHOOL
GREAT VALLEY SCHOOL DISTRICT

Vital Statistics	Description	Item	Description
Site (acres)	32	Water	Suburban System
Constructed	1960	Sewage	Septic Tank, Field
Construction (Brick)	1965 - Library	Playground	2 Paved Areas
Windows	Two Stories	Grades	4,5,6
Interior:	Aluminum	Furniture	Movable
Ceilings- Corridors	Suspended	Parking Area	
Rooms	Acoustical	Toilets	2 Boys, 2 Girls
Walls	Block, Painted		
Floors	Asphalt Tile		
Lighting	Fluorescent		
Candle Power	50-60		
Heating	Oil, 2 Boilers		
Univents	Yes		

Room Schedule	Square Feet	No. Rooms	Capacity
Classrooms (one room used all-purpose)	850	18	450
Arts and Crafts	900	1	25
Music Room	1000	1	25
Audio-Visual Room	1200	1	---
Multi-purpose Room, Seat 200, Gym and Cafeteria	4000	1	---
18' Stage			
Kitchen	1200	1	---
Library (seat 65)	1600	1	---
Health, other building only, used for Reading	425	1	---
Office, 2 Rooms	425	1	---
Faculty Room	425	1	---
Reading	200	1	---
Faculty Dining	425	1	---
		Total	500

Capacity	500
Enrollment	447
Teaching Stations	20, 17 teachers

Note: See Floor Plan at the end of this chapter for further details.
Enrollment -- 4 - 132, 5 - 163, 6 - 152.
Special Services - Librarian 1, Music 1, Physical Education 1, French 1/2, Art 4/5, Reading 2/5.

Data as it related to Kathryn D. Markley Intermediate School (demolished) (Figure 17)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

D-1. Markley Primary Center

The Markley Primary building with latest addition in 1965 is a one story building and is located on a 32 acre site in East Whiteland Township. The location is north-west of Malvern and north of Route 30.

This building has 23 teachers for grades K-3. There are 108 kindergarten, 142 grade 1, 148 grade 2, and 145 grade 3 pupils. The total enrollment is 543 pupils and the estimated capacity is 725 considering 19 regular classrooms, three kindergarten rooms, one art, one music, and one visual-audio room. This building is a modern building and it has a cafeteria, multi-purpose room, health suite, offices, faculty room, several small itinerant staff rooms, and a small library. Toilets are in each room for grades K, 1 and 2. Grade 3 in the area constructed in 1939 has public toilets off the corridor.

This is a one story building constructed of stone and brick. The floors are asphalt tile and carpet, the ceilings are suspended or acoustical blocks, walls are painted cinder blocks. The cafeteria is separate from the multi-purpose room which is used primarily for physical education and basketball. The cafeteria is on a lower level from the other rooms of the building. The kitchen is at one end of the room with one serving line. Food is prepared in the intermediate building kitchen.

The heating system is hot water with two oil burning boilers. Hot water is available in the building. The old and new sections of the building have separate heating systems.

Water comes from the suburban water system. Sewage is handled by a septic tank and tile field. The site has adequate playground equipment, paved recreation areas and a parking area. There is a separate Markley Intermediate building on this site. Each classroom has fluorescent lighting fixtures. Candle power varies from 50 to 60.

Refer to Table 2-4 for further details. Recommendations concerning this building will be outlined in Chapter V.

Description of the Kathryn D. Markley Primary School – original 1939 school with 1951, 1956, 1965 (demolished) adds. (Figure 18)
Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants. Inc.

D-2. Markley Intermediate Center

The Markley Intermediate building built in 1960 with the library wing added in 1965 is a two story building and is located on the same 32 acre site as the Markley Primary building. The location is north-west of Malvern and north of Route 30. This building has 17 classroom teachers for grades 4, 5 and 6. There are 132 grade 4, 163 grade 5 and 152 grade 6 pupils.

The present total enrollment is 447 pupils and the estimated capacity is 500 considering 18 regular classrooms, one art room and one music room. This building is a modern building and it has a cafeteria and multi-purpose room, offices, faculty room and library. Health services are provided from the Markley Primary building. The multi-purpose room has a folding partition. There are two boys' and two girls' toilets.

This is a two story brick building. The floors are asphalt tile and the ceilings are suspended and acoustical blocks. Walls are painted, cinder blocks.

The heating system is hot water with two oil burning boilers. Hot water is available in the building. Water comes from the suburban water system. Sewage is handled by a septic tank and tile field. Each classroom has fluorescent lighting fixtures. Candle power varies from 50 to 60.

This building is adequate for a modern educational program. Refer to Table 2-4a for further details. Recommendations concerning this building will be outlined in Chapter V.

Description of the Kathryn D. Markley Intermediate School – (demolished) (Figure 19)
Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

TABLE 2-8

PUBLIC SCHOOLS FACILITIES INVENTORY
GREAT VALLEY SCHOOL DISTRICT

Facility	Built	Con- dition*	Site (Acres)	Teaching Stations	Recommended ¹ Capacity	1971-72 Enrollment Jan. 1972	1971-72 Grades
1. Charlestown	1925, 1927, 1964, 1968	Ex	15.0	17	448	360	K-6, Sp.Ed.
2. Green Tree	1923, 1941, 1948, 1953, 1960, 1968	Ex	12.25	27	771	639	K-6, Sp.Ed.
3. Malvern	1893, 1902, 1960	I	1.0	8	200	145	1-4
4. Markley Primary	1939, 1951, 1956, 1965	S	32	26	725	543	K-3
Markley Intermediate	1960, 1965	S	32	20	500	447	4, 5, 6
5. Sugartown	1956, 1959, 1966	Ex	18.5	21	525	454	1-6
Total Capacity, K-6					3,169		
Total Enrollment, K-6						2,588	
6. General Wayne Jr. High	1958	S	24.0	36	855	862	7-8
7. Great Valley Senior High	1962, 1968	Ex	70.0	75	1,843 Voc-Sc	1,487 83	9-12
Total Capacity, K-12					5,724		
Total Enrollment, K-12						5,020	K-12

* Ex--Excellent, S--Satisfactory, I--Inadequate, O--Obsolete.
¹ This is not to be confused with Rated Reimbursement Capacity.

Inventory of both K.D. Markley schools. (Figure 20)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

Great Valley School District Elementary School Buildings (2)

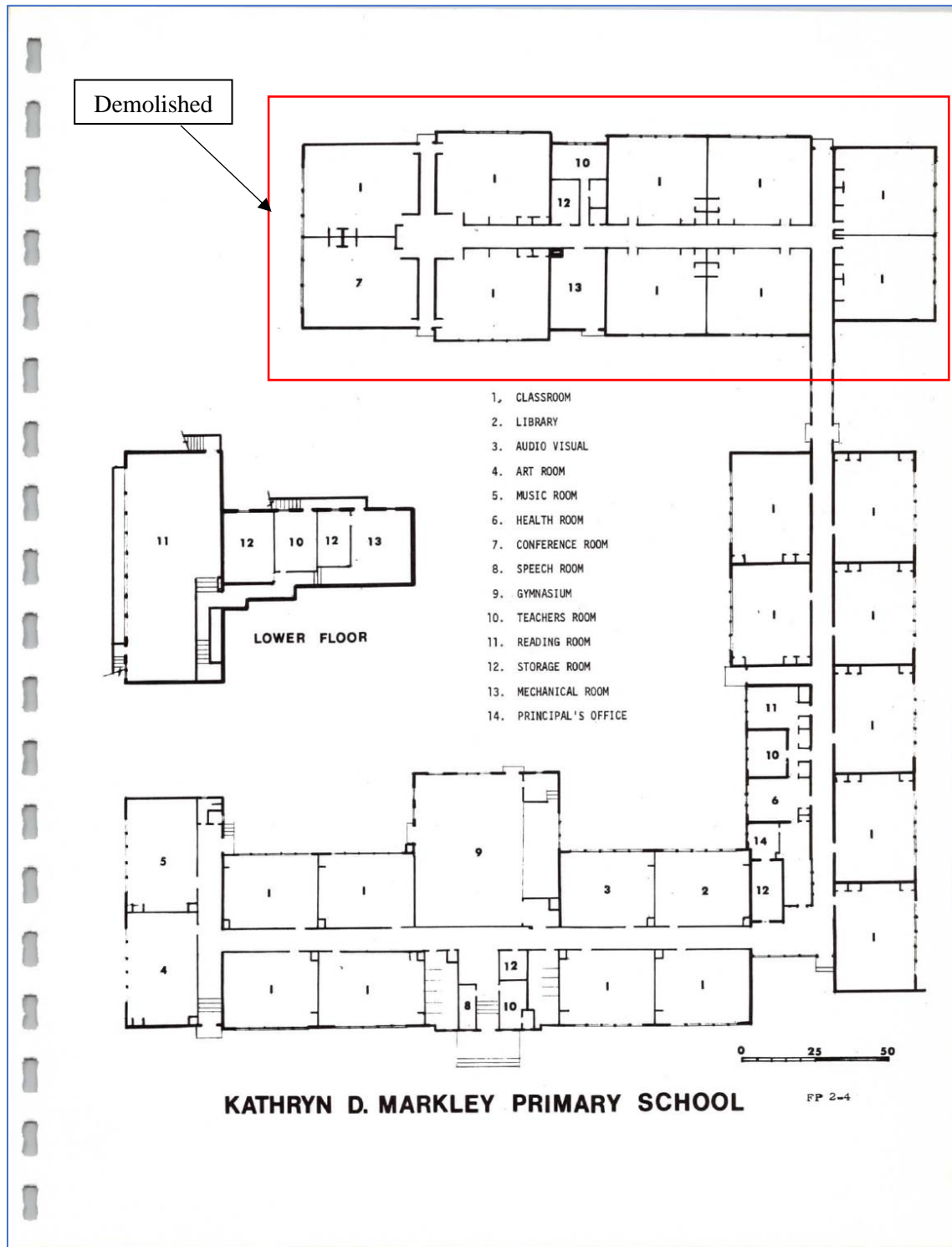


MARKLEY PRIMARY



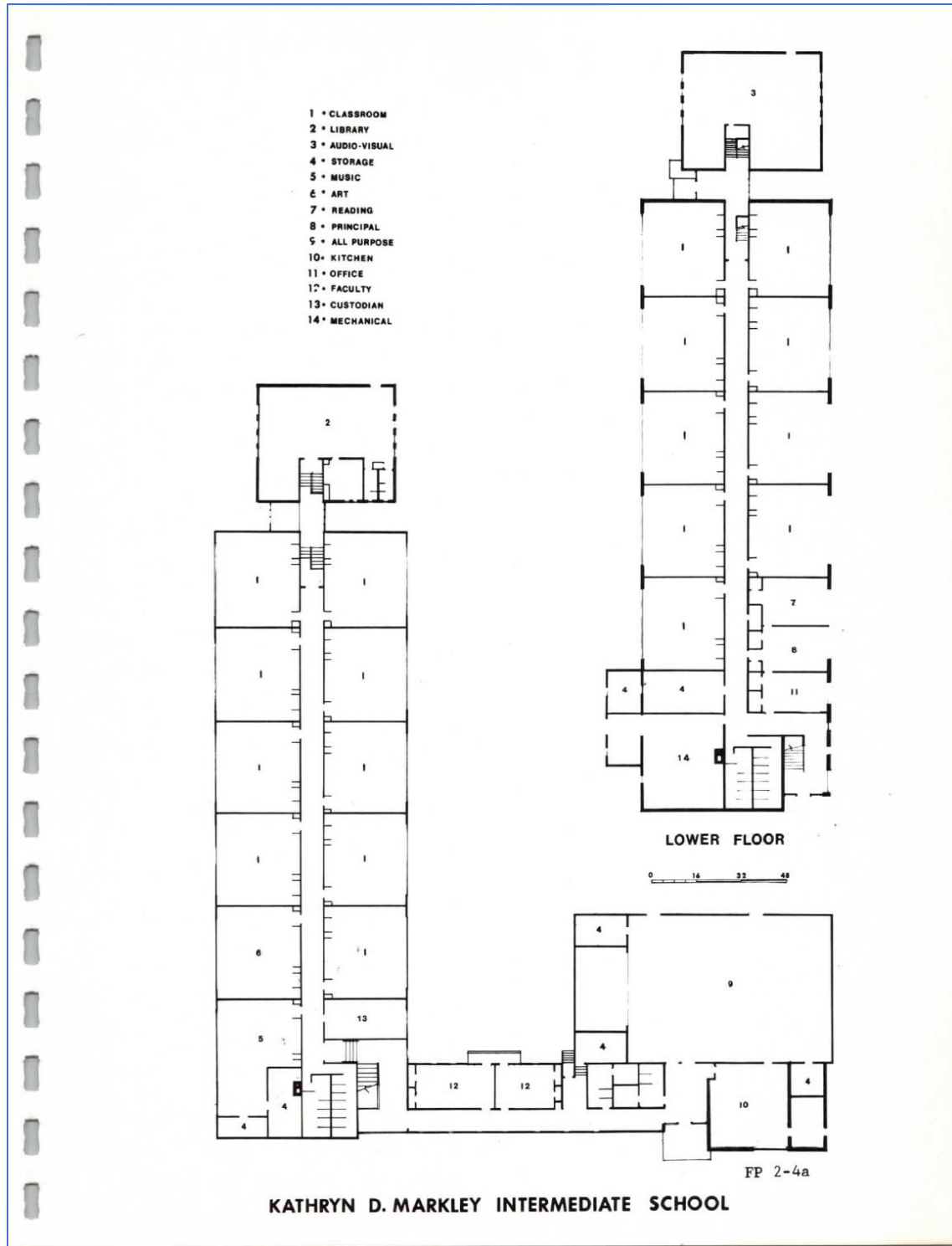
MARKLEY PRIMARY

Images of the main façade and rear of the K.D. Markley Primary School – original 1939 school with 1951, 1956, 1965 (demolished) additions. Note the original façade windows. (*Figure 21*)
Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.



Floor plans of the Kathryn D. Markley Primary School – original 1939 school with 1951, 1956, 1965 (demolished) additions (Figure 22)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Plannine Consultants. Inc.



Floor plans of the Kathryn D. Markley Intermediate School – (demolished) (Figure 23)
 Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

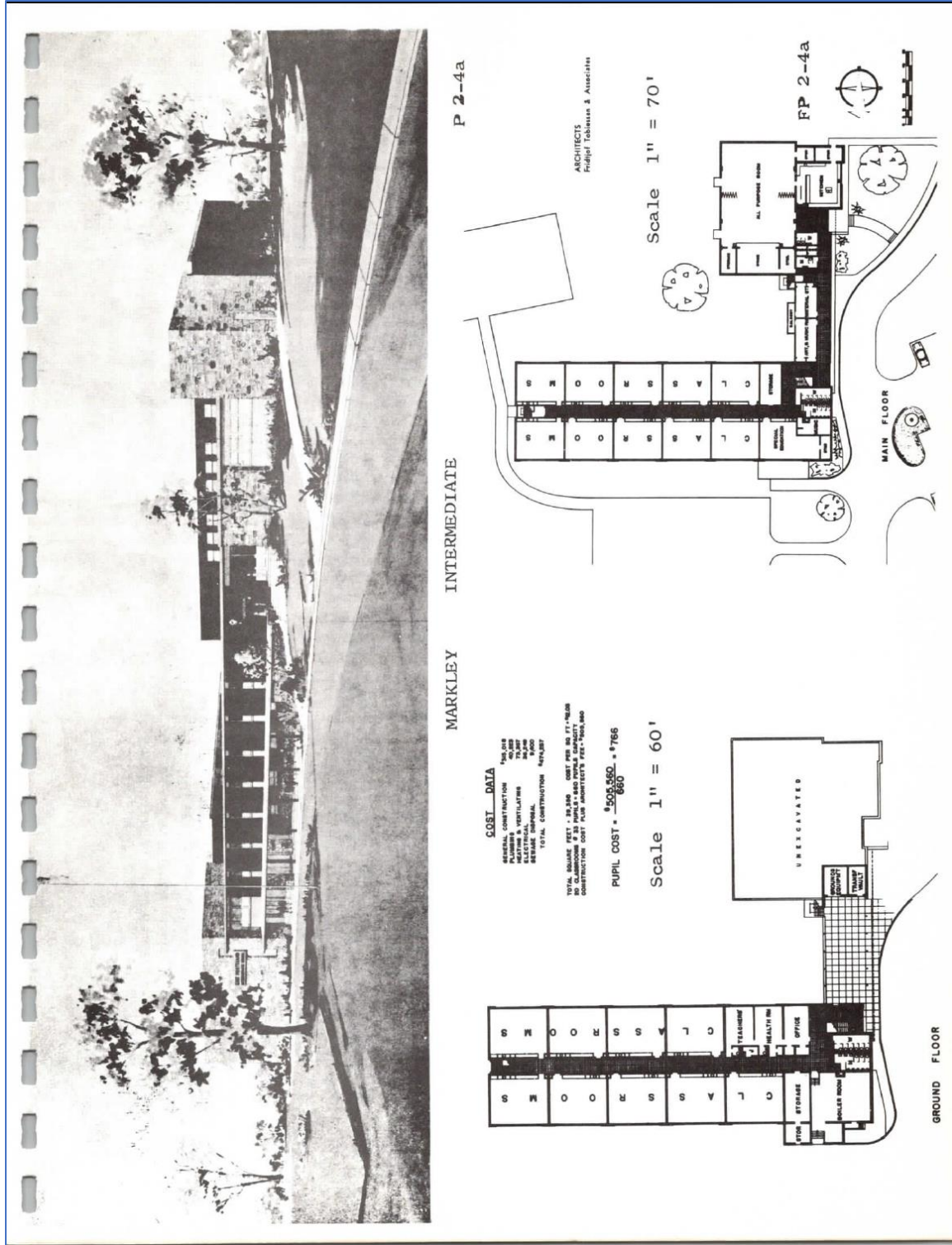
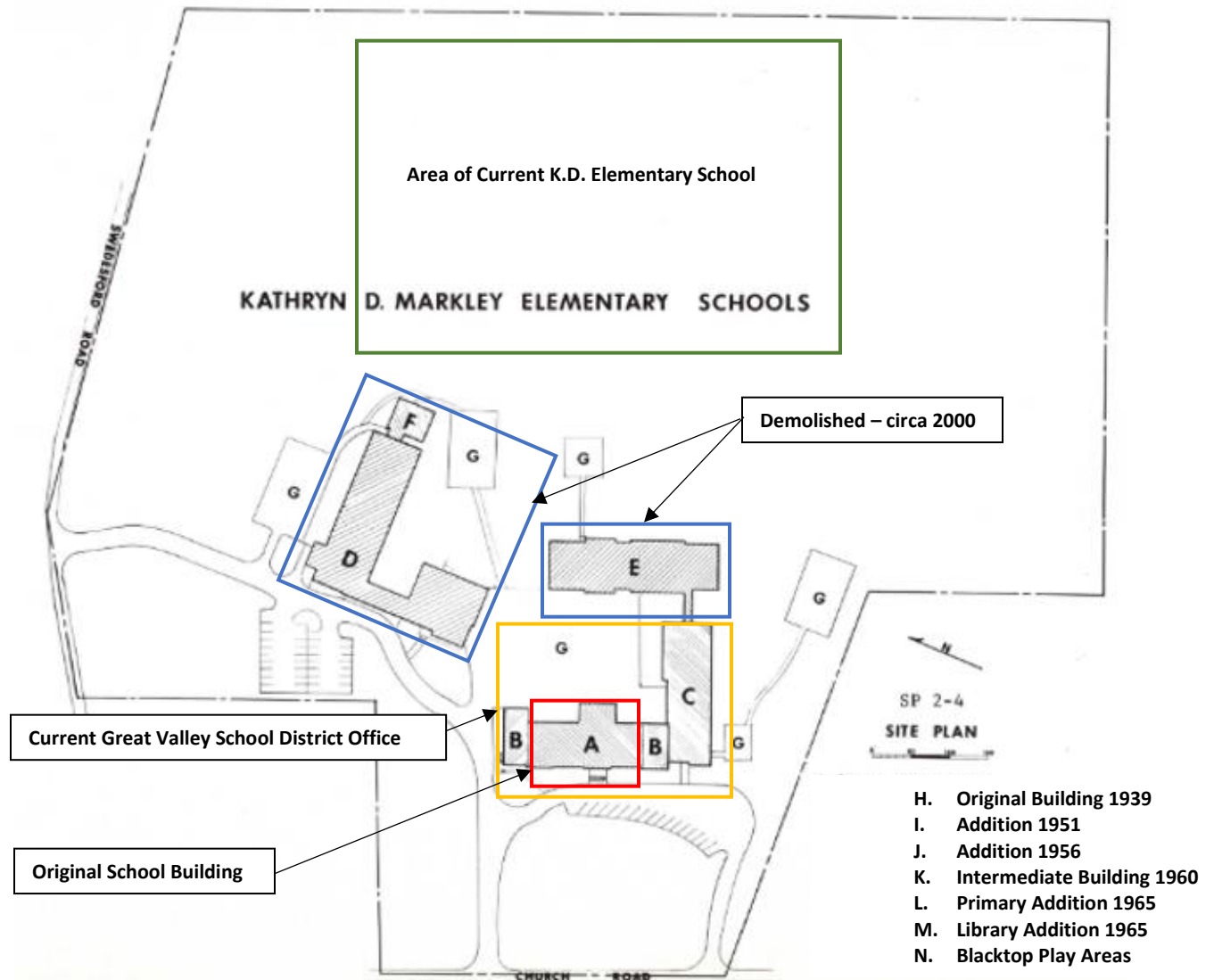


Image and plans of the Kathryn D. Markley Intermediate School – (demolished) (Figure 24)
 Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.



Site Plan with additional notes reflecting current conditions, 2021. (Figure 25)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

D. Kathryn D. Markley Elementary Center

(1) Markley Primary building with the latest addition in 1965, 26 teaching stations and a rated capacity of 725, houses pupils of grades K-3. It has adequate facilities for a modern primary school program including a classroom size library, three kindergarten rooms, separate music and arts and crafts rooms, multi-purpose room, health room and three faculty rooms. A cafeteria, located on a lower level, has satellite lunches prepared in the intermediate building nearby. With proper maintenance, this building can continue to serve the district for many years.

(2) Markley Intermediate building constructed in 1960 with a library addition in 1965, 20 teaching stations and a rated capacity of 500, houses pupils of grades

5-10

Assessment of the two K.D. Markley school buildings. (Figure 26)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

4, 5 and 6. It has adequate facilities for a modern school program for grades 4, 5 and 6 including separate music room and arts and crafts room, a large 1600 square foot library, large 1200 square foot audio-visual room, faculty room and faculty dining room, health room and a multi-purpose room which serves as cafeteria room, meeting room and gymnasium. Health services are provided from a health room in the primary building with a full-time nurse. With proper maintenance, this building can continue to serve the district for many years.

Recommendations - Markley Elementary Center

The Markley Elementary Center, with two buildings, has a total capacity of 1,225 and as of January 1972, an enrollment of 990. The primary cafeteria is on a lower level and the multi-purpose room in the intermediate building serves as cafeteria, meeting room and gymnasium (recreation activities room).

Because of the conditions outlined above, this Markley Education Center is handicapped in not having a separate large meeting room.

It is recommended that this elementary center should have a large meeting room (auditorium) with a seating capacity of one-half the total enrollment of grades 1-6 or about 600.

Since this building does not have a large group instruction area, two such areas could be combined, with folding partitions, to provide a dual purpose assembly room. Such an area of 4800 square feet plus a stage of 1200 square feet would meet the Pennsylvania Department of Education guidelines with the stage of 1200 square feet, a small assembly area of 1800 to seat 200 and two large group instruction areas in the rear with folding partitions, 1500 square feet each to seat 200 each.

Assessment/Recommendations for the two K.D. Markley school buildings. (Figure 27)
Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

SUMMARY OF SCHOOL FACILITIES AND RECOMMENDATIONS

A summary of the elementary, junior high school, and senior high school centers and the recommendations of this survey are as follows:

Name	Grades	Capacity	Proposed 1970-1980 Recommendations
Elementary School Centers			
1. Charlestown	K-6	448	Latest addition in 1968. Continue in use.
2. Green Tree Includes separate kindergarten building.	K-6	771	Latest addition in 1968. Continue in use.
3. Malvern	1-4	200	Latest addition in 1960. Continue in use.
4. Markley Primary	K-3	725	Latest addition in 1965. Continue in use.
Markley Intermediate	4,5,6	500	Recommend an addition of an assembly room to include two large group instruction rooms, 600 capacity.
5. Sugartown	1-6	525	Latest addition in 1966. Continue in use.
Junior High School Center			
1. General Wayne Junior High	7,8 Increase to	855 1,015	Completed 1958. Continue in use. Recommend an addition should future enrollment increases justify.
Senior High School Center			
1. Great Valley Senior High	9-12	1,843	Latest addition 1968. Constructed in 1962. Continue in use.

See Table 2-8, page 2-22 and Table 5-1 which follows.

Table 5-1 projects the life expectancy of school buildings and lists the number of pupils that can be handled for the next ten years. Map 1-1 and Map 2-1 outline the locations of the school buildings of the Great Valley School District.

Assessment/Recommendation summary for the two K.D. Markley school buildings. (Figure 28)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

TABLE 5-1

PUBLIC SCHOOLS FACILITIES INVENTORY¹
GREAT VALLEY SCHOOL DISTRICT

Facility	Latest Addition	Con- dition*	Teaching Stations	Capacity	1971-72 Grades
1. Charlestown	1968	Ex	17	448	K-6, Sp. Ed.
2. Green Tree Includes kindergarten building of four rooms.	1968	Ex	27	771	K-6, Sp. Ed.
3. Malvern	1960	I	8	200	1-4
4. Markley Primary Markley Intermediate	1965	S S	26 20	725 500	K-3 4, 5, 6
5. Sugartown	1966	Ex	21	525	1-6
Total Capacity, Elementary				3,169	
6. General Wayne Jr. Includes proposed addition	1958	S	36	855 1,015	7-8
7. Great Valley Sr. Hg.	1968	Ex	75	1,843	9-12

* Ex--Excellent, S--Satisfactory, I--Inadequate, O--Obsolete.

¹ Refer to Table 2-8, page 2-22.

Facilities inventory for the two K.D. Markley school buildings. (Figure 29)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

Note: A 50-year life expectancy was projected in 1972 for both school buildings, with a request for an addition around 1974.

TABLE 5-1 (Continued)
 PROJECTED SCHOOL BUILDING NEEDS
 LIFE EXPECTANCY
 GREAT VALLEY SCHOOL DISTRICT

Facility	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980
1. Charlestown	360	373	359	353	348	346	347	353	360	378
	----- (50 years)									
2. Green Tree	639	665	638	623	613	608	610	623	643	677
	----- (50 years)									
3. Malvern	145	152	144	143	141	140	141	143	145	152
	----- (10 years)									
4. Markley Primary Markley Intermediate	990	1023	987	963	948	942	946	961	990	1041
	----- xxxxxxxxxxxxxxxxxxxxxxxxx (50 years)									
5. Sugartown	454	467	453	445	440	435	437	445	469	473
	----- (50 years)									
Totals (K-6)	2588	2680	2581	2527	2490	2471	2481	2525	2607	2721
6. Junior High School ¹	855	856	905	882	881	816	806	791	765	741
	----- xxxxxxxxxxxxxxxxxxxxxxxxx (50 years)									
7. Senior High ¹	1559	1632	1769	1739	1804	1790	1766	1737	1668	1648
	----- (60 years)									

¹ Does not include special education pupils.
 ----- Normal Maintenance.
 xxxxxx Addition if found necessary.

Life Expectancy for the two K.D. Markley school buildings. (Figure 30)

Source: 1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County, Educational Planning Consultants, Inc.

Over the next twenty-five years maintenance, upgrades to the facility, and improvements continued at the K.D. Markley Elementary School to accommodate growth and changes in teaching as well as technology. Towards the late 1990s, talks began to decide the future of the school, which needed more than just an upgrade. The final plan resulted in the third, fourth, and fifth grade being demolished, and K – 2 as well as the Great Valley School District Office being moved into the original building and its 1950s additions. In 2001, a new K.D. Markley Elementary School was built on grounds behind the existing building, and it remains as such at the time of this writing, with the district office remaining in the original building with the 1951 and 1956 additions.

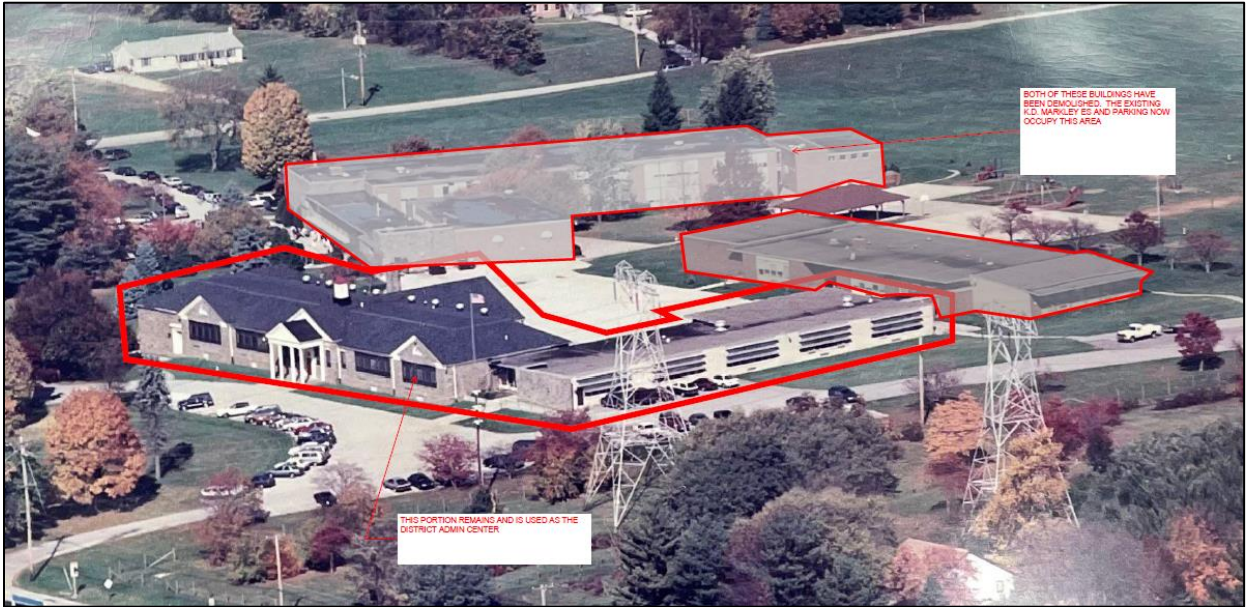


Figure 31: Aerial photo of the K.D. Markley Elementary School complex, pre-2001. (provided by Great Valley School District)

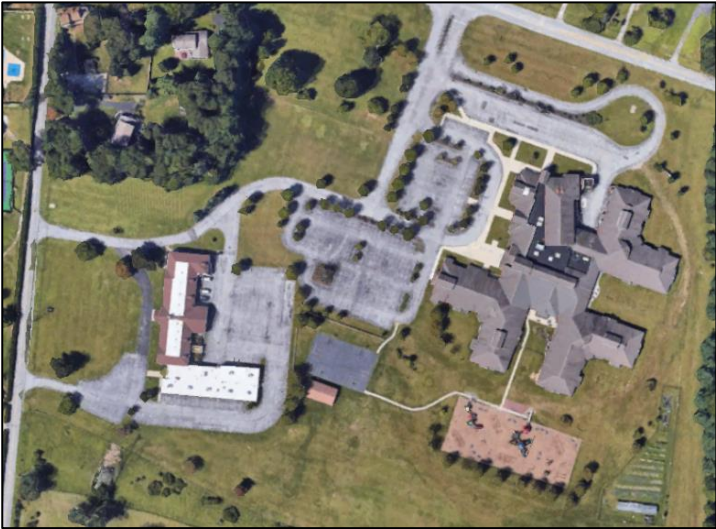


Figure 32: Aerial photo of the Great Valley School District Office (left) and K.D. Markley Elementary School (right), circa 2020. (Google map image)

COMPARISON OF HISTORIC AERIAL PHOTOGRAPHS OF K.D. MARKLEY PROPERTY



Figure 33: Aerial view of K.D. Markley school grounds, September 18, 1937. <http://maps.psiee.psu.edu/ImageryNavigator/> Accessed March 11, 2021.



Figure 34: Aerial view of K.D. Markley school grounds, November 5, 1946. <http://maps.psiee.psu.edu/ImageryNavigator/> Accessed March 11, 2021.



Figure 35: Aerial view of K.D. Markley school grounds, June 7, 1958. <http://maps.psiee.psu.edu/ImageryNavigator/> Accessed March 11, 2021.



Figure 36: Aerial view of K.D. Markley school grounds, July 5, 1971. <http://maps.psiee.psu.edu/ImageryNavigator/> Accessed March 11, 2021.

Statement of the Significance of the resource

Gina M. Douty, Historic Preservation Consulting, LLC based the significance of the resource on the National Register of Historic Places Criteria of the National Park Service (NPS). When assessing Pennsylvania school buildings, the *Multiple Properties Listing, Historic Educational Resources of Pennsylvania for Public Elementary and Secondary Schools in Pennsylvania, 1682-1969* is also consulted. Prepared by Domenic Vitiello, MCP, Ph.D. in 1992, this is the standard that the PA Historical & Museum Commission, PA State Historic Preservation Office (SHPO) follows when determining significance as well as integrity for the determination of eligibility of educational facilities at the state-level that may then advance to the National Register nomination process for listing.

When evaluating a building for individual listing there are several things to consider:

- The building usually must be 50 years or old to be considered eligible for listing.
- It must also have significance and integrity.

Significance: There are four Criteria that the NPS has established, and only one must be met, but some properties may meet more than one. When assessing PA schools, usually two (A,C) of the four are the most popular; however, sometimes three are met in this regard (A, B, C). The following Criteria are as follows:

Criterion A: “Associated with events that have made a significant contribution to the broad patterns of our history.” In the case of school buildings, this event is: EDUCATION.

Criterion B: “Associated with the lives of persons significant in our past.”

Criterion C: “Embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction.” In the case of school buildings, this is listed as: ARCHITECTURE.

Criterion D: “Has yielded, or is likely to yield, information important in prehistory or history.” This mostly is for archaeological sites.

Integrity: The building must be able to convey its sense of its historic appearance. The qualities it must display are: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. A building possessing a high level of integrity will appear much as it did during its period of significance. A building possessing a low level of integrity will have had noticeable alterations, some demolition, and additions that do not provide compatibility to the original construction. Buildings that have been moved elsewhere or where there is a loss of place or setting are also considered to possess a low level of integrity when assessing properties for listing.

For the Great Valley School District Office, the historic name, East Whiteland Consolidated School/K.D. Markley Elementary School, would be used to consider eligibility for a National Register listing. It does not appear as though this building has even been reviewed for determination of eligibility at the PA State Historic Preservation Office. As for the four Criteria, A and C are generally the ones followed when determining eligibility for listing of schools.

Criterion A – Education: Since the school was built in the 1930s, the section of the *Multiple Properties Listing, Historic Educational Resources of Pennsylvania for Public Elementary and Secondary Schools in Pennsylvania, 1682-1969* referred to is MPDF Historic Educational Resources of Pennsylvania, From Depression to District Reorganization, 1930 – 1969. Based on this, Gina M. Douty, Historic Preservation Consulting, LLC feels that the East Whiteland Consolidated School/K.D. Markley Elementary School may fall short of being eligible for listing in the National Register. It is believed that while it speaks to events that occurred through this period, such as being a WPA project, having district reorganization, and school consolidation, the loss of the 1965 addition, and the intermediate school building may have removed too much of the significance and integrity that would have shown the progression and growth of the school from the 1930s through late 1960s. While the East Whiteland Township historic resources map appears to only highlight the four acres of land the original building sits on, when evaluating the site, the adjoining parcels and school buildings would need to be considered as well. The conversion of the building into the school district administrative offices may also have removed some of the sense as to why the specific classrooms and other educational spaces such as library, gymnasium, and cafeteria layout were based on the curriculum and educational trends during the period of significance. It should be recognized that very few Pennsylvania schools were constructed between 1938 – 1940, and that East Whiteland Consolidated School was one of them; however, that alone will not make it eligible for listing.

Criterion C – Architecture: As with Criterion A, the section of the *Multiple Properties Listing, Historic Educational Resources of Pennsylvania for Public Elementary and Secondary Schools in Pennsylvania, 1682-1969* referred to is MPDF Historic Educational Resources of Pennsylvania, From Depression to District Reorganization, 1930 – 1969. With this Criterion design and construction are evaluated for significance and integrity. Gina M. Douty, Historic Preservation Consulting, LLC has determined that while the Colonial or Classical Revival and Modern styles fit the architectural stylings of the era they were constructed, there is loss of architectural integrity to the site. While the exterior has a sense of the original building, the loss of the 12/12 wood window patterns diminishes the historic appearance. All buildings and additions would be assessed as a whole, and not just the 1939 original building. The 1951 and 1956 additions are included, and there would be a note that the 1960 intermediate school and the 1965 addition have been demolished. There appears to be some loss of original windows and a different window configuration is now present on the 1950s additions. Integrity and significance are also assessed for the interior of the building. This is done when the property is being considered for individual listing, as the school building would be, as it does not appear to be in proximity to other historic buildings to be included into a potential eligible historic district listing. While the early circulation patterns of the main corridors have been preserved, most of the building finishes and materials are contemporary replacements of the original, save for some of the wood trim and interior doors of

the 1939 original building. Overall, the school does not “represent a significant and distinguishable entity” of the period of significance.

The East Whiteland Consolidated School/K.D. Markley Elementary School building does not appear to meet Criterion B or D.

This building has been classified as a Class Two (2) Historic Resource of East Whiteland Township since 1992 – prior to the demolition of the 1960 Intermediate school, the removal of the 1965 kindergarten addition, and the construction of the 2001 K.D. Markley Elementary School. It is also listed as the East Whiteland Consolidated School on just four acres of land, which may confuse users of this resource as there is no longer a school building by that name, and it is a larger area that contains the school and its additions and grounds, albeit the loss of some of the building to demolition. The Class Two (2) designation means that the resource may meet standards for National Register listing; or the resource is deemed highly significant at the local level. While it is the opinion of Gina M. Douty, Historic Preservation Consulting, LLC that the property does not meet standards for a National Register listing, it is recognized that the property holds some significance at the local level. Understandably, buildings such as schools tend to have a high level of nostalgia, sentimental value, and pride to the local communities where they are located.

(5) Financial documentation, including:

- (a) Amount paid for property, date of purchase, and party from whom purchased, including a description of the relationship, whether business or familial, if any, between the owner and the person from whom the property was purchased.**

Over the years, the Great Valley School District and the School District of East Whiteland Township had purchased land as the school campus grew. The property that the original school building was built on was located at 47 Church Road and six acres were purchased in November 1930 for \$7,200.00. Francis C. and Elizabeth Lathrop conveyed this land to the School District of East Whiteland Township. The Lathrops had purchased it only nine months prior from J. Howard Mecke, Jr., and his wife Marie McClatchy. Mr. Mecke was a local real estate developer, and the sale of this land was part of a bigger parcel that the Mecke family had owned. There does not appear to be a familial relationship between grantor and grantee.

- (b) Assessed value of the land and improvements thereon according to the most recent assessment.**

See Appendices.

- (c) For depreciable properties, a pro forma financial statement prepared by an accountant or broker of record.**

No pro forma financial statement has been prepared for this property.

- (d) All appraisals obtained by the owner in connection with his purchase or financing of the property or during his ownership of the property.**

No appraisals of late have been obtained by the owner.

- (e) Bona fide offers of the property for sale or rent, price asked, and offers received, if any.**

No bona fide offers have been received for the sale or rent of the property.

- (f) Any consideration by the owner as to adaptive uses for property, including the historic resources.**

Six acres of land were originally purchased in the 1930s to build an elementary school. After nearly 60 years and several additional acquired acreages, building additions, interior upgrades and alterations, and demolition (1965 addition) to make way for the new K.D. Markley Elementary School in the early 2000s, the school building was converted into administrative offices for the Great Valley School District. The school district is considering a new fifth and sixth grade educational facility on the site of the

historic resource. Initially, the owner and designer had considered reuse of a portion of the historic resource which is the original school building and its 1951 and 1956 additions adaptively reused as the district office; however, the existing altered layout and size may be prohibitive in terms of current educational programming requirements and costs.

(6) Statement of potential impact of proposed demolition or alteration on historic resources and mitigation measures that have been considered to diminish or eliminate any harmful effects that could result.

The applicant, the Great Valley School District, is proposing demolition or alteration to the original 1939 East Whiteland elementary school building and its remaining additions to design a new educational facility for the school district. This will have an adverse effect on the historic resource; however, the following mitigation measures are recommended prior to demolition or alteration.

- The applicant will consider reasonable alterations to the existing property in lieu of demolition, including retaining as much of the original building or its front façade facing Church Street that are economically responsible and feasible within the requirements of contemporary school design programs and building codes. At the very least, the applicant shall consider retaining, reusing, and incorporating architectural elements of the 1939 original school building into the new building design, such as the gray stone, front doors and pedimented entryway, cupola, interior wood doors, and historic interior wall plaques.
- Prior to any demolition or alteration, the building shall be further documented with additional photographs keyed to existing site and floor plans.
- Consider reuse of or a version of the name of K.D. Markley for the new facility.
- Develop a fixed history board and/or wall in a public area of the proposed facility that displays a brief history of the demolished or altered building and property as well as that of the school district. Early photographs or artifacts, if in existence, could be collected from the Chester County Historical Society, Great Valley School District, local municipalities that feed into the Great Valley School District, and previous students, families, teachers, and facility who have personal photographs or mementos related to the school and/or school district. A detailed biography of Mrs. Kathryn D. Markley could be included in the history, especially if the new facility will be re-named in her honor. Presenting the school and school district in this fashion can sometimes be a far greater way to preserve the educational history of the township than retaining the actual building, particularly if too much architectural significance and integrity is lost.

References

1992 Historic Resources Map, East Whiteland Township, Chester County, PA.

2016 updated Comprehensive Plan of East Whiteland Township, Historic Resources Map and Inventory, East Whiteland Township, Chester County, PA

Educational Planning Consultants, Inc. “1972 Long Range Developmental Plan for School Buildings, Great Valley School District, Chester County”, Bethlehem, PA. 1972.

<http://www.historicmapworks.com/Map/US/897311/Plate+014/Chester+County+1950+Vol+2+-+Main+Line/Pennsylvania/>

<http://maps.psiee.psu.edu/ImageryNavigator/> (historic aerial photographs, 47 Church Road, Malvern, various years.)

McAlister, Virginia & Lee. A Field Guide to American Houses. Alfred A. Knopf, New York, 2001.

National Register Bulletin, “How to Apply the National Register Criteria for Evaluation”, U.S. Department of the Interior, National Park Service, Washington, D.C. rev. 1998.

Philadelphia Inquirer, The newspaper. Various years.

Philadelphia Real Estate Record and Builders’ Guide, V.53, N.29, P.146, 8/3/1938.

Stanton Markley Family Papers, Charlestown Historical Society, circa 1850 – 1995.

Various architectural drawings of the building, provided by the Great Valley School District.

Various deeds/title search for property.

Vitello, Dominic, PhD. “MPDF Historic Educational Resources of Pennsylvania, From Depression to District Reorganization, 1930 – 1969”, USDI/NRHP MPDF, June 27, 2007.

U.S. Geological Survey, “Malvern Quadrangle, Pennsylvania,” 2019, 7.5minute series.

Wilson, J.G. “A Brief History of East White Township.” 1965.

www.chesco.org (parcel map of 47 Church Road, Malvern, Chester County, PA).

Appendices

East Whiteland Township Zoning Ordinance

Subsection 200 – 58

G. Documentation of historic resources. Upon the direction of the Historical Commission pursuant to Subsection F, the applicant for a demolition or alteration permit shall provide an historical resource impact study documenting the resource proposed to be demolished or altered. Such documentation shall include:

- (1) A detailed description of the resource and its context, including topography, vegetation, landscaping, driveways, and associated structures and features.
- (2) Detailed site plan of the resource, measured floor plans, and exterior elevations.
- (3) Comprehensive photographic record of the resource and its context.
- (4) Statement of the significance of the resource and its context to the Township and environs.
- (5) Financial documentation, including:
 - a. Amount paid for property, date of purchase, and party from whom purchased, including a description of the relationship, whether business or familial, if any, between the owner and the person from who the property was purchased.
 - b. Assessed value of the land and improvements thereon according to the most recent assessment.
 - c. For depreciable properties, a pro forma financial statement prepared by an accountant or broker of record.
 - d. All appraisals obtained by the owner in connection with his purchase or financing of the property or during his ownership of the property.
 - e. Bona fide offers of the property for sale or rent, price asked, and offers received, if any.
 - f. Any consideration by the owner as to adaptive uses for the property, including the historic resources.
- (6) Statement of potential impact of proposed demolition or alteration on historic resource and mitigation measures that have been considered to diminish or eliminate any harmful effects that could result.



Gina M. Douty

813 Tamanini Way, Mechanicsburg, PA 17055
717-512-1032
gmdouty45@gmail.com

Education

Savannah College of Art and Design, Savannah, Georgia
2014 – 2016

MA in Historic Preservation
Graduate Achievement Award:
Preservationist of the Year
2015-2016

Penn State Harrisburg,
Middletown, Pennsylvania
1993 – 1996
Graduate work in American
Studies

Penn State University,
University Park, Pennsylvania
1986 – Fall 1990
BS in Architecture/Special
Studies in Historic Preservation

Affiliations

Secretary of the Interior's
Profession Qualifications, (36
CFR 61), Architectural Historian

Penn State Architecture Alumni
Mentoring Program, 2018 -19

Memberships:

National Trust for Historic
Preservation

Preservation Pennsylvania

Historic Harrisburg Association

Mechanicsburg Museum
Association

Professional Experience

Gina M. Douty, Historic Preservation Consulting, LLC, Mechanicsburg, PA
Owner, March 2012 – Present

Work on historic preservation and rehabilitation projects, Federal & State Rehabilitation tax credits, Section 106 reviews, National Register nominations, building research and documentation, client HARB reviews, project management and grant writing. Listed in the PA State Historic Preservation Office historic preservation consultants list. (PA Small Business; pending re-certification as WBENC/WOSB.)

Warehaus, York, PA

Historic Preservationist, May 2020 – March 2021

Experience with historic preservation and rehabilitation projects, historic structure reports and surveys, Federal & State Rehabilitation tax credits, Section 106 reviews, National Register nominations, building research and documentation, client HARB reviews, and grant writing.

McKissick Associates Architects, Harrisburg, PA

Associate/Historic Preservationist, December 2000 – February 2012

Oversaw most of the historic preservation and rehabilitation projects, including historic structure reports and surveys, rehabilitation plans, building research, National Register nominations, client HARB reviews, and grant writing. Successfully wrote and secured funding from the PA Department of Community and Economic Development's Main Street Program, PA Historical & Museum Commission's Keystone Historic Preservation Grant, and PA DOT's Hometown Streets and Safe Walk to Schools Program. Prepared professional proposals for future work and provided marketing assistance.

PA Historical and Museum Commission, Bureau of Historic Sites and Museums, Division of Architecture & Conservation, Harrisburg, PA

Architectural Designer II, 1995 – June 1998

Historic Preservation Specialist, October 1992 - 1995

Visited project sites, inspected buildings, researched, developed and prepared design and bid drawings and specifications for architectural preservation, renovation and new design projects, inspected projects under construction at state owned sites and museums.

Harrisburg Area Community College – Math, Engineering & Technology Division, Architectural Transfer & Technology Department, Harrisburg, PA

Teaching Assistant, August 1991 – October 1992

Assisted instructors with assignments, responsible for all labs, studios, and equipment and organized the architectural student exhibit and field trips.

Curtin Village, Historic Site, Centre County, PA

Program Coordinator, May 1990 – August 1990

Managed 50 volunteers, prepared summer tour schedule, coordinated special event weekends, and gave tours of the historic mansion of PA Governor Andrew Curtin and of the nearby village and iron furnace.

Work Studies - Denson Groenendaal, State College, PA

PHMC Division of Architecture & Conservation, Harrisburg, PA

Intern, January 1989 – August 1989

Measured and recorded data from historic buildings, drafted plans, conducted deed searches, compiled bid packages. Some HABS training.

(Jun 1999-Dec 2000, Library Aide, Joseph T. Simpson Library, Mechanicsburg, PA)

Speaking Engagements

"No Norm Dorm: Reusing Historic Buildings for Student Housing"

PA Statewide Conference on Heritage, presenter, Chambersburg, PA
June 2019

"What's INN Again? New Life for 1803 Charles McManus Tavern"

Statewide Conference on Heritage, tour presenter/ sponsor, Carlisle, PA
June 2017

Mechanicsburg HARB, seminar sole presenter, Mechanicsburg, PA
June 2015

Reading High School Rehabilitation – Central PA Preservation Society, Lancaster, PA
October 2011

Bungalow Society (w/Bryan Van Sweden PHMC), Camp Hill, PA
April 2010

Joint Presentation on Advocating for Your Neighborhood Schools: Preservation Strategies – Statewide Conference on Heritage, Harrisburg, PA
May 2009

Thoughts on Sensitive & Appropriate Alterations to Historic Properties: Hershey Derry Twp. Historical Society, Preservation Week, Hershey, PA
May 2009

Annville Historical Society: Annville Rehabilitation Plan, Annville, PA
2008

Historic Harrisburg Association preservation presentation, Harrisburg, PA
2007

Northern York Conservation & Preservation Society, Annual Dinner: Dill Tavern Plan, Dillsburg, PA
2003,

Awards and Honors

Successfully wrote seven Preservation PA Historic Preservation Awards from 2007 – 2018, (various clients with various firms), including:

2018 – Charles McManus Tavern, Construction Project Award (w/Mark and Mary Adams, Creative Building Concepts, Fichi Interiors, and Hollowell)

2017 – The Millworks, Public Impact Award (w/Historic Holdings and DMARc)

2008 – Lykens Train Station, Initiative Award for Community Involvement (w/Lykens Community Development Corporation and McKissick Associates)

2007 – Millersburg Train Station, Initiative Award for Stewardship (w/ Historical Society of Millersburg and Upper Paxton Township and McKissick Associates)

Secured over \$1 million in funding from various local, state & federal agencies, including:

National Park Service – Federal Historic Tax Credits

PA Department of Community & Economic Development

PA State Historic Tax Credit Program
Main Street & Elm Street Residential Reinvestment Programs
Alternative & Clean Energy Program
Solar Energy Program

PA Historical & Museum Commission

Keystone Historic Preservation Grants

PA Department of Transportation

Hometown Streets/Safe Walk to Schools Program
Transportation Enhancement (TEA-21) Funds

Cumberland County, PA

Energy Efficiency & Conservation Funding Program

Qualified School Construction Bonds, USDA

Redevelopment Assistance Capital Program

Recognitions

Completed the PA State
Historic Preservation Office,
**Cultural Resources Essentials
Workshop**,
2009

**Vice-Chair and Charter
member,
Historic Architectural Review
Board**, Mechanicsburg, PA
2005 – 2008

**Consultant for Historic
Preservation Annual Award**,
presented by the
**Hershey/Derry Township
Historical Society**
ongoing

**The Civic Club of Harrisburg –
Board Chair of Preservation**
2015 - 2016

**Panel Member, Keystone
Historic Preservation Grant
reviews**, PHMC/Bureau of
Historic Preservation
2012

**Member of Historic
Preservation Advisory Board**,
Harrisburg Area Community
College
1995 – 1998

Board Member, Joseph T.
Simpson Library,
Mechanicsburg, PA
2004 – 2010

ACTION TITLE RESEARCH

9 Lawn Ave. Suite 200
Norristown, PA 19403

Phone: **(610) 630-9340**Fax: **(610) 630-8460**E-Mail: **Order@ActionTitleResearch.com**

Action File: 846186
Title Company: Commonwealth Agency (CAI) - SMART PA
File Number: 2021-1400-A

County: CHESTER

Parcel: 42-4-83-E
Name: (5 deeds / 3 pins)
Number: (Vacant Land)
Qual:
Addl Lot Info:
Assessment: \$236,520.00

Effective Date: 3/11/2021

State: PA
Town: Exton, PA 19341
Address: 47 Church Road aka 354 Swedesford Road

Unit:

Parcel: **42-4-83.1-E**Name: **(Vacant Land)**Number: **\$168,000.00**Parcel: **42-4-83.2-E**Number: **\$10,190,280.00**Title Vested In: **School District of East Whiteland Township****Deeds**Book: **M-18** Page: **143** Instrument:Dated: **12/18/1930** Recorded: **12/18/1930** Consideration: **\$7,200.00**Grantor: **Francis C. Lathrop and Elizabeth C. Lathrop, his wife**Grantee: **School District of East Whiteland Township**Info: **Deed #1**Book: **Y-26** Page: **33** Instrument:Dated: **11/10/1954** Recorded: **11/10/1954** Consideration: **\$18,631.00**Grantor: **George J.H. Siebert, singleman**Grantee: **School District of East Whiteland Township**Info: **Deed #2**Book: **E-24** Page: **91** Instrument:Dated: **10/19/1948** Recorded: **10/21/1948** Consideration: **\$2,700.00**Grantor: **John McGuinness and Nellie McGuinness, his wife**Grantee: **School District of East Whiteland Township**Info: **Deed #3**

See Next Page

This discloses liens found in public records in the county in which the premises in question are located. This search is based on the recording and indexing systems of such county, and we cannot be held responsible for errors and omissions of such systems. By accepting this report you agree that our liability for negligence, mistakes, or omissions is limited to an aggregate sum not to exceed the fee charged, and waive all rights to sue for damages not in accordance with the limitations set forth herein.

O: 3/3/2021
C: 3/3/2021 8:10:42 AM
P: 3/24/2021 2:00:28 PM

DO NOT WRITE ON OR COVER BAR CODE



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Phone: **(610) 630-9340**Fax: **(610) 630-8460**E-Mail: **Order@ActionTitleResearch.com**

Page 2

Book: **O-31** Page: **540** Instrument:Dated: **10/17/1959** Recorded: **10/17/1959** Consideration: **\$1.00**Grantor: **School District of East Whiteland Township**Grantee: **East Whiteland Elementary School Authority**Info: **Deed #4 See additional Information for more current deed R-20-288.****Mortgages: NONE**Judgment: **None**Mechanics Liens: **None**Municipal Liens: **None**Pending Suits: **None**County UCC: **None**Divorce: **None**Estates: **None**Restrictions: **See Attached**Easements: **See Attached**Real Estate Tax Status: **Exempt**Bankruptcy/Pacer Search: **See Attached (statewide)**Domestic Relations Search: **Not Searched. Due to the update of the PA Domestic Relations website, Action Title is currently unable to perform this search without full social security number.**Patriot Name Search: **See Attached**Tax Map: **Attached**Search Dated From: **12/18/1930** To: **03/11/2021**Purchaser: **TBD TBD**

This discloses liens found in public records in the county in which the premises in question are located. This search is based on the recording and indexing systems of such county, and we cannot be held responsible for errors and omissions of such systems. By accepting this report you agree that our liability for negligence, mistakes, or omissions is limited to an aggregate sum not to exceed the fee charged, and waive all rights to sue for damages not in accordance with the limitations set forth herein.

ACTION TITLE RESEARCH

WWW.ACTIONTITLERESEARCH.COM

EXCEPTIONS:

1. Portion of Premises lying in roadbed under and subject to rights of others.
2. Restriction as in Deed Book N-20 page 199.
3. Rights granted to Socony-Vacuum Oil Company as in Misc. Deed Book 83 page 62; Assignment thereof as in Misc. Deed Book 128 page 400.
4. Rights granted to Socony-Vacuum Oil Company as in Misc. Deed Book 83 page 63; Assignment thereof as in Misc. Deed Book 128 page 400.
5. Rights granted to Socony-Vacuum Oil Company as in Misc. Deed Book 83 page 115; Assignment thereof as in Misc. Deed Book 128 page 400; Assignment thereof as in Record Book 7216 page 168.
6. Rights granted to Philadelphia Electric Company as in Misc. Deed Book 68 page 509.
7. Lease as in Misc. Deed Book 158 page 1055; Agreement as to Lease Rentals as in Misc. Deed Book 158 page 1072.
8. Rights granted to Philadelphia Electric Company as in Misc. Deed Book 276 page 6.
9. Rights granted to Philadelphia Electric Company as in Record Book 2047 page 575.
10. Rights granted to Bell Telephone Company of PA as in Record Book 2167 page 23.
11. Rights granted to PECO Energy Co. as in Record Book 3952 page 1655.
12. Rights granted to Mobil Pipe Line Co as in Record Book 4755 page 2319; Assignment thereof in Record Book 7216 page 106.
13. Partial Release of Right of Way as in Record Book 4803 page 778; Assignment thereof as in Record Book 7216 page 116.

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Page 3

Additional Information

Chain of Title: Attached

Deed #5

Book/Page: R-20/288

Grantor: Fidelity Philadelphia Trust Company, Surviving Trustee under Will of John Dobson, deceased and sarah D. F. Jeffords and Samuel D. Riddle substituted Co-Trustee under the Will of John Dobson, deceased

Grantee: The School District of the Township of East Whiteland

Dated: 01/21/1943

Rec: 02/13/1943

Cons: \$50.00

This discloses liens found in public records in the county in which the premises in question are located. This search is based on the recording and indexing systems of such county, and we cannot be held responsible for errors and omissions of such systems. By accepting this report you agree that our liability for negligence, mistakes, or omissions is limited to an aggregate sum not to exceed the fee charged, and waive all rights to sue for damages not in accordance with the limitations set forth herein.

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REQUEST FOR TITLE SEARCH

TO: PA Orders - Action Title Research

FROM: Commonwealth Agency, Inc.
(215) 643-5680

DATE: March 2, 2021

RE: Request for Title Search – Purchase

Property Location: 354 Swedesford Road, Exton, PA 19341
47 Church Road Malvern, PA 19355
361 Swedesford Road Malvern, PA 19355

Present Owners: TBD TBD

Borrower(s) TBD TBD
Seller(s) TBD TBD

Title Reference: 42-4-83 AND 42-4-83.1
42-4-83.2
42-4-55

Registry: Chester Registry of Deeds

Other Info: ***FOR NEW JERSEY PURCHASES PLEASE DO NOT PROVIDE BUYER JUDGMENT*******

Bank Reference: TBD

Projected Close Date: April 2, 2021

Please accept this memorandum as a request for a title search on the above captioned property.

Please return the title abstract to this office not later than .

Thank you for your prompt attention in this matter.

Very truly yours,

Janelle Sithens -CGA

Our File No.: 2021-1400





ORDER SUMMARY

File Number: 846186

Effective Date: 3/11/21

Address: 47 Church Road, Malvern PA 19355 aka 354 Swedesford Road, Exton, PA 19341

County: Chester

Title Vested In: See Below

- **# of Mortgages 0**
- **# of Judgments 0**
- Bankruptcy and Patriot Searches – See attached
- # of Parcel(s) 3

ACTION ITEMS

- Property is comprised of multiple deeds:
- M18/143 vested in School District of East Whiteland Township, Y26/33 vested in The School District of the Township of East Whiteland, E24-91 vested in The School District of East Whiteland Township, R20/288 vested in The School District of the Township of East Whiteland
- Adverse conveyance 031/540 vested in East Whiteland Elementary School Authority
- Operating Agreement and any amendments thereto of the School District be produced and examined.
- Certificate of Organization and any amendments thereto of the School District to be produced and filed with company.
- Taxes settled by the Commonwealth of Pennsylvania against the School District
- Certified copy of resolutions from the Board of Directors and approval of the School District
- EIN School District
- This Company must be provided with an Inducement Affidavit, signed by all members of the aforesaid limited liability company, certifying that (a) they are the only members at the date of execution and delivery of the instruments required herein (b) that said company has not been dissolved by a voluntary act, an (c) that execution and delivery of the instruments required in the transaction to be insured is in accordance with all operative terms of the operating Agreement of said company. In the event that all members are not executing the instruments required herein the aforesaid Inducement Affidavit must recite the appropriate section of the Operating Agreement for the company which authorizes specific members
- 2 of the parcels cover vacant land
- Property is currently Real Estate Tax Exempt.
- Status of Lease 158/1055 to be disclosed

OF NOTE

- Searcher references Deed S35/600 no copy was presented

CPS ATR 846186 846187
COVER DATE: 3-11-2021

47 Church Road, Malvern, PA 19355
East Whiteland Township
Chester County

MORTGAGE, JUDGMENT & CONVEYANCE SEARCH

East Whiteland Township School District 12-18-1930 DATE

Parcel No.: 42-4-83-E
42-4-83.1-E
42-4-83.2-E

Assessment: 236,520 (vacant)
168,000 (vacant)
10,190,280

Purchase: Deed Book M-18 page 143.
Deed Book Y-26 page 33.
Deed Book E-24 page 91.
Deed Book O-31 page 540.
Deed Book R-20 page 288

Note: In 1964, the School District conveyed 4 acres in the interior to the Elementary School in Deed Book S-35 page 699 and then entered into a lease for the lot. The lease expired in the 1980s. There was never a reconveyance back out, but I imagine that everything was subsumed into the School District which is why there is no outsale deed even though assessment says the East Whiteland School District still owns it.

MORTGAGES: NONE

Real Estate Taxes: Premises are tax exempt

Tax Liens: None Suits: None

Mun. Liens: None UCC's: None

Judgments: None Divorces: None

Wills: None

EXCEPTIONS:

1. Portion of Premises lying in roadbed under and subject to rights of others.
2. Restriction as in Deed Book N-20 page 199.
3. Rights granted to Socony-Vacuum Oil Company as in Misc. Deed Book 83 page 62; Assignment thereof as in Misc. Deed Book 128 page 400.
4. Rights granted to Socony-Vacuum Oil Company as in Misc. Deed Book 83 page 63; Assignment thereof as in Misc. Deed Book 128 page 400.
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6. Rights granted to Philadelphia Electric Company as in Misc. Deed Book 68 page 509.
7. Lease as in Misc. Deed Book 158 page 1055; Agreement as to Lease Rentals as in Misc. Deed Book 158 page 1072.
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12. Rights granted to Mobil Pipe Line Co as in Record Book 4755 page 2319; Assignment thereof in Record Book 7216 page 106.
13. Partial Release of Right of Way as in Record Book 4803 page 778; Assignment thereof as in Record Book 7216 page 116.

Real Estate/Assessment > Parcel Details

[Select Another Search Criteria](#)

[Search Another Parcel](#)

 [Print](#)

ID # 42-04-0083-E UPI # 42-4-83-E

3/17/2021 10:10 AM **Tax Year 2022**

Owner Information

Name:	EAST WHITELAND SCHOOL DISTRICT	Address:	ATTN CHARLES E LINDERMAN 47 CHURCH RD MALVERN PA 19355
-------	--------------------------------	----------	---

Parcel Details

Lot Location:	SS OF SWEDESFORD RD	District:	42
Property Descr:	18 AC S	Plan #:	
Land Use Code:	E-20	Acres:	18.0000
Deed Reference:		Sq. Feet:	784,080
Recorded Deed Date:		Sale Price:	\$0
Location Address:	47 CHURCH RD, MALVERN, PA 19355		

Deed Description

Assessments

Lot:	236,250	Act 319:	
Property:	0	Act 515:	
Total:	236,250		
Assessment Date:	12/18/2020		

[< Previous Parcel](#) [Next Parcel >](#)

Real Estate/Assessment > Parcel Details

[Select Another Search Criteria](#)

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ID # 42-04-0083.010-E UPI # 42-4-83.1-E

3/17/2021 10:12 AM **Tax Year 2022**

Owner Information

Name:	EAST WHITELAND SCHOOL DISTRICT	Address:	ATTN CHARLES E LINDERMAN 47 CHURCH RD MALVERN PA 19355
-------	--------------------------------	----------	---

Parcel Details

Lot Location:	SS OF SWEDES FORD RD	District:	42
Property Descr:	10.2 AC	Plan #:	
Land Use Code:	E-20	Acres:	10.2000
Deed Reference:		Sq. Feet:	444,312
Recorded Deed Date:		Sale Price:	\$0
Location Address:	47 CHURCH RD, MALVERN, PA 19355		

Deed Description

Assessments

Lot:	168,000	Act 319:	
Property:	0	Act 515:	
Total:	168,000		
Assessment Date:	12/18/2020		

[< Previous Parcel](#) [Next Parcel >](#)

Real Estate/Assessment > Parcel Details

[Select Another Search Criteria](#)

[Search Another Parcel](#)



ID # 42-04-0083.020-E UPI # 42-4-83.2-E

3/17/2021 10:12 AM Tax Year 2022

Owner Information

Name:	EAST WHITELAND SCHOOL DISTRICT	Address:	ATTN CHARLES E LINDERMAN 47 CHURCH RD MALVERN PA 19355
-------	--------------------------------	----------	---

Parcel Details

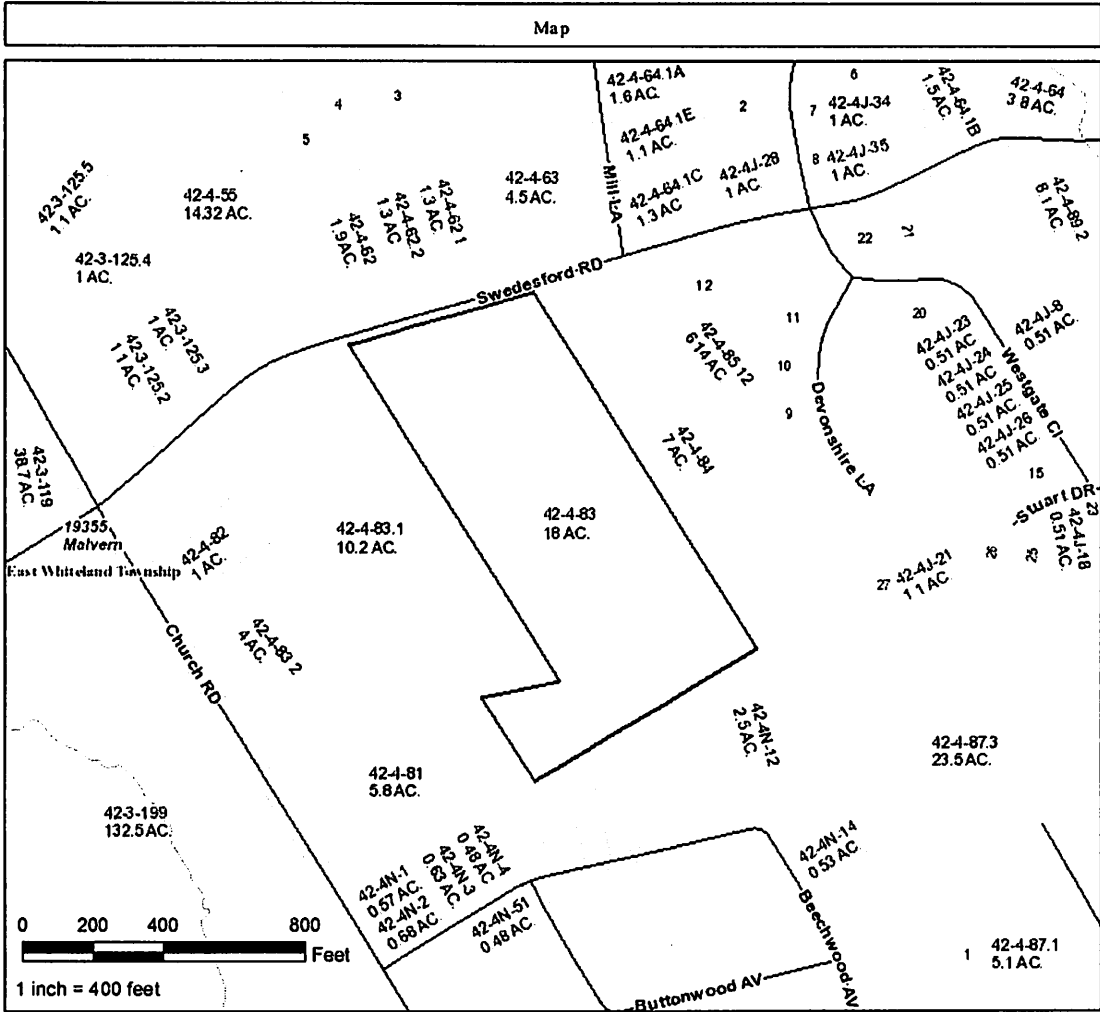
Lot Location:	ES OF CHURCH RD	District:	42
Property Descr:	32.2 AC SCHOOL & ADMIN BLD	Plan #:	
Land Use Code:	E-20	Acres:	4.0000
Deed Reference:		Sq. Feet:	174,240
Recorded Deed Date:		Sale Price:	\$0
Location Address:	47 CHURCH RD, MALVERN, PA 19355		

Deed Description

Assessments

Lot:	122,500	Act 319:	
Property:	10,067,780	Act 515:	
Total:	10,190,280		
Assessment Date:	12/18/2020		

[< Previous Parcel](#) [Next Parcel >](#)



**COUNTY OF CHESTER
PENNSYLVANIA**

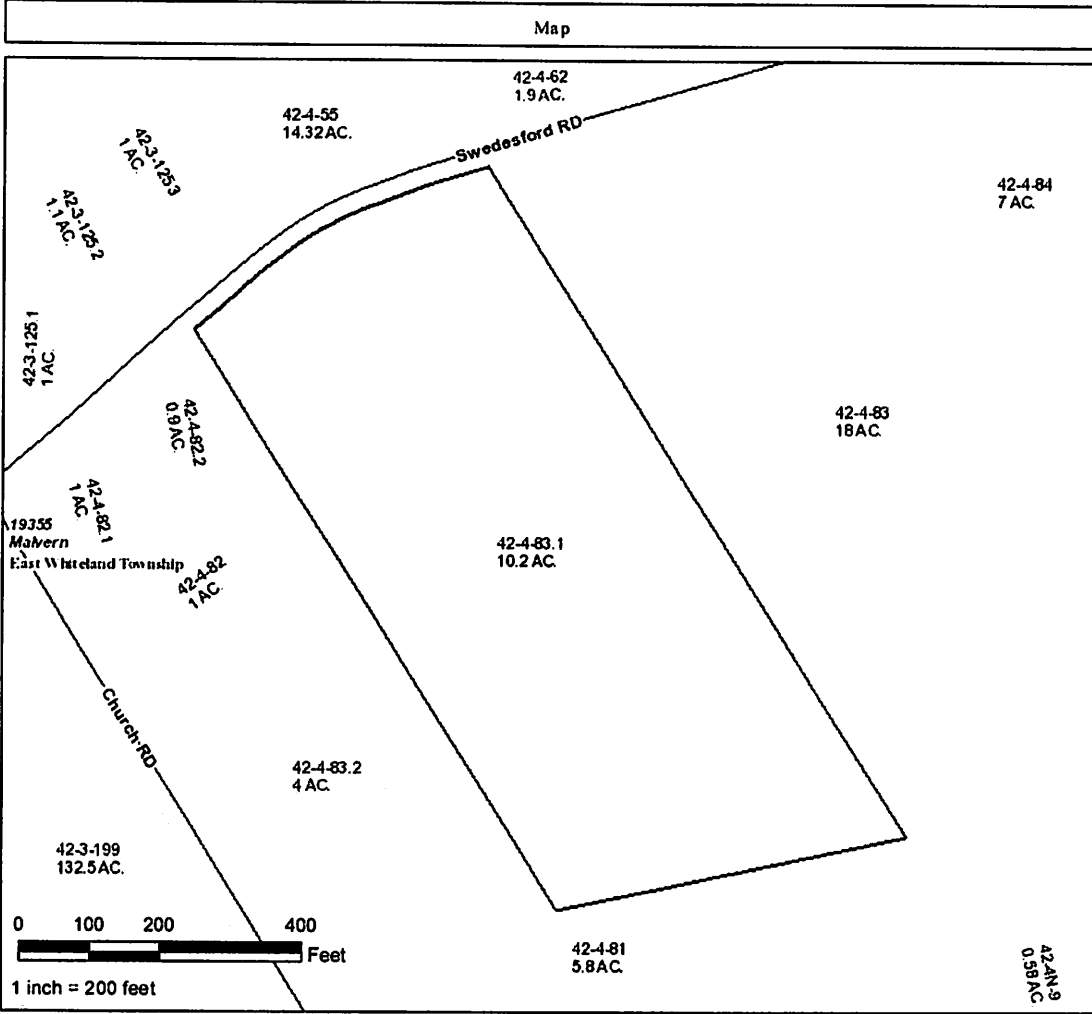
Find UPI Information

PARID: 4204 0083000E
 UPI: 42-4-83
 Owner1: EAST WHITELAND SCHOOL
 Owner2: DISTRICT
 Mail Address 1: ATTN CHARLES E LINDERMAN
 Mail Address 2: 47 CHURCH RD
 Mail Address 3: MALVERN PA
 ZIP Code: 19355
 Dead Hook:
 Dead Page:
 Dead Recorded Date:
 Legal Desc 1: SS OF SWEDESFORD RD
 Legal Desc 2: IRAC S
 Acres: 18
 LUC: E-20
 Lot Assessment: \$ 236,250
 Property Assessment: \$ 0
 Total Assessment: \$ 236,250
 Assessment Date: 12/18/2020
 Property Address: 354 SWEDESFORD RD
 Municipality: EAST WHITELAND
 School District: Great Valley

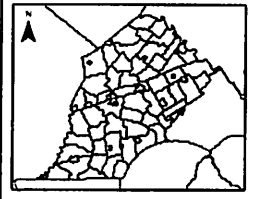
Map Created:
 Wednesday, March 17, 2021

County of Chester

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**COUNTY OF CHESTER
PENNSYLVANIA**



Find UPI Information

PARID: 4204 0083010E
 UPI: 42-4-83.1
 Owner: EAST WHITELAND SCHOOL
 Owner2: DISTRICT
 Mail Address 1: ATTN CHARLES E LINDERMAN
 Mail Address 2: 47 CHURCH RD
 Mail Address 3: MALVERN PA
 ZIP Code: 19355
 Dead Hook:
 Dead Page:
 Dead Recorded Date:
 Legal Desc: 1: SS OF SWEDESFORD RD
 Legal Desc 2: 10.2 AC
 Acres: 10.2
 LUC: E-20
 Lot Assessment: \$ 168,000
 Property Assessment: \$ 0
 Total Assessment: \$ 168,000
 Assessment Date: 12/18/2020
 Property Address: 354 SWEDESFORD RD
 Municipality: EAST WHITELAND
 School District: Great Valley

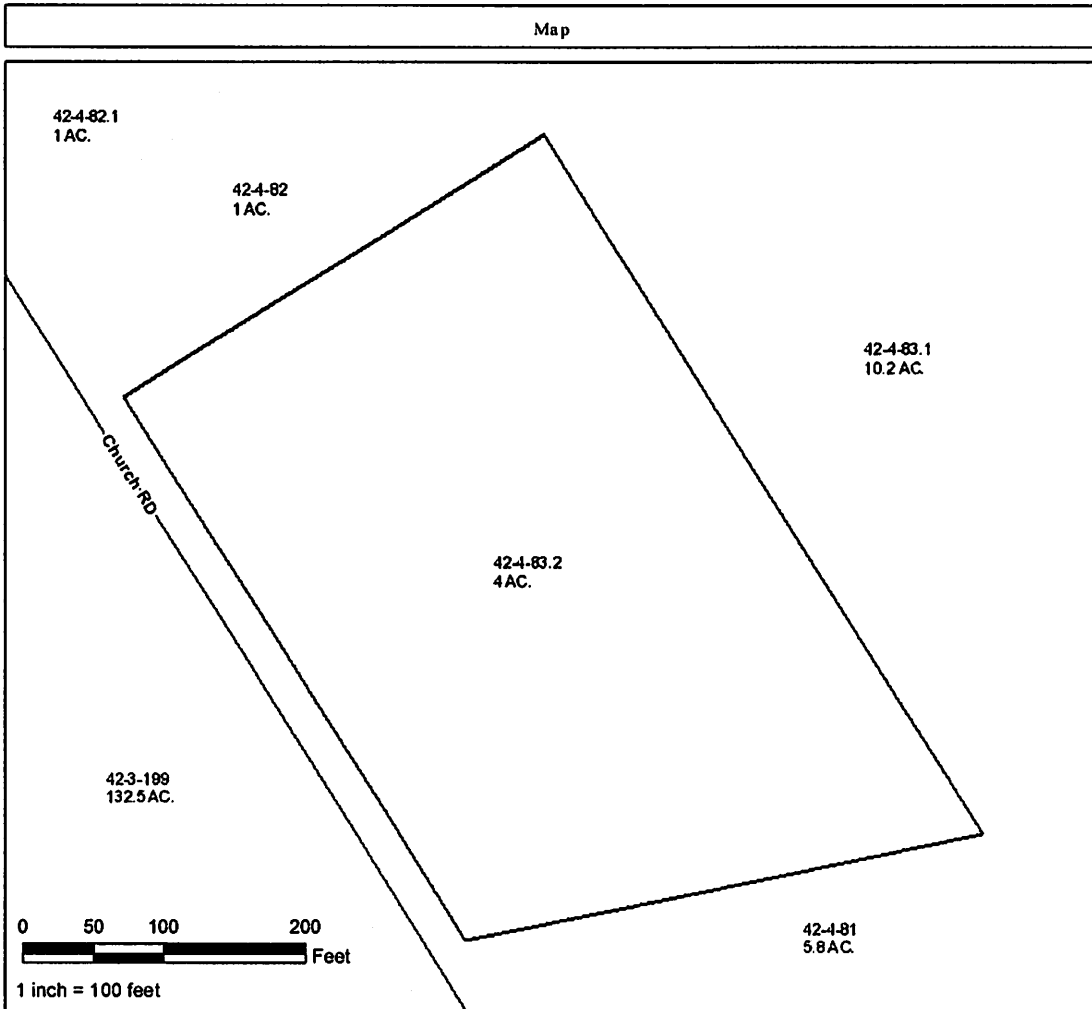
Map Created:
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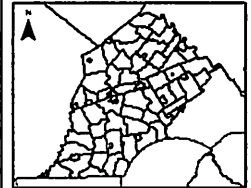
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42-4-83
 0.58 AC



**COUNTY OF CHESTER
PENNSYLVANIA**



Find UH Information

PARID: 4204 0083020E
 UPI 42-4-83.2
 Owner1: EAST WHITELAND SCHOOL
 Owner2: DISTRICT
 Mail Address 1: ATTN CHARLES E LINDERMAN
 Mail Address 2: 47 CHURCH RD
 Mail Address 3: MALVERN PA
 ZIP Code: 19355
 Deed Book:
 Deed Page:
 Deed Recorded Date:
 Legal Desc 1: ES OF CHURCH RD
 Legal Desc 2: 32.2 AC SCHOOL & ADMIN BLD
 Acres: 4
 LUC: E-20
 Lot Assessment \$ 122,500
 Property Assessment \$ 10,067,780
 Total Assessment \$ 10,190,280
 Assessment Date: 12/18/2020
 Property Address: 47 CHURCH RD
 Municipality: EAST WHITELAND
 School District: Great Valley

Map Created:
 Wednesday, March 17, 2021



County of Chester

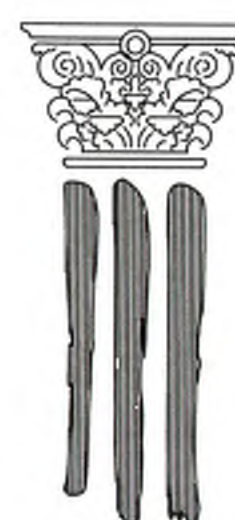
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Great Valley School District

Administration Building Renovations

Church Road, Malvern, Pa 19355

MAR 5, 2007



The Knabb Partnership
Architects and Site Planners

967 EAST SWEDESFORD ROAD, SUITE 200
Exton, Pennsylvania 19341
Phone: (610) 240-4880
Fax: (610) 240-4885
Contact: Ron Knabb, RA

TKP PROJECT NO. 0504

ABBREVIATIONS

4	AND	(E)	EXISTING	L	LONG	REINF	REINFORCING
∠	ANGLE	E	EAST	LB	POUND	REQD	REQUIRED
⊙	AT	EA	EACH	LAM	LAMINATE	RF	RUBBER FLOORING
X	BY (AS IN 2X4)	EF	EXHAUST FAN	LAV	LAVATORY	RM	ROOM
"	FEET	EFIS	EXTERIOR INSULATION & FINISH SYSTEM	LH	LEFT HAND	RO	ROUGH OPENING
#	INCHES	EJ	EXPANSION JOINT	LLH	LONG LEG HORIZONTAL	ROW	RIGHT OF WAY
#	NUMBER, POUND	EL	ELEVATION	LLV	LONG LEG VERTICAL	RTU	ROOF TOP UNIT
⊥	PERPENDICULAR	ELECT	ELECTRIC, ELECTRICAL	LO	LOW	RWC	RAIN WATER CONDUCTOR
⊕	PLUS OR MINUS	ELEV	ELEVATOR	LTG	LIGHTING	S	SOUTH
⊖	DIAMETER	EMER	EMERGENCY	MANUF	MANUFACTURER	SCHED	SCHEDULE
⊖	CENTER LINE	EQ	EQUAL	MAT	MATERIAL	SECT	SECTION
AB	ANCHOR BOLT	EQUIP	EQUIPMENT	MAX	MAXIMUM	SD	SECTION
AC	AIR CONDITIONING	ETC	ETCETERA	MDF	MEDIUM DENSITY FIBERBOARD	SF	SQUARE FEET
ACT	ACOUSTICAL TILE	EW	EACH WAY	MECH	MECHANICAL	SHT	SHEET
ADJ	ADJACENT	EWC	ELECTRIC WATER COOLER	MEMB	MEMBRANE	SIM	SIMILAR
ADJ	ADJUSTABLE	EXIST	EXISTING	MEZZ	MEZZANINE	SPECS	SPECIFICATIONS
AF	ATHLETIC FLOORING	EXT	EXTERIOR	MIN	MINIMUM	SPRKL	SPRINKLER
AFF	ABOVE FINISHED FLOOR	FD	FLOOR DRAIN	MTSC	MISCELLANEOUS	SQ	SQUARE
ALUM	ALUMINUM	FDN	FOUNDATION	MO	MASONRY OPENING	ST STL	STAINLESS STEEL
ANOD	ANODIZED	FE	FIRE EXTINGUISHER	MTD	MOUNTED	STC	SOUND TRANSMISSION CLASS
APPROX	APPROXIMATE	FEC	FIRE EXTINGUISHER CABINET	MTL	METAL	STD	STANDARD
APT	APARTMENT	FIN	FINISH	(N)	NEW	STL	STEEL
ATTEN	ATTENUATION	FLR	FLOOR	N	NORTH	STOR	STORAGE
BD	BOARD	FT	FEET	NA	NOT APPLICABLE	STRUCT	STRUCTURE, STRUCTURAL
BITUM	BITUMINOUS	FTG	FOOTING	NIC	NOT IN CONTRACT	T	TREAD
BLDG	BUILDING	FUR	FURRING	NO	NUMBER	T&G	TONGUE AND GROOVE
BLKG	BLOCKING	FWC	FABRIC WALL COVERING	NOM	NOMINAL	TBD	TO BE DETERMINED
BLKT	BLANKET	GA	GAUGE	NTS	NOT TO SCALE	TEL	TELEPHONE
BM	BEAM	GALV	GALVANIZED	OA	OVERALL	TEMP	TEMPERED
BO	BOTTOM OF	GC	GENERAL CONTRACTOR	OC	ON CENTER	THK	THICK
BOS	BOTTOM OF STEEL	GFT	GROUND FAULT INTERRUPTOR	OCC	OCCUPANT(S)	THRESH	THRESHOLD
BOT	BOTTOM	GLAZ	GLAZING	OD	OUTSIDE DIMENSION	THRU	THROUGH
CAB	CABINET	GRV	GRAVITY VENT	OH	OVERHEAD	TO	TOOL JOINT
CARP	CARPET	GWB	GYP SUM WALL BOARD	OPNG	OPENING	TO	TOP OF
CEM	CEMENT	GYP	GYP SUM	OPP	OPPOSITE	TOS	TOP OF STEEL
CG	CORNER GUARD	H	HIGH	OPP HD	OPPOSITE HAND	TOW	TOP OF WALL
CHAN	CHANNEL	HI	HIGH	PC	PRECAST CONCRETE	UNO	UNLESS NOTED OTHERWISE
CJ	CONTROL JOINT	HD	HEAT DETECTOR	PERIM	PERIMETER	UL	UNDERWRITERS LABORATORIES
CLG	CEILING	HDCP	HANDICAPPED	PL	PLATE	V	VINYL
CLOS	CLOSET	HDW	HARDWARE	PLAS LAM	PLASTIC LAMINATE	VAT	VINYL ASBESTOS TILE
CLR	CLEAR	HGT	HEIGHT	PLUMB	PLUMBING	VCT	VINYL COMPOSITION TILE
CMU	CONCRETE MASONRY UNIT	HM	HOLLOW METAL	PLYWD	PLYWOOD	VERT	VERTICAL
COL	COLUMN	HORIZ	HORIZONTAL	PSF	POUNDS PER SQUARE FOOT	VEST	VESTIBULE
CONC	CONCRETE	HP	HIGH POINT	PSI	POUNDS PER SQUARE INCH	VIF	VERIFY IN FIELD
CONSTR	CONSTRUCTION	HR, HRS	HOUR, HOURS	PT	PRESSURE TREATED	VTR	VENT THRU ROOF
CONT	CONTINUOUS	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	PTD	PAINTED	VWC	VINYL WALL COVERING
COORD	COORDINATE	INFO	INFORMATION	PVC	POLYVINYL CHLORIDE	W	WIDE
CORR	CORRIDOR	INSUL	INSULATION	QTY	QUANTITY	W	WEST
CT	CERAMIC TILE	INT	INTERIOR	QTR	QUARTER	W/	WITH
(D)	DEMOLISH	JAN	JANITOR	R	RADIUS	WD	WOOD
DEEP	DEEP	JB	JUNCTION BOX	RAC	RUN ABOVE CEILING	WIN	WINDOW
DET	DETAIL	JT	JOINT	RB	RUBBER BASE	WTH	WIDTH
DIAM	DIAMETER			RBF	RUN BELOW FLOOR	WP	WATERPROOFING
DIM	DIMENSION			RD	ROOF DRAIN	W/O	WITHOUT
DISP	DISPENSER			REF	REFERENCE	WWF	WELDED WIRE FABRIC
DN	DOWN			REG	REGULAR		
DR	DOOR						
DWG	DRAWING						
DWR	DRAWER						

LIST OF DRAWINGS

Architectural

- COVER SHEET
- A-1.1 CODE PLAN AND PHASING DIAGRAM
- A-2.1 1ST FLOOR DEMOLITION PLAN
- A-3.1 1ST FLOOR PLAN
- A-3.2 LARGE SCALE PLANS AND DETAILS
- A-3.3 MISCELLANEOUS DETAILS AND SCHEDULES
- A-4.1 1ST FLOOR REFLECTED CEILING PLAN
- A-5.1 ROOF PLAN
- A-5.2 ROOFING DETAILS

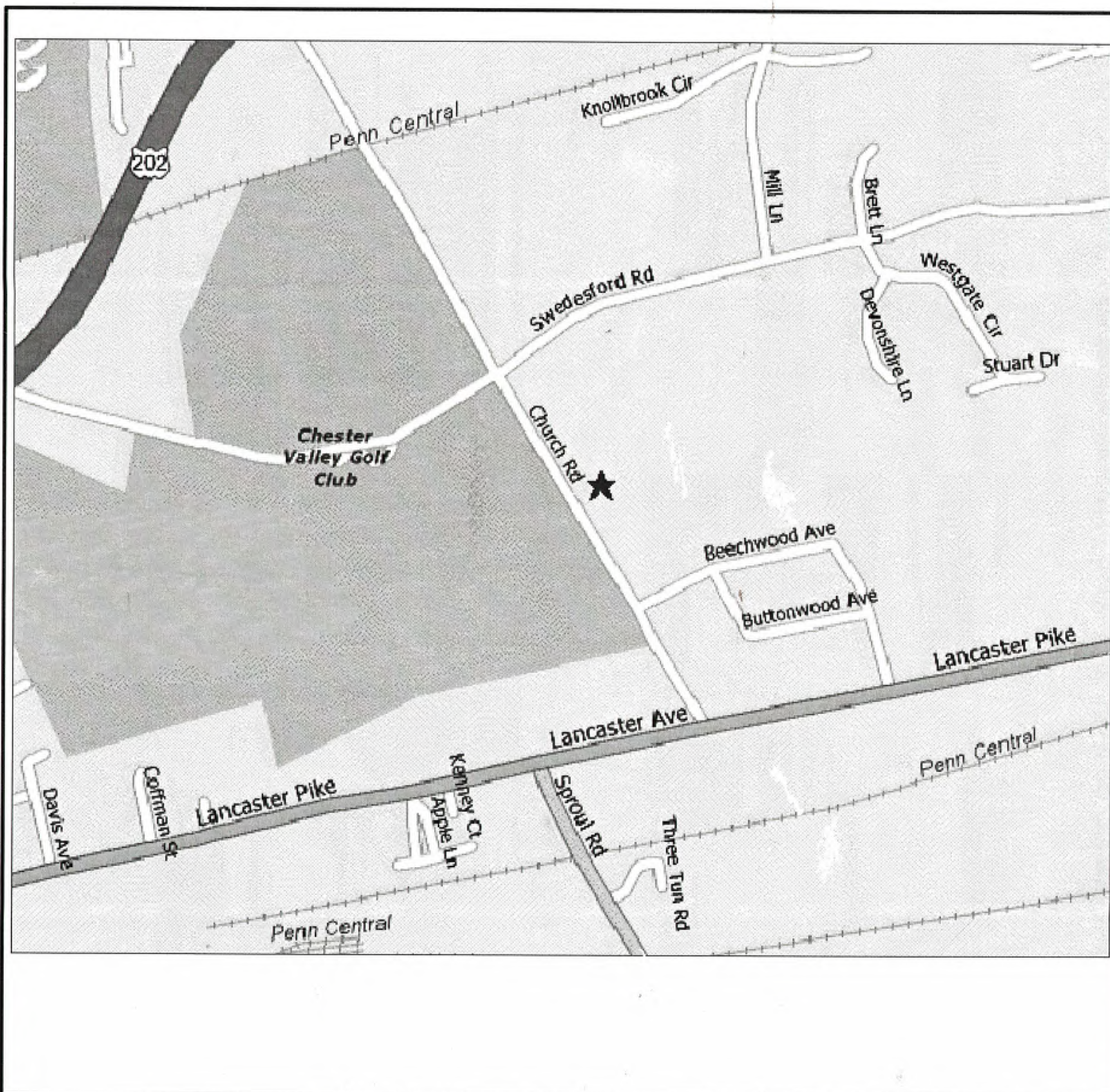
Mechanical

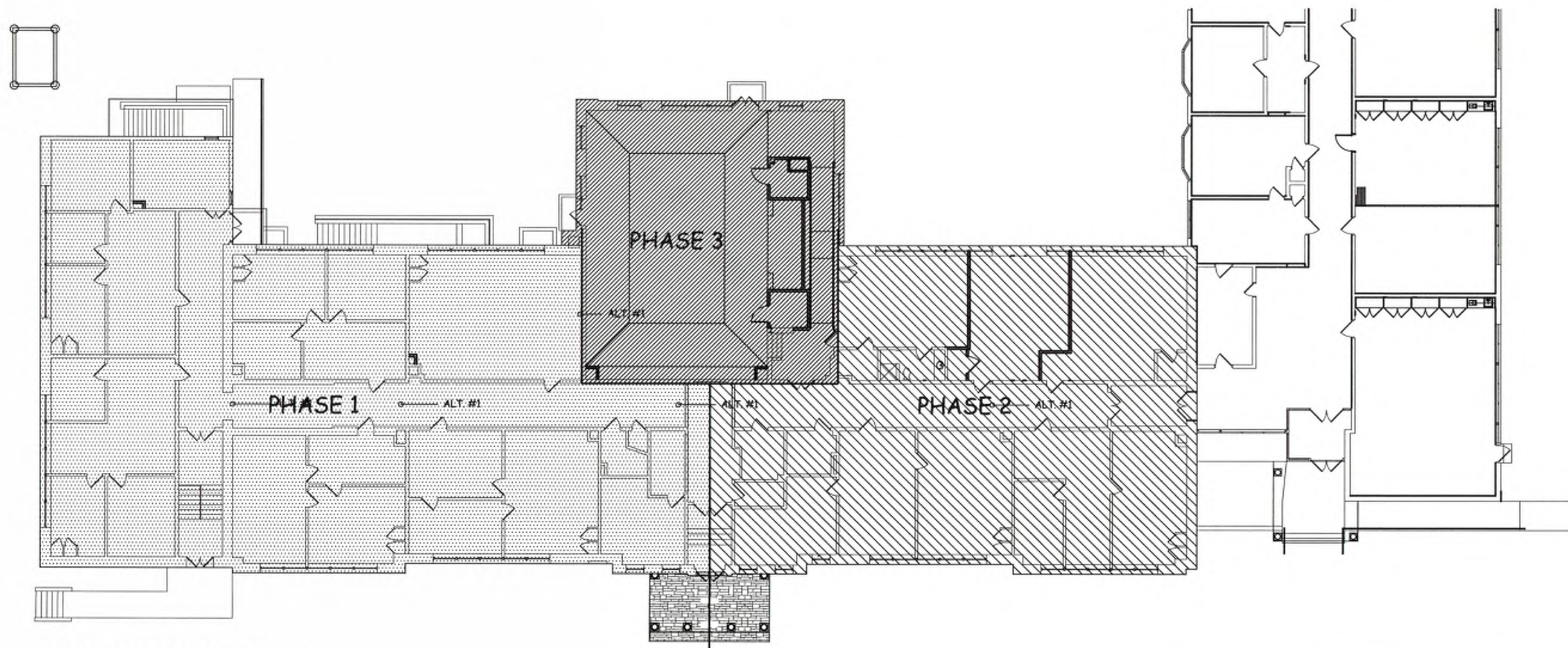
- H-0.1 WEST WING DEMOLITION PLAN - HVAC
- H-1.1 1ST FLOOR WEST WING PLAN - HVAC
- H-1.2 ATTIC WEST WING PLAN - HVAC
- H-2.1 1ST FLOOR WEST WING PLAN - PIPING
- H-2.2 ATTIC WEST WING PLAN - PIPING
- H-3.1 BOILER ROOM PLANS - DEMO & NEW WORK HVAC
- H-5.1 SCHEDULES - HVAC
- H-6.1 DETAILS - HVAC

Electrical

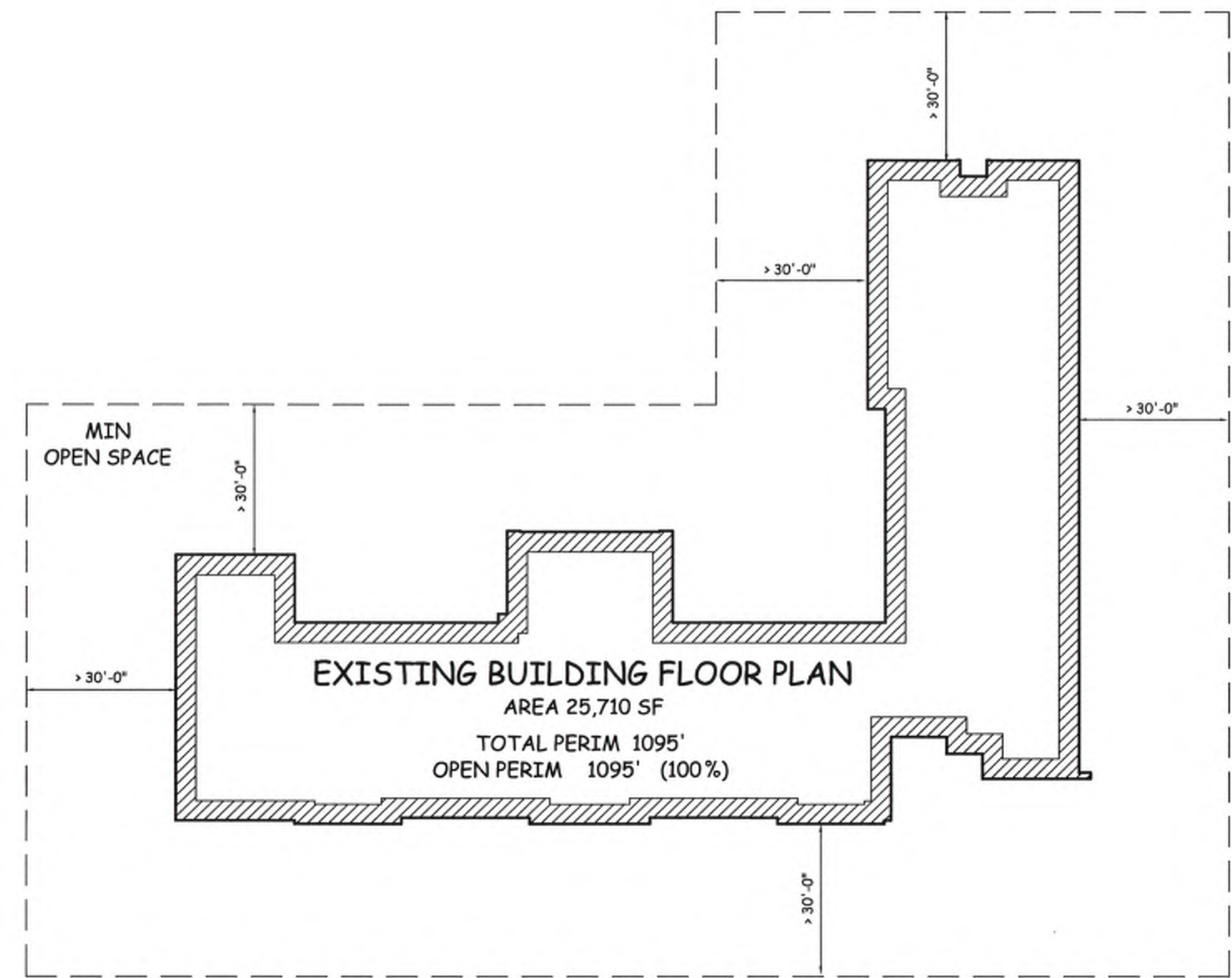
- E-0.1 WEST WING DEMOLITION PLAN - ELECTRICAL
- E-1.1 1ST FLOOR WEST WING PLAN - LIGHTING
- E-2.1 1ST FLOOR WEST WING PLAN - POWER
- E-3.1 BOILER ROOM PLAN - POWER
- E-4.1 LEGEND, SCHEDULES AND GENERAL NOTES

LOCATION PLAN





2 PHASING DIAGRAM
A-1.1 SCALE: 1/16" = 1'-0"

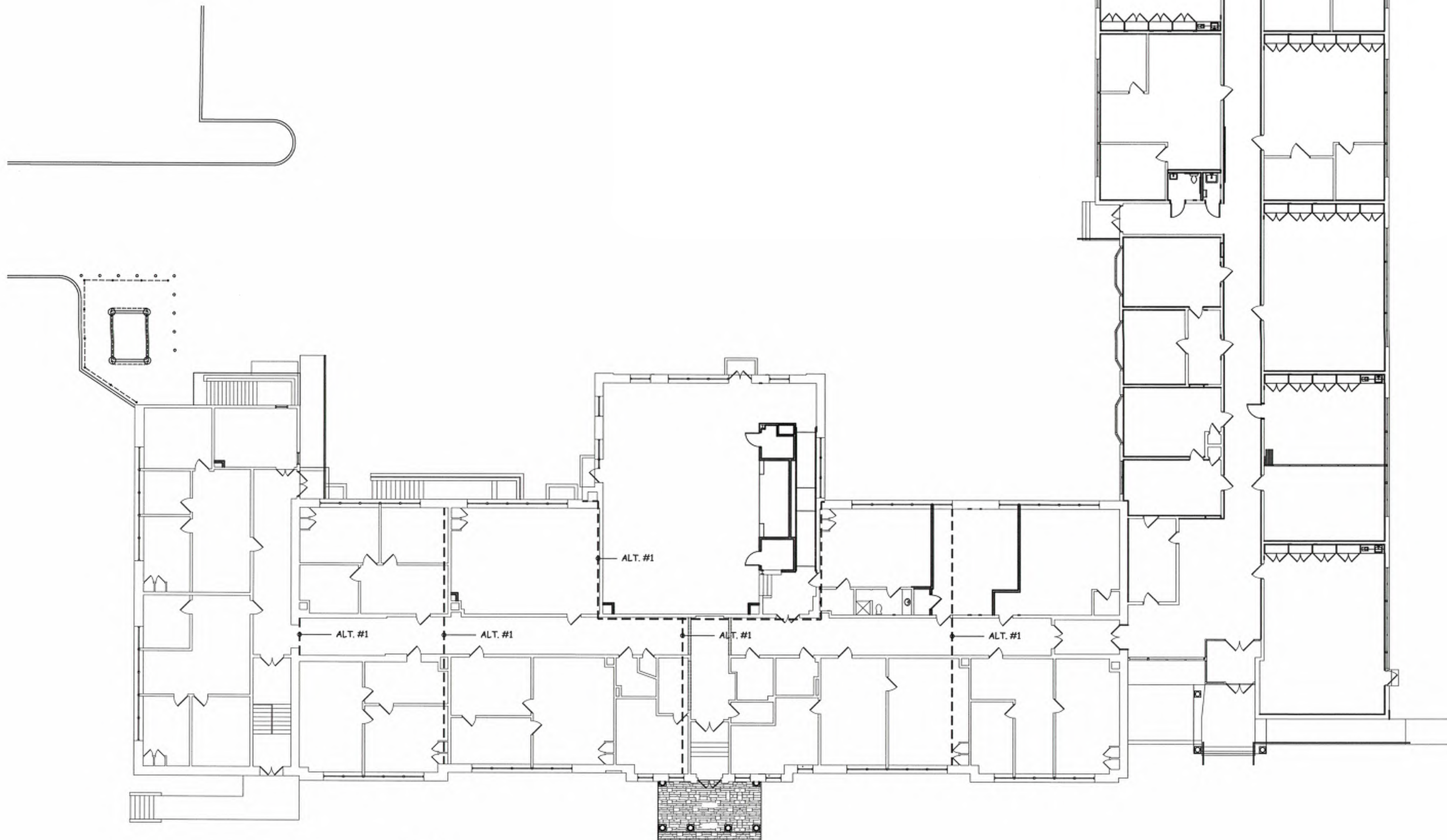


TABULATION

1. CODE:	IBC 2003		AREA / FRONTAGE INCREASE (506.2)
2. BLDG TYPE:	B (ADMIN) SECTION 304.1		EQUATION 5-2
3. CONSTRUCTION TYPE:	III-B SECTION 602.3 NON-COMBUST / COMBUST		$I_f = 100 \left[\frac{F}{F} - 0.25 \right] \frac{W}{30}$
4. ALLOWABLE HGT / AREA:	4 STORY / 19000 SF TABLE 503 ALLOW. ADJUSTED AREA 33250 SF		If AREA INCREASE F OPEN PERIMETER P TOTAL PERIMETER W WIDTH OF OPEN SPACE W = 20' MIN W / 30 NOT GREATER THAN 1.0
5. EXIST BLDG HGT / AREA:	2 STORY / 25,710 SF (#1)		CALCULATIONS:
6. FIRE RATINGS:	0 HRS TABLE 601, 602 STRUCTURAL FRAME: EXT BEARING WALLS 2 HRS ASSUMED (STONE & CMU) NON-BEARING WALLS 0 HRS ROOF CONSTRUCTION 0 HRS		$I_f = 100 \left[\frac{1095}{1095} - 0.25 \right] \frac{30}{30}$
7. STAIRS:	1 HR (3 FLRS OR LESS) SECTION 1019		$I_f = 75$
8. ELEVATORS:	NA		AREA / SPRINKLER INCREASE (506.3)
9. CORRIDORS:	1 HR RATED SECTION 1016		$I_s = 0\%$ NON-SPRINKLERED BLDG
10. TRAVEL DISTANCE:	200' TO EXIT SECTION 1015.1		AREA INCREASE (506.1)
11. DEAD END CORRIDOR:	20' SECTION 1016.3		EQUATION 5-1
12. OCCUPANT LOAD:	100 GROSS SF/OCC. TABLE 1004.1.2		$A_a = A_t \left[\frac{A_1 I_f}{100} \right] \left[\frac{A_2 I_s}{100} \right]$
13. PROPOSED OCCUPANTS:	257 (#2)		A_a ALLOWABLE AREA PER FLOOR A_t TABULAR AREA PER FLOOR I_f AREA INCREASE DUE TO FRONTAGE I_s AREA INCREASE DUE TO SPRINKLERS
14. EGRESS WIDTH:	36" DOORS (#3) SECTION 1005.1 44" AISLES SECTION 1020.2		CALCULATIONS:
15. NO. OF EXITS:	2 MIN @ 36" MULTIPLE EXITS SECTION 1014.1, 1018.1		$A_a = 19000 \left[\frac{19000 \times 75}{100} \right] \left[\frac{19000 \times 0}{100} \right]$ $A_a = 19000 + 14250 + 0$ $A_a = 33250$ SF

NOTES

- (#1) PROPOSED BLDG IS WITHIN ALLOWABLE HGT/AREA LIMITS BY APPLYING AREA AND HGT MODIFICATIONS AS PERMITTED BY PERIMETER FRONTAGE ONLY. THEREFORE, A SPRINKLER SYSTEM IS NOT REQUIRED.
- (#2) 25710 SF / 100 SF = 257 OCCUPANTS ALLOWED.
- (#3) 257 OCCUPANTS X .2 = 51.4" (2 MIN @ 36").



1 1ST FLOOR PLAN
A-1.1 SCALE: 1/16" = 1'-0"



The Knabb Partnership
Architects and Site Planners
967 EAST SWEDSFORD ROAD, SUITE 200
Exton, Pennsylvania 19341
(610)240-4880
Fax: (610)240-4885

SEAL

Great Valley School District
Administration Building
Roof Renovations
Church Road, Malvern, Pa. 19355

DATE ISSUE / REV

DRAWN BY: RC/DJS
SHEET TITLE:

CODE PLAN

SHEET NO.

A-1.1

PROJECT NO. 0504
DATE: MAR 5, 2007



South Wing
(N.I.C.)

West Wing

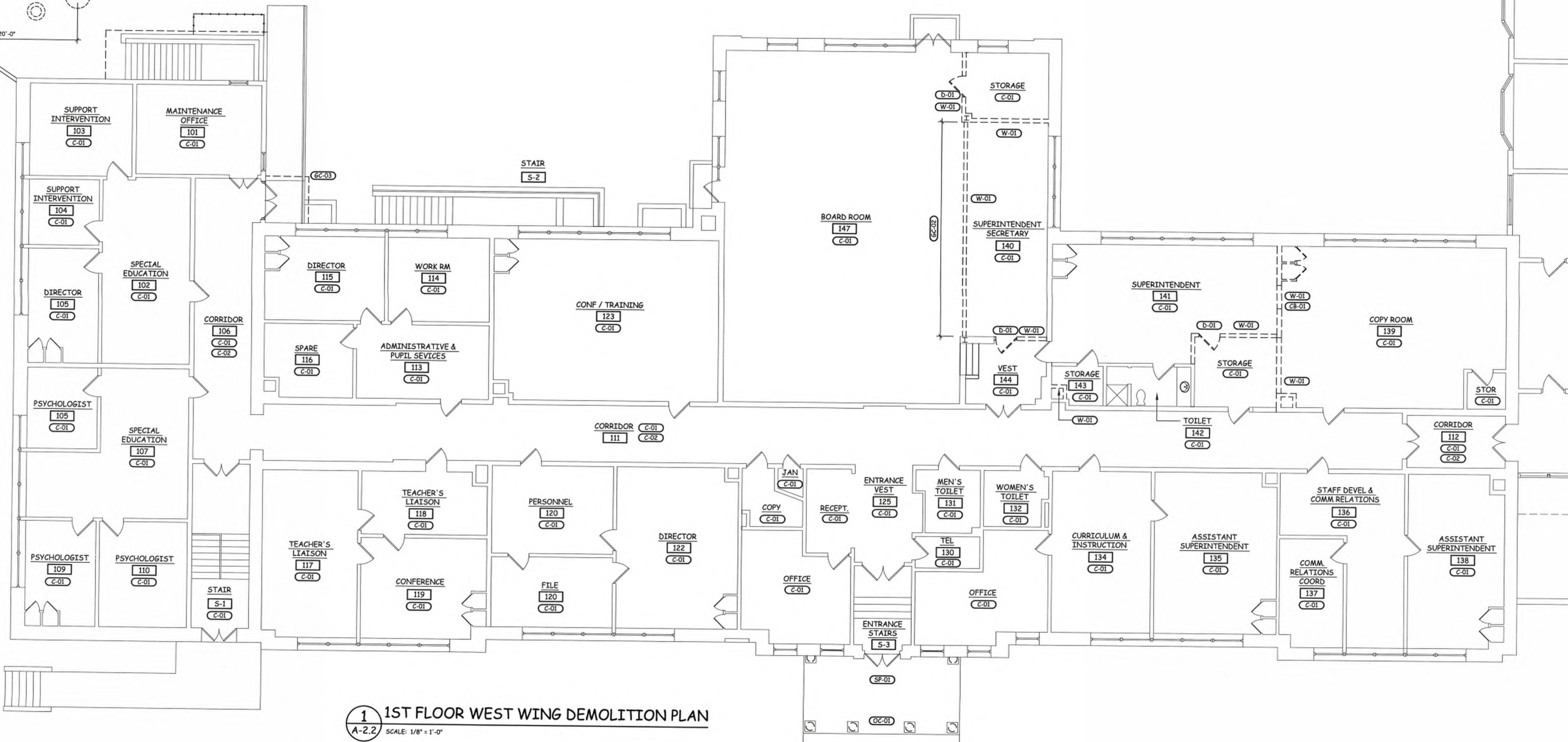
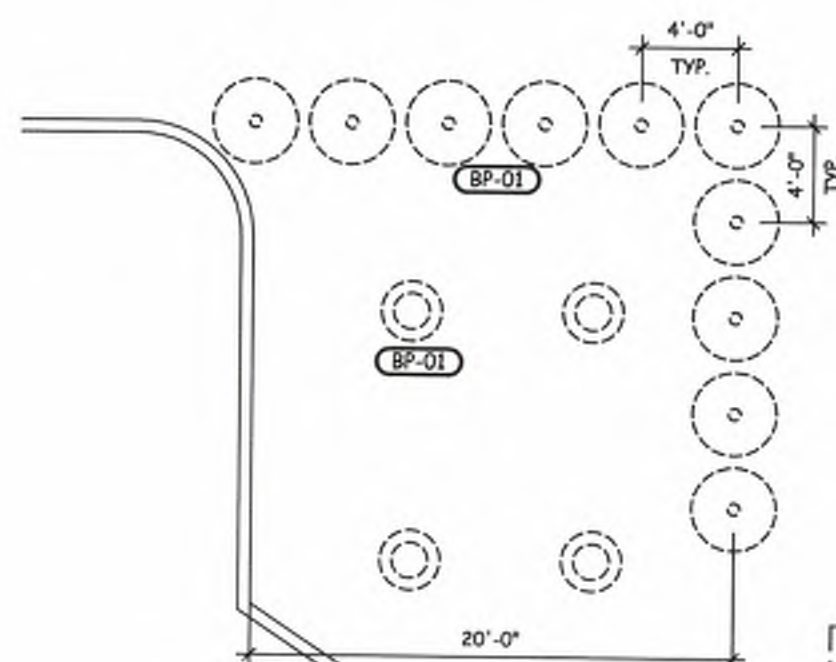
A 1ST FLOOR KEY PLAN

SCALE: 1/32" = 1'-0"

DEMOLITION NOTES

ITEMS BELOW ARE TO BE DEMOLISHED (D) AND LEGALLY DISPOSED OFF SITE.

- BP-01** (D) BITUM PAVING & EARTH FOR NEW BOLLARDS AND EQUIPMENT
- C-01** (D) ACT CEILING AND GRID (PERIMETER ANGLE TO REMAIN WHERE POSSIBLE, EXCEPT IN CORRIDOR)
- C-02** (D) ORIGINAL SPLINE CEILING
- CB-01** (D) CABINETRY & ACCESSORIES
- CP-01** CAREFULLY REMOVE AND STORE CARPET FOR REINSTALLATION AFTER RENOVATION
- D-01** (D) DOOR & FRAME
- GC-02** (D) RAISED WOOD FLOOR
- GC-03** (D) MTL CANOPY & SUPPORTS
- OC-01** (D) ORNAMENTAL COLUMN COVERS (6)
- SP-01** (D) STONE PAVING
- W-01** (D) WALL



1 1ST FLOOR WEST WING DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

The Knabb Partnership
Architects and Site Planners
967 EAST SWEDESFORD ROAD, SUITE 200
EXTON, PENNSYLVANIA 19341
(610) 240-4880
Fax: (610) 240-4885

SEAL

Great Valley School District
Administration Building
Roof Renovations
Church Road, Malvern, Pa. 19355

DATE	ISSUE / REV

DRAWN BY: RC
SHEET TITLE:
**1 ST FLOOR
WEST WING
DEMOLITION
PLAN**

SHEET NO.
A-2.1
PROJECT NO. 0504
DATE: MAR 5, 2007



South Wing
(N.I.C.)

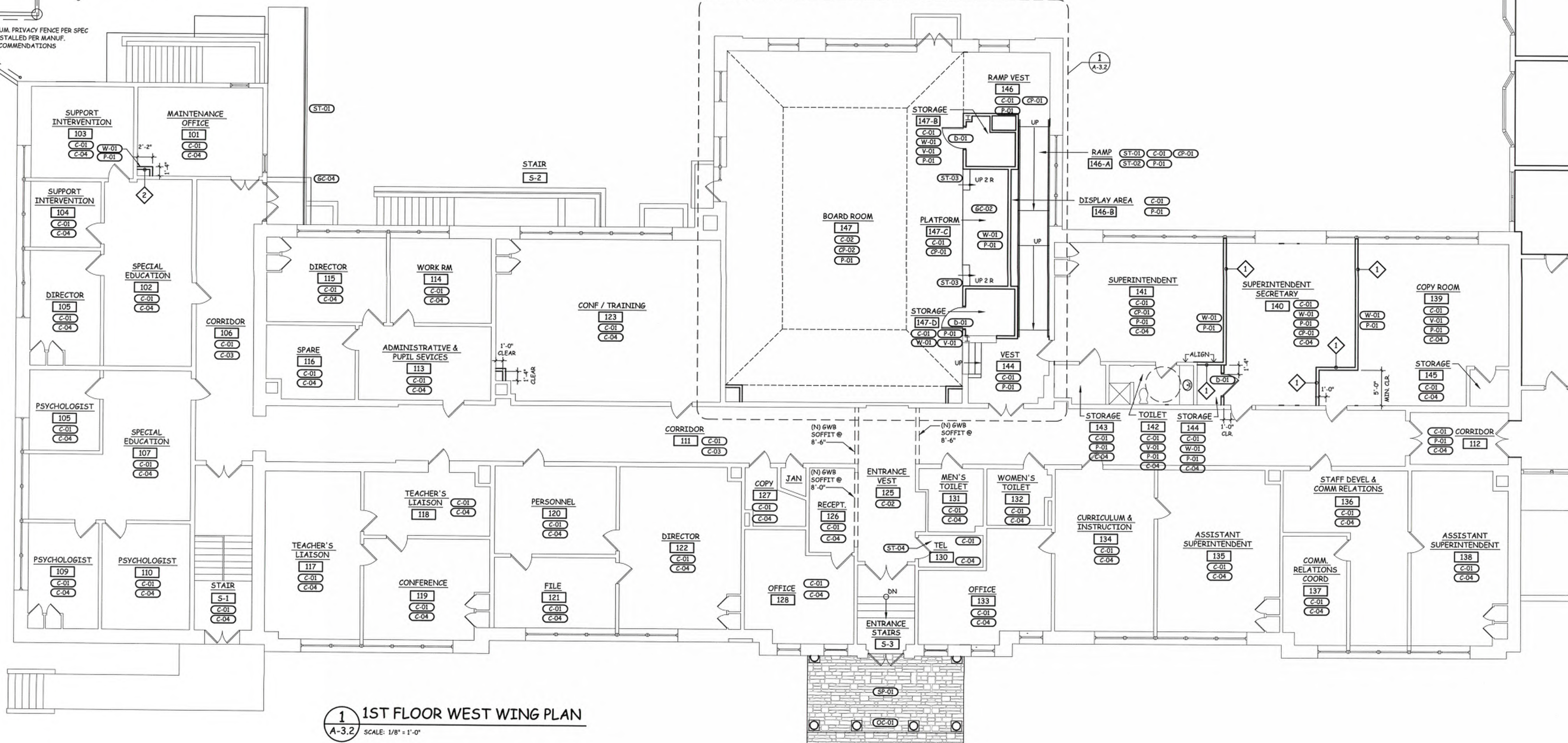
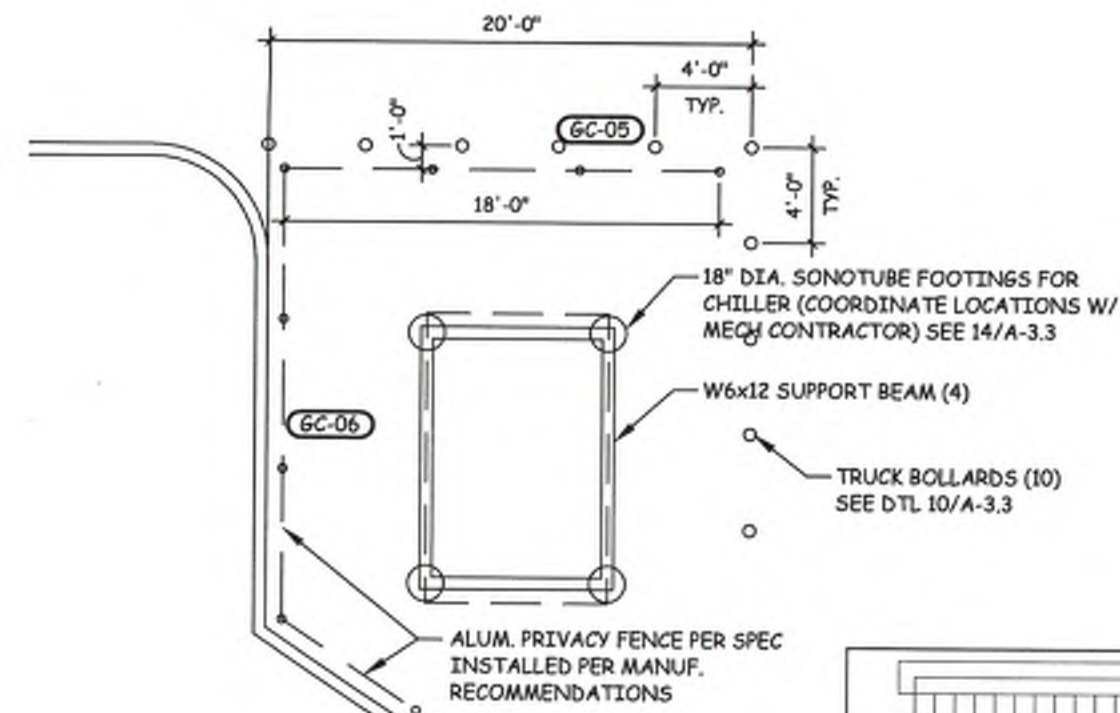
West Wing

A 1ST FLOOR KEY PLAN
SCALE: 1/32" = 1'-0"

NOTES

ITEMS BELOW ARE NEW (N) MATERIALS, ITEMS, WORK, ETC. TO BE PROVIDED.

- C-01 (N) ACT CEILING AND GRID
- C-02 (N) GWB CEILING ON SUSPENDED GRID SYSTEM
- C-03 (N) GWB CEILING DIRECTLY ON EXIST. STRUCTURE ABOVE ACT (SEE DTL 2/A-4.1)
- C-04 PATCH ORIGINAL SPLINE CEILING (SEE 4/A-4.1)
- CP-01 (N) CARPET & WOOD BASE (TRIM TO MATCH EXIST.)
- CP-02 RE-INSTALL EXISTING CARPET
- D-01 (N) DOOR & FRAME
- GC-02 (N) RAISED PLATFORM
- GC-04 (N) PREFABRICATED METAL CANOPY PER SPEC (SEE 7/A-5.2)
- GC-05 (N) TRUCK BOLLARD (TYP 10) SEE DETAIL 10/A-3.3
- GC-06 (N) VINYL FENCE. SEE DETAIL 11/A-3.3
- GC-01 (N) PAINTED COMPOSITE COLUMN COVER PER SPEC (6)
- P-01 (N) PAINTING OF NEW &/OR EXIST WALLS
- SP-01 (N) STONE PAVING TO MATCH EXISTING
- ST-02 (N) RAMP
- ST-03 (N) STAIR
- ST-04 (N) STEEL LADDER TO ATTIC. SEE DTL 12/A-3.3
- V-01 (N) VCT FLOORING AND VINYL BASE
- W-01 (N) WALL(S)



1 1ST FLOOR WEST WING PLAN
A-3.2 SCALE: 1/8" = 1'-0"

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967 EAST SWEDES FORD ROAD, SUITE 200
Exton, Pennsylvania 19341
(610)240-4880
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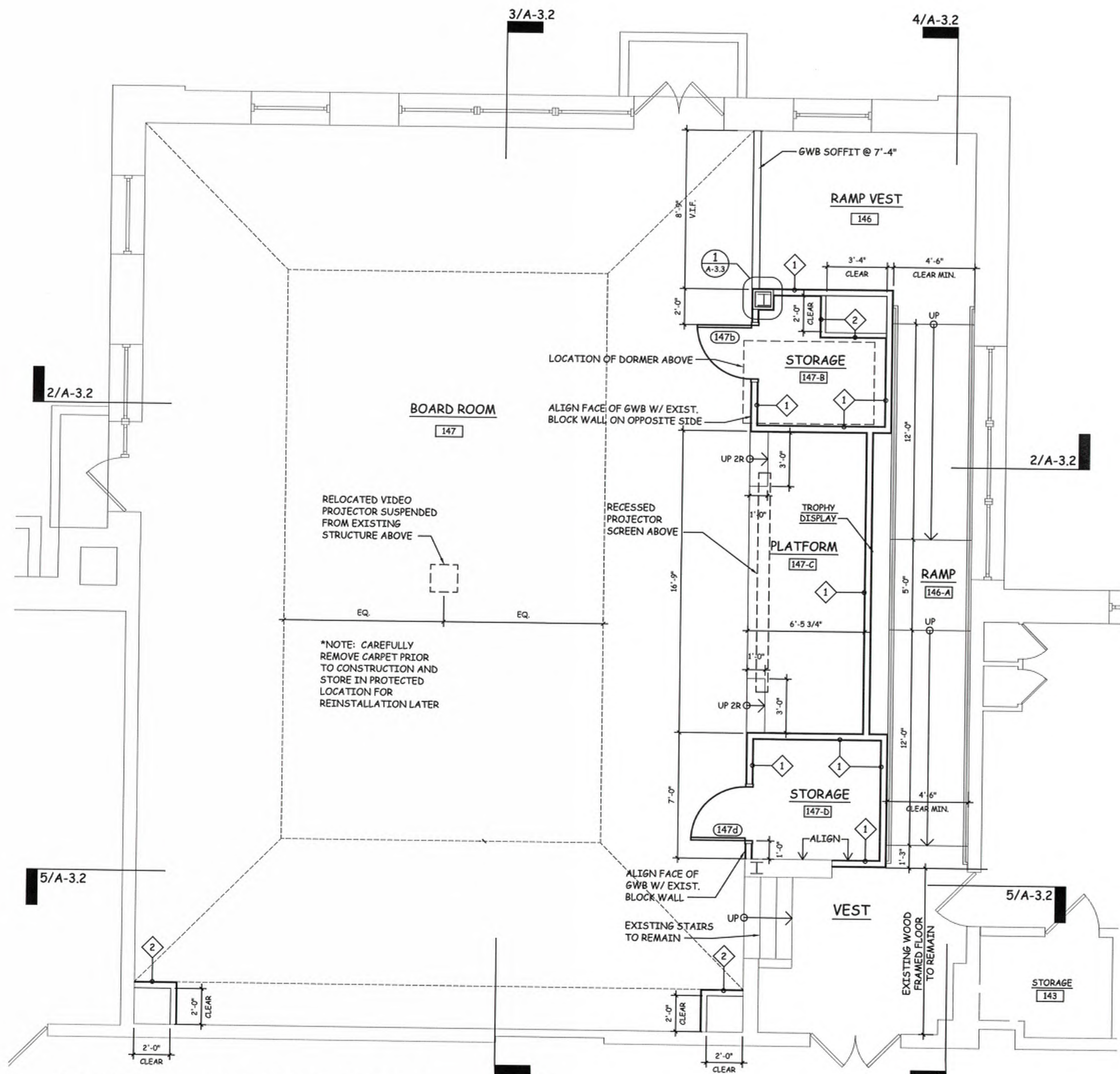
SEAL

Great Valley School District
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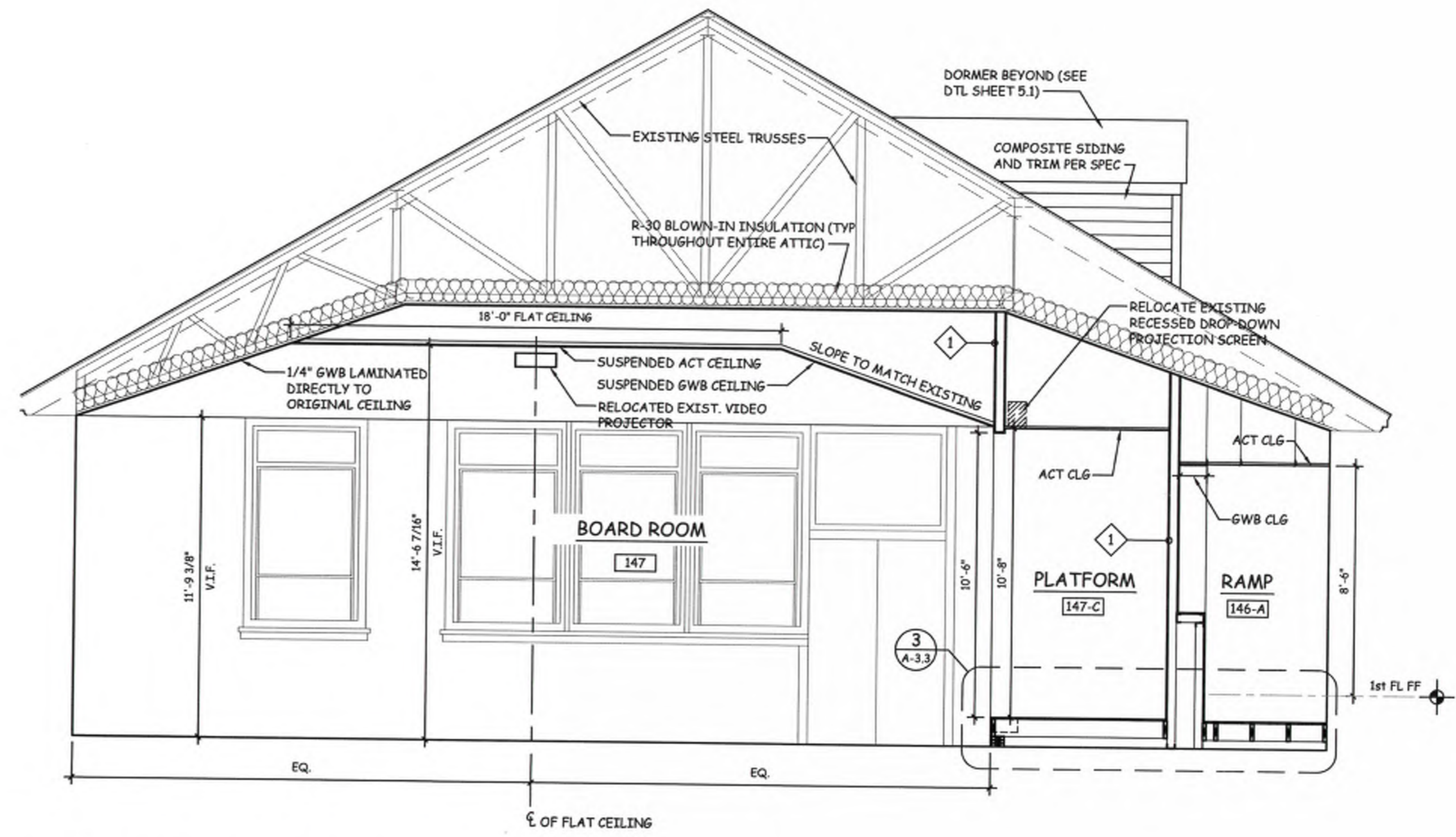
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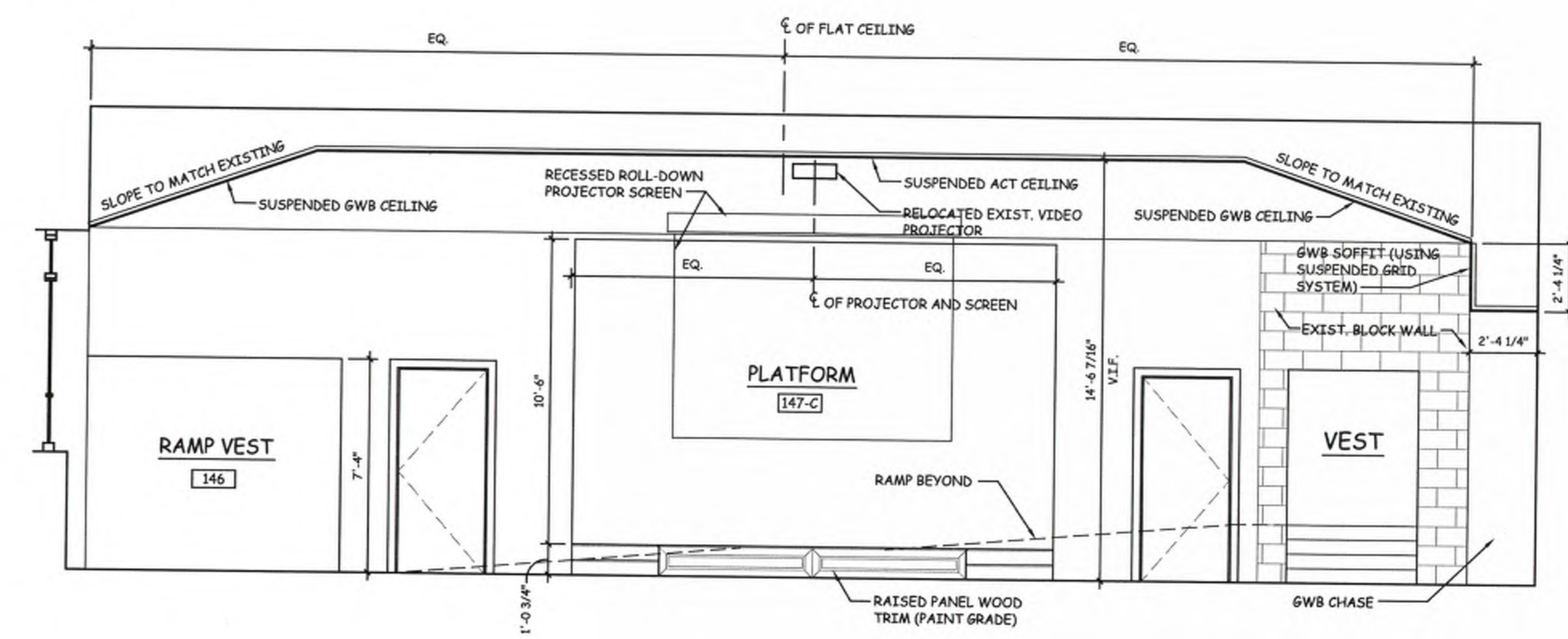
SHEET NO.
A-3.1
PROJECT NO. 0504
DATE: MAR 5, 2007



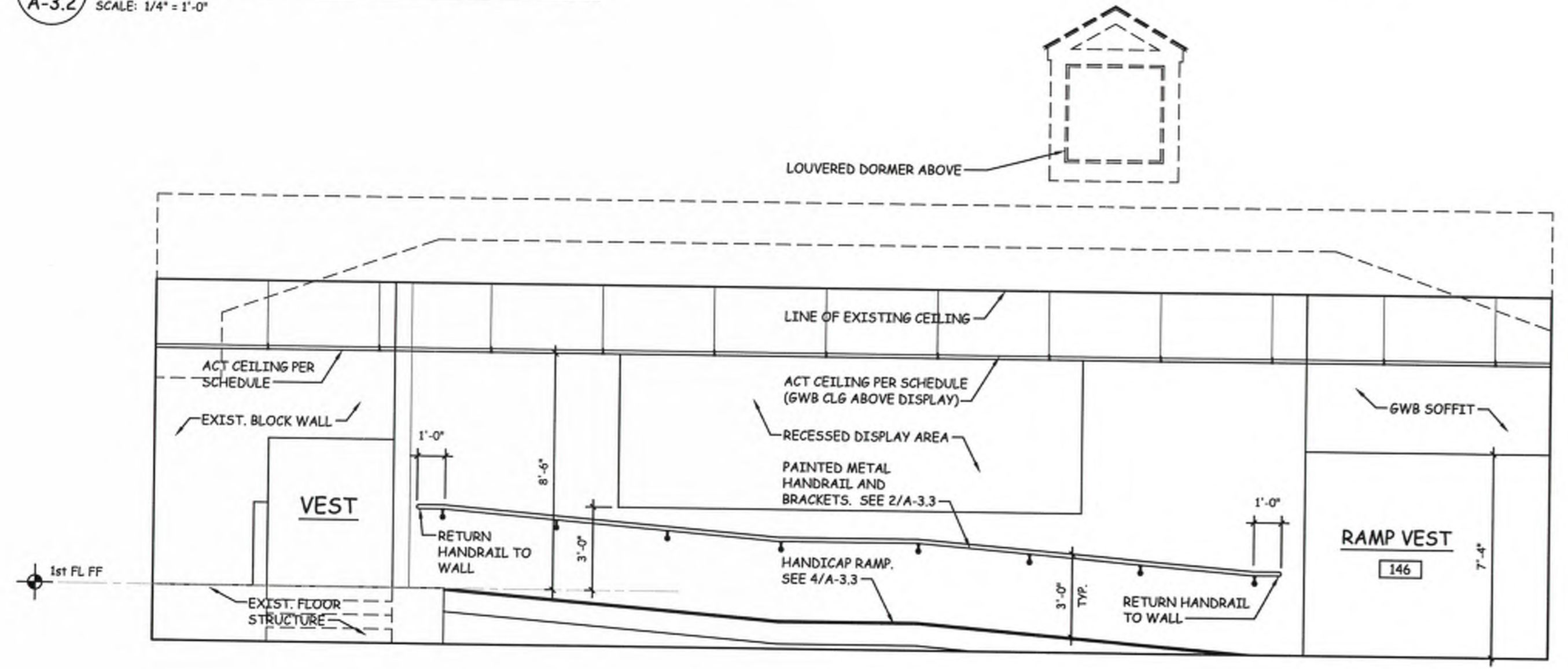
1 MODIFICATIONS @ BOARD ROOM
A-3.2 SCALE: 1/4" = 1'-0"



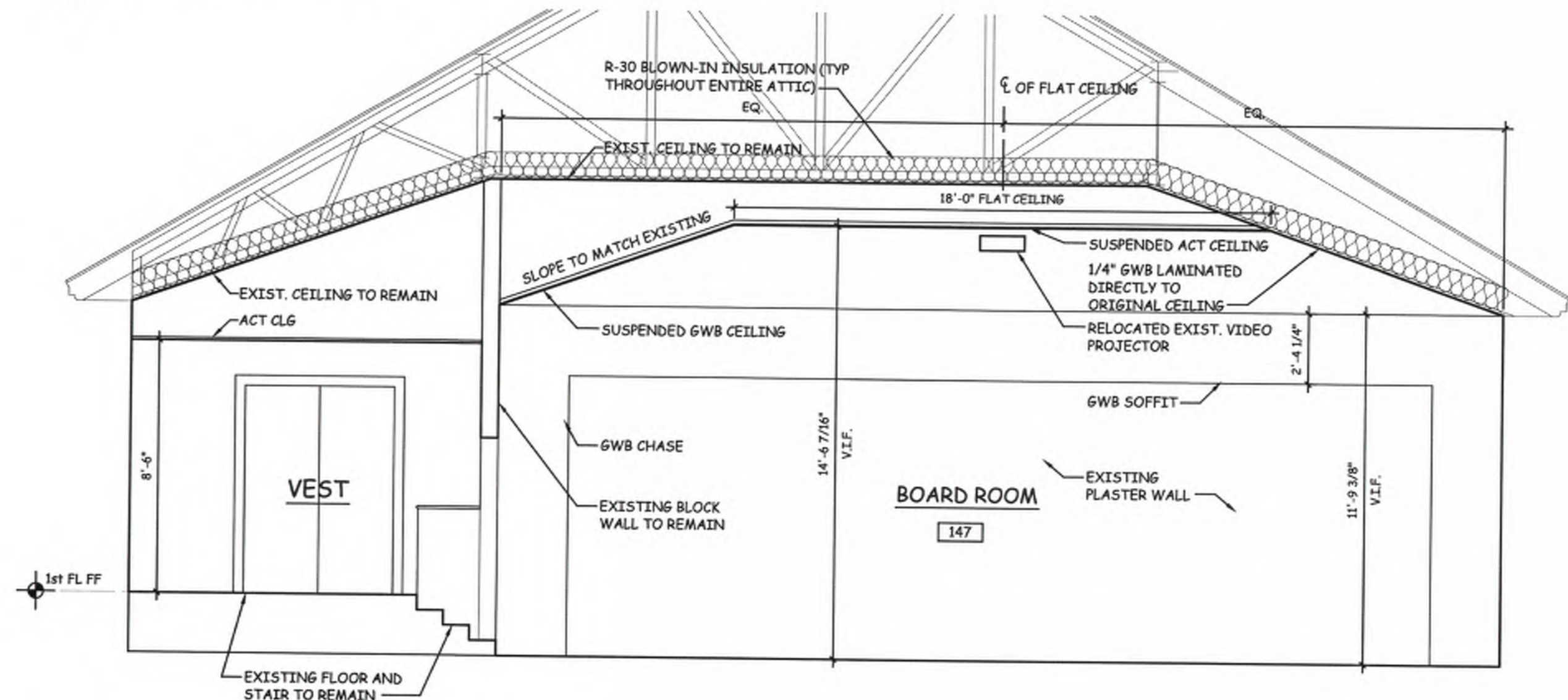
2 CROSS-SECTION AT BOARD ROOM
A-3.2 SCALE: 1/4" = 1'-0"



3 LONGITUDINAL SECTION AT BOARD ROOM
A-3.2 SCALE: 1/4" = 1'-0"



4 LONGITUDINAL SECTION AT BOARD ROOM RAMP
A-3.2 SCALE: 1/4" = 1'-0"



5 CROSS-SECTION AT BOARD ROOM
A-3.2 SCALE: 1/4" = 1'-0"

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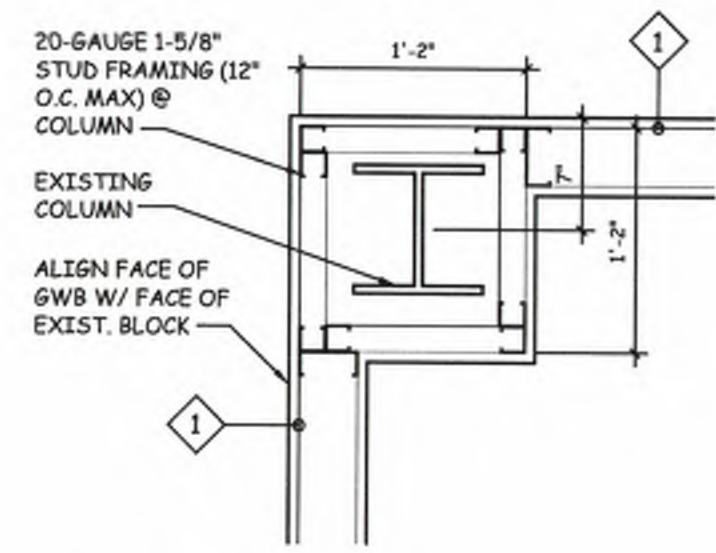
SEAL

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Church Road, Malvern, Pa. 19355

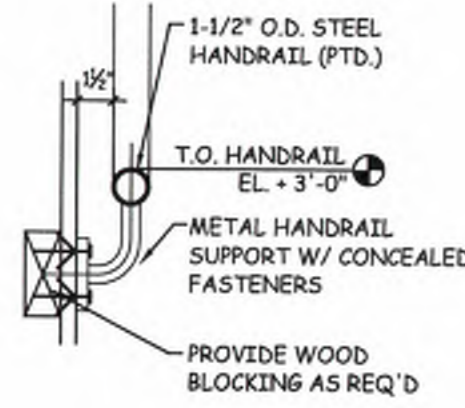
DATE	ISSUE / REV

DRAWN BY: DJS
SHEET TITLE:
LARGE SCALE PLAN

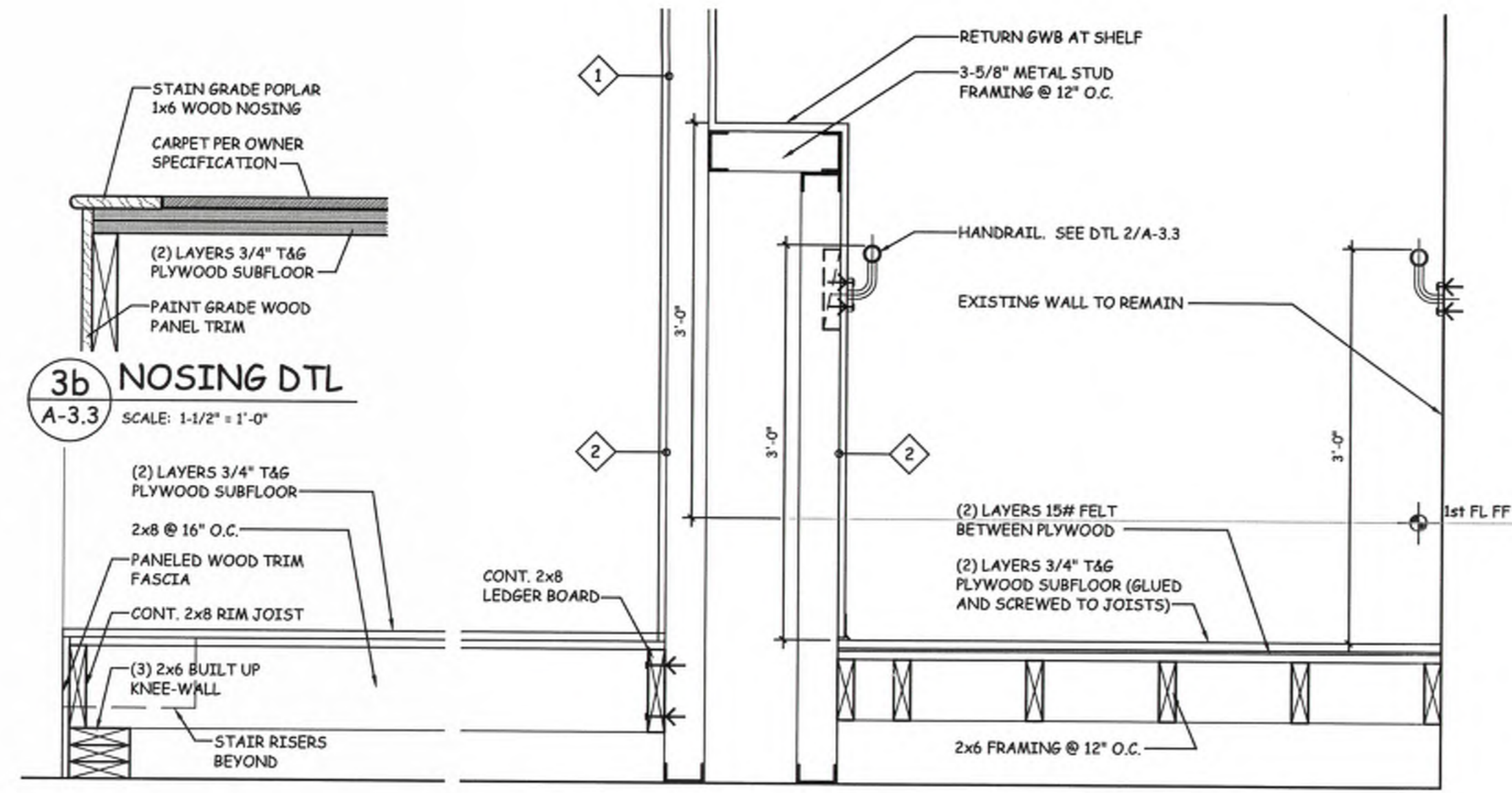
SHEET NO.
A-3.2
PROJECT NO. 0504
DATE: MAR 5, 2007



1 COLUMN ENCLOSURE DTL
A-3.3 SCALE: 1" = 1'-0"

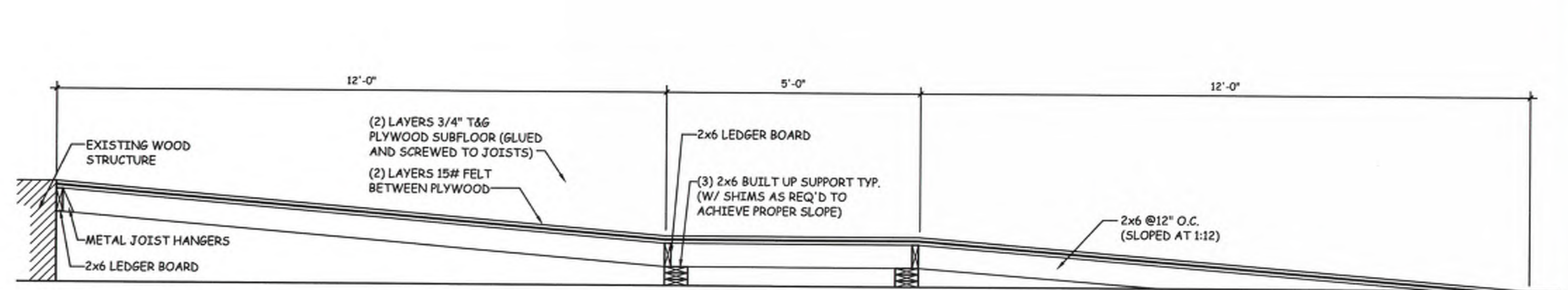


2 HANDRAIL DETAIL
A-3.3 SCALE: 1" = 1'-0"

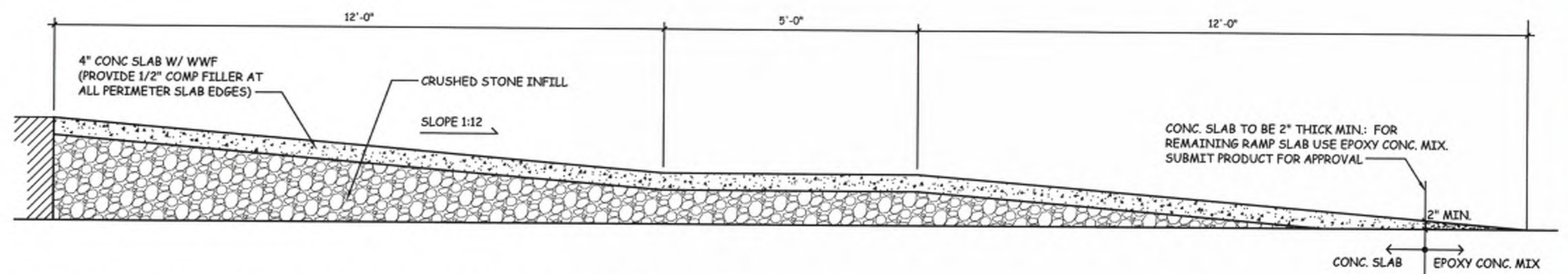


3b NOSING DTL
A-3.3 SCALE: 1-1/2" = 1'-0"

3 DTL SECTION AT PLATFORM AND RAMP
A-3.3 SCALE: 1" = 1'-0"



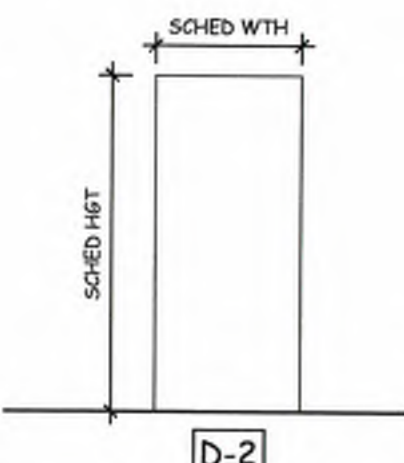
4 HANDICAP RAMP WOOD CONSTRUCTION (BASE BID)
A-3.3 SCALE: 1/2" = 1'-0"



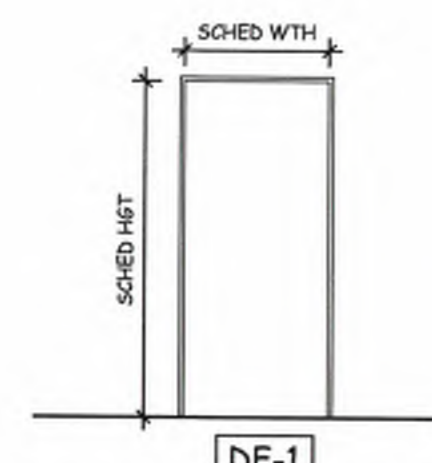
5 HANDICAP RAMP CONC. CONSTRUCTION (ALTERNATE)
A-3.3 SCALE: 1/2" = 1'-0"

DOOR SCHEDULE														
Number	Type	Width	Height	Thick	Door			FRAME					Remarks	
					Mat	Glazing	UL Label	Fr Type	Fr Material	Fr-finish	Fr-UL	Fr-Dt-Jamb		Fr-Dt-Head
144	DI	3'-0"	7'-0"	1 3/8"	WOOD	NO	---	DF1	WOOD	PTD	---	---	---	WOOD TRIM PROFILE TO MATCH EXISTING CORRIDOR DOOR TRIM
147b	DI	3'-0"	7'-0"	1 3/8"	WOOD	NO	---	DF1	WOOD	PTD	---	---	---	WOOD TRIM PROFILE TO MATCH EXISTING CORRIDOR DOOR TRIM
147d	DI	3'-0"	7'-0"	1 3/8"	WOOD	NO	---	DF1	WOOD	PTD	---	---	---	WOOD TRIM PROFILE TO MATCH EXISTING CORRIDOR DOOR TRIM

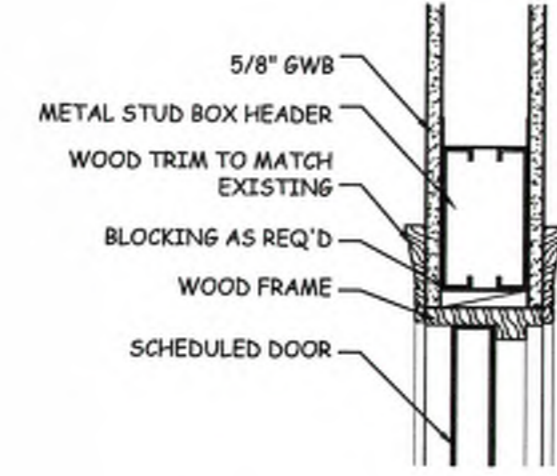
- ALL DOOR HARDWARE TO MATCH EXISTING IN STYLE AND FINISH - PROVIDE SUBMITTALS FOR APPROVAL
- ALL WOOD DOORS TO MATCH EXISTING IN TYPE, SPECIES AND FINISH - PROVIDE SUBMITTALS FOR APPROVAL



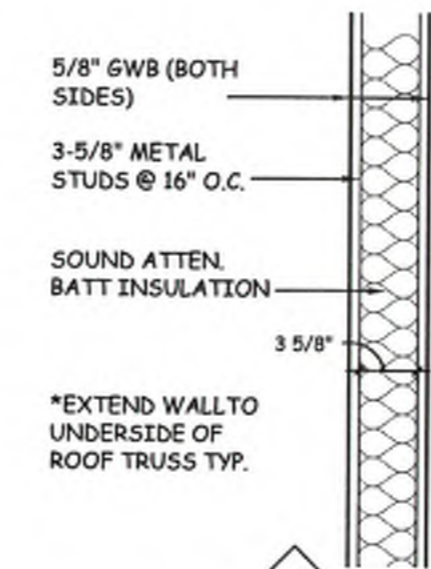
6 DOOR TYPES
A-7.1 SCALE: 1/4" = 1'-0"



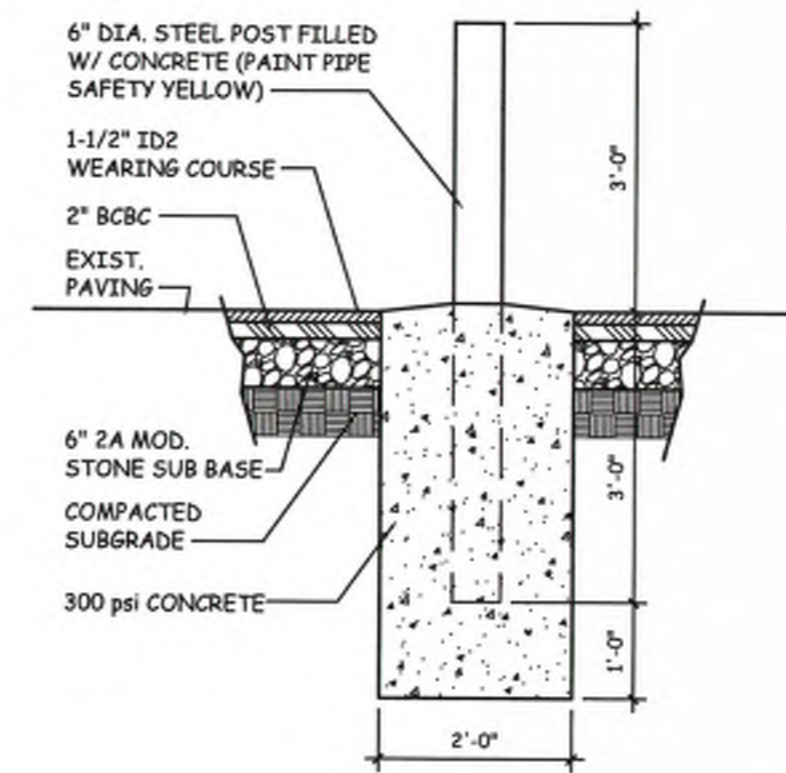
7 DOOR FRAME TYPES
A-7.1 SCALE: 1/4" = 1'-0"



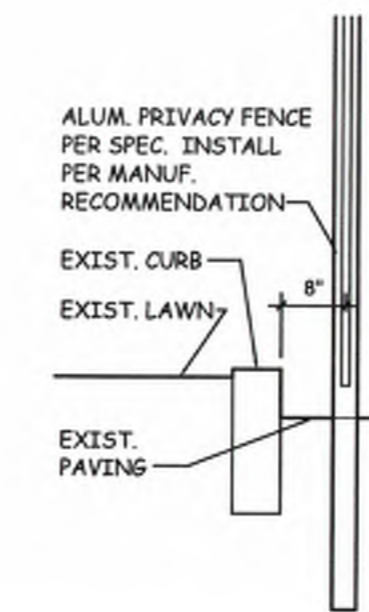
8 TYP. DOOR HEADER (JAMB SIM.)
A-3.3 SCALE: 1-1/2" = 1'-0"



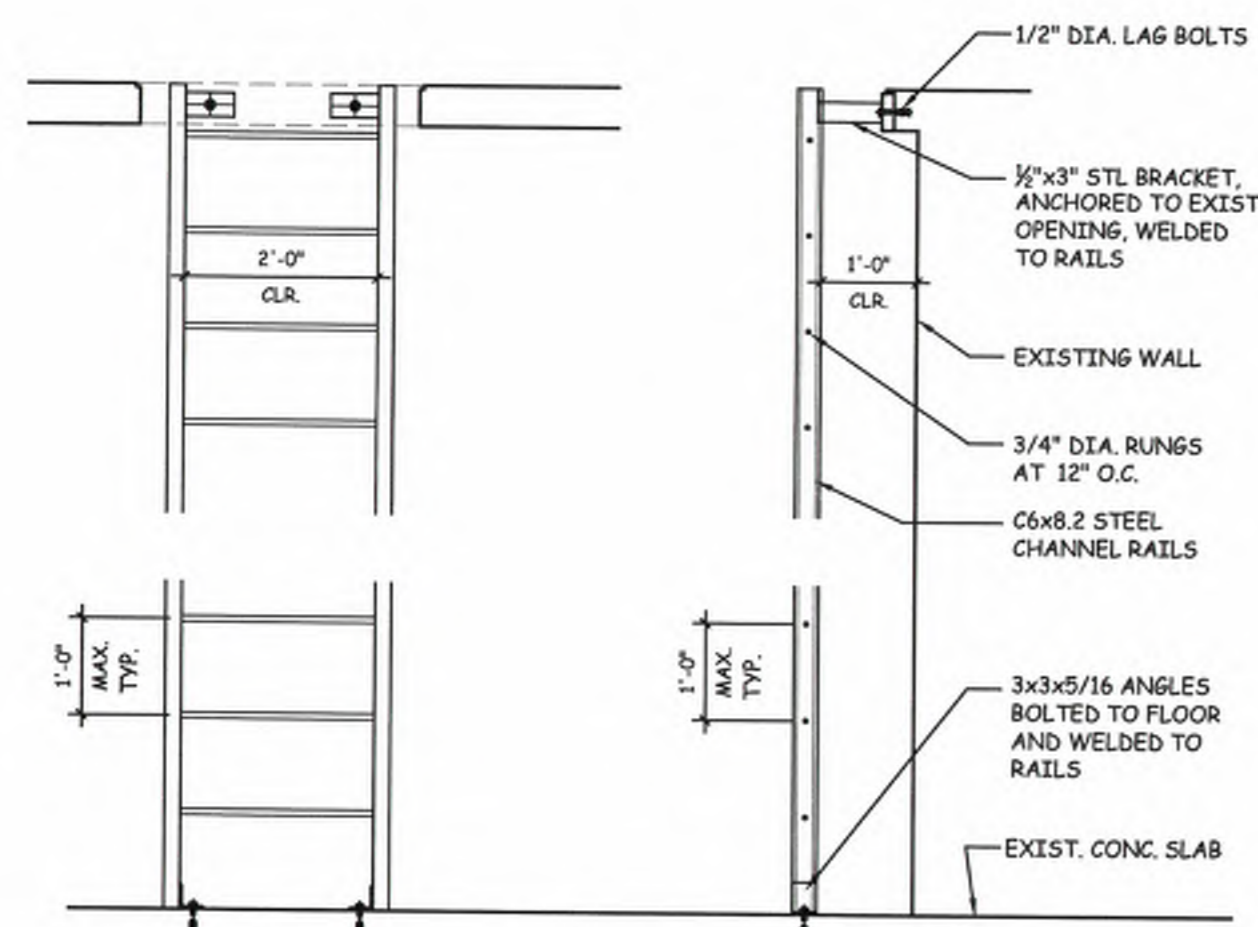
9 TYP. DOOR HEADER (JAMB SIM.)
A-3.3 SCALE: 1-1/2" = 1'-0"



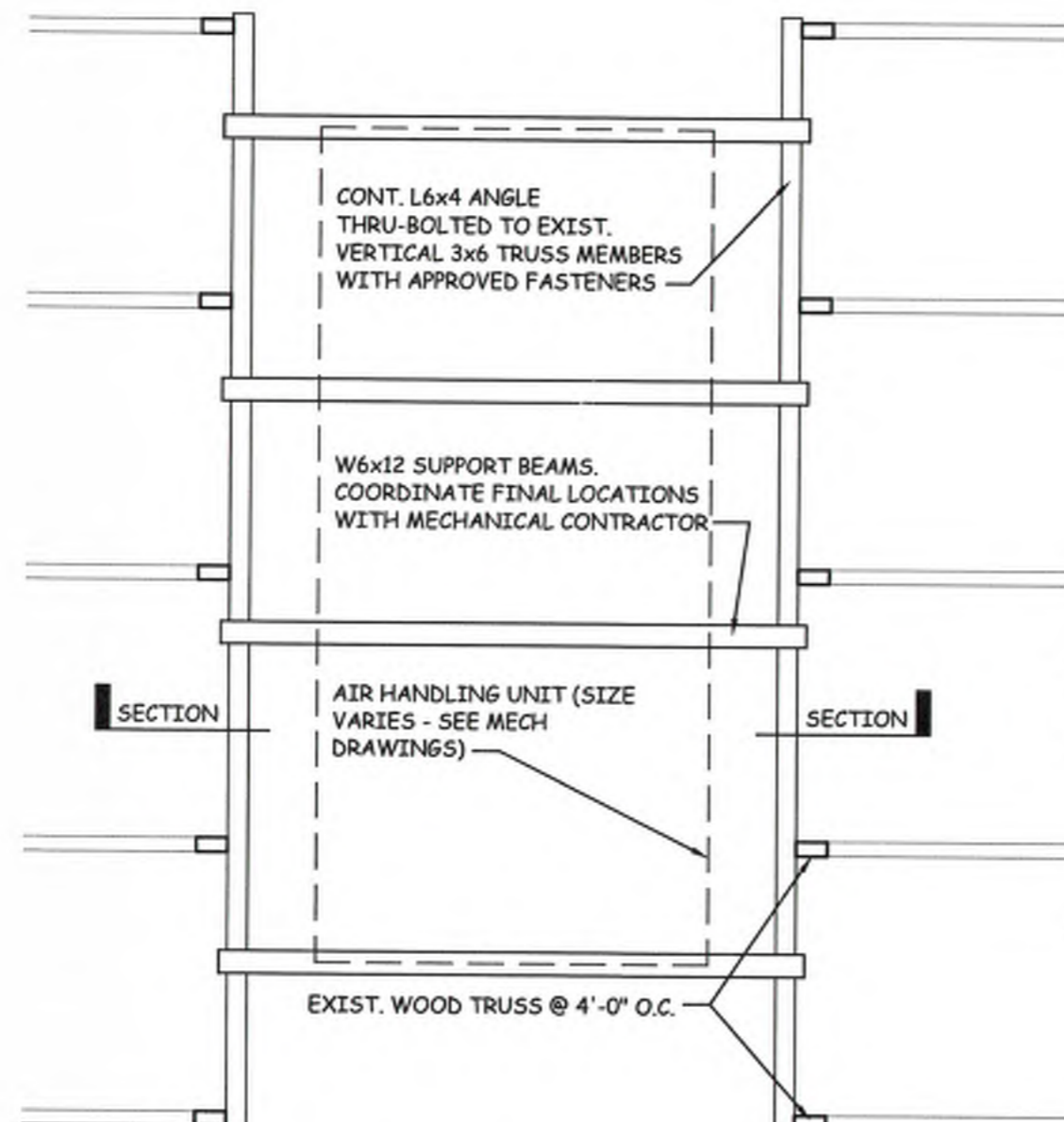
10 TRUCK BOLLARD DETAIL
A-3.3 SCALE: 1/2" = 1'-0"



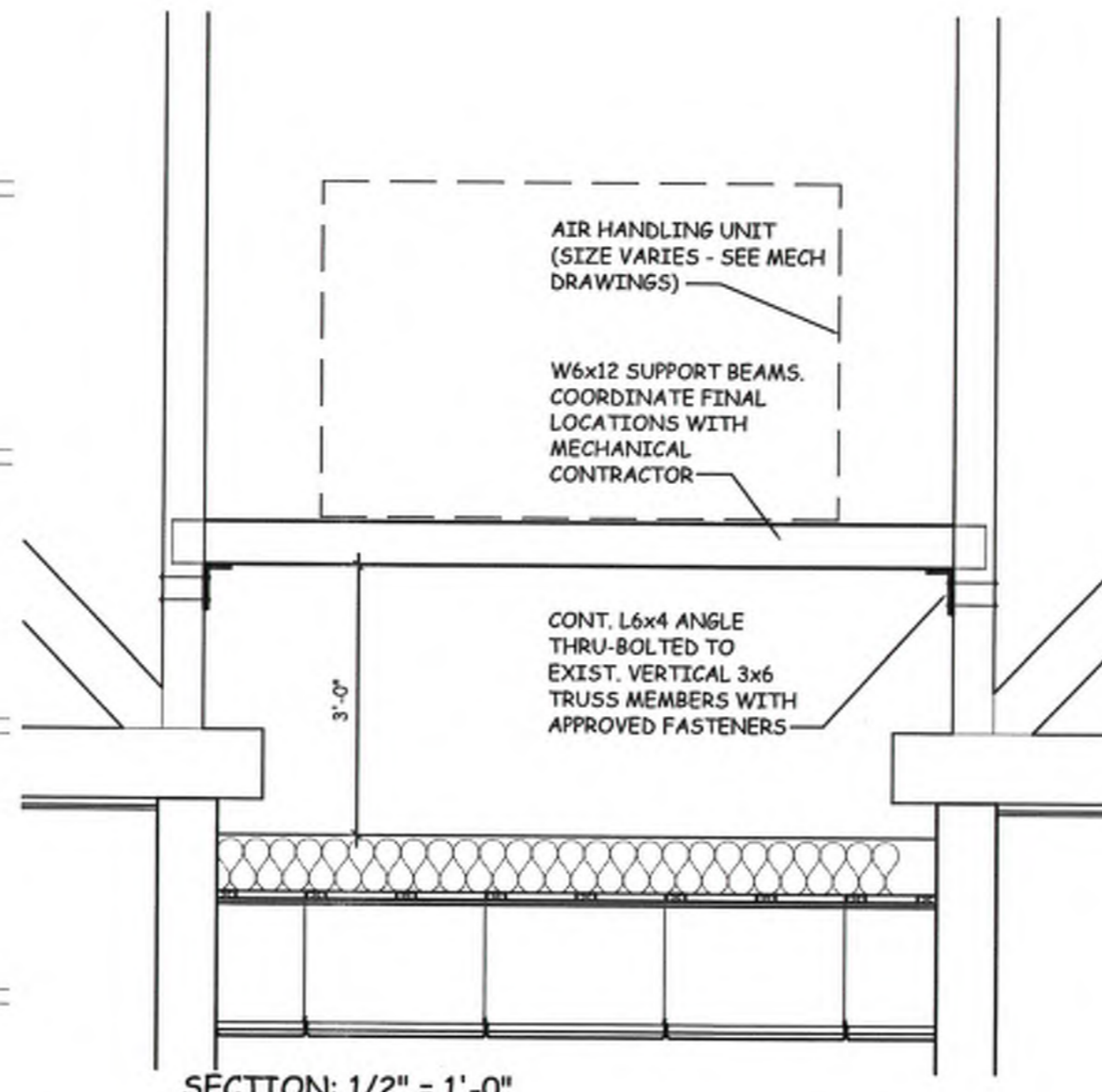
11 ALUMINUM FENCE LOCATION DETAIL
A-3.3 SCALE: 1/2" = 1'-0"



12 ATTIC ACCESS LADDER
A-3.3 SCALE: 1/2" = 1'-0"



13 AIR HANDLER UNIT SUPPORT IN ATTIC
A-3.3 SCALE: AS NOTED



14 CONC. CHILLER SUPPORT (TYP. 4)
A-3.3 SCALE: 1/2" = 1'-0"

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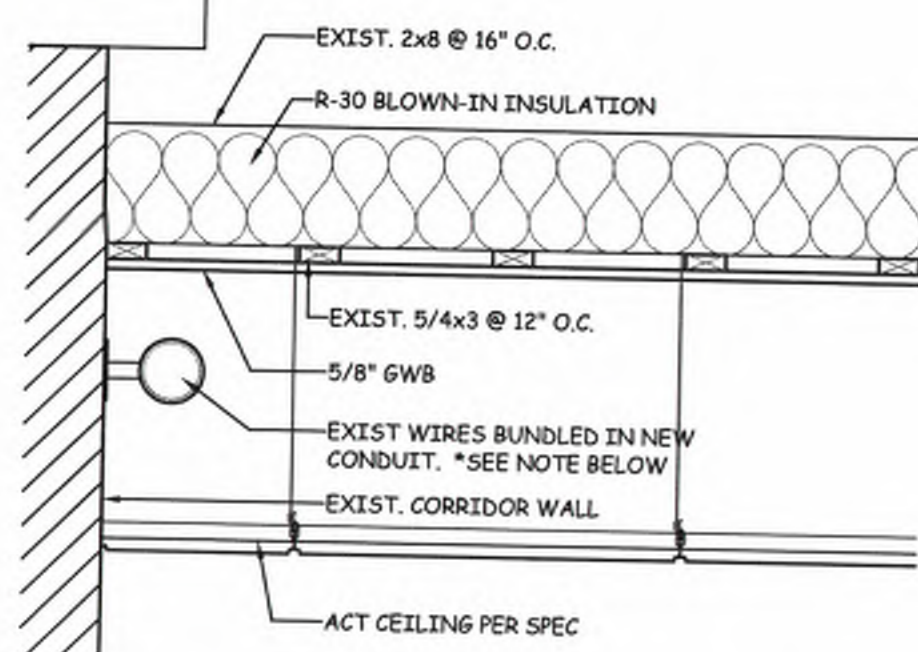
DRAWN BY: DJS
SHEET TITLE:

**BOARD ROOM
AND MISC. PLAN
DETAILS**

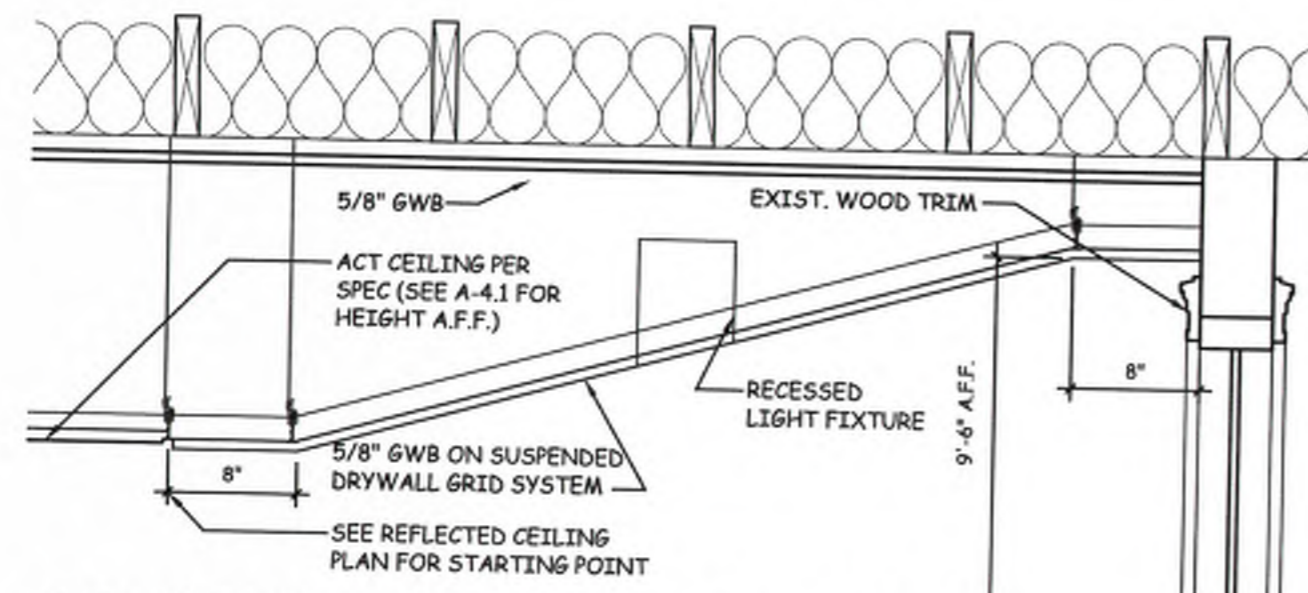
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A-3.3

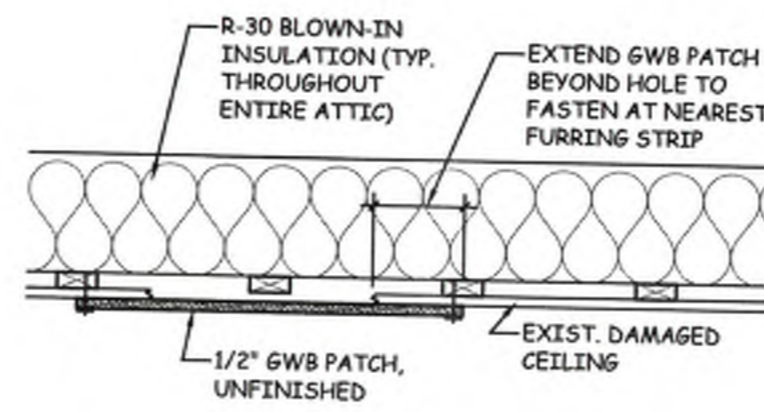
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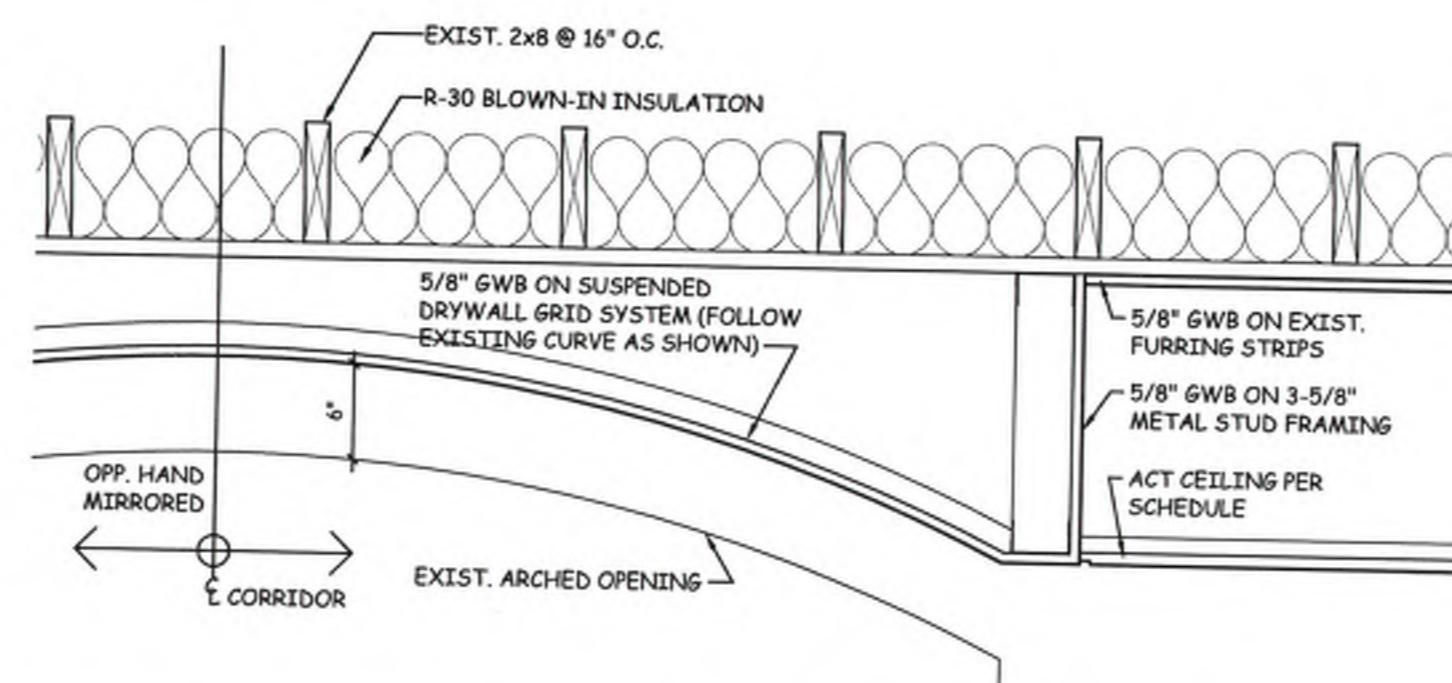
2 TYP. CORRIDOR CEILING
A-4.1 SCALE: 1/8" = 1'-0"



3 CEILING TRANSITION AT DOORS
A-4.1 SCALE: 1/8" = 1'-0"

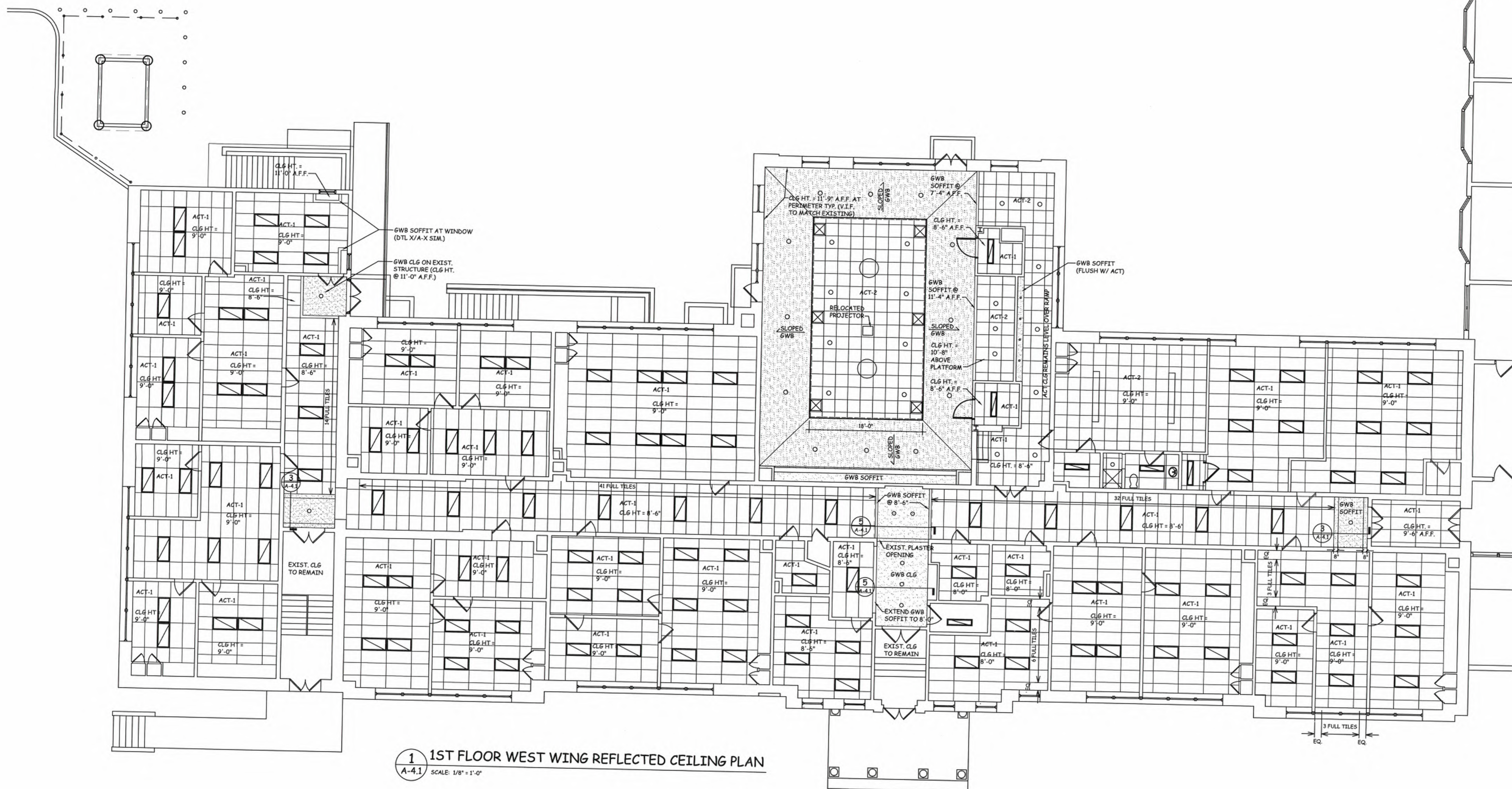


4 CEILING PATCH DTL
A-4.1 SCALE: 1/8" = 1'-0"



5 CORRIDOR CEILING AT ENTRY VESTIBULE
A-4.1 SCALE: 1/8" = 1'-0"

*NOTE FOR EXISTING COMMUNICATION LINES IN CORRIDOR:
OWNER WILL CONTRACT SEPARATELY TO BUNDLE AND SECURE WIRES AS NECESSARY FOLLOWING DEMO AND PRIOR TO INSTALLATION OF NEW SUSPENDED CEILING.



1 1ST FLOOR WEST WING REFLECTED CEILING PLAN
A-4.1 SCALE: 1/8" = 1'-0"

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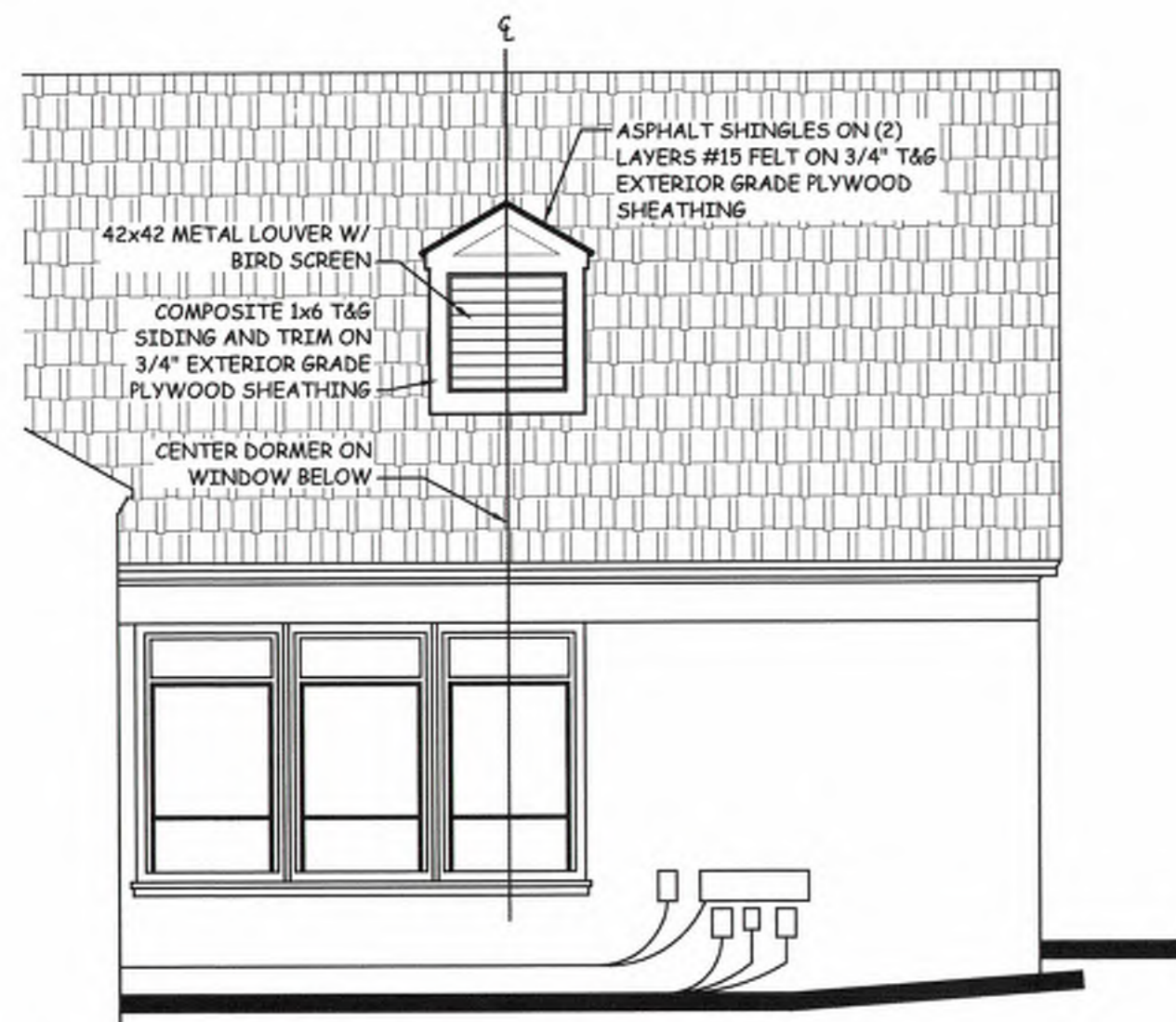
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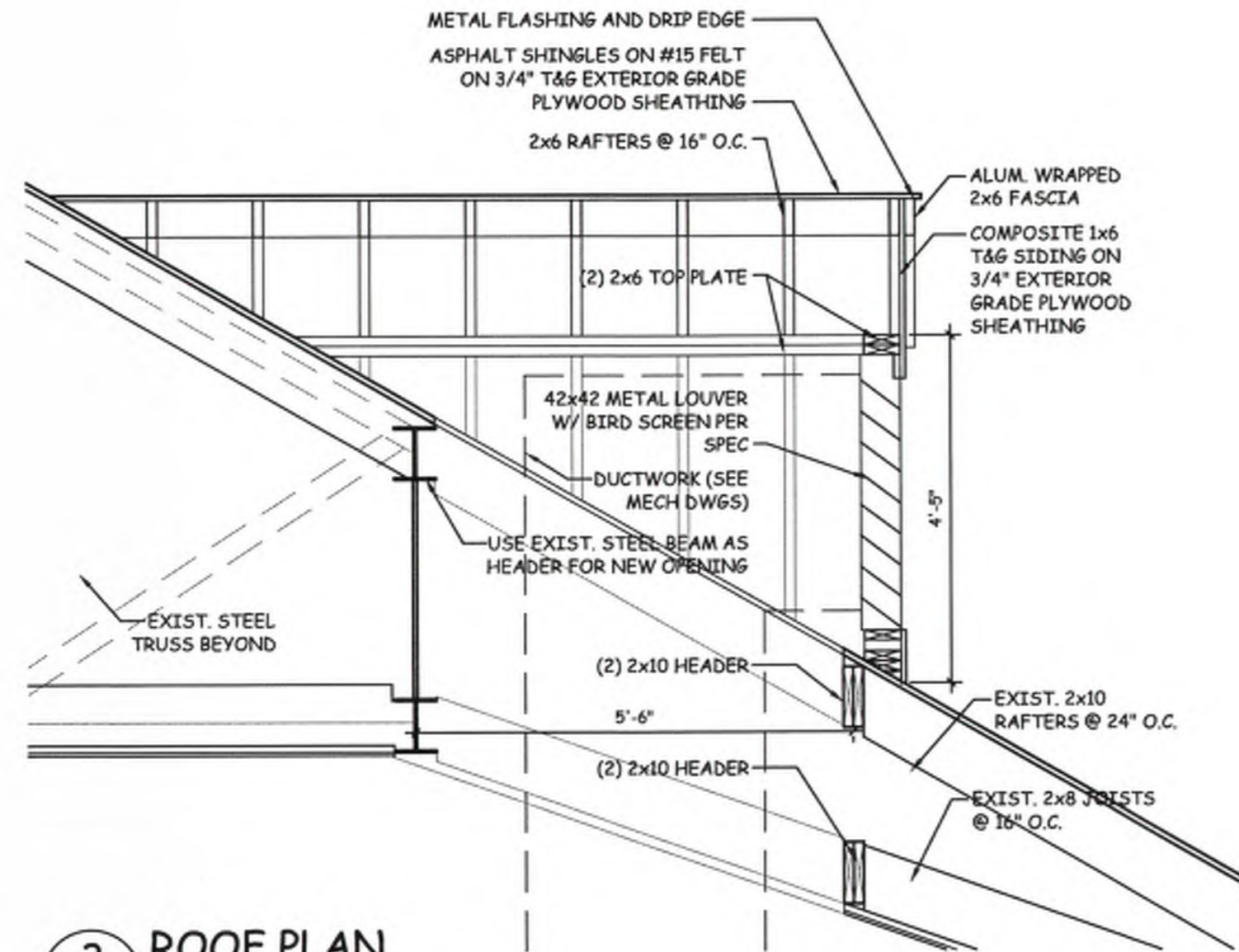
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SHEET TITLE:
1 ST FLOOR REFLECTED CEILING PLAN

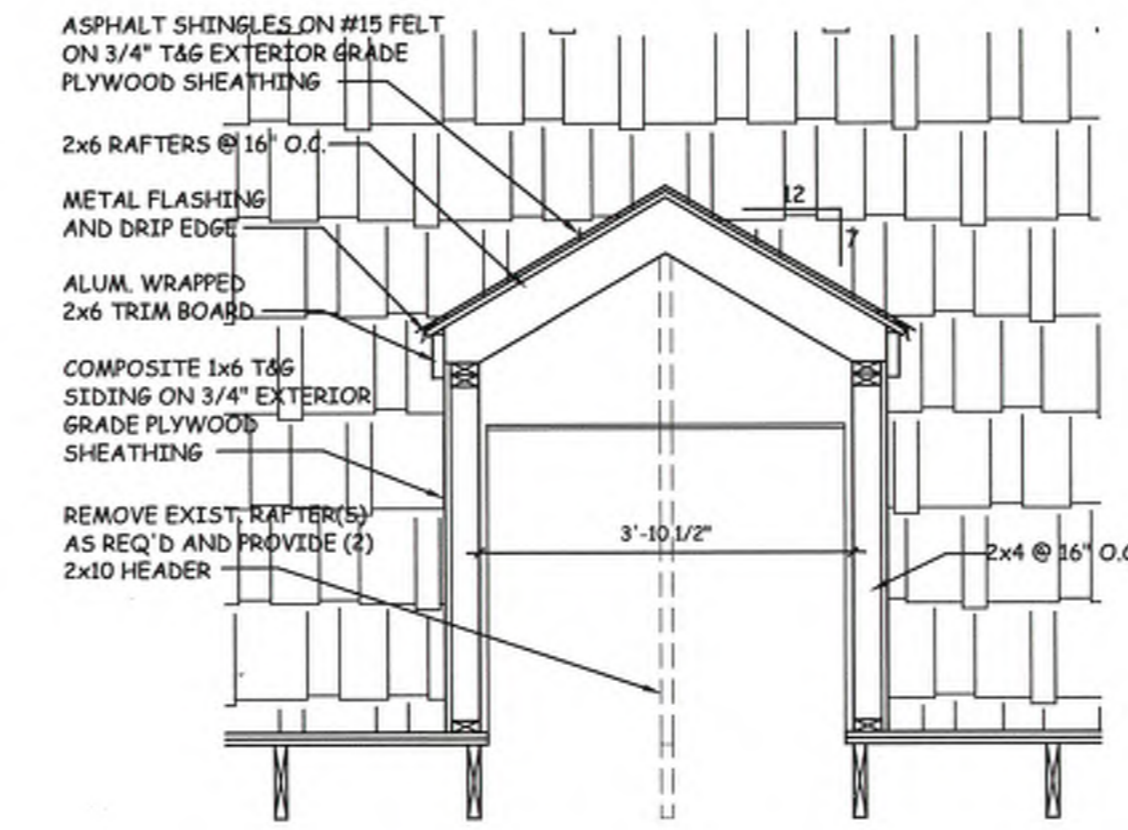
SHEET NO.
A-4.1
PROJECT NO. 0504
DATE: MAR 5, 2007



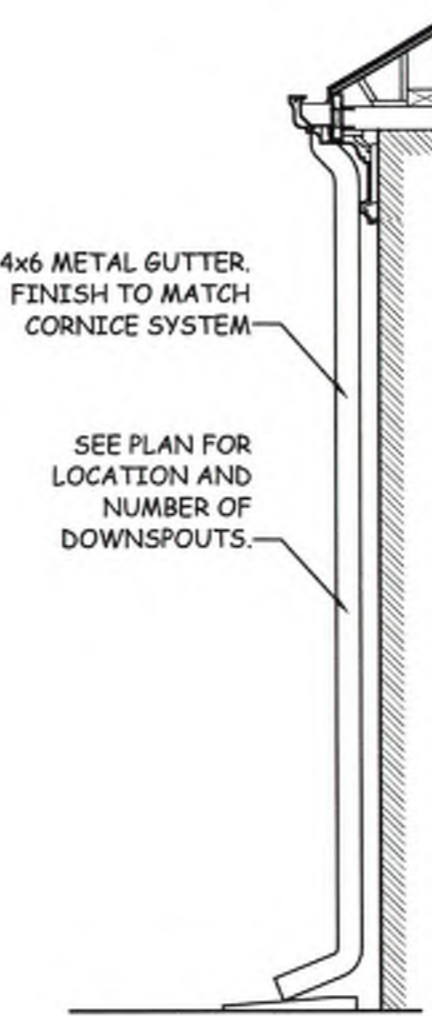
2 ROOF PLAN
A-5.1 SCALE: 3/16" = 1'-0"



3 ROOF PLAN
A-5.1 SCALE: 1/2" = 1'-0"



4 ROOF PLAN
A-5.1 SCALE: 1/2" = 1'-0"



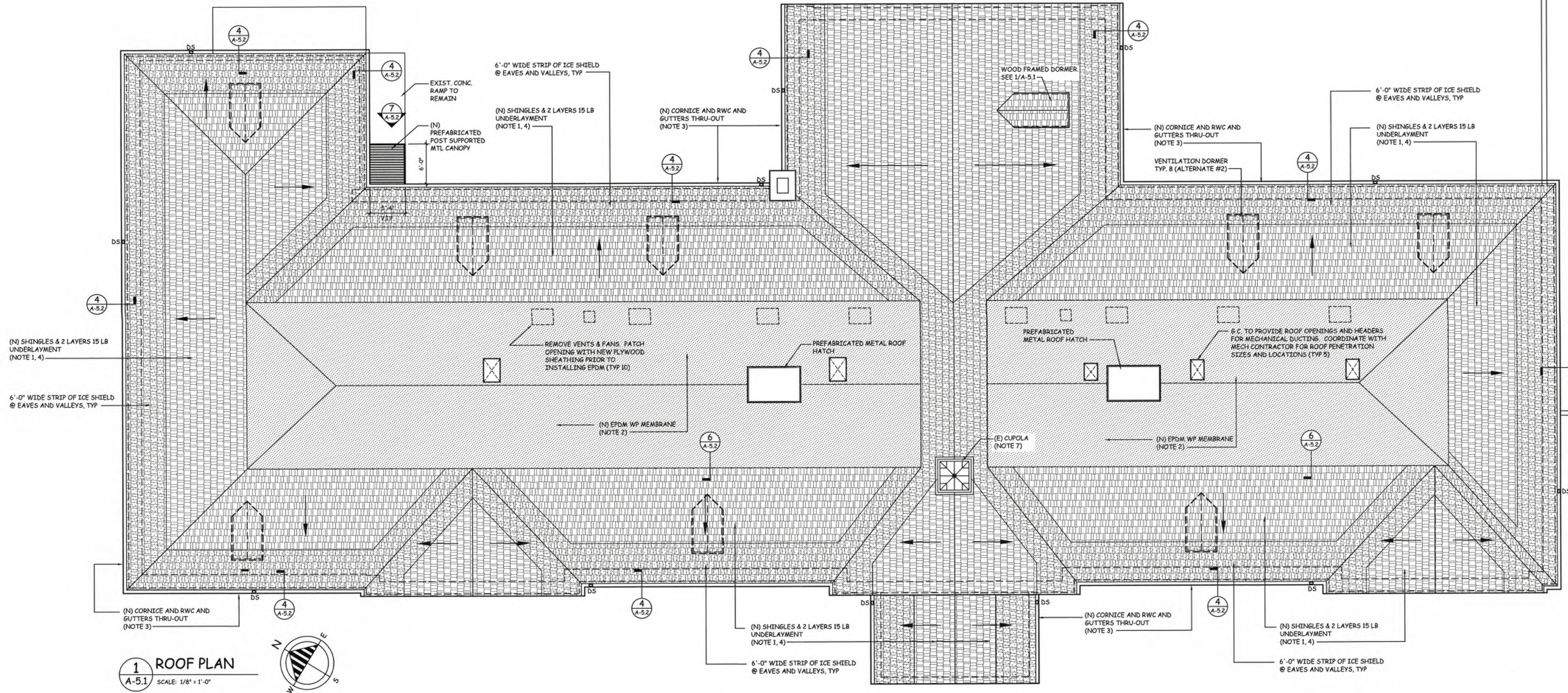
5 TYP DOWNSPOUT
A-5.1 SCALE: NTS

NOTES

1. DEMOLISH ALL (E) SHINGLES, UNDERLAYMENT & FLASHING. REMOVE ANY WOOD SHEATHING THAT IS DETERIORATED AND REPLACE WITH NEW.
2. DEMOLISH ALL (E) EPDM ROOFING AND ACCESSORIES. REMOVE ANY WOOD SHEATHING THAT IS DETERIORATED AND REPLACE WITH NEW.
3. REMOVE ALL (E) RWC GUTTERS AND DOWNSPOUTS. REMOVE PORTION OF (E) ROOF STRUCTURE TO ALLOW FOR INSTALLATION OF NEW METAL CORNICE AND GUTTER SYSTEM. SEE 4/A-5.2
4. (N) SHINGLES TO MATCH NEW SCHOOL SHINGLES.
5. MISC ACCESSORIES SHALL BE PROVIDED: FLASHING, RIDGE VENTS, ICE SHIELD, ETC
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING AND FLASHING OF ANY ADDITIONAL EXISTING ROOF PENETRATIONS THAT MAY NOT BE SHOWN ON PLAN. VERIFY EXISTING CONDITIONS PRIOR TO PROCEEDING.
7. (E) CUPOLA SHALL BE REMOVED AND REPLACED. ****NOTE: CAREFULLY REMOVE EXISTING WEATHERVANE AND TURN OVER TO OWNER. REINSTALL WEATHERVANE ON NEW CUPOLA.**

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1 ROOF PLAN
A-5.1 SCALE: 1/8" = 1'-0"



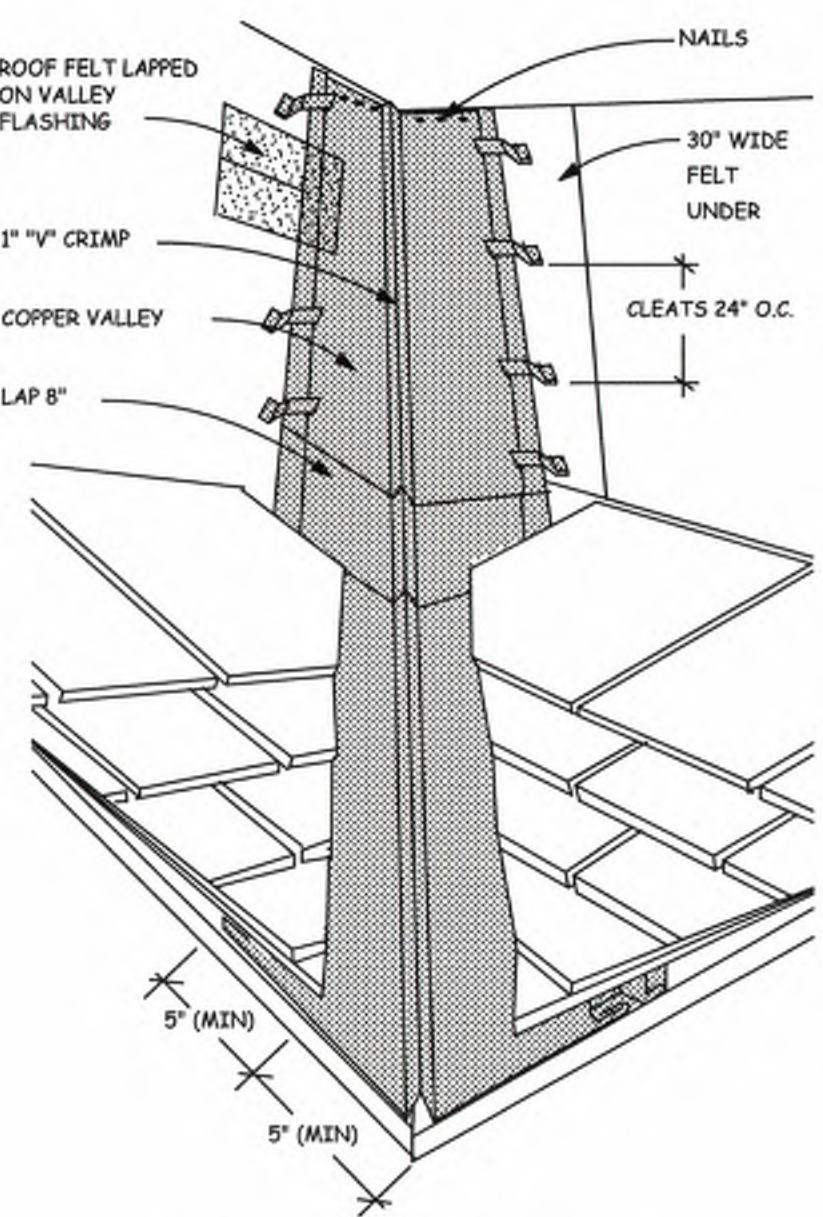
ADJACENT BLDG ROOF, NIC

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SHEET NO.
A-5.1
PROJECT NO. 0504
DATE: MAR 5, 2007



THE OPEN PORTION OF THE VALLEY SHOULD BE A MINIMUM OF 5". THE SHINGLES SHOULD LAP THE FLASHING A MINIMUM OF 5". THE EDGES OF THE VALLEY SHOULD BE FORMED WITH A HOOK EDGE AND CLEATED ON 24" O.C.

ON ROOF PITCHES OVER 6:12 AND ON DISSIMILAR PITCHES, INCREASE THE INVERTED VEE IN THE VALLEY 2" IN HEIGHT.

FLASHINGS ARE FORMED IN 10" SECTIONS. SECTIONS SHOULD BE LAPPED 8" IN DIRECTION OF FLOW. THE TOP OF EACH SECTION SHOULD BE FASTENED WITH NAILS OF MATERIAL COMPATIBLE WITH FLASHING. A 30" WIDE FELT IS PLACED IN THE VALLEY. A WATERPROOF SHEET IS EXTENDED UP THE SLOPES AS FAR AS ICE AND PONDING OCCURS.

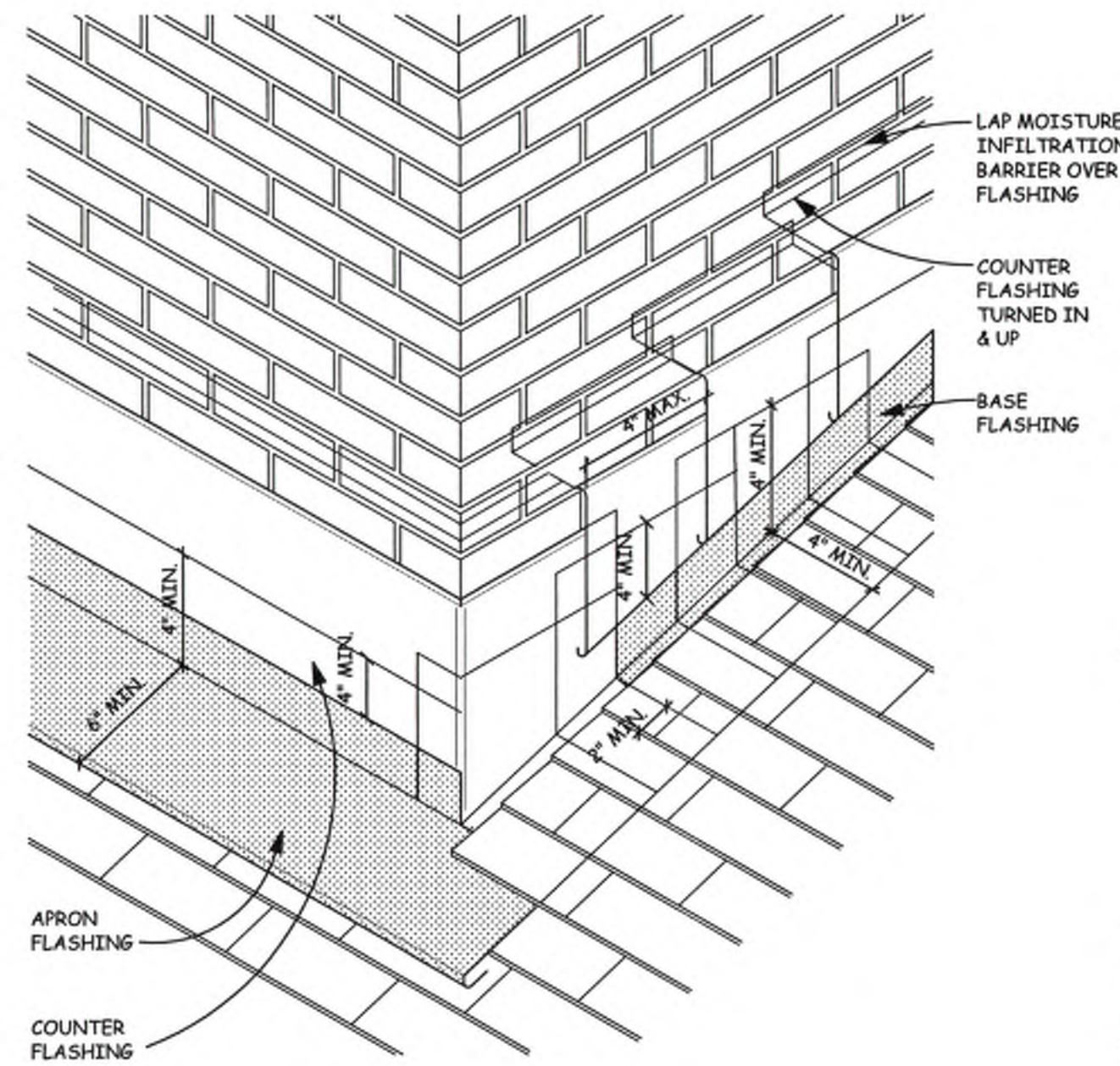
FELT IN THE VALLEY SHOULD LAP 6" OVER THE UPPER ENDS OF VALLEY FLASHING PIECES. THE ROOFING FELT SHOULD LAP OVER THE CLEATED EDGES OF THE FLASHING.

APRON FLASHING IS INSTALLED AFTER THE COURSE OF SHINGLES IMMEDIATELY BELOW THE CHIMNEY IS IN PLACE. THE FLASHING EXTENDS AT LEAST 4" UP THE WALL. THE APRON WIDTH IS 6" MINIMUM.

THE SIDES OF CHIMNEY ARE FLASHED USING PIECES OF BASE FLASHING INSTALLED WITH EACH COURSE OF SHINGLES. THE UPPER EDGE OF EACH PIECE OF FLASHING SHOULD EXTEND 2" IN ABOVE EACH COURSE OF SHINGLES. THE LOWER EDGE SHOULD BE 1/2" ABOVE THE BUTTS OF THE SHINGLES FORMING THE NEXT COURSE. THE BASE FLASHING MUST EXTEND UP TO THE WALL AND ONTO THE ROOF A MINIMUM 4".

THE COUNTER FLASHING IS INSTALLED AS THROUGH WALL FLASHING. WEDGES OR TENSION FORMING SHAPES ARE USED TO HOLD THE FLASHING IN PLACE AND JOINT IS FILLED WITH BACKER ROD AND A SEALANT.

THE LENGTH OF EACH PIECE OF COUNTER FLASHING WILL VARY WITH THE SLOPE OF THE ROOF BUT NO STEP SHOULD BE MORE THAN 3 BRICKS HIGH. THE WIDTH WILL VARY BUT SHOULD ALWAYS BE WIDE ENOUGH TO COVER 4" OF THE BASE FLASHING.



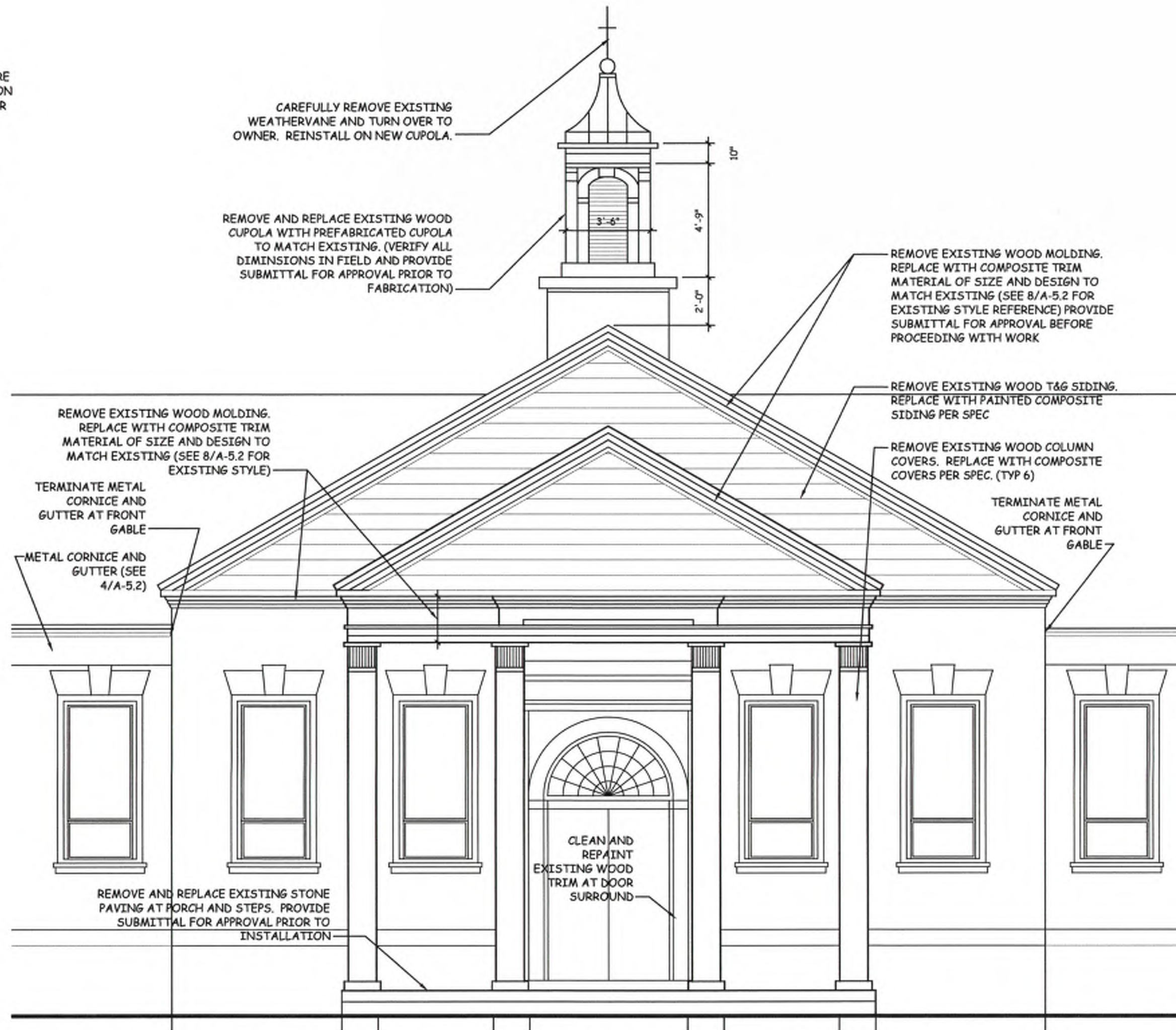
CAREFULLY REMOVE EXISTING WEATHERVANE AND TURN OVER TO OWNER. REINSTALL ON NEW CUPOLA.

REMOVE AND REPLACE EXISTING WOOD CUPOLA WITH PREFABRICATED CUPOLA TO MATCH EXISTING. (VERIFY ALL DIMENSIONS IN FIELD AND PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION)

REMOVE EXISTING WOOD MOLDING. REPLACE WITH COMPOSITE TRIM MATERIAL OF SIZE AND DESIGN TO MATCH EXISTING (SEE 8/A-5.2 FOR EXISTING STYLE REFERENCE) PROVIDE SUBMITTAL FOR APPROVAL BEFORE PROCEEDING WITH WORK

REMOVE EXISTING WOOD T&G SIDING. REPLACE WITH PAINTED COMPOSITE SIDING PER SPEC

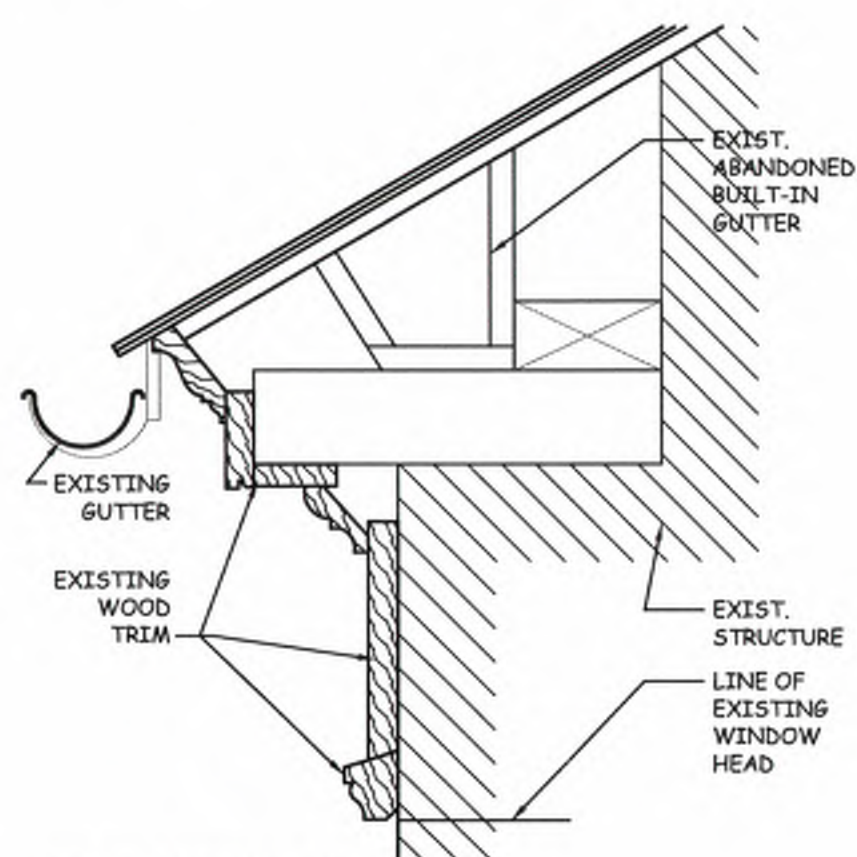
REMOVE EXISTING WOOD COLUMN COVERS. REPLACE WITH COMPOSITE COVERS PER SPEC. (TYP 6)



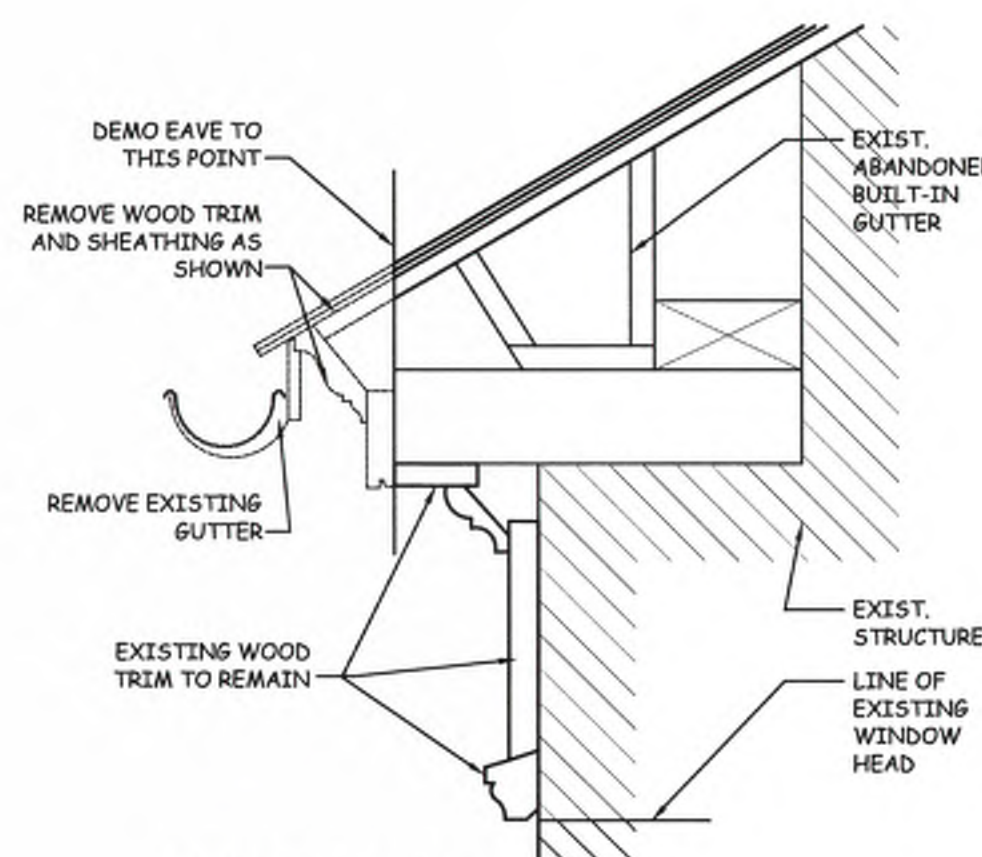
3 MAIN ENTRANCE GABLE (REAR BOARD ROOM GABLE SIM)
A-5.2 SCALE: 1/4" = 1'-0"

1 METAL VALLEY DETAIL
A-5.2 SCALE: NTS

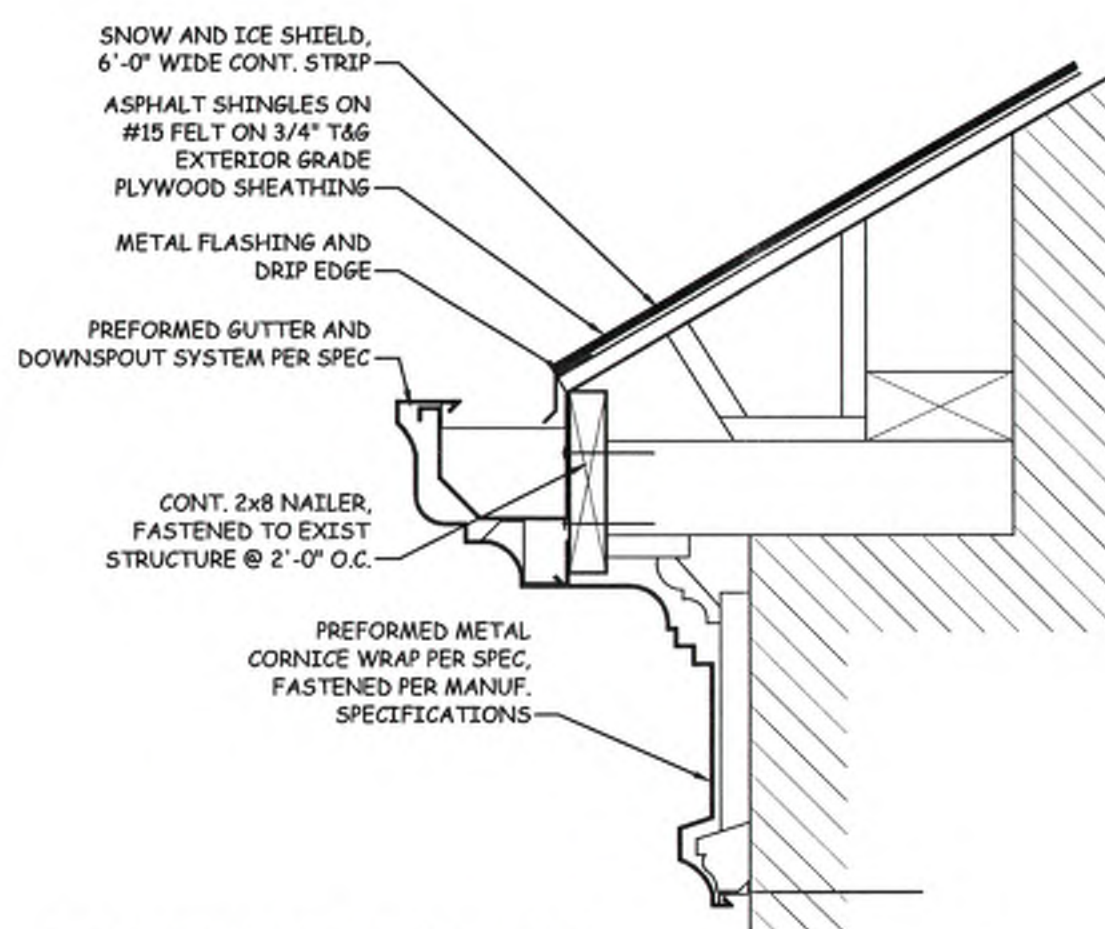
2 CHIMNEY FLASHING DETAIL
A-5.2 SCALE: NTS



EXISTING PLAN

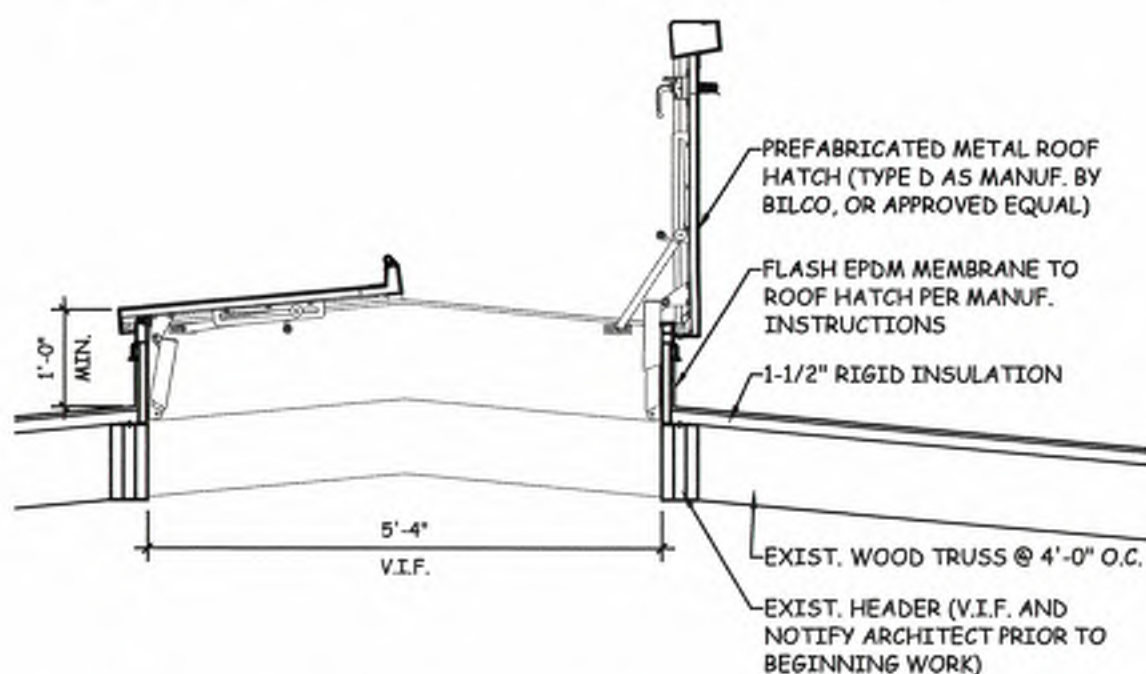


DEMO PLAN

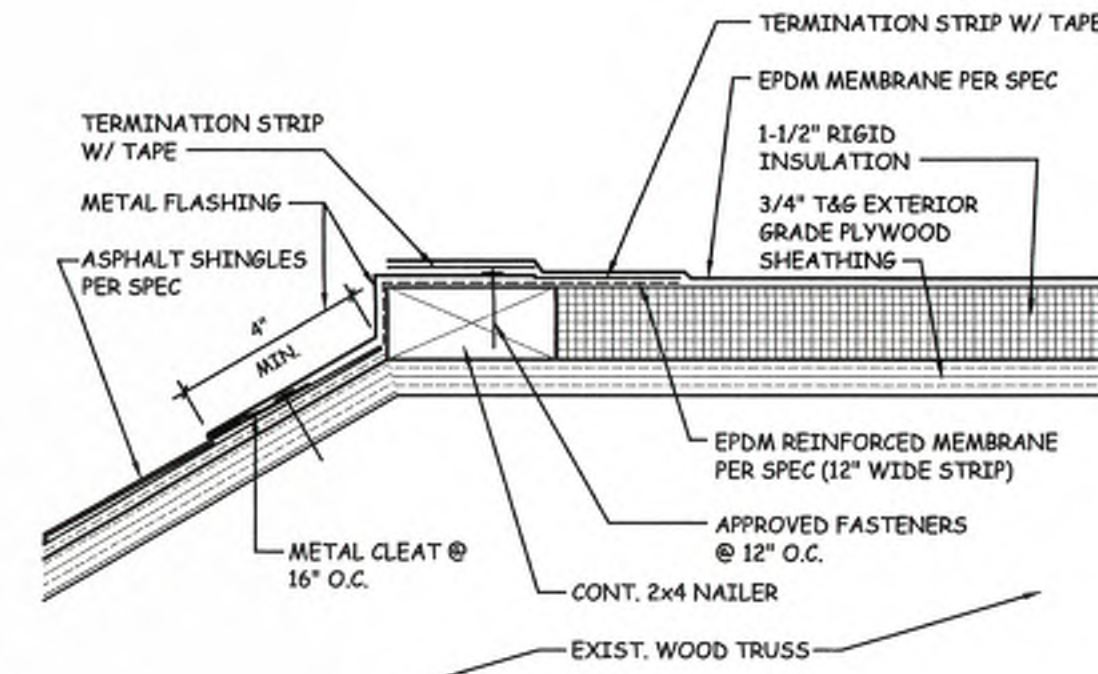


CONSTRUCTION PLAN

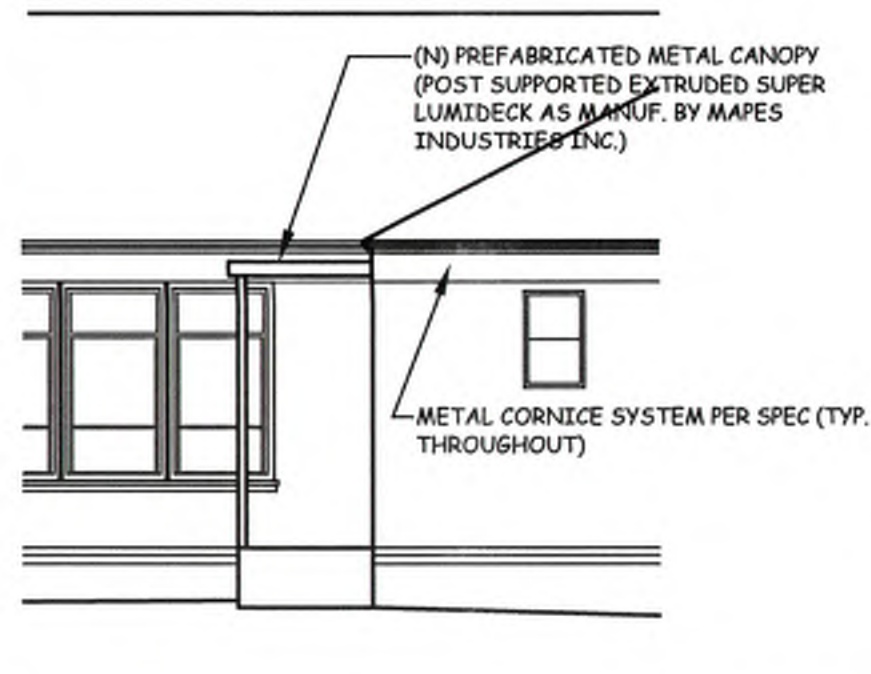
4 METAL CORNICE WRAP AND GUTTER/DOWNSPOUT SYSTEM
A-5.2 SCALE: 1-1/2" = 1'-0"



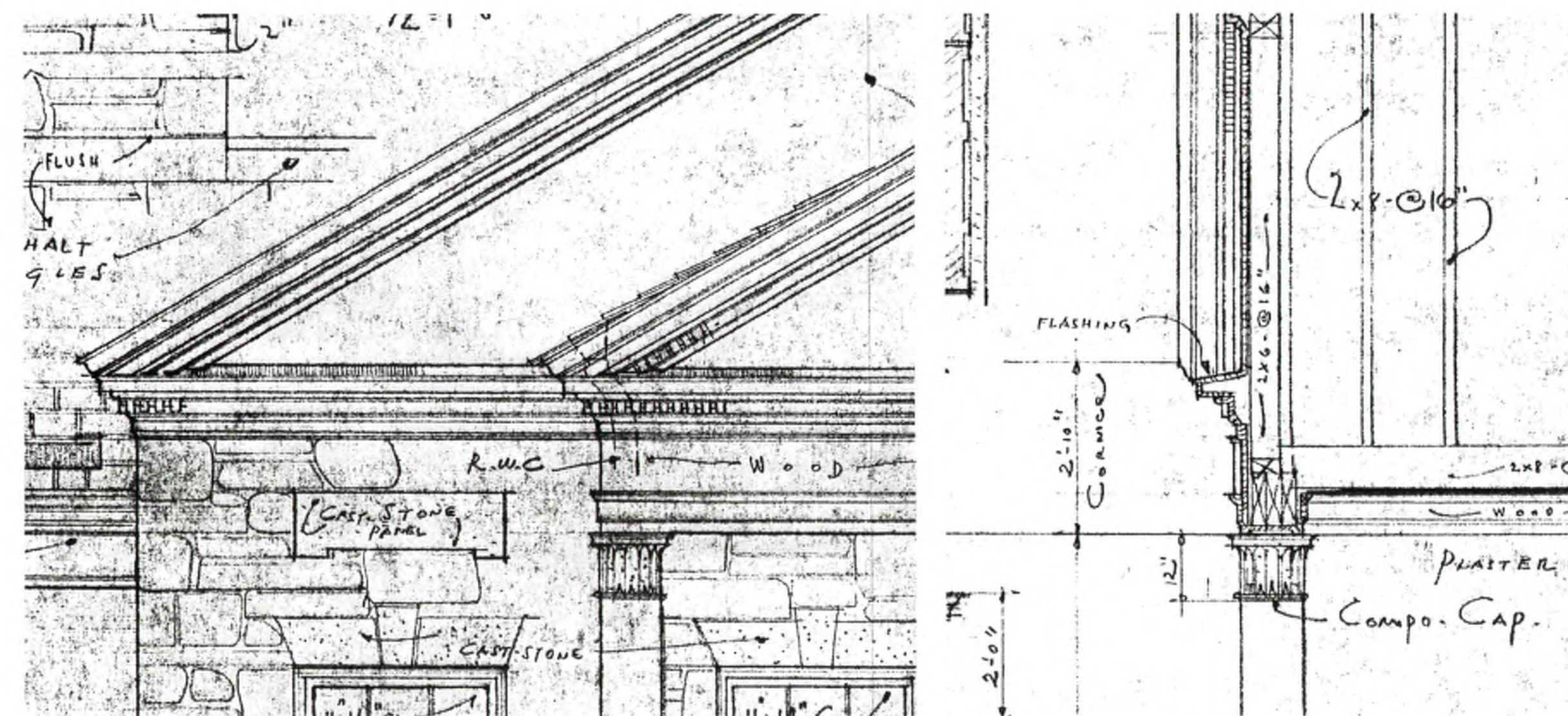
5 ROOF HATCH DTL
A-5.2 SCALE: 1/2" = 1'-0"



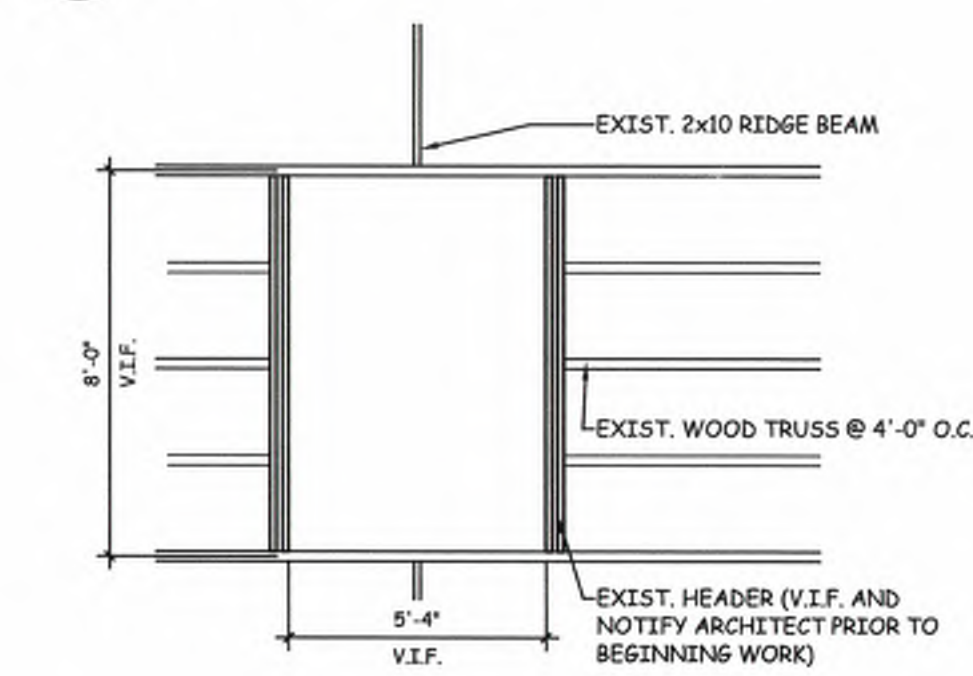
6 EPDM TO SHINGLE TRANSITION
A-5.2 SCALE: 3" = 1'-0"



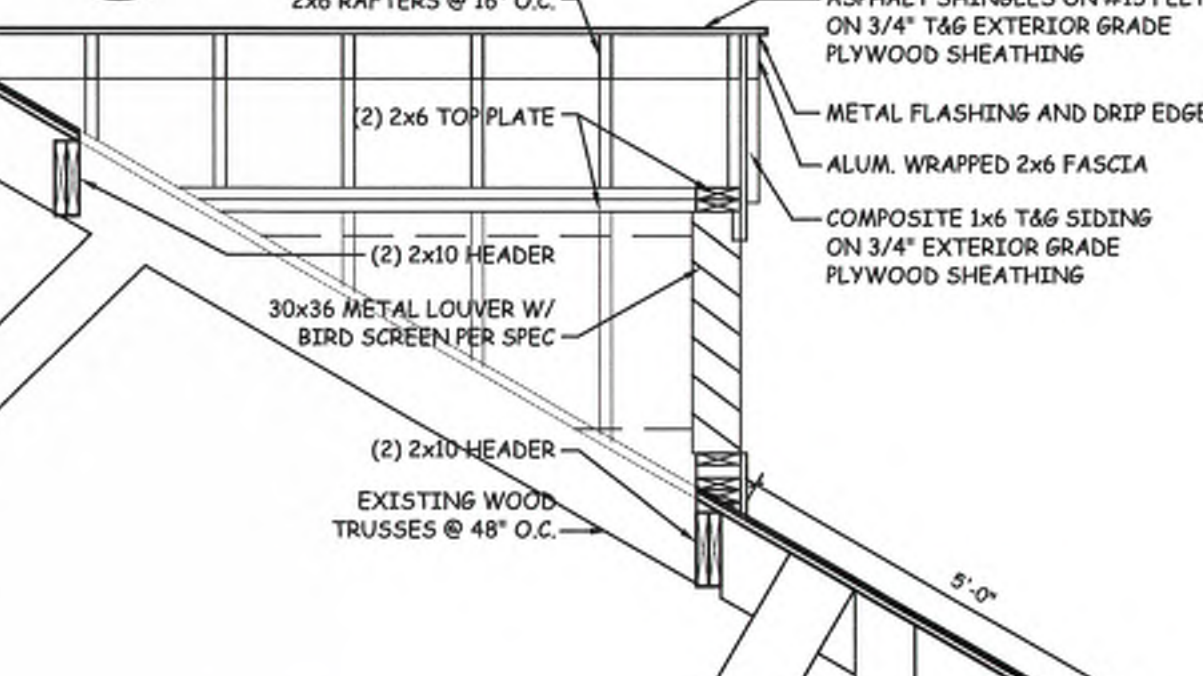
7 METAL CANOPY AT EXIT DOOR
A-5.2 SCALE: 1/8" = 1'-0"



8 ORIGINAL DWGS OF FRONT GABLE (BOARD ROOM SIM) FOR TRIM REFERENCE
A-5.2 SCALE: 1/2" = 1'-0"



9 ROOF HATCH FRAMING PLAN
A-5.2 SCALE: 1/4" = 1'-0"



10 VENTILATION DORMER (ALTERNATE #2)
A-5.2 SCALE: 1/2" = 1'-0"

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