



HISTORICAL COMMISSION
Regular Meeting Minutes
April 13, 2022, 7:00 p.m.

ETHC members in attendance: Joyce DeYoung, Stacey Rohrbeck, Anna Sicalides, and Kathleen Weiss

Also attending: Alex Bosco – Board of Supervisor (BOS) Liaison; Matt Lubitz – Township Staff Liaison.

- **Meeting was called to order.** Introduced new ETHC member, Joyce DeYoung
- **Election of Vice-Chair.** Unanimous election of Palmer Dalesandro
- **March 2022 minutes were approved.** We agreed that final minutes submitted to the township for posting not include our to-dos
- **23 Knox – Permit for Proposed Historic Demolition:**

Presentation by Dave Ludin, builder from West Chester, who has been building in Village of Berwyn for 18 years / 15 properties. Shared that this address was home to a towing business and residence and was purchased in January 2022. Dave wants to remove the residence and build townhouses similar to 28 Bridge, which is adjacent to firehouse and built 6 years ago.

Has undergone environmental assessment. Made the application through Matt. Using Hoffman Associates as architecture firm. Wants to start as soon as permits allow and demolition completed. Rodent and infestation check is done.

Plans call for 3 separate homes / will be an HOA
ETHC asked if Dave could perhaps take another look at the drawings to ensure what is being built is more aligned with maintaining the Berwyn Village atmosphere and architecture. Dave is very open to taking recommendations of aesthetics that fit with the Village. He did confirm that although he cannot save the older house, there are changes he is willing to make and will return with new drawings that are more consistent with the spirit of the Village and similar to the existing home.

- **2261 S Valley Road Presentation** – presentation done by homeowners Melissa and Steve Eldredge. Looking to make additions to modernize the house. The additions would not be viewable from the road. Requested the ETHC's approval to go to the Zoning Board, and approval was granted unanimously.
TO DO: letter from ETHC to zoning board and then ETHC attendance at zoning board meeting

- **Other Business**

- Interactive Map – Matt provided a tutorial and reviewed the features of this map. Most research starts with using the “gear” icon. Also we all agreed finding the map on the township page was not intuitive and it was easier to find via a google search
- Update on Vacancies – application process to fill vacancy due to Cheryl Harper’s resignation closes 4/22. Kathleen and Stacey will complete candidate interviews
- Review of Comprehensive Plan – skipped for this meeting due to time constraints
- Liaison Reports
 - Kathleen – attended PC meeting / continued conversation about crosswalks. Also PC wants to see everything that comes through as the issues relate to the ETHC so as to be able to weigh in
 - Anna attended 2 zoning ordinance meetings and explained the ETHC’s role and also explained the map usage.
 - Liaisons – we need a permanent zoning board liaison, other than Anna, and we also need a backup for both liaisons. We tabled this until our May meeting when we will most likely have more members present
 - Michelle Bradley provided an update on Historic Waynesborough: tree assessment complete and Bartlett recommended 3 trees be removed
 - Upcoming BOS meetings – we should put May 24 on our calendar to attend meeting covering our part of the zoning code.
- **Upcoming Article** – Michele Bradley will continue to write about Historic Waynesborough. In the first issue, she has covered the medals, then Anthony Wayne himself in the next article, and the final will be the home / property
- **Training for ETHC Members** – this will be done by a combination of self-service learning coupled with follow-up by various subject matter experts currently on the ETHC
- **TE Historical Society and CCHPN** – Anna provided both organizations with our email addresses so that we will receive their information. Anna reminded us of CCHPN’s annual picnic taking place on 6/22/22 at Thornbury Farm
- **Mapping** – we reviewed teams and timelines for mapping project. Anna confirmed that as we do the work in the field we complete on paper and then input electronically
- **Public Comment** – Alex Bosco asked how he could find out information about his house – builder and architect. After much discussion the consensus was that he reach out to Radnor Historical Society, as a “duplicate” of his house exists in Wayne, Radnor Township

- **MEETING ADJOURNED 8:55 PM ET.** Next meeting: May 11 at 7:00 PM ET

Meeting minutes submitted by:

Stacey Rohrbeck, Secretary
2022-04-13