

**EASTTOWN TOWNSHIP HISTORICAL COMMISSION  
(ETHC)  
MONTHLY MEETING MINUTES  
September 14, 2022**

ETHC members in attendance: Joyce DeYoung, Richard Di Stefano, Bill Friedrich, Stacey Rohrbeck, Palmer Delasandro. Kathleen Weiss and Anna Siccalides attended remotely.

Also attending: Beth D'Antonio – Board of Supervisor (BOS); Eugene Briggs – Township Staff Liaison

- **Meeting was called to order.**
- **August 10, 2022 minutes were approved.** Motion accepted by Richard D. and seconded by Joyce D.
- **Historic Waynesborough (HW) Update from Philadelphia Society for the Preservation of Landmarks (PhilaLandmarks)**

Kayla Anthony of PhilaLandmarks shared they have received a federal grant towards the HW roofing project from “Saving America’s Treasures,” a competitive program run by the U.S. National Parks Service. The grant amount is for \$200,525. This brings the total funds raised to date to \$311,525, 72% of the ~\$416,000 bid to replace the roof. A press release will be issued to announce the grant. Kayla also indicated there is a covenant required for the grant, which is satisfied by a current PA State covenant.

  - Kayla updated status of the cedar shakes required for the project. The desired 30 inch shakes are not available except by custom order. The existing bid calls for the common 24 inch shakes that are on the roof currently. This will require the use tar paper in some areas where the lathe is spaced less closely. She anticipates a schedule delay, possibly until the February, 2023 timeframe to allow for cedar shake order to be delivered.
  - The replacement of the garage door at the tenant house is proceeding. Kayla confirmed the approved operational exterior two carriage doors. She clarified the wall/door framing visible in the opening is an internal wall to maintain temperature / humidity control to protect historic assets and easily removed in the future. Michele Bradley commented briefly.
  - Kayla informed the ETHC of an upcoming fundraiser on November 3,2022 entitled “Rum Punch and Revolution.”
- **Discussion of partial application for demolition of 23 Knox Ave.**
  - David Ludin of Green Bridge Development, LLC brought in a revised plan to demolish the existing building and construct a 3-unit condo building consistent with the general character of the street. ETHC commented the elevation appeared to be four stories and taller than surrounding 3 story residences. Mr. Ludin verified three stories and will provide more detailed elevations showing the building only three stories.

- Mr. Ludin offered ETHC members a site visit at a convenient time TBD. ETHC accepted'
- No vote was taken since the application remains incomplete. The ETHC is encouraged by the architectural details provided in the renderings and look forward to revised elevations and the site visit with Mr. Ludin.
- **New Township Building Update**
  - Kathleen W. attended the most recent meeting. That meeting focused mainly on LEED standards and conserving materials. Floor plans and building location on the site were discussed. Elevations were not well-developed.
  - Kathleen submitted three pages of pictures of existing architectural elements and exterior stonework. She accepted an assignment to make a list of recommendations for the HC.
  - Gene B. has commented in other sessions about the possibility of re-using beams, barn doors and stones from existing walls in public spaces in the new structure.
  - Michael Wacey (BOS but as public comment) asked if there was a possibility of deconstruct the building and reconstruct it elsewhere on the property.
- 2023 Budget Items
  - Palmer D. constructed a draft budget for possible 2023 ETHC activities with inputs from members. The estimated \$6,260 included categories in the Exhibit below. The motion to accept a corrected draft and submit it to Gene B.
- Liaison Reports
  - Board of Supervisors – Palmer D shared the following from the most recent BOS meeting
    - Subdivision on Waterloo Ave
    - Land sale
    - Grant approved for Devon train station
  - Planning Commission – Kathleen W shared the following from the most recent meeting
    - PC discussed the fire house replacement. The hope is to demolish the existing building, and seeking advice.
    - Sidewalk and street crossings were discussed, especially in Berwyn Village districts
    - Revising boundaries of the VB and VT districts were discussed that might involve Knox Ave. and the VT district
- Training – Joyce D. was asked to solicit ETHC feedback on the plan proposed by Anna S.
- Resident Interaction
  - Bill F. accepted the lead role in resident interactions.
- Articles – Michelle Bradley has three articles for publication. Gene B. shared that ETHC doesn't have to wait for the Everything Easttown publication, and we can post articles on the website as they are ready and then sequence them for publication. The "Devon Inn" article authored by Joyce D is almost ready. For other future articles we discussed doing a series about the businesses in Berwyn, the Design Guidelines, etc.

- Mapping Update – As of the meeting, Joyce D. is the only one who has completed her assignments. All other ETHC members are partially completed with their assigned properties. Anna S. asked that everyone be completed by end of September.
- **New Business –**
  - Bill F. shared that Jeanine Speirs (CCHPN) acknowledged our email regarding notice of Easttown progress with zoning amendments that the County may see in the next few months. She was busy and would respond in more detail soon.
  - There will be a special meeting of the BOS to review zoning amendments on Monday, Sept. 19, all were encouraged to attend.
- **Public Comment –** none

**MEETING ADJOURNED 8:55 PM ET.** Next meeting: October 12 at 7:00 PM ET

Meeting minutes submitted by William Friedrich for Stacey Rohrbeck, Secretary // 2022-10-05

<b>HISTORIC COMMISSION BUDGET</b>		
<b>EXPENSE CATEGORY</b>	<b>FY 2022</b>	<b>FY2023</b>
<b>MEMBERSHIPS</b>		\$100.00
cchpn		
<b>SUBSCRIPTIONS</b>		\$105.00
TEHS		
<b>CONSULTING PROJECTS</b>		\$3,000.00
3 at \$1000		
<b>HISTORICAL HOME MARKERS</b>		\$1,500.00
10 at \$150		
<b>RESTORATION AWARDS</b>		\$250.00
5 at \$50		
<b>ARCHITECTURAL GUIDELINE INTRODUCTION</b>		\$1,200.00
4 @\$300		
<b>CONTRIBUTIONS TO EXTERNAL GROUPS</b>		\$105.00
CCHPN Picnic		
<b>TOTAL</b>	<b>\$1,650</b>	<b>\$6,260</b>