

### Design Guidelines

We need to settle on a firm to assist us in the development of the Design Guidelines, one of the requirements of the CLG contract. Chair Boyle will contact Matt Roberson. Beth Bertheaud will contact John Bowie and J & M Preservation. All will be invited to the February 19<sup>th</sup> meeting. Melissa Needles said that we should provide any budgetary requirements for this to Mandie Cantlin as soon as possible as they working on next year's budget.

### Jefferis Bridge National Registration Nomination

While the bridge is within a historic district, we would like the bridge itself put on the National Register. Chair Boyle is still awaiting a response from Elizabeth Rairigh from the Pennsylvania State Historic Preservation Office in Harrisburg. We are idle until we hear back from her.

### Strode's Mill National Register District Expansion Amendment

As previously stated, the Determination of Eligibility (DOE) Letter is still on file with the State Historic Preservation Office. This too could be done by a consultant using grant funding from the CLG program. Melissa Needles again reminded the members to turn in any budgetary numbers as soon as possible as stated above.

### **NEW BUSINESS:**

#### 2019 Reorganization

The Historical Commission, on the motion of Ann Armstrong, seconded by Polly Robbins, with all in favor voted to elect Mary Sue Boyle Chair for 2019.

The Historical Commission, on the motion of Mary Sue Boyle, seconded by John Marshall, with all in favor voted to elect Beth Bertheaud Vice-Chair for 2019.

Melissa Needles collected signed 2019 Ethics Statements from members present.

**900 Copeland School Road – Class I Historic Resource Estate Bed & Breakfast Conditional Use Applicants, Patrick and Kathryn Comerford, presented their proposed Estate Bed and Breakfast at their owner occupied home. The property itself had previously been sub-divided into four (4) lots, and they propose to use one of those lots consisting of twelve (12) acres for a driveway, event parking and event tent location. Conservation Easements are in place on all lots. During this discussion the Historical Commission members reviewed the submitted plot plans. The first Conditional Use Hearing is scheduled for March 12<sup>th</sup>. Chair Boyle inquired as to how people will get from the proposed parking to the venue area. Mr. Comerford replied that he is working with Tom Comitta to develop a landscape plan and they have discussed the possibility of a trail leading from the parking area to the event area. The applicants did not bring a proposed sign design. Melissa Needles advised them that this is due two weeks prior to the conditional use hearing and he should plan to bring that to the Historical Commission's February 19, 2019 meeting. Chair Boyle made a motion to recommend approval of the application as presented with the sign designed to be approved at the meeting in February. The motion was seconded by Craig Gear and passed unanimously.**

#### 590 Birmingham Road, Class I National Register District Sketch Plan Subdivision

Members of the Historical Commission reviewed the sketch plan submitted by the McFadden Group to sub-divide this property into two lots. One lot will contain the existing house and they propose building a new single family home on the other lot. Although not shown on the plans, the driveway is proposed to be placed 220 feet to the north of the driveway to the existing house. Both Beth Bertheaud and Craig Gear questioned whether PADot would permit this driveway given to topography. As this property is located within a Certified National Register District Chair Boyle reminded the Commission that the HARB Board will have the final say. Chair Boyle made a motion that this Sketch Plan by submitted to East Bradford HARB for Review. The motion was seconded by Ann Armstrong and passed unanimously.