



RADNOR TOWNSHIP  
Community Development Department

**HISTORIC AND ARCHITECTURAL REVIEW  
BOARD**

**AGENDA**

**Wednesday, November 1, 2017  
6:00PM**

1. Call to Order
2. Pledge of Allegiance
3. New Business
  - a. HARB-2017-19 – 326 Louella Avenue – Reduced footprint of previously submitted garage and pool house; and removal of existing carriage barn and concrete pad - **continued from the October 4, 2017 meeting**
4. Old Business
  - a. Report on new HARB Ordinance
5. Public Participation
6. Adjournment

***The next meeting of the HARB is scheduled for Wednesday, December 6, 2017 at 6:00pm. Applications for the December 6, 2017 meeting must be submitted on or before November 21, 2017.***

**TOWNSHIP OF RADNOR  
HISTORICAL AND ARCHITECTURAL REVIEW BOARD**

**General Information:** Meetings of the Historical and Architectural Review Board (HARB) are currently held on the first Wednesday of the month at 6:00 p.m., in the Radnor Township Administration Building located at 301 Iven Avenue, Wayne, PA. *All applicants or their authorized representatives must attend this meeting. Formal application must be filed with the Department of Community Development fifteen (15) calendar days prior to the meeting.* Incomplete or late applications will not be accepted. Copies of the Historic Preservation Ordinance and application are available in the Community Development Department, or online at [www.radnor.com](http://www.radnor.com).

Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.com](http://www.radnor.com) for a copy of our current fees.

**PERMIT APPLICATION TO OBTAIN A CERTIFICATE OF APPROPRIATENESS**

**TOWNSHIP USE ONLY**

Applicant APPLICATION NUMBER: HARB-2017-19 DATE: \_\_\_\_\_ FEE PAID: \_\_\_\_\_

Name: Edward P. Wheeler, AIA, John Milner Architects, Inc. Phone: (610) 388-0111

Address: 104 Lakeview Drive, Chadds Ford, PA Zip Code: 19317

Cell Phone: (484) 947-8189 Email: ewheeler@johnmilnerarch.com

**Property Information (If different from above):**

Name of Owner: Karin Risi and Sean McHale Phone: (856) 761-8481

Property Location: 326 Louella Avenue, Wayne, PA 19087

I, the applicant, understand that any and all documents and plans submitted with this application are subject to the Pennsylvania Right to Know Law (RTK) and may be provided or copies to other parties in response to a request under the RTK Law or to township officials and I authorize the Township to do so.

Applicant Signature:  Date: October 17, 2017

Description of Proposed Work: Reduced footprint of previously submitted garage and poolhouse; and  
removal of existing carriage barn and concrete pad.

**Application must be accompanied by the following information:**

- Seven (7) copies of a site plan drawn to scale prepared by an engineer or surveyor registered in the Commonwealth of Pennsylvania.
- Seven (7) copies of architectural elevation plans drawn to scale, prepared by a registered architect or engineer, of the proposed exterior construction, and such other information which the HARB may require to review the application consistent with the terms of Ordinance 2005-27, as amended.
- Photographs of building under review, adjacent buildings, structures across street, and any other buildings to show context of building within neighborhood. Photos must be labeled according to plan.
- **Electronic submission in PDF form.**

**Note: All information must be separated into 7 individual packets. The plans shall not exceed 24" X 36", and must be neatly folded to no greater dimension than 8 1/2" x 11" at filing.**

JOHN MILNER ARCHITECTS  
DESIGN & PRESERVATION

September 18, 2017

Radnor HARB Submission

Re: Existing Carriage Barn Demolition

The property at 326 Louella Avenue has an existing carriage barn in the southwest corner of the lot. It sits within the existing building setback, approximately 2 feet off the southern property line and 11 feet off the western property line. It is 28' x 38', and is a two-story frame building with a gambrel roof. The date of the building is unknown, although it may date to the same era as the 1892 main house. The building itself is in severe disrepair and the owners cannot use it because it is unsafe and unstable. Gredell and Associates were engaged to assess the structural integrity of the building, which is attached to this submission. The existing driveway and parking area are on the north side of the house and site, so it is unusable as a garage.

The owners have no need for the space in the building and are reluctant to invest the significant funds that would be required to restore the building. They would like permission to remove the building and eliminate the potential threat of collapse.