

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
AGENDA**

**May 8, 2024 (In-Person)
8:00 AM**

___ Rowe ___ Coyne ___ Von Essen ___ Higgins ___ Ronderos
___ Parsons ___ Rafter ___ Sztubinski ___ Vacancy
___ Turenne (WT BOS Liaison) ___ Nelson (PT Council Liaison) ___ Guttenplan (WT Staff Liaison)

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- E-mail with history of 27 E. Germantown Pike property

3. APPROVAL OF MINUTES

- June 14, 2023
- August 9, 2023
- February 14, 2024

4. OLD BUSINESS

- 15 E. Germantown Pike (WT) – Relocated Handicap Ramp

5. NEW BUSINESS

- 101 Black Walnut Lane (WT) – Roof Replacement

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)

7. HARB MEMBER COMMENTS

8. ADJOURNMENT

****Public comment will be accepted at the conclusion of each
agenda item prior to taking action****

NEXT MEETING
June 12, 2024, 8:00 AM

Charlie Guttenplan

From: [REDACTED]
Sent: Tuesday, April 23, 2024 10:18 PM
To: Charlie Guttenplan
Subject: History of 27 East Germantown Pike

Charlie,

I'm not sure if anyone cares or if this is something of passing interest. The property at 27 East Germantown Pike was part of the estate of Dorris Fowler Corson. Wife of Livingston Corson. It was subdivided from the property now known as Abolition Hall on March 28th, 1972. Dorris passed away in 1968. Her daughter Nancy inherited it and sold it to Jon Mayer on or around 6/26/2009. Nancy passed away in 2012.

It must be assumed that this house that I am working on completing a restoration and addition to, played an active role in the abolition of Slavery movement led by George Corson in the mid 1800's. This property is contiguous to the Abolition Hall Property. Unfortunately, Jon Mayer cared for this property as if he planned to demolish it by neglect. You may be familiar with vines growing in the windows.

With the work being done on the property now, it shows the original stairways. I have restored the fireplaces in the front of the property and kept the addition in the back. The original back fireplace was broken through some time in the 20th century to have access to the kitchen (which was torn down) The remains of the original fireplace can now be seen again. The original outside walls are now preserved as inside walls and the marble mantle is worn down by visitors stepping into the back of the house. Perhaps fugitive slaves stepped over that threshold. It is now being preserved.

The 1871 Map (I believe that is the correct year) showed the house now at 27 East Germantown Pike being a residence by an individual named JOEL LARE. Joel was apprenticed to a blacksmith as young man and became a blacksmith himself. Perhaps this blacksmith worked to help the fugitive slaves from their actual chains. I don't know who speculative this is, but certainly the blacksmith would know the inside story of what was happening around town. If you can share this with individuals in the Historical Committee I would appreciate it. I would love to know more about the history of the property.

I thought you might be interested in this.

Tom Robbins

PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – June 14, 2023
8:00 AM

The following HARB members were present: Karen Coyne, Robert Sztubinski, Whitemarsh Township Building and Codes Director, John Von Essen, Tom Higgins, and Estelle Ronderos. Also in attendance was: Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning.

CALL TO ORDER - With neither Chair or Vice Chair present, Mr. Guttenplan called the meeting to order at 8:02 AM.

ANNOUNCEMENTS & CORRESPONDENCE None

APPROVAL OF MINUTES

November 9, 2022

May 10, 2023

No vote on either set of minutes was taken since there was no quorum of members who attended those meetings present to approve them.

OLD BUSINESS None

NEW BUSINESS

107 Germantown Pike (WT) – Window Replacements.

Tom Dunleavy, property owner, was present. He explained that the windows are being replaced on the house with no change in opening sizes. The existing aluminum windows are being replaced with wood windows clad in aluminum on the outside; there will be outside muntins on the windows (some existing ones are missing at this point). Members present had no issues with the proposal.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved by a vote of 5-0. Mr. Guttenplan explained that the Board of Supervisors meet next on July 13; that is when the Certificate of Appropriateness will be considered.

47 Hunter Road (WT) – Fence Replacement.

Jim Drucker, property owner, was present. He explained that the fence is a replacement for a fence installed 36 years ago when the house was built. The fence proposed is the same style, same height and in the same location. Members present had no issues with the proposal.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved by a vote of 5-0. Mr. Guttenplan confirmed that the applicant understood when the Board of Supervisors meeting was; permit can be issued within a few days after.

HARB Training – Discussion of logistics and timing.

There was a brief discussion of training that can be provided by the state Historic and Museum Commission in response to requests made at prior meetings. The general consensus of the members present is that it should be done at normal meeting time with a limit of 9:30 AM. Should there be an application for discussion, it would be discussed first; the public meeting would then be closed and the training would be for HARB members only.

Further discussion was deferred until a future meeting when additional members are present.

- 6. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)** None
- 7. **HARB MEMBER COMMENTS** None
- 8. **ADJOURNMENT** - The meeting was adjourned at 8:19 AM.

NEXT MEETING
July 12, 2023, 8:00 AM

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES OF UNOFFICIAL MEETING – AUGUST 9, 2023
8:00 AM**

The following HARB members were present: Karen Coyne, John Von Essen, Tom Higgins, Estelle Ronderos. Also in attendance was: Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning and Samantha Zrillo, Township Planner.

CALL TO ORDER - With neither Chair or Vice Chair present, Mr. Guttenplan called the meeting to order at 8:06 AM. He noted that there was not a quorum.

ANNOUNCEMENTS & CORRESPONDENCE None

APPROVAL OF MINUTES

- June 14, 2023

No vote on the minutes was taken since there was no quorum of members who attended the meeting present to approve them.

OLD BUSINESS None

NEW BUSINESS

- **111 Black Walnut Lane (WT) – Fence**

Mr. Guttenplan briefly described the plan for a split-rail fence, noting that this is the same type of fence seen frequently throughout the surrounding neighborhood. Only small portions are visible from the public street.

Karen made an unofficial motion, Estelle seconded. Motion carried unanimously.

- HARB Training – Discussion of logistics and timing

Further discussion was deferred until a future meeting when additional members are present.

6. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)** None

7. **HARB MEMBER COMMENTS** None

8. **ADJOURNMENT** - The meeting was adjourned at 8:10 AM.

NEXT MEETING
September 13, 2023, 8:00 AM

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD**

Minutes

February 14, 2024

8:00 AM

The following HARB members were present: Karen Coyne, John Von Essen, Kenneth Parsons, Jerry Rafter, Robert Sztubinski, Whitemarsh Director of Building and Codes. Also in attendance for Whitemarsh: Charlie Guttenplan, Director of Planning and Zoning and Samantha Zrillo, Township Planner. In attendance for Plymouth: Aaron Nelson, Plymouth Council liaison.

1. CALL TO ORDER

The meeting was called to order by Chair Rafter.

2. ELECTION OF CHAIR

The members of the Board reaffirmed Mr. Rafter as Chair for 2024.

3. ELECTION OF VICE CHAIR

The members of the Board reaffirmed Mr. Parsons as Vice-Chair for 2024.

4. ANNOUNCEMENTS & CORRESPONDENCE

None.

3. APPROVAL OF MINUTES

- June 14, 2023
- August 9, 2023
- October 11, 2023

The Chair announced that there are not enough members present that attended those meetings to approve the June 14, 2023 or August 9, 2023 meeting minutes. The June 14, 2023 and the August 9, 2023 meeting minutes were therefore tabled.

Ms. Coyne made a motion to approve the October 11, 2023 meeting minutes. Mr. Parsons seconded. Motion carried unanimously.

4. OLD BUSINESS

None.

5. NEW BUSINESS

- **4044 Butler Pike (WT) – Replacement Roof**

In attendance: Gregory Karch, Applicant's Contractor (Volpe Enterprises)

Mr. Guttenplan gave an overview of the project, noting that the existing asphalt roof will be replaced with a new asphalt roof.

There was a discussion about where the property is located. Mr. Guttenplan stated it is near Abolition Hall on Butler Pike.

Mr. Karch said it is a typical replacement with dimensional black shingles.

Ms. Coyne made a motion to approve the proposal. Mr. Parsons seconded. Motion passed unanimously.

- **55 E. Germantown Pike (WT) – Replacement Windows**

Mr. Guttenplan gave an overview of the project. The windows that have mutttons are having both interior and exterior mutttons and the windows on the front and west side can be seen from Germantown Pike and all five replacements are therefore being reviewed (2 on front on original portion of house; 3 on west side (1 on original portion of house, 2 on addition to the rear).

Mr. Rafter asked if the six over six replacements in the front are being replaced with nine over nine. There was a discussion about what the windows are being replaced with. Mr. Sztubinski said the specification sheet notes it is six over six.

Public in Attendance: Sydelle Zove

Ms. Zove said that the PA Share System has 22 buildings and this is number 14 on the list. Ms. Zove read an excerpt from the Plymouth Meeting House and Garden Tour (1954), obtained from the Friends of William Jeans Memorial Library, describing the house and gardens at this property. Ms. Zove also mentioned that the library once operated out of the Ambler house.

Ms. Zove questioned what they are replacing. The Board responded that the Applicant is replacing like with like.

Mr. Sztubinski motioned to approve the proposal as per the written contract. Mr. Parsons seconded. Motion passed unanimously.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)

Public in Attendance: Sydelle Zove

Ms. Zove announced that the Board should seriously consider becoming a Designated Certified Local Government. It gives us access to grants, updating inventory, and receiving historical documents. Ms. Zove then presented the 1974 Plan and said the time is right to undertake an analysis of the District and lay out a new vision, carefully considering redistricting boundaries.

Ms. Megan McNish, PHMC, suggested that HARB consider adding a Municipalities Planning Code overlay, so if a building is not within the HARB District, it would still be captured. Ms. Zove said that is an interesting tool.

Ms. Zove said there is a historic structure on the river (David's Bridal property) that is proposed to be demolished and she would like it to be subject to historical review.

7. HARB MEMBER COMMENTS

Mr. Parsons asked if the Township is involved with the Corson Building. Mr. Guttenplan said yes.

8. ADJOURNMENT

The meeting adjourned at 8:42 AM. Following adjournment, the HARB members and Township staff and liaisons remained for a training session with Megan McNish, Community Preservation Coordinator for the Eastern Region, PHMC to discuss the Role of HARB and Project Review.

NEXT MEETING
March 13, 2024, 8:00 AM

15 E. GERMANTOWN PIKE
HANDICAP RAMP RELOCATED FROM REAR ENTRANCE TO FRONT
OF BUILDING

Address Search Parcel Search

Parcel Search

1234 Main Street, Suite 100

Clear Location

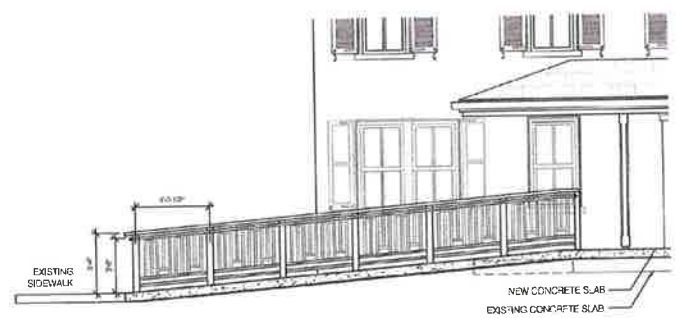
ASSET Layers

Search Reports

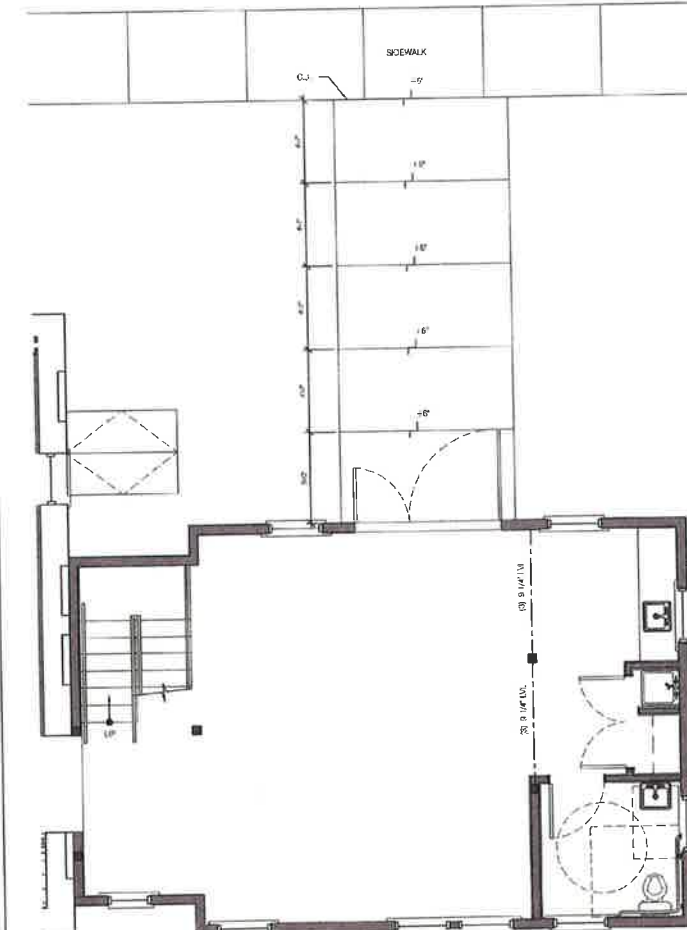
- Parcels & Supporting
 - HOA Developments
 - Parcels Hide Labels
 - Historic District
 - Zoning 2022
 - Whitemarsh Buildings
 - Township Boundary
 - 5 Foot Contours
 - Labels / Lot Measurement
 - Boundary Point
- Surrounding Municipalities
 - Conshohocken Parcels
 - Lower Merion Parcels
 - Plymouth Parcels
 - Upper Gwynedd Parcels
 - Whitpain Parcels
- Transportation
 - Under Ground Electric
 - Junction Box
 - Railroad
 - Gate
 - Streets
 - Traffic Signals
 - Street Lights
 - Signal Crossing Lights
 - Signs
- General Assets
 - Gas Meters
 - Boil/Pressure Vessel

WORK PERMIT

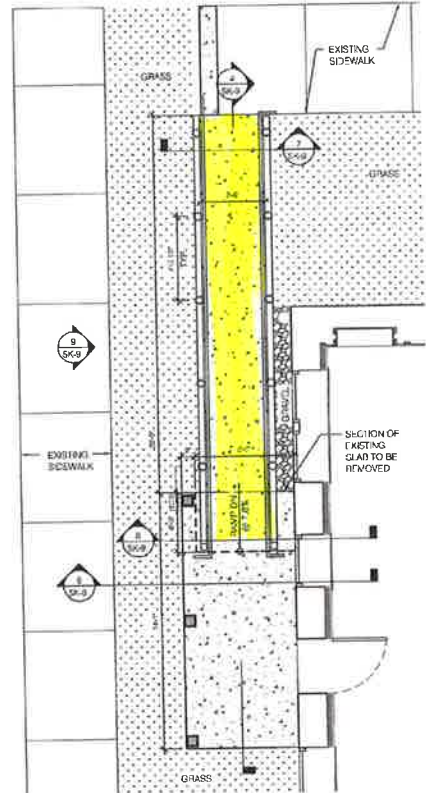
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5/3/2023



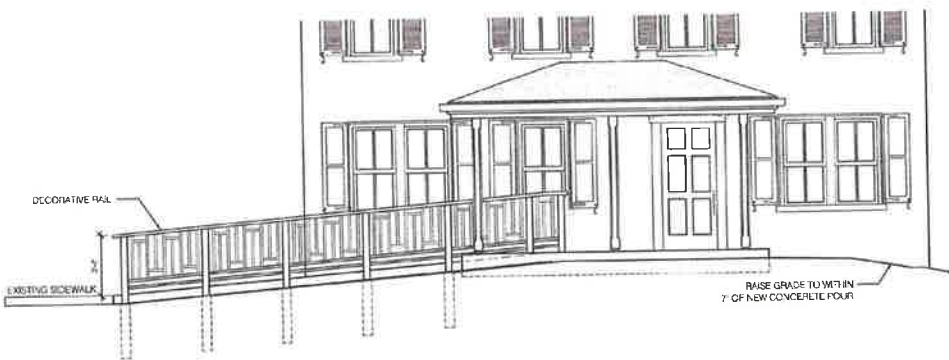
4 RAMP SECTION
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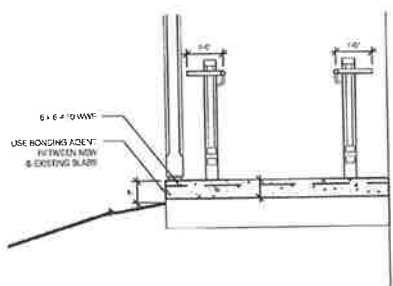
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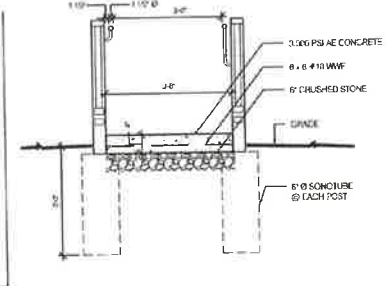
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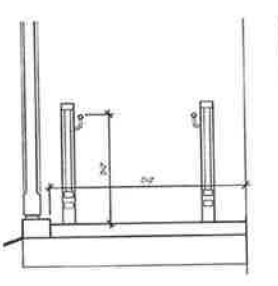
9 RAMP ELEVATION
SCALE: 1/4" = 1'-0"



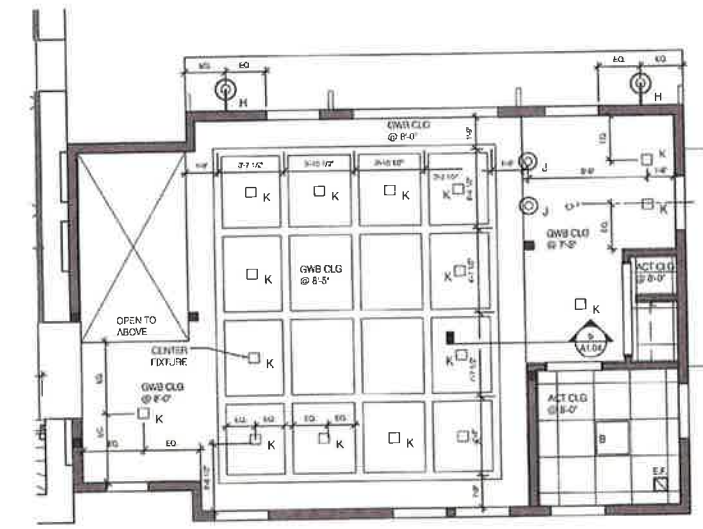
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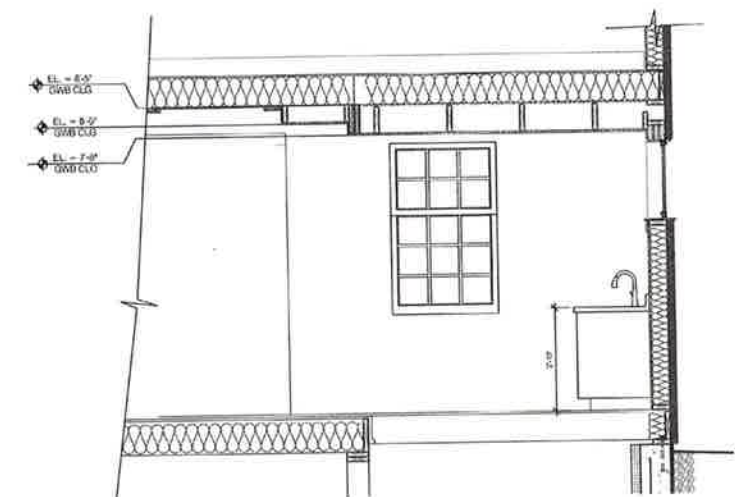
7 SECTION @ RAMP
SCALE: 1/2" = 1'-0"



8 SECTION @ RAMP
SCALE: 1/2" = 1'-0"



2 PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



3 DETAIL SECTION
SCALE: 1/2" = 1'-0"

KSM

architects and
site planners
611 Old Lancaster Road, Suite 7
Brynar, Pennsylvania 19312
(610) 242-4580

Submission / Revision	
No.	Description
0	01.24.23 Issue For Construction
1	10.27.23 Framing Details
2	11.21.23 Revision #1

The information shown on this plan is the result of a professional service rendered by the KSM Architects. Reproduction of this plan without approval of The KSM Architects is not permitted. The reproduction of a copy of this plan for the purpose of creating additional copies or revising said plan shall, in no circumstance, be approved. Certification for the work contained herein is limited to the entity for which this work was performed as of the date shown on the plans.

PROJECT:
ASHFORD WEALTH

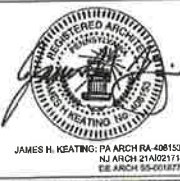
PROJECT LOCATION:
15 E GERMANTOWN PIKE
PLYMOUTH MEETING
PA 19462

STRUCTURAL ENGINEERING:
ELTON & THOMPSON, PC
Frank Thompson, PE
100 W. Main Street Suite 365
Lansdale, PA 19446
Phone: 215-576-6460

DRAWING TITLE:
REVISION #1

DATE 01.24.2023
SCALE AS NOTED
PROJECT NO. 22005

DRAWN BY: CHECKED BY:
MPB JHK



SK-9

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Description



Description

Taken Date

04/19/2024 at 11:38 am

Uploaded By

Jim Lennon

Upload Date

04/19/2024 at 03:18 pm

File Name

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Description

Taken Date

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Jim Lennon

Upload Date

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Jim Lennon

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03/13/2024 at 01:32 pm

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Kelly Fox

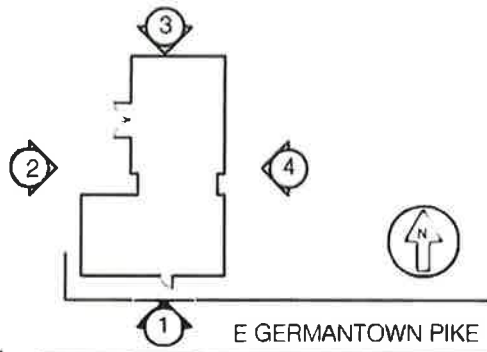
Upload Date

03/13/2024 at 03:15 pm

File Name

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PLAN AS PREVIOUSLY REVIEWED



- EL. = 26'7" TO ROOF
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLE ROOF CERTAINEED LANDMARK SERIES PEWTERWOOD
- EL. = 8'7" TO EXIST FLOOR
- LASTING STUCCO TO BE REPAIRED AND PAINTED CONVENTRY GRAY HC 114
- EL. = 8'7" TO EXIST FLOOR
- NEW ATLANTIC PREMIUM SHUTTER ARCHITECTURAL COLLECTION LUXURE COLORED TEMPEST BLUE 606 OR FLAMINGO BUCKINGHAM BLUE HC 1511
- NEW BLACK 1/2 HALF-ROUND GUTTER W/ 4 ROUND DOWNSPOUTS (TO MATCH BENJAMIN MOORE BLACK HC 189)
- EL. = 6'7" TO EXIST FLOOR
- NEW ATLANTIC PREMIUM SHUTTER ARCHITECTURAL COLLECTION FLAT PANEL TEMPEST BLUE 606 BENJAMIN MOORE BUCKINGHAM BLUE HC 1511
- NEW ANDERSEN 400 SERIES SQUARE FINISH COLORED GRID BLACK ORIGINAL TRIM & CASING TO BE REPAIRED AND PAINTED CONVENTRY GRAY HC 114
- EL. = 0'0" TO EXIST FLOOR

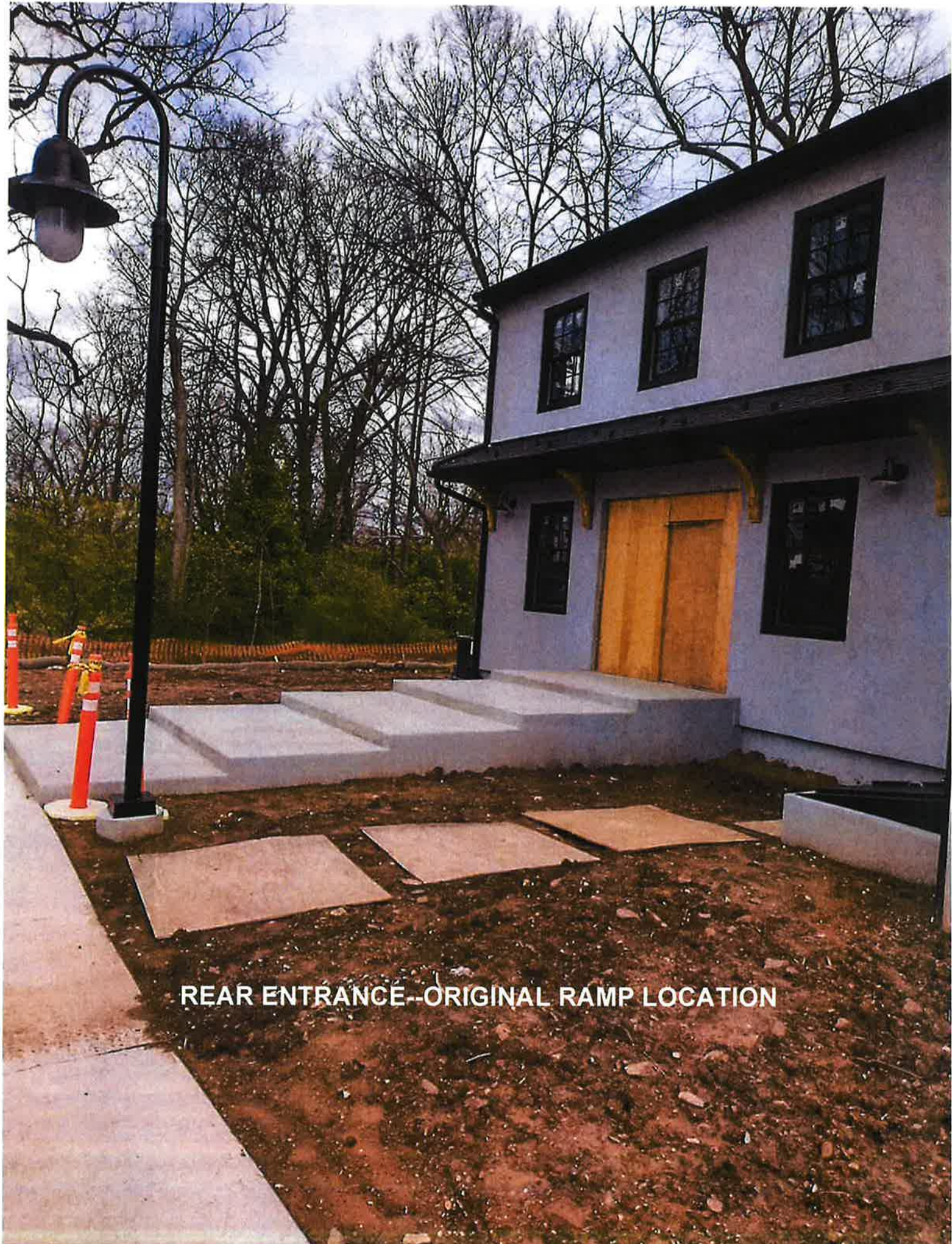
ASHFORD WEALTH ADVISORS
 SOUTH ELEVATION
 ① SCALE 3/16" = 1'-0"





ASHFORD WEALTH ADVISORS
PERSPECTIVE RENDER 2





REAR ENTRANCE--ORIGINAL RAMP LOCATION

101 BLACK WALNUT LANE
ROOF REPLACEMENT



HARB

BZ-
E-
P-

B- 2024-54
M-
FM-



**WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS**

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 4/29/24 Permit Type: Building (B) Electrical (E) Mechanical (M)
Is Owner Applicant? Yes No Zoning (Z) Plumbing (P) Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: 101 Black Walnut Ln. Apt.: _____ Zip: _____ Zoning District: _____
Subdivision: _____ Lot Number: _____ Parcel Number: _____ Year Built: _____
Parcel Type: Residential (R) Commercial (C) Industrial (I) Other (O)

PART 2. OWNER INFORMATION

First Name: Debbie Last Name: Schwab Phone: _____
Address: _____ City: _____
State: PA Zip: 19462 Email Address: _____

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)	<u>Anthony Bate</u>	<u>27 Cassel Rd Souderton PA</u>	<u>PA</u>	<u>166876</u>
Architect / Engineer				
General Contractor	<u>Paramount Home Solutions</u>	<u>27 Cassel Rd Souderton</u>	<u>PA</u>	<u>166876</u>
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				



PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Anthony Bate 27 Cassel Rd Souderton PA 18964 2673061800
SIGNATURE OF APPLICANT ADDRESS PHONE NO.
Anthony Bate
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.



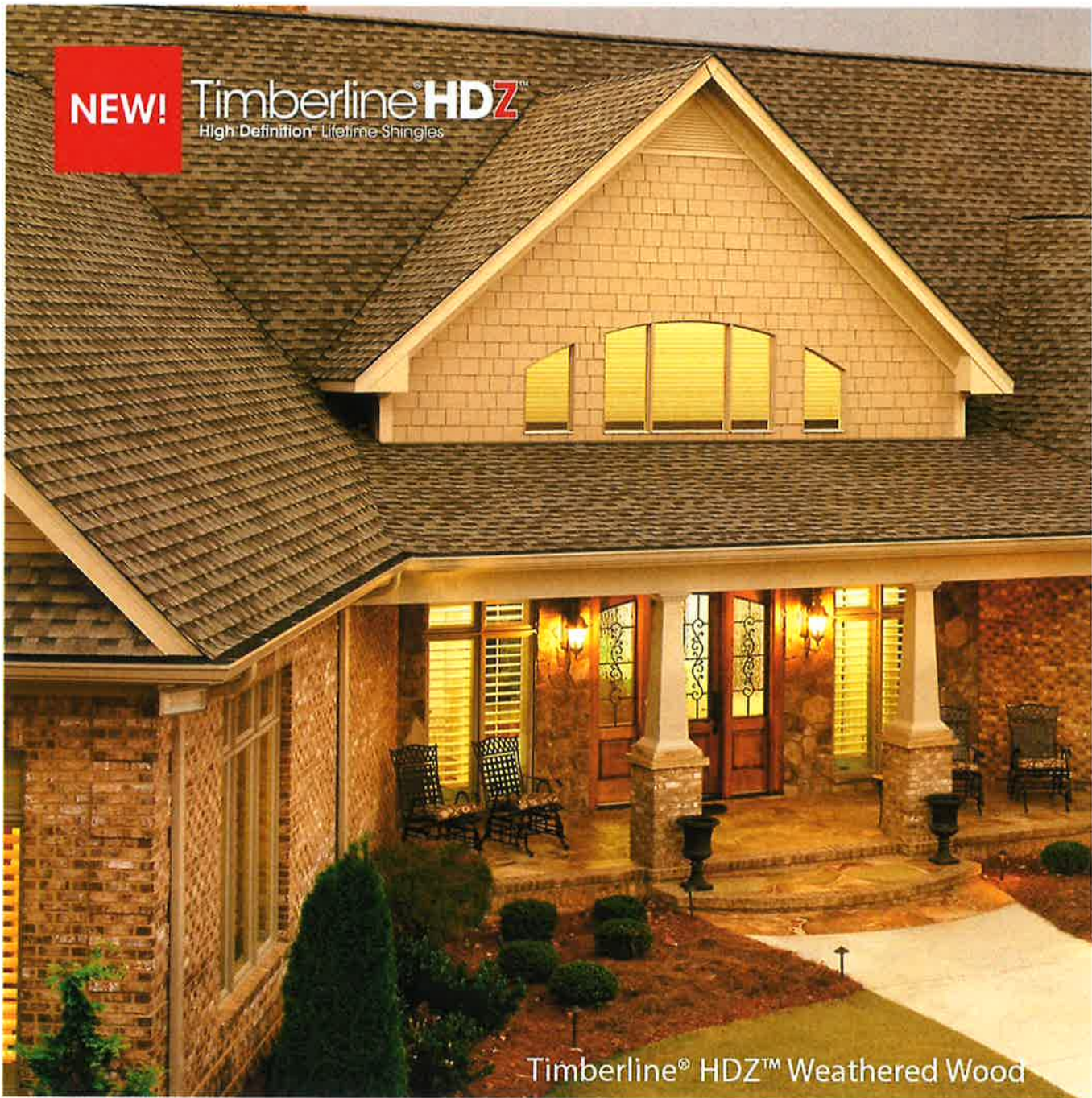
**WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS**

PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

Permit Type(s) Required: *roofing permit*

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

replace current roof with new GAF roofing system



Timberline® HDZ™ Shingles

Environmental Product Declaration



Product Description

GAF Timberline® HDZ™ is an asphalt shingle reinforced with a fiberglass mat. It is equipped with GAF's proprietary technologies including LayerLock™ and Dura Grip™ sealant which provide durable and strong bond between overlapping shingle layers, and exceptional wind uplift performance. The CSI division number for this product is 07 31 13 (Asphalt Shingles).



Application

GAF Timberline® HDZ™ is used for residential roofing applications.

Technical Data

Table 1: Technical Data

Test Method	HDZ™
ASTM D3018	Type 1
ASTM D3462	Compliant
CSA A123.5	Yes

Properties of the Declared Products as Delivered

Shingles are delivered as bundles with options of 20 and 22 shingles per bundle. The technical details of the product are provided in Table 1 above.

Declaration of Methodological Framework

The type of EPD is cradle to gate with options. LCA modules that are included and are summarized in Table 8. No known flows are deliberately excluded from this EPD.

Material Composition

Table 2: Composition

Material	HDZ™
Limestone	30-40%
Natural mineral granules	30-40%
Bitumen	15-20%
Silica	5-10%
Fiberglass	1-5%
Pigment	1-2%
Ceramic	1-2%
Urea formaldehyde resin	0-1%
SBS Rubber	0-1%

A range has been presented for composition of product to maintain confidentiality. No substances required to be reported as hazardous are associated with the production of this product.



Mission Brown
(proposed color)