

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – May 11, 2016

The following HARB members were present: Kenneth Parsons, Jack Loughridge, Nancy Brown, Alex Pientka, David Conroy, Plymouth Township Zoning Officer, Alan Tabachnick, and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance was Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning and Laura Boyle Nester, Whitemarsh Township Board of Supervisors Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:35 AM.
2. PUBLIC COMMENT: Sydelle Zove from Harts Ridge Road in Whitemarsh Township, Tammy Harrison from Meetinghouse Lane in Plymouth Township, Denise Maggetti-Nowak of Barren Hill Road in Whitemarsh Township, and Richard Abraham from 670 Bethlehem Pike in Whitemarsh Township expressed concern, as well as their opposition, over the proposed townhouse development at 4006 Butler Pike. Ms. Zove mentioned that no historical structures were shown on the applicant's sketch plan, especially where the emergency access is proposed where a house will be demolished. Ms. Zove also mentioned Maple Acres Farm, in Plymouth Township, leases land on this property for farming. Ms. Harrison mentioned that she preferred to see single family housing for the site. Bob Bisbing, from 4005 South Warner Road in Whitemarsh Township, discussed possible "demolition by neglect" for 15 East Germantown Pike in Whitemarsh Township. Mr. Bisbing also wants to see updated guidelines for the HARB. The public also requested that the HARB become more proactive in historic preservation issues within the district.
POST NOTE: The Chairman stated that the HARB actions fall with the Design Review Guidelines and recognize the need to amend and or address new issues that may fall within the rulings of the guidelines as need. All meetings will fulfill the requirement of the Sunshine Act.
3. ANNOUNCEMENTS & CORRESPONDENCE: Adam Stern, from Plymouth Township, was announced as the new member of the Board, replacing Kevin Bisch.
4. APPROVAL OF MINUTES: April 13, 2016 – approved.
5. OLD BUSINESS: None.
 - 27 East Germantown Pike, Whitemarsh Township – Representatives from the property were present to discuss a proposed office conversion of the property. The proposal is to "square off" the existing "L-shape" building with stone, stucco, and hardy plank proposed for the exterior of the building. A "50/50" shutter is proposed for the windows, however the Board preferred to see a "60/40" shutter instead. The Board also wanted to see the front entry door more historical in

nature. It was noted that the total impervious coverage of the site has decreased since the last proposal. The applicant will come back to the Board for official approval after the land development process.

POST NOTE: Re-evaluating previous plans prepared by Thomas Wittemann Architects, there is a noticeable difference in the building elevations and roof pitch. Applicant and HARB member to field verify difference. (Sent Alan Tabachnick)

- 3047 Spring Mill Road, Whitemarsh Township – Sal Paone, of Sal Paone Builders, Inc., presented a revised 21 lot subdivision proposal for an advisory review from the Board. The plan would preserve the existing barn for conversion. Ken Parsons' report of the site visit, attended by several members of the Board, was discussed. Several members of the Board mentioned that they were pleased to see how the proposed houses were each unique in nature, specifically the houses that had more of a stone/historical façade to them, which included the Hampton, New Haven, and certain types of the Cape Cod models. The possibility of preserving the existing "cook house" was discussed and was determined that it could not be preserved. Mr. Tabachnick noted it was a significant structure and was not in favor of it being removed. The conditions cited unfavorable was the existence of the CMU wall on the west elevation, which would require; (not mentioned in the report), total restoration replacement, and second flaw is the split separation of the north and south exterior wall, which again would require rebuilt and total restoration replacement. It was noted that this parcel is roughly the same size in area as the proposed project at 4006 Butler Pike. Mr. Paone mentioned that he will try to use colors on the exterior of the houses that matched the historical palettes approved by the Board. The applicant will come back to the Board for further discussion at a future date.

6. NEW BUSINESS: None.

7. HARB MEMBER COMMENTS: Discussion regarding updating the HARB boundaries and guidelines ensued. Mr. Tabachnick noted that the boundaries of the district were set many years ago and that there have been substantial changes within and adjacent to the district, and that the boundaries should be reevaluated. Mr. Tabachnick also noted that it was within the authority of the HARB to identify new individually significant historic properties and/or historic districts, and evaluate them, and bring them for consideration to the townships for possible inclusion under the purview of the HARB. Both of these topics will be further discussed at future meetings. (Chairman reference HABS/HAER Standards which is reference in the HARB Review Guidelines). Mr. Tabachnick also noted that he felt it important to undertake documentation of historic properties that will be altered or demolished prior to any work being undertaken so that the municipalities can preserve a record of the heritage of the community prior to the changes. The type and level of documentation was not discussed in detail at the meeting, but will be discussed in future meetings. (Chairman) Members of the HARB suggested that photographs be taken of each

site/resource proposed for development prior to construction. Additional discussion included the HARB making presentations to the Township Supervisors/Council on proposed new guidelines, and also the necessity of the HARB to (Chairman) produce a yearly report on its actions and findings.

8. ADJOURNMENT: The meeting adjourned at 10:35 AM.

Respectfully submitted,

David Conroy, Zoning Officer