

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – November 9, 2016

The following HARB members were present: Adam Stern, Alan Tabachnick, Jack Loughridge, Nancy Brown, Alex Pientka, Paul Krepto, Ken Parsons, David Conroy, Plymouth Township Zoning Officer, 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.

1. CALL TO ORDER: The meeting was called to order at 8:30 AM.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: Linda Doll, from Fairway Lane in Whitemarsh Township, asked for clarification from the Board regarding the application for a grading permit at 2290 Butler Pike and where exactly in the approval process they are.
3. ANNOUNCEMENTS & CORRESPONDENCE:
 - 2290 Butler Pike – The Board reviewed and discussed a letter by Ken Parsons regarding a historical site evaluation of the site.
 - Considering the Repair, Retrofit, and Replacement of Historic Windows – A letter from Preservation Pennsylvania regarding the preservation of historic windows was reviewed by the Board. Charlie Guttenplan explained this issue might come up in future applications to the Board. The Board concluded that they will review the District's guidelines and determine whether revisions are needed.
 - Additional Studies Required for the Historic District – Alan Tabachnick explained the memo to the Board he drafted in regards to the updated information that needs to be developed and gathered for the Historic District as a whole, due to the substantial period of time since the original formation of the District. Discussion ensued by the Board and it was concluded that the Board will formulate additional recommendations within the next few months to present to each Township's governing bodies.
 - Proposed Telecommunications Facility Installation at 647 Germantown Pike, Whitemarsh Township – The Board discussed and concluded that no action is needed since facility is not located with the District.
 - Mortgages and Historic Districts – Charlie Guttenplan explained an email he received from Preservation Pennsylvania that stated some historic properties in Pennsylvania were being denied mortgages because they were located within a municipality's historic district.
4. APPROVAL OF MINUTES: October 12, 2016 – approved.
5. OLD BUSINESS:
 - 2290 Butler Pike, Plymouth Township – Rob Lewis, representing Danella Company, Inc., was present to discuss proposed grading on about ¼ acre of land for a parking lot expansion for construction equipment on the property. Mr. Lewis also explained how the County's Cross County Trail project effects Danella's property. The Board wants to see the site removed of brush and debris so a more thorough evaluation of the site can be made in reference to the existing limekilns on site; HARB members will observe the work. The Board agreed to have the applicant come back to a future HARB meeting to reconsider the application.

6. NEW BUSINESS: None.
7. PUBLIC COMMENTS: Sydelle Zove, from Harts Ridge Road in Whitemarsh Township, would like to have the HARB Guidelines available to the public and would like the public to have input on any revisions made to the Guidelines. Ms. Zove also mentioned that social aspects of historic properties be reflected in the Guidelines. Ms. Zove noted that she nominated the Corson's property, at 4006 Butler Pike in Whitemarsh Township, in the Preservation Alliance's for Greater Philadelphia's Fall 2016 publication for its historical character and reiterated her opposition to the proposed townhouse development on site. Ms. Zove also suggested the Board view a video about the history of the Corson property at the website: www.abolitionhall.com. She asked HARB to request removal of the Butler Pike realignment if future plans are submitted. David Costosta, 109 Ridge Pike, Whitemarsh Township and professor at Chestnut Hill College, mentioned how traffic calming procedures can help with traffic congestion at the Germantown Pike/Butler Pike intersection. Jeff Loughridge, a realtor from Whitemarsh Township, explained that he has 21 Germantown Pike in Whitemarsh Township as a listing. He was seeking input from the Board on the historical features of the building on the property.
8. HARB MEMBER COMMENTS: None.
9. ADJOURNMENT: The meeting adjourned at 10:30 AM.

Respectfully submitted,
David Conroy, Zoning Officer