

Plymouth & Whitemarsh Townships  
Historical Architectural Review Board  
Meeting Minutes – April 12, 2017

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

1. CALL TO ORDER: The meeting was called to order at 8:30 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE:
  - Proposed Telecommunications Facility Installation at 117 Ridge Pike, Whitemarsh Township – The Board discussed and concluded that no action is needed since facility is not located within the District.
  - Site Visit of 2290 Butler Pike – Alex Peintka summarized his memo (attached) regarding a site visit to the property by several HARB members. It was noted that where a parking area is proposed, brush and vegetation was removed to observe three limekilns more clearly. Out of the three limekilns, about 1 ½ of them are able to be preserved according to the Board. A map of the area, as well as a plaque, is also located on site under a lean-to with a shingled roof. The Board would like to see this preserved as well. Sydelle Zove, from Harts Ridge Road in Whitemarsh, mentioned that local newspaper archives can be researched in order to determine exactly when the lean-to was constructed.
3. APPROVAL OF MINUTES: February 8, 2017 – approved.
4. 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. The Danella team would still like to move forward with the original plan with the removal of the limekilns, but are open to other options on how their parking area could be implemented, which would include preserving the lean-to. One of the options would be to construct the parking area on the opposite of the entranceway where the current parking area is being proposed. Sydelle Zove, from Harts Ridge Road in Whitemarsh, asked how many parking spaces are being proposed and Mr. Lewis explained roughly 20 spaces are being proposed. Mr. Lewis also explained the improvements being done to the County Cross County Trail in the front of the property. Linda Doll, from Fairway Lane in Whitemarsh, commended the clearing of the property in order to view the limekilns. It was agreed upon that the applicant will revise their plan and come back to the Board at a later date.
  - 107 East Germantown Pike, Whitemarsh Township – Tom Dunleavy, the property owner, was present to discuss exterior changes to an accessory

building that will be converted from an office to an in-law suite. Mr. Dunleavy is presently looking for approval for the roofing, siding, and paint color. Vinyl clapboard is proposed for the dormers on the accessory structure, since it is not on the main dwelling. The roofing is proposed to be shake wood. The paint color for the front door is proposed to be Benjamin Moore Heritage Red, for the stucco it is proposed to be Benjamin Moore Wickham Gray, and for the siding it is proposed to be Benjamin Moore Brickhouse Tan. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 8-0.

5. NEW BUSINESS: None.
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): Sydelle Zove, from Harts Ridge Road in Whitemarsh, and Linda Doll, from Fairway Lane in Whitemarsh, mentioned that they had appealed the Whitemarsh Township Zoning Officer's Preliminary Opinion regarding the parking requirement for a proposed townhouse development at 4006 Butler Pike. Their appeal was denied by the Whitemarsh Township Zoning Hearing Board. They also reiterated the Preservation Pennsylvania article regarding Corson Property (4006 Butler Pike).
7. HARB MEMBER COMMENTS: Cory Kegerise, from the Pennsylvania Historical and Museum Commission, was present to discuss to the Board on what grant programs, and where the funds come from, are available for CLG's (Certified Local Government). The grant funds would be used to update the Plymouth Whitemarsh Historic District, which includes redistricting the boundary. Currently, Mr. Kegerise mentioned that grant applications need to be submitted around January-March every year. However, updated guidelines for grant applications and CLG certifications should be available by late summer of 2017. CLG certifications usually take about 2-3 months. If a grant is approved (which is reimbursable), the funds have to be used within one year. The Board agreed that a presentation regarding these grants and CLG certification should be made to each Township at a public meeting in the upcoming months.
8. ADJOURNMENT: The meeting adjourned at 10:15 AM.

Respectfully submitted,

David Conroy, Zoning Officer

HARB member onsite meeting (Daniella construction inc) March 30, 2017 @ 9am

Site location: 2290 Butler Pike, Plymouth Meeting PA 19462

Property Owner: Danella construction Inc.

Attendance: Craig Lewis (Rob) Danella representative. HARB members: David Conroy, Ken Parsons, Nancy Brown, Charlie Guttenplan, Alex Pientka

Purpose/objective of site visit:

HARB was present to inspect and place an evaluation on the removal of small trees and shrubs surrounding lime Kilns located at property (requested by HARB, September 15th, 2016). Second, place an evaluation on current conditions of remaining kilns structure and possible preservation methods for site use by owner.

Overview: This is the second site visit made (first visit was September 14, 2016) by HARB in an effort to understand the conditions of these historic Kilns. The owner willingly cleared the land to help Plymouth township/HARB members better understand the current conditions of the historic site. The owner had requested the removal of Kilns to increase their parking lot space for company vehicles. HARB request further evaluation (see below).

First observations from onsite evaluation of Daniella property are good. The requested landscape and Tree/brush removal was done well....Machinery tracks are light, and most roots from removal are present above soil surface (Roots were cut and not pulled from Hill side) in an effort to preserve erosion of kiln's base structures. Observations of foot traffic onsite and around historic Kilns are of Light disturbance overall. (See photos below of current site conditions). Dedication plaque is present and believed to have been moved to current location (Ken Parsons observation) sometime prior to recent decade based on settlement and overgrowth conditions from Original onsite evaluation.

With the property cleared a full view of landscape is presented, and two Kilns are present as expected. One kiln wall is visibly intact with center and rear walls standing (center kiln on property). This kiln is missing a few key stones at lower base points of walls. However, it could easily be repaired. Second kiln is barely visible to the average eye and damage prior to the current tree removal. Second kiln is located next to the fence line which borders driveway entry off Butler Pike. The far corner of property closets

to Germantown Pike is infilled with more recent construction/site debris. Overall center kiln is in good to fair condition.

HARB request the attendance of PHMC officer to inspect current site conditions and assist in Further site inspection/evaluation report to confirm these observations. Ken Parsons is reaching out to the PHMC office for this assistance. The current recommendation is for the second kiln contents to be salvaged to repair the center kiln (visible kiln which remains). This Kiln holds great historic and architectural value for the area and should considered a landmark from a once massive historic lime operation and industry.



Property fence line



Street scape fence line



Center kiln on angle



Center kiln view







IN MEMORY OF  
DONATO DANELLA

1880 - 1976

WORKED MORE THAN 50 YEARS  
FOR SOUTHWEST TOWNSHIP  
STONE QUARRY

THIS MONUMENT MADE POSSIBLE THROUGH  
THE GENEROUS ASSISTANCE OF HIS SONS  
FRANK A. AND NICHOLAS G. DANELLA



Top of center kiln





Top of second kiln. Full collapse unknown till further investigation.

Alex J. Pientka

Carpenter, Joiner, Owner

Legacy Restoration LLC

(267)469-0695

[www.legacy-restoration.com](http://www.legacy-restoration.com)