

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – December 12, 2018

The following HARB members were present: Kenneth Parsons, Jerry Rafter, 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, Laura Boyle Nester, Whitemarsh Township Board of Supervisors Liaison, and Karen Bramblett, Plymouth Township Council Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:35 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE: None.
3. APPROVAL OF MINUTES: October 10, 2018 – tabled until 1/9/19 meeting.
4. OLD BUSINESS: None.
5. NEW BUSINESS:
 - 37 East Germantown Pike, Whitemarsh Township – Jim Pearce, representing the property, presented to the Board a new monument sign proposal for the site. The sign material will have a stucco finish with EPS foam. The colors, from the Benjamin Moore historical color palette, being used will closely match the trim on the existing building. The panels (4) on the monument sign will be painted acrylic with a satin finish. As required by Township code, landscaping will be placed around the base of the sign. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 4-0 (unofficial recommendation since there was no quorum).
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None
7. HARB MEMBER COMMENTS: Mr. Guttenplan mentioned that at a recent Whitemarsh Township Planning Commission meeting, a discussion ensued regarding dilapidated structures within the Historic District. The Board mentioned that they would like to see these structures preserved and not for property owners to rely on the procedure of “demolition by neglect”. The Township Property Maintenance Code needs to be enforced in these instances. Mr. Guttenplan also mentioned that the Planning Commission discussed the proposed townhome development at 14 East Germantown Pike (which has already been in front of HARB on several occasions). The general consensus of the Commission was to have the existing barn on site be removed from the plan. The barn (which currently contains three apartments) does not appear to be salvageable nor original (except for the foundation). The Board will take this under advisement when the applicant comes back before HARB.

8. ADJOURNMENT: The meeting adjourned at 9:10 AM.

Respectfully submitted,

David Conroy, Zoning Officer