

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – March 14, 2018

The following HARB members were present: Kenneth Parsons, Nancy Brown, Jerry Rafter, David Conroy, Plymouth Township Zoning Officer, Adam Stern and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance was Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning, Karen Bramblett, Plymouth Township Council Liaison, 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. ANNOUNCEMENTS & CORRESPONDENCE:
 - Charlie Guttenplan announced that The National Alliance of Preservation Commissions will be offering a training workshop for any interested HARB members on March 23, 2018 in Bethlehem, PA.
3. APPROVAL OF MINUTES: February 14, 2018 – approved.
4. OLD BUSINESS:
 - 4066 Butler Pike, Whitemarsh Township – A representative from 4066 Butler Pike presented this application for a proposed addition on to the rear of the existing building. The revised plans show that changes were made to the plan as per previous comments made by HARB members. The number of windows proposed on the side elevation has been reduced. The proposed building addition will be symmetrical in nature. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
5. NEW BUSINESS:
 - 105 Black Walnut Lane, Whitemarsh Township – Jim Butler, the contractor for 105 Black Walnut Lane, presented this application for proposed new window modifications, patio roof, outdoor fireplace, and garage door. The proposed windows will have dividers within the glass. Board members requested that photos of the existing house need to be provided to the Board. The Board agreed to have the applicant come back to a future HARB meeting to reconsider the application, after the applicant provides more details about the siding/materials being used, and the garage door. However, the windows can be installed at this time considering no permit is required for this work.
 - 3047 Spring Mill Road, Whitemarsh Township – Sam Paone, representing the single-family development being proposed at 3047 Spring Mill Road, presented to the Board a proposed new retaining wall along the Spring Mill Road R.O.W., replacing an existing stone wall. The height of the proposed wall will be at 3' in height at its highest point. The wall will be located roughly 10-15' off of the R.O.W., about 7-10' back from the existing stone wall being replaced. The Board

seemed to prefer either “Dakota Blend” or “Pewter Blend” for the color of the proposed wall. The possibility of using the materials from the existing stone wall for the proposed retaining wall was raised by an audience member. A discussion ensued on how the existing stone wall could be memorialized, possibly as a monument in the new development being proposed. Mr. Paone explained that the current sight issues with the existing wall was one of the reasons for the replacement of the wall. Several Board members raised the idea of using the materials from the existing wall for possibly a new wall at the Plymouth Meeting Historical Society. The Board agreed to have the applicant come back to a future HARB meeting to reconsider the application, with the applicant proposing other color options for the proposed wall and how the materials from the existing wall can be used.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): Sydelle Zove and David Contasta, both Whitemarsh Township residents, addressed the Board concerning the proposed townhome development at 4006 Butler Pike. The townhome development proposal will be appearing in front of the Whitemarsh Township Board of Supervisors on March 22, 2018 at 7pm for their Conditional Use application. The two residents felt that HARB should let the Board of Supervisors know that HARB hasn't seen the plans for this property since Nov. 2015 when it was a sketch with fewer units. Mr. Conroy indicated that HARB does not review conditional use applications.
7. HARB MEMBER COMMENTS: None.
8. ADJOURNMENT: The meeting adjourned at 10:00 AM.

Respectfully submitted,

David Conroy, Zoning Officer