

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – October 10, 2018

The following HARB members were present: Kenneth Parsons, Nancy Brown, Jerry Rafter, Adam Stern, 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.

1. CALL TO ORDER: The meeting was called to order at 8:30 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE: None.
3. APPROVAL OF MINUTES: August 8, 2018 – approved.
4. OLD BUSINESS: None
5. NEW BUSINESS:
 - Maple Hill Lot 6 (13 Catherine Lane) – Sam Paone of Paone Builders presented a custom Berkshire model for this lot. The dormer over the garage has been replaced with a ‘Turned-A’ (similar to what is on the Doylestown model) to accommodate a walk-in closet in the master bedroom. Materials are all ones previously approved. Motion to recommend to the Governing Body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
 - Maple Hill Lot 15 (6 Catherine Lane) – Sam Paone of Paone Builders presented a custom Hampton model for this lot. The dormer over the garage has been replaced with a ‘Turned-A’ (similar to what is on the Doylestown model) with a metal roof, to accommodate a sitting area in the master bedroom. Materials are all ones previously approved. Motion to recommend to the Governing Body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
 - Maple Hill Lot 17 (10 Catherine Lane) – Sam Paone of Paone Builders presented a custom New Haven model for this lot. The front elevation on this home represents a more significant deviation from the approved model; it includes arched windows, metal roof details, elimination of some shutters, and added stone around the garage. There are no dormers; there is a ‘Turned-A’ feature in the middle front. On the rear elevation, some windows have been enlarged. Materials are all ones previously approved. HARB members commented that while this house is different, it is not inconsistent with the rest of the development. Motion to recommend to the Governing Body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
6. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY): Sydelle Zove 644 Harts Ridge Road in Whitemarsh spoke. She discussed her feelings about the townhouse plan at 12/14 E Germantown Pike and stressed the need to be creative and for HARB’s involvement. She also mentioned research she had

done about the barn dating to the 1730's and indicated that at this point, it may be too far gone to save. She also talked about the need to enforce Township ordinances to prevent historic buildings from deteriorating and cited 15 and 27 E Germantown Pike. She provided an update on the Corson Estate (Abolition Hall property) and told the Board that the public hearing record was closed on Sept. 13th and that the Board of Supervisors would be making a decision on October 25th; she mentioned that public comment would be allowed and encouraged HARB to weigh in. Finally, she reminded the Board about the April 2017 presentation from the PA Historic and Museum Commission representative (Cory Kegerise) about the Certified Local Government designation. She suggested it be pursued in order to increase chances to obtain grants.

7. HARB MEMBER COMMENTS: None

8. ADJOURNMENT: The meeting adjourned at 9:20 AM.

Respectfully submitted,

Charles Guttenplan, AICP
Whitemarsh Township
Director of Planning & Zoning/Zoning Officer