

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – December 11, 2019

The following HARB members were present: Kathy Bandish, David Conroy, Plymouth Township Zoning Officer, Karen Coyne, Ken Parsons, Jerry Rafter, and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance was Laura Boyle Nester, Whitemarsh Township Board of Supervisors Liaison, Alex Pientka, Whitemarsh Township Building Inspector, and Karen Bramblett, Plymouth Township Council Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:35 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE:
 - Ken Parsons presented draft HARB applications and worksheets for the Board to review for future applications. He explained that these documents should streamline the review process for the Board.
 - Cory Kegerise, from the PA Historic and Museum Commission, presented to the Board a discussion regarding proposals for demolition of buildings within historic districts. He explained that there were three factors that the Board should take into consideration when presented with these type of proposals: 1) economic hardship, 2) safety issues, and 3) is the proposal in the public interest. Mr. Kegerise stated the Board should exercise defensible decision making and should decide how the proposal effects the historic district as a whole. George Ozorowski, Esq., questioned whether a stenographer should be present for these type of proposals. Sydelle Zove, from Harts Ridge Road in Whitemarsh, would like to see past decisions, at the state level, on these type of proposals distributed to the Board. David Contasta, from 109 Ridge Pike in Whitemarsh, mentioned that past Board members saw this historic district as whole when making decisions. A discussion of “demolition by neglect” followed by Board members.
3. APPROVAL OF MINUTES: November 13, 2019 – approved.
4. OLD BUSINESS:
 - 14 East Germantown Pike, Whitemarsh Township – Ken Parsons, Alex Pientka, and Bob Sztubinski inspected and prepared a report, dated 11/19/19, of the existing barn building on site that is subject to a proposed demolition. Mr. Pientka stated that the structure has historical significance as a whole; Mr. Sztubinski agreed. Discussion ensued between the Board and George Ozorowski, Esq., representing 14 East Germantown Pike, on whether the barn was historical in nature. Mr. Ozorowski withdrew the application. The Board tabled a decision on the application pending the applicant officially withdrawing their building permit application.
5. NEW BUSINESS:

- 107 East Germantown Pike, Whitemarsh Township – Thomas Dunleavy, the property owner, presented a proposal for a wall replacement. The original wall was damaged by a car accident. The wall was immediately repaired after the accident, a “like for like” replacement, and was given permission by the Whitemarsh Township Building Department to proceed with repairs before Board approval. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): Sydelle Zove, from Harts Ridge Road in Whitemarsh, gave the Board an update on the relocation of the schoolhouse from 3049 Spring Mill Road to the Plymouth Meeting Friends School. Ms. Zove also stated that the Whitemarsh Township Planning Commission denied the proposed townhome development at 4006 Butler Pike.
 7. HARB MEMBER COMMENTS: Karen Coyne discussed the ongoing traffic issues at the Butler Pike/Germantown Pike intersection. Kathy Bandish stated that she opposes demolition of certain buildings within the historic district. It was noted that Ken Parsons will take minutes for future Board meetings going forward.
 8. ADJOURNMENT: The meeting adjourned at 9:50 AM.

Respectfully submitted,

David Conroy, Zoning Officer