

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – November 13, 2019

The following HARB members were present: David Conroy, Plymouth Township Zoning Officer, Karen Coyne, Tim Ford, Ken Parsons, Jerry Rafter, 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: Sydelle Zove's email to Jerry Rafter was discussed and reviewed by the Board. The email contained questions/comments regarding ongoing projects at 14 East Germantown Pike, 3049 Spring Mill Road, and 4006/4046 Butler Pike.
3. APPROVAL OF MINUTES: October 16, 2019 – approved.
4. OLD BUSINESS:
 - 19 Catherine Lane, Whitemarsh Township – Mr. Guttenplan discussed that this “like for like” roof replacement is being used with cedar shake shingles over the porch. (When this was before HARB in October, Whitemarsh staff erroneously believed that the work had already been completed.) Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
 - 14 East Germantown Pike, Whitemarsh Township – George Ozorowski, Esq., representing 14 East Germantown Pike, presented this application for a proposed demolition of a barn building. Mr. Ozorowski explained that two proposals are being considered by the applicant for the property: the townhome proposal is preferred by the applicant. The applicant believes that the present barn does not have any historical significance at this point. Mr. Parsons would like a record of where the barn was located on site if demolished. Several members of the Board would like to inspect the barn for its wood framing. Sydelle Zove, from Harts Ridge Road in Whitemarsh, mentioned that she would like to see Cory Kegerise, from the PHMC, consulted before the demolition of the barn. It was decided that Bob Sztubinski and Ken Parsons will inspect the barn prior to any decision made on this proposal.
5. NEW BUSINESS:
 - 9 Catherine Lane, Whitemarsh Township – Dave Holt, the contractor for the project, presented a proposal for a new paver patio at the rear of the dwelling. The material that will be used will be cast veneer stone wall block and will be a light grey pewter color. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.

- 11 Catherine Lane, Whitemarsh Township – Dave Holt, the contractor for the project, presented a proposal for a new paver patio at the rear of the dwelling. The material that will be used will be cast veneer stone wall block and will be a dark grey pewter color. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
- 12 Catherine Lane, Whitemarsh Township – The homeowner for the project presented a proposal for a new paver patio at the rear of the dwelling. The material that will be used will be Bristol smooth stone and will be a grey pewter color. The decking connected to the patio will be a grey tone color. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
- 3138 Spring Mill Road, Whitemarsh Township – The homeowner presented a proposal for a partial roof replacement for their garage, as well as a proposal for a demolition of a porch. The roof replacement has already been completed since it was an emergency repair for leaks. The porch being removed was originally done in a hap-hazard fashion. Any gutters that are being replaced will be replaced with half round gutters. Any other work being done/replaced is basically being completed “like for like”. 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, as well as an update on the proposed townhome development at 4006 Butler Pike. Ms. Zove also explained that she wrote a draft for the Historic Resources section for the Comprehensive Plan for Whitemarsh Township.
7. HARB MEMBER COMMENTS: Proper procedures for HARB applications were reviewed by the Board members.
8. ADJOURNMENT: The meeting adjourned at 9:55 AM.

Respectfully submitted,

David Conroy, Zoning Officer