

Plymouth & Whitemarsh Townships  
Historical Architectural Review Board  
Meeting Minutes – October 16, 2019

The following HARB members were present: Kathy Bandish, 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, 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. ELECTION OF CHAIR: Jerry Rafter was nominated and approved by a 7-0 vote.
3. ANNOUNCEMENTS & CORRESPONDENCE: Ken Parsons stated that the HARB Training Session on August 20<sup>th</sup> went well and was very informative. Kathy Bandish would like this training session to be available when new members are appointed to the Board.
4. APPROVAL OF MINUTES: August 14, 2019 – approved.
5. OLD BUSINESS:
  - 14 East Germantown Pike, Whitemarsh Township – George Ozorowski, Esq. and Brian Horn, a historian, representing 14 East Germantown Pike, presented this application for a proposed demolition of a barn building. Mr. Horn reviewed his resume with the Board. A historical description of the barn, which is currently stucco, was presented to the Board via a PowerPoint presentation (the file is available at Whitemarsh Township). Mr. Horn concluded that the current state of the barn is not really historical in nature anymore because of the numerous additions/renovations that have been done on the structure over the years. Ms. Bandish stated that with the removal of the current barn, the surrounding area loses a certain “historical flavor”. Ms. Coyne would like to see a plaque installed on the part of the barn that can be preserved, explaining the historical significance of the structure. David Miller, of Plymouth Friends Meeting, stated that he appreciated the presentation, but would like to see the current barn preserved because he believes it is an integral part of the surrounding community. Sydelle Zove, from Harts Ridge Road in Whitemarsh, also stated that she appreciated the presentation, and presented to the Board an article from the Today’s Post, from 1973, about a renovation that was taking place to the barn at that time. Ms. Zove also would like to know the reasons for the removal of the barn at this time. Craig Nannos, a neighbor of the property and military historian, stated that he believes that currently only two stone walls on the barn are historical in nature. The Board concluded that they will table this application until the HARB Guidelines are thoroughly reviewed, but wanted an economic hardship demonstrated by the applicant before a formal vote is taken.

6. NEW BUSINESS:
- 19 Catherine Lane, Whitemarsh Township – Mr. Guttenplan mentioned that work on this roof replacement, over the doorway on the original Manor House, has already been completed and the materials/colors used were “like for like”. Motion to acknowledge that the work has already been completed was seconded and approved by a vote of 7-0.
  - 3033 Spring Mill Road, Whitemarsh Township – Mr. Guttenplan mentioned that work on this roof replacement has already been completed and the materials/colors used were “like for like”. Motion to acknowledge that the work has already been completed was seconded and approved by a vote of 7-0.
  - 2130 Sierra Road (Plymouth Meeting Historical Society), Plymouth Township – Craig Brooks and Jennifer Cheyne, from the Plymouth Meeting Historical Society, presented an application for a proposed events venue on the property. These events would include, but not be limited to weddings, banquets, parties, etc. The applicants would like to preserve the current building on site, but need additional income to help with the preservation. The proposed plan for the venue would have access to both Chemical and Sierra roads. Since numerous variances from the Plymouth Township Zoning Hearing Board would be needed, a favorable reaction from the Board was only needed for the applicant to move forward with their plans. The Board was generally in favor of this project at this time.
  - 4000 Chemical Road (Metroplex Corporate Center), Plymouth Township – Rob Lewis, Esq. presented an application for a proposed temporary parking lot on site. An already approved office building, which will be constructed in the near future, needs to use the existing parking lot on the property for staging for construction vehicles/equipment. Mr. Lewis explained that this project will have no impact on any of the historical buildings in the area. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 7-0.
7. 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 mentioned that Sal Paone Builders received a variance from the Whitemarsh Township Zoning Hearing Board for setback relief for a new replica schoolhouse on the property. She would like to see him donate the money that would have been spent on the replica toward the move. David Miller, of Plymouth Friends Meeting, mentioned that he would like to inspect the foundation of the current schoolhouse at 3049 Spring Mill Road. Mr. Sztubinski indicated he had inspected the site and it was now dry under the schoolhouse; will re-inspect after rain.
8. HARB MEMBER COMMENTS: Mr. Parsons wanted to make sure every member of the Board had a copy of the HARB Guidelines; Mr. Guttenplan will email out a copy to the Board.

9. ADJOURNMENT: The meeting adjourned at 10:45 AM.

Respectfully submitted,

David Conroy, Zoning Officer