

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
AGENDA – February 9, 2022
8:30 AM**

___ Conroy ___ Coyne ___ Von Essen ___ Higgins ___ Vacancy
___ Parsons ___ Rafter ___ Sztubinski ___ Clay
___ Turenne (WT BOS Liaison) ___ Bandish (PT Council Liaison) ___ Guttenplan (WT Staff Liaison)

1. **CALL TO ORDER**
2. **ELECTION OF CHAIR**
3. **ELECTION OF VICE CHAIR**
4. **ANNOUNCEMENTS & CORRESPONDENCE**
 - Whitemarsh Board of Supervisors to consider ordinance to correct Historic District requirement for affirmative vote by HARB
3. **APPROVAL OF MINUTES**
 - November 10, 2021
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - 3028 Tara Court (WT) – Deck with Partial Roof
6. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)**
7. **HARB MEMBER COMMENTS**
8. **ADJOURNMENT**

****Public comment will be accepted at the conclusion of each
agenda item prior to taking action****

NEXT MEETING
March 9, 2022, 8:30 AM

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – November 10, 2021

The following HARB members participated via ZOOM telecommunication technology: David Conroy, Plymouth Township Zoning Officer, John Von Essen, Ken Parsons, Jamina Clay, Tom Higgins, Jerry Rafter, and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance were Charlie Guttenplan, Whitemarsh Township Director of Planning & Zoning, and Kathy Bandish, Plymouth Township Council Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:33 AM by Chair Rafter.
2. ANNOUNCEMENTS & CORRESPONDENCE:
 - It was announced that the 'Spring Mill Area Multi-modal and Land Use Study' being conducted by the Township includes a Public Survey which is now available using this link: <https://www.surveymonkey.com/r/FV655DC>; everyone is encouraged to take a few minutes and fill it out.
 - Any Certificates of Appropriateness recommended at this meeting will not be acted upon until the Board of Supervisors meeting on December 9th; the Board's only November meeting was already held on November 4th.
3. APPROVAL OF MINUTES: October 13, 2021 – approved.
4. OLD BUSINESS: None.
5. NEW BUSINESS:
 - 6 Germantown Pike, Whitemarsh Township – Chris Myers was present representing this application to install a back-up generator on the east side of the building. This generator proposal was brought to HARB due to the prominence of this building. The generator is sized to be able to handle the businesses in the building should there be a power outage. HARB members had no questions. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 7-0.
 - 17 Catherine Lane, Whitemarsh Township – Michael Carr, property owner was present. He is proposing to convert the barn on this lot into a single-family dwelling with a small addition in the back of the building. Minimal alterations are proposed, keeping its historic nature. Hardy board siding will be used in the back; front material will remain wood. Window will match what is there; they will be re-constructed and made weather-tight. One barn door will be re-hung for a garage door; the location of the other one becomes the front door (facing Catherine Lane). The utility box will be wrapped in wood to blend; colors will be matched with historic palettes used. It was pointed out that converting the barn to a single-family home is consistent with the land development plan approved for 'Maple Hill' in which this lot is located. Roof materials will remain the same as present ones; round gutters will be used. It was noted that when completed, the home will be rented. A question was also raised about the stone from the retaining wall on site that had been previously taken down; the stone was to be re-used on site. It was noted that the stone is still there with no plans for re-use currently. Motion to recommend the governing body approve a Certificate of Appropriateness for the barn conversion as presented was seconded and approved by a vote of 7-0.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): Sydelle Zove (Harts Ridge Road, WT) questioned whether HARB is taking public comment before voting on an issue; it was acknowledged that the Board erred in not taking comment before voting on the barn conversion, and will do that before voting on items in the future. Ms. Zove had wanted to make comment; she supports the proposal but wanted to suggest that HARB look at this again in December since it's before the December Board of Supervisors meeting. She felt there were not enough details concerning the appearance and profiles of materials to be used, etc.
Ms. Zove requested a copy of the e-mails concerning the possible relocation of the school house at 3049 Spring Mill Road that Mr. Guttenplan agreed to circulate following the October 13th HARB meeting; she was advised to submit a Right-to-know Request so they could be provided.
Ms. Zove informed the members that the Township is acquiring the Haub property (4046 Butler Pike), adjacent to the Corson Tract and to 10 acres the Township already owns, with the use of open space funds. She observed that moving the school house from 3049 Spring Mill Road to this property, would be one possibility.
Ms. Zove also informed HARB that the one of the draft recommendations of the Montgomery County Planning Commission "Pikes Study" is to realign the jogged intersection of Butler Pike at Germantown Pike. There is no good alternative; any would result in destroying significant historic properties. She wanted to make sure HARB was aware of this and perhaps that HARB might choose to weigh in on this recommendation.
7. HARB MEMBER COMMENTS: In response to Ms. Zove's comments about the barn conversion at 17 Catherine Lane, it was noted that HARB members were familiar with it and at least one member had been through the building. If when permits and architectural drawings are submitted, Bob Sztubinski feels it needs to be brought back to HARB for additional discussion, that will be done.
8. ADJOURNMENT: The meeting adjourned at 9:13 AM.

Respectfully submitted,

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

HARB

Partial Covered deck

BZ-2022-138

E-2022-139

B-
M-
FM-
U&O-



WHITEMARSH TOWNSHIP APPLICATION FOR PLAN EXAMINATIC FOR BUILDING AND ZONING PERMIT

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 1/11/22 Permit Type: Building (B) Electrical (E) Mechanical (M)
Is Owner Applicant? Yes No Zoning (Z) Plumbing (P) Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

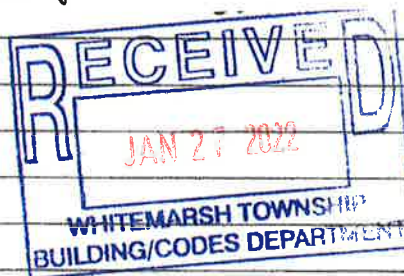
Address: 3028 Tara Court Apt.: _____ Zip: 19462 Zoning District: A
Subdivision: _____ Lot Number: _____ Parcel Number: _____ Year Built: 1986
Parcel Type: Residential (R) Commercial (C) Industrial (I) Other (O)

PART 2. OWNER INFORMATION

First Name: Sean & Kim Last Name: Matthews Phone: _____
Address: 3028 Tara Court City: Plymouth Meeting
State: PA Zip: 19462 Email Address: _____

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)	<u>Paul Kelly Home Improvements</u>	<u>2220 Bridgeport Ave</u>	<u>Pennsburg PA 18073</u>	<u>PA042767</u>
Architect / Engineer				
General Contractor	<u>Paul Kelly Home Improvements</u>	<u>2220 Bridgeport Ave</u>	<u>Pennsburg PA 18073</u>	<u>PA 042767</u>
Excavation				
Concrete				
Carpentry				
Electrical	<u>Paul Kelly Home Improvements</u>			
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				



PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Paul Kelly 2220 Bridgeport Ave Pennsburg PA 215-284-4359
SIGNATURE OF APPLICANT ADDRESS PHONE NO.
PAUL KELLY
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.



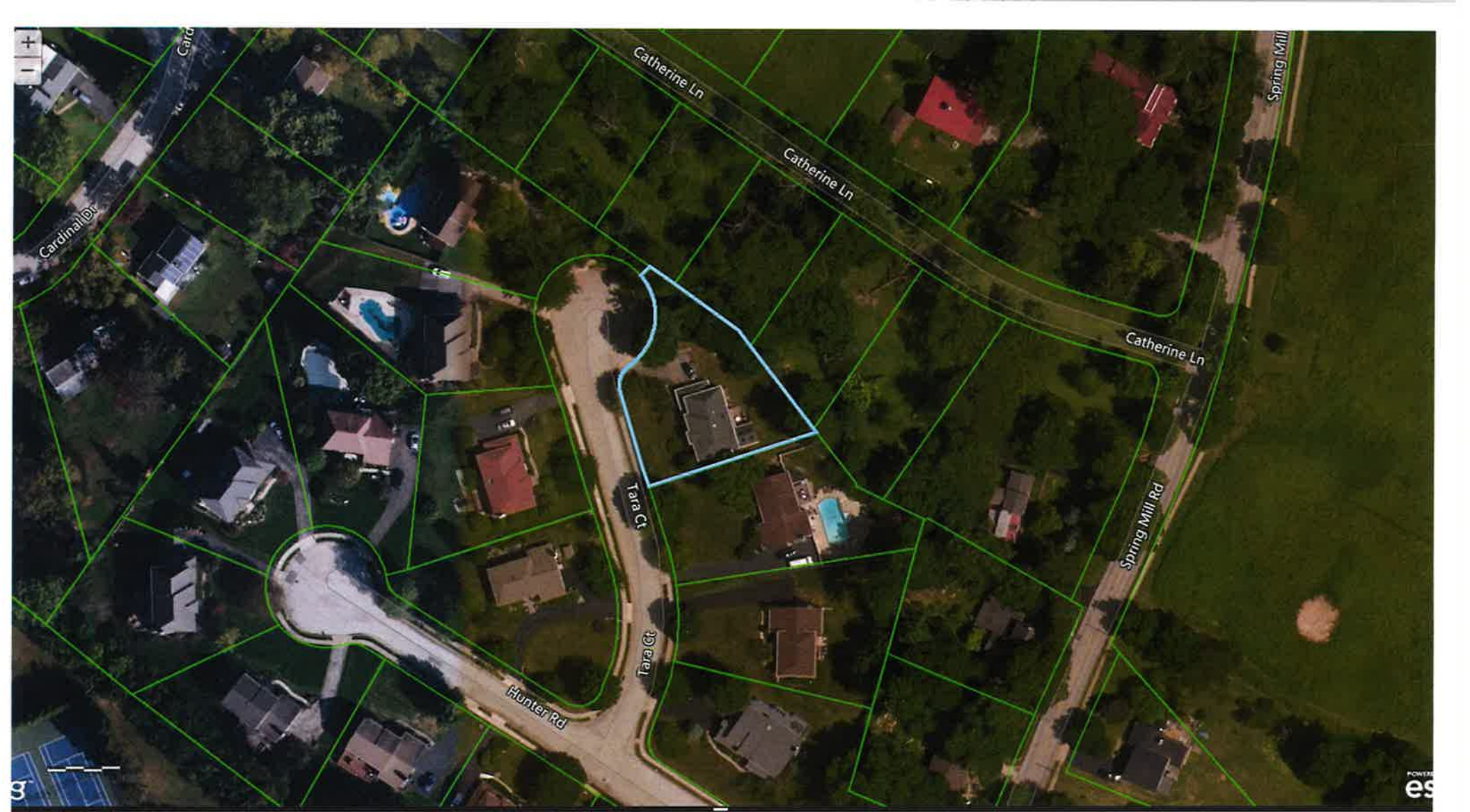
**WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS**

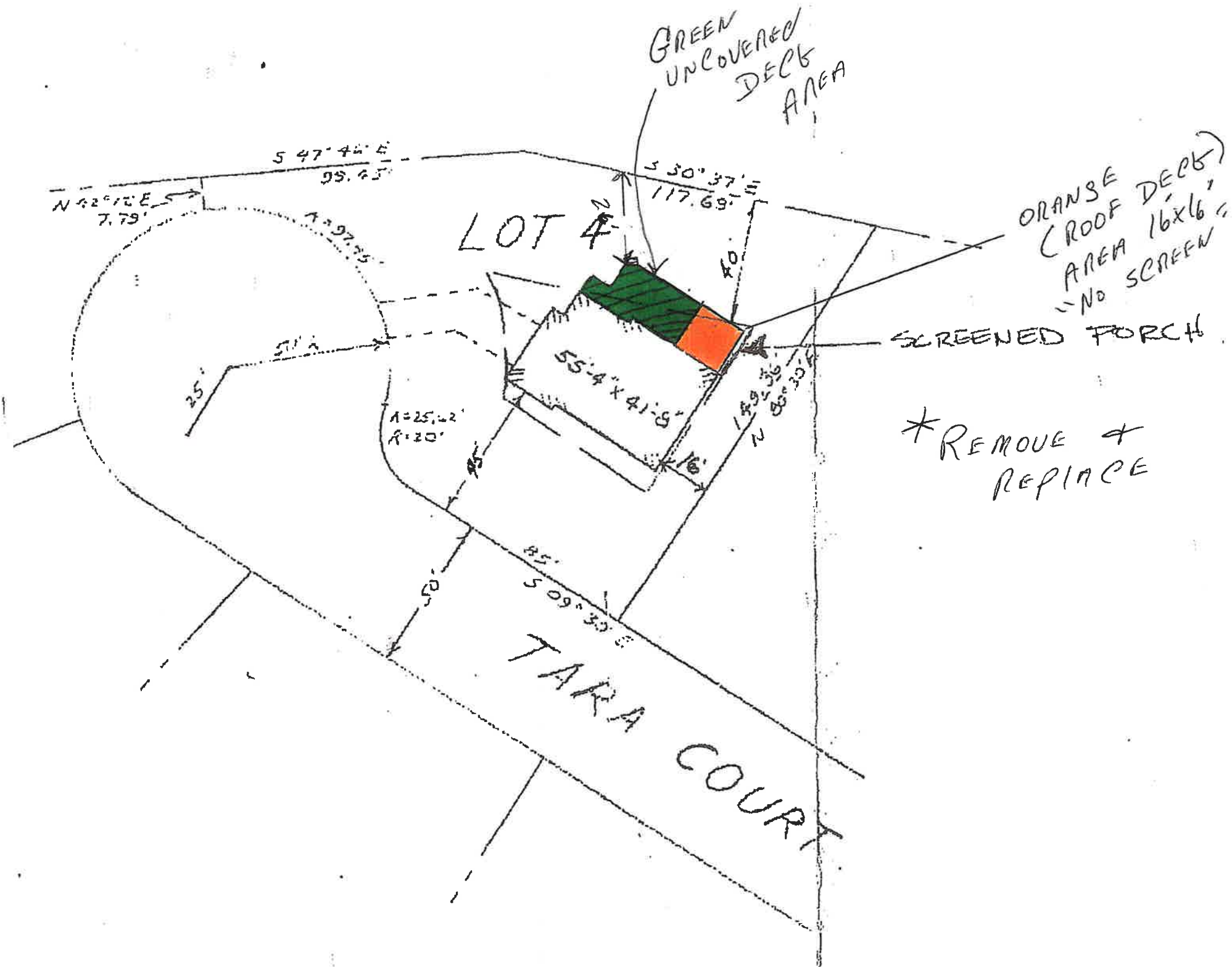
PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

Permit Type(s) Required:

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

REMOVING OLD DECK & ROOF
REPLACING -W- NEW
SIZE IS A LITTLE BIGGER





GREEN UNCOVERED DECK AREA

ORANGE (ROOF DECK) AREA 16x16 NO SCREEN

LOT 4

TARA COURT

SCREENED PORCH

* REMOVE & REPIACE

55'-4" x 41'-8"

S 47° 44' E
95.45'

S 30° 37' E
117.69'

N 42° 10' E
7.79'

A = 25.22
R = 20'

S 09° 30' E

25'

10'

16'

N 85° 30' E
139.36'

45'

45'

51.2'

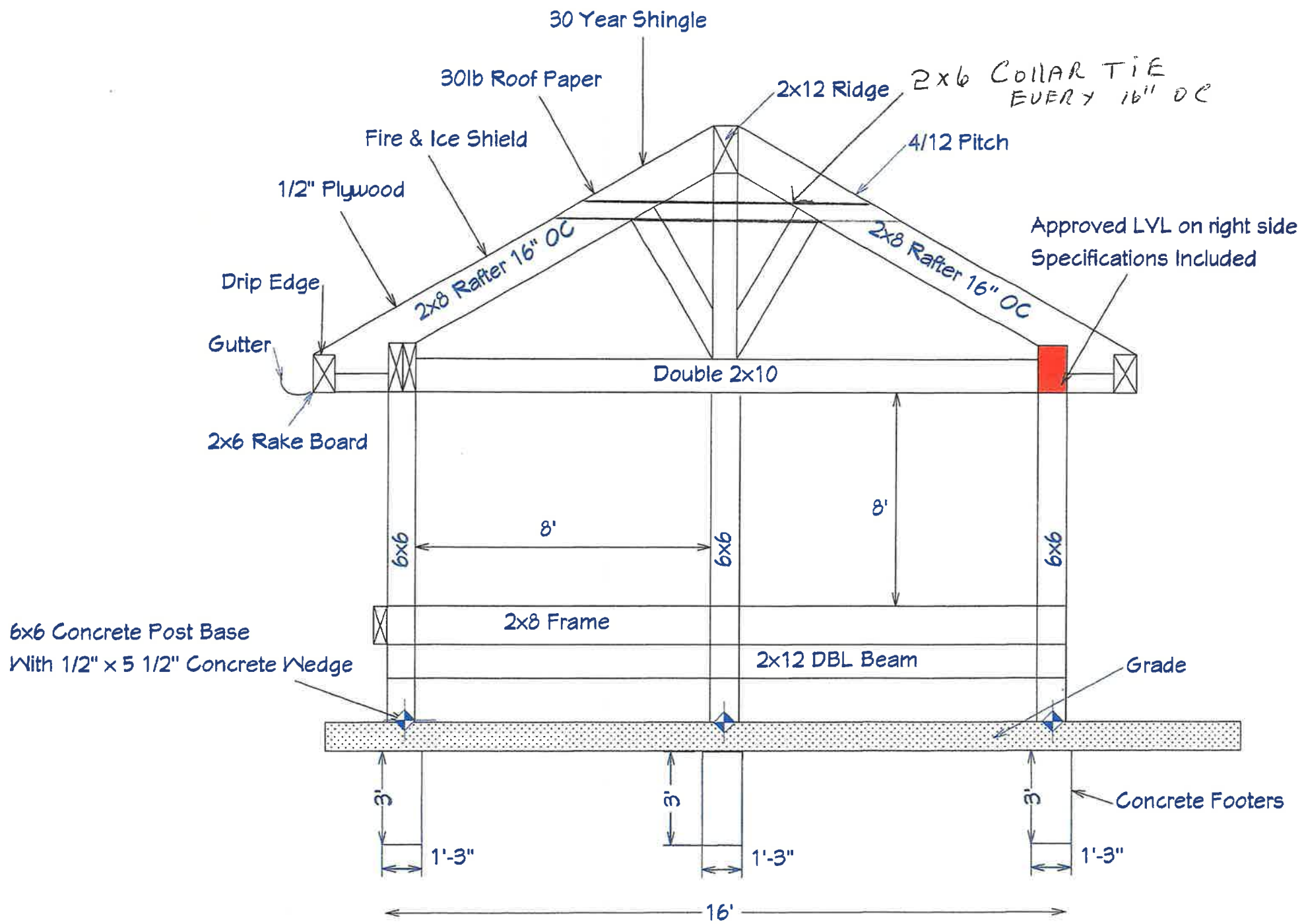
7.9725'

3028 TANA COURT



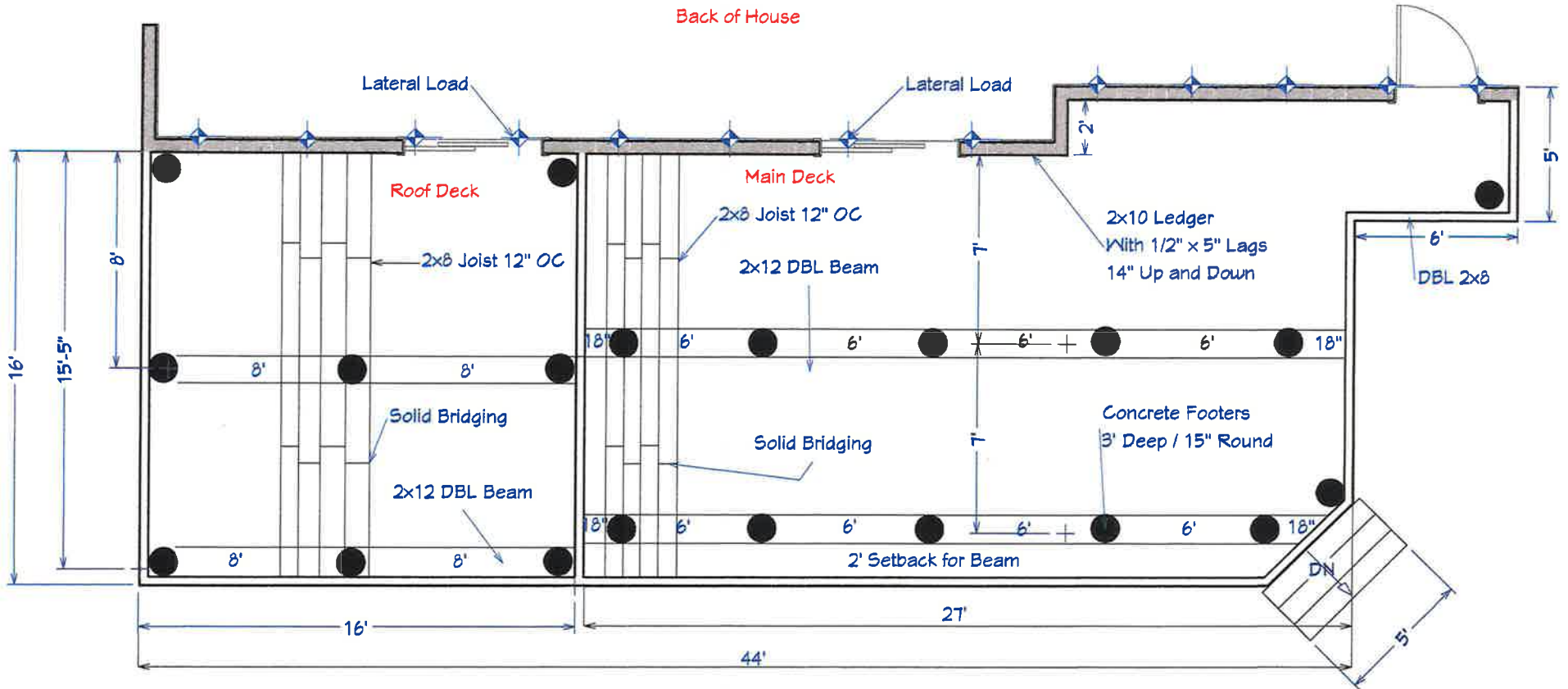
PROPOSED
NEW
DECK
+
ROOF

JUST
FOR
VISUAL



PKHIC LLC Blueprint

Sean & Kim Matthews
 3028 Tara Court
 Plymouth Meeting PA 19462



Notes:

- Weed matt and stone underneath deck.
- All ACQ pressure treated frame, nails, bolts, screws, and joist hangers.
- Decking to be Azek Weathered Teak and border to match.
- Railing to be Trex Transcend White with Azek Weathered Teak Drink Top.
- LED Low voltage steps and post cap lights with 100 Watt Transformer/Photocell