

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – July 10, 2019

The following HARB members were present: Kathy Bandish, Karen Coyne, Tim Ford, Ken Parsons, Alex Pientka, Jerry Rafter, and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance was Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning, Karen Bramblett, Plymouth Township Council Liaison, and Michael Drossner, Whitemarsh Township Board of Supervisor sitting in for Laura Boyle-Nester as Board Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:30 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE:
 - Jerry Rafter e-mail of June 30, 2019 concerning School House at 3049 Spring Mill Road
E-mail raised concern about building a replica vs. keeping (moving) existing structure. Discussion ensued among the members with Sal and Sam Paone present concerning the condition of the structure, the need to relocate it or build a replica of it in another location due to grades on the site, the fact that the building is sitting in water, and desires of purchasers of the lot/new home. Though HARB previously favored building a replica in the new location on the lot, some members raised doubt as to whether that was an appropriate action instead of trying to salvage whatever can be of the original structure. Sal Paone provided additional background and discussed possibility of moving structure to Friends Meeting (Quaker) School at Butler and Germantown Pikes; need more time to explore this option.
Ken Parsons responded via e-mail to Jerry's inquiry about current conditions of school house. He also pointed out that the school house is located on designated open space lands in the 'Maple Hill' subdivision, and would remain in the open space area if moved.
Further discussion took place after which HARB agreed to table this issue until more information about the possibility of moving it the Friends Meeting School is known.
Dave Miller, representative of the Friends Meeting School spoke; he indicated if it is moved, it would be used for educational purposes. Also concerned about where the funds to move and restore it, would come from.
Sydelle Zove (Whitemarsh resident, Harts Ridge Road) spoke; she provided historical information and pictures of the School House. Also mentioned that Dr. Corson originally housed his mineral collection in the School House; the Montgomery County Historical Society currently holds the collection and doesn't want to maintain it; possibly could be returned to School House at some point.
 - Announced HARB Training on August 20, 2019, 6:30 PM, 'Defensible Decision-Making' with Cory Kegerise of PA Historic and Museum Commission; as a training session, this is not a public meeting.

3. APPROVAL OF MINUTES: June 12, 2019 – approved. (Ken Parsons abstained having not been present at previous meeting.)
4. OLD BUSINESS: None.
5. NEW BUSINESS:
 - 3068 Butler Pike, Whitemarsh Township – Kurt Kalbfleisch, Sales Consultant The Home Depot, representing the new owner of this property, presented plans for new windows for the entire home at this address. All windows will be replaced with same size and all will have grids to match current windows. Motion to recommend to the Governing Body to approve a Certificate of Appropriateness with conditions: that windows facing Butler Pike and on right side (south side) of house have simulated divided lights (exterior grids) with the remaining windows okay to have integrated divided lights (grids between glass); that the arrangement of the lights in new windows match current windows (i.e. 6 over 6 have new windows with 6 over 6, etc.); and that there be no alteration to the jambs, casings or exterior trims. Also 2 over 4 cottage should be replaced in like kind with simulated divided lights. Motion was seconded and approved by a vote of 6-0.
 - 3139 Spring Mill Road, Whitemarsh Township – Ben Lessig, Project Manager of BrightEye Solar, represented the owner of this property. They are proposing 39 roof-mounted solar panels to provide all of the energy for this home (with a possible small surplus to be sold back to the grid). Home is part of Black Walnut Lane development (has a Spring Mill Road address because of driveway location), built in 2001 and was noted as a 'non-contributing' building in the Historic District. HARB noted their appreciation for the 'green solution'. Motion to recommend to the Governing Body to approve a Certificate of Appropriateness as presented; motion was seconded and approved by a vote of 6-0.
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None.
7. HARB MEMBER COMMENTS:
 - Michael Drossner, Whitemarsh Board of Supervisor, sitting in for liaison Laura Boyle-Nester at this meeting, commented that he was very impressed with HARB's work and that the Board appreciates the vetting that HARB does with the difficult issues it deals with.
8. ADJOURNMENT: The meeting adjourned at 9:54 AM.

Respectfully submitted,

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