

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – August 10, 2022

The following HARB members were present: Dave Conroy, Plymouth Township Zoning Officer, Karen Coyne, Ken Parsons, Robert Sztubinski, Jerry Rafter. Also in attendance was: Kathy Bandish, Plymouth Township Council Liaison, Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning.

1. CALL TO ORDER: The meeting was called to order at 8:31 AM by Mr. Rafter
2. ANNOUNCEMENTS & CORRESPONDENCE: The board thanked Ms. Coyne for taking minutes last meeting.
3. APPROVAL OF MINUTES: July 13, 2022 – The board approved the minutes unanimously.
4. OLD BUSINESS: None.
5. NEW BUSINESS:

3024 Tara Court (WT) – Installation of Paver Patio

Barry Ruder, the owner, introduced the project. It includes the removal of existing deck as reviewed by the board previously, and the installation of a 35' by 16' patio along the back edge of the house. The patio includes concrete pavers and small sitting wall with a fire pit. The pavers are J. Henry brand with the "Sonoran" color. The concrete is Dakota blend.

Mr. Parsons notes that the project abuts the house in the back. Mr. Rafter shows picture. Mr. Ruder clarified that will not extend past side of house. Mr. Parsons notes that it will not be seen from the street.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved unanimously.

4060 Butler Pike (WT) – Replacement Monument and Building Signs

Jerry Rath, the applicant's attorney, introduced the project. Mr. Rath explained the project of replacing existing signs with similar and slightly smaller versions. Mr. Guttenplan directed members to look at illustrations provided by the applicant and noted that they received zoning relief for this project. Ken asked if the attorney believes the style of the signs matched the style of the building. Mr. Rath confirmed. Ken noted that the building has a significant setback from the road.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved unanimously.

100 Back Walnut Lane (WT) – Deck, Stair Repair; Add Paver Landing

Selvam Naveen, the property owner, introduced the project. He discussed the replacement of deck boards and railings, stairs, and a two by three foot paver section at the base of the stairs. He noted that all repairs are behind the building, shaded by trees, and that the house was built in 2002. Mr. Sztubinski noted that stair risers need to be closed with a four-inch maximum gap per building codes.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness with the condition that the four-inch gap in the risers is filled according to building code specifications was approved unanimously.

111 Germantown Pike (PT) – Cottage Roof Replacement

Paul Kelly of Madison Kelly Contractors introduced the project. It includes removing existing shingles on cottage roof and replacing with new identical asphalt shingles. Mr. Kelly brought a sample of the material. It was noted that this is only the repair of an existing roof and that nothing historical is being touched.

A motion to recommend the Township Council approve a Certificate of Appropriateness was approved unanimously.

27 Germantown Pike (WT) – Retaining Wall (Addendum to 5.11.22 Review)

Owner Tom Robbins was present to represent the project. Mr. Guttenplan introduced the project. He noted that it has been before HARB multiple times, and this appearance is looking for an amendment to the certificate of appropriateness to include the retaining wall in the rear of the building. He noted that the retaining wall has been on the plan the whole time, and directed the board's attention to sample block. Mr. Sztubinski noted that during the site visit he observed that the only way to see the wall is from the side property, and it is not visible from the street.

Mr. Robbins also noted that the wall will be covered with arborvitae as required by the shade tree commission. These will block the view from the street. Mr. Rafter noted that the color and material are fine.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved unanimously.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None
7. HARB MEMBER COMMENTS: Mr. Conroy commented that he will probably be absent for the October meeting.
8. ADJOURNMENT: The meeting was adjourned at 8:54 AM.

Respectfully submitted,

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