1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE
   - 400 Stenton Avenue (Invitation to Comment Pursuant to Section 106 of the
     National Historic Preservation Act)

3. APPROVAL OF MINUTES
   - January 8, 2020
   - February 12, 2020

4. OLD BUSINESS

5. NEW BUSINESS
   - 12 Catherine Lane – Proposed Fence
   - 15 Catherine Lane – Proposed Patio & Sitting Wall
   - 2 Catherine Lane – Proposed Fence

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
April 8, 2020, 8:30 AM
February 13, 2020

Whitemarsh Township Historical Architectural Review Board
Jerry Rafter, Chair
616 Germantown Pike
Lafayette Hill, PA 19444

Subject: Invitation to Comment
Joshua House / 824932
400 Stenton Avenue, Plymouth Meeting, Montgomery County, PA 19462
EBI Project #6120000693

Dear Mr. Rafter:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of Crown Castle USA, Inc., provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached project plans for additional details regarding this proposed project.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project’s potential effect to historic properties.

Please submit your comments regarding the proposed project’s potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Respectfully Submitted,

Matthew Holtkamp
Architectural Historian III
T (785) 760 5938
mholtkamp@ebiconsulting.com

Attachments - Drawings and Maps
Plymouth & Whitemarsh Townships  
Historical Architectural Review Board  
Meeting Minutes – February 12, 2020

The following HARB members were present:  
- Rafter - C ___ Bandish  
- Ford ___ Conroy, Plymouth Township Zoning Officer  
- Coyne ___ (vacant)  

Also in attendance:  
- Michael Drossner, Whitemarsh Township Board of Supervisors, Liaison  
- Karen Bramblett, Plymouth Township Council, Liaison.  
- Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning.

1. CALL TO ORDER:

2. ANNOUNCEMENTS CORRESPONDENCE & ACTION ITEMS:

- Ken Parsons presented draft HARB application(s) and teaching worksheet(s) for the Board to review for future applications. He explained that these documents used by other municipality should streamline the review process for the Board and document action required by the applicant.
  - **Motion:** It was noted that a special HARB meeting be schedule to review in detail instructions and methods in completing the application and/or modifying if warranted specific requirements.
  - **Amend Motion:** Special meeting date(s) shall be scheduled, after Board receives additional forms that are to be submitted for review and comment at meeting.

- **Motion:** Revise Meeting Minutes boilerplate, intro. – **Item A:** Attendance List, **Item B:** reference footnote; Historical District code Sect. 10-9, **Item C:** add Action Items with announcements and correspondence. Reference to Exhibit #20-1, (Information sent separately).

3. APPROVAL OF MINUTES:

January 08, 2020
4. **OLD BUSINESS:**

14 East Germantown Pike, Whitemarsh Township – Ken Parsons prepared a report, dated 11/19/19, pertaining to a historical and physical inspection. Alex Pientka, and Bob Sztubinski concur with the finding of the inspection and report of the existing barn building on site that is subject to a proposed demolition. Mr. Pientka stated that the structure has historical significance as a whole; Mr. Sztubinski agreed. Discussion ensued between the Board and George Ozorowski, Esq., representing 14 East Germantown Pike, on whether the barn was historical in nature. Mr. Ozorowski withdrew the application. The Board tabled a decision on the application pending the applicant officially withdrawing their building permit application.

- **Motion:** Attached Report, record report date.
- **Request Information:** Whitemarsh Township received officially withdrawal Application.

5. **NEW BUSINESS:**

3 Catherine Lane, Whitemarsh Township – Alyssa & Mark Brodzinski, property owners, proposed paver patio and sitting area. Scope of work contract with Triad Landscaping Group, LLC. Installation of a 300 SF masonry paver patio to be located in the rear elevation of the residence.

**Application:** Approved w/ Comment(s) 5-1

- **Motion:** Maple Hill of Whitemarsh Community Association shall recognize the Plymouth & Whitemarsh Township Historical Architectural Review Board in all future communication. Community Association shall inform future applicant(s) to schedule HARB review.
- **Request Information:** Association shall acknowledge HARB request.

4 Catherine Lane, Whitemarsh Township – Klein Residence
6 Catherine Lane, Whitemarsh Township – Rubbo Residence
8 Catherine Lane, Whitemarsh Township – Glanzmann Residence
10 Catherine Lane, Whitemarsh Township – Lipner Residence

Property owner listed above, propose installation of a 6'-0" high fence parallel with the rear property line. Although the introduction of a shallow box fence within the neighboring area seems fitting, within sight from this development the majority of the vernacular is stock fencing, which present itself a recognizable historical feature. A selection review with applicant and HARB would have been helpful. The Whitemarsh Building and Code Department address the applicant, concerns rising from fence enclosure where swimming pools are present, compliance would alter the fence profile. No, pools are present nor currently plans for with new installation.

**Application:** Approved w/ Comment(s) 5-1
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): Screening is currently in the process for selecting a candidate for the vacant HARB member(s) chair. A welcome and sincerely thanks to Tom Higgins for his participating interest.

7. HARB MEMBER COMMENTS: None

8. ADJOURNMENT: The meeting adjourned at 9:38 AM.

Respectfully submitted,
Kenneth A. Parsons, RA, HARB Architect
WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

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: 3-2-20
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: 12 CATHERINE LANE Apt: Zip: 19462 Zoning District: A
Subdivision:
Lot Number: 18 Parcel Number:
Parcel Type: Residential (R) Commercial (C) Industrial (I) Other (O)
Year Built: 2019

PART 2. OWNER INFORMATION
First Name: SEAN
Last Name: SMITH
Phone:
Address: 12 CATHERINE LN Zip: 19462 City: PLYMOUTH MEETING State: PA
Email Address:

PART 3. CONTRACTOR(S) INFORMATION
NAME OF CONTRACTOR (LAST, FIRST) ADDRESS CITY, STATE LICENSE NO.

Applicant (not owner) SELF

Architect / Engineer
General Contractor
Excavation
Concrete
Carpentry
Electrical
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 permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT 12 CATHERINE LN PLYMOUTH MEETING, PA 19462

ADDRESS

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

Page 1
### PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

<table>
<thead>
<tr>
<th>Permit Type(s) Required:</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

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

**INSTALLING FENCE ON REAR PROPERTY LINE, SEG PLAN (6 FOOT)**
March 3, 2020

Mr. and Mrs. Sean Smith
12 Catherine Lane
Plymouth Meeting, PA 19462

Dear Mr. and Mrs. Smith,

Thank you very much for submitting your architectural change request for the installation of a 6' high shadowbox fence on your rear property line. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township permit;
- The new fence may not block any swales;
- In the event the installation of the fence requires landscaping to be moved, it should be replanted in another location on the homeowner’s lot;
- You are required to properly maintain the fence at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association’s governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/dc
**WHITEMARSH TOWNSHIP**

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

**PART 1. PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Address</th>
<th>15 Catherine LN</th>
<th>Apt:</th>
<th>Zip:</th>
<th>Zoning District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision</td>
<td></td>
<td>Lot Number:</td>
<td>Parcel Number:</td>
<td>Year Built:</td>
</tr>
<tr>
<td>Parcel Type</td>
<td>Residential (R)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>First Name</td>
<td>Chris</td>
<td>Last Name: Donati</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>15 Catherine LN</td>
<td>City: Plymouth Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State</td>
<td>PA</td>
<td>Zip: 19423</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PART 2. OWNER INFORMATION**

**PART 3. CONTRACTOR(S) INFORMATION**

<table>
<thead>
<tr>
<th>NAME OF CONTRACTOR (LAST, FIRST)</th>
<th>ADDRESS</th>
<th>CITY, STATE</th>
<th>LICENSE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRAD LANDSCAPE GROUP DAVELLA</td>
<td>452 Abington Ave Greenside</td>
<td>Pa</td>
<td>132337</td>
</tr>
</tbody>
</table>

**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.

**SIGNATURE OF APPLICANT**

**ADDRESS**

**PHONE NO.**

**RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE**

**PHONE NO.**
PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

<table>
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<tr>
<th>Permit Type(s) Required:</th>
</tr>
</thead>
</table>

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

- Install 280 sq ft Paver Patio, Sitting wall, Steps + Fire Pit
- Sitting wall is 24" E. P. Henry Wall Block
- 3 Steps Constructed of E.P. Henry Wall Block 8" Paver 12" Tread
PART 11. SITE PLAN

Show lot lines, easements and work layout and dimensions (attach additional sheets if necessary):

SCALE = 1 inch = ______ FEET
February 24, 2020

Mr. and Mrs. Christopher Donati
15 Catherine Lane
Plymouth Meeting, PA 19462

Dear Mr. and Mrs. Donati,

Thank you very much for submitting your architectural change request for the installation of a paver patio, fire pit and landscaping. Please be advised that your request is approved, conditional upon the following:

➤ You are required to obtain a Township building permit;

➤ The depth of the patio may put it outside of the building envelope. This depth may be limited by the Township and would be reviewed as part of the permit application process;

➤ The construction of the patio should be done with consideration to storm water drainage. The swale should never be blocked. If necessary, the swale should be rerouted by the contractor. It appears that the patio may encroach on the swale in the backyard and your contractor would need to properly reroute;

➤ Please make your contractor aware that there is a secondary storm sewer system which connects many downspouts to the main storm sewer system in the road. There is a pipe on both sides of your house along or very close to the property lines;

➤ Currently, the developer is landscaping the site as required by the approved plans. Any trees or shrubs which are part of the approved plans may not be removed or relocated until the project is complete including final approval from the Township;

➤ You are required to properly maintain the patio at all times;

➤ Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;

➤ Any changes must be in accordance with the application as submitted and comply with the Association’s governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/clc

975 Easton Road, Suite 102 Warrington, PA 18976 215-343-1550
WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

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: 03-MA 2020
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: 2 CATHERINE LN Apt.:
Zip: 19462 Zoning District:
Subdivision: MAPLE HILL Lot Number: 13 Parcel Number:
Parcel Type: □ Residential (R) □ Commercial (C) □ Industrial (I) □ Other (O)
Year Built:

PART 2. OWNER INFORMATION
First Name: MEHUL
Last Name: MASTERT Phone:
Address: 2 CATHERINE LN
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)
Architect / Engineer
General Contractor
Excavation
Concrete
Carpentry
Electrical
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.

Signature of Applicant
2 CATHERINE LN
Address: SELF
Phone No.: 215-652-7497

Responsible Person in Charge of Work, Title
Page 1
**WHITEMARSH TOWNSHIP**  
**APPLICATION FOR PLAN EXAMINATION**  
**FOR BUILDING AND ZONING PERMITS**

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

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

- **SEE ATTACHED PLAN**

- **INSTALL 6' SHADOW BOX FENCE - RESIDENTIAL ALONG REAR PROPERTY LINE, 81' LENGTH.**
  
  Cost = $1,567.80.

- **WRITTEN CONSENT OBTAINED BY SCOTT FORSYTH @ 14 CARDINAL DRIVE, PLYMOUTH MEETING, PA 19462 TO INSTALL ON PROPERTY LINE - SEE ATTACHED.**

- **NOTE: FENCE WILL BE REPLACING EXISTING WIRE FENCE WHICH IS ALREADY ON THE PROPERTY LINE.**
6' Shadow Box Fence
March 4, 2020

Mehul Master
Nidhi Master
2 Catherine Lane
Plymouth Meeting, PA 19462

Dear Homeowners,

Thank you very much for submitting your architectural change request for the installation of a 6’ high shadowbox fence on your rear property line. Please be advised that your request is approved, conditional upon the following:

☑ You are required to obtain a Township permit;

☑ The new fence may not block any swales;

☑ In the event the installation of the fence requires landscaping to be moved, it should be replanted in another location on the homeowner’s lot;

☑ You are required to properly maintain the fence at all times;

☑ Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;

☑ Any changes must be in accordance with the application as submitted and comply with the Association’s governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/cic
Mehul,
I am fine with you putting a fence up on the property line.
Scott Foresyth
14 Cardinal Drive
Plymouth Meeting Pa. 19462
Sent from my iPhone