

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – March 9, 2022

The following HARB members were present: Dave Conroy, Plymouth Township Zoning Officer, Karen Coyne, Tom Higgins, Ken Parsons, Robert Sztubinski, Whitemarsh Township Director of Building & Codes, John Von Essen. Also in attendance was: Kathy Bandish, Plymouth Township Council Liaison, Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning, and Patrice Turenne (via phone) Whitemarsh Township Board of Supervisors Liaison

1. CALL TO ORDER: The meeting was called to order at 8:33 AM by Vice Chair Parsons.
2. ANNOUNCEMENTS & CORRESPONDENCE:
 - Mr. Guttenplan stated that the Whitemarsh Board of Supervisors will be voting at their next meeting on March 10 to amend the historic district ordinance to comply with state law regarding number of HARB members needed for an affirmative vote.
 - Ms. Bandish mentioned an upcoming workshop of Plymouth Council on March 14 at which they will be voting on a similar amendment.
 - Mr. Guttenplan introduced Will Gleckner, the new Assistant Planner for Whitemarsh Township.
3. APPROVAL OF MINUTES: February 9, 2022 – approved.
4. OLD BUSINESS: None.
5. NEW BUSINESS:
 - 15 E Germantown Pike (WT) – Demolition of two dilapidated additions. Ari Frazer (Owner), Rosie Soto (Employee), and Patrick Wayman (Owner) were in attendance. Mr. Guttenplan introduced the project at 15 E Germantown Pike. The owners have been before HARB before. They are currently proposing to renovate and expand a dilapidated historic building to create office space to accompany existing office space at 5 E Germantown Pike. One of the conditions of the zoning relief was a building inspection of the property, which was done by Mr. Sztubinski. The building is in sound condition, but the additions need to be removed. Mr. Sztubinski spoke about the poor condition and non-historical nature of the existing additions. Motion was made and seconded to recommend the governing body approve a Certificate of Appropriateness for demolition of the two additions and approved by a vote of 5-0. (Mr. Von Essen was not yet in attendance for this vote.)

Following the vote, Mr. Frazer provided a description of their intentions for the property and noted that the buildings at 5 and 15 E. Germantown will be congruent in terms of their architecture. (Both properties are currently the subject of a land development.) Mr. Parsons suggested looking into historical roof details of the original (not currently existent) front porch, there was also discussion about confirming whether the front porch was historic. At the conclusion of the discussion, Mr. Frazer stated that architectural plans will be provided at a later date.

- 20 Marple Lane (WT) – Roof Replacement. Mr. Guttenplan introduced the project, a roof replacement for a historic home. Mark Jenkinson, a co-owner of the property, spoke about the details of the replacement and showed samples of the slate-tone shingles he will be using. Same shingles will be put on the house and spring house. Round gutters will be installed to conform to the historic character; Board members concurred with this. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
- 27 E Germantown Pike (WT) Informal Discussion of Renovation and Addition. Mr. Guttenplan introduced the owner of the property, Tom Robbins, for discussion of renovations and addition to the historic building; land development plans have been approved. Tom Robbins gave some historic details of the house and plans for restoration. He will use historical paint colors from Sherwin Williams and do a complete renovation and rebuild of dilapidated features. Wood floors need to be removed due to mold. The plans include reducing floor height for ADA compliance, adding a stair tower, and “squaring off” the L-shape of the building with an addition. There was some discussion of the porch renovation, rain barrels in rear, and architectural visuals to be provided for details with a later submission to the Board. There was also discussion of the material to be used to replace the basement windows in the original building to prevent future storm water flooding. Glass blocks were considered; the Board also recommended exploring the use of masonry materials instead of the glass block.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None

7. HARB MEMBER COMMENTS:

- Messrs. Conroy, Guttenplan, and Sztubinski, and possibly Mr. Parsons will not be able to attend next month’s meeting. The Board will consider rescheduling it if there are applications to review.

8. ADJOURNMENT: The meeting was adjourned at 9:26 AM.

Respectfully submitted,

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