

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

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

1. CALL TO ORDER: The meeting was called to order at 8:33 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE:
 - Individual meetings no longer have to be advertised; the Township's annual ad at the beginning of the year now covers our advertising requirements.
3. APPROVAL OF MINUTES: December 9, 2020 – approved.
4. OLD BUSINESS: None.
5. NEW BUSINESS:
 - 27 E. Germantown Pike, Whitemarsh Township – Tom Robbins, the property owner, was present along with Scott Mayer, former owner and realtor, who is assisting Mr. Robbins with the improvements to his property. The proposal is to install a monument sign in front of the building identifying his financial consulting business. HARB members commented that it was an appropriate sign; that the colors are approved historic colors. Caution that the indirect lighting from the ground should not shine onto the roadway. Motion to recommend the governing body approve a Certificate of Appropriateness for the sign was seconded and approved by a vote of 6-0.
 - 6 Catherine Lane ('Maple Hill' development), Whitemarsh Township – Jim Rubbo, the property owner, was present. He explained that the proposal is to install an outdoor gas fireplace on his deck; it will be a modern design with stone surround. Comment was made that the stone was a good choice, and that being in the rear of the house, it would not be visible from the front. Motion to recommend the governing body approve a Certificate of Appropriateness for the outdoor fireplace was seconded and approved by a vote of 6-0.
 - 10 Catherine Lane ('Maple Hill' development), Whitemarsh Township – Scott Lipner, the property owner, was present. He explained that the proposal is for a deck off of the back of the home, with steps down to a paver patio. There will be a fire pit on a portion of the patio. Deck will have a standing seam roof, the same as is on portions of the house. HARB members found it to be consistent with other similar installations in the neighborhood and had no issues with it. This proposal has Homeowners' Association approval (as does the proposal at 6 Catherine Lane). Motion to recommend the governing body approve a Certificate of Appropriateness for the outdoor fireplace was seconded and approved by a vote of 6-0.

- 27 E. Germantown Pike, Whitemarsh Township (informal review) – Tom Robbins, property owner shared his plans for renovation of the historic home at this address and his plans to add an addition to the rear. His plan is the same as was proposed by Mr. Mayer about 4 years ago that HARB had seen. He intends to keep the restoration of the original building as historically accurate as possible. Scott Mayer reminded the members of a couple of recommendations made for the shutters and front door at that time; the front façade is not going to be changed. HARB asked that he follow the historic district design guidelines which Mr. Robbins has no problem with. HARB members commended Mr. Robbins for taking on this project and had not other comments at this time. Sydelle Zove, Whitemarsh resident on Harts Ridge Road, asked for some clarifications about the porch and standing seam roof; porch is existing and roof will be repaired or replaced to match existing.
- 3144 Spring Mill Road, Whitemarsh Township (informal review) – Marlene Kolb, property owner, shared her plans for an inground pool and pool house to the rear of the property. (This is a house built in the district approximately 2 years ago.) Ms. Kolb is currently going through the Earth Disturbance Permit process and wanted any feedback before final design and building permits are submitted. It was noted that these improvements would not be visible from the road due to their location and existing trees. HARB members commented that the materials seem appropriate and are consistent with those on the house; it was also noted that there were no historic features on this property. Ms. Kolb is not certain where the pool equipment will be located but it will be shielded with high grasses. HARB members saw no issues with the proposal at this time.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY):

- Sydelle Zove (Whitemarsh resident on Harts Ridge Road) informed HARB that the Plymouth Meeting Historical Society is currently negotiating an agreement of sale to sell its 6+-acre property on Sierra Road (Plymouth Township); she is aware of this sale as a member of their new Board. There are 3 primary buildings on the site; the farmstead is listed as “contributing” to the Plymouth Meeting National Register Historic District. Once sold, the Society has 90 days to remove its collection. There are extensive paper records (these have been inventoried); there is also an extensive period clothing collection as well as furniture. It is unclear how much space is needed for storage nor where this might be done. The future of the Society is also unclear. Mr. Drossner indicated willingness to discuss this further and coordinate with Plymouth; Ms. Bandish will discuss this with Plymouth officials and report back to HARB.

7. HARB MEMBER COMMENTS: None

8. ADJOURNMENT: The meeting adjourned at 9:51 AM.

Respectfully submitted,

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