

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – April 11, 2018

The following HARB members were present: Kenneth Parsons, Nancy Brown, Jerry Rafter, David Conroy, Plymouth Township Zoning Officer, Alex Pientka and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance was Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning.

1. CALL TO ORDER: The meeting was called to order at 8:30 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE: None.
3. APPROVAL OF MINUTES: March 14, 2018 – approved.
4. OLD BUSINESS:
 - 105 Black Walnut Lane, Whitemarsh Township – Jim Butler, the contractor for 105 Black Walnut Lane, as well as the property owner, Matthew Clark, presented this application for proposed new window modifications, patio roof, outdoor fireplace, and garage door. No new chimney is proposed on the house that was built in 1937. A standing seam, ash color, roof is proposed. The proposed siding is white vinyl bead board. The proposed garage doors will match the existing garage doors with windows in a traditional design and white in color. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 5-1, with Ken Parsons against the motion.
 - 3047 Spring Mill Road, Whitemarsh Township – Sam Paone, representing the single-family development being proposed at 3047 Spring Mill Road, presented to the Board a proposed new retaining wall along the Spring Mill Road R.O.W., replacing an existing stone wall, part of the proposed Maple Hill Subdivision. Two (2) new entry walls to the subdivision are proposed utilizing materials from the existing walls and memorializing it. Members of the Board are requesting to have a “mock-up” wall (that is a “Pewter Blend” color) on site to view what the retaining wall would look like. A rendering would be acceptable if the “mock-up” was not feasible. The Board appeared to favor random shapes for the retaining wall, not symmetrical. The colors “Dakota Blend” and “Harvest Blend” are what is available for an E.P. Henry wall. The Board requested that the proposed entry walls be located on plan. Motion to recommend that the applicant can proceed with demolition and to stockpile stone in a safe location, and that a recommendation for a Certificate of Appropriateness will be made later when a building permit application for a new wall is submitted, was seconded and approved by a vote of 6-0.
5. NEW BUSINESS:
 - 14 East Germantown Pike, Whitemarsh Township – Barry Reinhart, consultant for the developer, and Plato Marinakos, Jr., architect, from the 2.71 acre site presented this application for a proposed 27-unit townhome development. The

townhomes will be 3-4 bedroom units, that will roughly be 27' x 45'. The existing buildings on the property are currently used as apartments. The existing dwelling (triplex) on site will remain, but the existing barn will be removed. The representatives were open to suggestions by the Board for proposed siding and window recommendations. Discussion ensued on whether the existing barn can be salvaged. The Board requested a streetscape design in more detail and a walk-thru of the site in the future. The Board agreed to have the applicant come back to a future HARB meeting to reconsider the application.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): Discussion ensued concerning the proposed townhome development at 4006 Butler Pike. The formal application process with the Township was explained to the Board. The appropriate times when the Board can comment on the project was discussed.
7. HARB MEMBER COMMENTS: None.
8. ADJOURNMENT: The meeting adjourned at 10:30 AM.

Respectfully submitted,

David Conroy, Zoning Officer