

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – May 8, 2019

The following HARB members were present: Kathy Bandish, David Conroy, Plymouth Township Zoning Officer, Karen Coyne, Tim Ford, Ken Parsons, Alex Pientka, and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance was Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning and Laura Boyle Nester, Whitemarsh Township Board of Supervisors Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:35 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE: None.
3. APPROVAL OF MINUTES: April 10, 2019 – approved.
4. OLD BUSINESS:
 - 2 East Germantown Pike, Whitemarsh Township – Nick Salamone, the owner of the property, was present to explain the emergency roof repair being done on the building on his property. A few Board members questioned Mr. Salamone on whether some of the materials that were being used were historic in nature. A standing seam roof was proposed, but a tin roof was installed instead. It was also noted that the existing fire escape needs to be repaired. The existing windows also need to be replaced, which Mr. Salamone mentions that he intends to use vinyl. He will return to a future HARB meeting so that all aspects of the project can be voted on at one time. Sydelle Zove, from Harts Ridge Road in Whitemarsh, stated that she would like the property better maintained in order to prevent emergency repairs in the future.
 - Maple Hill Lot 1 (3049 Spring Mill Road) – Sal Paone of Paone Builders presented a proposal to relocate the existing schoolhouse on the property. The trees located along the Spring Mill Road R.O.W. are essentially dead according to Mr. Paone. Dry rot and standing water is very apparent under the current location of the schoolhouse. The relocation of the schoolhouse could possibly ruin the structural integrity of the building. Mr. Paone is now proposing to build a replica of the schoolhouse, with colors that are on the Sherwin Williams historical palette, with a plaque memorializing the original structure. The Board indicated that the concept of building a replica seems acceptable given the existing conditions (at full size) but concluded that they would like to see drawings of the schoolhouse replica at a later meeting before a vote is taken. David Contasta, from 109 Ridge Pike in Whitemarsh, does not want a replica of the schoolhouse. Sydelle Zove, from Harts Road in Whitemarsh, stated that she wished the schoolhouse was better maintained in the past. David Miller, of Whitemarsh, wants the original schoolhouse preserved by Mr. Paone. Miles Petengil, of Whitemarsh, wants documentation of any historical structures before Township approves any projects.

- Maple Hill Lot 14 (4 Catherine Lane) – Sam Paone of Paone Builders presented a revised custom Shipley model for this lot. This custom model was already approved by the Board at a previous meeting. The only change to the model was to remove all the shutters on the second floor facing the street. Motion to recommend to the Governing Body approve a revised Certificate of Appropriateness was seconded and approved by a vote of 7-0.

5. NEW BUSINESS:

- Maple Hill Lot 2 (3047 Spring Mill Road) – Sam Paone of Paone Builders presented a custom Shipley model for this lot. The model would have a side entry garage. The dormers would be moved to center of the house. The stoned area on the front façade would be moved to the left side of the façade. A full front porch is proposed. Even though the modifications make the structure look similar to the Berkshire model, it is still considered a Shipley model. Motion to recommend to the Governing Body approve a Certificate of Appropriateness was seconded and approved by a vote of 7-0.

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

7. HARB MEMBER COMMENTS: None.

8. ADJOURNMENT: The meeting adjourned at 10:25 AM.

Respectfully submitted,

David Conroy, Zoning Officer