

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – June 12, 2019

The following HARB members were present: Kathy Bandish, David Conroy, Plymouth Township Zoning Officer, Alex Pientka, Jerry Rafter, 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 8:30 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE: None.
3. APPROVAL OF MINUTES: May 8, 2019 – approved.
4. OLD BUSINESS:
 - Maple Hill Lot 1 (3049 Spring Mill Road) – Sam Paone, of Paone Builders, presented a proposal to replicate and relocate the existing schoolhouse to the front corner of the property, roughly 25'-30'. Mr. Paone explained that they need zoning relief from the Zoning Hearing Board before a recommendation can be made by HARB. They are scheduled to appear at the August 2019 Whitemarsh ZHB meeting. Mr. Pientka took measurements at the site to confirm the proposed dimensions and stated that the door on the existing structure is all that can be salvaged. Mr. Paone mentioned that they will have a plaque memorializing the schoolhouse and would like to discuss specifics with the Board. Vinyl siding is proposed for the new schoolhouse, instead of the existing wood, and samples will be brought to a future meeting. David Miller, of Plymouth Friends Meeting, wants the original schoolhouse preserved by Mr. Paone. David Contasta, from 109 Ridge Pike in Whitemarsh, does not want a replica of the schoolhouse. Sydelle Zove, from Harts Ridge Road in Whitemarsh, stated that she does not want synthetic siding on the new schoolhouse and wants the original colors on the structure as well. Overall, Ms. Zove vehemently objects to the overall proposal. Linda Doll, of Whitemarsh, wished that the agenda clearly stated what the proposal actually was. Denise Magetti Novak, from Barren Hill Road in Whitemarsh, inquired about the progress of the wall proposal by the R.O.W. on site. The Board would like to have the applicant come back to a future meeting with details on how exactly the relocation will be done.
 - 4006 Butler Pike, Whitemarsh Township – Julie Von Spreckelsen and Tom Smith, representatives of the property, presented a proposal for this 3-lot subdivision. One lot contains a single-family home (which the applicant is proposing to sell off), another lot is proposing 67 townhomes, and the last lot contains several historical structures including Abolition Hall and the Hoveden House (which the applicant is proposing to sell off). The townhouse lot currently has conditional use approval and is in the land development process. The federal style townhomes have 6x6 windows, with stone and vinyl siding

proposed. Standing seam roofs over the garages are proposed as well. The existing Abolition Hall will be about 60' from the property line and 140' from the nearest townhome. The applicants explained that 48 townhomes were originally proposed 3-4 years ago, but an additional lot has been acquired since then, making additional townhomes a possibility. Mr. Pientka would like to see half-round gutters implemented and the corners of the townhomes more pronounced. The colors of the townhomes will need to be discussed by the Board at a future meeting. Denise Magetti Novak, from Barren Hill Road in Whitemarsh, inquired about compliance issues between different zoning districts that makes this project zoning compliant. Sydelle Zove, from Harts Ridge Road in Whitemarsh, stated that she does not want garages on the front of the townhomes. Ms. Zove also explained that Friends of Abolition Hall has appealed the project's Conditional Use approval, as well as a Whitemarsh Township Right-to-Know request (to Harrisburg) in regards to this project.

5. NEW BUSINESS: None.
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): David Miller, of Plymouth Friends Meeting, would like to see HARB more proactive, than reactive, on future projects within the historical district. David Contasta, from 109 Ridge Pike in Whitemarsh, would like to see a maintenance plan for the historical buildings located at 4006 Butler Pike.
7. HARB MEMBER COMMENTS: None.
8. ADJOURNMENT: The meeting adjourned at 9:50 AM.

Respectfully submitted,

David Conroy, Zoning Officer