



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshtwp.org

BOARD of SUPERVISORS

Laura Boyle Nester– Chair
Fran McCusker– Vice Chair
Michael Drossner
Vincent Manuele
Jacy Toll

Richard L. Mellor, Jr.
Township Manager

WHITEMARSH TOWNSHIP HISTORICAL ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING OF WEDNESDAY, SEPTEMBER 8, 2021 8:30 AM

ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Historical Architectural Review Board will conduct a public meeting on **Wednesday, September 8, 2021 at 8:30 AM**. In response to the Governor’s Stay Home Order due to the COVID 19 health pandemic, this meeting will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join this meeting by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the meeting:

- **Meeting Date:** Wednesday, September 8, 2021
- **Meeting Time:** 8:30 AM
- **Meeting URL:** <https://us02web.zoom.us/j/83720883218?pwd=bDd0R0JxejVaaZVxOW9vZGZ6WC83UT09>
- **Meeting via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 837 2088 3218
- **Meeting dial in number (no video):** 1 301 715 8592
- **Meeting ID number (to be entered when prompted):** 837 2088 3218
- **Meeting Password:** 567763

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE MEETING BY E-MAIL TO PLANNINGANDZONING@WHITEMARSHTWP.ORG; THESE MUST BE RECEIVED NO LATER THAN 12:00 PM (NOON) ON SEPTEMBER 7, 2021.

Persons with a disability who wish to participate in the public meeting and require an auxiliary aid, service or other accommodation to participate in the meeting should contact Whitemarsh Township at 610-825-3535.

“A GREAT PLACE TO LIVE AND WORK”

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
AGENDA – September 8, 2021
8:30 AM**

**THIS MEETING WILL BE CONDUCTED VIA THE INTERNET
USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY**

___ Conroy ___ Coyne ___ Von Essen ___ Higgins ___ Vacancy
___ Parsons ___ Rafter ___ Sztubinski ___ Clay
___ Drossner (WT BOS Liaison) ___ Bandish (PT Council Liaison) ___ Guttenplan (WT Staff Liaison)

1. **CALL TO ORDER**
2. **ANNOUNCEMENTS & CORRESPONDENCE**
3. **APPROVAL OF MINUTES**
 - August 11, 2021
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - 3141 Spring Mill Road (WT) – Roof Replacement
6. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)**
7. **HARB MEMBER COMMENTS**
8. **ADJOURNMENT**

****Public comment will be accepted at the conclusion of each
agenda item prior to taking action****

**NEXT MEETING
October 13, 2021, 8:30 AM**

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – August 11, 2021

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

1. CALL TO ORDER: The meeting was called to order at 8:31 AM by Chair Rafter.
2. ANNOUNCEMENTS & CORRESPONDENCE: None.
3. APPROVAL OF MINUTES: July 7, 2021 – approved.
4. OLD BUSINESS: None.
5. NEW BUSINESS:
 - 2 Catherine Lane, Whitemarsh Township – Mehul Master, property owner was present. His is proposing to add an outdoor gas fireplace to a deck previously approved. It will be faced with the same stone as is on the front of the house. No issues were identified. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
 - 8 Catherine Lane, Whitemarsh Township – Mark Glanzmann, property owner was present. His is proposing a 600-square foot roofed deck with an outdoor gas fireplace to be installed on the back of his home. The fireplace's stone facing and roof of the deck will have stone and asphalt roofing, respectively, that will be similar to what is on the house. It will be faced with the same stone as is on the front of the house. No issues were identified. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
 - 10 Catherine Lane, Whitemarsh Township – Scott Lipner, property owner was present. His is proposing to change the roof material on a roofed deck previously approved. It would be changed from a standing seam metal roof to an asphalt roof matching the roof on the rest of the house. No issues were identified. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
 - 113 W. Germantown Pike, Plymouth Township – the applicant was not present; Dave Conroy explained that this is an asphalt roof replacement on the porch on the front of this property. No issues were identified. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None (no one present).
7. HARB MEMBER COMMENTS: Mr. Rafter mentioned that the owners of the home with the historic school house (3049 Spring Mill Road) had an unfortunate fire and will probably be out of their house for some time. He wondered if this an opportunity to open the issue of getting the school house moved to the Friends School while the residents' lives won't be impacted. Mr. Drossner mentioned having conversations with

developer Paone, Dave Miller of the Friends School and Mr. Guttenplan, some time ago (maybe a year ago or less). At that time, there were some loose estimates (\$30,000 to \$40,000), with insurance being the high cost. Ms. Bandish suggested that we need to come back with some current firm numbers on paper, and then re-start the discussion. Question if there might be any grants available for this; unknown. Request was made that Mr. Guttenplan send an e-mail to Mr. Miller to determine the status of this project and see if we can get an updated cost quote; Mr. Rafter asked to be copied. Mr. Guttenplan said he would follow up with this.

8. ADJOURNMENT: The meeting adjourned at 8:52 AM.

Respectfully submitted,

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

DRAFT

HARB



WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

BZ-
E-
P-

B-2021-164
M-
FM-
Roof

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

SCANNED

Application Date: Permit Type: [X] Building (B) [] Electrical (E) [] Mechanical (M)
Is Owner Applicant? [X] Yes [] No [] Zoning (Z) [] Plumbing (P) [] Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: 3141 Spring Mill Road Apt.: Zip: 19462 Zoning District:
Subdivision: Lot Number: Parcel Number: Year Built: 1788
Parcel Type: [X] Residential (R) [] Commerical (C) [] Industrial (I) [] Other (O)

PART 2. OWNER INFORMATION

First Name: Korey Last Name: Hood Phone:
Address: 3141 Spring Mill Road City: Plymouth Meeting
State: PA Zip: 19462 Email Address:

PART 3. CONTRACTOR(S) INFORMATION

Table with 4 columns: Contractor Role, Name of Contractor (Last, First), Address, City, State, License No. Includes handwritten entry for Roofing: GLICK'S EXTERIORS, 5804 OLD PHILADELPHIA PIKE, GAP, PA PA 075218

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature of Applicant: [Handwritten Signature] Address: 3141 Spring Mill Rd Phone No.:

Responsible Person in Charge of Work, Title: Phone No.:



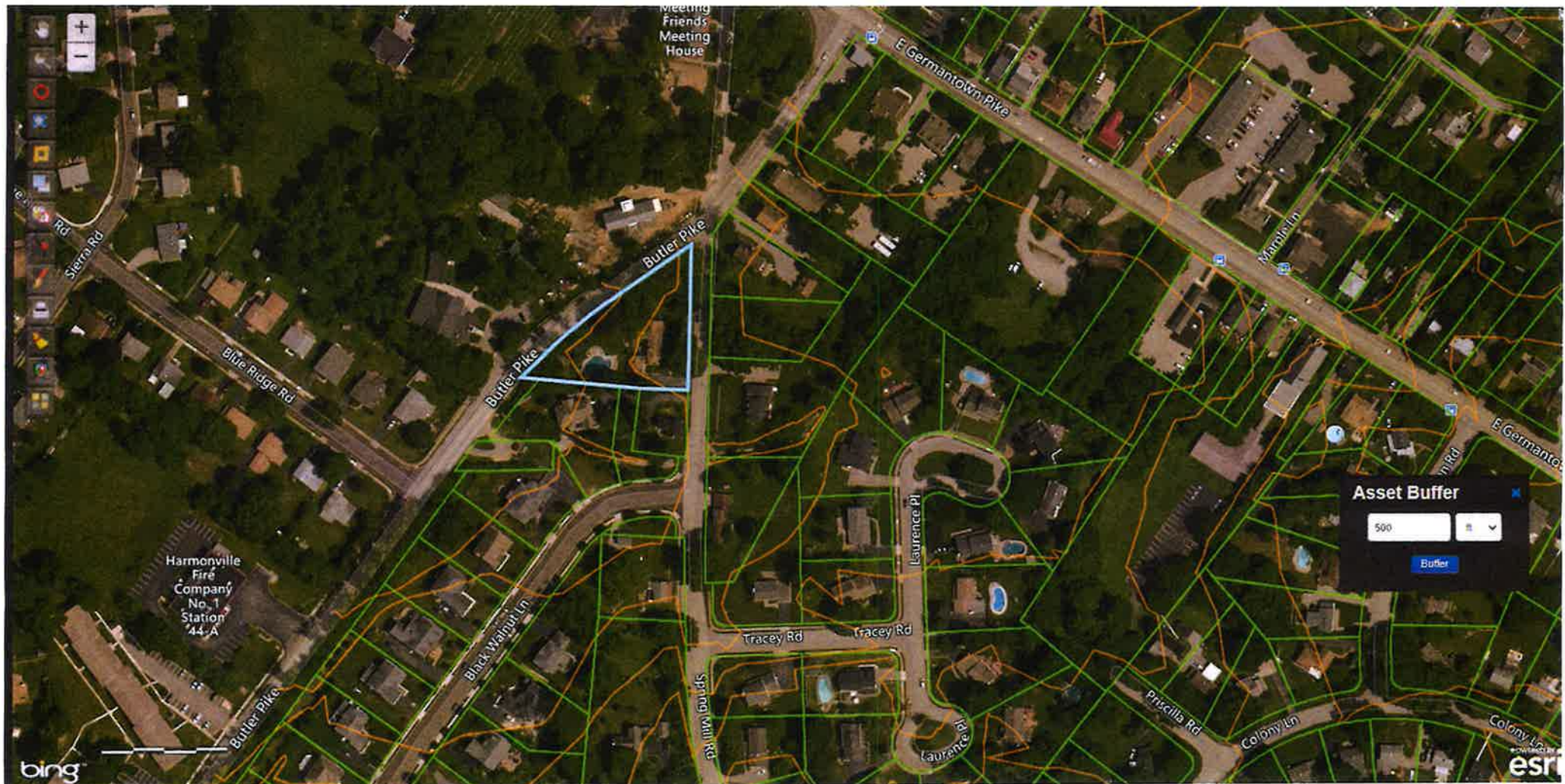
**WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS**

PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

Permit Type(s) Required: Roof replacement

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

The house at 3141 Spring Mill Road, Plymouth Meeting, PA 19462 is part of the historical district and was constructed in the 1780s. The current roof is at least 25 years old and needs to be replaced. The current roof is a shingle roof and will be replaced with like kind shingle roof, just higher quality. The current color of the shingles is closest to the type it will be replaced with - Colonial Slate. A licensed roofing company, Glick's Exteriors, has an office in Plymouth Meeting and is based out of Lancaster, PA. They will be doing the roof replacement. Please see the attached quote for more detail.



Item	Description	Price	Amount
Landmark 8 -10 Pitch	<p>We have figured on installing regular asphalt shingle on the front porch and filling in the existing pole gutters on that porch. Winterguard ice and water will be installed on the porch roof. There appears to be some significant sagging of the roof structure of the porch and may need to be addressed. NO REBUILDING OF THE PORCH HAS BEEN INCLUDED.</p> <p>This estimate is in 5 sections.</p> <p>Part 1. Demolition.</p> <p>Part 2. Installation.</p> <p>Part 3. Products used.</p> <p>Part 4. Items not included.</p> <p>Part 5. Warranty.</p> <p>Part 1. Tear off and removal of single layer debris. Tarp from ground to roof Run a Double magnetic sweep of property for nails.</p> <p>Part 2. Install the drip edge with 1 Electro galvanized nails. Install the Winterguard with staples. Install the Diamond Deck with staples. Install the Pro Starter with 1 Electro galvanized nails. Nail the shingles with 1 Electro galvanized nails 5 per shingle. Nail the Shinglevent 11 and ridge capping with 1 nails 4 per cap.</p> <p>Part 3. Check the wall flashing and install new wall flashing with high grade, heavy duty aluminum if needed. Heavy duty painted pipe collars. Certaineed Integrity System includes the following: Drip edge F 4-3/4 metal edging. Color _ Certaineed Winterguard Ice and water shield. Certaineed Diamond Deck High Performance Synthetic underlayment. Certaineed Pro Starter strips. Certaineed Landmark Lifetime Shingles. Color _ _ Certaineed Ridge and hip shinglevent 11 system. All roofing materials guaranteed as specified by manufactor</p> <p>Part 4. Rooftop delivery/Roofing buggy access is included. Any areas that we don't have access to will be \$0.66 per sq ft. Any rotted wood will be replaced at \$135.00 per 4x8 sheet Any additional layer of shingle will be \$.95 per sq ft.</p>		

Item	Description	Price	Amount
------	-------------	-------	--------



Upgrade to Landmark Pro

This is the added price to do the entire house with a 50 YEAR shingle

5K Gutters and Downspouts

Install new 5K .032 seamless aluminum gutters on the house and garage.
Install new 2x3 .027 downspouts for the gutters
Gutter wedges will need to be installed

Glick's Landmark Roof Warranty

Part 5
Glick's Exteriors Warranty Includes the following:

- _ 100% Satisfaction Guarantee.
 - _ 10 Yr Roofing Labor and Material Warranty.
 - _ 20 Yr Certaineed 4 Star Non-Prorated Warranty.
 - _ 20 yr Glicks Workmanship warranty.
 - _ Fully Licensed & Insured.
 - _ Lifetime fully Transferable Warranty.
- Includes all Promotions and discounts.

Item	Description	Price	Amount
Roof Special Instructions	<p>-Shingle samples will be delivered in the next two weeks</p> <p>-Glick's lead time to start is 8-10 weeks after a signed contract and deposit has been received by the Glick's office</p> <p>-This estimate will serve as your contract.</p> <p>Directions: 1. Print out this page 2. Sign and date the bottom 3. Send signed copy to the Glick's office with down payment.</p> <p>2nd Payment is due the day we start the project.</p> <p>Final Payment is due after project is completed and Sam does a walk around with the homeowner.</p> <p>We look forward to working with you!</p>		
1/3 Payment terms	<p>1/3 deposit required when placing order 1/3 payment on day we start the project 1/3 final payment at completion</p>		

Terms and Conditions.

We guarantee and honor this proposal for 30 day from date above.
Any work that is added or extra will be billed with a deposit and then balance upon completion.

All special order products are non-refundable.

If paying by credit card a 3% processing fee will apply.

If any invoice is not paid when due, interest will be added to and payable on all overdue amounts at 24 percent per year, or the maximum percentage allowed under applicable laws whichever is less. Client shall pay all costs of collection including without limitation reasonable attorney fees.

In addition to any other right or remedy provided by law, if Client fails to pay for the Services when due, Glicks Exteriors has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and/or seek legal remedies.

When doing the final inspection the list must be send to Glick's Exteriors within 7 days from request.

Sub Total
Total

SPECIAL INSTRUCTIONS



BPG Inspection, LLC



**3141 Spring Mill Road
Plymouth Meeting PA 19462**

Client(s): Hood
Inspection Date: 2/16/2021
Inspector: Tim Stewart , ASHI #203333

Roof Inspection Method: Walked Roof		
--	--	--

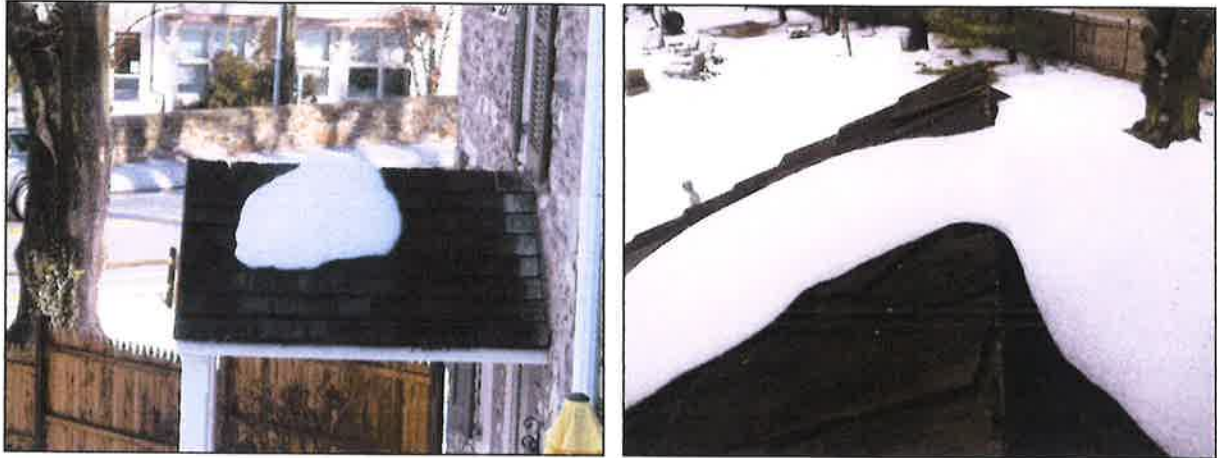
Inspection Items

ROOF COVERING STATUS [Inspected]

- ◆ The main roof is covered with asphalt shingles that are 20-21 years old and have a design life of 25 years. The roof covering shows normal wear for its age and appeared to be in acceptable condition at the time of the inspection.



- ⬆️ ♦ The expected remaining life expectancy of the main roof is less than 5 years. Life expectancy can vary due to sunlight exposure, pitch of roof, and roof color among other variables. We can not predict exact remaining life expectancies. We recommend budgeting an minimum of for roof replacement.
- ⬆️ ♦ Portions of the roof were partially snow covered at the time of inspection and therefore could not be fully inspected.
- ❌ ♦ The small rear entry wood roof showed advanced signs of aging and deterioration. Replacement is recommended. Recommend further evaluation by a qualified roofing contractor prior to close. '



EXPOSED FLASHINGS [Inspected]

- ❌ ♦ There is a loose section of flashing along the left side of the garage roof line. Secure as needed.



GUTTERS & DOWNSPOUTS [Inspected]

- ❌ ♦ The rear gutter on the garage and the side gutter of the addition are loose or damaged. Allow for repairs or replacement as needed.