

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
AGENDA – November 9, 2022
8:30 AM**

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

- 1. CALL TO ORDER**
- 2. ANNOUNCEMENTS & CORRESPONDENCE**
- 3. APPROVAL OF MINUTES**
 - August 10, 2022
 - October 12, 2022 (unofficial meeting)
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 108 Black Walnut Lane (WT) – Cedar 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
December 14, 2022, 8:30 AM

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – August 10, 2022

The following HARB members were present: Dave Conroy, Plymouth Township Zoning Officer, Karen Coyne, Ken Parsons, Robert Sztubinski, Jerry Rafter. Also in attendance was: Kathy Bandish, Plymouth Township Council Liaison, Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning.

1. CALL TO ORDER: The meeting was called to order at 8:31 AM by Mr. Rafter
2. ANNOUNCEMENTS & CORRESPONDENCE: The board thanked Ms. Coyne for taking minutes last meeting.
3. APPROVAL OF MINUTES: July 13, 2022 – The board approved the minutes unanimously.
4. OLD BUSINESS: None.
5. NEW BUSINESS:

3024 Tara Court (WT) – Installation of Paver Patio

Barry Ruder, the owner, introduced the project. It includes the removal of existing deck as reviewed by the board previously, and the installation of a 35' by 16' patio along the back edge of the house. The patio includes concrete pavers and small sitting wall with a fire pit. The pavers are J. Henry brand with the "Sonoran" color. The concrete is Dakota blend.

Mr. Parsons notes that the project abuts the house in the back. Mr. Rafter shows picture. Mr. Ruder clarified that will not extend past side of house. Mr. Parsons notes that it will not be seen from the street.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved unanimously.

4060 Butler Pike (WT) – Replacement Monument and Building Signs

Jerry Rath, the applicant's attorney, introduced the project. Mr. Rath explained the project of replacing existing signs with similar and slightly smaller versions. Mr. Guttenplan directed members to look at illustrations provided by the applicant and noted that they received zoning relief for this project. Ken asked if the attorney believes the style of the signs matched the style of the building. Mr. Rath confirmed. Ken noted that the building has a significant setback from the road.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved unanimously.

100 Back Walnut Lane (WT) – Deck, Stair Repair; Add Paver Landing

Selvam Naveen, the property owner, introduced the project. He discussed the replacement of deck boards and railings, stairs, and a two by three foot paver section at the base of the stairs. He noted that all repairs are behind the building, shaded by trees, and that the house was built in 2002. Mr. Sztubinski noted that stair risers need to be closed with a four-inch maximum gap per building codes.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness with the condition that the four-inch gap in the risers is filled according to building code specifications was approved unanimously.

111 Germantown Pike (PT) – Cottage Roof Replacement

Paul Kelly of Madison Kelly Contractors introduced the project. It includes removing existing shingles on cottage roof and replacing with new identical asphalt shingles. Mr. Kelly brought a sample of the material. It was noted that this is only the repair of an existing roof and that nothing historical is being touched.

A motion to recommend the Township Council approve a Certificate of Appropriateness was approved unanimously.

27 Germantown Pike (WT) – Retaining Wall (Addendum to 5.11.22 Review)

Owner Tom Robbins was present to represent the project. Mr. Guttenplan introduced the project. He noted that it has been before HARB multiple times, and this appearance is looking for an amendment to the certificate of appropriateness to include the retaining wall in the rear of the building. He noted that the retaining wall has been on the plan the whole time, and directed the board's attention to sample block. Mr. Sztubinski noted that during the site visit he observed that the only way to see the wall is from the side property, and it is not visible from the street.

Mr. Robbins also noted that the wall will be covered with arborvitae as required by the shade tree commission. These will block the view from the street. Mr. Rafter noted that the color and material are fine.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved unanimously.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None
7. HARB MEMBER COMMENTS: Mr. Conroy commented that he will probably be absent for the October meeting.
8. ADJOURNMENT: The meeting was adjourned at 8:54 AM.

Respectfully submitted,

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

DRAFT

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – October 12, 2022

The following HARB members were present: Karen Coyne, Ken Parsons, Tom Higgins and John Von Essen. Also in attendance, Kathy Bandish, Plymouth Township Council Liaison, Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning.

1. CALL TO ORDER: The meeting was called to order at 8:38 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE: It was noted that quorum is not met and no official recommendations will be issued.
3. APPROVAL OF MINUTES: No motion was made because quorum was not met.
4. OLD BUSINESS: None.
5. NEW BUSINESS:

199 West Germantown Pike (PT) – Gas Station Sign

No representative was present on behalf of the applicant. The board speculated on the height of the new sign relative to the old sign. It was concluded that the new sign is likely taller. Mr. Higgins questioned whether the location of the sign would change. It was clarified that it wouldn't. Mr. Von Essen questioned whether height is something we should be concerned about. Mr. Guttenplan stated that the issue would likely be addressed by the Plymouth zoning requirements.

The board agreed to make no specific recommendation noting that the property is not historic and there are no significant disruptions to the district as a whole. (This was an unofficial action as there was no quorum present.)

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None
7. HARB MEMBER COMMENTS: None
8. ADJOURNMENT: The meeting was adjourned at 8:47 AM.

Respectfully submitted,

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

HARB ^{Roof}

BZ- B-22-203
 E- M-
 P- FM-
 Z- U&O-



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

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.

Application Date: 10/13/22 Permit Type: Building (B) Electrical (E) Mechanical (M)
 Is Owner Applicant? Yes No Zoning (Z) Plumbing (P) Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

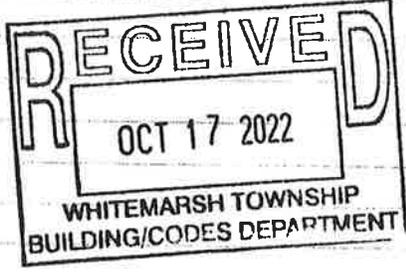
Address: 108 Black Walnut Ln Apt. _____ Zip 19462 Zoning District: _____
 Subdivision: _____ Lot Number: _____ Parcel Number: _____ Year Built: _____
 Parcel Type Residential (R) Commercial (C) Industrial (I) Other (O)

PART 2. OWNER INFORMATION

First Name: Chris Betterly Last Name: Betterly Phone: ~~XXXXXXXXXX~~
 Address: 108 Black Walnut Ln. City: Plymouth Meeting
 State: PA Zip: 19462 Email Address: ~~XXXXXXXXXX~~

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)	<u>O'Donnell Roofing Co.</u>	<u>PO Box 1676</u>	<u>Havertown PA 19083</u>	<u>008425</u>
Architect / Engineer				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				



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: Bethany Nawn ADDRESS: PO Box 1676 Havertown PA 19083 PHONE NO: ~~XXXXXXXXXX~~
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Bethany Nawn PHONE NO: (610) 449-8188



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

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

Permit Type(s) Required:

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

Cedar roof replacement as per attached estimate



Prepared For

Chris Betterly
108 Black Walnut Lane
Plymouth Meeting, PA 19462
(610) 213-6415

O'Donnell Roofing Company

P.O. Box 1676
Havertown, PA 19083
Email: kevin@odonnellroofingco.com
Fax: (610) 449-8188
Web: www.odonnellroofingco.com

Estimate # 925727
Date 09/16/2022
Business / Tax # HIC#008425

Description

Total

PREPARATION

\$0.00

- Material and dumpsters will be delivered up to 1-2 days prior to starting the projects. Landing areas are significant to each building. We do the best we can to accommodate parking and protect your surfaces.
- Create a safety perimeter around work areas.
- Protect all windows, bushes, trees, lights, mechanical units, etc. with plywood as needed.
- Hang tarps from roofline to protect the side of building. Lay tarps on the ground to catch falling debris.

CEDAR ROOF REPLACEMENT- Center roof facet, front and back

- Remove existing existing layers of cedar down to wood lathe.
- Inspect for rotted/damaged lathe/rafters.

Furnish and Install:

- New 18" Premium Blue Label 7/8" butt CCA TREATED tapersawn cedar shakes at 7.5" exposure.
- **All cedar will be from the WALDUN mill.

- Ice and water shield membrane at all eave and valley areas.
- A 30# split-felt interlayment will be installed between each course of shakes.
- All fasteners will be type 316 Stainless Steel.
- All flashings will be 16oz. Copper.
- **Step flashings will be 4"x5"high, to allow for proper siding overlap, and retain 2" minimum clearance from roof to siding.
- **Includes 6" copper strip (3" under shingles, 3" exposed, near ridge on back side only**
- All pipe collars (if any) will be custom fabricated with 16oz. Copper.
- All counter flashings will be set into masonry joint with a lead plug, and sealed with mortar.

-No edge metal is included in this estimate- A separate quote will be provided for edge metal if requested.)

-Thorough and ongoing cleanup. Complete removal of all jobsite debris. Dumping included.

--TOTAL INVESTMENT: \$14,500.00

SIDING REPLACEMENT WITH JAMES HARDIE SIDING

-Remove existing wood siding from gable end connected to new cedar roof area.

Furnish and Install:

- Hydro-gap Housewrap on all walls.

-Proper drip cap on window/ associated flashings as needed.

- James Hardie pre-finished SMOOTH 8.25" hardieplank siding in accordance with manufacturers specifications.

- Color: TBD

**We will keep the siding 2" off new cedar roof, and leave the copper step flashings exposed. (In lieu of azek at roofline)

TOTAL INVESTMENT: \$3,250.00

WARRANTY

\$0.00

Standard material warranties from WALDUN MILL and JAMES HARDIE.

15 yr. O'Donnell Roofing Co. Workmanship Warranty.

ADDITIONAL COMMENTS

\$0.00

-Township Permit(s) Extra.

-Any unforeseen issues may require additional costs.

-Rotted/ Damaged plank decking will be replaced with new, and billed at \$6.00 per foot for 1x6, \$6.50 per foot for 1x8, \$7.00 per foot for 1x10, and \$7.50 per foot for 1x12.

-All other structural or trim repairs will be billed as Time @ \$95.00 per man hour, plus Material costs.

-Plywood replacement will be billed LABOR ONLY per sheet @ \$60 for 1/2" CDX, \$65 for 5/8" CDX, and \$70 for 3/4" CDX. The existing plywood thickness will determine the size of the replacement.

(PLYWOOD COSTS ARE CONTINUALLY CHANGING, RATES ARE SUBJECT TO CHANGE BASED ON MARKET FLUCTUATIONS.

ALL PLYWOOD MATERIAL COSTS ADDED TO FINAL INVOICE)

-Any additional layers found during tear-off outside of the specified scope of work may require additional costs. To be determined during project. Billed additionally @ \$.50 per square foot for asphalt and \$.95 per square foot for cedar.