

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 re-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