

La Mott Historic District, Township of Cheltenham
Board of Historical and Architectural Review
Meeting Minutes of
Thursday, July 21, 2016 at 6:30 P.M.

Location: 8230 Old York Road, Elkins Park, 1st Floor, Board Room

Present: Mr. Timothy Hinchcliff, Chairman
Ms. Darlene Melton, Vice Chairperson
Ms. Emma Trusty, Member
Ms. Linda Foggie, RA, Member
Ms. Heather Hubert, Planning and Zoning Aide, BHAR Liaison

Absent: Ms. Zilan Munas-Bass, Member
Mr. Henry Sekawungu, Member and Director of Planning and Zoning

1. Meeting Commencement

Chairman Hinchcliff called the meeting to order at 6:37 P.M.

2. Meeting Minutes

Since a quorum was not present, Chairman Hinchcliff deferred acceptance of the minutes dated May 2, 2016 and February 1, 2016 until the next meeting of the La Mott BHAR on August 18, 2016.

3. *Application L16-170 of Mr. Abraham Im Pak, 1329 W. Cheltenham Avenue, La Mott, PA 19027*

Mr. Abraham Im Pak, property owner, was present to discuss his application for a Certificate of Appropriateness (COA) for the installation of a new 3'x14' non-illuminated parallel wall sign ("Hanatour") on the building.

Ms. Foggie questioned whether or not the style of the sign could be changed to match the existing signs on the building. Mr. Pak explained that the sign's style was selected to contrast with the color of the building since it would not be illuminated.

Application L16-170 of Mr. Abraham Im Pak, for the installation of a new non-illuminated parallel wall sign on the building located at 1329 W. Cheltenham Avenue, La Mott, PA, was informally recommended to the Public Works Committee for approval of the COA as presented.

4. *Application L16-171 of Mr. Abraham Im Pak, 1329 W. Cheltenham Avenue, La Mott, PA 19027*

Mr. Abraham Im Pak, property owner, was present to discuss his application for a Certificate of Appropriateness (COA) for the installation of two (2) 3'x14' non-illuminated channel letter signs ("Accel Test Prep & Enrichment") on the building.

Ms. Foggie questioned whether or not the style of the signs could be changed to match the existing signs on the building. Mr. Pak explained that the sign's design matches the logo of the business.

Application L16-171 of Mr. Abraham Im Pak, for the installation of two (2) new non-illuminated channel letter signs on the building located at 1329 W. Cheltenham Avenue, La Mott, PA, was informally recommended to the Public Works Committee for approval of the COA as presented.

5. *Application L16-174 of Mr. Jeffrey Stocklos, representative of Penrose Medical Investments, LLC, property owner , 1831 W. Cheltenham Avenue, La Mott, PA 19027*

Mr. Stocklos, representative of Penrose Medical Investments, LLC, property owner, was present to discuss his application for a Certificate of Appropriateness (COA) for the installation of a new roof, windows, and exterior door on the property.

Chairman Hincheliff asked the applicant if the owner of 1831 W. Cheltenham Ave was also the owner of 1829 W Cheltenham Ave. Mr. Stocklos replied that he believed that the owner was not "officially" the owner, but was in possession of an Agreement of Sale for that address. Chairman Hincheliff replied that the BHAR would only be able to grant a COA for a property owned by the applicant.

Mr. Stocklos explained that 1831 W. Cheltenham Ave. was heavily damaged in a fire, and that the owner intends to renovate the property to match what currently exists in style and color of materials.

Mr. Stocklos then asked the BHAR if they would be able to discern which type of windows was originally installed on the front of the homes by examining a current streetscape photo of that block of W. Cheltenham Ave. Chairman Hincheliff and Ms. Melton agreed that the ones currently on the property at 1829 W. Cheltenham Ave. were typical of the ones used, and Mr. Stocklos stated that he would renovate the property using that type.

Discussion ensued regarding the proposed exterior renovation of the property.

Application L16-174 of Mr. Jeffrey Stocklos, representative of Penrose Medical Investments, LLC, for the in-kind installation of a new roof, windows, and exterior door on the building located at 1831 W. Cheltenham Avenue, La Mott, PA, was informally recommended to the Public Works Committee for approval of the COA as presented.

6. Old Business

Ms. Melton commented that new property owners in the La Mott Historic District are uneducated about the BHAR, and the considerations that they must have when renovating their homes.

Chairman Hinchcliff stated that, as a realtor, he would be able to add Planning & Zoning staff to an e-mail list he receives that includes properties for sale in this area. He suggested that staff may be able to use this information to educate homebuyers on the history and function of the La Mott BHAR.

7. New Business

Ms. Melton expressed concern that some homeowners in the La Mott Historic District have recently removed garages and erected six-foot high fences at the rear of their properties. Staff indicated that a six foot fence was allowable at the rear of properties in the Township, provided setback and design requirements set forth by the Township Code were followed. Chairman Hinchcliff stated that the La Mott BHAR can only regulate what property owners do to the facades of their homes visible from the street.

8. Adjournment

Chairman Hinchcliff made a motion to adjourn the meeting at 7:03 P.M.



Bryan T. Havir
Township Manager

Per Heather Hubert