

LaMott Historic District, Township of Cheltenham
Board of Historical Architectural Review
Meeting Minutes of
Monday, July 6, 2009

Issue Date: July 7, 2009

Time: 8:15 p.m.

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

Present: Mr. Reynold Greenberg, Chairperson
Ms. Darlene Melton, Vice-Chairperson
Mr. Timothy Hinchcliff, Member
Ms. Zilan Munas-Bass, Member
Ms. Emma Trusty, Member
Mr. David Lynch, Member, Director of Engineering, Zoning and Inspections
Mr. Carmen Reitano, Assistant to the Director of Engineering, Zoning and Inspections
Ms. Christine Miller Cruiss, BHAR Consultant
Mr. Bryan Havar, Assistant Township Manager (present for part of the meeting)

Absent: Ms. Genevieve Christopher, Member
Ms. Patricia Gerrity, Member

1. Meeting Commencement

The meeting was called to order at 8:15 p.m. by Mr. Greenberg.

2. Meeting Minutes

Upon a motion made by Mr. Lynch, and seconded by Mr. Greenberg, it was recommended that the minutes from the June 1, 2009 BHAR meeting be approved.

3. Final Discussion of the Sustainability Brochure

Mr. Havar presented the final version of the Sustainability Brochure to the BHAR. Mr. Havar discussed the positive feedback and comments that the Township has received from the Pennsylvania Historical and Museum Commission (PHMC). Mr. Lynch reiterated the comment from the Wyncote BHAR meeting requesting pagination to be added to the brochure.

4. Application L-848
Ms. Debra Oliver
1635 W. Cheltenham Avenue
LaMott, PA 19027

This application is for the construction of a new wood deck, measuring 9.5 feet by 15.5 feet, to replace an existing deck on the back elevation of the dwelling.

Mr. Reitano discussed the history of the property, stating that the previous owner had a deck in place, but it was destroyed when a vehicle hit it. In order to reinstall the deck, the applicant needs approval from both the Zoning Board and from the BHAR. Ms. Melton asked if the porch would have the same dimensions as the neighbor's deck, and Ms. Oliver responded that she assumed it would.

Upon a motion made by Mr. Lynch and seconded by Mr. Greenberg, the BHAR recommended to the Public Works Committee that it recommend to the Board of Commissioners that a Certificate of Appropriateness (COA) be issued for Application L-848 as presented.

5. Application L-849
Mr. McArthur Smith
7322 School Lane

The applicant stated that the application included the removal of an existing asphalt-shingle roof and replacing it with new CertainTeed "Landmark – Woodscape Designer Shingles" in the color Burnt Sienna.

Upon a motion made by Mr. Hinchcliff and seconded by Mr. Lynch, the BHAR recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-849 as presented.

6. Application L-850
Ovida Murray
1811 Willow Avenue

Mr. Reitano presented the application and the architectural drawings provided by the applicant. The proposed addition was noted as a two-story, cross-gabled structure. The applicant noted that she had purchased the property through a sheriff's sale, and did not realize that it was located within the LaMott Historic District. Work began without a building permit and without BHAR approval. At the time of application, the one-story addition had been demolished and the two-story addition was framed.

The applicant is seeking a COA for the following:

- a. Demolish the rear one-story addition.
- b. Construct a new two-story addition within the existing footprint.
- c. Install aluminum siding on the exterior of the addition to match the siding on the rest of the house.
- d. Install double-hung windows to match the windows on the main house.
- e. Discussion of work commenced without a COA, demolition and/or building permit within the Historical District.

Upon a motion made by Mr. Lynch and seconded by Mr. Hinchcliff, the BHAR recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-850 as presented.

7. Old Business

- a. Mr. Lynch stated that the PHMC awarded a grant for \$9,100.00 to the Township for consulting services.
- b. Ms. Munas-Bass inquired into the status of the signage program. Mr. Reitano replied that they were waiting for high-resolution, digital copies from Peter Wieck (Wyncote) and David Harrower (LaMott).

8. New Business

- a. Mr. Lynch stated that the Request for Proposals for the BHAR consultant went out last month and that three firms submitted proposals in response: Archifact, AD Marble/Starkman and CHRS, Inc. Mr. Lynch stated that the proposals would be reviewed by himself, Mrs. Reitano and Mr. Havir and their findings would be submitted to the Township Manager.
- b. Mr. Scott Dalton, of Beech Avenue, attended the meeting and voiced a complaint about the tennis court fencing used at 19 Latham Parkway. The court and fencing were approved through the BHAR and the Zoning Board, but the property owners added additional screening that was not approved. A notice will be issued to the owners at 19 Latham Parkway and they will have to come before the BHAR and the Zoning Board in order to get approval for the additional fencing.
- c. Fredericka Wall attended the meeting and voiced concerns over two properties: 7318 Keenan Street and 7325 Keenan Street. At 7318 Keenan Street, she noted that the front porch was altered without BHAR approval. Mr. Reitano stated that he would investigate the property. Ms. Wall further noted that the property at 7325 Keenan Street was sub-divided and she wanted to determine whether or not the owners would be able to build a new single-family structure on the newly sub-divided lot. Mr. Lynch discussed the current zoning regulations in the area and noted that the owners had not applied to build any new construction on the lot. Mr. Lynch further noted that if an application for new construction were to occur within the LaMott Historic District that the application would go before the BHAR.

9. Adjournment

On a motion made by Ms. Trusty, seconded by Mr. Greenberg, the meeting was adjourned at 9:05 p.m.

David G. Kraynik
Township Manager

Per: Christine Miller Cruiss
BHAR Consultant