

LaMott Historic District, Township of Cheltenham
Board of Historical Architectural Review
Meeting Minutes of
Thursday March 5, 2009

Issue Date: March 6, 2009

Time: 7:30 p.m.

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

Present: Mr. Reynold Greenberg, Chairperson
Mr. David Lynch, Member, Director of Engineering, Zoning & Inspections
Mr. Carmen Reitano, Assistant to the Director of Engineering, Zoning & Inspections
Ms. Mary Alfson Tinsman, BHAR Consultant

Absent: Ms. Genevieve Christopher, Member
Ms. Patricia Gerrity, Member
Mr. Timothy Hinchcliff, Member
Ms. Emma Trusty, Member

*Ms. Zilan Munas-Bass, Member
*Ms. Darlene Melton, Vice-Chairperson

*Arrived after meeting adjourned

1. Meeting Commencement

The meeting was called to order at 7:30 p.m. This was an informal meeting as a quorum was not present.

2. Meeting Minutes

Upon a motion made by Mr. Lynch, seconded by Mr. Greenberg, it was recommended that the approval of the minutes of the February 2, 2009 meeting of the LaMott BHAR be tabled until the next meeting.

3. APPLICATIONS

APPLICATION No. L845, Continued from the February 2, 2009 Meeting

Property Owner: Cheltenham Township

Applicant: Cheltenham Township

Property Location: LaMott Community Center, 7420 Sycamore Avenue

The Community Center is a stone, Italianate building constructed ca. 1878 that has had a number of stucco-clad additions. The Italianate section of the building faces Willow Avenue. The additions extend into the open lot. The Italianate section has a symmetrical façade, a steeply

pitched roof and a cupola. An entrance pavilion is centrally placed on the front elevation and houses a pair of recessed doors.

The Applicant seeks a Certificate of Appropriateness to install new air conditioning equipment at the back of the Community Center. Three options are under consideration. Scheme A calls for mounting six air conditioning units on the roof of the 1985 addition (on the back elevation of the building) and constructing a screen around the units on the roof to match the existing roof finish. Scheme B calls for installing the units on the ground behind the ca. 1985 addition and building a masonry wall to screen the units. Scheme C, which is preferred by the Township, calls for pad-mounting the units behind the building, and screening the units with fencing and a garden/vegetation.

The BHAR Consultant has recommended that all options conform equally with the *Secretary of the Interior's Standards*. The first option, Scheme A, does alter the roofline of the building with a modern element, but the intrusion is confined to the back elevation on a modern addition. It should be noted that if the alteration was proposed for a historic section of the building, or was visible from a primary elevation, the roof placement would not conform with the *Secretary of the Interior's Standards*. Schemes B and C alter the back elevation of the building with the introduction of mechanical equipment and a modern masonry wall or modern fence.

A discussion of the options ensued among the board members and the Applicant. The notable comments included a presentation by Bryan Havir, Assistant Township Manager. Mr. Havir began with a brief overview of the previous two options that were presented to the BHAR at the last meeting. Mr. Havir indicated that the Applicant had taken into consideration the issues raised by the BHAR regarding the two options—in particular, the issues of security and screening. Mr. Havir then presented a new, third option, which addressed these issues. This third option includes the placement of the air conditioning units on the ground behind the dance room. A metal fence, designed with architectural elements mimicking the design of the fence at Latham Parkway, would be erected around the units. The fence will be 6 feet tall and the two side gates will be approximately 7.5 feet tall. This distinction in height of the gates will mimic the roofline of the building. Native vegetation would be planted outside the fence to provide additional screening. Mr. Havir indicated that the Township had contacted the chair of the Shade Tree Commission and stated that the Township would be working with the Shade Tree Commission to determine appropriate vegetation.

Mr. Lynch made motion to accept the proposed third alternative without the proposed vegetation. There was no second. Mr. Lynch questioned the necessity of having the vegetation along the fence due to security issues. Mr. Havir indicated that the Township was committed to using the vegetation. He indicated that the Township had an employee responsible for grounds maintenance at the community center and that this employee would be trained in the proper care of the vegetation. The vegetation will be shaped and pruned approximately.

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 be issued for Application L845 as presented, including the vegetation.

APPLICATION No. L846

Property Owner: Eric Gail/Prudential Realty

Applicant: Atif F. Salem and Sam Elbially

Property Location: 1401 West Cheltenham Avenue, Elkins Park, PA

The Applicant seeks a Certificate of Appropriateness to install a single (8 feet wide by 40 feet long) storage trailer and a doublewide trailer (17 feet wide by 40 feet long) to the rear of the existing building.

The building is a late twentieth-century commercial building that does not contribute to the LaMott Historic District. The proposed additions to the building are on the rear elevation of a non-contributing building. The BHAR Consultant recommends to the BHAR that this application be approved as submitted.

A discussion of the options ensued among the board members and the Applicant. The notable comments included the Applicants presenting a letter from the owner of the property which was to be in support of the proposed additions. Mr. Lynch and Mr. Greenberg questioned if the letter was acceptable for the purposes of the BHAR, as there were some discrepancies in language. Mr. Lynch requested that Mr. Reitano give the letter to the Township Solicitor to determine if it met the necessary requirements of the BHAR. A discussion ensued regarding the need for the proposed trailers and if the trailers would be visible from the surrounding streets. Mr. Lynch and Mr. Reitano explained that there were three separate Township processes which the Applicant was currently involved with and which the Applicant needs approvals for. The first is the BHAR Certificate of Appropriateness. The second is obtaining a Building Permit, which would include addressing the concerns raised by the Fire Marshal. The third is acquiring a subdivision land development approval. Mr. Lynch emphasized that completing the first process with the BHAR does not remove the necessity of the Applicant complying with the second two processes.

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 be issued for Application L846 contingent upon the Township Solicitor approving the letter from the property owner.

4. New Business

At this point in the meeting, Ms. Munas-Bass arrived. She raised a concern that had been brought to her attention regarding the apartment building at the corner of Old York Road and Willow. She indicated that the building, which is undergoing renovations, is in poor condition with holes in the building where air conditioners are to be put, as well as a large dumpster. She indicated that it does not appear that work is being done on the building. Mr. Lynch indicated that the Township will look into the issue.

5. Old Business

Mr. Lynch raised the question of moving the meeting times to 7:30 p.m.; he noted that he has no recollection nor records concerning the LaMott and Wyncote BHAR's starting time alternating annually. He indicated that he had discussed the issue with Mr. Kraynik (Township Manager). Ms. Munas-Bass indicated that her recollection of this issue was that the LaMott BHAR and the Wyncote BHAR were to alternate meeting times annually. Mr. Lynch indicated that in order for this issue to be moved forward, there first needs to be a formal motion to request that the time be changed. Then the issue needs to be raised with the Wyncote BHAR. If they agree, then the change can go forward. If they do not agree, the issue would have to be resolved by the Board of Commissioners.

6. Adjournment

On a motion made by Mr. Lynch, seconded by Mr. Greenberg, the meeting was adjourned at 8:15 p.m.

David G. Kraynik
Township Manager

Per: Mary Alfson Tinsman, BHAR Consultant
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LaMott Historic District, Township of Cheltenham
Board of Historical Architectural Review
Meeting Minutes of
Monday, May 4, 2009

Issue Date: May 5, 2009

Time: 8:15 p.m.

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

Present: Ms. Darlene Melton, Vice-Chairperson
Mr. Carmen Reitano, Assistant to the Director of Engineering, Zoning & Inspections
Ms. Christine Miller Cruiss, BHAR Consultant

Absent: Mr. Reynold Greenberg, Chairperson
Ms. Genevieve Christopher, Member
Ms. Patricia Gerrity, Member
Mr. Timothy Hinchcliff, Member
Ms. Zilan Munas-Bass, Member
Ms. Emma Trusty, Member
Mr. David Lynch, Member, Director of Engineering, Zoning & Inspections

1. Meeting Commencement

The meeting was called to order at 8:25 p.m. This was an informal meeting, as a quorum was not present.

2. Meeting Minutes

Upon a motion made by Mr. Carmen Reitano, seconded by Ms. Darlene Melton, it was recommended that the approval of the minutes of the February 2, 2009 and March 4, 2009 meetings of the LaMott BHAR be tabled until the June 1, 2009 meeting.

3. APPLICATIONS

APPLICATION No. L847

Property Owner: David Gardner

Applicant: David Gardner

Property Location: 36 Latham Parkway

The applicant is seeking a Certificate of Appropriateness for a replacement of the roof of the house in kind. The roof is deteriorating with active leaks in the house. The roof tiles are being replaced in kind with historic remnants and tiles from the garage. The remnants are extra tiles, from the same manufacturer, that were discovered by the owner in the attic of the building.

These tiles were used on the roof of the house and the necessary extra tiles were taken from the garage. The owner proposes the replacement of the roof on the garage with either a standing seam metal roof or architectural asphalt tiles. A discussion ensued over the use of asphalt (Certaineed—Brownstone or Georgian Brick) and standing-seam roofing options. The BHAR Consultant stated that either option, in a brown color that matches the existing, patinated roof tiles on the house, would be appropriate. Ms. Melton preferred the architectural asphalt tile option. Ms. Melton made a motion to accept the Certaineed tile option. The application does not accurately reflect this plan since the tiles in the attic were discovered after the application was filed.

The homeowner proposes to replace the windows in the house. The existing windows are aluminum sash, with a combination of double-hung sash and casements. The owner will maintain the same window openings and proposes to replace all windows with vinyl one-over-one, double-hung sash, Energy Star windows. Mr. Reitano made a motion to approve the windows.

The owner is replacing the wood box gutters on the house in the garage with aluminum gutters in the same dimensions.

Ms. Melton stated that if repairs to the front slate steps are made, they should be repaired or replaced in kind.

Ms. Melton made a motion that the BHAR recommended to the Public Works Committee that it recommend to the Board of Commissioners that an administrative Certificate of Appropriateness be issued for Application L847 as presented.

4. New Business

Mr. Reitano produced a letter from the architects who are undertaking work at 1800 Chelsea Road. The architects were looking for feedback on the color selection for the color of the replacement basement window grates. The color selected was a Benjamin Moore color from the standard color palette, not from the Historic color palette. The BHAR Consultant stated that the color was not appropriate.

5. Old Business

Signage

Mr. Reitano stated that Mr. David Harrower agreed to help with the graphic design of the signs. Mr. Reitano isolated the figure of the soldier and Mr. Harrower is going to impose the image over a blue background in an oval.

Board Members

Ms. Melton stated that the BHAR still does not have an architect member. Ms. Joyce Werkman, an interested member of the public who was present, noted that the Township's website is currently advertising for the vacancy and states that the vacancy is for an architect.

6. Adjournment

On a motion made by Ms. Melton, seconded by Mr. Reitano, the meeting was adjourned at 9:50 p.m.

David G. Kraynik
Township Manager

Per:
Christine Miller Cruiss,
BHAR Consultant
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BOARD OF HISTORICAL ARCHITECTURAL REVIEW
PRELIMINARY REVIEW SHEET
LAMOTT HISTORIC DISTRICT, TOWNSHIP OF CHELTENHAM

Property Location: 36 Latham Parkway LaMott, PA	Applicant Information: David Gardner 36 Latham Parkway	Application Number: L847
Property Information: Residential	Owner Information: David Gardner 36 Latham Parkway	Date of Application Receipt:
		Site Visit[s]:

Proposed Changes:

The applicant seeks a Certificate of Appropriateness for the replacement of the roof of the house in kind. The roof is deteriorating with active leaks in the house. The roof tiles are being replaced in kind with historic remnants and tiles from the garage. The remnants are extra tiles, from the same manufacturer, that were discovered by the owner in the attic of the building. These tiles were used on the roof of the house and the necessary extra tiles were taken from the garage. The owner proposes the replacement of the roof on the garage with either a standing seam metal roof or architectural asphalt tiles.

The applicant seeks a Certificate of Appropriateness for the replacement of the windows in the house. The existing windows are aluminum sash, with a combination of double-hung sash and casements. The owner will maintain the same window openings and proposes to replace all windows with vinyl one-over-one, double-hung sash, Energy Star windows.

The applicant seeks a Certificate of Appropriateness for the replacement of the wood box gutters on the house in the garage with aluminum gutters in the same dimensions.

The applicant seeks a Certificate of Appropriateness for rehabilitating the front steps.

Applicable references from *The Secretary of the Interior's Standards for the Treatment of Historic Properties* [2001]:
From the *Guidelines for Rehabilitation*:

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the historic property and the environment.

Property Description/Comments:

The building is an early twentieth-century residential building that does contribute to the LaMott Historic District. The building is two-and-one-half stories tall, three bays wide, and two piles deep and has a hipped roof. The walls are constructed of stone masonry and the roof is clad with clay tiles. The house is generally designed in a Chateausque style, with neoclassical elements, such as the two-story cross gabled element in the central bay.

Recommendation:

The BHAR Consultant recommends to the BHAR that this application be approved as submitted.