

LaMott Historic District, Township of Cheltenham  
**Board of Historical Architectural Review**  
Meeting Minutes of  
Monday, February 2, 2009

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Issue Date: February 5, 2009

Time: 8:15 p.m.

Location: 8230 Old York Road, Elkins Park, 1<sup>st</sup> Floor, Board Room

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

Absent: Ms. Genevieve Christopher, Member

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**1. Meeting Commencement**

The meeting was called to order at 8:15 p.m. A quorum was present.

**2. Meeting Minutes**

Mr. Hinchcliff noted that the previous minutes were incorrect because they said he was absent when he was present. Similarly, Ms. Gerrity noted that the minutes said she was present when she was absent. Upon a motion made by Mr. Lynch, seconded by Ms. Gerrity, it was recommended that the minutes of the November 6, 2008 meeting of the LaMott BHAR be approved with the above corrections.

**3. APPLICATIONS**

**APPLICATION No. L844**

**Property Owner: Mr. John Allen and Mrs. Rosalind Allen**

**Applicant: Mr. John Allen and Mrs. Rosalind Allen**

**1719 Chealsea Road, LaMott, PA**

**Property Location: 1719 Chelsea Road**

The owner did not attend the BHAR meeting, so this application was not discussed.

**APPLICATION No. L845**

**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 application was presented by the project architect, David Kratzer. The Applicant seeks a Certificate of Appropriateness to install new air conditioning equipment at the back of the Community Center. Two options are under consideration. Scheme A, which is preferred by the Township, calls for mounting six air conditioning units on the roof of a ca. 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.

The BHAR Consultant stated that both 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*. The second option, Scheme B, alters the back elevation of the building with the introduction of mechanical equipment and a modern masonry wall. It should be noted that there is a public safety concern associated with the second option because it creates areas that are not visible to law enforcement.

A discussion of the two options ensued among the board members and the Applicant. The notable comments from the discussion included a concern that this would create an unwanted precedent in the district of roof-mounted air conditioning units. During this discussion, Bryan Havir, representing the Township, noted the Township's preference for Scheme A because it eliminated the nuisance and public safety factors.

Mr. Lynch made a motion to approve Scheme A, assuming that the screening around the air conditioning units will blend in with the building, and no one seconded the motion.

Mr. Lynch noted that this application will also require Land Development Approval.

Ms. Melton made a motion to table this application, and Ms. Munas-Bass seconded the motion. At this point, Mr. Havir noted that tabling the application would adversely affect the project by pushing the construction into the season when air conditioning was necessary for the building programs, requiring schedule changes, classroom changes, and possible cancellations. Five BHAR members voted in favor of tabling the application: Ms. Melton, Ms. Munas-Bass, Ms. Trusty, Ms. Gerrity, and Mr. Greenberg. The following members voted against the motion: Mr. Hinchcliff and Mr. Lynch.

Mr. Hinchcliff then made a motion to approve Scheme B and Ms. Munas-Bass seconded the motion. No other members voted in favor of the motion and it was denied.

The application was tabled.

**4. New Business**

The business owner for American Furniture presented to the BHAR in advance of next month's application. No formal opinions were offered by the BHAR.

**5. Old Business**

Ms. Melton commented that, per Act 167, the BHAR needs to find an architect to become a member. A discussion of possible candidates ensued. No issues were resolved.

Mr. Greenberg inquired after the potential change in meeting times (moving the LaMott Meeting to 7:30 p.m. and moving the Wyncote meeting to 8:15 p.m.).

**6. Adjournment**

On a motion made by Mr. Greenberg, seconded by Ms. Gerrity, the meeting was adjourned at 9:45 p.m.

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David G. Kraynik  
Township Manager

Per: Christine Miller, BHAR Consultant  
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