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

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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 Elbialy
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.

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David G. Kraynik
Township Manager

Per: Mary Alfson Tinsman, BHAR Consultant
CHRS, Inc.
403 East Walnut Street
North Wales, PA 19454
Phone: 267-652-7123
malfson@chrsinc.com

Township of Cheltenham

Board of Historical and Architectural Review

CERTIFICATE OF APPROPRIATENESS APPLICATION

[Please type or print legibly with ink. Shaded area completed by Township Staff.]

Application number:	L-847
Submission date:	03/10/09
BHAR meeting date:	05/04/09

PROPERTY ADDRESS: *[street, city]* 36 Latham Pkwy

APPLICANT INFORMATION: Telephone number: Facsimile number:

Name: David B. Gardner [267] 263-0518 [ ]

Address: 1420 Melrose Ave Zip code: 19027-0355

Applicant's Capacity: *[circle one]* Owner, Lessee, Agent, Architect, Contractor, Attorney, Other: *[identify]*

OWNER INFORMATION: *[if different from above]* Telephone number: Facsimile number:

Name: [ ] [ ]

Address: Zip code:

PROPERTY INFORMATION:

Name of Business: *[if applicable]*

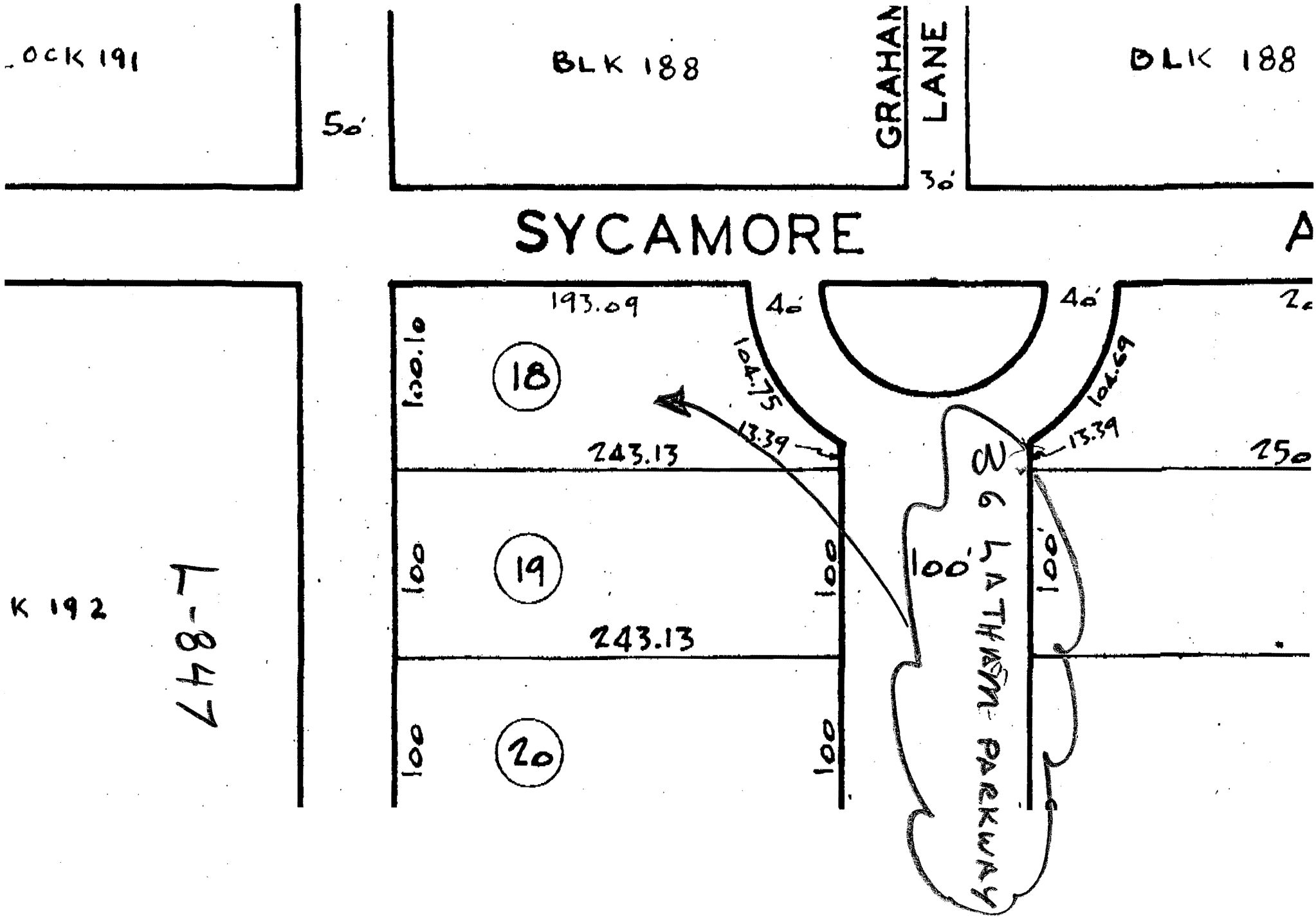
Current use: Proposed use:

Zoning classification of property: *[if change in use]*

PROJECT DESCRIPTION: *[check all that apply]*

- ☒ Adaptive Reuse
- ☐ Addition
- ☐ Alteration
- ☐ Demolition
- ☐ New Construction
- ☒ Repair
- ☒ Replace
- ☐ Painting
- ☐ Other: *[identify]*

Architectural Features	Masonry/ brickwork	Siding	Trim	Roof House/Garage	Dormer/cupola	Chimney	Gutter/ downspout	Eave cornice/ soffit	Window/screen storm/shutter	Door/screen/ storm	Porch/deck/ stoop/stair	Porch roof	Porch or deck column/post	Porch or deck railing/baluster	Storefront	Sign	Awning	Fence/wall/ gate	Other structure
Repair	☐	☐	☐	☒	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Replace in-kind	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Replace w/new	☐	☐	☐	☒	☐	☐	☒	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐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