

LaMott Historic District, Township of Cheltenham  
**Board of Historical Architectural Review**  
Meeting Minutes of  
November 5, 2009

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Issue Date: November 9, 2009

Time: 8:15 p.m.

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

Present: Mr. Timothy Hinchcliff, Member  
Ms. Emma Trusty, Member  
Mr. Carmen Reitano, Assistant to the Director of Engineering, Zoning and Inspections  
Ms. Christine Miller Cruiss, BHAR Consultant

Absent: Mr. Reynold Greenberg, Chairperson  
Ms. Darlene Melton, Vice-Chairperson  
Ms. Patricia Gerrity, Member  
Ms. Zilan Munas-Bass, Member  
Ms. Genevieve Christopher, Member  
Mr. David Lynch, Member, Director of Engineering, Zoning and Inspections

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**1. Meeting Commencement**

The meeting was called to order at 8:15 p.m. by Mr. Reitano. The meeting was informal because a quorum was not present.

**2. Meeting Minutes**

Mr. Hinchcliff made a motion to approve the minutes from the September 3, 2009 and October 5, 2009 BHAR meetings. Ms. Trusty seconded this motion.

**3. Applications**

**Application L-856**  
**Jerome Bridgeforth**  
**1725 Graham Lane**

The applicant seeks a Certificate of Appropriateness (COA) for the removal of an existing asphalt shingle roof and replacing it with new "GDF," 30-year, Timberline Shingles and the installation of new flashing, pipe collars, and the replacement of any damaged decking. This was an emergency COA application that was approved on October 20, 2009 because the roof was actively leaking, causing damage to the building. At the time of this meeting, the work had already been completed.

Mr. Hinchcliff made a motion to retroactively accept the application submitted and Ms. Trusty seconded the motion. The BHAR informally recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-856.

**Application L-857**  
**Cheryl Talbot**  
**1804 Beech Avenue**

The applicant seeks a COA for removing existing windows and replacing them with new "Somonton" double-hung, vinyl sash windows. Ms. Cruiss asked if the existing windows dated to the original construction period of the house. The applicant indicated that previous owners had replaced the windows with vinyl sash. The applicant's contractor then indicated that only the sash would be replaced with one-over-one, vinyl, double-hung sash.

Mr. Hinchcliff made a motion to accept the application submitted and Ms. Trusty seconded the motion. The BHAR informally recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-857.

**Application L-858**  
**Lorraine Riviera**  
**7319 School Lane**

The applicant is having trouble getting insurance on the property at 7319 School Lane due to safety and security issues. The insurance company will reinstate the policy as soon as a COA is issued. To rectify this, the applicant proposes the following renovations to the property:

- Remove the asphalt shingles from the exterior walls and repair or make minor replacements (in kind) to the horizontal wood siding.
- Prepare, prime, and paint the wood siding in neutral colors.
- Replace the modern, single-panel, hollow doors on the front and back of the house with new, steel twelve-light doors.
- Replace the deteriorating windows with one-over-one, vinyl, double-hung sash windows.
- Repair the existing concrete slab porch on the front of the house.

Ms. Cruiss noted that if the contractor found that the siding was too deteriorated to repair, that the applicant would need to submit a second application for more comprehensive repairs to the siding.

Ms. Trusty made a motion to accept the application as amended in these minutes and Mr. Hinchcliff seconded the motion. The BHAR informally recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-858.

#### 4. **New Business**

**Application L-860  
Kenneth and Lisa Scofield  
1807 Chelsea Road**

The applicants indicated that they had an active leak in their roof. The roof is clad with green terra cotta tiles. The applicants propose to remove the existing terra cotta roof and replace it with asphalt shingles in a matching green color. The applicants indicated that other properties on the block had replaced the terra cotta with asphalt shingles.

Mr. Hinchcliff made a motion to accept the application as discussed in these minutes and Ms. Trusty seconded the motion. The BHAR informally recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-858.

#### **New Business Item 2**

Mr. Reitano introduced an application for next month's BHAR meeting: Application L-859, for 7318 Keenan Street. This will be a complicated project because the work has already been completed, most of which was executed without a permit.

The property owner's contractor obtained a permit for replacing the vinyl siding on the house. Through a clerical error, the permit was issued without a COA from the BHAR. The contractor removed the enclosed porch because they perceived that it was in danger of imminent collapse, but made no effort to contact Building and Zoning. No permit was obtained for removing the porch or reconstructing the new, open porch. No permit was obtained and no COA was obtained for other exterior work, including, but not limited to, window and door replacements.

Mr. Reitano requested feedback from the BHAR on how to proceed. He noted that the property owner could be fined for not obtaining the appropriate permits and that he could have the property owner take the ceiling off of the porch so Building and Zoning could inspect the porch structure. He asked the BHAR members their thoughts on requesting the property owner to remove the new porch and reconstruct the historic porch.

Ms. Cruiss noted that it would be prudent to investigate the appearance of the original porch. Mr. Hinchcliff made a motion to authorize Ms. Cruiss to complete research to determine the original configuration of the porch. Ms. Trusty seconded this motion.

#### **New Business Item 3**

David Harrower from the Historic Commission attended the end of the meeting. He noted that the lot at 7325 Keenan Street had been recently subdivided. He told the BHAR about an anecdotal story of how other residents had inquired about subdividing lots and supposedly had received different answers from the Township.

Mr. Reitano noted that the subdivision at 7325 Keenan Street was permitted because the resulting lots have to both conform to zoning, and this subdivision required only a *de minimus* variance (100 square feet). This variance was applied for, processed and approved for Zoning. He then outlined the process for subdividing land within the Township and noted that all


requests had to go through multiple Township committees, including Building and Zoning as well as the land development process.

**5. Old Business**

The signage program was discussed. Mr. Reitano noted that he was waiting to receive a digital image from Peter Wieck of the Wyncote BHAR. Mr. Harrower said that he would email Ms. Cruieess an AutoCAD file of the image for the LaMott Historic District.

**6. Adjournment**

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



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David G. Kraynik  
Township Manager

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