

La Mott Historic District, Township of Cheltenham
Board of Historical and Architectural Review
Meeting Minutes of
Thursday, November 17, 2016 at 6:30 P.M.

Location: All Hallows Church, 262 Bent Rd., Wyncote, PA

Present: Mr. Timothy Hinchcliff, Chairman
Ms. Darlene Melton, Vice Chairperson
Ms. Emma Trusty, Member
Mr. Henry Sekawungu, Member, Director of Planning and Zoning
Ms. Heather Hubert, Planning and Zoning Aide, BHAR Liaison

Absent: Ms. Linda Foggie, Member
Ms. Zilan Munas-Bass, Member

1. Meeting Commencement

Chairman Hinchcliff called the meeting to order at 6:35 P.M.

2. Meeting Minutes

Since a quorum was not present, Chairman Hinchcliff deferred acceptance of the minutes dated October 20, 2016, July 21, 2016, May 2, 2016, and February 1, 2016 until the next meeting of the La Mott BHAR on December 15, 2016.

3. *Application L16-177 of Ms. Quyhn Thu Pham, owner of the property located at 8 Latham Parkway, La Mott, PA 19027*

Ms. Quyhn Thu Pham, owner, and Mr. Michael Candido, resident of the property, were present to discuss the application for a Certificate of Appropriateness (COA) for the replacement of all the existing windows of the property.

Mr. Candido explained that the proposed style and color of the windows was chosen in order to complement the architecture of the house. He added that, due to the change in style from double-hung to sliding, the number of operable windows on the property would be reduced from twenty-two (22) to seventeen (17).

Ms. Melton expressed concern that, upon the basis of past precedent, all windows on buildings in the Historic Districts should always be replaced in-kind, and therefore the style should not be changed. Mr. Hinchcliff noted that the home was built in the 1950's, and that the proposed windows would better represent those of typical mid-century architecture. Discussion ensued.

A motion made by Chairman Hinchcliff to approve the application did not carry by a 1-2 vote, with one abstention (AYES: Chairman Hinchcliff. NAYES: Ms. Melton, Ms. Trusty. Abstain: Mr. Sekawungu).

Mr. Sekawungu asked the applicant to consider returning before the committee at its next meeting in December, to discuss the application in greater detail, and suggested that they prepare some alternative options for the BHAR to consider based on some of the feedback.

Application L16-177 of Ms. Quynh Thu Pham, for a Certificate of Appropriateness for the installation of new windows on the property located at 8 Latham Parkway, La Mott, PA, did not have a motion for a COA.

4. Application L16-178 of Mr. Lorenzo Gillette, owner of the property located at 1707 W. Cheltenham Avenue, La Mott, PA 19027

Mr. Lorenzo Gillette, property owner, was present to discuss the application for a Certificate of Appropriateness (COA) for the installation of a new roof on the property.

Chairman Hinchcliff asked Mr. Gillette to confirm that he intended to remove the existing terracotta shingles and replace them with ones made of asphalt in a similar color. Mr. Gillette responded affirmatively.

Application L16-178 of Mr. Lorenzo Gillette, for a Certificate of Appropriateness for the installation of a new roof on the property located at 1707 W. Cheltenham Avenue, La Mott, PA, was informally recommended to the Public Works Committee for approval of a COA as presented.

5. Old Business

Ms. Melton questioned whether realtors were informing prospective buyers in the La Mott Historic District that the homes were designated as historic structures within the district. She noted that she did not see any indication of this condition in any of the MLS listings she was able to view. Chairman Hinchcliff responded that the status legally must be disclosed prior to the sale, and that he believed that Township staff was working to inform the realtors as they applied for Zoning & Use Certifications through the Planning & Zoning office. Staff confirmed this.

6. New Business

Staff informed the BHAR members of a proposed amendment to the Township Code wherein the process for approval of applications for Certificates of Appropriateness would be approved or denied by the Public Works Committee instead of by the Board of Commissioners. It was noted that the amendment was approved for advertisement at a public hearing and would possibly be enacted at the next Board of Commissioners meeting on December 21, 2016. Mr. Sekawungu stated that staff would forward a copy of the amendment to the BHAR members

and asked them to respond with any questions or concerns they might have prior to this date, as well as their recommendations for action on the proposed amendment.

7. Adjournment

Chairman Hinchcliff made a motion to adjourn the meeting at 7:15 P.M. It was unanimously accepted.



Bryan T. Havir
Township Manager

Per Heather Hubert