

Wyncote Historic District, Township of Cheltenham
Board of Historical and Architectural Review
Thursday, September 15, 2022 at 7:15 P.M.

Location: Video Web Conference Call

Present: Mr. Clive Copping, Chair
Mr. Geoff Garlow, Vice Chair
Mr. Michael Shapiro, Member
Mr. Thomas Cinaglia, Member
Ms. Earnestine Wilson, Member
Ms. Julia Detwiler, Staff

1. Mr. Copping called the meeting to order at 7:21 P.M. A quorum was present.
2. Mr. Shapiro made a motion for acceptance of the August 18, 2022 meeting minutes. Mr. Garlow seconded the motion and the motion was unanimously approved.
3. Consideration of Application W22-269 of Applicant Matt Sigel, representative of the property owner Greenwood Avenue, LLC of 149 Greenwood Avenue, Wyncote, PA 19095 for a Certificate of Appropriateness for the demolition of the existing structure and the construction of a parking lot.

Ms. Christen Pionzio, attorney for the applicant, Mr. Matt Sigel, applicant, and Mr. Marc Policarpo of Kramer + Marks Architects presented the proposal to demolish the building and construct a parking lot. A presentation on the project they had completed at Ambler Yards was made and the historical display from that project was highlighted. Mr. Sigel explained that the original structure was in poor condition and had been renovated in the 1970s as an office building and that there were no historical components remaining. He outlined the plans for the adjacent building and that this lot would be used as parking for that restored building.

The BHAR members highlighted the following:

- That the building was listed as contributing in the National Register of Historic Places nomination form.
- The need to do further examination and probe work to determine what, if any, historic components remain in the building.
- Additional information and documentation on the condition of the structure should be provided so that the BHAR could make an informed decision.
- The possible negative impacts on the adjacent historic structures.
- Removing this building could cause a hole in the visual fabric of the street.
- The possibility of BHAR members attending a site visit to assist with probing and documentation.
- The design and aesthetics of the proposed parking lot.

Mr. Shapiro suggested that a knee wall could be constructed across the frontage of the lot to screen the proposed parking lot.

Ms. Darlene Melton, La Mott BHAR member, asked if Ambler Yards was in a historic district. Mr. Sigel explained that Ambler Yards was not in a historic district.

Ms. Emily Stigel, resident of the Wyncote Historic District, expressed concern about the frequency of buildings being demolished by neglect in the historic district and asked what actions the Township was taking to avoid the loss of additional structures.

Ms. Detwiler explained that Township staff had attended trainings on vacant, abandoned, and deteriorated properties and was looking for strategies to prevent the loss of historic structures throughout the Township.

Mr. Ted Cerebi of 300 Maple Avenue was concerned that the integrity of the historic districts would be lost through incremental changes and structure demolitions. He also expressed concerns about possible stormwater management issues related to the conversion of this property to a parking lot.

Mr. Copping made a motion to table the application until the next BHAR meeting. Mr. Garlow seconded the motion and the motion was unanimously approved.

4. Old Business- None.

5. New Business

A. Ms. Detwiler informed the BHAR that the ordinance to merge the two BHARs would be before the Board of Commissioners on September 21, 2022 and that BHAR members are encouraged to attend to provide feedback on the ordinance.

B. Mr. Garlow inquired about the parking space that property owners at 213 Fernbrook Avenue had constructed. Ms. Detwiler and Mr. Cinaglia advised that a stop work order had been issued and that Township staff would follow up with the property owners to have them complete a Certificate of Appropriateness application and appear before the BHAR.

6. There being no further business, Mr. Garlow made a motion to adjourn, Mr. Shapiro seconded the motion and the meeting was adjourned at 8:28 P.M.



Robert Zienkowski
Township Manager

Per Julia Detwiler