

La Mott Historic District, Township of Cheltenham
Board of Historical Architectural Review
Meeting Minutes of
June 7, 2010

Issue Date: June 11, 2010

Time: 8:15 p.m.

Location: 8230 Old York Road, Elkins Park, 1st 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
Mr. Carmen Reitano, Assistant to the Director of Engineering, Zoning and Inspections
Ms. Christine Miller Cruiss, BHAR Consultant

Absent: Ms. Genevieve Christopher, Member
Ms. Emma Trusty, Member
Mr. David Lynch, Member, Director of Engineering, Zoning and Inspections

1. Meeting Commencement

The meeting was called to order at 8:30 p.m. by Mr. Greenberg. The meeting was called to order during the Wyncote BHAR meeting in order to discuss the proposed Window Brochure.

2. Meeting Minutes

Upon a motion made by Ms. Gerrity, seconded by Mr. Hinchcliff, it was recommended that the minutes of the April 5, 2010 and May 3, 2010 La Mott BHAR meetings be accepted. All voted in favor.

3. Applications

Application L-873
Cheltenham Township
La Mott Streetscape Lighting Project
La Mott, PA

The applicant seeks approval of the photometric plan for the Certificate of Appropriateness (COA) that was approved at the May 3, 2010 meeting:

Ms. Munas-Bass made a motion to accept the lighting fixture application as submitted, pending the review of the photometric plan at the next meeting. Ms.

Gerrity seconded the motion and everyone voted in favor. The BHAR informally recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for the proposed lighting plan.

The photometric plan is generated from the Street Lighting fixture approved for the La Mott District. This is a pedestrian lighting project that is being funded with a community revitalization grant from the county.

Mr. Bryan Havir from the Township presented the photometric plan. The La Mott BHAR briefly discussed the plan. Mr. Greenberg made a motion to accept the application as submitted. Mr. Lynch seconded the motion and everyone voted in favor. The BHAR recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-873.

Application L-869
Cambell Thomas and Company Architects
Gertrude Crooks
7437 Euston Road
La Mott, PA

Mr. Havir presented this application. The applicant seeks a certificate of appropriateness for the following tasks:

- a. Remove an existing flat roof and exterior stairway roof access sections and replace with a new EPDM roofing system.
- b. Replace exterior steps at the side entrance.
- c. Spot-point bricks on the front, rear, and side yard and re-point stone work.
- d. Remove exterior vinyl and wood siding, repair framing and install new wood and vinyl siding as required.
- e. Remove existing garage wall fill and replace with a new garage door.
- f. Replace existing front and rear storm doors.

After the application was presented, a brief discussion ensued. It was noted that it would be preferable to repair and replace in-kind the wood siding that is located below the existing vinyl siding (item "d." above).

Ms. Gerrity made a motion to accept the application as amended in these minutes. Ms. Munas-Bass seconded the motion and all voted in favor. The BHAR recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-869.

Application L-870
Cambell Thomas and Company Architects
Carrie Givanham
1700 Chelsea Road
La Mott, PA

Mr. Havir presented this application. The applicant seeks a certificate of appropriateness for the following tasks:

- a. Repair existing garage door, caulk, install weather stripping, gaskets and paint exposed wood surfaces.
- b. Replace existing exterior steps and repair and paint railings.
- c. Repair exterior wall penetrations to prevent water damage to the house.
- d. Replace existing rain gutter with half-round gutter and install new downspouts and cast iron boot at grade.
- e. Spot-point bricks on the front, rear, and side of the house and point the stone work.
- f. Remove and replace existing two-story roof and one-story vestibule roof with new materials (roofing materials are to be determined).
- g. Remove and replace existing flat roof with a new "SBS" modified roof system with a granular surface.
- h. Build a new cricket around the existing chimney and install new flashing.
- i. Repair damaged coping and flashing at party walls.

After the application was presented, a discussion ensued. It was noted that the new composite shingles for the dormers and gabled sections should be chosen to match the existing slate. The BHAR selected the Capital Blend color.

It was noted that item "d." listed above should specify a round downspout.

It was noted that item "h." listed above should specify a copper cricket.

It was noted that the mortar specifications should be finalized and reviewed by the consultant prior to implementation.

Mr. Hinchcliff made a motion to accept the application as amended in these minutes. Ms. Gerrity seconded the motion and all voted in favor. The BHAR recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-870.

Application L-871
Cambell Thomas and Company Architects
Ronald and Georgette King
1708 Chelsea Road
La Mott, PA

Mr. Havir presented this application. The applicant seeks a certificate of appropriateness for the following tasks:

- a. Point mortar at the top of the chimney and install a rain cap.
- b. Repair and replace the concrete walkway as required.
- c. Replace four steps at the rear.
- d. Replace steps at the side entrances to the house.
- e. Repair and repaint original railings at the front entrance and side stair.
- f. Replace existing rain gutter with a half-round gutter and install new downspouts and cast iron boot at grade.
- g. Spot-point all sides of the house to eliminate water penetration points.
- h. Shingle roof of northwest-facing dormer and gable peak. Repair gutter trough along the party wall.

A discussion of the application ensued. It was noted that the gutters should be specified as half-round gutters and the downspouts as round downspouts.

Mr. Hinchcliff made a motion to accept the application as amended in these minutes. Ms. Munas-Bass seconded the motion and all voted in favor. The BHAR recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-871.

Application L-872
Leo Hurley
1712 Graham Lane
La Mott, PA

The applicant seeks a certificate of appropriateness for the following tasks:

- a. Remove existing siding from the entire house and replace it with new, white BASF "Powerwall Composite Siding."
- b. Replace existing gutters and downspouts.
- c. Install new shutters for the four front windows and cap all windows and light mounts.
- d. Paint all wood trim on the front of the house.

Mr. Lynch asked if the existing gutters were half-round gutters. The applicants indicated that the existing gutters are half-round. Mr. Lynch amended the application to specify new half-round gutters.

Mr. Hinchcliff made a motion to accept the application as amended in these minutes. Ms. Gerrity seconded the motion and all voted in favor. The BHAR recommended to the Public Works Committee that it recommend to the Board of Commissioners that a COA be issued for Application L-872.

4. Windows for Historic Buildings Brochure

A discussion of the revised Windows Brochure occurred at the beginning of the meeting and during the end of the Wyncote BHAR meeting.

Ms. Cruiss presented the changes to the brochure. A short discussion ensued. The La Mott BHAR approved the changes. Mr. Hinchcliff made a motion to accept the changes to the brochure. Ms. Gerrity seconded the motion. All voted in favor.

5. Old Business

Ms. Munas-Bass noted that the business on 1414 Willow Avenue was out of compliance. Mr. Lynch noted that the Building and Zoning Department would investigate this.

6. New Business

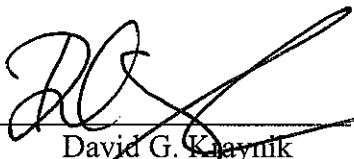
Item 1: Ms. Melton noted that there may be activity surrounding the Community Garden lots and indicated that it might be worthwhile to complete research to understand the history of those lots prior to any potential sales.

Item 2: Mr. Reitano noted that a construction project was underway at 7327 Butcher Street and that it was closed down because work was proceeding without building permits and without COA approval. This application will come before the La Mott BHAR next month.

Item 3: Mr. Reitano noted that a COA for 1444 Willow Avenue would be submitted for next month's BHAR meeting.

7. Adjournment

On a motion made by Ms. Munas-Bass, seconded by Ms. Melton, the meeting was adjourned at 10:00 p.m.



David G. Kraynik
Township Manager

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