

La Mott Historic District, Township of Cheltenham  
**Board of Historical Architectural Review**  
Meeting Minutes of  
Thursday, January 5, 2012

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Issue Date: January 9, 2012

Time: 8:15 p.m.

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

Present: Ms. Genevieve Christopher, Member  
Ms. Emma Trusty, Member  
Ms. Asteria Vives, Member  
Mr. David Lynch, Member, Director of Engineering, Zoning and Inspections  
Mr. Carmen Reitano, Assistant to the Director of Engineering, Zoning and Inspections  
Ms. Christine Miiller Cruieess, BHAR Consultant

Absent: Mr. Timothy Hinchcliff, Member  
Ms. Darlene Melton, Vice-Chairperson  
Ms. Zilan Munas-Bass, Member

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**1. Meeting Commencement**

Mr. Lynch called the meeting to order at 8:20 p.m. The meeting was held informally because a quorum was not present.

**2. Meeting Minutes**

Mr. Lynch noted that there was an error in the December 5, 2011 meeting minutes; he was in attendance of the meeting. With that exception, Mr. Lynch made a motion to accept the minutes from the December 5, 2011 La Mott BHAR Meeting. Ms. Christopher seconded the motion. All voted in favor.

**3. Applications**

*Application L-912*  
*Albert Delice*  
*7330 Sycamore Avenue*  
*La Mott, PA*

The applicant seeks a Certificate of Appropriateness (COA) for the following:

- To replace the porch entrance with a new double (French Door Style) entrance and demolish the existing sidelights.

At the December 5, 2011 meeting, the application was not approved.

The applicants presented their project.

Ms. Vives made a motion to approve the application because it is a secondary elevation, not a primary elevation. Mr. Lynch seconded the motion. 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-912.

*Continued discussion of Application L-914*

*Quida Murray  
1811 Willow Ave.  
La Mott, PA*

The applicant seeks a COA for the following:

- Demolition of an existing outbuilding located at the northeast corner of the rear yard.
- Approval to proceed with the demolition of an unsafe structure through a demolition permit.

The applicants did not attend this meeting.

Mr. Reitano read a summary from the Historical Commission Meeting on December 8, 2011 (see attached document).

Ms. Werkman summarized her research and noted that the structure was constructed after 1909, based on historic map research.

The property has sustained damage and has lost all of its character-defining features. Mr. Reitano noted that he thought that the property would be stable until the next BHAR meeting when the BHAR can hear the findings of the Historical Commission's research. Mr. Reitano further suggested that the BHAR vote on the application at the next meeting.

*Application L-916*

*Voloomyr Yenyk  
7311 Keenan Street  
La Mott, PA*

The applicant seeks a COA for the following:

- Replace existing windows with new, vinyl, double-hung windows.
- Repaint the exterior wood surfaces of the house.

The applicants did not attend, so the application was tabled until the next meeting.

*Application L-917*

*Asteria Vives  
7326 Sycamore Avenue  
Elkins Park, PA*

Ms. Vives recused herself from this vote.

The applicant seeks a COA for the following:

- Replace the existing roofing with new "Oak Ridge Shasta" white shingles. A completely new roofing system is proposed, including gutters, ice shields, downspouts, and roofing ventilation.
- Replace the existing fascia with new vinyl-clad aluminum in "Glacier White."

- Replace the existing windows with new aluminum, energy-efficient windows.
- Replace the existing storm door with a new, aluminum, energy-efficient door.
- Replace any of the existing damaged woodwork.

Mr. Lynch asked if the roof was currently leaking. Ms. Vives indicated that the roof is leaking. Mr. Lynch asked if the gutters would be half-round, and if the downspouts would be round. Ms. Vives said yes.

Ms. Trusty made a motion to accept the application as clarified in these minutes. Ms. Christopher seconded the motion. 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-917.

**4. Old Business**

No old business was discussed.

**5. New Business**

No new business was discussed.

**6. Adjournment**

Mr. Lynch made a motion to adjourn the meeting at 8:55 p.m.



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David G. Kraynik  
Township Manager

Per: Christine Miller Cruiss  
BHAR Consultant  
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# Township of Cheltenham

Montgomery County, Pennsylvania

**Board of Commissioners**  
Harvey Portner, President  
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**Township Manager**  
David G. Kraynik



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Elkins Park, PA 19027-1589

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## MEMORANDUM

**TO:** David M. Lynch, Director of Engineering, Zoning & Inspections  
Carmen Reitano, Assistant to the Director of Engineering, Zoning & Inspections  
✓ Susan Drucker, Permit Clerk, Engineering, Zoning & Inspections

**FROM:** Bryan T. Havir, P.P., AICP  
Assistant Township Manager

**RE:** Demolition Permit Applications

**DATE:** December 19, 2011

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Please be advised that the Historical Commission at its meeting on December 8, 2011 reviewed several demolition permit applications and the Historical Commission offered the following comments for your department's consideration:

- Ashbourne Country Club, Cheltenham - Of the five ancillary buildings proposed for demolition, the Cottage House is considered by some as having the most historic value. All of the buildings have been subject to vandalism and therefore present some safety concerns. The Historical Commission has requested the opportunity to document the history of what was there. An appointment to visit the site with the contractor and Township staff would need to be set. During the interim, Mrs. Washington will undertake both deed and map research. Mr. Harrower, Mr. McCann, Ms. Morein and Mrs. Washington would like to walk the grounds to photograph the five buildings. Discussion ensued. Mr. Harrower made a motion to recommend that the Building and Zoning Department deem the application incomplete until the Historical Commission completes their deed and map research and visits the site. The Historical Commission will report on the research at the next Historical Commission meeting on January 12, 2012; seconded by Mr. McCann and approved with one exception; Mr. Jack Washington voted no.
- 1811 Willow Avenue, La Mott - It was noted that the La Mott BHAR reviewed the demolition permit application and did not have enough information on the house. The La Mott BHAR at its December 5, 2011 meeting requested assistance from the Historical Commission to conduct additional research. Mr. Washington has looked into saving historic houses in the area in the past. Ms. Werkman indicated much to

her surprise that the structure was not included in the National Historic District Register nomination submitted to the National Park Service. Mrs. Washington noted that the structure looks to be on the 1909 map but may not be on the 1897 map. Mrs. Washington will research further. Ms. Werkman thinks the nails in the structure are not machine made. Mrs. Spruill asked if the house has a street address because she noted there is a list in the Wall House Museum from Norristown with every street address from c. 1700. Mrs. Washington has resources from the Old York Road Historical Society. Mr. Harrower made a motion to recommend that the Building and Zoning Department deem the application incomplete and that the Historical Commission will join with the La Mott BHAR members on research of the historical significance of the structure and report back to the La Mott BHAR their findings within the next thirty days; seconded by Ms. Cohen and unanimously approved.

- 140 Jefferson Avenue, Cheltenham Village – The building is a one-story garage. A new structure is proposed to be constructed on same footprint. Mr. Harrower recommended that the Building and Zoning Department request of the owner to submit higher quality digital images of all elevations as a condition for the demolition of the structure and to forward the photographs to him for the Commission's archives; seconded by Mr. McCann and unanimously approved.

BTH/km

cc: Stephen Banks, CTHC Chairman  
David Harrower, CTHC Vice Chairman