

HAVERFORD TOWNSHIP HISTORICAL COMMISSION

AN ADVISORY COMMISSION TO THE HAVERFORD TOWNSHIP BOARD OF COMMISSIONERS

Meeting Date: Monday August 20, 2012
Meeting Number: 28
Meeting Location: The Commissioners' Meeting Room, 2325 Darby Road, Havertown, PA 19083
Meeting Called to Order: The meeting was called to order at approximately 7:10 pm

A. Attendees

Board Members Present: Haverford Township Historical Committee (HTHC), all present are marked by an "X".

X	Suzanna Barucco	Vice Chairperson
X	Mary Courtney	Member
X	Stacey Mattox	Chairperson
X	Chuck Reardon	Member
X	John Marshall, AIA	Member
	Scott Winger, AIA	Secretary
X	Matthew Mowrer	Member
X	Thomas Unkefer	Member
X	Barry Gleason	Member

Commissioners Present:

	Mario Oliva	Commissioner 2 nd Ward
	Chris Connell Sr.	Commissioner 8 th Ward

Also Present:

X	Lori Hanlon-Widdop	Building & Zoning Official, Community Development, Assistant Township Manager
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B. Agenda: See attached agenda from Meeting Number 28

C. Items distributed to the Haverford Township Historical Commission

1	MC handed out copies of a 1994 News of Delaware County editorial entitled 'This Old House'.
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D. General Items

Item	Description (Annotation, please note that N.A.R. represents No Action Required.)	Action by
	Meeting 28 Agenda items reviewed on August 20, 2012	
	Meeting 28, the August meeting, typically an "off" month, was requested by Haverford Township due to a recent proposed subdivision of a property located within 100 feet of a documented Historic Resource of Haverford Township.	
Agenda item 2	Discussion regarding subdivision plan for 28 East Park Road, Havertown, with regard to its impact on Historic Resource 045-HA-072, located at 29 East Park Road In the audience, representing the proposed subdivision were Rick Fuller (builder, the applicant), Michael Ciocco (project engineer for the applicant), and John Ryan (realtor for the applicant). -Photos taken by SM were also passed around pertaining to the proposed subdivision site and the historic resource located across the street. The first item on the agenda was a discussion regarding the proposed subdivision plan for 28 East Park Road, Havertown, with regard to its impact on Historic Resource 045-HA-072, located at 29 East Park Road. Questions were raised by members of the HTHC pertaining to the appearance of the two new proposed buildings to be erected on the site. Mr. Fuller stated that	

Haverford Township Historical Commission

Meeting 28, August 20, 2012

Page 2 of 4

	<p>the homes were to be similar to those of the new residence across the street, using 2" manufactured stone (not veneer) on the front elevation in order to match the color of the stone on the existing surrounding properties on the street, and is considering making one of them all stone on the first floor if he is able to do so within his budget. In addition, he intends on changing the roof lines on each of the houses so that they each look different from one another in order to maintain the character of the street, stating that he does not want cookie cutter houses, as being different is what makes the [Llanerch] neighborhood nice. And although he does not intend on building either to resemble an English Tudor style home (like the one to be demolished from this site, and also the Historic Resource), he does plan on using certain architectural details from the existing house. The overall appearance of the two proposed houses will closely mirror the new residence directly across the street from the proposed subdivision plan (adjacent to the Historic Resource). It was also noted that the two new properties would be closer together than other homes on the street. TU asked if the neighborhood association was contacted about this project, and Mr. Ciocco stated that 25 property owners were contacted (based upon the square footage rules currently in place within Haverford Township for contacting neighboring property owners). In addition, LHW read a letter from the DCPC regarding the property proposed to be demolished SM addressed a concern regarding the front setback, noting that the two new proposed houses would be significantly closer to the street (30') than the existing property (77'). LHW noted that the Planning Commission has addressed this and that it was stated in their report that median setbacks between the two remaining adjacent properties are to be used. It was requested that the builder show the HTHC elevations when he has them as we would be interested in seeing them and would be happy to offer input if desired. Lastly, it was asked how the existing building was to be taken down, and it was said by a backhoe. The HTHC discussed and summarized the open points, with SB making the following motion of our recommendations: (The following is noted as motion item 28.D.2 items a thru f.)</p> <ol style="list-style-type: none"> a. The new buildings should be sympathetic to the design character of the neighborhood and adjacent houses. b. The new buildings should have the maximum feasible front yard set-back, to be consistent with adjacent and neighboring properties. c. Demolition of the existing building should have limited impact on the historic resource, including dust, vibration and construction traffic. d. Construction vehicles should access the site via Darby Road. e. Existing established trees should be preserved and retained to the extent feasible. f. The applicant is welcome, and encouraged, to bring elevation drawings before the HTHC for discussion and design review <p>SB is to forward this to LHW, who will send a letter summarizing the HTHC's recommendations to the Board of Commissioners. At this time Mr. Fuller, Mr. Ciocco, and Mr. Ryan left the meeting.</p>	
<p>Agenda item 3</p>	<p>Discussion regarding 516 S. Eagle Road (O45-HA-068), Estate of Wesley E. Schwarz</p> <p>Per Mr. Schwarz's will, <i>the property is being left to Haverford Township for the use of the Historical Society.</i> LHW explained that the property is now owned by the Township and that the Commissioners have been informed. The Township is in the process of having a structural engineer go through the building to assess its condition. Once the structural engineer has deemed it safe, the BoC and HTHC will have an opportunity to visit the site. The Township looks forward to utilizing the HTHC's expertise and its varied resources to come up with viable options for this property, and it views us as very helpful and positive. Discussion/brainstorming by LHW included a possible conservation easement across the front of the Resource, assessing and determining developable lots, working on RFP (per LHW, better way to control property to make every effort to save the Resource), and possibly using some of the proceeds from sale of a portion of the lot (which in total is close to an acre) to restore the Historic Resource. Thought is to not simply sell; subdivision will be intended to preserve resource, clearly was Mr. Schwarz's intent, however, may present legal issues and may need to go to Orphan's Court. Overall was positive for HTHC.</p>	

E. Motions

Item	Description	Nom. by	Second	In favor	Opposed	Carried
1	Motion to adopt the HTHC meeting notes No. 27					
2	Motion to recommend motion item 28.D.2 items a thru f.	SB	JM	8	0	Yes
2	Motion to call Meeting to close at 8:40 pm	SM	JM	8	0	Yes

F. Appeals received by HTHC in response to Haverford Township Ordinance No. 2580-2009

Item	Description	Date Rec'd	Survey-code/ Ref	Appeal Date

G. Appeals reviewed by the Haverford Township Historical Commission

Item	Description	Ref No.	Action
	No appeals were heard on this date.		

H. Presentations to the Haverford Township Historical Commission

Item	Description	Ref No.	Action

I. Action items for the HTHC

Item	Description	Action by
1	<i>From previous meeting.</i> The HTHC discussed preliminary methods in which to add resources to the Historic Survey including: a) Creating an advertisement or article to inquire if a property owner is interested in having their property included in the Historic Resource Survey. b) Conducting a "windshield survey" noting potential resources. c) Self generated list.	HTHC
2	<i>From previous meeting.</i> Ideas for HTHC as we move forward were discussed. Items for consideration are: a) Review the potential for a Historic Plaque as a fund raising event. b) Consider an award program. c) Consider an event to raise public awareness about the HTHC and our mission. d) Include realtors in an awareness program of the HTHC goals and mission.	HTHC

J. New Items

Item	Description	Action by
A	Items 1 and 2 are held over from previous meetings and as noted.	
1.	The HTHC discussed the need to update the Historic Resource Survey and to begin the process of determining evaluation criteria for inclusion of future resources.	HTHC
2	The next scheduled HTHC meeting is Tuesday September 18, 2012.	HTHC

Post meeting notes:

If you have any additions or corrections, please inform the secretary prior to the next meeting date otherwise the items discussed will be considered a matter of record.

Prepared by:

Stacey Mattox, Chairperson



 Scott Winger, AIA, Secretary



 Stacey Mattox, Chairperson

Haverford Township Historical Commission

Meeting 28, August 20, 2012

Page 4 of 4

Encl: Items distributed at the meeting are listed under section C.

Haverford Township Historical Commission

Meeting Agenda, August 20, 2012

Meeting # 28

Commissioners' Meeting Room of Ernest J. Quatrani Building, 2325 Darby Road, Havertown

1. Call to order
2. Discussion regarding subdivision plan for 28 East Park Road, Havertown, with regard to its impact on Historic Resource 045-HA-072, located at 29 East Park Road
3. Discussion regarding 516 S. Eagle Road (045-HA-068), Estate of Wesley E. Schwarz
4. Adjournment