

Upper Dublin Historical Commission

Meeting Minutes: December 17, 2007

Present: Peggy Johnston, Lew Keen, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:08 pm.

1. Minutes from the November 26, 2007 meeting were approved as amended.
2. Lew Keen reported that Sage Film & Video will present at the January meeting, regarding their proposal for a commemoration of an Upper Dublin anniversary. The company recently produced a documentary for the tri-centennial of Tredyffrin Township.
3. Commission members discussed the former Fort Washington School/Montessori School on Madison Avenue in Fort Washington. At this time, the Township's plans for the structure and site are undetermined. The Township currently owns and operates the EPI-Center in East Oreland, which houses the Senior Adult Upper Dublin Center (SAUDC) and the economics of owning and operating a second property to serve an unidentified community need may be deemed undesirable at this time. The Commission is interested in the future of both buildings. The Commission wonders about the scope of the Cost Report that will be provided to the Upper Dublin Commissioners and will request a copy of the report for review. The group would like the opportunity to suggest potential reuse, costs associated with renovation versus demolition, and potential cost savings in ongoing maintenance of the building as it now stands, including possibly draining the pipes to reduce what is now reported as \$15,000 cost to a building that is 90% vacant.
4. Glenn Griffin will be asked to contact Rick Barton to determine whether there is any updated information regarding the status of the Dreshertown Inn and the related sewage issues that are delaying the project. The Commission will also request an update regarding the status of the barn at the Jarretstown Inn project. The Commission reiterated the importance of the barn to the historic significance of the site and that since the barn is not currently specifically itemized on the Upper Dublin Township Historic Inventory, it will be a priority to review its eligibility in 2008.
5. Lew Keen received notice of another cell tower application. Jill Shafer suggested that the Commission establish criteria to use in our review of these applications in the future. To date, cell tower notifications have been in locations that have not impacted historic areas or resources and we have not needed to respond.
6. Jill Shafer made a Power Point presentation showing the current appearance of the two web pages that present information on the Historical Commission and Historic Preservation in Upper Dublin Township. The presentation elaborated on definitions for each page that will determine appropriate content, and showed recommendations for potential content. For the Commission page, a mission statement will be drafted that will define our purpose to the public. Each Commission member was asked to send Jill a photo and a brief bio for the web page. The overall goal for the preservation page is to highlight local historic resources, encourage interest in historic preservation and serve as an information resource for homeowners. Jill Shafer and Sabra Smith will continue to develop the web site and their next steps will be to prioritize content and

meet again with Deb Ritter. Members also discussed the importance of making selected information available in a printed format for those who do not use computers.

7. The next Historical Commission meeting will take place January 28, 2008, at 7:00 pm.
8. The meeting was adjourned at 8:28 pm.

Submitted by Sabra Smith, Secretary

Upper Dublin Historical Commission

Meeting Minutes: November 26, 2007

Present: Glenn Griffin, Peggy Johnston, Lew Keen, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:07 pm.

1. Minutes from the October 22, 2007, meeting were approved.
2. Glenn Griffin, who volunteered to liaison with Township offices regarding potential projects and status updates, reported on his meeting with Rick Barton, Code Enforcement Director. The purpose of these meetings will be to discuss items relating to township historic properties, giving the Historical Commission the opportunity to review the project and possibly highlight or showcase interesting projects. To formalize the process, Rick indicated he will email Glenn with information regarding any updates or changes proposed or planned for historic structures.
3. As a result of his meeting, Glenn was able to provide the following update regarding the Jarrettown Hotel project: while the owners are renovating the building to reopen as a family restaurant and bar, their intent is to keep as much of the original character as possible. They will add ADA access, new windows, and changes to the basement to accommodate the kitchen. Glenn shared an interesting story regarding a crack that used to be located behind the bar and if patrons could get a coin to stay in the crack, they received a free drink. The owners reported finding a small collection of vintage coins in the wall, lending some credence to this old story.

There is no update on the status of the barn on the property. Lew Keen interjected that when the Pennsylvania Historical and Museum Commission toured the area, they did not consider Jarrettown to be a potential district, however, they indicated that the Jarrettown Inn property was significant due to the survival of the adjacent barn. The Upper Dublin Historical Commission needs to clarify the presence of the barn on the historic inventory.

4. Glenn reported on the status of the Dreshertown Inn, which the new owners propose to reopen as a sushi restaurant under Phase One. Phase Two proposes to open the barn as a take-out food establishment or a specialty retailer. The project is currently stalled due to sewage issues.
5. Glenn presented plans detailing proposed changes to the St. Mary's Villa for Children and Families property located on the former Mattison estate showing new campus housing and parking. New construction appears to be situated along the drive that leads from the main gate at the corner of Bethlehem Pike and Lindenwold Avenue. The viewshed along the drive and from Bethlehem Pike up to the front of the mansion appear at this time, to remain relatively intact. Glenn reports that the plans for the building additions are generally compatible with the style and scale of the mansion.
6. Lew Keen reported that the Board of Commissioners were moving toward acting on the submitted inventory report.

There has been another cell tower approval request submitted, this to be located in the Office Park, on Delaware Avenue.

Mary Lou McFarland of the Montgomery County Conservancy has submitted a list of the conservation easements in Upper Dublin Township held by that organization to Bob Pesavento.

Regarding the status of the Fort Washington Village District overlay, Lew advised that the plan was adopted by the Township and he will confirm that the landlocked Henkel property adjoining the residential was removed from the final plan. No one has applied to use the new zoning yet, which allows mixed use (the "village" format allows more depth than the standard strip mall).

An update on the status of the former Montessori school property on Madison Avenue indicates that the Township received formal paperwork from the school district relinquishing their interests in the site and allowing the Township to begin to consider new uses for the structure.

Demolition was discussed at the last public meeting. Neighbors expressed concerns regarding any use that would bring additional cars and people into the neighborhood. The structure has certain challenges to reuse, including asbestos mitigation and code compliance. There is another existing community center in the township and therefore little interest in keeping two buildings that might serve the same purpose. The Historical Commission would like to explore potential reuse options that could save the building and will request a meeting to discuss the future of the school.

7. Sabra Smith and Jill Shafer are coordinating content for the Township website. Sabra spoke with Deb Ritter who manages the website. The Historical Commission has a page and there is a page for matters related to Historic Preservation. The "style" must remain consistent with the existing Township look. We may add images and limited content to the page, but most will be links to PDF files in the documents section of the Township website. Any external links that are provided must be to nonprofit organizations only. The Historical Commission has numerous ideas for content from historical highlights to driving tours. Our main emphasis is to educate, inform and serve as a resource for useful information for homeowners, as well as promote the distinctive resources found in Upper Dublin Township. Commitment must also be made to take web content and make it available in printed form for other residents who do not use or have access to computers
8. Peggy Johnston has continued researching the history of Upper Dublin neighborhoods and communities. Lew will provide information he has on the Darby Art School, an arm of the Pennsylvania Academy of Fine Arts that for a decade was located at Bethlehem Pike and Ambler Road. The group discusses this history as an interesting precedent that could potentially spark interest in adaptive re-use of the Montessori School on Madison Avenue as an arts center or local studio space/gallery. Other potential histories worthy of further research include North Hills, Oreland, and the Temple/Women's Horticultural College. Peggy drove to the eight Class I properties on the inventory to investigate the feasibility of linking them as a driving tour and suggests it is not an ideal circuit.
9. The next Historical Commission meeting will take place December 17, 2007, at 7:00 pm.
10. The meeting was adjourned at 8:25 pm.

Submitted by Sabra Smith, Secretary

Upper Dublin Historical Commission

Meeting Minutes: October 22, 2007

Present: Glenn Griffin, Peggy Johnston, Lew Keen, Jill Shafer, Sabra Smith

The meeting was called to order at 7:06 pm.

1. Minutes from the September 24, 2007, meeting were approved as amended.
2. Regarding property addresses, two more letters were returned: 437 W. Pennsylvania Avenue (added to the inventory) and 2011 Limekiln Pike (not added to the inventory)
3. The report to the Board of Commissioners inadvertently contained a reversal of address numbers. A letter of correction has been sent to the owners about the error. The official record should show that 205 Washington Lane, Fort Washington, has been added to the inventory. 215 Washington Lane, Fort Washington, has not been added to the inventory.
4. There is no such address as 301 Butler Pike. Let the record show that the correct address should be 1301 Butler Avenue. The Historical Commission's consideration of this property for the inventory will be held over for 2008
5. Lew Keen reviewed with the next steps for the inventory now that he has issued his official report to the Township Board of Commissioners. The ordinance states that any changes to the inventory must be made by ordinance. Paul Leonard and Bob Pesavento, President of the Board of Commissioners have each been notified that we have completed work on the inventory. Next there will be a public announcement of the meeting, at which the Board will act on our recommendations. We are currently waiting for word from the Board of Commissioners as to when they will consider our recommendations and we have requested that it take place before end 2007.
6. Of 54 properties in Upper Dublin Township that were eligible for consideration for inclusion on the inventory, the Historical Commission determined that 28 of these structures (52%) merited inclusion. The Historical Commission anticipates that future inventory recommendations will be approximately the same or possibly less, due to removal of the backlog of eligible properties and the age of the properties in the township.
7. The Historical Commission discussed scheduling of meeting dates for 2008. Meetings will continue to take place on the fourth Monday of each month, as unanimously approved by those in attendance.
8. The Historical Commission has staggered terms of service. The first seats to expire, in January 2008, will be those held by Jill Shafer and Sabra Smith. They were asked whether they would be willing to serve another term and both indicated they would be willing.
9. With inventory work concluded for 2007, the members moved on to discuss other potential projects that would support the objectives listed in the ordinance.

- Glenn Griffin volunteered to lead the Commission's efforts to monitor current projects and threatened properties. "Monitor" in this instance includes educating and informing the public about the building's history and the status of the connected project (via website, local newspaper, etc. and working with the Township to obtain updates regarding activities that may have impact on inventory properties.

Current properties suggested for monitoring include: Jarrettown Inn, Dresher Inn, 213 Summit Avenue, St. Mary's property and gatehouses, the Piszek property and future development in Springfield/Upper Dublin Townships. Lew Keen will obtain updates regarding the current status of the former Montessori School on Madison Avenue in Fort Washington as well as the "Fort Washington Village" zoning overlay along Pennsylvania Avenue.

- Sabra Smith and Jill Shafer will coordinate to develop a website outline and suggested content that may include: walking/driving tours, highlights of local architecture and their history, content to assist owners of historic/vintage properties (architectural style handbook, links to additional resources), updates on the activities of the Historical Commission, such as public programs, open houses and lectures. Will contact Deb Ritter at the Township regarding the website. The goal is to create an active resource to educate and benefit all members of the community in understanding the historical and cultural development of Upper Dublin Township, as expressed through its architecture and communities.
- Peggy Johnston will pursue additional research on the history of some of the local communities.

10. The next Historical Commission meeting will take place November 26, 2007 at 7:00 pm.

11. The meeting was adjourned at 8:15 pm.

Upper Dublin Historical Commission

Meeting Minutes: September 24, 2007

Present: Glenn Griffin, Peggy Johnston, Lew Keen, Jill Shafer, Sabra Smith

The meeting was called to order at 7:05 pm.

1. Minutes from the August 27, 2007, meeting were approved as amended, to indicate that the owners of the structure(s) at 117 Lafayette Avenue in Oreland had requested a continuance so that they could attend the meeting at which their property would be considered for inclusion on the inventory.
2. In attendance at the meeting were Mr. and Mrs. Barrett, owners of 117 Lafayette Avenue in Oreland. In consideration of their presence, the discussion of their property was moved to the top of the list. Mr. Barrett indicated his interest in and support for historic places, but stated that he does not believe that his 79 year old home qualifies as historic and, under the ordinance criteria, should not be placed on the inventory. Among his concerns is the potential for future actions that might require him to take additional steps and incur delays and/or costs connected with desired renovations or improvements to his home. Lew Keen offered the information that during a visit from the State Historical Commission, the area of Oreland in which Mr. & Mrs. Barrett's home is located was suggested as a possible historic district because of its local character, the cohesiveness/intact nature of the neighborhood, and its representation of a certain period in time in terms of architecture and cultural heritage. Mr. Barrett offered information about a Mr. Kressman (spelling?) who subdivided the neighborhood, and explained that the neighborhood developed on a lot by lot basis, with each owner selecting his own architect/builder. He indicated that there are structures in the neighborhood that date as recently as 2005. Mr. Barrett suggested that the only historic structure in the neighborhood would actually be Mr. Cressman's home (on Pennsylvania and Lafayette) or the building from which he sold the subdivided lots (on Wishman and Belmont). Commission member Glenn Griffin recused himself from the Commission's consideration of the property, due to a personal relationship with the owner. The Commission discussed the property and was unanimous in its vote that the structure at 117 Lafayette Avenue deserved to be included on the inventory list as a Class II Resource under the following criteria:
 1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, County, Region, Commonwealth or Nation, or is associated with the life of a person significant in the past.
 4. Embodies distinguishing characteristics of an architectural style or engineering specimen.
 8. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or Township.
 10. Exemplifies the cultural, political, economic, social or historical heritage of the community

Lew Keen offered to inform Mr. and Mrs. Barrett of the date when the Township Commissioners would be reviewing our recommendations in the event they would like to attend and comment.

3. The Commission continued with the discussion of properties under consideration for the inventory. Each of the properties poses a question regarding address/location. On August 22, letters were sent to the Owners/Residents of these properties requesting clarification regarding the

address status. The following responses are regarded as confirmation that no such property/address exists: not listed on the official Montgomery County Tax Assessment Rolls, the letter was returned marked "no such address," the Owner/Resident did not respond, or the Owner/Resident did not appear at the meeting. Under these criteria, it was determined that:

206 Bethlehem Pike, Fort Washington: Add Breckenridge House
208 Bethlehem Pike, Fort Washington: Is an address that does not exist; the notification letter sent to that address was returned as undeliverable, no such address
602 Bethlehem Pike, Ambler: Only the original part will be included on the inventory
708 Bethlehem Pike, Ambler: Applies to the Rectory and gate house only of the Episcopal Church
1418 East Butler Pike: This address does not exist; no response to the letter
301 East Butler Pike: This address does not exist; no response to the letter
285 Commerce, Fort Washington: Hoopston Store – address confirmed, Property added to the inventory
495 Dreshertown Road, Fort Washington: Was formerly "Ridgewood Farm" which is now Manufacturer's County Club.
511 Dreshertown Road, Fort Washington: Was formerly the gatehouse for the farm, but it too has now been absorbed by Manufacturer's Country Club.
1500 Meetinghouse Road, Ambler: Address should be 1506 Meetinghouse Road
907 Homestead Lane, Ambler: Correct address
1725 Jarrettown Road, Dresher: No such address; not listed on the Montgomery County Tax Rolls
1460 Limekiln Pike North, Dresher: Board of Assessment has address listed as 460
550 Meetinghouse Road, Ambler: No such address; letter was returned; has been absorbed into Temple University Campus
18 Schiavone Lane, Ambler: Correct, was once part of Mattison's "Lindenwold Farm"
22 Schiavone Lane, Ambler: Correct, was once part of Mattison's "Lindenwold Farm"
Now that the Commission has completed its review of properties eligible for inclusion on the inventory in 2007, an inventory report will be created and submitted to the commissioners. Property owners will be notified about whether or not their structure has been added to the inventory.

4. Ms. Joyce Lee, the owner of the structure at 125 Logan Avenue, North Hills, submitted a demolition request for the structure at this address. Subsequent to the monthly meeting, the Commission considered the significance of the building as well as its context in the neighborhood and recommend approval of the demolition request.
5. Lew Keen reported on easements in Montgomery County. The Montgomery County Conservancy is the largest holder of historic preservation easements in Montgomery County and the Natural Lands Land Trust is the largest holder of open space easements in Montgomery County.
6. The next Historical Commission meeting will take place October 22, 2007 at 7:00 pm. Since the Commission has completed review of currently eligible structures for the Inventory, Lew Keen directed our discussion to consideration of next steps for the commission to be discussed at the September meeting.
7. The meeting was adjourned at 8:40 pm.

Upper Dublin Historical Commission

Meeting Minutes: August 27, 2007

Present: Lew Keen, Jill Shafer, Sabra Smith, Frank Svitek, Wendy Weber

The meeting was called to order at 7:10 pm.

1. Minutes from the July 23, 2007, meeting were approved as amended, to indicate that the structures at the following addresses were added to the inventory as Class II properties: 149, 151, 155, 157, 161, 163 Jackson Avenue in North Hills.
2. In attendance at the meeting were Mr. and Mrs. Rogers, owners of 243 and 245 Linden Avenue in North Hills. In consideration of their presence, the discussion of those properties was moved to the top of the list. Both buildings were built circa 1930s. Mr. Rogers reported that in his youth, 243 Linden was apartments, where his grandfather lived. There were six families living in the building. The Rogers wanted to understand the implications of having their property listed on the inventory and the commission explained the goals of the inventory, the access to restoration or historical information from the Commission, and the potential, in the event they wished to tear down the building, for a 90-day demolition delay. After explaining the powers of the ordinance, the Commission went on to discuss listing the structures on the inventory. At the conclusion of the discussion, it was determined by vote that at the present time, and lacking historical background information that might show otherwise, the buildings did not currently meet the criteria for inclusion on the Inventory list. We thanked the Rogers for their interest, and encouraged them to contact us if they would like to share any further information at a later date.
3. At the previous meeting, it was determined that the images on file for 1412, 1418, 1420 and 1422 Highland Avenue, Fort Washington, were out of date. New photographs were taken by Commission member Peggy Johnson and submitted for use in our consideration of these properties for inclusion on the inventory. Of the four structures, it was concluded that only 1412 Highland Avenue met the criteria for inclusion on the Inventory list.
4. The owners of the structures at 117 Lafayette Avenue, Oreland, asked for the opportunity to be present at the Commission meeting, so discussion of this property was delayed for the September meeting.
5. The Commission continued its review of structures eligible for inclusion on the Inventory. The Commission recommended that the following be added to the inventory as Class II resources:
 - 1412 Highland Avenue, Fort Washington
 - 125 Lafayette Avenue, Oreland
 - 1545 S Limekiln Pike, Glenside
 - 902 Montgomery Avenue, Fort Washington
 - 437W Pennsylvania Avenue, Oreland
 - 119 Stout Road, Ambler
 - 632 Susquehanna Road, Ambler
 - 512 Tennis Avenue, Ambler
 - 215 Washington Lane, Fort Washington
6. The Commission recommends the structure at the following addresses not be added to the inventory:
 - 1418 Highland Avenue, Fort Washington
 - 1420 Highland Avenue, Fort Washington

1422 Highland Avenue, Fort Washington
2011 Limekiln Pike, Oreland
110 Linden Avenue, North Hills
243 Linden Avenue, North Hills
245 Linden Avenue, North Hills
249 Linden Avenue, North Hills
550 Meadowbrook Avenue, Ambler
751 North Hills Avenue, Ardsley
Quarry Avenue, Ardsley
205 Washington Lane, Fort Washington
124 Weldy Avenue, Oreland

7. Lew Keen advised the Commission that some information had been received regarding a new cell tower application on Loch Alsh Avenue. More information is forthcoming on the matter, including clarification of the Section 106 notification process delineated in the Historic Preservation Act.
8. The Commission reviewed the proposed door designs for the entryway at Or Hadash on Camp Hill Road. While the Commission found the plans provided to be confusing, it did conclude that the non-arch door was preferable to that with the arch, thus clearly distinguishing the addition as new, since it is not a restoration and neither design clearly copies the existing doors.
9. A conversation regarding the process for demolition requests resulted in the suggestion of a worksheet template for use with future requests in order to provide consistent evaluation of the property and situation at hand. It was also recommended that the Commission meet prior to meeting with homeowners in order to discuss and review all material relevant to the request for demolition.
10. Since the Commission has completed review of currently eligible structures for the Inventory, Lew Keen directed our discussion to consideration of next steps for the commission to be discussed at the September meeting.
11. The next Historical Commission will take place September 24, 2007 at 7:00 pm.
12. The meeting was adjourned at 8:50 pm.

Upper Dublin Historical Commission

Meeting Minutes: July 23, 2007

Present: Lew Keen, Glenn Griffin, Peggy Johnston, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:05 pm.

1. Minutes from the June 25, 2007, meeting were approved as presented.
2. Lew Keen received a phone call from a preservation-minded resident of North Hills who is interested in providing us with additional historical background on some of the history of that area, which developed as an alternative to exclusionary redlining practices in other areas.
3. No decision was reached at the June 25 meeting regarding the status of 413 Eilerslie. The group reviewed and discussed the property and concluded that due to its architectural style, the integrity of the building, and its contribution to the overall character of the neighborhood it will be included on the inventory as a Class II property.
4. The Commission continued its review of structures eligible for inclusion on the Inventory. The Commission recommended that the following be added to the inventory as Class II resources:
 - 410 Fairview Avenue
 - 414 Fairview Avenue
 - 418 Fairview Avenue
 - 422 Fairview Avenue
 - 1323 Fort Washington Avenue
 - 202 Girard Avenue
 - 221 Girard Avenue
 - 149 Jackson Avenue
 - 151 Jackson Avenue
 - 155 Jackson Avenue
 - 157 Jackson Avenue
 - 161 Jackson Avenue
 - 163 Jackson Avenue
5. The Commission recommends the structure at the following address not be added to the inventory:
 - 244 Girard Avenue
6. The Commission was unable to reach a decision about the following locations, which will be reviewed again at the next meeting.
 - Properties under consideration on Highland Avenue (updated photos tk)
7. Or Hadash on Camp Hill Road contacted the Commission regarding their entranceway remodeling project. Drawings were submitted for consideration and will be reviewed at the August meeting.
8. Chris and Amy Roak joined the meeting to discuss their request to demolish 1210 Montgomery Avenue. Several members of the Commission toured the property to evaluate its condition. Following the walk-through, Jill Shafer prepared some

rough cost estimates for three options: a pre-fab garage, an architect-designed garage, or restoration of the existing structure. While the Commission agreed that the house was sound and in salvageable condition, though the costs to renovate were high. They reviewed the ordinance section on demolition and confirmed that each of the requirements had been met. In consideration of high cost of renovation, the house's location on the border between the older neighborhood and the newer, and the Roark's compliance with each of the steps mandated by the ordinance, the Commission voted unanimously to recommend approval of the demolition request. The Commission's report will be sent to the Board of Commissioners for review.

9. The next Historical Commission will take place August 27, 2007 at 7:00 pm.
10. The meeting was adjourned at 8:30 pm.

Upper Dublin Township Historical Commission
Minutes – June 25, 2007

Present – Lew Keen, Peggy Johnston, Wendy Weber, Glenn Griffin

The meeting was called to order at 7:00 PM

1. Minutes from the May 21, 2007 meeting were approved as presented.
2. Homeowner Property Reviews – The following homeowner's were present at the meeting:

1633 Dillon Road: Present - Charles & Irene Rankin
810 Avenue G: Present – Raymond Layer

The property owners were individually interviewed to discuss their properties. Each owner was shown a photograph of their property and given an opportunity to present any information to the Commission regarding reasons for inclusion or non-inclusion on the Class II property list. Neither of the property owners believed their properties should be included on the Class II list. After due deliberation, the Commission members agreed that neither property qualified for inclusion as Class II property.

3. 1210 Montgomery Avenue – Mr. Chris Roak, resident and owner of 1206 Montgomery Avenue, appeared before the Commission regarding the adjacent property 1210 Montgomery Avenue. The property at 1210 Montgomery Avenue and his existing home at 1206 Montgomery Avenue are both on the current Class II property list. Mr. Roak has an Agreement of Sale to purchase 1210 Montgomery Avenue and has submitted a request to demolish the existing residential structure due to its deteriorated and water damaged condition. The home has been vacant for several months but has been in a state disrepair and neglect for many years. As evidenced by photographs presented by Mr. Roak, the roof is completely deteriorated allowing for significant water penetration. In its current state, the home is uninhabitable and potentially poses a safety hazard.

Mr. Roak indicated his intention to demolish the structure and assemble the 1210 Montgomery Avenue property his property at 1206 Montgomery Avenue. Ultimately he indicated he would like to build a two-car garage on the 1210 Montgomery Avenue site to provide off-street parking for his existing home which current has no garage or off-street parking. The Commission members had an in-depth discussion with Mr. Roak regarding the home, his plans, and the potential demolition of an existing Class II structure.

While all Commission members present agreed that based on the photographs provided by Mr. Roak, the home was in a significant state of disrepair, the members had questions regarding whether the home could be salvaged. Commission member Wendy Weber indicated that in her experience, many very deteriorated structures have been repaired, renovated, and utilized. However, several members questioned the economic feasibility of the necessary repairs. The Commission members all agreed that if a structural integrity report were available, they would be in a better position to make a recommendation.

The Commission members determined that a “walk-through” of the home would help in making a decision without having Mr. Roak incur the expense of a structural report at this time. Lew Keen indicated he would coordinate with Mr. Roak in order to set up a time for the walk-through. A final decision regarding the request for demolition was postponed pending the on-site visit.

4. The remainder of the properties on the Commission’s list of possible inclusions on the Class II inventory list were reviewed. The commission recommends the structures at the following addresses be added to the inventory as Class II resources. They qualified under Section 127-B 4- “Embodies distinguishing characteristics of an architectural style...”

- ✓ 621 Bellaire Avenue, Ambler
- ✓ 233 Bethlehem Pike
- ✓ 1407 Bethlehem Pike, Ambler
- ✓ 1718 E. Pike, Ambler
- ✓ 1601 Dillion Rd, Ambler

The commission recommends the structures at the following addresses not be added to the inventory.

- 795 Avenue G, Ardsley
- 810 Avenue G, Ardsley
- 1239 E. Butler Pike, Ambler
- 202 Chelsea Avenue, North Hills
- 1460 Dillion Road, Ambler
- 1551 Dillion Road, Ambler
- 1567 Dillion Road, Ambler
- 1611 Dillion Road Ambler
- 1625 Dillion Road, Ambler
- 1633 Dillion Road, Ambler
- 419 Ellerslie Avenue, Ambler

The commission was unable to reach a decision about the structure at 413 Ellerslie Avenue and will continue reviewing it at the July meeting.

5. The Commission members completed an initial review of the next 18 properties to be considered for purposes of classifying the type of construction.
6. The next meeting will be held on July 23, 2007.
7. The meeting concluded at 9:00 PM

Submitted by: Glenn A. Griffin

Upper Dublin Township Historical Commission
Minutes- May 21, 2007

Present- Glenn Griffin, Peggy Johnston, Lew Keen, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:07 pm.

1. Minutes from April meeting were approved as presented.
2. Lew received a call from the architect working for the new owner of the Jarrettown Inn property. There are no plans at this time for the barn at the site; it may be repurposed at a later date. Under the ordinance, if there is land development involved the plans will come to the Historical Commission for comment. Lew provided background regarding the Jarrettown area, which was visited by the Pennsylvania Historical and Museum Commission (PHMC) for consideration as a possible historic district. While the town was not thought to qualify, the state representatives did think that the hotel and barn had state register potential.
3. Lew passed around a brochure for an upcoming preservation conference in Indiana, PA. Members of the commission expressed interest in attending events of this sort in the future, to develop ideas, make contacts and study how other localities deal with preservation issues. Lew will investigate whether there is any budget available to help underwrite registration fees.
4. The commission had further discussion regarding the proposed cell tower monopole that ATC Associates want to erect at the rear of the Upper Dublin Evangelical Lutheran Church on Susquehanna Road. Glenn notes that we live in a horizontally-focused environment and that, at a height of 150 feet, this pole will be as tall as a 15 story building and will definitely stand out, even towering above the tops of the trees.
5. Lew confirmed that letters to homeowners regarding the first group of structures to be considered for addition to the inventory were sent out on May 14. The group spent the rest of the meeting reviewing files for these first properties, from Avenue G to Ellerslie.
6. Next meeting will be June 25: public review and comment for the first group of properties.

The meeting concluded at 8:00 pm

Submitted by Sabra Smith

Upper Dublin Township Historical Commission
Minutes- April 23, 2007

Present- Glenn Griffin, Lew Keen, Jill Shafer, Sabra Smith, Frank Svitek, Wendy Weber

The meeting was called to order at 7:10pm.

1. Minutes from March meeting were approved as presented.
2. The draft letter to owners of properties that may be added to the inventory was discussed and further edits were suggested to clarify information. Sabra will rework the document and email it to all commission members for review and input. The Township will be able to perform a mail merge and every effort will be made to have the salutation of the letter state the name of the owner in place of "Dear owner". The letter will be on official Upper Dublin letterhead and contact information will include the chairman's signature, township building address, the chairman's email address. The target date for the first wave of mailings will be mid-May, giving homeowners 30 days notice prior to the June meeting.
3. Lew distributed a CD to commission members with images of each of the 55 properties to be considered. Commission members may also do their own visits to the properties. It was determined that the properties to be discussed will be broken into four groups: the first 17 properties on the list will be in the first group, the next 18 properties will be in the second group, the next 19 will be in a third group. A fourth and final group need to be reviewed to confirm or correct the accuracy of the street address.
4. The commission received a letter from ATC Associates regarding their proposal to erect a cable tower monopole behind the rear of the Rose Valley Cemetery at the Upper Dublin Evangelical Lutheran Church on Susquehanna Road. The commission would like to better understand the location of the proposed tower; Glenn Griffin will contact the company to see if we can obtain more information.
5. Lew explained the development of the inventory and commission members reviewed the notebooks containing the data for each property. The group reviewed the criteria listed in the ordinance. There was a discussion of architectural styles; Jill Shafer will distribute links to website sources with more information on styles and architectural features. The commission will review the public record on file for each property prior to the public meeting to review the accuracy of listed fact, especially architectural style, construction date, street address.

The meeting concluded at 8:15 pm

Submitted by Sabra Smith

Upper Dublin Township Historical Commission
Minutes- March 26, 2007

Present- Glenn Griffin, Peggy Johnston, Lew Keen, Sabra Smith, Wendy Weber

The meeting was called to order at 7:10pm.

1. Minutes from February meeting were approved as presented.
2. Discussion of the list of potential projects of the committee resulted in the conclusion that the highest priorities of the commission should be:
 - a) Maintain and update the inventory of historic places in the township
 - b) Assist owners of historic resources in all possible ways
 - c) Monitor the possible loss of or development of historic resources
 - d) Educate the community about the history of the area and the township resources
3. Harold Lichtman, architect for the new owner of the Dresher Inn joined the meeting. Mr. Lichtman shared that the plans included the restoration of the façade of the structure with the only significant change being the addition of a door on the Limekiln Pike side of the building. The building will house a two story Sushi restaurant. There are about 5-6 months before construction will begin and Mr. Lichtman will return to the commission to review the project.
4. Following the review of the letter to send to owners of properties the commission will consider adding to the inventory it was decided to rework the letter into a less scary format. Sabra will rework the document; email it to all commission members for review and input. The letter should be approved at our April meeting. In addition to the rewording, every effort will be made to have the salutation of the letter state the name of the owner in place of "Dear owner".
5. The June meeting will be the first to meet regarding changes to the inventory. The letter must be sent to owners 30 days before the meeting. Lew will send commission members the list of properties being considered shortly. Commission members may begin reviewing the buildings individual if they wish to but the commission will not deliberate until the June meeting.
6. Approve meeting schedule for 2007 as noted:
 - ❖ April 23- review current inventory, discuss criteria for selection, review architectural styles
 - ❖ May 21- continue inventory selection preparation
 - ❖ June 25- inventory deliberations
 - ❖ July 23- inventory deliberations
 - ❖ August 27- inventory deliberations
 - ❖ September 24
 - ❖ October 22
 - ❖ November 26
 - ❖ December 17
7. Selection of UDTHC officers; chairman- Lew Keen, vice-chairman- Glenn Griffin, and secretary- Sabra Smith

The meeting concluded at 8:30pm

Submitted by Lew Keen

Upper Dublin Township Historical Commission

February 8, 2007 - 7:30pm

Minutes

Present- Glenn Griffin, Lew Keen, Jill Koerner, Frank Svitek, Sabra Smith, and Wendy Weber. Peggy Johnston could not attend the meeting due to a death in her family.

1. This was the first meeting of the Upper Dublin Township Historical Commission.
2. Members of the commission introduced themselves.
3. The contact information was reviewed and updated.
4. The next meeting date was established and later changed. We will attempt to meet the **fourth Monday** of the month at **7pm**. An effort will be made for meetings to be about one hour in length.
5. The election of chairman, vice-chairman, and secretary was postponed until the next meeting in the hope that all members would be present.
6. A discussion of articulating the duties of the commission took place. As a result of the discussion, the list of potential projects/actions at this time includes:
 - a) recording oral history of older residents of the township
 - b) walking or driving tours of historic UDT
 - c) annual update of the inventory of historic resources in UDT
 - d) historic marker program
 - e) nominate resources for inclusion on the National Register of Historic places
 - f) Sponsor programs for the community on preservation related topics. Possible topics- What style is my house? What colors are appropriate for my house?
 - g) Create a resource list for owners of historic resources that might include trades people, sources of materials, web links (Athenaeum, etc).
 - h) Work with local and state legislators to enact legislation to aid owners of historic resources
 - i) Work on the creation of historic districts
 - j) Host a reception for owners of historic resources
 - k) Offer owners of historic resources free consultations regarding architecture, etc
 - l) Create a web based file of historic resources in UDT including pictures
 - m) Work with lending institutions to negotiate lowest possible loans for owners of historic resources
 - n) Monitor developments that might impact historic properties in UDT (Jarrettown Hotel as an example)
7. It was decided that for our next meeting we would prioritize the list of potential projects for the committee and discuss how to approach them, individually or together.
8. It was decide to review the criteria for including a resource on the inventory at the next meeting
9. A draft letter will be reviewed at the next meeting. This letter will be sent to owners of properties that the commission will consider adding to the inventory. Before the letter is used it will also be reviewed by the UDT legal staff.

The meeting adjourned at 8:40pm. The next meeting will take place **MONDAY, MARCH 26TH AT 7PM**

Submitted by Lew Keen.

Upper Dublin Township Historical Commission

February 8, 2007 - 7:30pm

Agenda

1. Introductions including what skills you bring to the commission.
2. Organizational items
 - a. contact information
 - b. set a monthly meeting date and time (including meeting length)
 - c. elect officers- chairman, vice-chairman, secretary
3. Discuss items for next meeting or remainder of this one.
 - a. review ordinance
 - b. articulate duties of the commission
 - c. Update inventory and review criteria for inclusion. The current inventory includes 1929 and older resources. 1930, 1931, 1932 structures to be reviewed are now eligible to be considered for inclusion on the inventory.
 - d. Others?

Upper Dublin Historical Commission

Meeting Minutes: December 22, 2008

In attendance: Glenn Griffin, Lew Keen, Jan McLemore, Sabra Smith, Wendy Weber

The meeting was called to order at 7:03 pm.

1. Minutes from the November 24, 2008 meeting were approved with an address corrected to 1225 Limekiln Pike.
2. The commission meeting was attended by Vince Gorman.
3. Homeowners were invited to attend tonight's meeting as outbuildings were reviewed for possible addition to the inventory.

Added to the inventory:

1730 Jarrettown Road, Dresher	barn
1001 Susquehanna, Fort Washington	garage
1444 Limekiln Pike, Dresher	barn
400 Orchard, Fort Washington	water tower/folly
400 Orchard, Fort Washington	barn
400 Orchard, Fort Washington	garage
302 Bethlehem Pike, Fort Washington	barn/garage
306 Bethlehem Pike, Fort Washington	barn/garage
385 Ambler, Ambler	garage

Not added to the inventory:

1649 Jarrettown Road, Dresher	barn
1727 Kirks Drive, Dresher	barn
1001 Susquehanna, Fort Washington	apartment
1025 Limekiln Pike, Jarrettown	barn

Outbuildings at 1245 Butler Pike were tabled for further research

4. Fitzwater House: The house is sited within the Temple floodplain study boundaries but on the edge of the FEMA floodplain. It is unknown how this might affect funding through standard channels. The township notified the commission that the house had been winterized, with the power and water shut off. Concerns were raised that with the power off, the basement sump pump will be unable to operate. Lew Keen will contact Paul Leonard to recommend that the power be left on, the water turned off and pipes drained, roof tarped at points where holes and damage are allowing water to infiltrate and damage the structure, the bilco door sealed, and the windows sealed to prevent further water infiltration. Ideally the rugs would be removed from the building to prevent moisture capture.
5. Lew Keen reviewed plans for the commission's presentation of Upper Dublin's Top Ten Historic Sites, as voted on by the public. The presentation will be on January 21 at 7:30 pm at the Upper Dublin Township building.
6. Lew Keen noted that Peg Johnston's term on the commission has expired and thanked her for her service. Vince Gorman will fill the position.
7. The next meeting of the commission will take place on January 26 at 7:00 pm and will focus on long-range planning.
8. The meeting was adjourned at 8:35 pm.

Submitted by Sabra Smith, secretary

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Historical Commission
 Monday, November 24 2008

Upper Dublin Historical Commission

Meeting Minutes: November 24, 2008

In attendance: Peg Johnston, Lew Keen, Jan McLemore, Sabra Smith, Wendy Weber

The meeting was called to order at 7:04 pm.

- Minutes from the October 27, 2008 meeting were approved.
- The commission meeting was attended by Vince Gorman.
- Ron Ayres, owner of a residence on Highland Avenue in Ambler brought in plans for rehabilitation of a porch on a stone Victorian house built as part of the Keasbey & Mattison expansion in Ambler. Ayres evaluated porch elements on comparable houses in the neighborhood in an effort to retain the character. The decorative brackets that are not being reused will be stored in the basement. The commission thanked him for the opportunity to review the plans with him.
- Inventory additions will be reviewed at the December meeting.
- Peg Johnston did additional research regarding outbuildings that were tabled at the last meeting.

Outbuildngs approved for addition
 1225 Limekiln Pike

Outbuildings altered/nonhistoric: not approved for addition
 1326 Cedar Road
 1158 Hague's Mill Road
 1609 Limekiln Pike.

- Lew Keen provided an update on the Fitzwater House. Paul Leonard reported that the house is within the flood plain shown on the Temple report. Wendy Weber will investigate the FEMA data and implications in terms of bank financing. Based on the recent inspection of the house with a structural engineer, it was agreed that the priority at this time is to secure the building against weather and further water infiltration. If the Township will offer assistance in this effort, we need to be clear that time is of the essence. Concerns include: condition of the slate (whether accessing the roof to seal the openings around the chimney etc, will damage the slate), water infiltration through the bilco doors to the basement, through openings around the windows and holes in the roof. The commission needs to ascertain: township willingness/progress toward sealing/protecting the building, floodplain issues, cost estimates related to the necessary transfer and rezoning of the property and to what extent the township is willing to assist., and how the country club views the process from their side.
- The Ambler Gazette reported on the commission's Top Ten Survey on November 19, 2008 in an article by Amanda Rittenhouse. The commission will present a public program January 21 at which each commission member will present one of the winning sites.
- Lew Keen reported that the meeting with real estate professionals about historic preservation was met with great enthusiasm. He will create a one-page background reference for realtors and their clients on the historic preservation ordinance.
- The December meeting will focus on inventory work, the January program, and planning for 2009.

10. The next Historical Commission meeting will take place Monday, December 22, 2008, at 7:00 pm.

11. The meeting was adjourned at 8:18 pm.

Submitted by Sabra Smith, secretary

The official meeting minutes are in the Township Manager's office.
Approved meeting minutes are posted on this web site for the convenience of the citizens.

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The Township of Upper Dublin
801 Loch Alsh Avenue, Fort Washington, PA 19034
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Historical Commission
 Monday, October 27 2008

Upper Dublin Historical Commission

Meeting Minutes: October 27, 2008

In attendance: Glenn Griffin, Peg Johnston, Lew Keen, Jan McLemore, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:00 pm.

1. Minutes from the September 22, 2008 meeting were approved as amended to show a corrected address for Eric Franke on Fort Washington Avenue.
2. The commission meeting was attended by Vince Gorman.
3. The commission reviewed outbuildings at the following property addresses to consider their addition to the inventory of township historic properties.

Outbuilding approved for addition

1255 Fort Washington Avenue
 1305 Fort Washington Avenue
 1425 Limekiln Pike
 122 Summit Avenue
 1085 Fort Washington Avenue
 1395 Pinetown Road
 1155 Limekiln Pike
 1322 Limekiln Pike
 1451 Broad (springhouse)
 1451 Broad (barn)
 2-8 Lindenwold
 1208 Boden Place

Outbuilding altered/non-historic: Not approved for addition

123 Summit Avenue
 1607 Limekiln Pike
 1 Lindenwold
 518 Willow

Tabled for additional research

1326 Cedar Road
 1158 Hagues Mill Road

Reviewed photographs of sites to be considered at the commission's next meeting.

4. Those who participated in the recent visit to the Fitzwater House property on Limekiln Pike with township officials briefed those who were unable to attend. The conclusion reached at the visit is that the building is sound and worth saving, with some maintenance issues that need immediate attention. Wendy Weber will continue communications with representatives of the Lulu Country Club, owners of the property. Lew will continue communications with township officials.
5. Update on the status of the Top Ten Survey, including number of participants to date and comments offered by survey respondents. Discussion of potential next steps included creating a public program, perhaps including presentation of a certificate to owners of the "winning" properties. Tentative date set for the event

is Wednesday, January 21 at 7:30 pm at which time the top ten will be showcased.

6. Lew Keen advised of a meeting scheduled with realtor Jane Douglass, who is also an active member of the Fort Washington Historical Society. There is potential to schedule a presentation to local realtors to explain the Upper Dublin Township Historic Preservation Ordinance.
7. The group discussed the benefits of joining the National Trust for Historic Preservation Forum and agreed that it would be beneficial.
8. The next Historical Commission meeting will take place Monday, November 24, 2008, at 7:00 pm.
9. The meeting was adjourned at 8:25 pm.

Submitted by Sabra Smith, secretary

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The Township of Upper Dublin
801 Loch Aish Avenue, Fort Washington, PA 19034
Phone: (215) 643-1600 Fax: (215) 542-0797

Upper Dublin Historical Commission

Meeting Minutes: September 22, 2008

In attendance: Peg Johnston, Lew Keen, Jan McLemore, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:10 pm.

1. Minutes from the August 25, 2008 meeting were approved, as amended to show a corrected cost of \$33.00 for the posters promoting the historical site survey.
2. The commission was joined by Eric Franke, owner of the property at 1085 Fort Washington Avenue. The commission reviewed and approved his barn outbuilding for inclusion on the historic resource inventory.
3. 1454 Mundok Road/1437 Caitlin Way (2-story colonial revival, built 1933, masonry Wissahickon schist) The owners replied to the commission's August 11 with concerns about the notice that they had been added to the inventory. The commission discussed the issues and reaffirmed the decision to include the property on the historic inventory.
4. Lew Keen noted that letters mailed to 122 Summit Avenue and 1 Lindenwold Terrace were returned.
5. Peg Johnston and Wendy Weber met with the Budget Committee of the Lulu Country Club to discuss the Fitzwater House property at 1600 Limekiln Pike. The commission has expressed interest in ongoing communications and a willingness to find experts as needed in support of preservation of the historic building. Wendy Weber will contact the country club to arrange for a site visit.
6. Lew Keen distributed posters promoting the historic site survey. The group discussed edits to the survey itself and a final version will be submitted to Deb Ritter.
7. Vince Gorman was present to encourage consideration of strategic planning for the commission's long term goals. After discussion, the commission scheduled a January planning review
8. Anshutz House remains of concern. The house is in poor condition and following sheriff's sale, the property is not being maintained by the out-of-state bank that now owns it. The township was going to check on its status. Wendy Weber will continue efforts to make contact with the bank
9. The next Historical Commission meeting will take place Monday, October 27, 2008, at 7:00 pm.
10. The meeting was adjourned at 8:50 pm.

Submitted by Sabra Smith, secretary

Upper Dublin Historical Commission

Meeting Minutes: August 25, 2008

In attendance: Glenn Griffin, Peggy Johnston, Lew Keen, Jill Shafer, Wendy Weber, Vince Gorman

The meeting was called to order at 7:09 pm.

1. Minutes from the July 28, 2008 meeting were approved with the addition that Stan Ropski currently serves as a township commissioner.
2. Peg presented pictures and addresses of twenty four barns/out buildings to be added to the inventory of resources. After review it was decided to move forward with the addition of these structures to the inventory. The barn on the Jarrettown Inn property was presented but had been reviewed at an earlier HC (historical commission) meeting and recommended for addition to the inventory. The barns/outbuildings are located at:

1212 Boden Place (pump house)
1451 Broad Street
1326 Cedar Road
1305, 1255, 1085 Fort Washington Avenue
1155, 1607 Limekiln Pike
1,2,3,4,5,6,7,8 Lindenwold Terrace
1395 Pinetown Road
122, 123 Summit Avenue

3. It was decided to hold the recommended addition to the inventory until properties built in 1934 are reviewed (Jan. 2009). Following that review, the HC will request the BOC to act on the recommendations.
4. Glenn presented an update regarding the Fitzwater house located on the Lulu Country Club property. Following a lengthy discussion it was decided:
 - a. To request a meeting with the country club board to "pitch" the importance of the structure and discuss options for the structure.
 - b. To request any information the country club board may have gathered regarding the condition of the structure and potential costs associated with stabilizing the structure.
 - c. To request a visit to the building for members of the UDTHC.
 - d. To invite, or hire a structural engineer to visit the structure with us to help ascertain the potential costs of stabilizing the house.

Members of the HC will look for potential structural engineers for help with this concern. Lew will check with the Conservancy of Montgomery County and the Township to see if an engineer can be provided. Working to preserve this house can be as valuable for the club as for the township and needs to be presented in that manner.

5. Top Ten Historic Places discussion resulted in the decision to print 100- 11"x17" posters for a cost of \$33. Member of the HC will place these around the township in late September. It was decided not to have a table at Octoberfest. For survey monkey, it was suggested to reduce the number of suggestions to 15 and include a mix of houses, barns, and cemeteries. The Fitzwater house and the Anshutz house should definitely be included. Jill agreed to create the poster. Vince spoke of the concern regarding the condition of the Anshutz house.
6. Vince Gorman requested time at the next meeting to address the direction of historic preservation in the Township. A discussion did begin to be continued at the next meeting.

Respectfully submitted by Lewis Keen

DRAFT

Upper Dublin Historical Commission

Meeting Minutes: July 28, 2008

In attendance: Glenn Griffin, Peggy Johnston, Lew Keen, Jan McLemore, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:08 pm.

1. Minutes from the June 23, 2008 meeting were approved.
2. The commission was joined by Stan Robski, current Upper Dublin Commissioner and former chair of the township's Environmental Protection Advisory Board (EPAB), who sat in to observe and learn about the activities of the Historical Commission. We welcomed the visit, since his work with zoning in the township relates to stewardship of historic properties and the long-term planning that results in a thriving community.
3. The commission discussed the potential ramifications of the Township's purchase of property zoned R-1 residential with a historic structure as a potential site for the new firehouse. While there is no indication at this time that the structure will be demolished, we reviewed the negative message this would send to the community about the intrinsic value of historic properties and neighborhood continuity. The group considered the merits of preserving historic structures in relation to "open space" in the township, as well as systemic matters related to funding.
4. Resuming consideration of structures and buildings in the township that are eligible for consideration for addition to the historic resource inventory, the group reviewed three properties that had been overlooked in the initial inventory compilation. Each was evaluated against the criteria necessary to be considered a historic resource.
 - a. 1454 Mundock Road, Dresher 19025, stone, 2-story colonial revival
Built 1933 (address may also be 1437 Caitlin Way)
 - b. 212 Girard Avenue, Glenside 19038, colonial revival, 1926
 - c. 2001 E. Pennsylvania Avenue, Oreland 19075 (Copernicus Society), including outbuildings, main structure romantic eclectic, estate known as "Hawkswell" this building was designed by noted Philadelphia architect Wilson Eyre and built for the daughter of Sarah Drexel Fel van Rensselaer.All of the properties were deemed to meet the necessary criteria and recommended for inclusion on the inventory of township historic resources.

5. For the benefit of commission members who were absent at the last meeting, Lew Keen recapped the situation with the Fitzwater property at the Lulu Country Club (the property's Limekiln Pike – named for the lime kilns owned by the Fitzwaters -- address was eliminated when it was absorbed into the country club in the early 20th century): Until recently, it housed the groundskeeper, but is currently empty. Mary Lou McFarland and Lew Keen were able to tour the site, which was likely once home to Charlotte Fitzwater Potter, daughter of Jacob Fitzwater. The site ought to be regarded as an important touchstone to a key family and early pre-industrial history about the growth of the township. Lew reported that the house is quite old, probably 18th century based on evidence such as felled trees visible as joists from the basement and the brick arches that support the chimneys. A National Park Service historical architect that was consulted suggested that many of the interior millwork details looked original, dating to the Federal period.

The country club is unsure what to do with this property. They have considered renting it as office space, or fixing it up for seasonal workers, but it seems their ideal choice would be to work out a mutually beneficial sale to an owner interested in restoring the building and its many original Federal details. The site is National Register eligible and might qualify for federal tax credits if converted to commercial use.

The commission discussed opportunities and challenges connected with the property, including historic value, location, flooding issues, zoning challenges, legal complexities and costs, and potential solutions. Sabra Smith will investigate the possibility of finding an architectural historian willing to volunteer an evaluation of the

property and will produce some historical background on the Fitzwater family. Glenn Griffin has telephoned and emailed David Koch, the Lulu Country Club contact, to discuss the property situation and reiterate our willingness and desire to work closely with the country club and the township to resolve zoning issues and to preserve this important property. He advised that we need to be aware of zoning requirements for residential vs. commercial space – commercial office space needs more than half an acre. Wendy Weber will utilize her real estate contacts to gauge potential interest in finding a buyer. There was discussion of its potential re-use as a Historical Education Center for the township, and of engaging local tech school students in volunteering time to repair/restore the property in an attempt to cut costs for a potential new owner.

6. As a follow up to our site inspection at 1654 Butler in response to a demolition request, we discussed the point Wendy Weber raised regarding decision-making standards and policy. Our goal is to provide a timely response and recommendation regarding demolition requests. Following site inspections, the commission will regroup off-site to discuss and consider the matter and convey a final recommendation as soon as possible.
7. “The Top Ten Historic Sites in Upper Dublin” will be launched this year. Members discussed details of the program, including how long it will run, how to engage the community, whether there were upcoming public events we should participate in, how to engage students or youth organizations. The group agreed that in the long-term it will be important to begin to educate and build awareness of historic resources among the next generation and that a powerpoint presentation to give in classes could be a useful tool for this purpose. Jill Shafer will discuss possibilities with her school system contact. Materials that will publicize our “contest” to the general public include: posters, postcards, color pictures, powerpoint presentations, poster, mailings, “ballot” drop boxes at central locations like the library. Sabra Smith will develop a “draft” of an online survey that could be used.
8. Wendy Weber obtained a cd that documents the Upper Dublin High School prior to its demolition to make way for new construction. It will be added to the Historical Commission files at the township building.
9. The next Historical Commission meeting will take place Monday, August 25, 2008, at 7:00 pm.
10. The meeting was adjourned at 8:43 pm.

Submitted by Sabra Smith, secretary

Upper Dublin Historical Commission

Meeting Minutes: June 23, 2008

In attendance: Peg Johnston, Lew Keen, Jan McLemore, Sabra Smith

The meeting was called to order at 7:00 pm.

1. Minutes from the May 19, 2008 were approved.
2. Lew Keen introduced newly appointed commission member Jan McLemore.
3. The commission received notice from the owners of 231 Bala Avenue in Oreland that their residence, which was not included on the historic inventory list, is a documented example of a Sears house. The commission voted unanimously to recommend that the structure be added to the inventory. Lew Keen will inquire whether the owners have any additional information about Sears houses in their neighborhood, in order to place their residence in a larger historical/cultural context.
4. Lew received word from Mary Lou McFarland of the Montgomery County Conservancy that while proceeding with her project to document historic resources in Montgomery County and load the data into the state's CRGIS database she determined that some properties were missing from the original inventory. The properties that need to be reviewed are:

- 1454 Mundok Road/1437 Catlin Way in Dresher which dates from 1933
- 212 Girard Avenue in Glenside from 1926
- "Hawkswell" at 2001 East Pennsylvania Avenue in Oreland, designed by Wilson Eyre

The owners will be notified by letter that their properties will be reviewed at the July meeting of the historical commission.

5. The Lulu Country Club contacted Upper Dublin Township regarding an old structure on their property. Until recently, it housed the groundskeeper, who recently moved out. Mary Lou McFarland and Lew Keen were able to tour the site, which may have once been the residence of one of the daughters of the Fitzwater family, whose property included extensive and valuable deposits of limestone. Lew reported that the joists visible in the basement are felled trees and brick arches are in place to support the chimneys/fireplaces.

The country club is unsure what to do with this property. They have considered renting it as office space, or fixing it up for seasonal workers, but it seems their ideal choice would be to work out a mutually beneficial sale to an owner interested in restoring the building and its many original Federal details. The historical commission will work with the country club in an attempt to find a suitable buyer for the property. Lew Keen will email Glenn Griffin regarding follow up with Rick Barton.

6. Members of the historical commission had made a site inspection at 1654 Butler regarding the demolition request. Wendy Weber had raised the question of our approach to decision-making where demolitions are concerned and whether we ought to establish a period of consideration as standard procedure. Members discussed creating a standard policy on this issue and concluded that considering owners' interests are often to proceed with demolition as soon as possible, that, at this time, it seems best to approach each situation on a case-by-case basis and deliver our decision as soon as possible to keep delays to a minimum.
7. The matter of "Most Historic Sites in Upper Dublin" was tabled until the next meeting, when more members are in attendance.
8. Two bills are currently under discussion in the state legislature relative to historic properties. Sabra Smith volunteered to become legislative liaison. She will follow the progress of the bills, and, as necessary, will be in touch with Rick Taylor's office and the Pennsylvania Historical and Museum Commission.

9. Lew Keen reported that our ordered copy of Donovan Rypkema's book "The Economics of Historic Preservation: A Community Leader's Guide" Second Edition, published by the National Trust for Historic Preservation, arrived at the township building.
10. Mary Lou McFarland gave Lew a cd containing all of the properties listed in the binders containing their historic property reports. Sabra Smith will deliver the disk to Deb Ritter.
11. The next Historical Commission meeting will take place Monday, July 28, 2008, at 7:00 pm.
12. The meeting was adjourned at 8:15 pm.

Submitted by Sabra Smith, secretary

Upper Dublin Historical Commission

Meeting Minutes: May 19, 2008

In attendance: Glenn Griffin, Peggy Johnston, Lew Keen, Sabra Smith, Wendy Weber

The meeting was called to order at 7:08 pm.

1. Minutes from the April 28, 2008 were approved as amended.
2. Lew Keen reviewed the public meeting we hosted with State Representative Rick Taylor and Michel Lefevre of the Pennsylvania Historical and Museum Commission (PHMC). He shared that he indicated to Taylor's office that we were disappointed with the advance publicity and would gladly assist or take the lead the next time. Despite the small-sized group, the meeting was informative and touched on some key issues for our local community. Lefevre explained that state level budget cuts have tightened funding at the PHMC and make local preservation efforts even more important than usual. Taylor discussed House Bill 221, an effort to get tax credits for homeowner renovations of historic properties, but the bill is stalled in senate committee. He also briefly discussed House Bill 2035, the Commonwealth Heritage Development Act.
3. Lew sent official word to the Board of Commissioners regarding our recent historic resource decisions. A letter notifying homeowners of our decision will be sent. We will not ask the Board of Commissioners to act yet, pending further additions to the list. Below is a recap of the properties and the decisions reached regarding their addition to the inventory of historic resources.
 - a. 231 Bala Avenue, Oreland – Will NOT be recommended for inclusion
 - b. 318 Bethlehem Pike, Fort Washington – WILL be recommended for inclusion
 - c. 602 Orlando Avenue, Oreland – Will NOT be recommended for inclusion
 - d. 1301 Butler Avenue, Ambler – WILL be recommended for inclusion
 - e. 1425 N. Limekiln Pike, Dresher- Jarrettown Inn barn – WILL be recommended for inclusion
4. Jerry Bauer, who works with Rick Barton, alerted the Historical Commission that the township is about to purchase several properties in the Three Tuns area. There are several structures that date from the 18th and 19th centuries and thirty acres. Sam Braccia has requested demolition of one of the properties which is on the inventory as a class II resource. The historical commission will request an opportunity to visit the site prior to making a decision regarding the demolition request, including access to the interior of the building.
5. Lew shared that the township office also indicated that in the event the historical commission ever wanted the opportunity to salvage and preserve architectural elements of buildings that were due to be demolished, that they township would make storage space available to us. Sabra Smith added that photos we take as part of our ongoing work can be kept online at the gmail storage space, or in the file cabinets at the township building in an effort to document properties. She added that we may want to network a team of volunteers in the event that we need to document a building with measured drawings at some future date.
6. Regarding documentation of the Upper Dublin High School, slated for demolition, Wendy Weber volunteered to contact the school superintendent about getting existing materials or to get permission to document the building before it is razed.
7. Peg Johnston reported that she spoke to the librarian regarding the establishment of a homeowner resource center in the local history room at the library. The librarians were receptive to the idea of adding our material as a collection that would help local homeowners who were interested in researching the history of their house or understanding period-appropriate preservation/renovation options. Peg will draft a written proposal to them covering issues such as whether materials would be loaned or donated, etc. She also discussed their speaker series and shared that they indicated they would be willing to help us publicize our public programs.

8. We discussed future possibilities for public programs, including local experts or free speakers from the Pennsylvania Humanities Council. Lew Keen raised the idea of using Upper Dublin Community Day to kick off a contest that would ask local residents to nominate the ten most historic places in Upper Dublin Township. Entrants might have the chance to win a free home consultation and the winning list would be presented at a family-friendly, grand unveiling public meeting. The results could be made into a brochure explaining the history of these sites, or a walking/driving brochure. Sabra Smith has an interested 10-year old working on a kid-friendly project to highlight historic resources in the area.

Unable to find a date for the fall community day on the townships' online calendar, the group discussed alternative ways to build public awareness of and involvement in this project – from an online survey to a ballot published in the Ambler Gazette or mailed to local residents. The group agreed this was an interesting project idea and will continue to discuss and refine the concept.

9. The next Historical Commission meeting will take place Monday, June 23, 2008, at 7:00 pm.

10. The meeting was adjourned at 8:23 pm.

Submitted by Sabra Smith, secretary

Upper Dublin Historical Commission

Meeting Minutes: April 28, 2008

In attendance: Glenn Griffin, Peggy Johnston, Lew Keen, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:05 pm.

1. Minutes from the March 24, 2008 were approved.
2. The commission considered the following properties for addition to the inventory of historic resources.
 - a. 231 Bala Avenue, Oreland – Will NOT be recommended for inclusion
 - b. 318 Bethlehem Pike, Fort Washington – WILL be recommended for inclusion
 - c. 602 Orlando Avenue, Oreland – Will NOT be recommended for inclusion
 - d. 1301 Butler Avenue, Ambler – WILL be recommended for inclusion
 - e. 1425 N. Limekiln Pike, Dresher- Jarrettown Inn barn – WILL be recommended for inclusion
3. Lew Keen attended the Upper Dublin Township Finance Committee meeting because the Madison Avenue former school building was supposed to be under discussion. The subject did not arise.
4. Regarding purchase of *The Economics of Historic Preservation: A Community Leader's Guide* by Donovan Rypkema, the commission voted unanimously to approve.
5. The commission recapped preparations for the town hall meeting with State Representative Rick Taylor. A flyer was produced to promote the event and notice was sent to our existing list serve. Taylor's office took on the rest of the arrangements and publicity.
6. The commission has a vacancy following the resignation of one of its members. The vacancy will be advertised at the next Commissioner's meeting and the hope is to appoint a new member in June 2008.
7. Lew Keen reported that the Fort Washington Historical Society received noticed of application to attach cell phone instruments to the smokestack at the former Keasby & Mattison power plant in Ambler.
8. In attendance to discuss the status of the barn at the Jarrettown Inn site were Wesley Wolf, member of the Upper Dublin Township Planning Commission, Mitch Finkelstein, and Frances Siegel, Registered Architect, of Worcester, PA, who is the architect for the post office project at the site. The siting of the post office and parking is the primary reason for the demolition of the barn. As previously discussed, when the Pennsylvania Museum and Historic Commission, the state group charged with overseeing historic resources in the commonwealth, visited the Jarrettown area, they cited the barn as being of major significance and worthy of register listing since inns that still have their original barn are very rare in the state. (That, and the project's commercial nature mean that if the barn were to be saved, federal rehabilitation tax credits might be available)

Siegel cites other reasons the barn will be demolished, which include rotted floorboards, no use for the second floor, and the existence of a load-bearing wall when the PO requires large open spaces. She has completed drawings for a new building that will reproduce the barn with a new structure, using the same form and materials as the existing barn, keeping it in character and sympathetic massing in relation to the inn and neighboring buildings.

She recently returned from an out-of-town trip and informed the commission that she is under the impression that the plans are being redrawn and the post office building will be moved to the left/south side of the inn/barn complex.

Wesley Wolf mentioned the Jarrettown zoning overlay and the accompanying ordinance which would aid in the preservation of the barn by requiring a variance for demolition. Wolf and the group inquired of Ms. Siegel why

the plan had been to position the PO on the right side of the inn, demolish the barn, and have all access to the PO run behind the barn. When asked about the need for trailer truck access, Ms. Siegal indicated that only smaller trucks would be using the site.

Jill Shafer pointed out that it is the left side of the property that is open, and elaborated that the intersection is already a difficult one. The group questioned why the site was chosen in the first place.

Peggy Johnston highlighted the rapid deterioration of the barn and the potential for its destruction out of benign neglect.

Mr. Wolf and the commission concur that the barn could be restored and re-used in a manner that would enhance the neighborhood and the site, without negatively impacting the residential aspects of the neighborhood.

Lew Keen offers the commission as a resource, to meet with the developers to brainstorm uses, network resources, etc. We asked that in the event they do decide to demolish the building, we be given the opportunity to document the building.

9. The next Historical Commission meeting will take place Monday, May 19, 2008, at 7:00 pm.
10. The meeting was adjourned at 8:10 pm.

Submitted by Sabra Smith, secretary

Upper Dublin Historical Commission

Meeting Minutes: March 24, 2008

In attendance: Glenn Griffin, Lew Keen, Wendy Weber

The meeting was called to order at 7:03 pm.

1. Minutes from the February 2008 meeting were approved.
2. Copies of "Feasibility Assessment Manual for Reusing Historic Buildings" and criteria for selection of historic resources were distributed.
3. Lew thanked the members for their attendance for the tour of the Madison Avenue school. The Upper Dublin Board of Commissioners finance committee will meet Tuesday, April 1st at 6:30pm. The report on the school is expected to be on the agenda.
4. The Upper Dublin Board of Commissioners on March 11, 2008 adopted the inventory changed the historical commission recommended.
5. Letters were mailed the week of March 15th to owners of properties now eligible to be considered for addition to the inventory of historic resources. These properties will be considered at the April meeting. They are:
 - a. 231 Bala Avenue, Oreland
 - b. 318 Bethlehem Pike, Fort Washington
 - c. 602 Orlando Avenue, Oreland
 - d. 1301 Butler Avenue, Ambler
 - e. 1425 N. Limekiln Pike, Dresher- Jarrettown Inn barn
6. The potential inventory properties were reviewed for architectural style.
7. Glenn reported that Rick Barton provided details of the plans for St. Mary's construction. The plans are now in Wendy's possession. Glenn will inquire again about the documents regarding the Madison Avenue School.
8. It was suggested that we print business cards with contact information (township phone number, g-mail address) for the historical commission.
9. The historical commission was contacted by Jim Boburka of Boburka Video. They recently produced a DVD commemorating the 100th anniversary of the Fort Washington Fire Company and would be pleased to work with the historical commission on video projects.
10. The next Historical Commission meeting will take place April 28, 2008, at 7:00 pm.
11. The meeting was adjourned at 7:49 pm.

Submitted by Lew Keen, chairman

Upper Dublin Historical Commission

Meeting Minutes: February 25, 2008

In attendance: Peggy Johnston, Lew Keen, Jill Shafer, Sabra Smith, Frank Svitek, Wendy Weber

The meeting was called to order at 7:04 pm.

1. Minutes from the January 28, 2008 meeting were approved.
2. Prompted by the presentation by Sage Video at last months, meeting the Commission discussed reaction to the idea of creating a visual documentation of Upper Dublin's history and architectural legacies. The group agreed that the idea is of interest and will continue to consider the possibility as a potential future project.
3. Sabra Smith established an email account for the Historical Commission on gmail. The new address, which can be used by the entire group, is <udhistoricalcommission@gmail.com> Sabra will send out an email confirming the address, and providing the password and user instructions for access. This allows creation of an established site that can continue, even as board membership changes over time. The large memory capacity will allow storage of files, images, etc. in perpetuity with automatic back up security.

Sabra Smith worked with Deb Ritter to update the Historical Commission page, which now includes the new email address, the newly-approved Mission Statement, and Commission member bios. Work continues on material for the Historic Preservation page. Peg and Sabra will continue researching and drafting "In Your Backyard" and "Before and After" features. Jill and Sabra will collaborate on a feature drawn from Lew Keen's research on local mansions and estates. Lew Keen is working on ideas for walking tour(s). Drafts of features will be submitted to the Historical Commission members for review and approval before posting on the website or publication as a brochure. Sabra is compiling a "Local Events of Interest" list as well as researching and updating the list of relevant nonprofits so it supports the mission statement objectives of offering education and resource information. Links will be added that offer information on local history or architectural history, useful resource information for local residents and owners of character-contributing homes or commercial properties, information about historic preservation, etc.

4. Lew Keen confirmed that Saturday, March 8 is set for the Historical Commission to tour the former Fort Washington School on Madison Avenue in order to take photographs documenting the 1917 and 1891 buildings and to knowledgably consider potential options for reuse of the now mostly-vacant building.
5. Lew Keen reported that the Board of Commissioners will take action on the Historical Commission's recommendations at their next meeting on March 11. Prior notice will be sent to homeowners whose structures are on the proposed inventory addition.
6. The Commission discussed timing for the next inventory adjustment and concluded that letters ought to go out by March 15 in order to allow discussion about properties to take place at the April 28th meeting. The list will include 1301 Butler Pike, which had been incorrectly listed as 301 Butler Pike. The April discussion will focus on four residential buildings built in 1933.

7. Lew Keen contacted the Pennsylvania Historical and Museum Commission (PHMC) to advise them of the current endangered status of the barn on the Jarretstown Inn site, since the current owners indicate the intent to demolish. PHMC was encouraged to write the owners to express views about the significance of the barn. This led to a discussion by the Commission of other outbuildings that might not be specifically cited on the inventory. Members will begin to compile a list of significant examples of such buildings and structures (which might include family cemeteries, bridges or other engineering examples) and compare the list to what is on the inventory). Brief discussion of whether documenting these vanishing resources should become a concern for the Commission. Sabra Smith will send out the link to the HABS/HAER online database which shows the level of documentation (measured drawings, high-quality black and white photographs) done at the federal level by the Department of Interior. Sabra cites the examples of the Ambler structures related to the prosperous development of the Keasby & Mattison Asbestos manufacturing. <http://rs6.loc.gov/ammem/collections/habs_haer/>
8. Wendy Weber reported on the Upper Dublin Township planning charette she attended that discussed development possibilities for the "triangle" in Dreshertown. The main concern raised was about existing traffic congestion and the potential that increased development in that area could worsen the existing problem. Lew Keen will email Glenn Griffin to see if he will be receiving a summary report on the charette.
9. Sabra Smith noted that State Representative Rick Taylor was recently appointed to the PHMC and suggested that the Commission consider inviting him to speak about the role of the PHMC and his thoughts on historic preservation in Upper Dublin. Lew Keen will extend an invitation.
10. The next Historical Commission meeting will take place March 24, 2008, at 7:00 pm.
11. The meeting was adjourned at 8:10 pm.

Submitted by Sabra Smith, Secretary

Upper Dublin Historical Commission

Meeting Minutes: January 28, 2008

In attendance: Glenn Griffin, Peggy Johnston, Lew Keen, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:03 pm.

1. Minutes from the December 17, 2007 meeting were approved.
2. Lew Keen reported that the Board of Commissioners will take action on the Historical Commission's recommendations at their next meeting on March 11. Prior notice will be sent to homeowners whose structures are on the proposed inventory addition.
3. The Commission noted the update that the St. Mary's Villa project has reduced the number of new buildings proposed from eight to three new buildings.
4. Lew Keen shared an update on the sewage status related to the proposed sushi restaurant in the former Dreshertown Inn. He will send a scan of the document to commission members.
5. Regarding the fire-damaged home at 122 Summit Avenue, Lew Keen reported on a conversation with the owner's daughter. The owner was injured and is in recovery; the intent is to rebuild the existing home and the family is working with an architect toward that end.
6. The Commission discussed the most recent information regarding the barn at the Jarrettown Inn and the indication that the owners intend to demolish the building. At this time it appears it will be replaced by parking for a new post office. Discussion ensued regarding contacting the Pennsylvania Historic and Museum Commission (PHMC) in Harrisburg for comment/assistance since they particularly highlighted the historic value of the barn on that site during their Jarrettown visit.
7. Peggy and Wendy raised the matter of other barns and outbuildings in the township that might be overlooked and endangered and proposed that the Historical Commission be on the lookout for significant township examples of these building types in order to determine whether or not they are identified and included on the historic property inventory.
8. The township is preparing to evaluate the status of the former Fort Washington School on Madison Avenue (smaller portion dates from 1891, larger portion was built in 1917) and the EPI Center in Oreland. The township will provide the Historical Commission with a copy of their cost report. Lew Keen will contact the proper authorities to request access to the Fort Washington facility for evaluation. March 8th was proposed as a possible date for this to take place.
9. At the February meeting, the Historical Commission will review the list of the next series of properties eligible to be added to the historic inventory. The group agrees that new photographs should be taken of each proposed addition, rather than relying on the County images on file. This will ensure that we are evaluating the most current condition of the building.

10. Representatives of Sage Film & Video arrived to propose Upper Dublin consider creating a video documentary of Upper Dublin's 225th anniversary in 2009 and to present information on their company's resources. The Historical Commission viewed examples of the production created for the 300th anniversary of Tredyffrin Township in Chester County and a community profile produced for the town of Lansdowne in Delaware County. These documentaries take between ten months and two years to develop and create and cost between \$18,000 to \$60,000 to produce, with funding coming from various sources, including state, grants, local business, local citizens, and revenue from selling the DVDs.
11. The next Historical Commission meeting will take place February 25, 2008, at 7:00 pm.
12. The meeting was adjourned at 8:35 pm.

Submitted by Sabra Smith, Secretary



Upper Dublin Township Historical Commission (UDTHC)- 2009 Annual Report

In January of 2009 the UDTHC developed a comprehensive plan. Included in that plan was our commitment to more effectively communicate the annual activities of the commission with the township Board of Commissioners. This report has been prepared and is being submitted for your review. We would be pleased to respond to your requests for additional information or clarification of items included in this report.

1. Fitzwater House- Since first discussed at the June 2008 meeting, the commission has identified the preservation of the Fitzwater-Potter House as one of the most important priorities in the township. The fate of this class II historic resource has been discussed at every commission meeting in the past year-and-a-half. Commissioners Weber and Gorman have coordinated numerous site visits that have included a structural engineer and a specialist in historic "moth balling" all at no expense to the township. Numerous reports were forwarded to the township via manager Paul Leonard and numerous contacts have taken place between the commission and officials of the Lulu Club.
2. Support owners of historic resources in the township- The commission has responded to owners requests for information about house and neighborhood history, and reviewed construction plans. Our web page offers a variety of publications, from technical guides on maintenance of historic properties to a resource guide on researching local history. Materials related to historic preservation have been placed in the township library for use by all residents.
3. National Register/easement work- Work has started with the assistance of David Kimmerly (National Trust and Preservation PA) to list the Bodenstein Mansion on the National Register of Historic Places and create a façade easement for the structure. The owners of this property contacted the commission to request these actions.
4. Public education- In January members of the commission offered an illustrated presentation of the top ten historic places as decided by the township voters. The event was well attended and the "Top Ten" selection was repeated in November of this year.

The presentation of this year's honorees will take place on February 10, 2010. Programs with local or regional history content are featured on our web pages.

5. Temple University- A meeting was held with staff of the Ambler campus to establish a working relationship for historic preservation on campus. The commission will be part of the efforts to mark and make use of the Shoemaker site.
6. Efforts to improve communications within the township- Meetings with Township Manager Paul Leonard and Parks and Recreation Director Sue Lohoefer regarding the historic school buildings in the township and the Fitzwater House. The commission has actively been involved with assisting the township with the sale of the Madison Avenue school. Members of the historic commission have also been actively involved with the township comprehensive plan process. The commission has commented to the Zoning Hearing Board on two occasions this year in issues related to class II properties that were scheduled for a hearing. The commission was involved with the dialogue following the destruction of the barn located at the Jarrettown Inn site. Ongoing communication with Rick Barton and his staff has allowed the commission to be involved with issues in his office related to historic resources.
7. Inventory work – The commission reviewed seven properties constructed in 1934 and twenty-eight outbuildings for potential addition to the inventory of historic resources for the township. These properties along with the four properties built in 1933 that were reviewed in 2008 were the basis for our recommendation to the BOC for inclusion on the inventory. Our recommendations were adopted by the BOC May 2009
8. Site visits- Fitzwater House, Jarrettown barn site, Anshutz House, Bodenstein House, Temple University Ambler Campus, barn- 1255 Ft. Washington Avenue

Upper Dublin Historical Commission

Meeting Minutes: December 28, 2009

In attendance: Vince Gorman, Glenn Griffin, Lew Keen, Jan McLemore, Sabra Smith, Wendy Weber

The meeting was called to order at 7:03 pm.

1. Minutes of the November 23rd meeting of the Upper Dublin Historical Commission were approved as presented.
2. Fitzwater House: There are two parties interested in visiting the house, including the former restorer for Montgomery County. Wendy will follow up with Paul Leonard, Paul Muller and Rick Barton.

Realtor Jane Douglass of Prudential, Fox & Roach has not heard from the Lulu Country Club regarding sale of the house.

Lew Keen spoke to Paul Leonard on December 3 (following the Comprehensive Planning meeting) regarding concerns the Historical Commission has about the agreement's automatic cash payment serving as a disincentive for the country club to stabilize or maintain the house, adding that the Historical Commission cannot take actions to find an owner because there are no lot lines or property title yet. Glenn added that the township cannot transfer the Fitzwater property until lot lines are established and a clear title exists with it's own parcel number.

Vince met with the *Ambler Gazette* on December 10 to brief them on the status of the house; he will keep them informed. Vince and Wendy will continue their monthly site inspections and issue a new status report to all parties.

3. Lew Keen reported that he had received communication from Acting Dean Hilty of Temple University/Ambler regarding the recent meeting. Temple has discussed the possibility of a marker for the Shoemaker property or archaeological investigations. No action will be taken regarding the Gilbert House for the present.
4. The Gothic Revival house at 213 Fort Washington Avenue in Fort Washington (sealed and deemed uninhabitable) has sold recently to new owner Mitchell Harris who will restore the house and put it back on the market in March/April 2010. The Historical Commission will provide any assistance possible, including providing potential sales leads.
5. Lew Keen attended the December 3 Upper Dublin Comprehensive Plan meeting and was pleased to note the display of public support for historic preservation. Following a 20 minute presentation, attendees were invited to vote at various "visioning" boards and historic preservation received an excellent response. The next meeting will be announced in early January at which point URS will begin to use public input to start forming the plan.
6. The group reviewed Lew's draft of the Historical Commission's annual report for 2009 and suggested various edits. Lew's intent is to submit the document by mid-January.
7. The three members of the Historical Commission that were up for new terms have been reappointed.
8. The next meeting of the historical commission will take place January 25, 2010.
9. The meeting was adjourned at 8:10 pm.

Submitted by Sabra Smith, secretary

Upper Dublin Historical Commission

Meeting Minutes: November 23, 2009

In attendance: Vince Gorman, Lew Keen, Jan McLemore, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:03 pm.

1. Minutes of the October 26th meeting of the Upper Dublin Historical Commission were approved with corrections.
2. The Historical Commission will give a public presentation on February 10 at 7pm highlighting this year's winners of the Top Ten list. Research/Presentation assignments were as follows: Shafer – 1515 Jarrettown, Weber – 15 Dorsey Place, McLemore – Whitcomb and Cherry Lane Farm, Keen – Northview, Smith – Upper Dublin Friends Meeting House, Gorman – Fairwold and Merrieknoll. Lew Keen will discuss the two remaining properties, Hawkswell and Friedenheim with Glenn Griffin.
3. Wendy Weber provided an update on the status of the Fitzwater-Potter House. With Vince Gorman, she drafted an update for the Board of Commissioners raising awareness of the country club's minimal efforts at maintaining the property prior to handoff and township payout. Wendy noted that the timeline for resolving zoning/survey, etc. as previously stated look unlikely. Realtor Jane Douglass of Prudential, Fox & Roach is working on the listing with the understanding that there are no lot lines at this time. The understanding per email from Charles Whitacre of Whitacre Appraisal Works Inc. was the subdivision was to have taken place Nov 16-20. Vince noted the importance of the Historical Commission's involvement in the survey to ensure that the lot makes the property marketable; he and Wendy suggest the driveway be reoriented to the other side of the house. His understanding of the agreement's language is that Lulu Country Club has no motivation to protect or maintain the house and will receive their payment even if they take no action and continue to neglect the house's needs. The key to preserving the house is to transfer it as soon as possible to a new owner interested in rehabbing. Vince and Jan will meet with the Ambler Gazette to raise awareness of the matter.
4. Due to the number of public inquiries asking for information about house and neighborhood histories, Sabra Smith prepared a guide listing research resources. The document is available in pdf form on the township website and as a hard copy in the library. It will be available as a response to future inquiries and may be turned into a brochure available in printed form at township and library information areas.
5. Lew Keen provided a review of the meeting with Temple University/Ambler that included Dr. James Hilty, Acting Dean, Saul Katzman, Head of Maintenance, Deborah Howe and Kyle Guie both involved with sustainability efforts on campus. The two hour meeting touched on several issues, including the school's desire to create a public marker identifying the Shoemaker House history, the desire to undertake archaeology at a documented Native American site on campus, and various efforts connected with other older structures on campus. Challenges include limited funds, the need for all decisions connected with budget must go through central administration downtown, cost of ADA, taxes, etc. The Historical Commission may be able to assist in some of these matters, providing expertise or connections as needed.
6. Lew Keen queried opinion on whether or not the commission need respond to a comment from a member of the public regarding the Jarrettown Inn demolition addressed to both the commission and township officials. The group concluded that Jules Mermelstein had already responded and we had no additional information to impart.
7. 905 Fitzwatertown Road: Member of the public contacted the commission regarding any available research on the house as well as any suggestions regarding funding sources to help pay for restoration. Sabra Smith will reply suggesting preservation contractors, sending the research guide and encouraging

her to come discuss preservation and issues at the upcoming Comprehensive Plan meeting as well as contacting her state legislators supporting tax credits for historic homeowner restoration.

8. 213 Fort Washington Avenue: This Gothic Revival residence has been deemed unsafe and is currently for sale for \$127,215 (MLS 5626681) by the bank.
9. Lew Keen noted that the Upper Dublin Township Comprehensive Plan meeting was scheduled for December 3 and commission members should encourage attendance to support historic preservation in the township.
10. The next meeting of the historical commission will take place December 28. The meeting was adjourned at 8:24 pm.

Submitted by Sabra Smith, secretary

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Meeting Minutes

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Historical Commission
 Monday, September 28 2009

Upper Dublin Historical Commission

Meeting Minutes: September 28, 2009

In attendance: Vince Gorman, Lew Keen, Sabra Smith, Wendy Weber

The meeting was called to order at 7:05 pm.

- Minutes of the August 24th meeting of the Upper Dublin Historical Commission were approved.
- The Historical Commission discussed current status and updates regarding the Fitzwater-Potter House on Limekiln Pike, part of the Lulu Country Club property. At an interim meeting with Paul Leonard, Wendy Weber did a conditions update, including recent photos showing vandalism and some conditions that still require remediation. Vince Gorman revisited the property and saw no changes. Wendy contacted Lulu Country Club on September 27 regarding the property; they replied that they have "rededicated themselves" to the property and have reassigned responsibility to the site. They have removed the rain gutters, installed dehumidifiers, and will repair the sump pump. The Historical Commission is concerned about the removal of the rain gutters, as well as the placement of the humidifiers, which could cause even more damage if they overflow. If they have an automatic shutoff and no drain, then unless they are being emptied regularly, they serve no real function. Wendy will suggested that the dehumidifiers be placed in the basement, and drain into the sump pump, and that fans be placed on the upper floors for air circulation. A representative from the Historical Commission will visit the site once a month to check on conditions. Wendy and/or Vince will do a walk through prior to the commission's October meeting and report back.

Vince Gorman reported on the nominated he submitted to Preservation Pennsylvania's annual at risk list. The 2009 list selections will be publicly announced on November 9. If the Fitzwater-Potter House is chosen, we will be notified in October.

- Jacques Stanislas of Box Development attended the meeting to discuss the Anshutz House at 212 Bethlehem Pike and his recent application for zoning variances that will be heard at 9/29 zoning board meeting. Vince Gorman is a neighbor to the Anshutz property and raised issues related to the variances that are of personal concern to him, as well as issues he felt should be an issue for the historic commission. The commission discussed the proposed construction of a two-car garage and accompanying "courtyard" space and curb-cut off Bethlehem Pike that will create a new driveway and vehicle entrance to the property. Mr. Stanislas is open to using pervious surfacing rather than paving the driveway and expressed willingness to review the plans for the garage with the historical commission once the design has been developed. Lew Keen thanked Mr. Stanislas for the work he and his company had done rehabilitating the Anshutz House. The house, which was once the residence of noted American artist and teacher at the Pennsylvania Academy of Fine Arts, Thomas Pollock Anshutz (1851-1912), had been foreclosed, was in need of maintenance and was deteriorating and vacant. Lew Keen polled the commission members in attendance regarding the variances at question: three for and one against supporting the setback to allow construction of the garage, two for and two against supporting the variance for impervious surface, four in support of construction of the garage, with the request that the commission be allowed to review the plans for its compatibility and architectural style.
- Miscellaneous business: Sabra Smith brought the commission's attention to a series of public inquiries. Among these was a query regarding any assistance the commission could provide regarding the Gilbert House, a vacant masonry structure on the campus of the Temple-Ambler campus. The commission will follow up and arrange for meetings regarding not just this building, but pursue a discussion regarding all historic resources on the campus. Other matters included flooding issues and their impact on historic resources along Randolph Avenue in Ambler and some requests for historical research assistance.

5. Lew Keen prepared the annual Top Ten survey which is live and delivered posters to commission members help publicize this awareness-building event. The survey will be open until November 1.
6. The next meeting of the historical commission will take place October 26. The meeting was adjourned at 8:35 pm.

The official meeting minutes are in the Township Manager's office.
Approved meeting minutes are posted on this web site for the convenience of the citizens.

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The Township of Upper Dublin
801 Loch Alsh Avenue, Fort Washington, PA 19034
Phone: (215) 643-1600 Fax: (215) 542-0797

Upper Dublin Township Historical Commission

Minutes- September 9, 2009

Present- Paul Leonard, Vince Gorman, Wendy Weber, Jan McLemore, Lew Keen

The purpose of the meeting was to have Paul Leonard update the member of the Historical Commission about the agreement between the township and the Lulu Country Club and the impact of that agreement on the Fitzwater-Potter house. Paul shared that negotiations with the club started in November 2008. The agreement reached guarantees the 115 acre property cannot be sub-divided or developed. Lulu must subdivide out the Fitzwater-Potter property at its own expense and sell the property. The township will make up the difference between the sale price of the property and \$250,000. The township will cooperate with the rezoning process but there cannot be a quid-pro-quo arrangement. The house will have a façade protective covenant attached to it. John Stoneback of Shoemaker Engineers may be involved in the parceling process (he was an early participant in the Jarrettown Inn project).

Wendy and Vince advised Paul as to potential lot lines for the "new" property. Wendy presented Paul with an in-depth documentation of the property which demonstrated among other things the deterioration to the building in the past few months as a result of moisture.

Members of the historical commission encouraged Paul to continue to use us a resource.

Following this meeting, Paul passed on Wendy's documentation and recommendation to Paul Muller (Lulu) and encouraged him to seek professional abatement of the issues quickly.

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Historical Commission
Monday, August 24 2009

Upper Dublin Historical Commission

Meeting Minutes: August 24, 2009

In attendance: Vince Gorman, Glenn Griffin, Lew Keen, Jan McLemore, Jill Shafer, Wendy Weber

The meeting was called to order at 7:05 pm.

- Minutes of the July 17th meeting were approved as amended.
- Chairman Lew Keen reported on the Bodenstern property (Quellehof). Lew and Jan McLemore met with Dave Kimmerly today at the Bodenstern property. Dave came in as a consultant regarding the potential for National Historical Register application. The owners want this to take place, and the UDTHC can learn from proceeding with it. The owner, Carol Schramek, provided a tour of the entire building. Dave was very honest in his comments about the potential application. He said there was a good possibility of success, and provided some recommendations on how to proceed with the application.

We discussed the potential of returning Quellehof to a single family residence at some point in the future. Lew said potentially it could be done, as the integrity of the building has been retained. Regarding next steps, Lew explained that the application is different from the one recently filled in by Vince Gorman for the Fitzwater-Potter House (Pennsylvania Endangered). The Historic Register application is a detailed form with pictures, floor plans and other elements. Carol Lee is a key contact at the state level. The State Historical Commission represents the National Register at the state level. The application for National Historic Register is filed with the state first. A state staff member presents it to the state board, and subsequently the national board. Dave provided some guidance regarding tax credits, but it would need to be eligible for the register in order to take advantage of these tax provisions.

- We reviewed the status of the Fitzwater-Potter House. Thanks to Vince Gorman's efforts, it has been requested for placement on the Pennsylvania Endangered list. Wendy Weber pointed out that we'll need to clarify the age of the garage. We discussed the matter of how to assess age when stucco is applied to chicken wire, which may be a more modern material. We do not know yet whether it has been accepted to the list, but we can confirm that the application was received.

Glenn informed us that a nice sign has been placed by the Fitzwater-Potter house, thanks to the efforts of Township Manager Paul Leonard. The sign is one sided. A picture of the sign went out with the application for Pennsylvania Endangered.

Lew conducted some deed research in Norristown. He learned that the Fitzwaters owned a great deal of land locally. There were also several John Fitzwaters, complicating the analysis. John Fitzwater bought land in 1795. Robert Potter bought the house from Jacob Fitzwater's estate in 1860. We believe this is the right property. There was also mention of Jesse Ehrenheit. Lew has detailed notes from his research. Wendy will take his draft and type up the notes for distribution.

We discussed the possibility of scheduling a meeting with Paul Leonard to discuss the Fitzwater-Potter House. It's up to Paul to negotiate with Lulu CC, and they know of our interest in the house. We would like to establish a closer communication link and to be more informed of events surrounding the property. Wendy would like to clarify whether the house is in or out of any deal and how this would work. Vince's understanding is that it won't be developed. We discussed the basics of easements and how this might affect the future development of the property. The Ambler Gazette published an article in its August 5-11 issue, describing township negotiations with Lulu. We would prefer to have learned about this directly rather than through the newspaper quoting an UDT commissioner.

We discussed contacts between the UDTHC and Lulu. Paul Muller has contacted Wendy, and we are also aware that the house has been inspected by Dan Geiser. There are quite a few parties involved, and we don't know their historical, nor do we fully understand all the points of view. Lew cautioned that we need to be cautious in light of ongoing negotiations in which we are not involved. Vince requested that we keep a clear line of communication with Lulu CC by having him, Wendy, or both as the key communicators with the club.

Lew will find out the status of the house and its maintenance, and follow up regarding the issue of communication within the township. He will send an email by the end of the week about the status and about the possibility of a special meeting with Paul to discuss these issues in person. We'd like a better understanding of the situation with the Fitzwater-Potter House, and to be informed going forward. Wendy noted that we should be an advocate for getting an appropriate buyer for the house who will restore it properly.

4. In our July meeting we agreed to hold another "Top Ten" contest in the township. Lew circulated a list for consideration (see 2009 Historical Sites Version 1). We reviewed it, and developed an amended list (2009 Historical Sites Version 2).

Jill Shafer suggested that we add a map to the "Top Ten" list in order to make it easier for residents to visualize or visit the sites. Lew will follow up with Sabra Smith as to the possibility.

5. There was no new information about the schools.
6. The inventory of historic items from the Braccia property has been delayed because key personnel at the township have been on vacation during August. Jan McLemore will pursue this after vacation season.
7. The Fort Washington Historical Society is organizing a house tour to take place on October 11th from 1-4.
8. Next meeting September 28, at 7:00 pm
9. The meeting was adjourned at 8:25 pm.

Submitted by Jan McLemore, Commissioner

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Historical Commission
 Monday, July 27 2009

Upper Dublin Historical Commission

Meeting Minutes: July 27, 2009

In attendance: Vince Gorman, Glenn Griffin, Lew Keen, Jan McLemore, Wendy Weber

The meeting was called to order at 7:05 pm.

1. Minutes of the June 22nd meeting were approved as amended.
2. Chairman Lew Keen reported on the outcome of the UD Zoning Hearing Board regarding the Bodenstern property (Quellehof). The Schrameks were granted their request to reconcile the property's current use with its zoning. The letter drafted by the UD Historical Commission made a difference to the deliberations. During the zoning hearing, sprinklering was raised and discussed. The residence was found to have met the township requirements for fire safety, and because of cost and historic character implications to the structure, sprinklers were not requested by the township at this meeting. Some neighbors spoke against the zoning request because they thought it would increase the number of apartment units, but once they understood the nature of the request and that the number of units was not being changed, they were amenable to the zoning request. Wendy Weber noted that the cost and dedication demonstrated by the Schramek's effort, especially in this economic climate, were recognized. The Schrameks have expressed interest in having their property listed on the National Historic Register. Lew Keen noted that it would be a great candidate for the historic register. The owners are cooperative and this can serve as a model for other properties in the township. Historical information is available through the FW Historical Society, and the Bodenstern heirs have photos of the house, which were seen in scrapbooks at the recent Quellehof open house.
3. Wendy Weber reviewed the July 17th visit to the Fitzwater House by commission members Wendy Weber and Charles Whitacre and Andy Pawlewski, general contractor with specialization in historical preservation, and David Kimmerly, Field Representative, Preservation Pennsylvania/National Trust for Historic Preservation Pennsylvania. Wendy's notes from the visit, and Andy Pawlewski's recommendations for preservation priorities are attached as separate documents.

Andy's list of recommended actions includes 20 items at a cost of up to \$100,000. Lew Keen will forward this information to Paul Leonard, per his request. Among the recommended actions, our impression is that high priority must be assigned to 1) continuing water damage surrounding the fireplaces; 2) basement humidity (humidity issues are simple and can be addressed through ventilation techniques and/or a basement dehumidifier); 3) motion and fire detection

Lulu Country Club's plans for the future have been the subject of a local newspaper article, with possibility of a sale being forced by economic hardship. A sale to Hansen Properties is one possibility, and an arrangement with Upper Dublin another. Wendy noted that perhaps a sale can include the Fitzwater House as a historic element. Vince Gorman has spoken to Charles Whitacre, Chairman of the Board of Lulu CC, and informed us that there are many uncertainties about how this situation will evolve, and that we'll have to wait and see. Vince will follow up with Charles Whitacre on the 31st for an update.

Wendy noted that Lulu has added an underground line across the driveway to wash equipment.

We discussed the possibility of the Fitzwater House being a candidate for a "Pennsylvania at Risk" nomination. The deadline for submission is August 1st. We will submit as much as we have available by that date. Vince Gorman will fill out the application. Wendy Weber will supply photos showing multiple views of the property and/or site (4x6 and digitals). Lew will provide the Ambler Gazette article about

developments at Lulu CC and our previous letter to the UDBOC regarding the Fitzwater-Potter house. Threats to the site will be discussed and a physical description drafted with help from David Kimmerly's observations.

Working from memory, we discussed the structure and David's comments about it:

- Initial section ~1750 – style is that of a continental floor plan house, more specifically a Germanic folk house.
- 2nd Section ~1805 – turned the orientation on the site with pivot point being the living room with the large fireplace and big beam down the center
- 3rd Section ~1830 – Limekiln Pike facing section
- 4th Section – unknown date, far left side of structure as it faces Limekiln Pike; 2 storey addition which has been removed and can't be dated.

Our attention was also brought to a boarded up house on Twining Road, perhaps belonging to the Manufacturers' Country Club. Possibly it is connected with the Fitzwater family, and a deed search would reveal useful historical information. We agreed that a deed search on the Fitzwater-Potter house is a higher priority. Lew Keen plans to conduct a deed search in August on the latter.

4. We discussed our "Top Ten" program from last year and how and whether to continue it this year. We agreed that it provided good visibility to our historic resources and to our efforts and that it is worth continuing with this effort. We will start with the list from 2008, remove those elected to the top 10, and add new write-in candidates from 2008. We may add more if appropriate, and vote on a group of 20 in 2009. In three years we can vote on the "Best of the Best". The voting will again be coupled with a January presentation to the community.
5. We don't have a lot of news to report on the schools. The FW School neighbors met with Sharon Damsker, but there has been no meeting since. A fall newsletter is expected. There is a tentative UD Township Commissioners budget workshop scheduled on July 30th. This is expected to be a working discussion without final decisions. The schools may be discussed at that meeting.
6. Wendy, Sabra and Jan need to follow up from the June meeting (point 6) regarding inventory items in storage. These are items of historical interest from the Braccia property. They may be in the garage behind the Bonsell house.
7. The Jarrettsville Village Association held a planning meeting on July 21st. Nobody from the UDTHC attended. They now have different plans for the post office. It doesn't look like a barn (per the planning commission).
8. Next meeting August 24, at 7:00 pm
9. The meeting was adjourned at 8:12 pm.

Submitted by Jan McLemore, Commissioner

ADDENDUM TO July minutes of the Upper Dublin Historical Commission

Fitzwater House Visit

July 17, 2009

10 a.m. to 12:45 p.m

In Attendance:

Upper Dublin Township Historical Commission Members: Sabra Smith, Wendy Weber. Andy Palewski, a general contractor with a specialty in historic preservation, and David Kimmerly, Field Representative, Preservation Pennsylvania/ National Trust for Historic Preservation Pennsylvania

The group toured the house and property inside and out. Changes noticed from our last visit:

1. All the windows have had plywood attached to the frames from the inside. Carpets were removed, floors somewhat broom swept. However, the old banister that was unattached is gone, as is the original mantel from one of the fireplaces. Original doors and windows were thrown away. Someone has attempted to remove the soapstone sink from the laundry area. Some kitchen cabinets have been taken down and removed; also the dishwasher is gone from the kitchen. The back door (circa 1830s original) has been damaged in an attempted break in.

2. Roof repair appears to have stabilized the water infiltration in the attic area.

3. Electric is still on but almost all of the light bulbs and fixtures have been removed, so flash lights were necessary to walk around inside the home.

4. An underground water line has been added across the side lawn and driveway. The water source's origin is not obvious. The main sidewalk to the side door has been dug out. Across the driveway a large mason pad has been installed. When we were there, golf course maintenance equipment was being washed at this site.

Questions were raised as to the historic integrity of the house, as much of its original millwork, windows and now doors, mantel, and a portion of the banister are gone.

Recommendations:

1. Attempt to get the house determined eligible for the National Register. Forms are available on PHMC's website. www.phmc.state.pa.us/
2. Use the Preservation Pennsylvania program "At Risk" list which is published annually. Nomination form is due by August 1, 2009. www.preservationpa.org.
3. The National Trust for Historic Preservation has a "This Place Matters" campaign which involves gathering a group of supporters at the site and having their photo taken holding "this place matters" signs. Include press release to local newspaper.

<http://www.preservationnation.org/take-action/this-place-matters/>

4. Minimally attempt to correct the very damp, humid basement due to complete closure of windows and no ventilation. This could be achieved with a dehumidifier, hose and a working sump pump.
5. Consider adding motion and fire detection to avoid future vandalism. Also lights on timers through out the house would help the home appear occupied.
6. Attached is Andy Palewski's estimate to stabilize and mothball while the house's future is determined. He has put it in order of highest priority to lowest.

Recommendations for stabilization and mothballing of the Fitzwater-Potter House

Submitted July 18, 2009 following site visit with representatives of the Upper Dublin Historical Commission

Recommendations submitted by Andrew R. Palewski regarding the mothballing of the Fitzwater House, in descending order of priority:

1. Consult Preservation Brief 31: Mothballing Historic Buildings, published by the Department of the Interior, for guidance in mothballing the Fitzwater House. Establish a monitoring and maintenance plan so that the building is visited on a routine basis and problems are addressed as they arise. Notify the police and fire departments that the building is mothballed.
2. Be sure that water and gas are properly shut off and that the water is shut off at a point where it cannot freeze in the winter. If the basement is ventilated and open to outside air, consider wrapping the water service pipe with heat tape to prevent freezing.
3. Have the condition of the roof assessed and repaired. Obvious repairs: (a) stabilize broken slates with sheet metal or replacement slates. \$8,000-\$12,000; (b) check flashings and sheet metal around chimneys and valleys; repair/replace as necessary. \$2,500-\$4,000; (c) remove existing chimney flue caps and install flat, vented caps that completely cover the tops of the chimneys while providing adequate airflow \$3,000; (d) install rain gutters and leader pipes on all roofs. Use additional plastic pipe to direct water away from the building. Consider installing PVC or galvanized steel gutter material instead of aluminum or copper which may be stolen \$4,500-\$6,000.
4. Secure the building from unauthorized entry. Consider removing the existing doors (and storing them on site) and installing metal door-and-frame units in the existing door openings. \$2,000-\$5,000.
5. Secure electrical service to operate an alarm system, dehumidifiers, lights, ventilation equipment, etc. \$80-\$120/month.
6. Install a basic alarm system for burglary and fire that is tied in to a monitoring service or the Township's 911 service. Installation: \$2,000-\$4,000. Monitoring and phone service: \$60/month
7. Inspect the sump pump for correct and reliable operation. Check to see where the sump water is being directed and make sure that it is being sufficiently channeled out of and away from the building. Cost to replace pump, if necessary: \$500-\$1,000.
8. Install dehumidifiers in the basement. Use the type that has a drain connection for a garden hose and direct all condensate to the sump. The dehumidifiers should be set around 65 percent RH. There should be one unit placed in the center of each large room in the basement. The units should each be elevated on a table to allow for efficient drainage to the sump. Plug the units into a GFCI-protected circuit. \$1,200-\$2,500.
9. Remove all trees, shrubs, vines, and other foliage to establish a minimum 4' perimeter around the building that is clear of tall plants. Plants near the building should not exceed 12" in height. \$750-\$1,500.
10. Cut back limbs on all trees adjacent to the building to a distance of 10' or more. \$1,000-\$2,000.
11. Remove or exterminate rodents as necessary.
12. Ventilate the building. Here are a few options: (a) Free-flow method: remove the lower sash of one double-hung window in each room and install louvered inserts that match the dimensions of the sash. Modify the plywood window coverings on the interior to permit airflow. Adequate grating and screening should be used with the louvers to prevent insects and rodents from entering. \$10,000; (b) Forced-air method: use the strategy previously described on a select few windows and install circulation fans on the inside of the openings. Orient fans to draw air inward on the upper floors and to exhaust the air to the outside on the lower floors and basement. This system should be designed by an engineer specializing in climate control. Fan circuits may need to be wired into an override switch in the fire alarm system. \$20,000 + electric usage and maintenance.
13. Stabilize deterioration in the exterior woodwork, including cornices and rake boards, windows and frames, doors, porch roof structures, etc. Spot-paint all exposed woodwork. Avoid using sheet metal or other materials to cover deteriorated woodwork. \$7,000-\$15,000.
14. Stabilize the exterior masonry. The stucco appears to be in good condition so stabilization will probably be minimal. Apply sealant as necessary between the stucco and window and door frames to prevent water infiltration. \$2,000-\$3,500.
15. Re-grade the terrain behind the building to direct water away from the walls of the building and out toward Limekiln Pike. \$6,000.
16. Remove the concrete slabs at the base of the foundation at the front elevation. Re-grade the terrain to

direct water away from the building. \$2,500.

17. Install a few outdoor security lights. These can be operated automatically by a motion sensor, photoelectric switch, or a timer. Install high enough to deter vandalism. \$500-\$2,500.
18. Close and secure the garage. Prohibit the storage of flammable materials in the garage and basement.
19. Install a few adjustable posts between the ridge beam and the floor in the garage to support the roof. \$500.
20. Stabilize/repair the garage roof and install gutters with leader pipes. \$2,500-\$3,000.

Please let me know if there is any other information that you need.

Andrew R. Palewski
Palewski Architectural Preservation
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The Township of Upper Dublin
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Upper Dublin Historical Commission

Meeting Minutes: June 22, 2009

In attendance: Vince Gorman, Glenn Griffin, Lew Keen, Jan McLemore, Sabra Smith, Wendy Weber

The meeting was called to order at 7:05 pm.

1. Chairman Lew Keen reported regarding a zoning issue with the estate house "Quellehof" located at 223 Madison Avenue. The building, constructed in 1903 as a residence by George Bodenstein, was divided into apartments and zoning changes in 1945 reflect the shift to a multi-family occupancy, allowing for six apartments with the property owner in residence. When the current owners bought the property in 2002, it consisted of eight apartments in the mansion and an additional apartment in the carriage house. The owners have applied to reconcile current use with zoning. Glenn Griffin and Wendy Weber both questioned why the township had not noted the discrepancy in use and occupancy permit at the time of purchase, but noted the present application was not a request to rezone, but simply a reconciliation. Lew Keen advised that the owners would be hosting a neighborhood open house on Wednesday this week in order to share the mansion's ornate interiors, which they have carefully restored. The Historical Commission agreed it would submit a letter to the zoning board citing the Schrameks for their excellent stewardship of a notable Upper Dublin historic resource.
2. Lew additionally noted that the "Quellehof" owners are interested in pursuing National Register status as well as investigating the possibility of an easement on the property. Sabra Smith will contact the easement manager at the Preservation Alliance to convey the owner's interest. Preservation Pennsylvania/ National Trust for Historic Preservation contact Dave Kimmerly may be able to offer direction regarding the site's potential for the National Register.
3. The Historical Commission received a demolition request for review. The building at 1323 Fort Washington Avenue is a Class II resource on the historic inventory. (The owner had previously objected to being listed on the inventory.) The building experienced a fire early in 2009 and though there are no obvious external signs of fire damage (the roof appears intact) the owner seeks to demolish the building. Given that the Historical Commission's only recourse to prevent demolition is to invoke a 90-day demolition delay, the group concluded that the structure was not of enough significance and voted in favor of allowing the demolition to proceed.
4. The East Oreland Neighborhood Association (EONA) contacted Sue Lohoefer regarding their local community center, which is one of the three former school buildings currently being evaluated by the township regarding future use/disposition. Lew Keen spoke to their representatives following the June 11 Visioning Workshop for the Upper Dublin Comprehensive Plan and offered the Historical Commission's assistance in their ongoing efforts to keep the Epicenter functioning in the community. The compelling factors they cited included the walkability of the location and the fact that it serves as one of the only green space areas in that part of the township.
5. One of the other three schools under evaluation is the Fort Washington School on Madison Avenue. Lew Keen has contacted Ward 2 commissioner Sharon Damsker to discuss the property. The Historical Commission opposes demolition of this historic resource and would like to see an appropriate reuse return the building to the tax rolls. Oak Lane Day School has contacted the township to investigate possible use. Historical Commission member Vince Gorman is currently working with another local businessperson to evaluate a real estate transaction that would convert use to residential. Both Vince and the Oreland representatives have reviewed the township studies of the school buildings and believe that the indicated costs for repairs/maintenance are extremely high and could be accomplished on a more reasonable budget. Lew Keen has spoken with Paul Leonard about the site. Paul was helpful and cooperative, offering concrete ideas to facilitate reuse of the building.
6. Lew Keen noted that following demolition of one of the old structures the township owned, certain portions were salvaged for the Historical Commission. Wendy, Sabra and Jan volunteered to inventory the items.

Paul Leonard will be contacted to discuss access to the materials. The commission discussed possible future uses, including display in the library or township building, or use at a booth on community days.

7. Lew Keen spoke with Paul Leonard about the current status of the Fitzwater House on Limekiln Pike. The roof repairs have been made. Other parties are now involved in the project. More information will be available in six weeks. The Historical Commission will prepare a report on the property for the Board of Commissioners in advance of their July budget meeting. Lew Keen will prepare a draft of the report for review by Historical Commission members. Sabra Smith will contact Dave Kimmerly of Preservation Pennsylvania/National Trust for Historic Preservation and Andrew R. Palewski, a general contractor with a specialty in historic preservation, to arrange a site visit to the Fitzwater House to discuss reuse ideas and costs to mothball and protect the structure until some determination is made about its future.
8. Upper Dublin Comprehensive Plan: URS, the agency developing the plan, sent out information following the first public meeting. Included in those materials was a map of historic resources in the township, which was sparse. Lew contacted URS, sent the inventory of historic resources and was advised that the map will be updated.
9. Jarrettown Barn demolition: Lew forwarded Bob Pesavento's statement about the barn demolition to Historical Commission members in advance of tonight's meeting. In response to the "accidental" demolition, the conclusion was that the owner should not be penalized, yet should not profit. The developer will be allowed to rebuild within the same footprint. The owner has offered to keep some of the remaining wall portion as a landscape feature. In reviewing this occurrence, what can the Historical Commission learn to prevent these actions in the future. This case was a zoning issue and the Historical Commission had no jurisdiction. We must re-emphasize the importance of education regarding our heritage and the value of local resources that serve as links to our history. The commission needs to prioritize historic resources within the township and establish which structures deserve elevation to the level of Class I, which would provide a higher degree of preservation.
10. Next meeting July 27, at 7:00 pm
11. The meeting was adjourned at 8:45 pm.

Submitted by Sabra Smith, secretary

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Historical Commission
Monday, May 18 2009

Upper Dublin Historical Commission

Meeting Minutes: May 18, 2009

In attendance: Vince Gorman, Glenn Griffin, Lew Keen, Jill Shafer, Sabra Smith

The meeting was called to order at 7:06 pm.

1. With appreciation expressed to Jan McLemore for standing in as secretary, the minutes from the April 27, 2009 meeting were approved.
2. Attending the meeting were Mr. Jacques Stanislas and his colleague from the Philadelphia firm Box Development. They anticipate closing on the Anshutz House on June 12. Their intention is to renovate and restore the historic building and they wanted to meet with the Historical Commission in advance. The group encouraged their commitment to the property, advised on its historic nature and thanked them in advance for their stewardship.
3. Also attending the meeting was David Kimmerly of Preservation Pennsylvania and Field Service rep for the National Trust for Historic Preservation. Mr. Kimmerly shared some of the ways that the NTHP and Preservation Pennsylvania can provide assistance at the local level.
 - NTHP annual At-risk list, decided in October, announced in Jan/Feb
 - Preservation PA's statewide Historic Preservation awards announced each spring
 - Technical Assistance grants through Pennsylvania Museum and Historical Commission (PHMC)
 - NTHP has various funds available for historic preservation (though these usually require 501(c)3 and are usually for planning and/or education, not bricks & mortar although the intervention fund does provide money for emergency stabilization)
 - Preservation PA has funds (2/3 loan, 1/3 grant)
 - Preservation PA advocates on behalf of historic preservation at the state level on issues such as HB 42 that would give grants and tax credits to owners of historic commercial and residential properties.

Dave is available for consultation on adaptive reuse, evaluation of National Register potential, funding sources, technical assistance (names of consultants, review of nominations, etc.).
4. Dave Kimmerly also recommended some possible historic preservation outreach activities for the commission such as historic markers for homes, top 10 lists, house tours (with local vendors contributing services and co-promotion). Lew Keen inquired about specific challenges in Upper Dublin Township, such as the Fitzwater House on the property of the Lulu Country Club. Dave cited the example of a house in Upper Makefield that was repurposed into an exclusive clubhouse for high-end members only. Other possibilities would include bed & breakfast, offices, or residence. Based on other examples, it would be reasonable to have the township buy, rezone at their expense, place an easement on the property and sell. In this instance Preservation PA acquisition grant could be used (up to \$50,000). Repairs can sometimes be facilitated by serving as a Praxis opportunity - for example having a master mason teach pointing or masonry techniques and charging for class sessions. Dave mentioned that local banks have obligations under the Community Reinvestment Act and funds or loans might be available. When the Skippack Historical Society needed a Historic Structures Report prepared the Harleysville Bank donated \$5,000. State legislators such as Rick Taylor might be able to supply Community Initiative Grants. In areas that are National Register eligible and listed on a local register. Community

Development Block Grants (CDBG) might be available from the Montgomery County Department of Economic Development. Montgomery County has an Open Space program that provides funds for acquisition and doesn't require National Register status. Heritage Philadelphia offers grants. Dave provided literature on various programs that were discussed and the group thanked him for his time and for sharing his expertise.

5. Jarrettown Barn: Lew Keen prepared a report recapping April's meeting with representatives of the Jarrettown Barn project. It was sent to the Board of Commissioners. Commissioners Mermelstein and Pesavento responded.
6. Lew Keen reported that at the recent meeting on the Board of Commissioners the additions to the historic inventory were approved.
7. Fitzwater House: Lew Keen reported that he'd contacted Paul Leonard and Jules Mermelstein asking to receive updates on their discussions about the Fitzwater House. Glenn Griffin will evaluate the property site and conditions to evaluate potential issues connected to rezoning, subdividing, etc. Vince Gorman will update his contact at the Lulu Country Club. Target date for the Historical Commission to present to the Board of Commissioners is at their July meeting.
8. Historic School buildings: Sue Lohoefer of Parks & Recreation met with Wendy Weber and Vince Gorman regarding the three historic school buildings. Vince will keep in touch with Sue for updates and Lew will contact Paul Leonard.
9. Demolition: an application to demolish 1245 Fort Washington Avenue, owned by the township, was received. The group discussed any potential issues regarding the historic nature of the property and had no objection to the demolition.
10. Next meeting June 22 at 7:00 pm
11. The meeting was adjourned at 9:00 pm.

Submitted by Sabra Smith, secretary

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Historical Commission
 Monday, April 27 2009

Upper Dublin Historical Commission

Meeting Minutes: April 27, 2009

Commissioners in attendance: Vince Gorman, Glenn Griffin, Lew Keen, Jan McLemore, Jill Shafer, Wendy Weber

Visitors:

- Peter Friedman, Esquire – representing Jarrettown Village Associates
- Mario Mele, Michael Mele – Jarrettown Village Associates
- Serena Rose, Stuart Rosenberg Architects
- Richard Stoneback, Principal, Charles Shoemaker Inc. – Project Engineer

The meeting was called to order at 7:01 pm.

1. Minutes from the March 23, 2009 meeting were approved with a correction to point 2, dating of the old Fort Washington School changed from 1897 to 1891.
2. Members of the UDTHC were joined by the proprietors of the Jarrettown Inn, their attorney, architect, and project engineer, to discuss recent developments surrounding the demolition of the historic inn's stable.

Peter Friedman, attorney for the developers, explained some of the history of the development project, which has involved six years of effort toward restoration and development into stores and shops. The site has been zoned R-2 for a long time. The Jarrettown Inn is a prior non-conforming use. The site appeared well suited to shops, a restaurant, and small scale uses. The UD Board of Commissioners adopted the Jarrettown Village ordinance.

The initial plan was for 8-9,000 square feet to the right and left of the driveway. When the property was purchased by the current developer in March, 2007, the previously-developed project plan was not followed. Because of parking, circulation and other issues, it was changed.

The next set of plans called for restoration of the Jarrettown Inn and possible construction of a post office, the latter at the township's suggestion. The post office would serve the Dresher and Maple Glen communities. A USPS lease was entered into, and a facility planned for the (west) barn/stable area of the property. The post office was later flipped to the east side of the property, and planned as a 3,000 square foot building. It was designed as a retail post office branch, which would include purchases, post office boxes, and similar services, but not serve as a distribution center.

Last summer this plan was approved by the zoning board with seven variances. Richard Stoneback, Project Engineer, developed the plan for the post office. To improve circulation and parking at the restaurant, the plan included demolition of the back of the stable for parking. The developers discussed with the township preservation of the front of the stable, site of a pizza shop.

One month ago, a partial demolition permit was obtained. During demolition, the stable began to bow, the contractor (Giuliani) said the building was not stable, and he decided to demolish it rather than let it collapse. The result is a remnant of the facade, a couple of feet high, facing Limekiln Pike.

Mr. Friedman continued, explaining that the developer now wants to re-build those facades and to create a building consistent with the look of Jarrettown village. He wants to coordinate with us to plan an appropriate design. There is a timing issue. The USPS is reducing new branch openings. While this is an approved project, it may be cancelled if approvals are delayed.

Lew Keen, Chair, asked whether the demolition contractor had experience with historic structures. Mr. Friedman replied that he thought so, but had no idea how many. Mr. Keen asked whether they hired someone qualified to deal with historic structures. Mr. Friedman replied that the contractor had a lot of experience with demolition; some with historic structures.

Jill Shafer commented that as a historic group, we are not here to advise how to replace something that is lost. We can review it, but this isn't our role. Mr. Friedman responded that their plan/goal is to rebuild and create consistent character to what was there, but the building had different elements at different times. It was very worn and very deteriorated. What would the community want? Ms. Shafer said that the building facing Limekiln Pike wasn't precious; it was the barn/stable. The Pennsylvania State Historical Commission had considered the property remarkable because of its stable. We had urged adaptive re-use, but there was no response to letters regarding re-use or the historical "Top Ten" list. Nothing was communicated about historical interest in the building until after accidental demolition took place. She continued that it is incorrect to assume that the front buildings were the significant ones; it was the stable. The property stood through the 1896 tornado, but now it is gone. She appreciated that the group had come.

Mr. Friedman explained that they had been in touch with the township for the past 1 to 1-1/2 years regarding flipping the USPO to the east side. They discussed it, and thought it was understood that the stable would be gone to make way for parking. They had understood they only needed to preserve the street façade for the view from the street.

Mr. Keen responded that we are aware of that situation, and that we can only delay demolition for 90 days. The concept is that this was important to the historical fabric of the community and now it's too late to ask for input. We're left with rubble, some foundation, but no windows, doors, etc. The developers have photos, but no definitive plan regarding the building; no conceived plan.

Discussion moved to future plans for the site:

Jan McLemore noted that while the building is gone, perhaps it would be appropriate to commemorate those who died on the site of the stable during the 1896 tornado. Wendy Weber suggested a plaque, and Mr. Friedman expressed interest in the idea and in the names of those who died there. Ms. McLemore informed him that the names were in the historic *Ambler Gazette* accounts of the tornado.

Glenn Griffin asked about the construction materials, and suggested that some of them could be re-used. Ms. Shafer remarked that the stable doors would be worth saving. We were informed that the doors have been destroyed.

Mr. Friedman explained that a 1-1/2 to 2 story building concept was under consideration. Serena Rose, architect, said it should be subordinate to the adjacent inn, and appear to be an accessory structure. Ms. Weber would like to see Ms. Rose's work with barns and similar structures. Ms. Rose responded that she would share architectural work her firm has done.

Mr. Keen offered to suggest resources to help with this. In concept, the developers took down a barn, and now they could add a barn-themed subordinate building. Ms. Shafer advised the importance of scale. Ms. Rose explained that it should follow the existing street lines in terms of profile. Ms. Weber asked that it incorporate the overall appearance of the area. Ms. Rose clarified that the new building was not a re-creation of the original, and also that any such discussions did not constitute a commitment on the part of the site owner.

Ms. Weber asked whether there would be any difference in the footprint. Mr. Stoneback responded that it would be approximately the same; they need to preserve parking.

The developers exhibited a proposed post office structure:

We remarked that it does not resemble a barn or stable, or other Pennsylvania historical structures. It is more "mission-esque". Ms. Rose told us that it was another firm's work. Mr. Griffin asked whether the USPS dictates functionality of the structure. Mr. Friedman responded that the USPS requires functionality, but that they have some flexibility with respect to "wrapper".

Mr. Keen explained that empty old buildings don't help anyone, but that they should not be destroyed without due consideration. We are here to help, and we will take a look at any sketches.

Mario Mele, proprietor, explained that he wanted to work with us. He has been in the township 35 years, and he didn't want to see the Jarrettown Inn go down. He spent a lot of money to preserve the character of the site. The situation with the barn was confusing. This board saw a rendering a year ago, and he assumed we knew that the rendering called for removal of the back of the stable. Giuliani obtained the permit for demolition. They (the owners) will do what they can to make it right. They'll pay for a plaque and we may advise regarding the wording. Ms. Shafer expressed appreciation for the work that has been done, and the quality of the restoration of the Jarrettown Inn.

Mr. Stoneback said he wasn't surprised to hear the disappointment over the destruction of the stable. Why had people been more concerned over the front versus the back of the building? They were confused over the message they were getting, and the outcome was "a darn shame".

They offered us their support, expressed appreciation for the words of wisdom, and said they want to move forward.

We thanked the group for meeting with us and reviewing the situation surrounding the Jarrettown Inn property.

3. After our visitors left, we continued discussion of the Jarrettown Inn situation. Evidently there has been confusion over the value of the stable. The ordinance protected the facade on Limekiln Pike, but this wasn't what most needed protection. It is unclear how this situation came about and how the Board of Commissioners would have concluded that the stable could be demolished. Preservation of just the facade (as dictated by the ordinance) involved some technical difficulties, but even this wasn't done. Mr. Keen has had communication with the Board of Commissioners, and he let us know that they are the lead group on this matter. They are very upset about the extent of demolition. He will forward emails regarding the matter. Ms. Shafer noted that she would like to be sure future work on the site is done right – a plaque erected, and a “barn-esque” appearance re-created.

4. We continued the process of addressing our priorities as a commission. We discussed the challenges of multiple priorities, concerns with recent demolitions, communication within the township structure, quantity of e-mails, and the desire to have some successes. There is a great deal going on, and we're concerned about losing effectiveness and focus. Balancing the urgent versus long-term needs is a challenge, and some of what we face as urgent need reflects the lack of a historical commission over the previous decades. How much can we do? How many gems do we have of the significance of the Fitzwater House? We're volunteers with no budget. We outlined a few key priorities:

- Focus energy on saving the Fitzwater House. It's important to UD, and high profile in creating awareness of local history. This can help drive other, broader goals, and if successful, generate visibility for preservation efforts.
- Work more closely with commissioners and staff within the township, and learn from our counterparts in neighboring townships. Sue Loehofer is willing to work with us. She is involved with the plans for old UD schools, and the plans for the \$30 million open space bond.
- Two members of the UDTHC plan to attend a meeting with Sue Loehofer and MaryLou McFarland (President, Conservancy of Montgomery County) on 4/30/09 to discuss the future of township-owned historic schools.
- The \$30 million open space bond includes historic resources. We need to be informed/involved.
- We'd like to define a procedure for having a budget and access to it. We need to understand the process and timing to know what we can do. We believe that to be consistent with township timing, preliminary budget input should be developed by summer. The township solicitor is one of the people we need to talk to about budgeting procedures.
- Comprehensive Planning Meeting – Vince Gorman will attend on 5/28 and represent us. Mr. Keen will attend if available.
- After the long range plan, we are concerned about identifying resources that may not be here in 5 years.

5. Fitzwater House Update:

- Lulu CC has sealed the windows on the inside, removed the carpets, and patched the roof. The latter was done at a cost of \$800 by a roofer recommended by Mr. Gorman.
- Mr. Griffin reported that Lulu has done something with the drainage, cutting a line across the driveway. We still don't have a clear understanding of the floodplain effects on valuation and development possibilities.
- There have been squatters at the house; police patrols have been increased to help secure the premises.
- Lulu CC, in a 4/21 meeting, approved their board president entering into negotiations with UD township to sell the Fitzwater House. Mr. Keen will email Paul Leonard and the BOC about this development, and endorse the sale of the house to the township.
- There is concern that the board will authorize demolition of the house if a solution isn't found by ~ September.
- Lulu would like our input on a valuation of the Fitzwater House. Wendy and Glenn explained the difficulties of valuing a property without knowing the lot size, easements, issues of parking, coverage ratio, zoning, intended use, flood plain, configuration, etc. We need more information in order to help them.
- We don't know what the BOC position is with respect to owning buildings. It has been suggested that this might be an excellent site for a township museum.
- We discussed the concept of a facade easement to encourage preservation of historic structures. There are pros and cons, and they are quite complex. The Conservancy of Montgomery County can help if we need to refer anyone for assistance.
- Paul Leonard has suggested putting up a historical marker in front of the Fitzwater House. (There are a number of historically important properties relating to the Fitzwater family along Limekiln Pike.)

6. The h

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Meeting Minutes

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Historical Commission
 Monday, March 23 2009

Upper Dublin Historical Commission

Meeting Minutes: March 23, 2009

In attendance: Vince Gorman, Glenn Griffin, Lew Keen, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:06 pm.

- Minutes from the February 23, 2009 meeting were approved with a correction to the date of next month's meeting.
- Township manager Paul Leonard attended the meeting in order to address concerns expressed by commission members regarding township support for historic preservation efforts. Mr. Leonard presented an overview highlighting his 14 years in the position and his management of a \$22 million budget. Regarding concerns about communication problems, the commissioners were advised that Mr. Leonard has a preference for voicemail over email if a response is expected. Mr. Leonard's outlook for preservation of historic buildings was not an optimistic one, citing what he characterized as \$300,000 of overbudget spending in Springfield Township on the Black Horse Inn project, an award-winning historic preservation effort in Flourtown that has received major funding from national, state and local grants matching the township funds in order to make the project possible.

In Upper Dublin, the three historic township schools, dating to the early part of the 20th century, have apparently been deemed unusable white elephants as Mr. Leonard reported that they have had numerous meetings with potential developers, none of whom considered the buildings to hold any adaptive reuse potential. The commissioners recommended that since these were historic properties that we had previously indicated an interest in (including making arrangements with township staff to gain access to and inspect the old Fort Washington School (dating from 1891 and 1917)), that it would be useful for the township to keep us informed of and include us in these efforts so that we could provide technical assistance, marketing expertise, and use our network of contacts, if indeed, preservation and reuse of the buildings was a township goal. Mr. Leonard could not provide us with any materials by email and could not provide a list of which firms or individuals had been contacted about the buildings, but indicated we were welcome to access the files in his office.

While Mr. Leonard agreed that the Open Space bill included language that included "historic preservation" as one of the goals of that \$30 million bond issue, he also stated that the bill was broadly written and that it was not the township's intent or desire to set aside and amortize funds for maintenance of old buildings. Lew Keen, chair, stated that it was not our intent to establish the township as a landlord, but expressed concerns that there seemed to be a zero-funding policy in terms of preservation versus acquisition of property for open space (and often subsequent demolition of structures on those properties).

Mr. Keen went on to elaborate that in this particular circumstance, the commission was simply concerned about failed efforts to work with the township to stabilize and mothball at minimal cost and effort a significant historic structure connected with one of the township's founding families while we developed a plan for long-term preservation. Commission members reviewed a timeline of meetings and discussions, dating back to a meeting in October at which the impression was given that if the property owner, Lulu Country Club, did not proceed with mothballing that the township would do so. While Lulu turned off the water, no progress was made to seal openings that were allowing water to enter and damaging the structure, reducing potential for restoration, renovation or reuse.

In response, Mr. Leonard explained the township had limited options regarding private property and that any work required a court order in response to code violations. Additionally he suggested that we examine the efforts of the Shade Tree Commission, which he felt was a positive example of communication between commission and township/Board of Commissioners in terms of making their

position understood. Their annual report, showing accomplishments, had helped shift perception of the group from being a burden to purpose-driven.

Returning to the matter of the Fitzwater House and the pressing need to stop water infiltration, Mr. Leonard said he would schedule the property for code check on a monthly basis. Vince Gorman, Glenn Griffin and Jill Shafer indicated they would like to be at the property during the inspection to point out the areas of specific concern.

Additionally, Mr. Leonard indicated that he would have the Historical Commission added to the Land Development Reviews Checklist, which currently flags for minor subdivisions for review by the Environmental Protection and Shade Tree Commissions.

We thanked Mr. Leonard for taking the time to meet with the commission and for listening to our concerns.

3. After Mr. Leonard's departure, the commission discussed next steps based on what we learned. It was determined that the Historical Commission would commence:
 - An annual report
 - A one-page report on the Fitzwater property
 - A portfolio of press clippings about the work we've done and issues we've raised
 - An inspection checklist to be used on future property inspections
 - Research the details of the renovation of the Black Horse Inn in Flourtown
 - Vince Gorman and Glenn Griffin will focus on public education re: value of historic preservation
4. Lew Keen reported that the properties we reviewed and recommended be added to the historic resource inventory had not been added. The information is in review by the solicitor's office.
5. The commission members discussed next steps for the Fitzwater House:
 - Vince Gorman will contact Paul Leonard if there is no contact with code enforcement officer by Tuesday
 - Vince Gorman will communicate the target inspection date to other commission members and Jill Shafer would will create an inspection report
 - One of the members will report back to the commission members following the inspection and will copy Paul Leonard on the report
 - The commission will follow up to determine if notice is sent to the Lulu Country Club.
 - One month following the inspection site visit, the commission will check status
 - Lew Keen will follow up with Paul to get additional information about the resources the Shade Tree Commission creates for the township.
 - Wendy Weber will obtain the school building files.
6. The owners of the Jarrettown Barn have applied for a demolition permit. This structure, identified as "significant" by members of the Pennsylvania Historical and Museum Commission during a site visit to evaluate Jarrettown for National Register eligibility, will be demolished to make way for parking.
7. The barn at 1255 Fort Washington Avenue is available to a new owner who is willing to disassemble or lift and remove.
8. The commission's next meeting will take place on April 27 at 7:00 pm.
9. The meeting was adjourned at 8:35 pm.

Submitted by Sabra Smith, secretary

The official meeting minutes are in the Township Manager's office.
Approved meeting minutes are posted on this web site for the convenience of the citizens.

Upper Dublin Historical Commission

Meeting Minutes: February 23, 2009

In attendance: Vince Gorman, Glenn Griffin, Lew Keen, Jan McLemore, Jill Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:03 pm.

1. Minutes from the January 26, 2009 meeting were approved with a note to add the notes from the planning session as an attachment.
2. Homeowners were invited to attend tonight's meeting as outbuildings were reviewed for possible addition to the inventory. 426 Meetinghouse Road was tabled, pending further research. The commission determined that none of the other properties were to be added to the inventory. This concludes review of currently eligible properties. Those that were determined to be eligible will be forwarded to the Commissioners with our recommendation that they be added to the inventory.

715	Avenue G	Glenside 19038	1934	Patricia Deacon and Antonio Young
855	Avenue J	Ardsley, PA 19038	1934	June Sweeney
200	Lafayette Ave.	Oreland 19075	1934	Alexander Davidson and Judith Fuhrman
426	Meetinghouse Rd	Ambler 19002	1934	Emily Jean Tufano
624	Susquehanna Rd	Ambler 19002	1934	Meredith and Neal Pratt
305	Wischman Avenue	Oreland 19075	1934	Alyson and Jonathan Freeman
1245	Butler Pike	Ambler 19002		Mary and Charles Madden

3. After discussions of the status of the Fitzwater house stabilization efforts, members of the commission discussed concerns about the township manager's and commissioners' commitment to and follow-through on matters related to historic resources in the township. Chairman Lew Keen will express the concerns, citing examples with resources at-risk and will invite a meeting to discuss the issues. Additionally, the group determined there is significant value in continuing publicity efforts to alert township stakeholders about the status of at-risk historic resources and to continue to take a proactive role in advocating for the township's historic resources.
4. Following the long-range planning meeting, each of the commission members completed a matrix to assist with defining priorities. The group discussed the top priorities that were identified, list a number of next steps related to public outreach and education, and members formed subcommittees in order to advance objectives. Vince Gorman and Glenn Griffin will focus on resource owner outreach. Jan McLemore, Jill Shafer and Sabra Smith will continue public relations efforts.
5. Lew Keen reported that he was contacted by the owner of one of the Lindenwold Terrace properties regarding possible township interest in acquiring the property. The commission members agreed that the township's priorities do not include being a landlord and agreed that continuing to build a network of real estate professional with a specialty in historic properties was a useful effort.
6. The next meeting of the commission will take place on March 23 at 7:00 pm.
7. The meeting was adjourned at 8:25 pm.

Submitted by Sabra Smith, secretary

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Historical Commission
Monday, January 26 2009

Upper Dublin Historical Commission

Meeting Minutes: January 26, 2009

In attendance: Vince Gorman, Lew Keen, Jan McLemore, Jill K. Shafer, Sabra Smith, Wendy Weber

The meeting was called to order at 7:03 pm.

1. Minutes from the December 22, 2008 meeting were approved with one correction: deletion of 1201 Montgomery Avenue, Fort Washington outbuilding.
2. Lew Keen opened the floor for discussion of a change in officers. The commission concluded it would keep the current officers in place, with Lew Keen continuing as chairman.
3. Commission members engaged in a long-term planning process, led by Vince Gorman. (His notes from the proceedings follow.)
4. The next meeting of the commission will take place on February 23, 2009 at 7:00 pm.

The meeting was adjourned at 8:40 pm.

Submitted by Sabra Smith, secretary, with notes from the planning meeting provided by Vince Gorman

MEETING MINUTES ADDENDUM

ACCOMPLISHMENTS TO DATE

Inventory
Web Page
Mission Statement
Top Ten Survey
Film? – Maybe
Flyer/Brochure
Preservation Documents – LuLu Fitzwater Preliminary Steps
Elevated Visibility
Meeting with Rep. Taylor on Historical Preservation
Meeting with Realtors
School District Meeting
Met with Owners/Others
Basic Structure
Survey Designation

Getting Publicity/Visibility

FUTURE

- Continue Accomplishments
- Resource for Preservation
- Expand Education
- Look at Community Fabric
 - People, not just places and institutions (schools, churches, businesses)
- Get Township Officials More Involved
 - Tax Incentives from Township
- Help with Resources
 - Workers and Funding
 - Grants
 - Financial Incentives (including education)
- Commissioner Education
- Study about Resale Value (Education)
- National Register Conduit
- Involvement in Building Permits
- Historic Preservation
 - National Register
- Professional Staff and Funding
- Local Historic District Support

GROUPING OF BRAINSTORMING IDEAS

EDUCATION

- Township Officials and Staff
- Ourselves
 - Township Working
 - Preservation Process
- Schools and Businesses
- Community at Large
 - Resource Owners
 - General Community
 - Library and Librarians
 - Economic Benefits (Resale)
 - Capture Community History
 - Basements

FINANCIAL

- Lending Assistance
- Grants
- Tax Assistance
- Commission Expenses
- Planned Giving

GOVERNMENT

- Zoning Issues/Building Permits
- National Register Conduit
- Planning Commissions (Upper Dublin and County)
- Our Education (Government Process)

HISTORIC PRESERVATION

- At Risk Resources
- Study Districts/ID Them
- National Register
 - At Risk
 - ID
 - Facilitate

Proactive Preservation
ID areas of focus
Agreed to Prioritize by E-mail

The official meeting minutes are in the Township Manager's office.
Approved meeting minutes are posted on this web site for the convenience of the citizens.

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The Township of Upper Dublin
801 Loch Alsh Avenue, Fort Washington, PA 19034
Phone: (215) 643-1600 Fax: (215) 542-0797

Upper Dublin Historical Commission

Draft Meeting Minutes: November 22, 2010

Commissioners in Attendance: Daniel Emery, Glenn Griffin, Mark Sawka and Wendy Weber.

The meeting was called to order at 7:03 pm.

1. Wendy Weber opened the meeting with a review of the minutes from October 25, 2010. The minutes were approved with requested corrections.
2. Wendy Weber moved to discuss appoint of new officers. After discussion of the requirements it was agreed that Dan Emery and Mark Sawka would be appointed chairman and co-chairman of the commission, respectively, with the understanding that they will both work together to distribute the workload and responsibility of heading the commission.
3. The historical inventory from last meeting was addressed. Letters need to be sent to the houses there were placed on the inventory by the commission. It was discussed as to whether letters should be sent to homes indicating if the commission placed them on the commission or not. It was agreed that the ordinance would be reviewed to determine criteria for inventory notification and to look for form letter from previous chairman to use for notifications. The letter should include what criteria their home met and what being placed on the inventory means to them as homeowners.
4. 6 Lindenwold Terrace was sold after the first open house and before the auction. In light of the potential auction it was agreed that the commission should make organizing the homeowners and preservation of the unique homes a priority.
5. Wendy Weber noted that the approved ordinance should be referenced and cited when making any changes to the commissions' methods and procedures.
6. Glen Bucher stated that after some of the dating discrepancies the commission came across last month when reviewing the home inventory he had the opportunity to meet with Montgomery County assessor. The assessor confirmed that in many cases there are no real facts to back up the dates the county has assigned. Many of the homes may be much older than the county states, but there is no real incentive for the county to change their dates. It would be up to the homeowner to petition a change.
7. Wendy Weber stated that the Historical Overlay District was approved at the Board of Commissioners meeting held November 9, 2010.
8. Wendy Weber asked the commission members to consider what we would like to do moving forward. She suggested brainstorming the list from when the commission was formed and preparing a letter to the Board of Commissioners outlining what the Historical Commission accomplished in 2010.
9. It was suggested that a suggested vendor list be uploaded to the website as a resource for the township. It was also suggested that the commission be available for public questions via e-mail.
10. Mark Sawka stated that his preliminary research indicated that there may be some state grant money that the commission can apply for to help fund any programs or projects that the commission would like to undertake.
11. It was agreed that two of the programs the commission would like to move forward with are getting Upper Dublin homes places on the National Historic Register and reach out to the students of the twp to make them aware of the rich history of the area.

12. Glen Bucher stated that he followed up with the homeowner from the East Oreland neighborhood, but has not received any response.
13. Fitzwater House Update: Copper roofing has been installed on the three dormers. Wendy Weber stated that there has been intermittent activity at the property and she will follow up with the owners for a tour.
14. The next meeting of the Historical Commission will take place on January 24, 2011.
15. The meeting was adjourned at 8:15pm

Respectfully submitted by Mark Sawka

UPPER DUBLIN HISTORIC COMMISSION

MEETING MINUTES

SEPTEMBER 28, 2010

Commissioners Present: Wendy Weber, Jeff Bucher, Jan McLemore, and Glenn Griffin. The meeting was also unofficially attended by Bob Bradley, a member of the Fort Washington Historical Society, at the invitation of Jeff Bucher.

1. Meeting called to order: 7:10 PM
2. Reviewed the July 26, 2010 Meeting Minutes. Minutes approved without changes by committee vote.
3. Reviewed the minutes from the September 13, 2010 Special Meeting to review and comment on the plans for the addition to the Roberts property located at 545 Morris Road. Minutes approved without changes by committee vote.
4. Reviewed and discussed the UDHC letter to the Township commenting on the Township's proposed historic overlay district. After discussion, the commissioners approved the letter with no further comments.
5. The commissioners discussed an action plan to fill the vacant positions on the UDHC. Wendy Weber indicated that there was no response from her inquiry to the Township regarding potential individuals to fill the vacant positions. Jan McLemore indicated she received a response from Commissioner Pesavento who stated that the Board of Commissioners hopes to help the UDHC fill the vacant positions. Ms. McLemore also indicated that an individual submitted an application to the Township to fill one of the vacant positions. The members further discussed the necessity of attracting a variety of individuals with varied backgrounds (i.e., architecture, preservation, historic certification, etc.) to serve on the commission and that the new chairperson should be an individual with a background in historic properties, good organizational skills, and available time to effectively chair the commission.
6. The commissioners re-addressed the 1935 house inventory that was held-over from the May 2010 meeting due to the lack of photographs of the homes. Glenn Griffin indicated that attempts were made to contact individuals from the East Oreland Neighborhood Association (EONA) where the properties are located in order to gain a historical perspective of the neighborhood as part of rendering any decisions on the individual homes. A few days prior to the meeting Mr. Griffin indicated that he received a return phone message from a representative of the EONA group and that he would continue to pursue speaking with the individual and invite representatives of the EONA group to attend a future meeting of the UDHC. Mr. Griffin agreed to take exterior photographs of the properties and have them available for the October meeting.

7. The committee addressed the issue of the planned 2010 Top Ten Houses of Upper Dublin. Ms. McLemore presented several properties for consideration. However, after an in-depth discussion by the members, it was decided that due to the lack of a chairperson and the limited number of current UDHC members, it would not be possible to hold the event this year. It is anticipated that once a new chairperson is in-place and additional members are added to the committee, the program will resume again in 2011.

8. With regard to the Fitzwater House, Ms. Weber indicated that the property was settled on by the new owners on August 31, 2010. Ms. Weber also indicated that she is communicating with the new owners regarding the on-going work at the property. She requested that the committee be able to tour the home at some point during the renovations. The owners indicated that they would consider the request and get back to her.

9. Due to conflicting schedules, no members of the UDHC were able to attend the Ft. Washington Historical Society's House Tour program held on September 26th. Mr. Bradley indicated that he toured three of the four properties and was very impressed by the excellent condition of the homes and the owners' willingness to accommodate the tour.

10. The commission members discussed the up-coming UD Community Day to be held on October 2nd. An initiative was discussed to possibly have a UDHC booth for the next Community Day event.

11. At the request of Richard D. Barton (UD Township Code Enforcement), the commissioners reviewed the drawings and related information submitted by Andrew and Jennifer Winkler regarding a proposed addition to their home located at 1617 Norristown Road. The home is a listed Class 2 property. It was anticipated that the owners would attend the meeting in order to present an outline of the work to be completed and answer the commissioners' questions. However, the owners did not attend. After a thorough review and discussion of the information, it was determined that the drawings supplied by owners were insufficient for the commissioners to render comment. Ms Weber indicated she would respond with the commissioners' comments to Mr. Barton subsequent to the meeting.

12. No further business was presented at the meeting. The next UDHC meeting will be held on October 25, 2010. The commissioners thanked Mr. Bradley for his attendance and invited him to attend future meetings on an unofficial basis. The meeting was adjourned at 8:35 PM.

Respectfully submitted by Glenn Griffin

Upper Dublin Historical Commission

Meeting Minutes: September 13, 2010

Commissioners in Attendance: Jeff Bucher, Glenn Griffin, and Wendy Weber.

Other Attendees: Rene Hoffman (Hoffman Architects) and Linda Roberts (Home Owner)

The meeting was called to order at 7:05 pm.

1. A special meeting was called for tonight to review and comment on the new addition of the Roberts residence at 545 Morris Road, Ambler, Pa., 19002.
2. The meeting began with Rene Hoffman presenting an overview of the project. The proposed project would be to an existing farmhouse originally built circa 1786 and will involve demolition of existing additions and the installation of a basement, kitchen and bath.

Rene Hoffman outlined the following major points;

- The interior will be post and beam wrapped in conventional 2x6 exterior wall construction.
 - The exterior façade will consist of stone around the foundation, fiber cement siding, six panel metal clad windows and a standing seam metal roof.
 - The shutters are to be real cedar or a composite material, the window trim will also be composite and the fascia and soffits shall consist of azek materials.
3. Members of the historical commission questioned the Mr. Hoffman regarding the design of the roof and gable, materials to be used and their colors and textures. Every effort has been made by the architect and homeowners to match the existing features of the farmhouse and maintain the integrity of the historic structure.
 4. After the presentation, question and answer session the historical commission quickly came to a consensus that we have no concerns or recommendations for this historic resource.
 5. The meeting was adjourned at 7:32 pm.
 6. The next meeting of the Historical Commission will take place on September 28, 2010 at 7:00 pm.

Respectfully submitted by Jeffery A. Bucher

Upper Dublin Township Historical Commission

Meeting Minutes: July 26, 2010

Commissioners in attendance: Jeff Bucher, Vince Gorman, Glenn Griffin, Jan McLemore, and Wendy Weber

The meeting was called to order at 7:08 pm.

1. The minutes of June 26, 2010 were approved without corrections. Minutes of the April and May meetings were briefly discussed, and Vice Chair Wendy Weber requested of Jeff Bucher that final electronic copies be forwarded to her for submission to the township website.
2. The process of selecting commissioners for the Historical Commission was discussed, given the need to replace Jill Shafer-Koerner and Sabra Smith following their recent resignations. It is unknown whether any applicants are currently awaiting review by the township commissioners. It was agreed that the commissioners should seek a role in reviewing applicants, providing perspective on potential fit. Wendy agreed to discuss the situation with Paul Leonard.
3. Lacking a designated chair person, the commission discussed how to proceed with ongoing efforts. Of the group in attendance, nobody had both the available time and pertinent knowledge to seek this position. It was agreed that until the commission is again full and a new leader agreed upon, the commission's work would go forward on a best efforts basis. The goal is to keep the commission active and viable, while seeking suitable recruits to the commission.
 1. Glenn Griffin will follow up with the East Oreland Neighborhood Association, and will prepare a short presentation on the homes in that area.
 2. Jeff Bucher and Vince Gorman will visit the Fort Washington Historical Society to determine whether there are members there who could be recruited.
 3. Wendy will contact individuals within her professional circle who might be interested.
4. It was recognized that the annual "Top Ten" contest of historic properties was carried out with a great deal of logistical and informational support from commissioners who are no longer serving on the commission. The group agreed that we should continue with the contest in late 2010, followed by presentations in the early months of 2011. Each commissioner agreed to come to the next meeting with a recommendation on a new property to add to the contest. These will be combined with previous entries to help round out the field.
5. The Upper Dublin Township 20 year plan was discussed, with a report from attendees Jeff Bucher and Vince Gorman.

- Of the public discussion, much interest centered on taxation.
- Liz Rogan, Upper Dublin's planning consultant, provided an overview of the proposed historic overlay.
- Questions were raised as to the meaning of "contributing resource" (a Class I or II resource, per Liz Rogan's descriptions).
- It was asked how many homes would be affected over time, and whether inclusion on the historic inventory is mandatory (per the UDTHC, yes if the commissioners deem it historic).
- The old Fort Washington Elementary School was discussed in the context of the proposed overlay, which might create new options for its adaptive re-use.
- The board raised the issue of neighbors or unintended consequences. It was noted that each property would be dealt with individually and that neighbors would be involved at every step.
- The purpose of the overlay was discussed and it was described as a means of increasing financial wherewithal to preserve historic properties.
- It was asked whether the decisions would be made primarily by lawyers.
- Liz Rogan has experience with a similar ordinance in Lower Merion. She said it was under-utilized and that there have not been a lot of applications submitted. The most popular applications are for professional offices. Liz would be willing to provide examples for the Upper Dublin public of how this works in Lower Merion. She also pointed out that easements are "forever", and if a current or subsequent owner wished to remove a historic easement, it would need to be resolved in court.

6. Following this summary of the township planning meeting, the UDTHC discussed issues and concerns with the proposed historic overlay. Discussion revolved around several key issues:

- Preservation – The commissioners agreed that respect for history and the effort to support preservation in this ordinance is a very positive step for the township.
- Cost – the proposed process seems to involve a lot of complexity, which could lead to considerable expense for property owners seeking to comply with its provisions.
- Complexity and ambiguity – The ordinance is complex and yet nebulous in some provisions, potentially leaving an applicant in a very confused situation. There is lack of clarity surrounding some of the requirements, and the possibilities for rejection are many. An application could drag on for months before ultimate resolution.
- Appropriateness to the size of Upper Dublin Township – the ordinance is based on that of Lower Merion, which has a much larger inventory of historic properties. Relative to LM, UD is a tiny township with a small inventory. How much use will this see? Could we streamline the process?

- The overall impression of the commissioners was that there may be too many “hoops”, and that we would like to suggest some areas for possible modification in our formal response.
 - Each commissioner agreed to review the draft overlay ordinance and submit comments to Vince Gorman, who volunteered to prepare a draft response on behalf of the UDTHC. The draft will in turn be circulated to the group for comment and final wording.
7. The Fitzwater-Potter house was discussed briefly. It appears to be moving toward settlement near the end of August. None of the commissioners had information on the price or other details.

The meeting was adjourned at 8:25pm

Respectfully submitted by Jan McLemore

Upper Dublin Historical Commission

Meeting Minutes: May 24, 2010

Commissioners in Attendance: Jeff Bucher, Vince Gorman, Glenn Griffiin, Jill K. Shafer-Koerner, Wendy Weber.

The meeting was called to order at 7:05 pm.

1. Jill K. Shafer-Koerner expressed concerns in the Meeting Minutes dated April 26, 2010 item 4. D. that issues related to roof heights, reflective noise, shrubbery and like are already addressed in other boards and should not be the responsibility of the Historical Commission.
2. Guide Lines and Conflict of Interests for the Historical Commission were discussed, further investigation will be required.
3. Vince Gorman commented that he does not want members of the Historical Commission excluded from the decision making process and requested that the Meeting Minutes from April 26, 2010 be revised. Motion was approved to amend these minutes. (See corrections to the Meeting Minutes dated April 26, 2010.)
4. The Top 10 list was discussed, it was suggested that it should be done every three years and the fourth year will be the Best of the Top 10. The Best of the Top 10 will be done in October of 2011.
5. Wendy Weber brought up business cards for the commission members. Jill K. Shafer-Koerner requested that all the members email her with the way they would like to see their names appear on the cards and she will print a sheet. Jill K. Shafer-Koerner requested that Sabra Smith approach the township for business cards.
6. The Historical Commission will not have a presence at this years Community Day due to a lack of time and interest.
7. Historical Tours of Upper Dublin by bus or CD and booklets were suggested, further discussions will be required.
8. Fitzwater Update; the house has been sold, a new copy of the plot plan was reviewed. It is not known what the intentions of the new owner will be.
9. 1935 Property Review:

510 Orlando Ave was selected for consideration to the historic inventory.

Properties in question or require further review are as follows;

209 Elliger
310 Elliger
319 Fort Washington Ave
508 Orlando Ave
207 Washington Lane
304 Wischman Ave
412 Wischman Ave
511 Wischman Ave

It was suggested that the entire development in Oreland around Wischman Ave be reevaluated.

All other properties listed were rejected for the historical inventory.

10. At this time the new owners of the Fitzwater House and their realtor joined the meeting. Everyone introduced himself or herself. The new Owner's stated that their first goal is to make the house "livable" and are intending to use the house as a residence. A host of issues were discussed including the facade easement, plumbing, electrical wiring, the roof and the structural integrity of the house. Jill K. Shafer-Koerner and Wendy Weber offered all the resources of the Historical Commission to assist without hampering the new owners during the restoration.

The Owners are trying to find a home inspector/structural engineer. Vince Gorman will make a recommendation and Wendy Weber recommended Rich Moraux.

11. The next meeting of the Historical Commission will take place on June 28, 2010 at 7:00 pm.
12. The meeting was adjourned at 8:31 pm.

Respectfully submitted by Jeffery A. Bucher

Upper Dublin Historical Commission

Meeting Minutes: April 26, 2010

Commissioners in attendance: Jeff Bucher, Vince Gorman, Glenn Griffin, Jan McLemore, Sabra Smith, Wendy Weber

The meeting was called to order at 7:05 pm.

1. The commission discussed the selection of new officers. Wendy Weber was selected as Vice Chair. We thank Glenn Griffin for his service. The position of Secretary is still open; it was agreed that we would rotate minute taking for the interim.
2. We welcomed new commission member Jeff Bucher. Each commissioner provided a brief introduction (see website profiles). Jeff owns a construction firm, and specializes in projects such as custom homes or commercial buildings. He has roots in Souderton and Lower Salford Township, and takes a personal interest in history and open space.
3. Minutes from the February 22, 2010 meeting were approved without corrections. There were no minutes from March, since there was no quorum and no business was conducted.
4. The zoning decision on the Anshutz House garage and the process by which the UDTHC provided input into the decision were discussed at length. There were several aspects of the process which were of concern:
 - a. An example of a conflict of interest statement was circulated, and we discussed the possibility of forming a sub-committee for developing rules.
 - b. The decision on the UDTHC input into the zoning decision was made in private (email) without an opportunity for public input. Sabra explained that she had discussed it with former commission chair Lew Keen first. The concern was that we respond to the homeowner promptly regarding our aesthetic judgments, since the issues raised at the March meeting could not be discussed for lack of quorum. She did not see it as a public airing. Vince said he had a right to comment on it as a township resident, as did his neighbors, and he thought it improper. His neighbor, Richard Neely, would have come to the meeting or written a letter. Sabra noted Vince's objection. Vince asked that no more decisions be made via email in order to assure transparency. It was noted that this might require more meetings, but a goal of transparency was agreed upon.
 - c. Vince asked whether Rick Barton, Upper Dublin Zoning Officer, would now give a building permit, and whether this would go to a public forum with the zoning commission. We discussed the relationship between the zoning commission and historical commission. In the past, former Chair Lew Keen accepted the role of reviewing the aesthetics of the Anshutz property and providing input to the zoning commission. This included recommendation of semi-permeable surfaces, which was accepted by the zoning commission. It is unclear to what extent the input of the UDTHC is viewed by all parties as advisory and to what extent conditional.
 - d. Vince Gorman objected to his unilateral recusal from the decision of the UDTHC as to the aesthetics of the gambrel roof versus shed garage designs. He did not view his participation as a conflict of interest and considered it improper that he was not involved in the commission's decision. Chair Sabra Smith disagreed with him as to conflict of interest, as he was cited in the zoning ordinance being discussed, and he was addressing the issue as both a commissioner and a neighbor. Sabra has apologized to Vince for not allowing him the opportunity to excuse himself from the deliberation, and agreed that any similar issues should be discussed in advance next time. Vince raised the concern that there were other issues that the neighbors would have liked to address, such noise, roof lines, roof height, reflective noise, shrubbery, shading, balance of the garage size on the size of the lot, etc. He thought this should have been brought before the commission. Vince asked whether the neighbors have any recourse or a means of taking this up with the township. Wendy Weber inquired about the approval of a design that is not proportional to the site. Sabra noted that in her experience the township typically asks residents to work out details of such issues with their neighbors rather than through township hearings. Sabra also agreed to follow up with Rick Barton and the homeowner to clarify that either design is acceptable to the UDTHC.

- e. The commission's role in providing aesthetic review in zoning decisions was discussed broadly. While the commission has been asked to comment on aesthetics, there are many other issues of concern to neighbors which are not within the purview of this commission. Glenn Griffin noted that it was unclear what issues we were being asked to address, and that he'd assumed in his response that both designs were acceptable to the zoning commission and we were only rendering an aesthetic opinion. Sabra has agreed to follow up with Rick Barton and the township commissioners to clarify the role of the UDTHC in relation to future such decisions. We agreed that we viewed our role as advisory, but that we did not expect zoning decisions to be conditional upon our input.
- f. Glenn suggested that perhaps we need guidelines going forward and may need rules regarding recusals. Jan McLemore recommended that we first investigate what guidelines already exist within the township government regarding conflicts of interest, lest we re-invent the wheel. We concurred that we seek guidelines but not exhaustive additional rules, which are very time consuming to develop. Sabra agreed to check into it at the township level.
5. We reviewed the "Top Ten" contest and how to go forward. It was noted that we presented Fairwold (Or Hadash) twice – once last year and once this year. This year we also seemed to have more homeowners in the audience versus general public. It was agreed that as per our previous plan, we would organize the competition again in the fall, culminating in a best of the best contest. Sabra would like each commissioner to email her presentation information so that it can be placed on our website. Hard copies can be placed in our files or at the library.
6. Jan asked about the feasibility of having UDTHC business cards prepared, as they would have been helpful to have for distribution at the Top Ten event, or when visiting properties. Sabra will pursue this with Lorraine Narducci at the township offices.
7. We were updated on the Fitzwater house. Wendy is trying to connect with the Montgomery County restoration expert (Rick Maro). We believe that Lulu has been paid by the township at this point, but there will be no preservation clause in the eventual contract of sale. This is per the real estate agent. Lot lines have not been finalized yet, but the property will be ~3/4 acre, going from Sandy Run to the Lulu CC pool. There has been interest in the property, but no second visits yet. Ben Linton is the realtor.
8. The owner of the Bodenstein House has passed away. His wife is still interested in pursuing National Historic Register status in his memory. We should also think about other properties with potential as Class I candidates.
9. Jan raised the issue of the house on the Manufacturers' Country Club property. It was highlighted by Township Manager Paul Leonard this winter as being in sad condition and perhaps worth the attention of the UDTHC.
10. Our next group of properties for consideration on the historic inventory dates from 1935. There are 9 properties for consideration. Sabra will start drafting letters to owners to begin the process. Vince mentioned that we should consider the Neely house. It was part of the Anshutz property and we may need to research it. Wendy agreed to get some information from public records.
11. Community Day is on October 2nd from 4-8pm. We will think about whether to have a booth and discuss it later.
12. The next meeting of the commission will take place on May 24 at 7:00 pm.
13. The meeting was adjourned at 8:30 pm.

Submitted by Jan McLemore
Submitted by Jeffery A. Bucher

Upper Dublin Historical Commission

Meeting Minutes: February 22, 2010

In attendance: Vince Gorman, Lew Keen, Jan McLemore, Jill Shafer, Sabra Smith

The meeting was called to order at 7:05 pm.

1. Minutes of the January 25th meeting of the Upper Dublin Historical Commission were approved as presented.
2. Joseph Farrington, President of JF Electric, appeared before the commission to present plans for renovation, including window replacement, of an inventory-listed property at 209 Madison Avenue in Fort Washington. The commission reviewed the materials presented, offered support for the work being done and thanked Mr. Farrington for appearing before the commission.
3. Lew Keen announced that he would be stepping down as chair of the historical commission because he is moving out of the township. Sabra Smith was selected as the new chair. Selection of vice chair and secretary were put off until the next meeting of the commission because two members were unable to attend this meeting.
4. The public presentation of the Upper Dublin Top Ten Historic Properties was discussed. Jan McLemore is making the presentation certificates and will contact Deb Ritter regarding publicizing the event on UDTV. The group reviewed presentation assignments, presentation order, images and historical information.
5. The Fitzwater House on Limekiln Pike is now publicly listed for sale at \$299,000. The property survey began in January. Wendy Weber and Vince Gorman had provided suggestions to Lulu County Club regarding lot layout that would promote the marketability of the site to a potential new owner. It is not known whether those suggestions are being implemented. The commission believes that even though the property is listed for sale, there is unlikely to be any interest until the survey is complete and lot lines are established.
6. Jacques Stanislas of Box Development, who renovated the Anshutz House on Bethlehem Pike, has now purchased the foreclosure property to the rear of Anshutz House. His intent is to add another driveway.
7. The next meeting of the historical commission will take place March 22, 2010.
8. The meeting was adjourned at 7:37 pm.

Submitted by Sabra Smith, secretary

Upper Dublin Historical Commission

Meeting Minutes: January 25, 2010

In attendance: Glenn Griffin, Lew Keen, Jan McLemore, Sabra Smith

The meeting was called to order at 7:08 pm.

1. Minutes of the December 28th meeting of the Upper Dublin Historical Commission were approved as presented.
2. The public presentation of the Upper Dublin Top Ten Historic Properties was postponed to March 10 at 7:00 pm at the Upper Dublin Township building. Lew Keen will rebook the room, and will notify the owners of the winning properties. The group reviewed presentation assignments and historical information.
3. At the request of the owners, Lew Keen has been pursuing obtaining National Register status for the Bodenstein mansion on Madison Avenue in Fort Washington. Dave Kimmerly, of Preservation Pennsylvania and the National Trust for Historic Preservation has commented on the initial draft. Sabra Smith will also review and provide comments. There are several properties in Upper Dublin Township worthy of National Register status; this is the commission's initial effort at getting recognition for those sites. The owners are very enthusiastic and supportive of the potential listing.
4. The agenda item for review and discussion of reorganization of the Historical Commission for the new year was postponed due to missing commission members. The item will be raised again at next month's meeting.
5. The agenda item for review and discussion of the status of the Fitzwater House on Limekiln Pike was postponed due to missing commission members. The item is a regular agenda item and will be raised again at next month's meeting.
6. The next meeting of the historical commission will take place February 22, 2010.
7. The meeting was adjourned at 7:30 pm.

Submitted by Sabra Smith, secretary

Upper Dublin Historical Commission

Special Meeting

Meeting Minutes: 12/5/2011

Commissioners in attendance: Jeff Bucher, Dan Emery and Wendy Weber

The meeting was called to order at 7:10 pm.

Discussed potential uses for OFWES in conjunction with the newly adopted Historic Overlay:

1. Community Center
2. Apartments
3. Professional Offices

Historic Overlay:

1. The ordinance encourages larger old residences to be divided up into apartments.
2. The reason for the historic overlay is to change zoning waivers to zoning code.
3. The application of the ordinance to an existing non-historic resource, e.g. allowing the owner of a historic resource to adapt a non-historic resource for use as the variance location.

Discussed and strategized our recommended support for saving and reusing the OFWES, both sections, 1891 and 1913. Our request to the Board of Commissioners is to delay their decision on accepting one of the submitted bids. Jeff Bucher will prepare a letter and instruct members of the UDTHC how to get a letter to each commissioner.

Discussed the loss of tradition to the neighborhood: GATSME

Jeff Bucher reminded us about the Fort Washington Historic Society's Holiday Party at the Clifton House on Bethlehem Pike, Saturday, 12/10/2011 @ 4-7 PM.

The next UD Township Board of Commissions meeting is scheduled for December 13, 2011 at 7 pm. This important meeting will include the township's decision to accept bids for the OFWES.

Discussed researching for at least one more member to join our commission.

Next meeting of the Historical Commission will take place on January 23, 2012 at 7 pm.

Meeting was adjourned at 8:06 pm.

Respectfully submitted by Wendy Weber

Upper Dublin Historical Commission

Special Meeting Minutes: August 15, 2011

Commissioners in attendance: Jeff Bucher, Mark Sawka and Wendy Weber

The meeting was called to order at 7:07 pm.

1. This is a special meeting to prepare a Power Point presentation about the old Fort Washington Elementary School and the surrounding Fort Washington Heights area.
2. We discussed the article Wendy Weber had published in the Montgomery News website; it may also be printed in this week's edition of the Ambler Gazette. Some facts are incorrect and omitted but overall the letter is acceptable conveying our position.
3. Pro-preservation letters to the commissioners were discussed dealing with their content and timing. At present, Jeff Bucher and Wendy Weber have emailed letters to commissioner Chester Derr and Ira Tackel.
4. A prioritized outline in story board form for the power point presentation was constructed on a white board and then drafted and saved in Mark Sawkas laptop.
5. Additional information and photos are to be obtained for the presentation prior to the next meeting.
6. Additionally it was recommended that pro-preservation Upper Dublin residents should be contacted to attend and speak at the next BOC meeting. These voices should include AWAL, families with Autistic members, Gatsme, FWHS and any member of the community that is pro-preservation and reuse.
7. The upcoming schedule was confirmed;
 - August 22nd Monday Stated UDHC Meeting to finalize and polish PowerPoint presentation and practice the presentation if necessary. Depending upon the outcome of this meeting another special meeting may be scheduled prior to the September 13th BOC meeting.
 - September 13th Tuesday Stated BOC Meeting, Presentation of our OFWES position. All UDHC members should attend.
 - September 26th Monday Stated UDHC Meeting, all members to discuss the "aftermath" and future actions.
8. The meeting was adjourned at 9:55 pm.
9. The next UDHC meeting is scheduled for August 22nd at 7:00 pm. This is a stated monthly meeting.

Submitted by Jeffery A. Bucher

Upper Dublin Historical Commission

Special Meeting Minutes: July 25, 2011

Commissioners in attendance: Jeff Bucher, Mark Sawka and Wendy Weber

The meeting was called to order at 7:05 pm.

1. The stated meeting was canceled as not enough commissioners are in attendance to form a quorum. The commissioners present decided to continue as a "workshop meeting" on issues already in progress.
2. Wendy Weber prepared a draft letter intended to be published in the Ambler Gazette, addressing the Old Fort Washington Elementary School (OFWES), the surrounding area and announce our intended educational presentation at the BOC meeting September 13th. This draft letter was completed and emailed to all the commissioners for review and comment.
3. All three members present did additional research and fact finding concerning the OFWES, Fort Washington Heights neighborhood, Schermerhorn & Phillips Architects and other preservation efforts of old historic schools by other organizations.
4. A prioritized outline was drafted in "bullet" form strategizing the key points, concerns and justification for the preservation of the OFWES.
5. It was recommended that each Historical Commissioner independently contact one BOC member to express and communicate our position relating to the preservation, historical value and reuse of the OFWES.
6. A schedule was drafted as it relates to critical dates involving the future of the OFWES. The following tentative schedule was laid out;
 - August 9th Tuesday Stated BOC meeting. One/Two members of the UDHC should attend.
 - August 15th Monday UDHC Special Meeting to prepare PowerPoint presentation for the September 13th BOC Stated Meeting which the OFWES will be on the agenda.
 - August 22nd Monday Stated UDHC Meeting to finalize and polish PowerPoint presentation and practice the presentation if necessary.
 - September 13th Tuesday Stated BOC Meeting, Presentation of our OFWES position. All UDHC members should attend.
 - September 26th Monday Stated UDHC Meeting, all members to discuss the "aftermath" and future actions.
7. The meeting was adjourned at 9:45 pm.
8. The next UDHC meeting was scheduled for August 15th at 7:00 pm. This will be a special meeting to prepare a PowerPoint presentation.

Submitted by Jeffery A. Bucher

Upper Dublin Historical Commission

Special Meeting Minutes: July 19, 2011

Commissioners in attendance: Jeff Bucher, Kelly Anne Donohoe, Dan Emery, Jan McLemore, Mark Sawka and Wendy Weber

Others in attendance: Paul Leonard UD Township Manager, Glenn Griffin Upper Dublin resident, Mary Lou McFarland, President, Conservancy of Montgomery County, Roy Thompson President FWHS, Buck Ames FWHS and Bob Bradley FWHS.

The meeting was called to order at 4:35 pm.

Old Fort Washington Elementary School (OFWES) located on Madison Avenue

OFWES background by Paul Leonard:

1. Oldest part was built in 1891, it's in active use with GATSME (model train club) in the basement and the community has uses in large room above.
2. Evidence of a previous fire was found ~25 years ago (charred wood).
3. Connecting section between the two buildings is in the worst condition.
4. The newest part of the OFWES building is what Paul Leonard calls "up and down school building" meaning that as students come in the front door, they immediately see stairs up and down leading to classrooms. Very efficient use of space.
5. The interior of the newer section is relatively untouched. When it's not altered it can be better in terms of sunk cost. Having mostly original finishes e.g. millwork, glazed brick. It was home to the Montessori School at nominal cost with UDT maintaining the property.
6. Township commissioned an assessment of the building by Adams Bickel in ~2005.
7. It is old but structurally sound. However, it needs a lot of restoration.
8. Repeatedly Paul Leonard has told commissioners when they ask that it takes about \$18K to keep the building maintained if there are no major issues (or improvements). In a bad year it can run \$30K. This is where the \$30K figure comes from that we sometimes hear cited. Normally it costs closer to \$18K.
9. The large hall is not a revenue producer for the township but serves for Scout meetings, recreation center, and community resource generally.
10. In recent years, as interest in doing something with the building has grown, Paul Leonard has brought through 5-6 developers, all of whom he considers good and capable of rehabilitating the property. The developers said that the building will need ~\$2.3 to 2.6 million dollars in renovations. The developers have all said that they don't see the economic pay off. They see 6-10 residential units on the site, and that this isn't sufficient to pay off the necessary improvements.
11. About 2 years ago, the BOC told Paul Leonard to "sell it". He put it out for bids and got back 'wacky uses' with unrealistic expectations of economics.
12. Property is zoned residential. A public school is permitted but a private school is not. We had a lot of neighbor complaints before with traffic, etc. They (Montessori) moved to the old Philmont Academy building and the township purchased acreage behind the school for recreational use. It was a good deal.
13. Board of Commissioners Priorities:
 - a. Save and protect history (as of 2-3 years ago, not so sure now)
 - b. Economic sense
 - c. Compatible with neighborhood (don't like neighbors complaining)
14. Roland Lindh is opposed to the ALAW concept, and has strong opinions about it
15. Ingrid Rivel also a neighbor and doesn't like it either

16. There are strong opinions among neighbors; they speak persuasively, especially at recent BOC meetings.
17. The current view of this group of neighbors is to tear it down. They think this will eliminate any uncertainty about what it will be used for in the future. The property returns to residential use like the surrounding properties.
18. ALAW came to UDT notice through the train group.
19. ALAW would agree to limit the conversion to 8 units dedicated to residents who don't drive. They would agree to a historic covenant to protect the appearance of the building.
20. Fear of ALAW seems to be related at least in part to the possibility of it going on to become a drug halfway house or something equally unwelcome.
21. ALAW concept is subject to property reversion to UDT if they do not move forward or concept fails. This is not an impediment to ALAW.
22. ALAW needs a year or more because of long grant reviews. Their funders don't want impediments, such as a clouded title.
23. ALAW is seeking grants from HUD, Montgomery County and the State of Pennsylvania. The Montgomery County program is for community development in support of the handicapped.
24. ALAW is a private non-profit run by parents of adult autistics. Typically these people spend 60 years caring for their children. Their over-riding concern is over the long-term safety and security of their children. They want to avoid institutionalization at all costs. ALAW's goal is small units, 8 being the realistic maximum for the project to fit their residential goals.
25. Roy Diamond is the founder of ALAW. He also does senior conversions. He knows how to get grants, and has a good history.
26. Do we know whether he is familiar with getting historic re-use grants? (WW)
27. ALAW would agree to:
 - a. A fee in lieu of taxes (they are non-profit and don't pay taxes)
 - b. They need to budget the project, and would include the fees above
 - c. Autistic adults sign leases and pay rent
 - d. They are willing to index fees to inflation
 - e. These are adults who would not place demands on the school district. The fees are more to reflect the services provided by the township for roads, fire, police, trash, etc. rather than school services.
28. The residential facility would include 2 small offices for administrative staff.
29. They don't currently know the number of staff. It depends on the assessment of needs for individual residents. They might need someone on 24 call and they don't sleep during that time.
30. New Jersey has defined a terms "inherently beneficial uses" which Paul Leonard thinks captures this proposed use. We already have about 6 MRMH (Mentally retarded/mentally handicapped) units in the community, and they blend right in.
31. Chris Duerr is a neighbor who is circulating a petition to demolish the school. He is interested in seeing 3 lots with 80 feet of frontage each. Tax revenue from three homes is more certain in his opinion than the proposed use.
32. Cost to demolish is estimated by the township at \$150,000.
33. BOC is watching timing and cash flow.
34. If the BOC wants it demolished they might set up the sale like that of the firehouse. The purchaser agrees to demolish the old building within 90 days as a term of the sale agreement.
35. Each lot might bring \$100,000 at sale.
36. Builders are not buying lots for individual lots – those who did are now out of business per Wendy Weber.
37. The township is sick of dealing with old buildings, per Paul Leonard. This includes other school buildings which will also require hard decisions in the future.
38. The construction contract for the new firehouse is connected with the demo of the old firehouse. In addition, the township may include some design constraints on the new construction to be sure that the homes fit into the area (cited Narberth as an example).
39. GATSME would like to keep the old part of the building, and rent out the top half. The township might need to auction the old part of the building if it is dividing it up for sale to ALAW. The club has saved

~\$30,000 toward this building, in case they need to take action. The neighbors like GATSME. They are quiet good neighbors.

40. Paul has spent 30 years in local government, and has seen a lot. The 7 commissioners will make this decision, and they are on the fence. They don't feel the power of Lew Keen as they did in the past. They are also experienced people who understand the concept of NIMBY. They know they need to balance the needs of the larger community with those of the immediate neighbors.
41. Sharon Damsker represents this ward. She's a registered social worker, and has an affinity for this re-use. If the neighbors don't want it, she risks being seen as pushing something on them which they didn't want. Her involvement is not cut and dried.
42. Bob Pesavento is a 'get it done' sort of guy, but he also likes history. He will be out of office soon, and we'll lose his 20+ years experience.
43. The township is cleaning up some aspects of the deed. In 2006 they dropped the UDSD reversion clause. There was a hearing today regarding the original deed. The process was not contested, although there was a state representative there. It is expected that the deed restriction will be dropped.
44. Paul Leonard needs information for his bosses. He's tasked with getting information so his bosses can make the right decisions.
45. BOC wants to decide on this (ALAW or demo) before the budget meeting in the second week of November. They don't need a final sale; just a letter of intent with ALAW.
46. The GATSME situation is more complex. BOC does not want to subdivide the building and then own part of the building.
47. The township has other meeting places throughout the area (UDHS, Firehouse, etc.).
48. The commission is pretty informal. Paul Leonard agreed we could be added to the agenda for September 13th BOC meeting.
49. Paul mentioned Rich Rulon as a man with deep local ties, knowledge of autism, and one who knows this board and autism on a personal level.
50. The next meeting of the commission will take place on July 25 at 7:00 pm.
51. The meeting was adjourned at 6:20pm.

Submitted by Jan McLemore

Submitted by Jeffery A. Bucher

Upper Dublin Historical Commission

Draft Meeting Minutes: May 23, 2011

Commissioners in Attendance: Jeffery Bucher, Daniel Emery, Jan McLemore, Mark Sawka, Wendy Weber and Gregory Vogt.

The meeting was called to order at 7:05 pm.

1. Dan Emery opened the meeting with a review of the March meeting minutes as the April meeting was cancelled for lack of a quorum. The minutes were approved as noted.
2. Glenn Griffin has resigned from the Historical Commission effective May 2011. The BOC will be contacted for a replacement commissioner.
3. The commission was asked to respond to additions to the Historic Resource Overlay District. A response letter will be drafted and forwarded to the BOC.
4. The end of year 2010 letter drafted by Jan McLemore was approved and will be forwarded to BOC by Dan Emery.
5. An at risk property was identified on Twining Road before Oreland on the Manufactures Golf and County Club property.
6. Wendy Weber will contact the owner of the Paxton Farm regarding the possibility of holding the next meeting on site there to tour the property.
7. It will be necessary to obtain the list of potential properties for the 1936 inventory. Wendy offered to attempt to get the list from public record.
8. The commissioners agreed that the preservation of Lindenwold Terrace should be a priority. Options will be explored through zoning and addition to the National Historic Registry.

Meeting adjourned at 8:11pm

Respectfully submitted by Mark Sawka

Upper Dublin Historical Commission

Draft Meeting Minutes: March 28, 2011

Commissioners in Attendance: Jeffery Bucher, Daniel Emery, Glenn Griffin, Jan McLemore, Mark Sawka, Wendy Weber and Gregory Vogt.

Guests in Attendance: Bob Bradley (The Historical Society of Fort Washington)

The meeting was called to order at 7:05 pm.

1. Dan Emery opened the meeting with a review of the January meeting minutes. The minutes were approved as noted.
2. The list of vendors and suppliers in the area will be an ongoing project. Any contact info for companies in the area should be forwarded to Jeffery Bucher.
3. The commissioners were asked to see if they can find any other information on similar awards for historic renovation given by townships in the area.
4. Mark Sawka will compile commission priority ranking for next meeting.
5. Jan McLemore will take a pass at the 2010 year end summary letter and bring to next meeting.
6. Glenn Griffin brought Bob Bradley up to speed on the previously discussed dating discrepancies by Montgomery County. It was suggested that we add a note to our inventory to identify a potential discrepancy.
7. It was decided that the 1935 and 1936 inventories will be combined and Glenn Griffin will take a pass at drafting the letters we will send to homeowners we place on the inventory. Wendy stated that she will attempt to locate the template that was previously used.
8. It was decided that the 1936 inventory should be complete by October 2011. Dan Emery will check binder for home listings and Glenn will contact Montgomery for their lists from 1936-1946.
9. Greg Vogt stated that the Upper Dublin Historical Commission Facebook page is live. The page will feature minutes, blogs, photos and potentially spotlight features on historic businesses.
10. At risk properties were discussed including 1704 Dreshertown Road and 875 Welsh Road. These are properties that the commission will monitor for potential issues.
11. Bob Bradley from the Fort Washington Historical Society and provided the following update:
 - a. The Society meets on the fourth Tuesday of every month.
 - b. They maintain extensive records including tombstone info and a research library. There is an open house every Wednesday from 2-4 or open by appt.
 - c. They facilitate the Whitmarsh historic home tour and he will forward info on their fall fundraiser when available.
 - d. The cleanup of Fort Washington State Park will be held on April 9th from 9:00am -3:00pm
 - e. The Hope Lodge Cleanup will be held on April 16th from 10:00am – 2:00pm
 - f. Info on the June concert and movie night will be forwarded when available.
12. The meeting was adjourned at 8:20 pm.

Respectfully submitted by Mark Sawka

Upper Dublin Historical Commission

Draft Meeting Minutes: February 28, 2011

Commissioners in Attendance: Jeffery Bucher, Daniel Emery, Glenn Griffin, Jan McLemore, Mark Sawka, Wendy Weber and Gregory Vogt.

The meeting was called to order at 7:03 pm.

1. Dan Emery opened the meeting with a review of the January meeting minutes. The minutes were approved as noted.
2. Jeff Bucher submitted information that he obtained from the Valley Forge Historic Home Show. This information will be used to start a list of vendors and suppliers in the area as a resource to the community. Any local vendors will be at the top of the list.
3. Greg Vogt reached out to the Upper Dublin High School History Dept and they are eager to become involved. They stated that after the AP exam the students will have time to assist the commission.
4. Daniel Emery will contact Paul Leonard to confirm budget for commission and discuss possibility of historic renovation award.
5. Wendy Weber stated that she will attempt to arrange visits at the Anshutz and Fitzwater houses in the spring
6. The remainder of the meeting was spent organizing files.
7. Each commission member was asked to rank importance of the each item on the 2009 Future Planning sheet for the next meeting with endangered properties being an additional item.
8. The meeting was adjourned at 8:06 pm.

Respectfully submitted by Mark Sawka

Upper Dublin Historical Commission

Draft Meeting Minutes: January 24, 2011

Commissioners in Attendance: Jeffery Bucher, Daniel Emery, Glenn Griffin, Jan McLemore, Mark Sawka, Gregory Vogt and Wendy Weber.

The meeting was called to order at 7:08 pm.

1. Mark Sawka opened the meeting with a review of the minutes from November 22, 2010. The minutes were approved with requested corrections.
2. Dan Emery suggested that we set up a system for documenting the commission practices to allow for easier transition to new members. The list will include an outline for responsibilities, fact sheet, priorities and web based resource list. This process will begin by going through the old files.
3. Wendy Weber stated that she will scan the brainstorming list and send to all members for review. Members will rate importance of each item and ability to influence.
4. Wendy Weber stated that a resident with historic knowledge from Dreshertown Road agreed to attend a future meeting. Members agreed it was a good idea to videotape meeting for archive purposes.
5. Greg Vogt suggested engaging the Upper Dublin AP students looking for research projects and offered to help set up a face book page for the Historical Commission,
6. Jan McLemore suggested using the Upper Dublin patch to spread the word about the Historical Commission. The patch is part of a national network with local editors.
7. Wendy Weber stated that as part of our organization process the commission should finalize a year end summary to the Board of Commissioners outlining the accomplishments for 2010.
8. Letters need to be prepared for homeowners added to the inventory. The commission will first determine the protocol and content of these letters then invite the homeowners to a meeting and send the list to the Board of Commissioners.
9. Dan suggested that the letters address some of the complaints that residents might have being placed in the inventory.
10. Glenn Griffin reported that he had not had any return contact from the East Oreland neighborhood resident.
11. An ongoing award for historic renovations in the township was discussed. Fitzwater or Anshutz could be first recipient. Wendy offered to contact owners to see if they would be receptive for tours and/or award.
12. The Township manager is looking for recommendation to the zoning board to help save the homes on Lindenwold Terrace. Commission to brainstorm ideas.
13. The meeting was adjourned at 8:28pm

Respectfully submitted by Mark Sawka

Upper Dublin Historical Commission

Draft Meeting Minutes: November 26, 2012

Commissioners in Attendance: Daniel Emery, Mark Sawka, Wendy Weber, Robert Winegrad and Patrick Hitchens

Guests: Richard Barton, Upper Dublin Zoning Officer

Bill and Pat Stein, neighbors of 316 Madison Avenue

Eric Dervinis and Doug Baer, GATSME Model Railroad, tenants of 316 Madison

Mary Lou McFarland, The Conservancy of Montgomery County

The meeting was called to order at 7:35 pm.

1. The meeting minutes from October are approved as noted.
2. Commissioner Hitchens requested reviewing the timely posting of monthly minutes to the township website, as the most recent post is June 2012.
3. Review of the demolition permit application of the former Fort Washington Elementary School at 316 Madison, as defined by the Township Code for a Class II Resource, under Section 73-2.K. Without representation from the applicant, MJE Builders, Inc. the answers to the seven questions regarding demolition of the resource were not possible. The commissioners unanimously recommended a letter be sent to the applicant with specific requests for further information before the commission can satisfy their review and make a recommendation. The letter will be sent out before our next scheduled meeting.
4. Current tenants of the 316 Madison, GATSME Model Railroad representatives expressed continued interest in purchasing the older section of the school. If they have to relocate, they are looking for a 4000 SF building.
4. Commissioner Hitchens asked GATSME if they had a cost figure to renovate the older section. Estimates were in the \$100,000 range plus a lot of volunteer time.
5. GATSME invited everyone in the room to visit their train open house this weekend, both Saturday and Sunday, 12-4pm. This would be an example of how the neighborhood can handle parking during a high volume event.
6. Neighbors Bill and Pat Stein expressed concerns for parking and water run off in the neighborhood surrounding the school, if adaptive reuse for the school buildings were to take place. They said the older section of the building did not pose the same concerns.
7. The commissioners discussed with Rick Barton the designation of the Ft. Washington Heights District. Loss of the OFWES to new houses will make designation more difficult, as it changes the dynamics and eligibility of the designation. It is the "completeness" of the neighborhood that makes the area unique: houses, stores, church, and firehouse. Preparation for this designation is on the UDTHC long-term plans, starting in 2013.
8. Commissioner Emery, architect of record, shared plans with the group for the adaptive restoration/renovation of 1020 North Limekiln Pike. The new owners intend to renovate, restore and sell the property when complete.
8. Commissioner Winegrad distributed a draft of our 2012 Annual Report to be reviewed and finalized at our next meeting.
9. The commissioners continued discussion about the budget proposal for 2013, including potential costs for the designation of Fort Washington Heights as a historic district.
10. The next meeting will be held December 17, 2012 at 7:30pm at the Jarrettown Inn.

Meeting adjourned at 8:45pm

Respectfully submitted by Wendy Weber

Upper Dublin Historical Commission

Draft Meeting Minutes: October 22, 2012

Commissioners in Attendance: Jeff Bucher, Daniel Emery, Mark Sawka, Wendy Weber Robert Winegrad and Patrick Hitchens

The meeting was called to order at 7:35 pm.

1. Commissioner Hitchens was introduced the group as the newest member of the Historical Commission.
2. The meeting minutes from September are approved as noted.
3. The plans for the Old Fort Washington Elementary School currently call for full demolition of both structures and the construction of single family homes. Current tenant GATSME is currently looking for a new location.
4. Any action on the EPI center by the BOC has been postponed until 2013. This will allow time for the residents to finalize their proposal for alternative uses of the site.
5. The 1935 and 1936 inventories are complete. Letters have been sent to all homeowners and the BOC for adoption.
6. Wendy and Jeff attempted to visit homeowner at 1704 Dreshertown Road to invite him to next meeting. Homeowner was unavailable and visit will be rescheduled for 2013.
7. St. Mary's villa will be conducting a tour on December 8. They have requested assistance in obtaining a list of additional houses that could be included in the tour. The residential properties would be viewed from the exterior only.
8. The commission will be begin work on a budget proposal for 2014 to include designation of Fort Washington Heights as a historic district.
9. The December meeting will be held 12/17 at the Jarrettown Inn at 7:00pm
10. The sale of 1021 Limekiln Pike is pending. The proposed owner plans an adaptive restoration of the project which the commission will be happy to assist with.
11. The next meeting will be held 11/26 at 7:30pm

Meeting adjourned at 8:45pm

Respectfully submitted by Mark Sawka

Upper Dublin Historical Commission

Meeting Minutes: September 24, 2012

Commissioners in attendance: Jeff Bucher, Mark Sawka, Dan Emery, Robert Winegrad, Jan McLemore and Wendy Weber

The meeting was called to order at 7:33 pm.

1. The minutes from the July meeting were approved as submitted.
2. Old Fort Washington Elementary school has been sold and is no longer township property
 1. They are currently in a zoning hearing requesting setback variances.
 1. Wendy will attend zoning hearing to gather additional information.
1. The Historical Commission is expecting to see an application for demolition early in 2013
2. EPI Center Status
 1. The residents of East Oreland would like to keep the building and would like the Historical Commission to be involved with preservation.
 1. They will work in the best way possible to assist the group in preserving the building.
1. The Historical Commission will draft a letter to the BOC in favor of preserving the EPI Center.
2. Drop Box
 1. The drop box system is functioning and all current commission documentation is now online
3. Housing Inventory
 1. The draft letters prepared by Jeff are approved and will be sent to homeowners and the BOC
4. Paxton Farm
 1. Jeff and Wendy will visit Mr. Paxton to invite him to attend a special meeting the first week in November to document the history of his property.
5. Meeting Offsite
 1. Either the November or December Meeting will be held offsite in a public location within Upper Dublin Twp
6. The meeting was adjourned at 8:45 pm.
7. The next UDHC meeting is scheduled for October 22nd at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: July 23rd 2012

Commissioners in attendance: Jeff Bucher, Mark Sawka, Dan Emery, Robert Winegrad and Wendy Weber

The meeting was called to order at 7:40 pm.

1. The minutes from the June meeting were approved as submitted.
2. The drop box system was reviewed and the methodology of the organizing the files was discussed
 1. All commission members should upload items to the temp folder and Mark Sawka will re-organize to proper locations
3. Expense procedures
 1. Jeff would like to add the expense SOP to Drop box
 2. Mark Sawka will reach out Deb and Lorraine in the twp building to determine the re-imbursement process.
4. Upper Dublin Township Historic Resource Inventory for 1935 and 1936 were reviewed after notice had been given to homeowners as to their potential inclusion on the inventory
 1. The following homes were approved for potential addition to the inventory as a class 2 resource for 1935
 - i. 412 Wischman Avenue
 - ii. 510 Orlando Avenue
 - iii. 508 Orlando Avenue
 - iv. 207 Washington Lane
 - v. 209 Elliger Avenue
 - vi. 310 Elliger Avenue
 - vii. 319 Fort Washington Avenue
 - viii. 511 Wischman Avenue
 1. The following homes were approved for potential addition to the inventory as a class 2 resource for 1936
 - i. 229 Lafayette Avenue
 - ii. 440 Dreshertown Road

iii. 510 Wischman Avenue

iv. 517 Madison Avenue

1. The list of potential additions will be forwarded to the BOC for inclusion on the Historic Resource Inventory
2. 1020 North Limekiln Pike
 1. Owner has requested removal for the Historic Resource Inventory List

i. At this time the Historical Commission sees no reason why the home should be removed from the Historic Resource Inventory List as a class 2 resource.

1. At this time the Historic Commission has decided not to participate in Upper Dublin Community Day as an organization.
2. The meeting was adjourned at 9:05 pm.
3. The next UDHC meeting is scheduled for August 27th at 7:30 pm. This is a stated monthly meeting.

Submitted by Mark Sawka

Upper Dublin Historical Commission

Meeting Minutes: June 25th 2012

Commissioners in attendance: Jeff Bucher, Mark Sawka, Dan Emery, Robert Winegrad, Jan McLemore and Wendy Weber

The meeting was called to order at 7:39 pm.

1. Old Fort Washington Elementary School
 1. GATSME did not go to settlement and have forfeited the right to purchase the school.
 2. BOC approved sale to next highest bidder MJE Builders, Inc. with a settlement date TBD.
 2. The Historical Commission Drop Box system will set up by 7/1
 3. Home Inventory
 1. Letters indicating potential inclusion on the historic home inventory have been sent out to residents inviting them to the July meeting where a final decision will be made.
 2. A preliminary review was conducted by the commission in anticipation of the July meeting.
 4. Community Day
 1. Discussion continued on a potential presence by the Historical Commission at Upper Dublin Township Community Day
 2. Potential options for display are books from the Fort Washington Historical Society, a map of historic locations in Upper Dublin, and the "Top 10" project completed by the commission
 3. Brainstorm ideas for kids games
-
1. New Business
 1. EPI Center
 - i. The BOC reviewed a potential project to demolish the EPI center in East Oreland and replace with a neighborhood park.
 - ii. Many residents attended the June BOC meeting and expressed their desire to have the historic building.
 - iii. The Historical Commission will monitor the situation and lend help as needed.
 1. The meeting was adjourned at 8:42pm.
 2. The next UDHC meeting is scheduled for July 23rd at 7:30 pm. This is a stated monthly meeting.

Submitted by Mark Sawka

Upper Dublin Historical Commission

Meeting Minutes: May 21st 2012

Commissioners in attendance: Jeff Bucher, Mark Sawka, Dan Emery, Robert Winegrad and Wendy Weber

The meeting was called to order at 7:35 pm.

1. The minutes from the April meeting were approved as noted.
 2. All past minutes have now been uploaded to the UD website.
 3. Old Fort Washington Elementary School
 1. GATSME has been unable to secure the funding based on a proposed development partnership.
 2. They were seeking several variances in advance of settlement which the twp has been unwilling to grant.
 3. Further actions are pending the 5/29 revised settlement date.
 4. The Township is now unable to provide us space on their FTP server for our document storage.
 1. Mark Sawka set up a system using Dropbox that will meet the same purpose.
 2. Robert Winegrad suggested Google Drive as an alternative
 - i. Mark will set up both systems for review at the next meeting.
 1. Once the system is up and running Mark will control the document flow for the first few months until an agreed upon set of standards are in place.
 2. Home Inventory
 1. Draft letter was reviewed for homeowner inventory notification
 - i. Letter was approved as noted
 - ii. Letter will be sent to home owners week of 5/21 and homeowners will be invited to the meeting held 7/23
 1. Balance of inventory photos should be sent to Robert Winegrad by the end of the week
 2. At risk property
 1. 1704 Dreshertown Road
- i. Class 1 resource
- ii. Current owner is 4th generation resident and is interested in visiting the commission
1. Consider inviting resident to 9/24 meeting
 2. New Business

1. Cabin at Robbins Park

- i. Has been deemed structurally unsafe and is scheduled for demolition
- ii. Commission will consider documenting cabin prior to demolition

1. Community Day

- i. Upper Dublin community day will be held 9/29 and the commission will consider the possibility of a presence or display.

1. The meeting was adjourned at 8:42pm.
2. The next UDHC meeting is scheduled for June 25th at 7:30 pm. This is a stated monthly meeting.

Submitted by Mark Sawka

Upper Dublin Historical Commission

Meeting Minutes: April 23rd 2012

Commissioners in attendance: Jeff Bucher, Jan McLemore, Mark Sawka, Dan Emery, Robert Winegrad and Wendy Weber

The meeting was called to order at 7:35 pm.

1. The minutes from the March meeting were approved as noted.
2. Mark will confirm that all past minutes are posted on the Township Website.
3. FTP setup is underway
 1. Mark is working with Deb Ritter and will have a template set up for next meeting
 2. Format should be separated by year with an area for templates that are used frequently by the commission.
4. Wendy received a letter from the Heritage Conservancy offering services for a façade easement related to the preservation of the Old Fort Washington Elementary School
 1. Wendy will reach out to the Heritage Conservancy to get more information and associated costs with the service.
5. Rob will create picture template inventory list.
 1. All photos should be forwarded to Robert for review next meeting.
6. A priority of the commission for 2012 will be to locate and potentially secure sources of funding to facilitate proposed programs by the commission.
7. Jan McLemore inventoried all items that she was able to find related to the commission. This includes but it is not limited to the complete Upper Dublin housing inventory and the historical inventory that was completed by the early members of the commission.
 1. There are still items missing from the files that should be located and documented if possible.
8. Jeff will reach out to the township to confirm if there is a façade easement included as part of the bid for the sale of the Fort Washington Firehouse.
9. The meeting was adjourned at 9:07.
10. The next UDHC meeting is scheduled for May 21st at 7:30 pm. This is a stated monthly meeting.

Submitted by Mark Sawka

Upper Dublin Historical Commission

Meeting Minutes: March 26th 2012

Commissioners in attendance: Jeff Bucher, Mark Sawka, Dan Emery, Kelly O'Neal, Robert Winegrad and Wendy Weber

Guests in attendance: Jerry Anderson (GATSME) and Eric Dervinis (GATSME)

The meeting was called to order at 7:35 pm.

1. The commission was pleased to welcome its newest commissioner Robert Winegrad. Robert has been an Upper Dublin Resident for 15 years and worked in Real Estate for his entire career since graduating from Temple University.
2. The minutes from the February meeting were approved as noted.
3. All past minutes have now been submitted in the correct format to the township for publication on the website.
4. The representative from GATSME provided the following update on the Old Fort Washington Elementary School:
 1. GATSME was the successful bidder for the OFWES and will go to settlement with the township on 5/18
 2. They are committed to preserving the older portion of the school where their installation is currently located and renting the 3600 SF community room on the first floor for various events.
 3. There are several groups interested in renovating the 1917 portion of the school, but they are in the early stages of review.
 4. If no tenant can be found then GATSME plans to sell the 1917 portion of the school to a builder for demolition and home construction.
 5. GATSME went before the zoning board in January and was denied approval for not proving hardships and not being the current property owner. They plan to return to the zoning board over the summer.
 6. Concerns were raised about separating the buildings, but it was stated that all utilities to the older and newer portion of the school are separate except for gas.
 7. Mark Sawka will forward the information that that commission put together in 2011 during our research on the OFWES.
5. File sharing options were discussed and it was determined that the commission would like to explore utilizing the township FTP server to store and share information.
 1. Mark Sawka will work with Deb Ritter to accommodate this.
 2. We will use the model presented by Jeff Bucher as a starting point and adjust as necessary.
6. Duties were split up for the 1935, 1936 and 1937 inventories to be discussed at the April meeting.

7. The contents of the OFWES were briefly discussed and this is an item that will need to be explored further as there are many items with historical value that the commission would like to see preserved.
8. The meeting was adjourned at 8:47pm.
9. The next UDHC meeting is scheduled for April 23rd at 7:30 pm. This is a stated monthly meeting.

Submitted by Mark Sawka

Upper Dublin Historical Commission

Meeting Minutes: February 27th 2012

Commissioners in attendance: Jeff Bucher, Mark Sawka, Jan McLemore, Dan Emery and Kelly O'Neal

The meeting was called to order at 7:35 pm.

1. The minutes from the January 23rd meeting were reviewed and approved as submitted.
2. The commissioners were pleased to welcome new member Kelly O'Neal. Kelly is a graduate of Penn State University and currently works for a solar energy installation firm.
3. Energy Ordinance review
 - a. The commissioners agreed that the language in the current draft of the ordinance is too restrictive and potentially costly to residents.
 - b. If the proposed energy source does not alter the structure of the building the historical survey requirements should be waived.
 - c. The standard review process for a building permit should include the Historical Commission to determine if further survey/investigation is required.
4. Old Fort Washington Elementary School Update
 - a. The sale of the property is currently out for bid. The bids are due to the township on March 1, 2012.
5. File Storage
 - a. The commission has a current need for digital file storage with group access.
 - b. Mark Sawka will contact Deb Ritter to see what options are available to us through the township server or elsewhere.
6. Building demolition
 - a. 1101 Hagues Mill road was reviewed and the commission does not object to demolition
7. 2012 Goals
 - a. Paxton farm
 - i. Interview owner and document this at risk resource
 - b. File Storage
 - i. Secure digital file space and set up system that is accessible to all commissioners to allow for easier term transition
 - c. Sub Committees
 - i. Explore dividing tasks among the appointed commissioners to maximize our efforts and impact on the community
8. The meeting was adjourned at 8:45pm.
9. The next UDHC meeting is scheduled for March 26th at 7:30 pm. This is a stated monthly meeting.

Submitted by Mark Sawka

Upper Dublin Historical Commission

Meeting Minutes: January 23rd 2012

Commissioners in attendance: Jeff Bucher, Mark Sawka, Wendy Weber, Jan McLemore, Dan Emery

The meeting was called to order at 7:15 pm.

1. Board of Commissioners member John Minehart attended meeting to give an update on the Old Fort Washington Elementary School:
 1. The sale of the school is imminent and a new RFP will be released this week.
 2. GATSME is presenting their plan for demolition of the two structure and retention of the original school
 3. The BOC is anxious to have this issue resolved and unless a suitable tenant can be found for the school it will most likely be sold and demolished.
 4. A copy of the Historical Commissions presentation on the history of the school and its impact to the area will be e-mailed to Commissioner Minehart.
2. Cory Kegerise from the Pennsylvania Historical & Museum Commission also attended the meeting to offer assistance with the Old Fort Washington Elementary School and provide information on Project PATH
 1. Cory stated that the school has been modified to such a degree that nomination to the register of National Historic Places is not an option.
 2. The best option remaining still seems to be locating a tenant that will preserve and restore the school
 3. Project Path is a new program geared to involve the public in transportation projects in their area that may impact historic properties.
3. Dan Emery will scan a copy of the proposed alternative energy ordinance for review and discussion at the February meeting.
4. Dan Emery will write the building dept and let them know that we unanimously approve the demolition at 730 Susquehanna Road.
5. Moving forward the Historical Commission will meet at 7:30pm on the 4th Monday of every month.
6. New offices were chosen for 2012 and are as follows:
 1. Chairman - Jeff Bucher
 2. Vice chairman – Jan McLemore
 3. Secretary – Mark Sawka
7. There has been a large amount of turnover in the Historical Commission in the past year and it was agreed that the current commission members should review potential members prior to appointment to find members who will be suitable for this commission.
8. Mark Sawka will explore file sharing options for the Historical Commission with the intent of setting up a central database

9. The meeting was adjourned at 8:45 pm.
10. The next UDHC meeting is scheduled for February 27th at 7:30 pm. This is a stated monthly meeting.

Submitted by Mark Sawka

Upper Dublin Historical Commission

Meeting Minutes: November 25th 2013

Commissioners in attendance: Dan Emery, Patrick Hitchens, Mark Sawka, Wendy Weber, Robert Winegrad and Tom Shaner

Guest in Attendance: Rick Barton

The meeting was called to order at 7:30 pm.

1. The minutes from the October stated meeting were reviewed and approved as submitted.
2. The meeting continued with a discussion of the proposed development at St. Mary's Villa.
3. Commissioner Winegrad began with an overview of the role of the Historical Commission regarding building review
 - a. Review twp building once they reach an age of 75 years for inclusion on the Historical resource inventory.
 - b. In years past a "Top 10" list of important twp resources was created and the Lindenwold castle was #1 on the list
 - c. Commissioner Shaner reminded the crowd that the Historical Commission can only make recommendations to the BOC and they have all the decision making power.
4. Resident Mark Mecatin asked which building the developer was planning to save as part of the project.
 - a. Peter Monahan from Endeavor Property Group representing the project answered that his group is very early on in the process and while no plans have filed with the township his groups philosophy is "preservation when we can"
 - i. The proposed project is mixed residential
 - ii. Peter stated that the castle is in a state of disrepair and it would appear that no money had been spent on it in decades. There is no sprinkler system and the windows do not close.
 - iii. There are a series of meetings with neighbors the week of 12/2 to determine what is important to them
 - iv. Endeavor Property Group will take the plan to the township in early 2014
5. Howard and Vanessa Klein from 717 Lake Drive asked if anyone on the commission has reviewed the deed for the property
 - a. This property or project has not come before the Historical Commission do no deed research has been completed
6. Diane Vickery from Villa Drive asked who owned the property
 - a. The property is currently owned by The Sisters of the Holy Family of Nazareth with an agreement of sale to the Endeavor Property pending zoning changes.
7. Commissioners Hitchens and Weber proved a brief history of the castle and surrounding area respectively.
8. Commissioner Emery read the requirements for a building to be classified as a Class 1 Historic Resource in Upper Dublin
9. Mary Lou McFarland from the Montgomery County Conservancy stated that special care should be given to what the future holds for this property and all structures and gardens it contains.
 - a. Mary Lou feels that mixed residential is not the best use of the property and it would be better suited as wedding venue, conference center or corporate headquarters.
 - b. Mary Lou is working towards a "Lindenwold Historic District" that would include the castle property and adjacent residential properties.
 - c. Mary Lou's goal is to keep the property historically significant into the future.
10. A resident from Lake Drive stated that she bought her property based on the historic nature of the twp and asked that as much green space and walls be preserved as possible.

11. Resident Derek Cataldi stated that he has been a carpenter for 15 years and recently visited the main castle.
 - a. In his opinion the castle is in fine shape and the property should be kept intact as much as possible.
12. Resident Charles Yast questioned how so many homes could be build since he believes most of the property to be wetlands. He requested that the property be turned into a national park since the property is dear to many people in the area.
13. Brett Bully from 1008 Cedar Road requested that the developer submit sample projects to the Historical Commission demonstrating the philosophy of "preservation when we can"
14. Vanessa Klein from Lake Drive questioned why the Commission has to wait until an application is made for action.
 - a. Commissioner Hitchens stated that was in an attempt to remain impartial when a demolition application came up for review.
15. Resident Diane LaPacey questioned whether watershed issues were being considered with project.
16. At this point residents and concerned persons were invited to attend the workshop meeting with the developer the week of 12/2 and sign up for a mailing list so the Historical Commission can send updates as requested.
17. Gilbert House
 - a. Executive Director of the Temple Ambler Campus Bill Parshall presented the case for demolition of this class 2 resource
 - b. The twp solicitor has recommended that this application be handled as any other private residence would.
 - c. Mr. Parshall stated that the Gilbert House was not a part of the original campus, but was purchased in 1995 and has not been utilized since.
 - d. Feasibility studies have been performed but the University has deemed restoration of the house to be cost prohibitive
 - e. Commissioner Weber asked if they had considered moving the home.
 - i. Mr. Parshall stated they have not
 - f. Commissioner Hitchens asked how much money had been invested in the property since it's purchase
 - i. Mr. Parshall did not have the information
 - g. Commissioner Hitchens requested additional documentation of the hose including photographs and Mr. Parshall stated that the University may be open to allowing a visit by the Historical Commission.
 - h. Mr. Parshall stated that while no specific demo date is planned they would like to have building down in early 2014.
 - i. Jeff Bucher will send a letter to the University requesting additional info and request a site visit.
18. Historic Resource inventory
 - a. 2014 will have 21 properties up for review built in 1939
 - b. 2015 will have 100 properties up for review built in 1940
19. Discussion of goals for 2014 is moved to the December stated meeting.
20. 1518 Norristown Road has a pending sale and the new potential owner wants to restore the property
21. The owners of the Paxon farm have ignored requests to attend a meeting to discuss the property
 - a. Rick Barton will look into neglect of the property
22. The meeting was adjourned at 9:28 pm.
23. The next UDHC meeting is scheduled for December 16, at 7:00 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: October 28th 2013

Commissioners in attendance: Jeff Bucher, Dan Emery, Mark Sawka, Robert Winegrad and Tom Shaner

The meeting was called to order at 7:35 pm.

1. The minutes from the September stated meeting were reviewed and approved as noted.
2. Historic Resource Inventory
 - i. Notification letters for inclusion on the Historic Resource inventory were dropped off at the township building on 10/28.
 - ii. Robert Winegrad will prepare list of homes built in 1939 for potential review in 2014.
3. Mattison Estate/St. Mary's Villa
 - a. Wendy will contact Mary Lou McFarland to begin work on classification of the castle and homes on Lindenwold Terrace.
4. Emlen House
 - a. Wendy will contact Mary Lou McFarland to begin work on classification of the Emlen House.
5. EPI Center
 - a. BOC Commissioner Tackel held a meeting with the East Oreland neighbors to discuss features of the new park to be built when the EPI center is demolished.
 - b. Demolition of the EPI Center should be complete by 11/8/13.
 - c. Photos documenting the school have been submitted by Paul Leonard.
6. Gilbert House
 - a. Structure is located on the Temple Ambler Campus on Meetinghouse Road
 - b. Rick Barton will check with solicitor to determine if Temple is exempt from review by Historical Commission.
 - c. The structure will be reviewed for demolition at the November stated meeting when full application is submitted.
7. Rob will draft a year end report to be reviewed at the January stated meeting.
8. Goals for 2014
 - a. Obtain Class 1 documentation for some of the at risk properties in Upper Dublin.
 - b. Revise process for Class 1&2 designations and the process by which the commission receives documentation.
9. Commissioner Sawka's term is up at the end of 2013 and he will not be renewing for another term.
10. The meeting was adjourned at 8:23 pm.
11. The next UDHC meeting is scheduled for November 25, at 7:30 pm. This is a stated monthly meeting.
12. The December UDHC meeting is scheduled for December 16th at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: September 23rd, 2013

Commissioners in attendance: Jeff Bucher, Dan Emery, Mark Sawka, Robert Winegrad, Tom Shaner and Wendy Weber.

The meeting was called to order at 7:33 pm.

1. The minutes from the August stated meeting were reviewed and approved as noted.
2. Historic Resource Inventory
 - a. The following house was recommended for inclusion to the inventory
 - i. 82 Oreland Place
3. Paxson Farm
 - a. Letter has been sent to new owners inviting them to a future stated meeting.
4. St. Mary's Villa
 - a. Wendy will reach out to the firm that helped EPI center with their historical designation. The process will begin to have the Lindenwold Castle nominated to the National Historic Registry.
5. EPI Center
 - a. A copy of the BOC minutes was sent to the Historical Commission for review. The class 1 designation was denied for two reasons.
 - i. Language of the ordinance states that the designation "may" be changed, but there is no requirement to do so.
 - ii. Procedure was not followed as no public notice was given for the meeting where the Historical Commission voted to change the designation from Class II to Class I.
 - b. Dan Emery motioned to change the historic designation of the EPI center from Class ii to Class 1. Tom Shaner seconded the motion
 - i. Commissioners Sawka, Bucher, Weber, Emery, Shaner and Winegrad voted aye.
 - c. Dan Emery motioned to deny the permit for demolition based on the Class 1 status of the EPI center. Tom Shaner seconded the motion
 - i. Commissioners Sawka, Bucher, Weber, Emery, Shaner and Winegrad voted aye.
6. The meeting was adjourned at 8:21 pm.
7. The next UDHC meeting is scheduled for October 28, at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: August 26th, 2013

Commissioners in attendance: Jeff Bucher, Mark Sawka, Robert Winegrad, Patrick Hitchens and Wendy Weber.

Guests in Attendance: Rick Barton

The meeting was called to order at 7:33 pm.

1. The minutes from the July stated meeting were reviewed and approved as submitted.
2. Historic Resource Inventory
 - a. The following house was recommended for inclusion to the inventory
 - i. 216 Lafayette Avenue, 303 Locust Road, 606 Orlando Avenue, 115 Wischman Avenue, 515 Dreshertown Avenue, 401 Eilerslie Avenue, 224 Lafayette Avenue, 211 Lafayette Avenue, 628 Loch Alsh Avuenue, 612 Loch Alsh Avuenue, 509 Loch Alsh Avenue, 513 Loch Alsh Avenue, 517 Loch Alsh Avenue, 521 Loch Alsh Avenue, 442 Meetinghouse Road, 805 Montgomery Avenue, 600 Orlando Avenue, 205 Orlando Avenue, 214 Rech Avenue, 204 Washington Lane, 517 Wischman Avenue, 604 Wischman Avenue
 - b. The following homes were not recommended for inclusion to the inventory
 - i. 741 Avenue G, 1432 Dillon Road, 428 Logan Avenue, 207 Rech Avenue, 217 Washington Lane, 512 Wischman Avenue
 - c. The balance of the inventory will be discussed at the September stated meeting.
3. Paxson Farm
 - a. A draft letter inviting the homeowners to the September/October Meeting was reviewed and minor changes were implemented.
4. EPI Center
 - a. Jeff Bucher will request clarification from Gil High as to status of classification as a class 1 resource.
 - b. Rick Barton will inquire with Deb Ritter as to status of written response from the BOC.
5. St. Mary's Villa
 - a. Ward 2 Commissioner Sharon Damsker stated in her newsletter the St. Mary's property (701 S Bethlehem Pike) is pending sale and that there have been preliminary discussions about a single family housing development on the property.
 - b. The Historical Commission will recommend classification of the property as a historic resource at the September meeting.
6. Additional classifications
 - a. At the September meeting the commission will also consider the Emlen House (1901 Pennsylvania Avenue), all homes on Lindenwold Terrace as a Historic District.
7. 1020 Limekiln Pike
 - a. Commissioner Weber inquired as to how a property is removed from the inventory list. The property owner may submit a request for removal and the Historic Commission will consider it.
8. The meeting was adjourned at 9:09 pm.
9. The next UDHC meeting is scheduled for September 23, at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: July 22, 2013

Commissioners in attendance: Jeff Bucher, Mark Sawka, Robert Winegrad, Patrick Hitchens and Wendy Weber. Guests in attendance: Chip Price (608 Wischman Ave) and Carrol & William Risko (1329 Twining Road)

The meeting was called to order at 7:36 pm.

1. The minutes from the June stated meeting were reviewed and approved as submitted.
2. EPI Center
 - a. Demolition permit has been submitted by Upper Dublin Township.
 - b. The permit lists the EPI center as a Class 2 resource, however, following the May meeting Jeff Bucher sent a letter dated 5/12 to the BOC recommending the EPI be designated a Class 1 resource based on the fact that it has been declared eligible for nomination to the National Historic Register.
 - c. Wendy Weber made a motion to reply to the BOC requesting clarification for the status of the Class 1 designation and a complete demolition application per the requirements in ordinance 1175 section 3407.
 - i. Aye: Commissioners Bucher, Sawka, Winegrad, Hitchens and Weber
 - ii. Nay: -
3. Historic Resource Inventory
 - a. The following house was recommended for inclusion to the inventory
 - i. 608 Wischman Ave
 - b. The following homes were not recommended for inclusion to the inventory
 - i. 200 Belmont Ave, 514 Loch Alsh Ave, 1329 Twining Road,
 - c. The balance of the inventory will be discussed at the August stated meeting.
4. Paxson Farm
 - a. A draft letter will be prepared inviting the new property owners to the September Historical Commission Meeting.
5. Trewellen Home
 - a. This home was sold at auction by Upper Dublin Twp. The new owners have renovated the home and it will be made available to rent in the coming months.
6. Commissioner Hitchens discussed the possibility of a Montgomery County Historic Commissions for the future possibility of establishing tax credits/assessment for historic properties.
 - a. Discussion will continue at the August stated meeting.
7. The meeting was adjourned at 9:04 pm.
8. The next UDHC meeting is scheduled for August 26, at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: June 24, 2013

Commissioners in attendance: Dan Emery Mark Sawka, Robert Winegrad, and Wendy Weber. Guests in attendance: James Magaziner

The meeting was called to order at 7:35 pm.

1. The minutes from the May stated meeting were reviewed and approved as submitted.
2. The Historical commission welcomed James Magaziner for the Fort Washington Historical Society as a guest to the meeting. Mr. Magaziner is the chair of the preservation committee and is looking to get the Historical Society more involved.
3. 1518 Norristown Road
 - a. Mark Sawka will contact Rick Barton to get a status and determine if the BOC approved demo.
4. EPI Center
 - a. Wendy Weber urged the commissioners to send an e-mail to the BOC in support of the maintaining the EPI Center
5. Old Fort Washington Elementary School
 - a. Dan Emery photographed the property and will upload the photos to Drop Box
6. 1314 Limekiln Pike
 - a. This property was sold at auction and settlement is scheduled for July 12, 2013
 - b. This property is under the jurisdiction of the Montgomery County Conservancy
 - i. The Conservancy will be contacted to see if the Commission can assist in enforcing the easements it has issued.
7. Paxson Farm
 - a. The new owners are planning to have "debris" removed by end of month and clear land of over burdened trees.
 - b. Request to homeowner to enter and photograph the property was denied due to what was described as "hazardous conditions".
 - c. Rob will reach out to gain to see if the new owner can supply photographs.
 - d. The commission will consider sending a letter to the new homeowner reinterring the property as a Class 1 resource and the steps necessary to modify the property.
8. 1020 Limekiln Pike
 - a. Contact Rick Barton to determine why no permit was send to the Historical Commission prior to the demolition of the barn.
9. Lindenwold Terrace Historic District
 - a. Obtain cost estimate for the work entailed to designate this area a Historic District.
10. The meeting was adjourned at 8:41 pm.
11. The next UDHC meeting is scheduled for July 22, at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Township Historical Commission

Meeting Minutes: May 20, 2013

Commissioners in Attendance: Jeff Bucher, Daniel Emery, Wendy Weber, Robert Winegrad and Patrick Hitchens

Guest: James Magaziner, Ft Washington Historic Society member

The meeting was called to order at 7:35 pm.

1. The meeting minutes from May 8, 2013 approved.
2. June 11, 2013, the Board of Commissioners will review our letter of recommendation and the demolition permit for 1518 Norristown Road. This is a Class II resource. UDTHC will discuss the BOC vote at our next scheduled meeting.
3. The UDTHC is requesting access to the former Fort Washington Elementary School at 316 Madison Ave. The commissioners would like additional photographs of the buildings and investigate the possibility of identifying any remaining artifacts, which may be worth saving. Approval of MJE Builders, Inc. demolition permit will be voted on at the BOC June 11, 2013 meeting.
4. EPI Center to be reviewed at the June 11, 2013 BOC meeting. Discussion will include future use of the building and a budget to restore the center. The BOC have not responded to the UDTHC letter requesting to change the building's classification status from a Class II resource to a Class I resource.
4. One of seven Class I properties in the township, the Paxson property at 1704 Dreshertown Rd., sold and settled on May 16, 2013 for \$350,000. Commissioner Rob Winegrad will reach out to the buyer's real estate agent, Todd Dratch, to see if the UDTHC can access the property ASAP to photograph the property in its original state. This property had been occupied by 4 generations of Paxsons.
5. The inventory list of homes from 1937 and 1938 is still missing some photographs. Jeff Bucher will mail the letters to these homeowners to attend our scheduled July meeting when we review and vote on the homes eligibility to be designated as a Class II historic resource.
6. Patrick Hitchens, commissioner and owner of the Fitzwater House, is seeking to replace the trim surrounding his front door of his historic home. He requested the expertise of the historical commission and has decided to stay with the current design.
7. Class II resource, 1314 N. Limekiln Pike, Dresher will be auctioned off on May 28, 2013 by Tranzon Alderfer. Wendy Weber previewed this house and recommends other commissioners go visit the property at the next preview time of May 22, 2013 from 4-6pm.
10. The next UDTHC meeting is scheduled for June 24, 2013 at 7:30 pm. This is a stated monthly meeting.

Meeting adjourned at 8:12pm

Respectfully submitted by Wendy Weber

Upper Dublin Historical Commission

Meeting Minutes: May 8, 2013

Commissioners in attendance: Jeff Bucher, Mark Sawka, Robert Winegrad, Dan Emery, Tom Shaners and Wendy Weber.

The special meeting was called to order at 7:30 pm.

1. The minutes from the April stated meeting were reviewed and approved as noted.
2. 1518 Norristown Road Demolition Permit Application
 - a. No Public comment
 - b. Dan Emery motioned for a 90 day delay to allow time for the Historical Commission to work with the property owner to explore options for saving the structure
 - i. Tom Shaners seconded the motion
 - ii. Yay – 6; Nay – 0
3. EPI Center
 - a. The Friends of EPI received documentation from the Pennsylvania Museum and Historical Commission that the property is eligible for nomination to the National Register of Historic Places.
 - i. Mark Sawka motioned to have the EPI Center classified as a Class 1 Historic Resource in Upper Dublin Township based on that information
 1. Tom Shaners seconded the motion
 2. Yay-6; Nay – 0
4. Old Fort Washington Elementary School
 - a. A request will be made to the Township Manager for access to the school for additional documentation prior to demolition.
5. The meeting was adjourned at 7:30 pm.
6. The next UDHC meeting is scheduled for May 20, 2013 at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: April 22, 2013

Commissioners in attendance: Jeff Bucher, Mark Sawka, Robert Winegrad, Patrick Hitchens, Tom Shaner and Wendy Weber. Guests in attendance: Jerry Siravo and Rick Barton

The meeting was called to order at 7:36 pm.

1. The minutes from the March stated meeting were reviewed and approved as noted.
2. Mr. Jerry Siravo is the new owner of the Class 2 resource located at 1518 Norristown Road. He is interested in demolishing the structure and building a new home on the lot. The commission suggested options to prevent demolition if possible:
 - a. Seek zoning relief for lot frontage or a flag lot to allow subdivision of the lot to preserve existing structure and build an additional home.
 - b. Rick Barton suggest that the Historic overlay would allow for conversion of the barn to an accessory structure
 - c. Wendy Weber stated that she had potential buyers interested in restoring the home if the lot were subdivided.
 - d. If Mr. Siravo is interested in seeking zoning relief the Historical Commission would be happy to submit a memo of support on his behalf to the zoning board.
3. Old Fort Washington Elementary School
 - a. The Historical Commission is not satisfied with the photographs that have been submitted as documentation of this historic structure.
 - b. The demolition permit has not been issued and must still be approved by the BOC. This will be an agenda item for the 5/14 stated meeting.
4. EPI Center
 - a. Ed Landau of the Friends of EPI reached out to the commission to confirm that they were successfully able to have the EPI center classified as National Historic Register Eligible by the Pennsylvania Historical and Museum Commission.
 - b. At the next meeting the Historical Commission will act to reclassify the EPI center as a Class 1 resource in Upper Dublin.
5. Paxson Farm
 - a. The commission has not been able to establish contact with the Paxson family.
 - b. The last correspondence with the potential new owner still indicated the desire to relocate the home on the property to allow for subdivision.
 - c. The settlement date is scheduled for 6/30/13
6. Historic Resource Inventory
 - a. All photos need to be uploaded to Dropbox. Rob Winegrad will format and forward to Dan Emery for preliminary review and comment.
7. WEC International will host an open house of their Class1 resource located at 709 Pennsylvania Avenue in Fort Washington. The open house will be on 5/11/13 for 1-4pm for those interested.
8. Patrick Hitchens stated that he will continue to attend the Upper Moreland Historical Commission meetings as interested member of the public only.
9. Mark Sawka questioned the work at 1020 Limekiln Pike since it is a Class 2 Resource. Rick Barton stated that he would check on the status of the permits for that property and report back to the commission.
10. Rick Barton stated that the Klime House would be preserved if the proposed Dresher Commons project moves forward.
11. The meeting was adjourned at 8:34 pm.
12. The next UDHC meeting is scheduled for May 20, 2013 at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: March 18, 2013

Commissioners in attendance: Jeff Bucher, Mark Sawka, Dan Emery, Robert Winegrad, Patrick Hitchens and Tom Shaner.

The meeting was called to order at 7:34 pm.

1. The minutes from the February stated meeting were reviewed and approved as noted.
2. Old Fort Washington Elementary School Update
 - a. The Twp. Removed the school demo from the agenda from their stated meeting.
 - b. An agreement was reached with the owner to provide professional photography of the inside and outside of the building.
 - c. The townships interpretation of the ordinance is that the Historical Commission may request documentation of a property, but the applicant cannot be compelled to comply.
 - d. The township solicitor was unaware of the correspondence between the Historical Commission, BOC and applicant at the time of the BOC stated meeting.
 - e. Historical Commission will look into having local architecture students draw up a plan of the building.
3. EPI Center Update
 - a. At the 5/14 stated meeting the BOC will determine the future of the EPI center
 - b. The Friends of the East Oreland Schoolhouse would like the building to remain as a community center or a joint venture with a private re-use.
4. Paxson Property:
 - a. Prior to discussion of the Paxson property Patrick Hitchens recused himself from all deliberations on the matter
 - b. The Historical Commission had been unable to contact Mr. Paxson or his family members having left several messages.
 - c. The property is now under agreement of sale and the potential owners are exploring options for subdivision of the property. After the potential owners and realtor were informed that the property is a Class 1 historic resource in Upper Dublin they began to look into relocating the main house to in front of the barn to allow for subdivision of the property.
 - d. The Historical Commission will reach out to the Heritage conservancy for additional support in the matter.
 - e. The Potential Homeowners have agreed to attend a future meeting to discuss progress.
5. The discussion of the Fort Washington Heights Historic district was tabled to a future meeting.
6. Discussion was held regarding pooling resources with the Fort Washington Historical Society.
7. All pictures for the 1937-1938 Home inventory should be complete by next month so inventory can be complete by the end of 2013.
8. The meeting was adjourned at 8:38 pm.
9. The next UDHC meeting is scheduled for April 22, 2013 at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: January 28, 2013

Commissioners in attendance: Jeff Bucher, Mark Sawka, Dan Emery, Robert Winegrad and Wendy Weber. Guests: Former Commissioner Jan McLemore

The meeting was called to order at 7:33 pm.

1. The Minutes from the special meeting regarding the OFWES were reviewed. Corrections will be made and re-submitted to the commission for review.
2. Former Commissioner Jan McLemore attended the beginning of the meeting to drop off material she had been researching prior to resigning from the commission.
3. Old Fort Washington Elementary School
 1. The Historical Commission is awaiting a response from a letter sent to MJE builders. Mike Evans wrote that he would respond by 1/8/13, but no response has yet been received.
 2. Wendy Weber stated that she has a potential investor for the OFWES that is investigating reuse and preservation of the school.
4. The Historical Commission year end report was reviewed and amended.
5. David Kimmerly and Sabre Smith will be invited to a future meeting to discuss the process for classifying Fort Washington Heights a Historic District in Upper Dublin.
6. Based on the work being performed at 1020 Limekiln Pike Jeff Bucher is going to request clarification of the process for renovation of a Class 2 resource.
7. 1704 Dreshertown Road
 1. The building has been declared uninhabitable by Upper Dublin Twp. The township has informed the historical commission that work is progressing to clean the property.
 2. Jeff will reach out to Rick Barton for additional information.
8. 1937 Inventory
 1. List will be divided in February and photos will be complete by March
9. The following persons were elected 2013 Historical Commission Officers
 1. Chairman – Jeff Bucher
 2. Vice Chairman – Robert Winegrad
 3. Secretary – Mark Sawka
10. New Business
 1. Twiford House was sold at auction. BOC will need to approve bid at next stated meeting.
 2. The final GATSME Open House will be held in February in the basement of the OFWES.
11. The meeting was adjourned at 8:56 pm.
12. The next UDHC meeting is scheduled for February 25, 2013 at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Historical Commission

Meeting Minutes: January 7, 2013

Commissioners in attendance: Jeff Bucher, Mark Sawka, Dan Emery, Robert Winegrad, Patrick Hitchens and Wendy Weber

The special meeting to discuss the demolition application for the Old Fort Washington Elementary School was called to order at 7:33 pm.

1. The applicant (MJE Builders) was invited to attend the meeting, but is not in attendance. Michael J. Evans sent an e-mail on 1/7/13 stating that he would respond the following day to the most recent comment letter sent by the commission.
2. Jan McLemore has resigned from the Historical commission effective 12/15/12.
3. Discussion was held regarding the demolition permit submitted by MJE Builders:
 1. To date the Historical Commission has not provided a sufficient response to comments from the Historical Commission nor have they chosen to attend any of the meetings that have been held to discuss this matter.
 2. Commissioner Hitchens made a motion for a full 90 day delay of the demolition of the building.

i. Commissioners Sawka, Emery, Weber and Winegrad voted yea

ii. Commissioner Bucher voted nay

1. The 90 day delay will be used to work with the applicant to explore alternatives to demolition and to provide the information requested by the commission in our initial letter.
2. We are also requesting that the applicant fully document the historic resource in accordance with the Pennsylvania Historical & Museum Commission guidelines which shall include but not be limited to; existing and measured floor plans, interior and exterior elevations to scale, surveys and photographs.
3. The meeting was adjourned at 8:30 pm.
4. The next UDHC meeting is scheduled for January 28, 2013 at 7:30 pm. This is a stated monthly meeting.

Upper Dublin Township Historical Commission

Meeting Agenda
November 24, 2014 7:00pm

1. Review and approve minutes from October 27, 2014 stated meeting
2. Announcements
3. Public Comment
4. Discuss; Status of sale Copernicus/Hawkswell, Paone Demolition Sale
5. Discuss Lindenwold Estate status (November BOC meeting)
6. Pre-Review 1939 (208 Twinning and 611 Orlando)
7. Pick the date and decide on a place for our December meeting
8. New Business
9. **Next Meeting December ??, 2014 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Agenda
October 27, 2014 7:00pm

1. Review and approve minutes from September 22, 2014 stated meeting
2. Announcements
3. Public Comment
4. Discuss; Status of sale Copernicus/Hawkswell, be prepared to vote/recommend demolition application (the 90 day period has expired)
5. Discuss Lindenwold Estate update and status.
6. Action; Pre-review 1939 inventory.
7. New Business
8. **Next Meeting November 24, 2014 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes

October 27th, 2014

Commissioners in Attendance: Bucher, Weber, Winegrad, Shaner, Emery, Magaziner

Guest(s): Sal Paone, Builder

The meeting was called to order at 7:05 pm

- (1) The meeting minutes from 9/22/14 were reviewed and approved as submitted.
- (2) Announcements:
 - a. Commissioner Bucher made the presentation about Dr. Mattison/Lindenwold to the general meeting of the Historical Society of Fort Washington on October 21st, 2014.
 - b. In regard to the Pizek property, Sal Paone said that the garage, Helen's House, the indoor tennis court and the barn were now demolished. They are mid-demo on the Emlen House. He said the Angus Buckley mural (20' by 10') would be taken by Germantown Academy. He also said that Copernicus House had been shown about 8 times but potential buyers indicated that the sheer size and high cost of renovation was a deterrent to their purchasing it.
- (3) A motion was put forward by Commissioner Winegrad to approve demolition of Copernicus House subject to any possible salvage. This was seconded by James Magaziner. The other four commissioners in attendance voted nay.

Commissioner Bucher put forward a motion to deny demolition with all commissioners voting aye except Magaziner and Winegrad.
- (4) Jim Magaziner gave an update on the Lindenwold Estate. The UDT Planning Commission said that they would not recommend approval of the proposed zoning changes at St. Mary's Villa because the developers had not addressed the Planning Commission's previous recommendations in regard to density, placement of units, views and preservation of trees.
- (5) The UDT Historical commissioners discussed the 1939 inventory.
- (6) New Business: None

The next meeting will be held on November 24, 2014 at 7:00 pm.

The meeting was adjourned at 8:16 pm.

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
September 22, 2014 7:00pm

1. Review and approve minutes from August 25, 2014 stated meeting
2. Announcements
3. Public Comment
4. Discuss; Status of sale Copernicus/Hawkswell
5. Discuss Lindenwold Estate update and status.
6. Action; Pre-review 1939 inventory.
7. New Business
8. **Next Meeting October 27, 2014 at 7:00pm**

Upper Dublin Historical Commission
Meeting Minutes
September 22, 2014

Commissioners in Attendance: Bucher, Weber, Winegrad, Magaziner

Guests: None

The meeting was called to order at 7:03 pm

- (1) The meeting minutes from 8/25/2014 were reviewed and approved as submitted.
- (2) Announcements: None
- (3) Public Comment: None
- (4) Status of Copernicus/Hawkswell
 - a. Sal Paone was conducting a pre demolition sale on the web. Items such as old stone and the tennis court structure are for sale.
 - b. Commissioner Winegrad suggested that the section comprising the Copernicus House area could be a "phase in" piece of the development.
 - c. Commissioner Weber said that only about 4 agents with clients had looked at the property and the feedback has been there is too much work needed to be done on the property. She added that Paone's realty group will list the property in the Wall Street Journal Mansion section, The Boston Globe and The Washington Post. Ms. Weber said that the Ambler Gazette will do a feature article on the property .
- (5) Lindenwold Update
 - a. Mr. Magaziner later circulated an article via email from the Montgomerynews.com website that was published September 10, 2014. It reviewed the UD Board of Commissioners meeting held on September 9th, 2014 where the proposed St. Mary's development was discussed. The article is entitled "St. Mary's Hearing Planned; deer hunting moratorium rejected".
- (6) Pre-review 1939 Inventory
 - a. A packet of Commissioner Shaner's photos with description was distributed to all commissioners present.
- (7) New Business: none

The next meeting will be held on October 27, 2014 at 7:00 pm.

The meeting was adjourned at 7:45pm.

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
August 25, 2014 7:00pm

1. Review and approve minutes from July 28, 2014 stated meeting
2. Announcements
3. Public Comment
4. Discuss/Action; Status of Sale and Vote and Recommend Copernicus/Hawkswell Demolition Application
5. Discuss; Paxson Development Plan
6. Discuss Lindenwold Estate update and status.
7. Action; Pre-review 1939 inventory.
8. New Business
9. **Next Meeting September 22, 2014 at 7:00pm**

Upper Dublin Township Historical Commission
Meeting Minutes
August 25, 2014

Commissioners in Attendance: J. Bucher, W. Weber, R. Winegrad, P. Hitchens,
J. Magaziner

Guests: None

The meeting was called to order at 7:00 pm

- (1) The meeting minutes from July 28 were reviewed and approved as submitted.
- (2) Announcements: none
- (3) Public comment: none
- (4) Status of Sale of Copernicus/Hawkshill:
 - (a) Commissioner Weber showed the Copernicus/Hawkshill listing notice from Vanguard Realty Associates, the realtor affiliated with Sal Paone Builders. The property is listed for sale at \$1.8 million. Commissioner Weber assisted in the development of the listing sheet. She said that 3 or 4 qualified potential buyers have already toured the property.
- (5) Paxson Development Plan:
 - (a) Commissioner Bucher noted that Rick Barton had written in an e-mail that the builder, Rob Dratch, is going back to the owners to discuss changes to the development plan.
- (6) Lindenwold Estate Update and Status:
 - (a) Commissioner Bucher asked J. Magaziner to review the minutes from the last Planning Commission meeting and provide an update via email to Historical Commission members.
- (7) 1939 Inventory:
 - (a) Discussion was moved to the September UDTHC meeting.
- (8) New Business:
 - (a) J. Magaziner mentioned that there could be potential synergy between the Historical Society of Ft. Washington and the UDTHC.

(b) W. Weber mentioned that the Anshutz house located near Bethlehem Pike and Ambler Road has deteriorated significantly. It is presently bank owned and for sale.

The next meeting will be held on September 22, 2014 at 7:00 pm.

The meeting was adjourned at 8:01 pm.

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
July 28, 2014 7:00pm

1. Review and approve minutes from June 23, 2014 stated meeting
2. Announcements
3. Public Comment
4. Discuss Lindenwold Estate update and status.
5. Action; Vote and Recommend Emlen/Copernicus Demolition Application.
6. Action; Pre-review 1939 inventory.
7. New Business
8. **Next Meeting August 25, 2014 at 7:00pm**

Upper Dublin Township Historical Commission
Meeting Minutes
July 28, 2014

Commissioners in attendance: Jeff Bucher, Dan Emery, Wendy Weber, Robert Winegrad, James Magaziner

Guests: Mary Lou McFarland, Sal Paone

The meeting was called to order at 7:01 pm

(1) The meeting minutes from June 23rd, 2014 were reviewed and approved as submitted.

(2) Announcements – none

(3) Public Comment:

(a) Commissioner Weber and Ms. McFarland asked Mr. Paone to consider trying to market Copernicus House instead of demolishing it. Mr. Paone made the following points:

(i) It would be difficult to convert Copernicus House to condos.

(ii) He looked at what it would take to sell the Copernicus property. Separating it from the rest of the planned development would cause the loss of five or six acres and up to 10 lots. In addition some of the planned open space could be lost.

(iii) The property would need to be sold for \$1.8 million and it might take another \$1.8 for the buyer to renovate the property.

(iv) The property had been known as Mist Field Farms. He thought Mist Field might be a good name for the development.

(b) It was agreed that Paone's Real Estate Company would try to sell the Copernicus Property over a 60 – 75 day timeframe with assistance from Jane Douglas, a local realtor. Commissioner Wendy Weber will oversee the process.

(4) Emlen/Copernicus discussion and vote re: demolition applications:

(a) In regard to the demolition of the various components of the Emlen property:

(i) Dan Emery motioned to allow the demolition of the tennis courts. Wendy Weber seconded the motion. All commissioners in attendance voted aye.

(ii) Rob Winegrad motioned to allow the demolition of the garage and accessory buildings. James Magaziner seconded the motion. All commissioners in attendance voted aye.

(iii) Rob Winegrad motioned to allow demolition of the barn. Commissioners Weber and Emery abstained from voting on the demolition of the barn. All others other commissioners in attendance voted aye.

- (iv) Dan Emery motioned to allow the demolition of Helen House. Wendy Weber seconded the motion. All commissioners in attendance voted aye.
- (v) Dan Emery motioned to approve the partial demolition of Emlen House. Rob Winegrad seconded the motion. All commissioners in attendance voted aye.
- (vi) Dan Emery motioned to deny the demolition of Copernicus House. Wendy Weber seconded the motion. Commissioners Bucher and Magaziner voted nay and Commissioner Winegrad voted aye. However, after further discussion, the Commissioners then agreed to table the vote until the next meeting of the Historical Commission.

(5) Discussion of Lindenwold

- (a) Mary Lou McFarland said that 1000 people have signed an e-petition written by Chris Pastore that called for property to remain open space.
- (b) Mary Lou McFarland also mentioned the difficulty that an organization such as the Heritage Conservancy would have in monitoring the Home Owners Association maintenance of Lindenwold.
- (c) Commissioner Weber mentioned a recent article in the Ambler Gazette that discussed the outcome of the June 17th meeting of the UDT Planning Commission. The article says that the applicant was asked to provide examples of senior independent living for the next meeting. The article stated that Commissioner Wesley Wolf said he felt the proposed height “has to be trimmed a bit” and that the proposed amendment was “too open ended”.

(6) Pre-review 1939 Inventory

- (a) Rob Winegrad and Dan Emery will review and update the 1939 inventory.
- (b) Commissioner Bucher tabled the pre-review until the August HC meeting.

(7) New Business

- (a) Regarding Paxson – Rick Barton sent information to Jeff Bucher about the tentative plans for demolition of half of the structure of Paxson. In the plans, the barn and springhouse remain intact.

The next UDTHC meeting will be held on August 25th, 2014 at 7:00 pm.

The meeting was adjourned at 8:25 pm.

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
June 23, 2014 7:00pm

1. Review and approve minutes from May 19, 2014 stated meeting
2. Announcements
3. Public Comment
4. Discuss Lindenwold Estate update and status.
5. Discuss Emlen/Copernicus Demolition Application.
6. Status; Central email announcement system Jim Magaziner
7. Action; Pre-review 1939 inventory. (Tabled until July 2014)
8. Review and approve yearend report.
9. New Business
- 10. Next Meeting July 28, 2014 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes

June 23rd, 2014

Commissioners in Attendance: Jeff Bucher, Daniel Emery, Wendy Weber, Robert Winegrad, James Magaziner

Guests: Sal and Sam Paone (developers of the Emlen House property)

The meeting was called to order at 7:00 pm

- (1) The meeting minutes from May 19th, 2014 were approved as submitted.
- (2) Announcements: None
- (3) Public Comment: No one from the public attended the meeting.
- (4) Lindenwold:
 - (a) It was noted that Commissioner Bucher gave his presentation on the history of Lindenwold to the UDBOC at their June 10th, 2014 meeting.
 - (b) James Magaziner gave an overview of the Residents for Open Space Lindenwold Estate (ROSLE) meeting that was held on June 18, 2014. At the meeting the Toflers said their presentation to the UD Planning Commission did not go well. The UDPC told them ROSLE needed a legitimate, economically feasible plan as ROSLE's present plan was not viable.
- (5) Emlen/Copernicus Demolition Plan:
 - (a) Sal and Sam Paone gave a detailed presentation about their plans for both houses.
 - (b) A detailed history was provided about various developers who have owned the property since 2006.
 - (c) The Paone plan is to build 44 single family homes in a swathe through the central part of the property.
 - (d) Their plan is to demo Emlen House back to its' original dimensions of 28 ft. x 80 ft. when it was used by Gen. Washington as headquarters during the Whitemarsh encampment in 1777. The inside of the structure would be left intact with improvements made to make the house saleable to a private, residential buyer.
 - (e) The area of the property along Camphill and Dreshertown Roads is too steep to build on.
 - (f) Generally, the HC said they liked the sense of the over-all development plan.
 - (g) Commissioner Weber said she thought that Copernicus House might be a viable property for condos.
 - (h) The HC will tour both properties on July 9th at 4:00 pm.

(6) Status of email announcement system:

- (a) James Magaziner gave a brief overview of the new email sign-up feature on the HC page on the UDT website.

(7) 1939 Inventory:

- (a) Commissioner Winegrad said he did lots of cropping of the photos as the quality of some of the photos was poor.
- (b) Commissioner Bucher added that we will continue to push to get the 1939 inventory finished.

(8) 2013 Yearend Report:

- (a) The 2013 HC Yearend Report was approved by the UDHC.

(9) New Business:

- (a) Commissioner Emery said there was nothing new on Paxon House but he does consider it “demolition by neglect”.
- (b) Commissioner Bucher recommended emailing Rick Barton to see what can be done about demolition by neglect.

The next meeting will be held on July 28th, 2014 at 7:00 pm.

The meeting was adjourned at 8:52 pm.

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
May 19, 2014 7:00pm

1. Review and approve minutes from April 28, 2014 stated meeting
2. Announcements
3. Public Comment
4. Discuss Lindenwold Estate update and status, final review Power Point presentation for BOC.
5. Action; Insert 1939 inventory photos into power point, Dan to identify style and add remarks.
6. Review and comment on yearend report.
7. New Business
8. **Next Meeting June 23, 2014 at 7:00pm**

Upper Dublin Historical Commission

Meeting Minutes: May 19, 2014

Commissioners in attendance: Jeff Bucher, Tom Shaner, Wendy Weber, Patrick Hitchens, Robert Winegrad, James Magaziner

Guests: None

The meeting was called to order at 8:05 pm.

- (1) The Meeting Minutes from the April 28, 2014 meeting were reviewed and approved with minor changes.
- (2) Announcements: none.
- (3) Public Comment: no guests were present.
- (4) Lindenwold:
 - a. Commissioner Bucher discussed his upcoming PowerPoint presentation that will be given at the June 10th BOC meeting. He plans to do a run-through at the Clifton House sometime prior to the June 10th presentation.
 - b. The commissioners briefly discussed the Ordinance to Amend The Code of The Township Of Upper Dublin, Chapter 255, Zoning, To Establish Historical Preservation – Mixed Residential Community As A Conditional Use Within The Institutional Districts. It was noted that it appears to have been written to accommodate all of the specifics of the Lindenwold Estate developers' current proposal. Commissioners Weber and Bucher said they planned to attend the May 21, 2014 Planning Commission meeting where the Ordinance was to be discussed.
- (5) 1939 Inventory:
 - a. Commissioner Shaner mentioned that he took some notable photos.
- (6) Year End Report:
 - a. There was a brief discussion regarding the age of the Paxton House as Commissioner Bucher thought it was older than noted. Commissioner Winegrad mentioned that there is a date on the keystone.
 - b. Commissioner Bucher asked that final comments be forwarded to Rob Winegrad in the next week or two.
- (7) New Business:
 - a. Commissioner Hitchens provided an overview of the "Penna. Sunshine Act".
 - b. Commissioner Magaziner suggested that the UDHC should have an email sign-up link on their UD Township website page. The commissioners generally agreed that the email link should be implemented.

The next meeting will be held on June 23, 2014 at 7:00 pm.

Meeting adjourned at 9:00 pm.

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
April 28, 2014 7:00pm

1. Review and approve minutes from March 24, 2014 stated meeting
2. Announcements
3. Public Comment
4. Discuss Lindenwold Estate update and status
5. Discuss Emlen House update and status
6. Action; Review and schedule 1939 inventory list.
7. Review yearend report.
8. Class I Resources, schedule and arrange meetings/visits
9. New Business
- 10. Next Meeting May 26, 2014 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes: April 28, 2014

Commissioners in Attendance: Jeff Bucher, Tom Shaner, Patrick Hitchens, Robert Winegrad and Wendy Weber

Guest In Attendance: Neil Rines, Upper Dublin resident

The meeting was called to order at 7:13 pm.

1. The meeting minutes from the March stated meeting were reviewed and approved as submitted.
2. Upcoming Events:
 - Keystone Connection Forum 2014
July 16-20, 2014
Conference on Heritage Byways to the past
 - Emlen House, 1951 Pennsylvania Ave., Fort Washington, PA 19034
Springfield Historic Society, www.springfieldhistory.org, is hosting a tour and an ice cream social at the Emlen House
Date: May 17th, Time: 9am and 10:30am, Price \$20/pp
3. Lindenwold:
 - As the township's advisory board, the UDTHC will make a presentation to the BOC at the June 10th scheduled meeting.
 - Commissioner Emery has put information about the architect Bean into the UD Historical Commission's dropbox.
4. Emlen House/Property:
 - Commissioner Hitchens wants to involve Wissahickon Watershed, as they own the adjoining historic property (originally part of the Pizeck estate and the Copernicus Society).
5. 1939 Inventory:
 - Tom Shaner updated photographs in UDTHC dropbox for review.
 - Letters to be sent to all 1939 residents next month outlining the review process.
6. Draft of 2013 year-end report
 - Commissioner Winegrad will distribute a draft, via e-mail, of our 2013 Annual Report to be reviewed and finalized at our next meeting.
7. Class I Resources schedule TBD
8. New Business:
 - Resident Neil Rines, 161 Jackson Ave, Glenside, PA 19038-1011 in attendance, nwerin@aol.com, 267-270-7110.
 - Interested in the North Hills section of Upper Dublin, wants the area to be recognized historically by the township.
 - 3 buildings in particular, 1 landmark:
 1. Old North Glenside Elementary
 2. Antioch Baptist Church, 200 Logan Ave, Glenside, PA 19038
 3. William E. Burrell Lodge #737, Elks Lodge, 147 Linden Ave, North Hills, PA 19038
 4. Evelyn B Wright Baseball Field, E401 Logan Ave, North Hills, PA
 - Mr. Rines will contact the UDTHC via UDTHC e-mail with justification to be classified as a Class II resource.

The next meeting will be held May 19, 2014 at 7:00pm. This is the stated monthly meeting.

Meeting adjourned at 8:10pm

Respectfully submitted by Wendy Weber

Upper Dublin Township Historical Commission

Meeting Agenda
March 24, 2014 7:00pm

1. Review and approve minutes from February 24, 2014 stated meeting
2. Announcements
3. Public Comment
4. Discuss Lindenwold Estate update and status
5. Discuss Emlen House update and status
6. Action; Review and schedule 1939 inventory list.
7. Review yearend report.
8. Class I Resources, schedule and arrange meetings/visits
9. New Business
- 10. Next Meeting April 28, 2014 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes: March 24th, 2014

Commissioners in attendance: Jeff Bucher, Daniel Emery, Wendy Weber, Thomas Shaner, James Magaziner, Patrick Hitchens, Robert Winegrad

Guests: None

The meeting was called to order at 7:10 pm.

1. The meeting minutes from February 24, 2014 were approved.
2. Commissioner Bucher discussed the planned St. Mary's Villa/Lindenwald Estate historic overview presentation for the UDBOC. The presentation is in the process of being written and made into a Power Point slide overview. He envisions that the presentation could be made at the April or May BOC meeting.

It was noted that a letter was printed in the most recent Ambler Gazette that outlined the Lake View Drive neighbor's concerns about the proposed development.

3. Jeff Bucher asked if there was any update on the Emlen House. Commissioner Emery noted that there is a dumpster on the property which raised concerns about the house being gutted by the developer but others said it had been there for a while. There was discussion about what township (Springfield or UD) the property's houses and various buildings are in. Commissioner Weber noted that the new owner/developer, Sal Paone, paid \$4.5 million for the property.
4. In regard to the 1939 inventory review Commissioner Shaner said he was waiting for the weather to improve before taking the rest of the pictures.

5. In regard to the HC Year-end report being submitted in the May- June timeframe, Commissioner Winegrad is working on the report.
6. In regard to Class 1 Resources, Commissioner Weber is in the process of developing the most efficacious way to schedule and arrange meetings.
7. New business:
 - (1) Commissioner Magaziner will look into the idea of using the Township email list to develop an email program for the UDHC.
 - (2) Commissioner Weber mentioned that a former Chairperson for UDHC, Sabra Smith, had offered to do a blog that would discuss UD historic issues.
8. The next UDHC meeting is scheduled for April 28, 2014 at 7:00 pm.

Meeting adjourned at 7:24 pm

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
February 24, 2014 7:00pm

1. Review and approve minutes from January 27, 2014 stated meeting
2. Public Comment
3. Discuss Lindenwold Estate update and status
4. Discuss Emlen House update and status
5. Action; Decide whether the 1939 inventory will be reviewed next year or be postponed until the 1940 review in 2015.
6. Review yearend report.
7. Class I Resources, arrange meetings/visits
8. New Business
9. **Next Meeting March 24, 2014 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes: February 24th, 2014

Commissioners in attendance: Jeff Bucher, Daniel Emery, Wendy Weber, Thomas Shaner, James Magaziner

Guests: Tim & Tanya Semen, Ginny Vitella: Residents concerned about the development of St. Mary's Villa.

The meeting was called to order at 7:00 pm.

1. The meeting minutes from January 28, 2014 were approved.
2. In public comment the residents/guests voiced their concerns about the development of St. Mary's Villa. They are concerned about water run-off, traffic congestion, the density of development, UD Twnsp schools being over-burdened. They offered to help in any way regarding scaling back the proposed development.
3. Commissioner Bucher discussed the planned St. Mary's Villa/Lindenwald Estate historic overview presentation for the UDBOC. He envisions that the presentation could be made at the April BOC meeting. It was agreed to meet on March 4th at the Clifton House to work on the presentation.
4. Commissioner Magaziner gave an overview of the Bond Referendum that was approved in 2008. It allowed UD Township to incur debt up to \$30 million for the purpose of financing acquisition of land and/or easements to protect recreational, natural, scenic, historical and cultural resources.
5. Jeff Bucher gave an update on the Emlen House. April Frantz of the PA Historical and Museum Commission would be contacted as she had been checking on the background of Emlen House. Commissioner Weber was going to check to determine if Emlen House is in UD.

6. In regard to the 1939 inventory review, 21 houses remain. Commissioner Shaner said he would take pictures of the 1939 inventory. The 1940 inventory has 102- 105 houses.
7. Jeff Bucher said the HC year end report could be submitted in the May-June timeframe. It was mentioned that some of the delay has to do with Commissioner Wingrad's computer problems.
8. In regard to Class 1 Resources, Commissioner Weber suggested a meet and greet. She said she might make the contact directly.
9. The next UDHC meeting is scheduled for March 24, 2014 at 7:00 pm.

Meeting adjourned at 8:00 pm

Respectfully submitted by James Magaziner

Upper Dublin Historical Commission

Meeting Minutes: January 27, 2014

Commissioners in Attendance: Jeff Bucher, Daniel Emery, Tom Shaner, Wendy Weber, and Jim Magaziner

Guest In Attendance: Thomas McCreesh, Temple University Facilities Manager
Saul Katzman, Temple University Director of Finance and Operations

The meeting was called to order at 7:30 pm.

1. The meeting minutes from the November stated meeting were reviewed and approved as submitted.
2. Commissioner James Magaziner was welcomed as a new commissioner.
3. Gilbert House
 - Thomas McCreesh and Saul Katzman, both from Temple University, reviewed Temple's case for demolition of this Class II resource.
 - The property has been unoccupied since 1995. Demolition permits are already in place with the state.
 - Commissioner Weber requested additional documentation Temple has on the house, plus a visitation of the house by the UDTHC prior to demolition.
 - UDTHC unanimously approved demolition of the Gilbert House with the following condition: Temple agreed to provide the pdf. files of the feasibility study and arrange a site visit by the commission prior to demolition.
 - Commissioner Bucher will send a letter to Tom McCreesh requesting the above.
4. Emlen House
 - Sal Paone has purchased the property. The commission has concerns for the future of this important historic resource in Upper Dublin.
 - Commissioner Bucher discussed reclassification the Emlen house from a Class II to a Class I Resource, due to the historic significance of this house and property. This was George Washington's Headquarters in the winter of 1777.
 - Mary Lou McFarland, from Heritage Conservancy, is currently working on the letter of eligibility from the National Register.
 - Commissioner Shaner will investigate the house becoming a certified National Landmark.
 - Commissioner Magaziner will research the township's 2008 Open Space and Environmental Protection Plan. The \$30 million bond was voted on to finance the acquisition of real estate interests for the conservation and/or preservation of land in the township.
5. Lindenwold Estate
 - Planning commission meeting in the Township building postponed to Tuesday, January 28, 7pm due to snow last week. Developers to present the initial site/density plan to the commissioners.
 - Reclassification of the Lindenwold castle to a Class I resource was recommended by the commission.
 - A committee was set up to research the history of the property. First meeting date is February 6th, at the Fort Washington Historical Society library at 6pm.
 - As the township's advisory board, the UDTHC will make a presentation to the BOC at their March scheduled meeting.
6. 1939 and 1940 Inventory
 - Inventory to be reviewed as time allows.
 - Emlen house and Lindenwold castle take precedent over the classification of properties.

- If necessary, this inventory group will be completed in 2015.
7. Draft of year-end report
- Commissioner Winegrad was unable to attend tonight's meeting. He will distribute a draft, via e-mail, of our 2013 Annual Report to be reviewed and finalized at our next meeting.
8. Meeting time
- Unanimously voted to return to the 7pm start time.
9. Election of 2014 Historical Commission Officers:
- Chairman: Jeff Bucher
 - Vice-chair: Robert Winegrad
 - Secretary: James Magaziner
10. New business
- Commissioner Weber recommended we meet and greet all of the owners of Class I resources in Upper Dublin in 2014.
 - Commissioner Weber to follow up with Rick Barton and his findings on the condition of the Paxon property.
11. The next meeting will be held February 24, 2014 at 7:00pm. This is a stated monthly meeting.

Meeting adjourned at 8:40pm

Respectfully submitted by Wendy Weber

Upper Dublin Township Historical Commission

Meeting Agenda
January 26, 2015 7:00pm

1. Review and approve minutes from November 24, 2014 stated meeting
2. Announcements
3. Public Comments
4. Welcome new Historical Commissioner Kevin Palmer
5. Discuss Lindenwold Estate status (December BOC meeting)
6. Review 1939 Inventory {(Dan re-review) 208 Twinning and 611 Orlando}
7. Review year-end report draft
8. Discuss recommended changes to Historical Ordinance
9. Vote; Historical Commission officers for 2015
10. New Business
- 11. Next Meeting February 23, 2015 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes, January 26th, 2015

Commissioners in Attendance: Bucher, Shaner, Magaziner, Palmer

Guest: Richard Barton, UDT Community Planner/Zoning Officer

The meeting was called to order at 7:05 pm

- (1) The minutes from UDTHC November 24, 2014 meeting were reviewed and approved as submitted.
- (2) Announcements: none
- (3) Public Comment: none
- (4) The newest member of the UDTHC, Kevin Palmer, was introduced.
- (5) Discuss Lindenwold Estate Status: Rick Barton gave a review and update and made the following points:
 - i. The Planning Commission wanted more setbacks and fewer units but the UD BOC approved the higher number of units to facilitate the preservation of the castle and gatehouses.
 - ii. The developers still have to go through “conditional use and land development” approvals, so development is conditional on approvals.
 - iii. The development would erase any deficit that the UD School system has.
- (6) The Commissioners reviewed the 1939 inventory and will make a recommendation under separate cover to BOC for approval.
- (7) Review of UDTHC Annual report was postponed until the February meeting.
- (8) Discuss recommended changes to Historical Ordinance as follows:
 - (i) Commissioner Bucher said he may want to review the selection criteria of Class II property since many houses have been designated Class II but they do not stand out as being significant (eg, Lindenwold is significant and it is designated Class II). He added that we may want to designate properties as “historically meaningful” or not.
 - (ii) Rick Barton said he would like to have a UDT brochure for UD residents who own old houses.
 - (iii) Rick Barton mentioned that he thinks the demolition ordinance may be confusing.

- (iv) Commissioner Bucher said that the Paxson House is relevant to the ordinance because it is a Class I property and part of it was knocked down. Rick Barton said he would look into it.
- (v) Commissioner Magaziner asked if "Open Space" could be addressed in the ordinance.

(9) UDTHC Officer vote postponed

(10) New Business – none

(11) Next Meeting February 23, 2015 at 7:00 pm

(12) Meeting adjourned at 8:20 pm

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Minutes

February 23, 2015

Commissioners in attendance: Bucher, Shaner, Winegrad, Palmer, Weiss, Magaziner

- (1) The minutes from the UDTHC January 26, 2015 meeting were reviewed and approved.
- (2) Announcements - Commissioner Bucher made the following announcements:
 - (a) Rick Barton sent a letter to the owner and builder of the Paxson property stating that the approved demolition of the middle roof structure at the barn had been fulfilled and that no other demolition was to be permitted
 - (b) Copernicus House is now demolished and Emlen House is now down to the original facade envelope.
- (3) Public comment – none
- (4) The newest member of the UDTHC, Steven Weiss, was introduced.
- (5) Historic Preservation Ordinance - The Historic Preservation Ordinance was discussed. Commissioner Bucher will review issues presented by UDTH Commissioners via e-mail and he will then draft a letter in March.
- (6) Lindenwold Estate – The commissioners discussed the status of the Lindenwold Estate. Commissioner Magaziner mentioned a Twinning Road “land swap” idea. He also noted that the Residents for Open Space at Lindenwold Estate were considering having a fund raising event at the Ambler Theater.
- (7) 1939 Inventory – Commissioner Bucher said the 1939 Inventory is complete and letters will be sent to the property owners.
- (8) Year End Report – The draft was reviewed.

(9) Historical Commission Officers Vote for 2015

- (a) Robert Winegrad nominated Jeff Bucher for Chairman, Tom Shaner seconded. Ayes unanimous.
- (b) Jeff Bucher nominated Robert Winegrad for Vice Chairman, Kevin Palmer seconded. Ayes unanimous.
- (c) Tom Shaner nominated Jim Magaziner for Secretary, Steven Weiss seconded. Ayes unanimous.

(10) New Business:

- (a) The commissioners discussed the idea of visiting other township Historical Commissions to compare procedures and generate new ideas.
- (b) Commissioner Palmer presented a mock-up of a Historical Commission brochure.

(11) Next Meeting March 23, 2015 7:00 pm

Upper Dublin Township Historical Commission

Meeting Minutes

March 23, 2015

Commissioners in attendance: Bucher, Shaner, Palmer, Weiss, Magaziner

Guests: None

The meeting was called to order at 7:00 pm

- (1) The minutes from the UDTHC February 23, 2015 meeting were reviewed and approved.
- (2) Announcements - Commissioner Bucher made the following announcements:
 - (a) He sent a letter to the current owner of St. Mary's saying that at the April 27th UDTHC meeting, the issue of reclassifying the Lindenwold Estate from a Class II Historic Resource to a Class I Historic Resource will be discussed.
 - (b) The 1939 Inventory Recommendation letter was sent to residents, the UDT Board of Commissioners, Paul Leonard and Rick Barton.
 - (c) The 2014 UDTHC Annual Report was sent to the UDT Board of Commissioners, Paul Leonard and Rick Barton.
- (3) Public comment – none
- (4) Review and Drafting a Letter re: Historic Preservation Ordinance -
 - (a) The Commissioners discussed replacing “Class I and Class II Resource” designations with “Historic or Not Historic” and also reducing the number of criteria for designation.
- (5) Lindenwold Estate status – The commissioners further discussed the status of the Lindenwold Estate per the reclassification mentioned in 2(a) above.
- (6) UDTHC Pamphlet
 - (a) The commissioners discussed how a pamphlet would be useful at UD Community Day and other similar events.
- (7) New Business – none

Meeting adjourned at 7:55 pm

Next Meeting – April 27, 2015 at 7:00 pm.

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Minutes

April 27, 2015

Commissioners in attendance: Bucher, Shaner, Palmer, Weiss, Winegrad, Magaziner

Guests: Rob Fluehr (Dir. Of Residential Development, The Goldenberg Group), Sister Rita Fanning, Sister Celine Harnils, John Cluver (Voith & Mactavish Architects), Peter Monaghan (Endeavor Property Group)

The meeting was called to order at 7:00 pm

- (1) The minutes from the UDTHC March 23, 2015 meeting were reviewed and approved.
- (2) Announcements - Commissioner Bucher received a letter from the Penna. Historical and Museum Commission to the Heritage Conservancy stating that Lindenwold/St. Mary's Villa is eligible for listing in the National Register of Historic Places opened the door to the issue of reclassifying the Lindenwold Estate from a Class II Historic Resource to a Class I Historic Resource.
- (3) Public comment – Peter Monaghan expressed that the agreement of sale is conditional on their needed approvals. There has been support from the UD Board of Commissioners for their proposed plan. The comprehensive ordinance introduced by the developers will allow for most of the historic resources to be preserved. He said he hoped a Conditional Use Plan could be presented in 30 to 40 days.

Sister Rita Fanning stated that the Sisters can no longer maintain the property. Their number one goal has been to care for the kids. The school will move off the property no later than at the end of July 2015. Disrepair could occur quickly after that. She voiced her support for Mr. Monaghan and she said they could sell the property to a psychiatric hospital if Mr. Monaghan walked away.

Mr. Bucher and Mr. Winegrad asked if the building would be abandoned in a worst case and Sister Fanning, Mr. Monaghan and Mr. Cluver said that if the sale goes through then a basic level of water and electric utilities could be maintained.

- (4) Should Lindenwold Estate be Elevated to a Class I Resource & Vote.
 - (a) Mr. Bucher reviewed the inventory of the historic structures on the property based on the Heritage Conservancy's inventory and he listed the criteria for elevating to a Class I Resource.
 - (b) Mr. Winegrad asked what buildings would present problems if they became

- Class I? Mr. Monaghan said the garage, boathouse and dam would pose the most problems. Mr. Cluver said that the Sunken Garden would pose a problem, too.
- (c) Mr. Bucher asked about the plans for the main gate at Lindenwold Avenue. Mr. Monaghan said the intention is to keep it.
 - (d) Sister Fanning said the Carriage House and garage are no longer historic because nothing inside is left from Dr. Mattison's time. Mr. Monaghan said the stone from the carriage house could be used to add an elevator housing to the outside of the castle.
 - (e) Mr. Cluver said he thought that the Class I designation would only apply to the castle. Mr. Bucher said it would cover the entire property, roads and structures. Mr. Cluver said if that were the case it could represent a hardship for the developers. Sister Fanning reiterated that the Sisters have no interest in having their property designated as Class I. She further stated that if it is Class I and Mr. Monaghan walked away then the Sisters would have a difficult time finding a new buyer.
 - (f) Mr. Bucher said the UD Board of Commissioners could potentially not accept the recommendations of the Historical Commission. However, it was incumbent on the UD Historical Commission to categorize historic properties in UD because the BOC gave the Historical Commission that mandate in 2006.
 - (g) Mr. Cluver said that if Class I designation for the entire property is agreed to then that could be a deal breaker. He suggested that the Historical Commission delay their decision to reclassify and then take it up again once the Agreement of Sale goes through because the developers are at a sensitive point in the process.
 - (h) Mr. Bucher said that the name of Jeff Marshall (Heritage Conservancy) had been mentioned many times during the evening. Commissioner Bucher said he wanted Jeff Marshall's recommendation regarding the protection afforded by the Heritage Conservancy overlay. Bucher said the intent was not to impede development but, rather, it was to make sure the right thing is done for the good of the township 50 and 100 years into the future.
 - (i) Mr. Weiss motioned to table the recommendation for Mattison Estate reclassification. Commissioner Shaner seconded the motion. All voted "aye".
- (5) Review and draft changes to Historical Ordinance.
 - (a) Postponed
 - (6) Class I resources; folders added to Dropbox.
 - (a) Commissioner Shaner discussed several photos
 - (7) Review Pamphlet Content
 - (a) Mr. Palmer discussed his pamphlet mock-up.

(8) New Business – Mr. Bucher said that we may schedule a tour of Emlen House over the summer months.

Meeting adjourned at 8:35 pm

Next Meeting – May 18, 2015 at 7:00 pm.

Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
May 18, 2015 7:00pm

1. Review and approve minutes from April 27, 2015 stated meeting
2. Announcements
3. Public Comments
4. Discuss; Recap comments from last month's meeting should Lindenwold Estate elevate to a Class I resource.
5. Review; draft comments to recommend changes to Historical Ordinance
6. Class I resources; folders added to drop box (Pictures, Historic Survey, Historic Research and other)
7. Review content for an Upper Dublin Historical pamphlet handout
8. New Business
9. **Next Meeting June 22, 2015 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes

May 18, 2015

Commissioners in attendance: Bucher, Shaner, Weiss, Magaziner

Guests: none

The meeting was called to order at 7:00 pm

- (1) The minutes from the UDTHC April 27, 2015 meeting were reviewed and approved.
 - (2) Announcements - Commissioner Bucher received an email from Paul Leonard saying that the historical sign in front of Emlen House is missing and that Sal Paone has asked the Penna. Historical Commission to refurbish the sign.
 - (3) Public comment – none
 - (4) Discuss; Recap comments from last month's meeting should Lindenwold Estate be elevated to a Class I Resource.
 - (A) The following questions were raised:
 - (i) Does the Heritage Conservancy (Jeff Marshall) overlay offer any protection to Lindenwold Estate and/or the lake?
 - (ii) Does the Wissahickon Watershed Association get some overlay?
 - (B) Jeff Bucher will reach out to Jeff Marshall to see if he can attend an UDTHC meeting in the near future.
 - (5) Review; draft comments to recommend changes to Historical Ordinance.
 - (A) Jeff Bucher read eight prospective changes to the Historical Ordinance that he plans to send out to various knowledgeable people so as to get their feedback.
 - (6) Class I resources; folders added to Dropbox.
 - (a) Commissioner Shaner demonstrated a power point slide show that highlighted all eight Class I resources in Upper Dublin Township.
 - (7) Review Upper Dublin Historical Pamphlet Content
 - (a) Mr. Weiss discussed an illustrated map that he created. The map could be utilized as part of the pamphlet.
 - (8) New Business - none
- Meeting adjourned at 8:40 pm
Next Meeting – June 22, 2015 at 7:00 pm.
Respectfully submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
June 22, 2015 7:00pm

1. Review and approve minutes from May 18, 2015 stated meeting
2. Announcements
3. Public Comments
4. Discuss; Lindenwold Estate status/update.
5. Class I resources; folders added to drop box (Pictures, Historic Survey, Historic Research and other)
6. Review content for an Upper Dublin Historical pamphlet handout
7. New Business
8. **Next Meeting July 27, 2015 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes

June 22, 2015

Commissioners in attendance: Bucher, Weiss, Shaner, Magaziner

Guests: none

The meeting was called to order at 7:00 pm

1. May 18, 2015 minutes were review and approved as submitted.
2. Announcements:
 - (1) Kevin Palmer resigned his position on the UDTHC.
 - (2) Jeff Bucher resigned his position because he is moving to Skippack Township and therefore, he is no longer an UD township resident.
3. Public Comments - none
4. Discuss; Lindenwold Estate status/update.
 - (1) Jeff Marshal may attend an UDTHC meeting in the near future.
5. Class I resources; folders added to drop box (Pictures, Historic Survey, Historic Research and other)
 - (1) Tom Shaner presented an updated power-point highlighting all Class 1 properties in Upper Dublin.
6. Review content for an Upper Dublin Historical pamphlet handout
 - (1) Steve Weiss showed a rendering of an illustrated map of Upper Dublin Township.
7. New Business
 - (1) Commissioner Bucher presented a demolition request to the HC seeking permission to demolish four outbuildings on the UD School Administration property at 1580 Fort Washington Avenue. The four buildings were named as follows: Chicken Coup, Doll House, Shed, Storage Shed, Dog House. Open space will be left following removal. Tom Shaner moved to allow demolition as requested. Steve Weiss seconded the motion. All those present voted "aye".

The meeting was adjourned at 8:16pm

Next Meeting July 27, 2015 at 7:00pm

Upper Dublin Township Historical Commission

Meeting Agenda
July 27, 2015 7:00pm

1. Review and approve minutes from June 22, 2015 stated meeting
2. Announcements
3. Public Comments
4. Status; Lindenwold Estate/Emlen/Ordinance Changes, transfer contact and what needs to be done
5. Jeff Bucher transfer file and keys
6. New Business
7. **Next Meeting August 24, 2015 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes

July 27, 2015

Commissioners in attendance: Bucher, Winegrad, Weiss, Riccaboni, Wolff, Pastore
Guests: Matthew Todd & Gail Ramsey

The meeting was called to order at 7:00pm

1. June 22, 2015 minutes were reviewed and approved as submitted.
2. Announcements: none
3. Public Comments: none
4. Status:
 - Lindenwold Estate-
 - (1) Ongoing discussion of the Lindenwold Estate reclassification from a Class 2 to a Class 1
 - (2) Announcement of the Reduction of condo units from its previous submission.
 - (3) Jeff Marshall met w/Peter Moynihan of the Endeavor Group, for an update on Lindenwold

 - Emlen House-
 - (1) Demolition was completed and restoration has started on Emlen, also a possible visit to the Emlen House was mentioned.

 - Review of ordinance changes:
 - (1) Discussion of Class division changes and the commission to go through the ordinances to determine what will qualify as historic.
5. Jeff Bucher presented his last meeting as commissioner & completed transfer of file & keys
6. New Business:
 - (1) Discussion on dividing up the historic property inventory for research of historic information.

The meeting was adjourned at 8:12pm

Next Meeting August 24, 2015 at 7:00pm

Upper Dublin Township Historical Commission

*Meeting Agenda
August 24, 2015 7:00pm*

1. Review and approve minutes from July 27, 2015 stated meeting
2. Announcements
3. Public Comments
4. Elect officers for the remainder of 2015.
5. Status; Lindenwold Estate/Ordinance Changes.
6. Trifold Brochure/map of Upper Dublin Township
7. New Business
- 8. Next Meeting September 28, 2015 at 7:00pm**

Upper Dublin Township Historical Commission

Upper Dublin Township Historical Commission Meeting Minutes August 24, 2015

Commissioners in attendance: Winegrad, Shaner, Weiss, Riccaboni, Wolff, Magaziner
Guests : None

The meeting was called to order at 7:00 pm

- (1) The July 27 minutes were reviewed and approved as submitted.
- (2) Announcements: None
- (3) Public Comment: None
- (4) Elect officers for the remainder of 2015 – postponed
- (5) Status; Lindenwold Estate/Ordinance Changes.
 - i. Rob Winegrad will check with Heritage Foundation to coordinate response
 - ii. Commissioner Winegrad sent a letter to Paul Leonard requesting an update on Lindenwold
 - iii. Cory Kegerise of PA Historical and Museum Commission – he may attend an UDTHC meeting.
- (6) Trifold Brochure/map of Upper Dublin Township – Tom Shaner’s son may be able to review artwork.
- (7) New Business
 - (i) Ian Riccaboni has an interest in exploring a UDT historic blog possibly via WordPress.
 - (ii) Commissioner Riccaboni also mentioned a pattern of home demolition and re-build in North Hills.

1. Next Meeting September 28, 2015 at 7:00pm

Submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
September 28, 2015 7:00pm

1. Review and approve minutes from August 24, 2015 stated meeting
2. Announcements
3. Public Comments
4. Ordinance Changes critique per August meeting
5. New Business
6. **Next Meeting October 26, 2015 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes

September 28, 2015

Commissioners in Attendance: Winegrad, Shaner, Weiss, Riccaboni, Pastore, Wolff, Magaziner

Guests: None

The meeting was called to order at 7:08

- (1) The minutes from August 24, 2015 were reviewed and approved
- (2) Announcements: none
- (3) Public Comment: none
- (4) Elect Officers
 - (i) Rob Winegrad will serve as Chair until the end of his term.
 - (ii) Tom Shaner will serve as Vice Chair until the end of his term.
- (5) Ordinance Changes
 - (i) Rob Winegrad spoke with Cory Kegerise, PA Historical and Museum Commission. Cory agreed to review and critique the Historical Commission ordinance. His suggestion is not to completely re-write ordinance. Instead, look at current and keep the good , remove the bad.
 - (ii) Commissioner Winegrad said we should submit ideas in regard to the ordinance in a brainstorming type of exercise.
 - a. Commissioner Magaziner suggested adding open space as part of the HC purview and , also, emulating Lower Merion Township where they have an ordinance requiring any development over 5 acres to leave half as open space.
 - b. Commissioner Pastore said we should think about adopting language that would enable Township personnel to inspect Class 1 property and require owners to repair deterioration. Otherwise, UD Township will repair and place a lien on the property until the owner reimburses the Township. This type of ordinance would stop owner/developers from letting properties deteriorate to the point where demolition is the only recourse.

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- c. There was discussion about reducing the burden of Class 2 property review since it is an overwhelming task that does little good and it saps the time resources of the HC.
- (6) Visit to Emlen House – Rob Winegrad asked to see if the HC could tour Emlen House but was told it is too early since there is a lot of work still going on there.
- (7) St. Mary's Villa
- (i) Commissioner Winegrad sent Paul Leonard an email asking for a status update.
 - (ii) Commissioner Magaziner recommended having a vote to make the St. Mary's Villa property a Class 1 resource.
 - (iii) Commissioner Winegrad said he would put the Class 1 vote on the agenda for October's HC meeting.
 - (iv) There was some general discussion about various developments in UD such as Zeigler, the Prudential tract.
 - (v) There was mention of Fort Washington Rescape's efforts to control development along Pennsylvania Avenue and its effect on the UD tax base.
- (8) Trifold Brochure
- (i) Commissioner Wolff shared the UD Trail Guide which she said could be used as a template for the HC trifold.
- (9) New Business: none

The meeting was adjourned at 8:07pm

Next UDTHC meeting Monday, October 26, 2015 at 7:00 pm

Submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Agenda
October 26, 2015 7:00pm

1. Review and approve minutes from September 28, 2015 stated meeting
2. Announcements
3. Public Comments
4. Mattison / Lindenwold – Update & Class Designation recommendation
5. Historical Ordinance critique per September meeting
6. New Business
7. **Next Meeting November 23, 2015 at 7:00pm**

Upper Dublin Township Historical Commission

Meeting Minutes

October 26, 2015

Commissioners in attendance: Winegrad, Shaner, Pastore, Wolff, Riccaboni, Magaziner

The meeting was called to order at 7:05 pm

Guest(s): Melissa Monser, UD resident

- (1) The minutes from September 28, 2015 were reviewed and approved as submitted.
- (2) Announcements: none
- (3) Public Comments: None
- (4) Mattison/Lindenwold – Update and Class Designation Recommendation.
 - (a) Chairman Winegrad discussed the October Planning Commission meeting where St. Mary's Villa revised plan was presented. The new configuration for the property at Bethlehem Pike and Lindenwold Terrace has 20 fewer units, no condominiums, and reconfigures the senior living complex.
 - (b) The Historical Commission discussed at length various aspects of the entire property complex of St. Mary's including all acreage, the lake, all out-structures and houses, statuary, the Victorian landscaping and the castle. Then James Magaziner made the following motion: "I move that the Upper Dublin Township Historical Commission make a recommendation to the Upper Dublin Board of Commissioners that the entire property complex of St. Mary's be re-classified and made a Class I resource". The motion was seconded by Joan Wolff. The following members of the Historical Commission voted as "yeas": Magaziner, Wolff, Shaner, Pastore, Riccaboni. Chairman Winegrad was the lone "nays" vote. Commissioner Weiss was not present. The motion carried/passed.
- (5) Historical Ordinance critique per September Meeting.
 - (a) Commissioner Wolff provided a comparison table showing the basic components of some nearby Township's Historical Ordinance.
 - (b) Commissioners Shaner and Winegrad recommended looking at the ordinance of The City Philadelphia.
 - (c) Commissioner Pastore mentioned the restrictive historical and architectural ordinance of Cape May, NJ. However, he said it is more difficult to have that high a standard in UD because of the diversity of structures and materials already in existence and it could also represent a hardship to property owners.

- (d) It was agreed in principal by the commissioners that the “demolition by neglect” approach is wrong and it should be addressed in a new ordinance.
- (e) Chairman Winegrad cautioned that any new ordinance language should not be too extreme.

(6) New Business

- (a) Commissioner Riccaboni discussed a new development in North Hills that was recently unveiled. It is 50 new townhomes. It preserves the swimming pool, community center, and the ball field.
- (b) It was suggested that we ask the Township for \$100 to increase the Dropbox capability.
- (c) The Commission decided on December 21st as the next meeting date which will be a visit to a local restaurant, preferably in a historical building.

The meeting was adjourned at 8:52pm

Next UDHHC meeting December 21, 2015 at 7:00 pm.

Submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Minutes

November 23, 2015

Commissioners in attendance: Winegrad, Pastore, Wolff, Magaziner

The meeting was called to order at 7:00 pm

Guest(s): Cory R. Kegerise, Community Preservation Coordinator, Eastern PA Region, Pennsylvania Historical & Museum Commission

The minutes from October 26, 2015 were reviewed and approved as submitted.

(1) Announcements:

- (i) Commissioner Winegrad spoke with Paul Leonard re: Dropbox storage issue and was referred to Allison Pimm. Allison will try to migrate our Dropbox files to a file share system already in use by UDT called Box.com. Comm. Winegrad also informed Paul Leonard that we are working to revise the Historic Ordinance.
- (ii) Chris Pastore will work on the UDTHC 2015 Year End Report.
- (iii) Jim Magaziner will reserve the UDT meeting room for HC in 2016.

(2) Public Comments: None

(3) Historical Ordinance critique with Cory R. Kegerise, PA H&MC. Mr. Kegerise made the following points:

- (i) He has the eastern PA region for Community Preservation which covers 13 counties. There are two other Coordinators, one in Ft. Pitt and one in Harrisburg.
- (ii) Penna. Has two enabling laws that pertain to historic ordinances:
 - (a) "Historic District Act" enacted in 1961. This law lays out strict parameters and permit processes with a review board. This is utilized in Plymouth Meeting, North Wales and Lower Merion.
 - (b) Municipality & Planning Code (amended 1990 and 2000). Under this, a municipality can use zoning code to protect historic properties through comprehensive zoning and planning. This is being utilized by Chester County (they pioneered it) and some in Delaware, Bucks and Montgomery counties.
- (iii) There is no clear structure or guidance as to how historic ordinances should work. They are open to lots of interpretation. However, there has never been a court/law suit challenge to either enabling law. He thinks legal challenges will be made in the future so municipalities need solid survey data with defensible processes and documentation or their work could be undone in the courts.

- (iv) Township wide surveys need to be done at the “windshield” level and then at a more intensive level to document historic districts otherwise, they will not hold up if challenged.
- (v) Regarding UD Historic Ordinance, Chapter 127 is the overview but the operational part of the ordinance is under other areas such as Chapter 23 (Construction Building Code) and Article 34 from the Zoning Code re: Overlay Districts.
- (vi) The Commissioners discussed the question: Does it make sense for UDT to look at Historic Areas instead of taking inventories of properties older than 75 years? Historic Areas such as Fort Washington Heights, Oreland, Lindenwold Avenue could then retain their “character”. However, Comm. Pastore noted the difficulty of this because lots of change has already been made in these neighborhoods and selling historic districts with restrictions to UD Commissioners and to UD property owners has been and will be difficult.
- (vii) Most Historic Ordinances have 3 classes: Class I – properties on the National Historic Register, Class II – properties eligible for the Nat’l Historic Register, Class III – properties not looked at.
- (viii) As an example, Cory stated that the Quaker Manor House on Pinetown Road is the Class I property in UD on the National Historic Register because no one else went through the lengthy process.
- (ix) It would be meaningful to define property classes independent of the Historic Registry. However, only one Township has done this – East Pikeland in Chester County.
- (x) Also, most Historic Commissions do not have final decision authority on demolition and other major historic property and zoning decisions. Those decisions rest with the elected body.
- (xi) Some neighborhoods like Queen’s Village in Philadelphia have “Conservation Districts” with sets of guidelines.
- (xii) “Demolition by neglect” was mentioned as undesirable and one goal would be to put more teeth in the UD ordinance to put an end to it.
- (xiii) More communication with the elected UD commissioners is advisable as the HC moves through this process so that we do not get out of touch with the political calculus.

(4) New Business – none

The meeting was adjourned at 9:12pm

Next UDTHC meeting: December 21, 2015 at 7:00 pm.

Submitted by James Magaziner

Upper Dublin Township Historical Commission

Meeting Minutes

December 21, 2015

Commissioners in attendance:

- Robert Winegrad
- Christopher Pastore
- James Magaziner
- Joan Wolff
- Ian Riccaboni
- Tom Shaner
- Wendy Weber

The meeting was called to order at 7:00 p.m. at Umami Umami, the historic Dresher Inn.

- (1) We enjoyed each other's company for a holiday dinner and said farewell to exiting commissioners Winegrad and Shaner
- (2) New officers were nominated and nominations were seconded as follows:
 - a. Christopher Pastore, Chair
 - b. James Magaziner, Vice-Chair
 - c. Joan Wolff, Secretary
- (3) New committee members were announced as follows:
 - a. Cheryl Clark
 - b. Donah Zack Beale
 - c. Avis Wanda McClinton
- (4) Announcements: None
- (5) New Business: None

Next meeting: **Monday, January 25, 2016, 7:00 pm**

Respectfully submitted by Joan Wolff, Secretary