



Springfield Township Historical Commission

January 3, 2023

MINUTES OF MEETING OF REGULAR MEETING

HC-27

Meeting held in the Conference Room at Springfield Township Building 1510 Paper Mill Road, Wyndmoor, PA 19038

NOTICE: The Historical Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Historical Commission on any agenda items does not reflect a final decision. The Board of Commissioners must render the final decision on any agenda items

MEETING ATTENDEES

Name:		Name:	
Matthew Harris	Commission Vice Chair	Heather Snyder-Killinger	Commission Member
David Sands	Commission Member	Joseph Devine	Commission Member
Al Comly	Commission Secretary	Mark Penecale	Staff Liaison
Baird Standish	Liaison to Commissioners		

Not in Attendance: All present

Guests: None

1) **Call by Order by the Chairperson** **Called to order at 6:03 PM by Vice Chair Matthew Harris. Roll was taken and absentees noted.**

- **Reorganization** The following were elected to positions for 2023
 - **Chair** **Matthew Harris**
 - **Vice Chair** **David Sands**
 - **Secretary** **Al Comly**
- **Heather Snyder-Killinger is now a full member of the Commission with the departure of Scott Kreilick. A new Alternate will be appointed by the Commissioners in the near future (position has been advertised)**

2) **Approval of Minutes Meeting HC-26 (December 6, 2022) Motion Comly, seconded by Matthew Harris to approve as presented. Approved on voice vote.**

3) **Update by Board of Commissioners' Liaison: Commissioner Standish noted in his remarks that the current ordinance is "opt in", therefore adding any other properties from the Comprehensive Plan will not qualify. The properties owned by the Township could become the initial list, based on the assumption that the Township desires them to be on the list, but there are no additional benefits to including those Township properties other than populating the list. The two properties are:**

1432 Bethlehem Pike The Black Horse Inn

150 McCloskey Road The Flourtown Country Club

Commissioner Standish reported on Township land development activity:

- **Storm water is still the main priority**
- **910 Willow Grove Ave—no apparent historical context**
- **902 Pleasant Ave—subdivision—no identified historical context**
- **1108-1110 Willow Grove Ave (Seven Dolars)—pending, but not submitted**

4) **Review of Agenda**

Mr. Penecale reported the Knipes are still very interested in having their property placed on the Township list. Will follow up with e-mail now that the Holidays are over.

Mr. Penecale reported on a contact from Kathy Wild at 308 Manor Road. (see item 27.1 below)

5) **Discussion Items and Appropriate Action ("Previous Business" and "New Business" in earlier minutes).**

HC-27.1 Mr Penecale reported on his contact with Ms. Wild at 308 Manor Road. Particulars of the property:

- **5.8 Acres 400 foot frontage on Manor Road, main house & carriage house**
- **Currently zoned for multi-use residential**
- **House is circa 1780. It was moved from Ridge Pike—date not known**
- **Ms. Wild does not want to subdivide the property**

Mr. Penecale will send out a copy of the ordinance and other information along with an invitation to attend a Commission Meeting.

HC-26.1 The Commission renewed its discussion of the path forward for the Commission and the preparation of a list of Historic Properties in the Township. Summary points of that discussion included:

- The Township Comprehensive Plan included 28 properties of historic significance to the Township. Previously, these properties had been presented as a list for protection in the township, but the process was informally rejected by the Township Commissioners, noting that several are already owned by the Township and 2 are already on the National Register of Historic Places. The Commission requested that Mr. Penecale draft a letter to the Board of Commissioners to again request that these properties noted in the Comprehensive Plan be recognized as the initial township list of protected properties.
- The Township Subdivision and Land Development Ordinance (SALDO) is currently being reviewed (last done in the 1990s). It might be possible to include Historic Commission review in the SALDO process as part of the review and comment process for the Planning Commission. This is already done for first responders (STEMS) and Shade Tree Commission.
- The matter of Conservation Easements was discussed. The Chestnut Hill Conservancy does assist owners with easements, including some in Springfield Township. There is no capability in the Township to do Conservation Easements.
- Formalize a process to accept properties for the township list. The PHMC (Pennsylvania Historic and Museum Commission) might provide some excellent guidance in this regard.

January 3, 2023 Update: The PHMC (Pennsylvania Historic and Museum Commission) short form was discussed as a guideline for properties to be placed on the Township List. Mr. Harris will try to get a copy for discussion next month.

The intention is to have some information for each property on the Township list. It could be whatever is in the public domain or whatever could be provided by the property owner. It is not intended to be extensive. Springfield Township Historical Society might be one resource to this information.

HC-25.1 The Knipe's presented their property at 1001 Willow Grove Ave. The property is 100 x 200 in the middle of the commercial area in Wyndmoor. The house was built ca 1870. Mrs. Knipe stated that she has been in the residence since 1939. The Knipes are interesting if protecting the property from future development.

The commission provided a summary of the Historic Ordinance and the intentions of the Commission. Listing on the Township list is currently by owner's request only. It was suggested that the next step was for the Knipes to send a letter to the Commission stating their intention to have the property placed on the Township list and protect it from development. This would trigger a review by the

Commission. A site visit was recommended and will be scheduled in the near future.

Update 12/6/2022 The Commission discussed the process forward for the Knipe property. After some discussion, it was agreed to communicate with the Knipe family, requesting the following:

- A formal request from the Knipe family to enter the process with the Township. Mr. Penecale will draft that request and work with the Knipe's in this regard.
- Forward a copy of the current ordinance to the Knipe's. Mr' Penecale will include this in his communication with the Knipe's

Update January 3, 2023 Knipe family still interested. Mr Penecale to follow up

HC-22.1 Mr Penecale introduced Mary and Michael Harkins. They reside at 1799 Willow Grove Ave in the Laverock area of the Township. Discussion noted the following:

The Harkins had attended one of the ZOOM sessions in 2021

They are investigating their options so far as the Ordinance is concerned. The original portion of the house dates to 1707. They intend to stay in the house and expect it to remain in its current condition (noting the overlaying A Residential zoning for the property)

The Opt-in/ Opt-out aspect of the Ordinance was discussed—noting that the real goal was to retain properties of significance in their context. Offering other uses in the Ordinance was intended to support that goal.

The Harkins asked about other available information regarding the property. It was suggested they contact the Springfield Township Historical Society in Flourtown to see what was available in their records. They also were interested in providing anecdotal information they had and did not want to see lost.

The question of “what next” was not answered, but left with the Harkins to consider. The Commission is happy to assist them in their deliberations.

June 7 Update: Nothing further from Harkins. Unknown if they contacted the Historical Society regarding their project.

July 5 Update: Nothing further to report.

September 6 Update: Nothing further to report

December 6 Update: Nothing further to report

Update January 3, 2023 No additional activity—will remove from future agenda unless new contact occurs.

HC-21.2 A discussion with the Haughtons (new owners of the 8501 Flourtown Ave property) noted the following:

They just recently purchased the property and have no plans at the moment for the site or the buildings.

They really like the character of the carriage house (approximately 4,200 sf). They might consider making this their actual residence.

They will review the Historic Ordinance to see how the offerings might help in their planning for future use of the property.

The Springfield Township Historical Society (STHS) does have some information on the property and its history. The Haughtons indicated they will contact as a follow-up in search of more information.

The Historical Commission thanked the Haughtons for coming to the meeting to discuss their property. This is exactly the approach envisioned by the HC in its role in advocating for retention of significant properties in the Township

Update—Members of the Commission visited this property on April 5 in lieu of a meeting. Notes from Commission Member Heather Killinger are attached to these minutes.

June 7 Update—No action reported. Historical Society archivist had prepared a copy of information in the Historical Society files, which was given to the Haughtons and copies were distributed at the meeting (and are attached to these minutes).

July 7 Update—Nothing additional to report

September 6 Update: No additional discussion

December 6 Update: No additional discussion

January 3, 2023 Update: No additional activity. Will remove from agenda pending future contact.

6) Citizen Comments *None*

7) Assignment of Member Action Items

- **Follow-up with the Knipe family. Mr Penecale**
- **Draft letter to the Board of Commissioners regarding the consideration of the list in the Comprehensive Plan as the initial township list—Mr. Penecale will draft that request.**
- **Pursue contact with Ms. Wild (308 Manor Road). Mr Penecale**
- **Obtain copy of PHMC short form for discussion Mr Harris**

8) Agenda for next meeting *All new agenda items shall be forwarded to Mr. Penecale at least one week prior to scheduled meeting date*

- 9) **Adjournment** Adjournment at 6:55PM. Next meeting will be **February 7, 2023** at 6 PM to continue the discussion on the best means to move forward.

Respectfully Submitted

Albert M. Comly, Jr., AIA
Secretary