



Springfield Township Historical Commission

July 2, 2024

MINUTES OF MEETING OF REGULAR MEETING

HC-42

Meeting held in the Caucus Room at the 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 Chair	Heather Killinger-	Commission Member
David Sands	Commission Vice Chair		
Joseph Devine	Commission Member	Peter Wilson	Board of Commissioners
Al Comly	Commission Secretary	Mark Penecale	Staff Liaison

Not present: B Standish

- 1) **Call by Order by the Chairperson** **Called to order at 6:05 PM by Chair Matthew Harris.. Roll was taken and absentees noted.**
- 2) **Approval of Minutes** **Meeting HC-41 (May 7 2024) Motion by D. Sands, second by J Devine-approved. H Snyder-Killinger abstained.**
- 3) **Update by Board of Commissioners' Liaison:** **Commissioner Liaison Pete Wilson**
Commissioner Wilson noted that the Commissioners had not yet rendered any position on the request sent by the HC to Mike Taylor regarding the addition of a historic review as part of the SALDO. Mr. Taylor's primary concern was the potential

cost to anyone submitting a land development application. This matter became the agenda for the discussion at the meeting.

4) Review of Agenda

Mr. Penecale reported that there were no changes in status relative to Knipe (Willow Grove Ave) or Wild (Manor Road).

5) Discussion Items and Appropriate Action (“Previous Business” and “New Business” in earlier minutes).

HC-42.1 The discussion, as noted above, focused on the concerns raised by Township Manager Mike Taylor the pursuing the addition of a historic review into the SALDO process would add complication and cost. There was also a concern raised as to how the properties would be “selected” for review were historic review to become part of the SALDO and how the HC would adhere to the time requirements that are part of the SALDO process. The discussion resulted in Mr. Penecale agreeing to prepare a memo for the HC in response to Mr. Taylor’s concerns, noting that these concerns were most likely shared by a number of the Township Commissioners. Primary items to be addressed in this memo would include:

- The HC has tried on numerous occasions to interest property owners in becoming listed. The lack of success to date can be attributed, at least in part, to the fact that the current historic ordinance offers little benefit to commercial property owners—little more than they can already do within the current zoning ordinance.
- There is no list of structures that would be considered important to the Township. This is another item that has been raised frequently in discussions. Without such a list of important structures, there is no way to communicate to owners and potential developers that they are dealing with a structure of interest. The HC feels this is an important step that needs to be done. The HC had presented this to the Commissioners earlier this year—noting that retaining an consultant would significantly streamline the process. The criteria in Section 46-7 would provide an excellent starting point for this evaluation.
- Section 46-5, part B of the historic ordinance outlines the duties of the HC. The HC believes that our position on the development of a list of interest and inclusion in the SALDO review process are very much a part of those duties.
- The HC has appeared before the Township Planning Commission to request its assistance and approval of including the HC review in the SALDO process—noting that there is a review currently underway, and this addition would be timely in the overall process.
- The HC will work on a form to be used as part of the review process—to help focus on important structures of interest, for reasons that will be of value to the Township, rather than simply using a criterion like the age of the structure. This would help eliminate structures that were just old, but not possessing the

characteristics warranting a full HC review. This would help reduce the overall cost and administrative impact of involving the HC in the SALDO review process.

HC-41.2 The discussion then returned to how best to move forward in Springfield Township. Continuing the discussion noted in item HC-40.1, there was consensus on the next steps:

- Continue with the integration of the historical review into the SALDO process. Mr. Devine offered comments to the Draft #4 (prepared by Mr. Penecale). These will be incorporated to create Draft #5—which will then be circulated.
- The issue of qualifying properties was discussed—with consensus favoring buildings constructed 1930 or prior, rather than using the 50 years from the date of submittal.
- Work needs to be done as to just what will be required as part of the SALDO submittal and what the impact of the designation means
- Next step will be to consider how this could be incorporated into the Zoning process, but only after the SALDO process has been finalized
- The Draft #5 (assuming that is the one) will then be forwarded to Mike Taylor (Twp Mgr) and from there to legal (Jim Garrity or Andy Fremuth). It will then go to the Planning Commission for their support, and if given it will be advertised before going to the Commissioners for their action. This part would occur as part of the other SALDO revisions that are being contemplated.

Update July 2, 2024—This activity will now be incorporated into to memo to be prepared by Mr. Penecale.

HC-40.1 Discussion of incorporation of preservation review into the SALDO continued, noting comments forwarded by Mr. Harris. Items HC-39.1 and HC-38.1 recorded earlier discussions on the matter—with HC-39.1 below identifying the primary points of that discussion. Summary points in the discussion were:

- a. Working to finalize the matter to have it incorporated in the SALDO
- b. Understanding what requirements would be included for that review. It was noted that this is similar to the review for shade trees, where, if certain conditions existed it would be forwarded to the HC, for example:
 - 1 Property older than 50 years from the date of submittal
 - 2 Property had some significance in or to the township—likely working with the PHMC criteria (architectural style, designer, event location)
 - 3 Were the proposed development to be forwarded to the HC, there would be a reasonable requirement developed as to what information was needed for the HC review—building narrative, history of site, etc.

- c. Mr. Penecale will draft language for inclusion, since research at the County level failed to provide another similar requirement that could be edited for our use.
- d. It was noted that inclusion in the SALDO will result in compliance with the mandated timelines for HC review—meaning that additional meetings or similar arrangement will be necessary for a timely review.

Update: July 2, 2024- This activity will now be incorporated into to memo to be prepared by Mr. Penecale.

HC-39.2 Haws Lane Carriage House The Commission was asked about the carriage house that currently stands on the Haws Lane site as to whether this would be a candidate for historical review

Update—April 2, 2024 While not discussed in detail, this illustrates a situation that would result in HC review under the proposed SALDO revision.

Update—May 7, 2024 No additional Discussion

Update—July 2, 2024 No Additional Discussion

HC-34.1 The Commission discussed the merits of the Pennsylvania Certified Local Government Program (CLG) administered by the Pennsylvania State Historic Preservation Office (PA SHPO) for the Pennsylvania Historical and Museum Commission (PHMC). Attached to these minutes are the Guidelines & Procedures for Pennsylvania Communities and checklists relative to the requirements to participate in the CLG. Becoming certified in the CLG program offers opportunities in funding and technical assistance not otherwise available. It was agreed that more discussion was needed and closer review of our current status relative to the requirements would be undertaken.

Update—March 5, 2024 No discussion

Update—April 2, 2024 No discussion

Update—May 7, 2024 Priority is the SALDO revision at this time.

Update—July 7, 2024 No Change

6) Citizen Comments

- None

7) Assignment of Member Action Items

- Resurrect earlier scoping documents for outside consultant to begin an inventory.
- Mr. Penecale will continue with his draft for the SALDO inclusion
- Develop form for use in the initial evaluation of structures of interest—defining preliminary information needs.

- 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 6:57 PM on Motion by Joe Devine, second by David Sands. **No Meeting date was agreed upon for August—there is a conflict for August 6. More information will be forthcoming when available—if not next meeting will be September 3, 2024 at 6 PM .**

Respectfully Submitted

Albert M. Comly, Jr., AIA
Secretary