



Springfield Township Historical Commission

February 7, 2023

MINUTES OF MEETING OF REGULAR MEETING

HC-28

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 Chairperson	Heather Snyder-Killinger	Commission Member
David Sands	Commission Vice Chair	Joseph Devine	Commission Member
Al Comly	Commission Secretary	Mark Penecale	Staff Liaison
Susanna Ratsavong	Township Commissioners		

Not in Attendance: Baird Standish

Guests: None

- 1) **Call by Order by the Chairperson** **Called to order at 6:07 PM by Chair Matthew Harris. Roll was taken and absentees noted.**
- 2) **Approval of Minutes** **Meeting HC-27 (January 3, 2023) Motion David Sands, seconded by Heather Killinger to approve as presented. Approved on voice vote.**
- 3) **Update by Board of Commissioners' Liaison:** **Commissioner Ratsavong attended the meeting for Commissioner Standish. She noted that the process of**

selecting a replacement on the Historic Commission for Scott Kreilick is still on-going.

Mr. Penecale summarized the current planning & zoning activities as follows:

- 902 E Pleasant Ave Subdivision/ Land Development to for 4 lot subdivision. Project has little historic context. Main issue is stormwater.
- 1108-1110 Willow Grove Ave. 12 town houses on former church site. Zoning Hearing Board and Sketch plan are complete. Former Rectory to be demolished. Advisory group has been formed to consider re-use of rec center. Project does not appear to be of interest to Historical Society.

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-28.1 There was a query from the Historical Society regarding a building at Stenton and Evergreen that was designed by Frank Furness. This will be investigated.

HC-28.2 Mr Penecale had drafted and circulated the letter to the Commissioners regarding the implementation of an initial list. It was reported by Commissioner Ratsavong that this has not been addressed as yet by the Commissioners.

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.

February 7, 2023 Update: Nothing to report.

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.

February 7, 2023 Update: Discussion focused on the development of a “Watch List” of structures thought to be important. This might be a role filled by a third party professional. To do so will still necessitate the development of an initial scope of work. That could be as simple as structures built 1920 or before, with photos, addresses and a site map (Google Earth or something similar). We could then consider what other information would be important and how that would be provided: Use Data, Historical Use, current use, building materials and style, construction date, would be examples of base information for a file.

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

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

February 7, 2023 Update: A brief discussion followed regarding this matter, with the primary item being the document or form to be used for acceptance and what should be included. This resulted in several items:

- **Need to generate necessary components for such a file**
- **What conditions might need to be necessary for acceptance on "the list"**
- **Does it matter why the property owner wishes to be on "the list"—retain the structure, or simply prevent future subdivision or development of site? Is the answer to this question pertinent to our mission.**

6) **Citizen Comments** *None*

7) **Assignment of Member Action Items**

- **Follow-up with the Knipe family. Mr Penecale**
- **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 **March 7, 2023** at 6 PM to continue the discussion on the best means to move forward.

Respectfully Submitted

Albert M. Comly, Jr., AIA
Secretary