

TOWNSHIP OF LOWER MERION

BUILDING & PLANNING COMMITTEE

**WEDNESDAY, JUNE 17, 2026
7:10 PM (Approximately)**

Chairperson: Sean Whalen

Vice Chairperson: Jeremiah Woodring, Shelby Sparrow

AGENDA

1. **AUTHORIZATION TO ADVERTISE PROPOSED ORDINANCE - CHAPTER 155 - Bala Village Amendments - Z-26-001**
2. **RESOLUTION - AUTHORIZATION OF APPOINTMENTS TO THE CITY AVENUE SPECIAL SERVICES DISTRICT BOARD OF DIRECTORS**
3. **WAIVER OF TOWNSHIP CODE SECTION 111-4.2 REGULATING OPEN CONTAINERS FOR THE AKI MATSURI FALL FESTIVAL IN SCHAUFFELE PLAZA**
4. **WAIVER OF TOWNSHIP CODE SECTION 111-4.2 REGULATING OPEN CONTAINERS FOR A 2026 FIFA WORLD CUP GATHERING**
5. **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**
6. **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **AUTHORIZATION TO ADVERTISE PROPOSED ORDINANCE - CHAPTER 155 - BALA VILLAGE AMENDMENTS - Z-26-001**

Consider for recommendation to the Board of Commissioners authorizing the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article II, Definitions, § 155-2.1, Definitions of Terms, to delete the definition for "Place of Assembly," and also create new definitions for "Convention Center" and "Entertainment Venue"; amend Table 5.1, Uses, to provide for Religious as a special exception ("S") Institutional Use within the CAD District; amend Table 5.1, Uses, to delete any reference to Place of Assembly and also permit both Convention Center and Entertainment Venue as permitted Commercial Uses In The NC, VC, TC, LI, RHR, BMV (Limited To 1, 3, 4), And CAD-BV Districts; Amend Table 8.1, Minimum Parking Requirements, to delete any reference to Place of Assembly and any corresponding parking regulations; amend Table 5.3, Use Regulations, to provide for Religious as an Institutional Use permitted by special exception in the CAD-BV District along Bala Avenue between City Avenue and Cynwyd Road subject to certain specific criteria provided herein; amend Table 5.3, Use Regulations, to allow Residential Uses on the ground floor of building facing Bala Avenue except between Montgomery Avenue and Cynwyd Road.

PUBLIC COMMENT

ATTACHMENT(S):

[Issues Briefing - Bala Village Amendments Z-26-001](#)
[Ordinance - Bala Village Amendments Z-26-001.docx](#)
[Slides - Bala Village Amendments Z-26-001](#)
[Staff Memo - Bala Avenue Amendments Z-26-001](#)

TOWNSHIP OF LOWER MERION

Building & Committee

Issue Briefing

Topic: Authorization to Advertise Proposed Ordinance - Chapter 155 - Bala Village Amendments - Z-26-001

Prepared By: Chris Leswing, Director, Building & Planning Department

Date: June 12, 2026

I. Action To Be Considered by the Board:

Authorize the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article II, Definitions, § 155-2.1, Definitions of Terms, to delete the definition for “Place of Assembly,” and also create new definitions for “Convention Center” and “Entertainment Venue;” amend Table 5.1, Uses, to provide for Religious as a special exception (“S”) Institutional Use within the CAD District; amend Table 5.1, Uses, to delete any reference to Place of Assembly and also permit both Convention Center and Entertainment Venue as permitted Commercial Uses In The NC, VC, TC, LI, RHR, BMV (Limited To 1, 3, 4), and CAD-BV Districts; Amend Table 8.1, Minimum Parking Requirements, to delete any reference to Place of Assembly and any corresponding parking regulations; amend Table 5.3, Use Regulations, to provide for Religious as an Institutional Use permitted by special exception in the CAD-BV District along Bala Avenue between City Avenue and Cynwyd Road subject to certain specific criteria provided herein; amend Table 5.3, Use Regulations, to allow Residential Uses on the ground floor of building facing Bala Avenue except between Montgomery Avenue and Cynwyd Road.

II. Why This Issue Requires Board Consideration:

Authorization to advertise zoning code amendments requires Board approval.

III. Current Policy Or Practice (If Applicable):

CAD-BV City Avenue District - Bala Village (CAD-BV) regulations are established under Zoning Code § 155-6.8. Currently, ground floor commercial uses are required throughout the entire CAD-BV district and institutional uses are not permitted in the CAD-BV district.

IV. Other Relevant Background Information:

The proposed Code amendments are recommended by staff to further the economic development of Bala Village which, despite several recent land development projects, continues to struggle with commercial occupancy and falls short of its potential as a vibrant community district. The proposed Code amendments introduce the demarcation of the CAD-BV district into three distinct areas (Core Retail, Transitional and Residential) in order to concentrate land development uses appropriately to reinforce the economic development and character of each area. The Core Retail area from Montgomery Avenue to Cynwyd Road is commonly referred to as Bala Village and has the traditional village elements of ground-floor retail and restaurants. The Transitional area from Cynwyd Road to Union Avenue is characterized by less dense commercial office uses that are set back further from the street. The Residential Area from Union Avenue to City Avenue will complement existing residential uses and delineate the CAD-BV district from City Avenue.

The proposed Code amendments were reviewed by the Planning Commission on April 6, 2026, and June 1, 2026. The June 1st Planning Commission meeting was attended by over 70 residents. At that meeting, the Planning Commission recommended:

- Removing the definition for Place of Assembly and adding definitions for Convention Center and Entertainment Venue,
- Permitting Convention Center and Entertainment uses,
- Permitting Religious Uses by Special Exception between Cynwyd Road and City Avenue on Bala Avenue, and
- Requiring a 500' separation between other ~~religious~~ special exception uses in the district.

The Planning Commission recommended changing the language regarding the 500' separation from religious to special exception because the ordinance amends the use regulations to provide Religious as an Institutional Use permitted by special exception. The 500' separation will limit encroaching uses within the Bala Village retail core.

The Planning Commission unanimously agreed on the recommendations concerning definition changes, permitted uses of Convention Center and Entertainment and separation requirements. The Planning Commission was deadlocked and unable to make a recommendation regarding demarcation of boundaries between Union Avenue and Cynwyd Road requiring ground floor commercial uses.

This proposal has been presented to and discussed by the Neighborhood Club of Bala Cynwyd, who were represented at the Planning Commission meeting. The June 1st Planning Commission Issues Memo is supplemental to this briefing which provides background and context on the proposed amendments.

V. Impact On Township Finances:

There is no immediate impact on Township finances.

VI. Staff Recommendation:

Staff recommends advertisement of the ordinance as recommended by the Planning Commission. Staff also recommends that the proposed ordinance amendments extend the ground-floor commercial requirements boundary to Union Avenue rather than Cynwyd Road in order to concentrate single use residential development between Union Avenue and City Avenue.

AN ORDINANCE NO. _

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Entitled Zoning, Article II, Definitions, § 155-2.1, Definitions Of Terms, To Delete The Definition For “Place Of Assembly,” And Also Create New Definitions For “Convention Center” And “Entertainment Venue”; Amend Table 5.1, Uses, To Provide For Religious As A Special Exception (“S”) Institutional Use Within The CAD District; Amend Table 5.1, Uses, To Delete Any Reference To Place Of Assembly And Also Permit Both Convention Center And Entertainment Venue As Permitted Commercial Uses In The NC, VC, TC, LI, RHR, BMV (Limited To 1, 3, 4), And CAD-BV Districts; Amend Table 8.1, Minimum Parking Requirements, To Delete Any Reference To Place Of Assembly And Any Corresponding Parking Regulations; Amend Table 5.3, Use Regulations, To Provide For Religious As An Institutional Use Permitted By Special Exception In The CAD-BV District Along Bala Avenue Between City Avenue And Cynwyd Road Subject To Certain Specific Criteria Provided Herein; Amend Table 5.3, Use Regulations, To Allow Residential Uses On The Ground Floor Of Building Facing Bala Avenue Except Between Montgomery Avenue And Cynwyd Road.

The Board of Commissioners of the Township of Lower Merion hereby ordains:

Section 1. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article II, Definition, § 155-2.1, Definitions, is hereby amended to delete the definition for Place of Assembly and then create the definitions for Convention Center and Entertainment Venue, each as follows:

CONVENTION CENTER

A commercial conference facility, convention center, exhibition hall, or the like, which provides various business activities, meetings, training sessions, and associated entertainment and recreation on a temporary basis.

ENTERTAINMENT VENUE

A commercial facility for major sports facilities, theaters, cinemas, performing arts centers, and the like, excluding adult entertainment.

Section 2. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.1, Uses, is hereby amended to provide for Religious as a Special Exception (“S”) Institutional use within the CAD District.

Section 3. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.1, Uses, is hereby amended to delete any reference to Place of Assembly and also provide for both Convention Center and Entertainment Venue as Permitted (“P”) Commercial uses within the NC, VC, TC, LI, RHR, BMV (limited to 1, 3, 4), and CAD-BV Districts.

Section 4. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 8.1, Minimum Parking Requirements, is hereby amended to delete any reference to Place of Assembly and the corresponding regulations and replace with both Convention Center and Entertainment Venue as a Use.

Section 5. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.3, Use Regulations, is hereby amended so that the regulation (1) for Row House, Multifamily (small) and Multifamily (large) in the CAD-BV District is revised to read as follows:

Residential uses are not permitted on the ground floor of buildings facing City Avenue, facing Bala Avenue between Montgomery Avenue and Cynwyd Road, or facing Cynwyd Road.

Section 6. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.3, Use Regulations, is hereby amended provide for Religious as an Institutional Use permitted by Special Exception in the CAD-BV District subject to the following:

Shall only be authorized as a special exception subject to the following regulations:

- (1) Shall only permitted only along Bala Avenue between City Avenue and Cynwyd Road.
- (2) Shall be of compatible scale, size and intensity to neighboring commercial properties in order to maintain the goals and objectives of the District, as provided for in § 155-6.8.A.
- (3) Shall be separated by 500 feet from any other Religious use.

Section 7. Nothing in this Ordinance or in Chapter 155 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 155 prior to the adoption of this amendment.

Section 8. Nothing in this Ordinance or in the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights

acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Code of the Township of Lower Merion prior to the adoption of this amendment.

Section 9. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 10. This Ordinance shall take affect and be in force from and after its approval as required by law.

Approved by the Board of Commissioners of the Township of Lower Merion this _____ day of _____, 20_____.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary



LOWER MERION

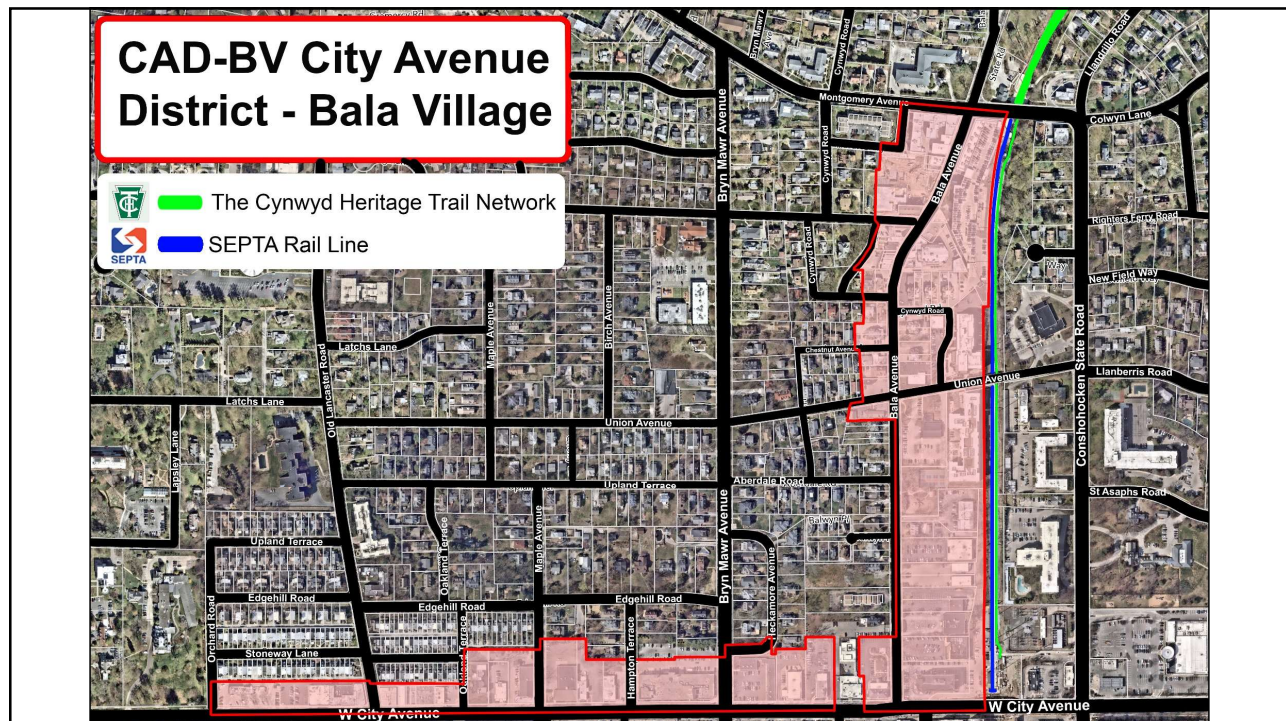
MONTGOMERY COUNTY, PENNSYLVANIA

A First-Class Township

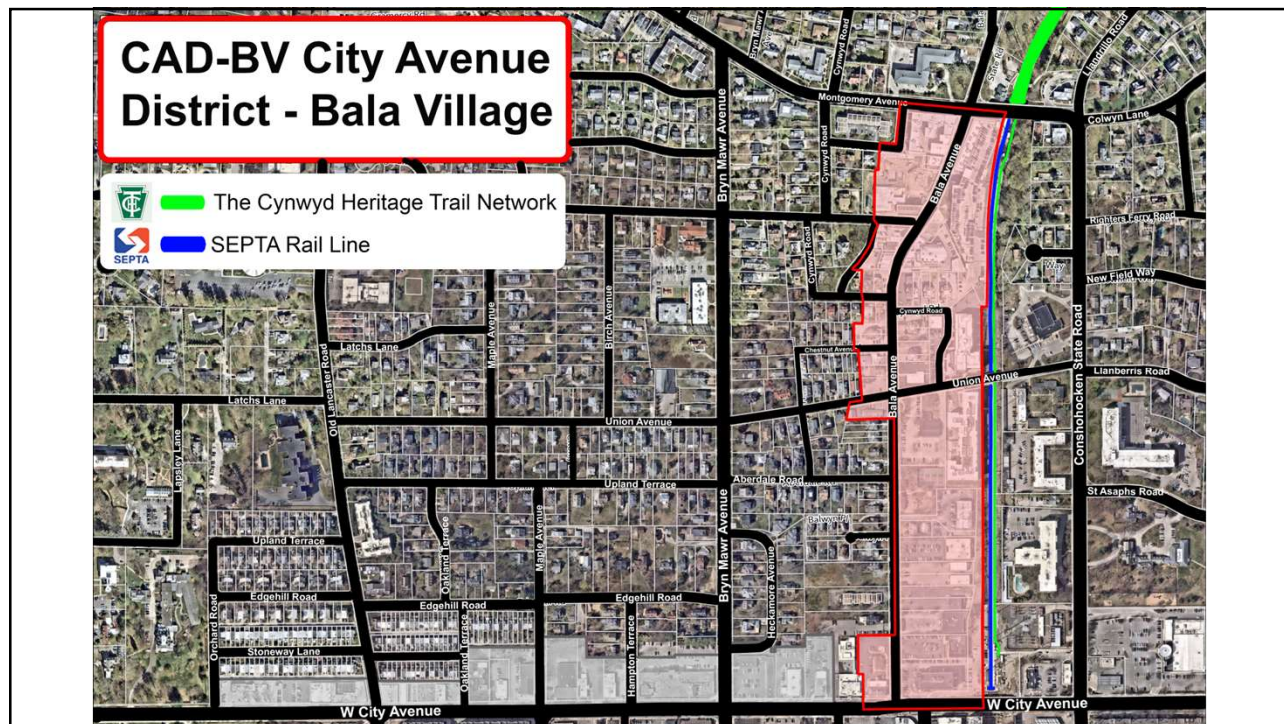
Agenda Item #

Code Amendment – Bala Village Amendments Z-26-001

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Definitions

- Amend definitions to delete ~~Place of Assembly~~.
- Create definitions for Convention Center and Entertainment Venue.

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Proposed Amendment 1

Permit religious uses between Cynwyd Road and City Avenue by Special Exception

- Require Special Exception approval from the Zoning Hearing Board for religious uses.
- Applicants for Special Exception approval must demonstrate that proposed religious uses are consistent in mass, scale and intensity as any retail commercial uses within 500’.
- Require a 500’ separation between religious uses.

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Proposed Amendment 2

Remove the requirement for ground-floor commercial use between Cynwyd Road and City Avenue along Bala Avenue.

Staff Recommendation:

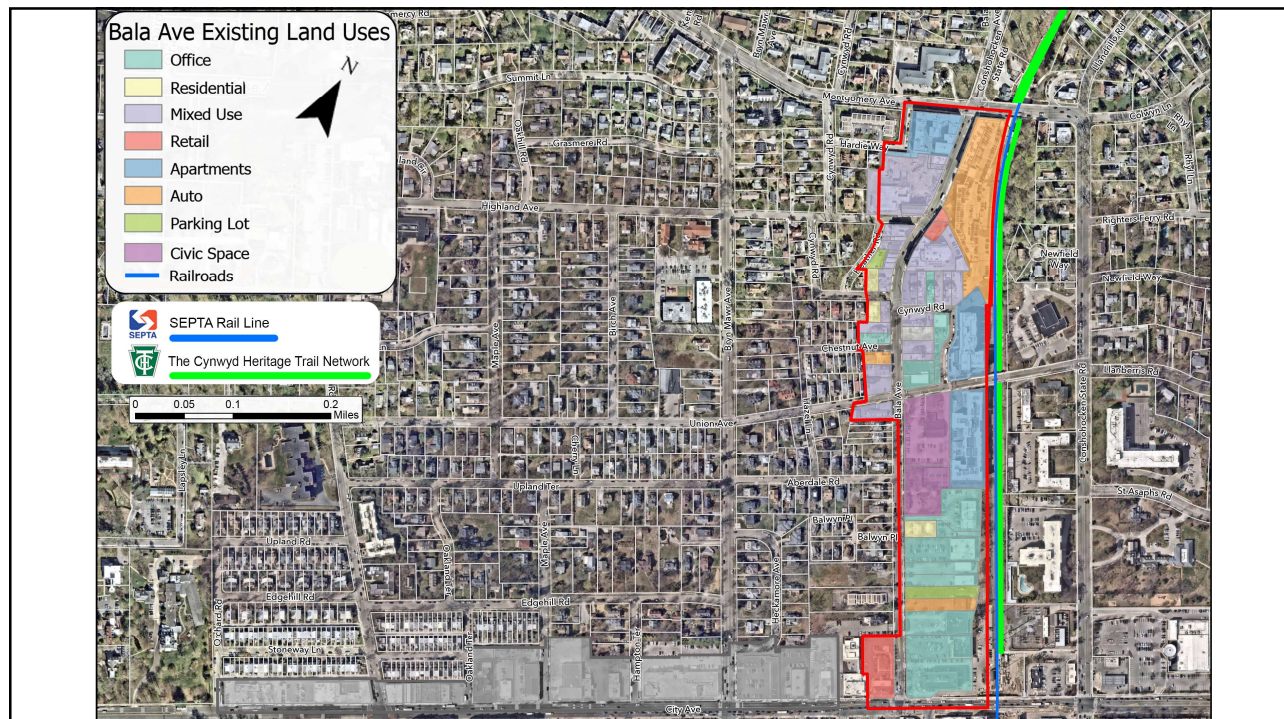
Remove the requirement for ground-floor commercial use between Cynwyd Union Road and City Avenue along Bala Avenue.

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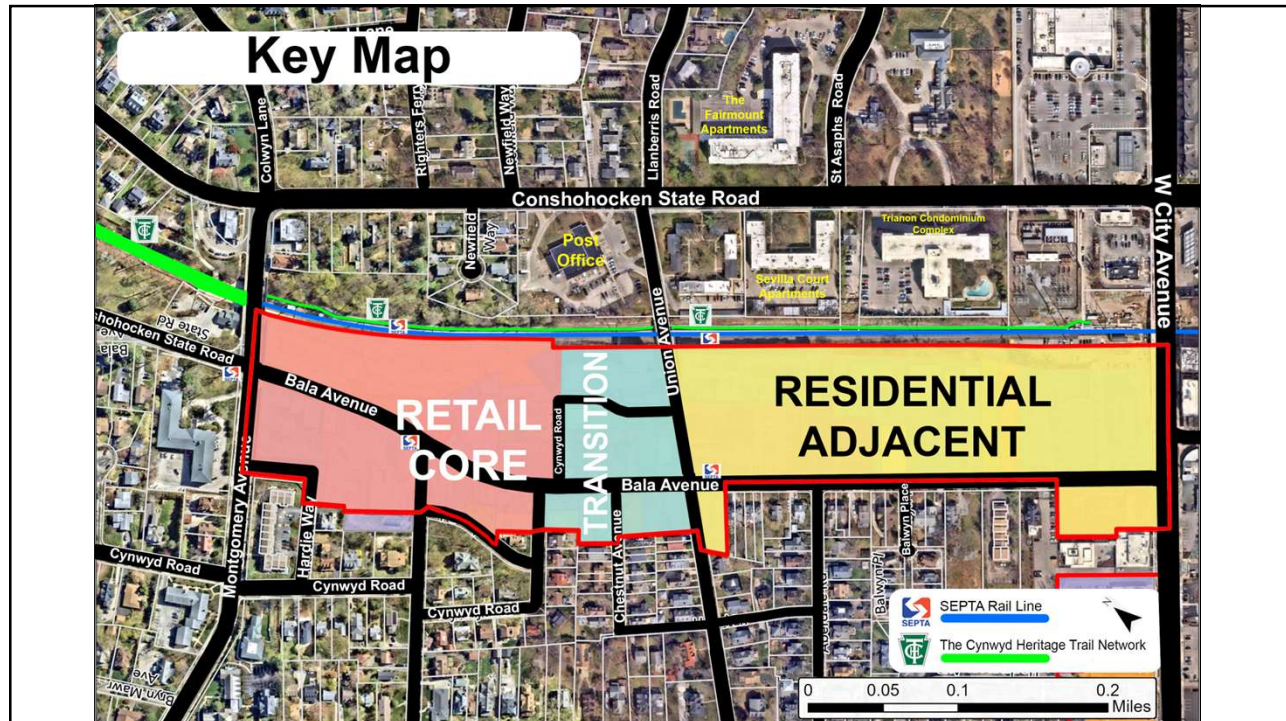
Considerations

- Focus on issues leading to ordinance amendments
- Differentiating Bala Avenue- Defining the Bala Village retail core
 - Montgomery Avenue to Union
 - Union to City Avenue
- Limiting/permitting religious uses.
- Special Exception vs Conditional Use approval.
- What is specific criteria?

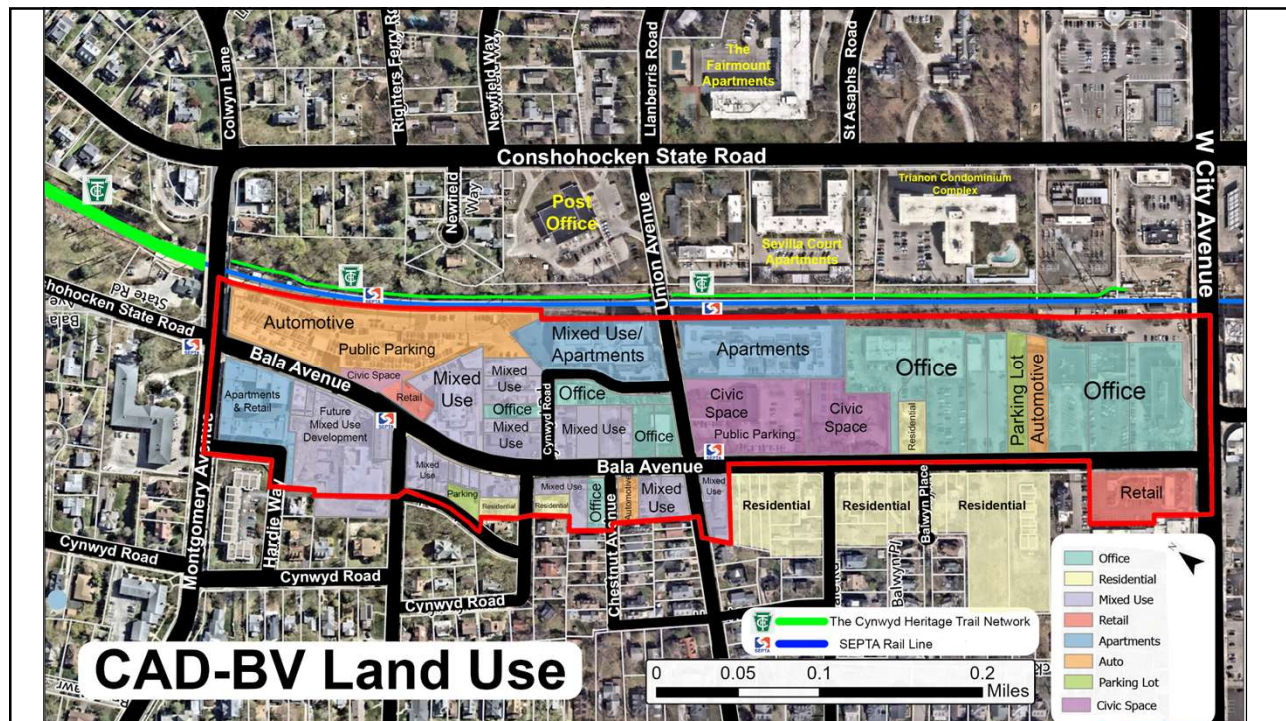
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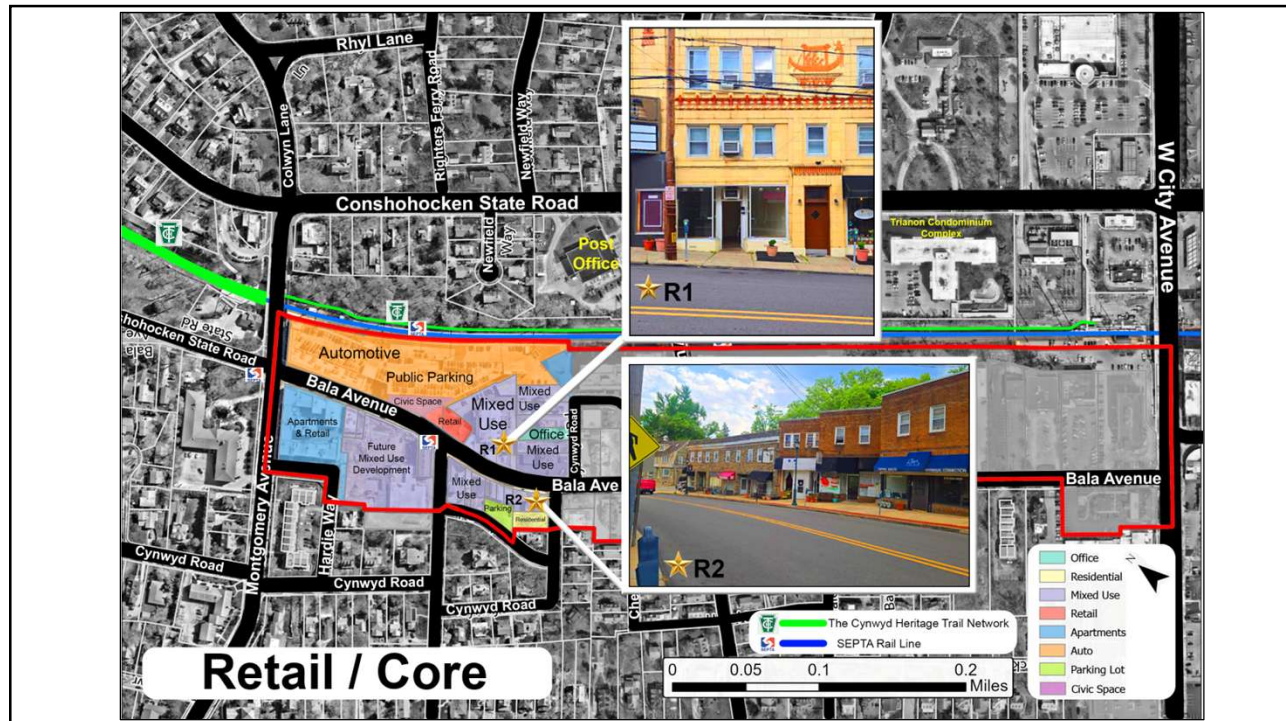
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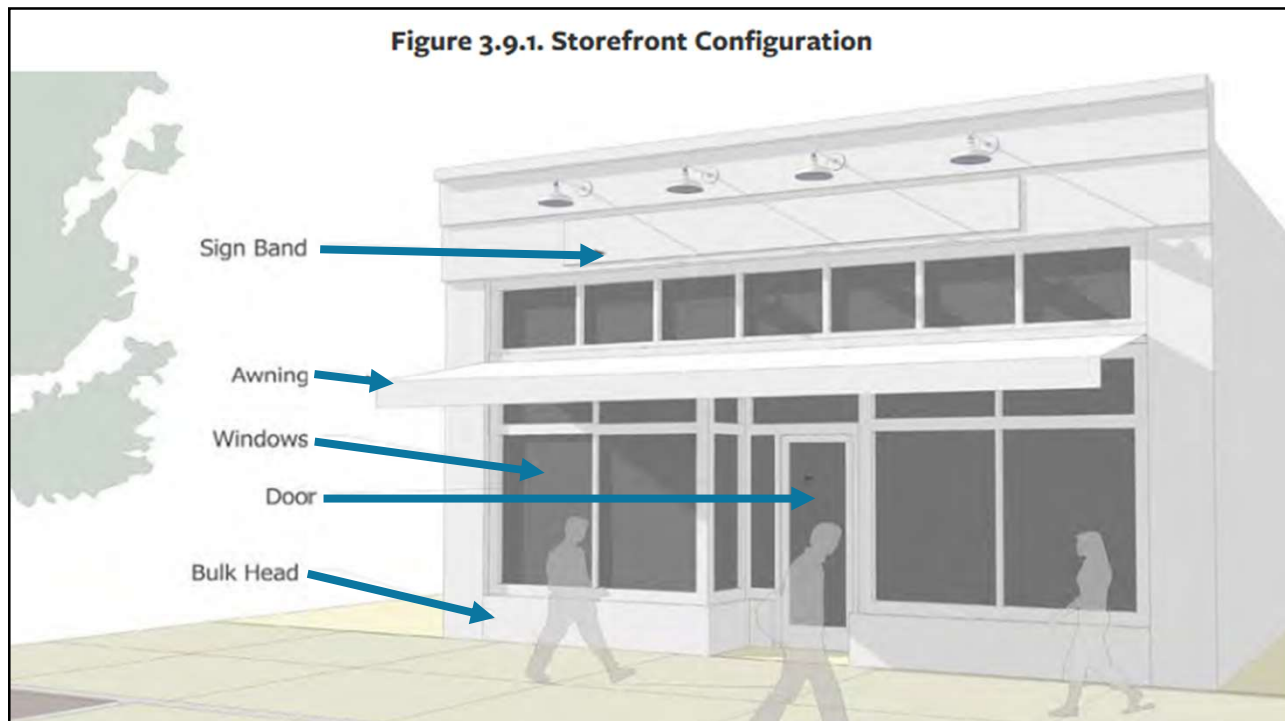
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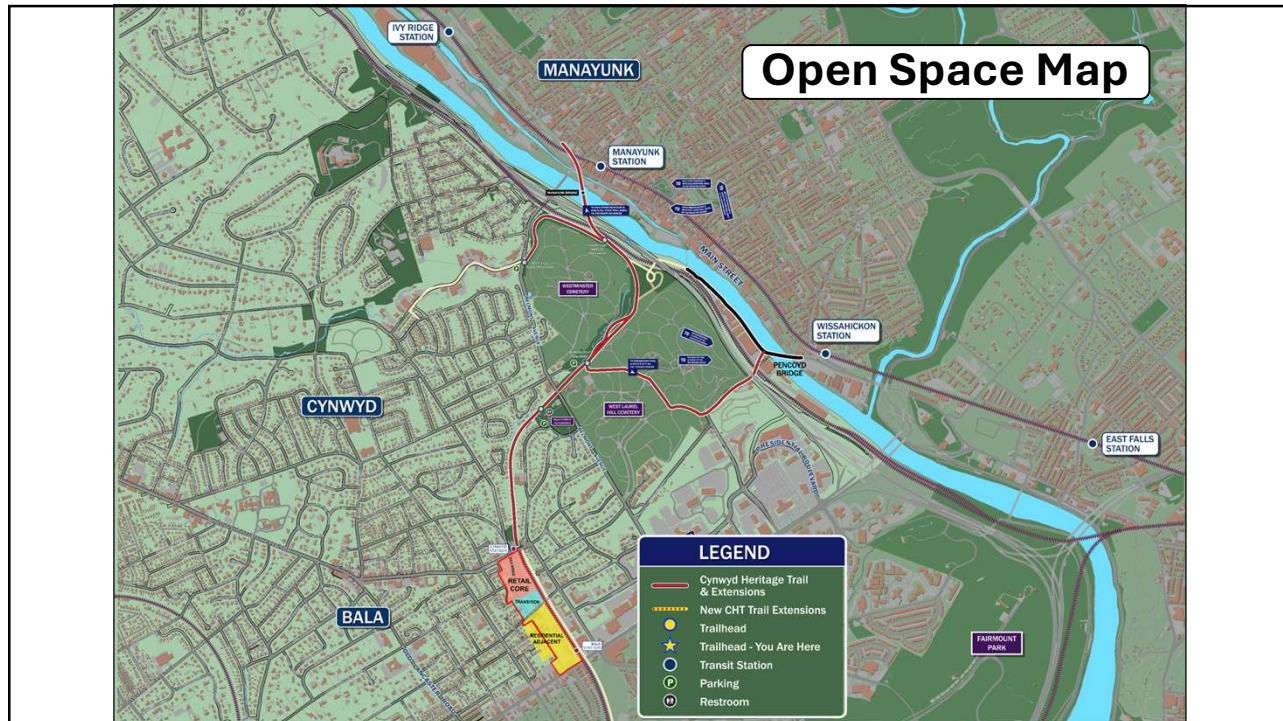
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Staff Recommendation

Based on community feedback and the City Avenue Retail Study, staff recommends that the Building & Planning Commission consider designating **Union Avenue** as the demarcation line where:

- Ground-floor commercial uses are prohibited between Union Avenue and City Avenue. **New**

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Agenda Item 2

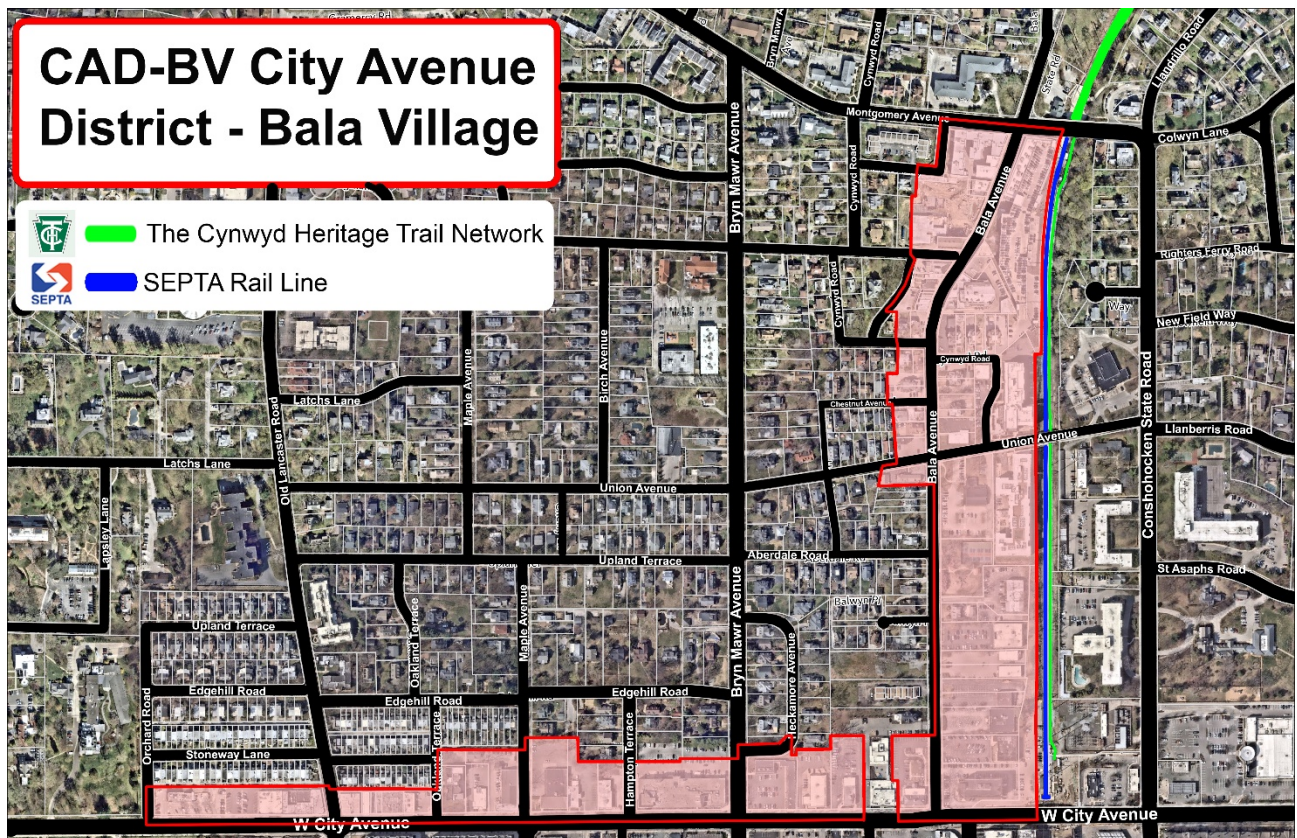
June 1, 2026

To: Planning Commission
From: Chris Leswing, Director, Building & Planning Department.

Re.: **CODE AMENDMENT: Bala Avenue Zoning Amendments Z-26-001**

Introduction

Staff presented proposed zoning amendments to the Bala Village District at the May 4, 2026 Planning Commission and May 5, 2026 Neighborhood Club of Bala Cynwyd (NCBC) meeting. This Issues Memo provides supplemental information regarding the purpose of the proposed amendments and also proposes refinements to the proposed legislation based on Planning Commission and NCBC feedback. The Bala Village District, zoned as City Avenue District-Bala Village (CAD-BV), includes Bala Avenue from Montgomery Avenue south to City Avenue and City Avenue from the Bala rail bridge west to Orchard Road. The historic commercial core of CAD-BV is commonly referred to as Bala Village and is the portion of Bala Avenue from Montgomery Avenue to approximately Cynwyd Road.



The Issues

Since the 2012 adoption of the Bala Village Ordinance, significant development approvals in the CAD-BV district include:

- 2014 – BMW Dealership property consolidation/redevelopment on Bala Avenue.
- 2016 – The Kelly Apartments with 109 units on Union Avenue.
- 2017 – The Grant mixed-use building with 66 units and 7,000 SF ground-floor commercial.
- 2018 – The Mayer at 206 Bala Avenue (formerly NOBA) with 86 units and 6,650 SF ground-floor commercial.
- 2024 – 10 Montgomery (formerly The Shirley) apartment renovation.
- 2025 – Tentative sketch approval of 19-21 Bala Avenue with 32 units and 1,800 SF ground-floor commercial.
- 2026 – Cynwyd Heritage Trail extension from Cynwyd Station to Bala Station.

While these improvements will result in the addition of many new residents and more than 15,000 SF ground-floor commercial use, the revitalization of Bala Village as a whole has yet to achieve the thriving traditional neighborhood business district desired by the community and intended by the CAD-BV zoning district.

Staff periodically reviews land development activity in commercial areas to evaluate the effectiveness and appropriateness of zoning regulations. In Bala Village, the lack of revitalization in the core commercial area results from:

- Private property decisions leading to underutilized or vacant properties. This is the situation with the Bala Theatre anchor property in Bala Village.
- Much of the development listed above is located on the periphery of the commercial core.
- Key retail uses such as food and beverage or cultural/entertainment uses that could anchor the retail mix are lacking in the core commercial area.
- Changes to the regional retail shopping environment such as the rise of online shopping further challenges the vitality of small neighborhood shopping districts.
- There is increasing competition and connectivity to nearby shopping areas, such as the recently redeveloped shops at Bala Cynwyd on City Avenue.

The overall reasons for the lack of revitalization in the Bala Village core are the result of private property decisions and are largely beyond the scope of zoning. As such, staff does not recommend any modifications to the use, density or form standards in relation to the commercial retail core. There are, however, several issues relating to religious uses and first-floor use and form standards that should be addressed.

Originally Proposed Amendments

Staff brought forward the following amendments for consideration by the Planning Commission at the May 4, 2026 meeting.

1. Religious Uses + Places of Assembly

- Article II, Definitions, § 155-2.1, revise definitions of terms, to add the definitions for Convention Center and Entertainment Venue and delete the definition for Place of Assembly.
- Article V, Uses, Tables 5.1, Revise uses table to permit Religious as a Regulated Institutional Use within the CAD District to be provided for therein.
- Article V, Uses, Tables 5.1, Revise uses table to delete any reference to Place of Assembly and also provide for both Convention Center and Entertainment Venue as Permitted Commercial Uses with the NC,VC, TC, LI, RHR, BMV(1,3,4) and CAD-BV Districts to be provided for therein.
- Article V, Uses, Table 5.3, Amend use regulations table to allow for Religious as a Regulated Institutional Use in CAD-BV District permitted only along Bala Avenue between City Avenue and Cynwyd Road.

2. Ground Floor Residential Requirements

- Article V, Uses, Tables 5.3, Revise use regulations for the regulation for Row House, Multifamily (small) and Multifamily (large) in the CAD-BV District to prohibit ground-floor residential uses facing City Avenue or facing Bala Avenue between Montgomery Avenue and Cynwyd Road or facing Cynwyd Road.

In response to feedback from the Planning Commission and the NCBC, staff propose the following modification to the originally proposed amendments:

- ***Permit religious uses between Cynwyd Road and City Avenue by Special Exception and add specific criteria to control scale and require separation.***

Summary of Proposed Amendments

The purpose behind the proposed definition amendments is summarized in the May 4, 2026 Planning Commission memo which is attached to this report. The following items have generated the most public discussion in response to the proposed changes:

1. Permit religious uses between Cynwyd Road and City Avenue by Special Exception

The amendments originally presented at the May 2026 Planning Commission meeting proposed permitting religious uses on Bala Avenue between Cynwyd Road and City Avenue. Based on feedback from the Planning Commission and in consultation with NCBC, the proposed ordinance has been revised to:

- Require Special Exception approval from the Zoning Hearing Board for religious uses.
- Applicants for Special Exception approval must demonstrate that proposed religious uses are consistent in mass, scale and intensity as any retail commercial uses within 500'.
- Require a 500' separation between religious uses.

The Township has ten (10) neighborhood commercial zoning districts of different scales.¹ The NC, VC and TC Districts are township-wide commercial districts while the Bryn Mawr Village and Bala Village Districts apply to specific geographical areas. Religious uses are permitted by right in NC, VC and TC Districts and by Special Exception in Bryn Mawr Village. Requiring Special Exception approval for religious uses in CAD-BV would be consistent with how the Township regulates religious uses in the Bryn Mawr Village District.

Why limit religious uses in Bala Village? Prior to 2020, religious uses were permitted in Bala Village. The 2020 township-wide zoning update incorporated the Bala Village zoning from the previous code into the new code, except where some use definitions modifications were necessary to be consistent with the new code. Religious is one of the categories of the Use Table in the new code.

In 2020, religious uses were determined to be an inappropriate use for the Bala Village District because of the concern that the introduction of non-commercial uses could negatively impact the struggling commercial retail core close to Montgomery Avenue. Religious uses were considered appropriate for other sections of the district. The way that the Bala Village ordinance is structured, use and dimensional standards apply evenly to the entire district. It was determined that the issue of religious uses would be later evaluated as part of a larger examination of Bala Avenue zoning after the township-wide zoning was completed.

There are several planning reasons to incorporate or limit religious uses in commercial districts. Reasons for incorporating religious uses include providing locations for religious worship/community gathering and the potential economic synergy of providing feet on the street near commercial activities. In some instances, religious uses can provide shared parking opportunities within business districts.

However, a case can be made to limit religious use in commercial areas so as to not compromise the commercial identity and economic functionality of the district. In Lower Merion Township less than 3% of the land area is currently devoted to commercial uses, while approximately 15% of the land area is devoted to institutional and religious uses. From a local land use perspective, it makes sense to limit religious uses in commercial areas to maximize commercial to maintain the commercial tax base and to provide opportunities for residents to shop/dine locally.

Why permit religious uses in Bala Village? From a zoning perspective, a municipality may limit religious uses in commercial areas as the limitations serve a governmental interest and the limitations do not impose a substantial burden on religious exercise as defined in the federal Religious Land Use and Institutionalized Persons Act (RLUIA).

The staff examination of the Bala Village zoning identified a potential conflict between the prohibition of religious uses in the Bala Village core and the RLUIA. After consultation with the Township Solicitor, it was determined that it would be appropriate to limit religious uses in the retail core of the district and permit religious uses in less retail-oriented parts of the district.

¹ NC- Neighborhood Commercial, VC -Village Commercial, TC1- Town Center 1, TC2-Town Center2, RHR- Rock Hill Road, BMVD1- Bryn Mawr Village District, BMVD2- Bryn Mawr Village District2, BMVD3- Bryn Mawr Village District 3 and BMVD4- Bryn Mawr Village District4 and BV – Bala Village. Commercial uses in the CAD-RCA and CAD-BCR districts are more regional in scale and as such are not directly relevant to the CAD-BV ordinance review.

Additionally, it was determined that religious uses should be permitted by Special Exception and that specific criteria should be added to the Special Exception approval consideration to ensure that religious uses appropriately fit within the Bala Village land use context.

What is a Special Exception? Township zoning ordinance includes several different procedures for permitting different uses. Most uses are simply permitted use as referred to as by-right uses, such as a single-family home in a residential zoning district or a store in a commercial district. However, some uses do not easily fit into standard zoning categories and these uses, while permitted, require additional review and conditions to ensure that they work in harmony with other uses in the district. Generally, these types of uses are more intense or have the potential for greater impact than by-right uses. The Zoning Code lists these potentially higher impact uses as either R-Regulated, SE- Special Exception or CU- Conditional Uses. Regulated Uses are permitted if the applicant complies with additional specific regulations outlined in the zoning code. An example is the requirement for drive-through uses to have minimum on-site queuing lanes to prevent vehicles from backing out onto the roadway.

Special Exceptions and Conditional Uses are uses that are permitted by zoning if the applicant demonstrates compliance with objective criteria outlined in the zoning code. Special Exception and Conditional Use approval processes and standards are the same except that Special Exceptions require approval by the Zoning Hearing Board, while Conditional Use requires approval from the Board of Commissioners. Both the Zoning Hearing Board and Board of Commissioners may impose reasonable conditions with the approval to address potential impacts upon surrounding land uses. Conditions may include such things as limitations on hours of operation, caps on the number of attendees or requiring additional landscaping and buffering.

To receive Special Exception an applicant must meet all of the criteria outlined in Section 155-11.2.E of the Zoning Code.²

What is Specific Criteria? Due to the unique nature and circumstances of each zoning district, some Special Exceptions require the applicant to meet additional specific criteria particular to the requested use. For example, Township code currently provides specific Special Exception criteria for fences in the Floodplain District and specific Conditional Use criteria for building permits in the Historic Resource Overlay District.

Because of the commercial land use pattern of the Bala Village core and the district's zoning intent to revitalize the core, staff proposes the following specific criteria for Special Exception approval of religious uses in CAD-BV:

- Require that religious uses be of similar size, scale and intensity of commercial uses within 500'; and
- Require a 500' separation between religious uses within the district.

The intent of the specific criteria is to ensure that religious uses complement the existing smaller retail land use pattern of the district and that any single use does not negatively overwhelm the traditional walkable downtown character that defines the village.

² Chapter 155-11.2 is linked [here](#) for reference.

Religious and institutional uses are customarily located on the periphery of commercial districts and can function as transitional uses between low intensity residential districts and higher intensity commercial districts. The proposed amendments are consistent with this approach by permitting religious uses in CAD-BV while maintaining concentration of complementary commercial uses in the existing commercial/retail core between Montgomery Avenue and Cynwyd Road and the transitional area from Cynwyd Road to Union Avenue.

Why Special Exception and not Conditional Use? Special Exceptions and Conditional Uses must meet the same criteria and review process. However Special Exceptions are heard by the Zoning Hearing Board while Conditional Uses are heard by the Board of Commissioners. Bryn Mawr Village is the most comparable commercial district to Bala Village and religious uses are permitted in Bryn Mawr via Special Exception. It makes sense for both Bryn Mawr and Bala Village to follow the same review process.

Religious Uses and Liquor Licenses The community has continually expressed a desire to see the introduction of a full-service restaurant with a bar to spur the revitalization of Bala Village. NCBC expressed concern at their May 2026 meeting that the presence of a religious use in Bala's core commercial area may restrict food and beverage establishments from receiving approval for a State liquor license.

Staff has researched the issue and has consulted with the Township Solicitor. Liquor Licenses are regulated by the Pennsylvania Liquor Control Board (PA LCB.) While liquor licenses are permitted to be transferred on an intra-municipal (within a municipality) basis, inter-municipal (from another municipality) transfers require review and approval through the PA LCB. Establishments are required to document:

- That the establishment has a minimum of 30 seats and provides food.
- A valid local health license.
- A minimum of 400 square feet of area.
- Information on owners regarding personal and employment history.

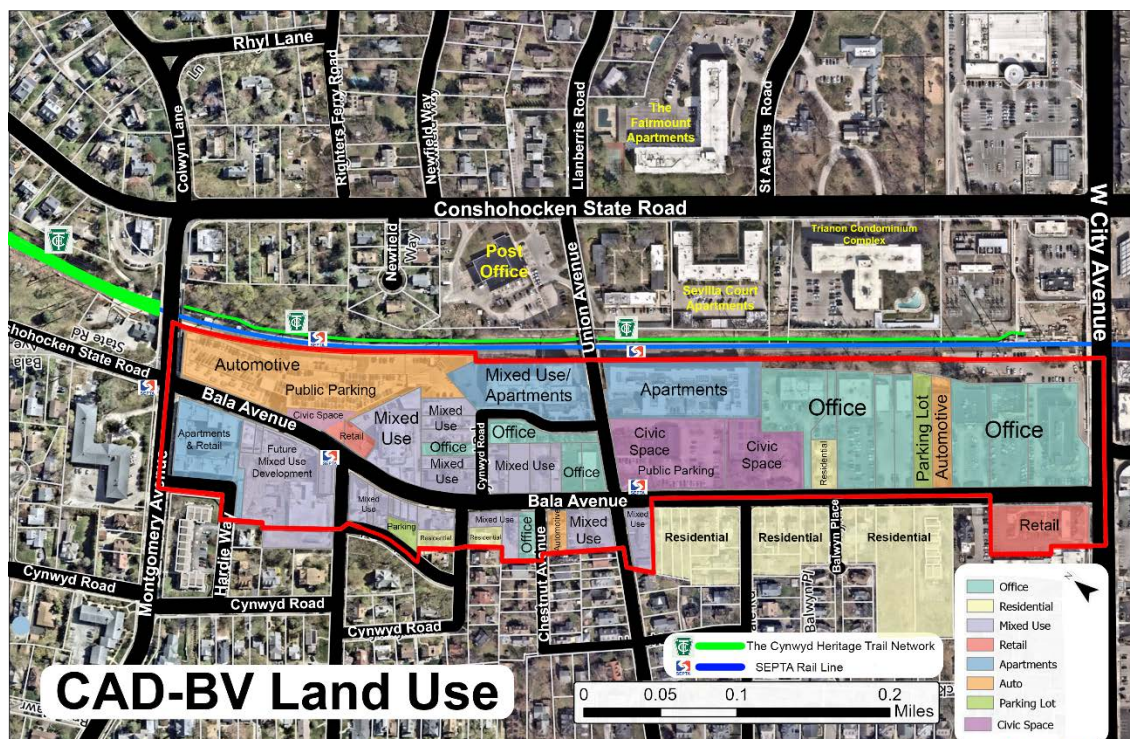
Municipal review and/or approval is not a requirement for intra-municipal transfers. Inter-municipal liquor license transfers from outside of a municipality require a public hearing by the local municipality in addition to applicants satisfying PA LCB application requirements.³ While any resident, business or institution can present testimony as to why a transfer should not be permitted, based on the community desire for additional food and beverage establishments on Bala Avenue, it is up to the Board of Commissioners to approve the transfer. In Pennsylvania there are no local or state separation requirements for liquor establishments and religious institutions. Any separation would have to be imposed as a condition of the transfer by the Township or the state.

³ Public Hearings are required when a community equals or exceeds one license per 3,000 residents. As of 2026, Lower Merion Township has approximately 65,000 residents and 77 approved liquor licenses, a ratio of 1 liquor license for every 844 residents.

2. Remove the requirement for ground-floor commercial use between Cynwyd Road and City Avenue along Bala Avenue.

Bala Village and Bryn Mawr Village have many similar qualities and are treated similarly in the zoning code with their own geographic specific zoning. One major difference between the two districts is that the zoning in the Bryn Mawr District is further refined by defined sub-districts whereas the standards of the Bala Village apply equally across the entire CAD-BV district. Both the Bryn Mawr and Bala Village districts seek to promote vibrant, walkable, small-scale commercial districts while minimizing the impact of new development on adjacent residential neighborhoods. Both districts cover broad areas: Bryn Mawr Village extends down Lancaster Avenue from Old Lancaster Road to Norwood Road and Bala Village extends down Bala Avenue from Montgomery Avenue to City Avenue and west along City Avenue from Bala Avenue to Orchard Road. While neighboring residential land use context of both districts changes from one end of the district to the other, the districts differ in how the changing context is addressed through zoning. Bala Village (CAD-BV) has one set of standards for the entire district. In contrast, Bryn Mawr Village zoning addresses the changing context through four (4) subdistricts: BMV1, BMV2, BMV3 and BMV4. While the overall standards of each Bryn Mawr subdistrict are generally the same, building height, coverage and density of each subdistrict varies depending on the existing commercial fabric and relation to adjacent neighborhoods. For example, more density is permitted near the hospital in BMV1 and train station in BMV2 than near the BMV4 neighborhoods closer to the border with Radnor Township.

The Bala Village district has a similar geography with parcels in the retail core area close to Montgomery Avenue having a different relationship to adjacent residential properties than parcels further down the avenue, between Union Avenue and City Avenue, which have single-family homes on the opposite side of the street. The proposed amendments employ a strategy similar to Bryn Mawr of further refining the zoning within the district by calibrating use and form standards to better match the surrounding residential land use context.



Defining the Bala Village Commercial Retail Core: Staff have inventoried and analyzed land uses along Bala Avenue to better refine zoning based on the existing commercial and surrounding residential land use context. The greatest challenge in refining land use regulations in Bala Village is where to define the edge of the commercial/retail core.

The existing commercial/retail core extends from Montgomery Avenue to Cynwyd Road. This is evidenced by the predominant presence of a continuous line of storefronts and retail on both sides of Bala Avenue situated at the build-to-line close to the sidewalk and with on-street parking.

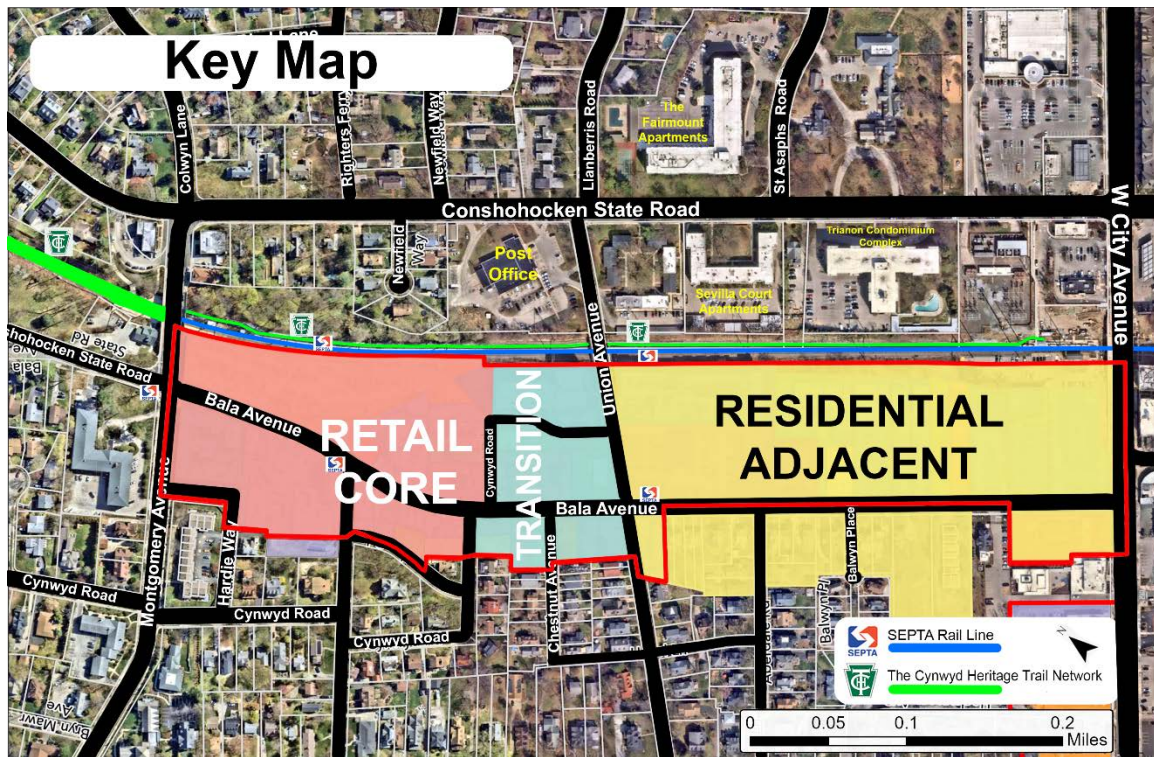
Beginning at Cynwyd Road to Union Avenue, the traditional commercial storefronts are replaced with an eclectic mix of freestanding commercial uses occupying former residential buildings or non-storefront commercial buildings with larger setbacks and off-street parking. 101 Bala Avenue was formerly a dentist office, 102 Bala is Presidential Medical Center and 108 Bala is Century Auto Body. Buildings on the east side of Bala Avenue are set back approximately 35' from the sidewalk and buildings on the west side of Bala Avenue are set back approximately 20' from the sidewalk.



These photos show the transition from the existing retail core area with structures situated at the build-to-line to freestanding commercial uses that are set further back with parking in front.

While the existing commercial/retail core currently ends at Cynwyd Road, there is potential for the core to be extended further to Union Avenue. There are currently three (3) parcels on the east side of Bala Avenue between Cynwyd Road and Union Avenue that are either vacant or are underutilized and potential exists for these parcels to be redeveloped individually or assembled for a larger mixed-use development. Current zoning would require any redevelopment to have a 20' maximum build-to line and include ground-level commercial space. This type of redevelopment would be consistent with the desired land use pattern of Bala Village and would serve to logically extend the retail commercial core by adding new modern commercial space⁴.

⁴ Modern commercial space often features higher ceilings and more open interior layouts.



The extension of the retail core from Cynwyd Road to Union Avenue is consistent with the findings of the 2023 *City Avenue Retail Analysis (Retail Study)* which identified the potential for approximately 85,000 SF of additional commercial uses in Bala Village located in existing vacant or new redeveloped spaces.⁵ It was anticipated that redevelopment would occur through property assembly. Any significant redevelopment of parcels on the east side of Bala Avenue between Cynwyd Road and Union Avenue would currently require new buildings to be located at the build-to line and include first-floor commercial space. Development of these blocks would likely be in a form similar to the Grant mixed-use building or the new building located at 206 Bala Avenue that is currently under construction.⁶

The redevelopment of parcels on lower Bala Avenue between Union Avenue and City Avenue, however, are less likely and desirable to function as an extension of the Bala Avenue commercial core. The Township's Bala gym and the Bala Avenue Park and playground anchor the lower portion of Bala Avenue and serve as a transition from core commercial retail uses to more residential uses. Between Union Avenue and City Avenue, uses on the west side of the street are primarily single-family residential. Uses on the east side are commercial office uses that are set back far from the build-to line and have large lots of front yard parking. Recent developer interest indicates that these commercial properties are ripe for redevelopment. New redevelopment will likely be structures that are two to four stories in height and setback between 20' and 25' from the build-to line as required by the Bala Village ordinance. Under current zoning, new buildings are required to incorporate ground-floor active commercial space.

⁵ A summary of the 2023 *City Avenue Retail Analysis* is provided as Attachment A. The full analysis is linked [here](#).

⁶ Renderings of 206 Bala Avenue are attached to this memo as Attachment B.

Additionally, new ground-floor space is required to comply with township architectural façade guidelines which require a storefront design featuring a minimum of 50% glazing.



§155-3.9 Figure 3.9.1 illustrates elements of a typical storefront configuration.



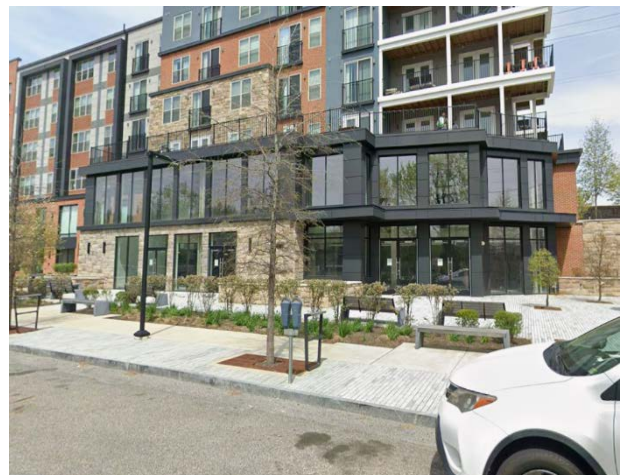
Any significant redevelopment of parcels between Cynwyd Road and Union Avenue would require new buildings to be located at the build-to line and include first-floor commercial space, similar to the development at 206 Bala Avenue shown here.

Ground-floor commercial viability. There is concern regarding the viability or desirability of including ground-floor retail space in future development on Bala Avenue between Union Avenue and City Avenue. Existing underutilization and vacancy within the Bala Village commercial core indicates limited demand for new retail space in this area. The Retail Study defines a Bala Avenue strength as its 'Main Street' configuration and states that Main Streets work because they are cohesive and connected. The approximately 500' gap created by the Bala Gym and Playground disconnects the upper/core area of Bala Avenue from the lower area between Union Avenue and City Avenue. While commercially zoned, it is unlikely that the redevelopment of the lower Bala Avenue properties will effectively integrate the properties into the Main Street experience. These properties should have a form that supports their immediate residential context rather than repeating the physically distant Main Street typology.

Another reason to consider removing the first-floor commercial requirement for this block is the number of recently constructed mixed-use development with unoccupied or underutilized first floor commercial space. A relevant example is the difficulty experienced by The Grant on Cynwyd Road leasing its 7,000 SF ground-floor commercial space. That space sat vacant for several years before securing a child-care tenant.⁷

From an economic planning perspective, it would be more effective to concentrate retail uses together in the existing commercial/retail core between Montgomery and Cynwyd rather than requiring isolated new retail space between Union Avenue and City Avenue. Additionally, considering the low-density residential uses across the street, it may be more appropriate to require fewer ground-floor active uses and architectural treatment that is complementary to adjacent residential uses for the ground-floor of any new development between Union Avenue and City Avenue.

Vacant or underutilized commercial space opposite single-family residential uses is undesirable. Staff recommend removing the requirement for ground-floor commercial requirements between Union



Ground-floor commercial space at The Grant on Cynwyd Road was difficult to lease. In the fall, it will be occupied by a child-care center.



Ground-floor retail/commercial space at the nearby Luxor on Presidential Boulevard remains unleased since the property's construction in 2019.

⁷ Queuing standards were adjusted in 2024 to facilitate a first-floor day care at the Grant. Ivy Brook Academy is scheduled to start classes in Fall 2026.

Avenue and City Avenue to allow new development to be a more appropriate transition to existing adjacent residential uses.

Design Standards. NCBC questioned what form standards would be required if ground-floor retail and storefront design standards were removed as requirements. Storefront guidelines currently apply to all first-floor uses in Bala Village. If these standards were removed the general architectural design standards of Zoning Code §155-3.9 and the Bala Village development design standards of Zoning Code §155-6.8(I) would apply.⁸ Applicants must comply with both sets of standards. Additionally, Subdivision and Land Development Code (SALDO) Chapter 135 provides minimum landscape requirements for all land development projects.

§155-3.9 Architectural Design Standards: The general architectural requirements of the zoning code limit building materials and require articulation of facades to avoid low-quality construction and blank walls. The standards include specific provisions regarding the inseting of windows. Bryn Mawr Village development design standards expand upon what is required by general architectural standards.

§155-6.8(I) Bala Village Development Design Standards: Bala Village CAD-BV development design standards require buildings and building entrances to be pedestrian scaled, articulated and oriented towards the street. Vehicular access is required to be located to side lot lines to maximum the pedestrian experience. Standards require developers to utilize architectural forms and landscape elements that contribute to 'human-scale' development. Exterior wall materials are required to be durable and high quality and may include brick, stone stucco or wood. Vinyl, concrete block and aluminum siding are prohibited as building materials on front facades. These elements are reviewed by staff, the PC and BOC in conjunction with the land development approval. First floor uses fronting public ways are required to contain a minimum of 60% glass and permit clear views into first floor uses, such as retail shops or apartment building lobbies.

Chapter 135 SALDO: SALDO requirements for ground floor uses include requirements for site greening, including large canopy shade trees along public streets, driveways and drive aisles and for the installation of understory trees and deciduous and evergreen shrubs along property frontages. Walls and/or other landscape architectural features may be incorporated into the frontage design. As with the Development Design standards, the Township has flexibility to negotiate the design and composition of the frontage area between the sidewalk and the building through the development review process. Additionally, all new developments in Bala Village must comply with the Greening Standards outlined 135-5.5. Greening Standards are generated by the property's frontage length and require landscape improvements to be visible from a public walkway or sidewalk. Greening standards may include window boxes, planters, public benches, water features and public art.

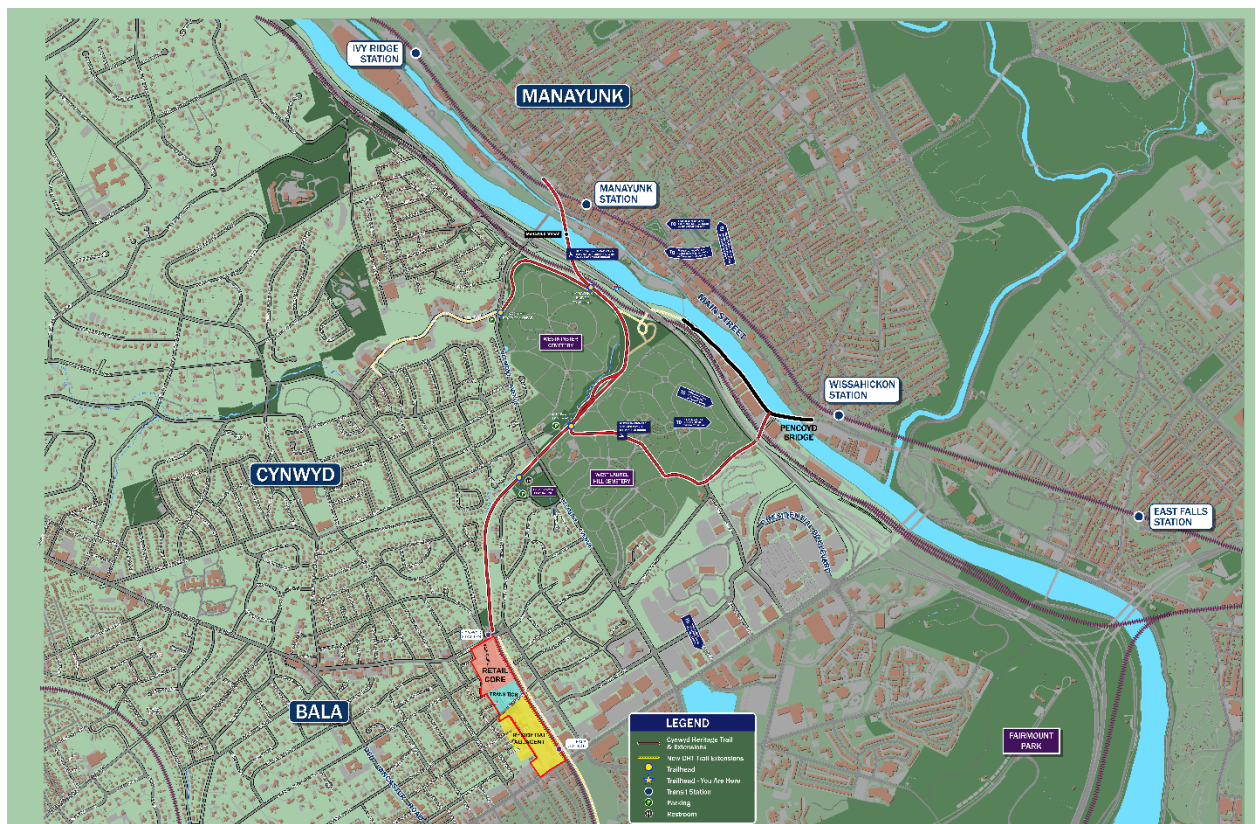
Existing architectural and landscape requirements ensure the appropriate design of first-floor uses if the current storefront commercial design requirements were removed.

⁸ Both zoning code sections are included as attachments to this memo.

Public Gathering Space and Mixed-Use Density Incentives. In addition to currently requiring ground-floor commercial uses for all developments, the Bala Village District incentivizes mixed-use development through the use of density incentives. To utilize a density incentive in Bala Village, a project must be mixed-use and must provide a Public Gathering Space (PGS). PGS's help to activate streetscapes and complement food, beverage and entertainment ground floor uses in mixed-use/commercial areas by providing spaces for the public to sit, eat and enjoy.

Bala Village Density Increase Standards		
Amenity	FAR Increase	Notes
Public Gathering Space (PGS)	0.15	Minimum 5% of lot area
Mixed Use	0.25	
Underground and/or Wrapped Parking Structure	0.5	
Transit Facility Improvement	0.05	Bus Shelter, Transit Board
Historic Preservation	0.2	Preservation of building on Inventory
Off Site Traffic Improvements (OSTI)	0.2	Fee in lieu option of \$1.65 per square foot of area gained through density incentive

The removal of the ground floor commercial requirement closer to City Avenue may lead to more single-use residential or commercial buildings and less PGS in this area. At the May meeting, the PC questioned the potential loss of usable civic space in Bala Village resulting from single-use buildings not utilizing density incentives and constructing PGS. The Bala Village Open Space map below identifies the location of existing and anticipated civic space within Bala Village and City Avenue District.



Bala Village has a surprising amount of civic space without the need to construct additional gathering space closer to City Avenue. Bala Village is immediately oriented to the Cynwyd Heritage Trail which provides linkages to Cynwyd Station Park, Bala Cynwyd Park, West Laurel Hill Cemetery, Westminster Cemetery, Pencoyd Landing, Manayunk, the Schuylkill River Trail and the City Avenue Trail Network. Funds have been allocated for planning Cynwyd Station Park as a node to support both the trail and Bala Village commercial district. Cynwyd Station Park is large enough to accommodate community events, festivals and movies. In 2026, the Cynwyd Trail was extended from Cynwyd Station to Bala Station. With public pedestrian/bike access from both stations to Bala Avenue, the Cynwyd Trail extension has several nodes that can be developed for gathering/public art. The extension serves as the main pedestrian connection for hundreds of existing apartments along Conshohocken State Road and St Asaphs Road and Bala Village. Enhancing the pedestrian experience along this corridor is complementary to other economic development strategies for the Village.

Additionally, the BMW pocket park on Bala Avenue is a heavily landscaped amenity that includes power and has been used by community groups for festivals on Bala Avenue.

Across the street, the mixed-use building under construction at 206 Bala Avenue is set back from the street to allow for gathering and areas for outside dining and includes additional public gathering space around the corner on Highland Avenue.

The Grant mixed-use residential building located at Cynwyd Road and Union Avenue includes a 3,764 square foot PGS. The PGS is attractively designed but it is rarely used due to the lack of activation of the large first floor commercial space that it is connected to. The commercial space is anticipated to be occupied by the Ivy Brook Academy Day Care in September. While the space must remain open to the public it is likely that the public will not feel comfortable utilizing a



The BMW Pocket Park provides shady public space in the Bala Village retail core and is the connection point to the Cynwyd Station and Cynwyd Heritage Trail.



The new construction mixed-use development at 206 Bala includes provides outdoor dining and gathering space along the sidewalk. Additional Public Gathering Space is located around the corner on Highland Avenue.

gathering space so closely associated with an active school use. The location of the space off of the Bala Avenue corridor also contributes to its lack of utilization.

The Bala Gym and Playground are located at the southeast corner of Bala and Union Avenues. The Playground is heavily used by local residents and functions as a family gathering space. Activities at the Bala Gym site are focused indoors. There is significant potential to improve the Bala Gym site as a gathering space for Bala Village. Bala Gym is centrally located along the Bala Avenue corridor, is publicly owned and has sufficient size to function as a meaningful civic space.



The Bala Gym and Playground site has the potential to be further developed as a centrally located public gathering space and corridor anchor.

With the amount of underdeveloped civic space within the District it is not necessary to acquire additional PGS through the redevelopment of the commercial properties closer to City Avenue. Staff is of the opinion that the construction of PGS along Bala Avenue opposite existing single-family homes is inappropriate.

Conclusions

Bala Village zoning should implement the land use vision for the district as articulated in the CAD-BV Goals and Objectives. The proposed amendments to permit religious use throughout the district by Special Exception and remove the ground-floor commercial use requirement between Cynwyd Road and City Avenue are intended to strengthen the Bala Village commercial retail core and protect the surrounding residential context.

As part of their evaluation of the merits of the proposed legislation, the Planning Commission should determine if the commercial retail core should be defined as:

- 1) The existing core area from Montgomery Avenue to Cynwyd Road;
- 2) The existing core area plus the additional block from Cynwyd Road to Union Avenue; or
- 3) The entire length of Bala Avenue from Montgomery Avenue to City Avenue.

Staff Recommendation:

Based on community feedback and the City Avenue Retail Study, staff recommends that the Planning Commission consider designating Union Avenue as the demarcation line where 1) religious uses are permitted by special exception between Union Avenue and City Avenue and 2) ground-floor commercial uses are prohibited between Union Avenue and City Avenue.

If the Planning Commission determines that the core includes the block from Cynwyd Road to Union Avenue and/or the block from Union Avenue to City Avenue, they should recommend adjusting the proposed amendments accordingly.

Attachments

- A. Summary - *2023 City Avenue Retail Study*
- B. Renderings 206 Bala
- C. Maps
- D. April 6, 2026 Planning Commission Memo

Links

- [2023 City Avenue District Commercial Retail Analysis](#)
- [Zoning Code §155-11.2\(E\) Uses by special exception](#)
- [Zoning Code §155-3.9 Architecture standards](#)
- [Zoning Code §155.6-8 CAD-BV Section I: Development design standards](#)

Bala Village Zoning Ordinance Revisions

Attachment A

SUMMARY - 2023 City Avenue Commercial Retail Analysis

The following is a summary of the 64-page City Avenue Commercial Retail Study prepared for the City Avenue District in October 2023 by MSC.

Purpose of Report

In October 2023 the City Avenue District published a Commercial Retail Study prepared by MSC. The report identifies trade areas, analyzes future demand, and reviews case studies of peer districts. The report focused on:

- Providing input on the retail inventory, class of space, and retail node definitions;
- Evaluating trade areas for retail at City Ave District;
- Defining and analyzing retail demand from a variety of customer sources;
- Segmenting retail demand into key tenant categories and comparing this forecasted demand against the class of space analysis conducted by MSC;
- Conducting case studies of peer districts to inform directions and recommendations pertaining to retail in City Ave District.

Structure of the Report

The Report divides City Avenue into 4 planning nodes:

- Highway Commercial – City Avenue strip west of Belmont Avenue
- Mixed Use – Office buildings area east of Belmont Avenue
- Main Street - Bala Avenue
- Saint Joseph’s University area

The area zoned as the Bala District along City Avenue encompasses the Highway Commercial and Saint Joseph’s University nodes. The area of Bala Avenue between City Avenue and Montgomery Avenue is defined as Main Street Node.

Defining the Bala Avenue Node

The report identifies the current character of Bala Village as a “sleepy, walkable Main Street with significant vacancy and little public realm programming” with the desired character

being as an “active, energetic, walkable Main Street with daytime and nighttime activation”. (Page 48). The report identifies the following opportunities and challenges:

Opportunity: Reposition Bala Avenue as a charming, walkable main street that serves households in the surrounding neighborhoods as well as some regional visitors.

Challenge: Existing retail tenant profile does not match the Main Street character of the node. Currently non-credit services overwhelm the retail spaces in the node.

The report provides stakeholder feedback summarizing “the “Bala Avenue Problem,” where the neighborhood’s premier walkable main street does not offer any of the typical features seen in similar retail nodes. The neighborhood is missing the restaurants, cafés, bars, and boutique shopping that nearby households and visitors are looking for on Bala Avenue. (Page 6)

The report suggests that:

1. There are not sufficient restaurants, particularly sit-down full service, to meet the needs of the nearby neighborhoods.
2. Bala Avenue will always feel separate from City Avenue, but there needs to be an established connection or entrance to the node
3. Lack of parking may serve as a barrier for certain retailers that rely on regional visitation.
4. Lack of public space or activated outdoor space prevents visitors from spending additional time in the district

The report proposes the following strategies:

- CREATE AN ENTRANCE TO BALA AVE - Create signage to announce entrance to Bala Ave, differentiating it from City Ave.
- REMOVE BARRIERS FOR F&B TENANTS Reduce current barriers to entry (outdoor space restrictions, allow use of road parking for outdoor dining, reduce friction in accessing liquor licenses).
- INITIATE PROGRAMMING & EVENTS City Ave District should be responsible for organizing restaurant pop-ups, small-scale events, etc. or engage a group like Main Street America that works with districts across the country to program events.
- PUBLIC ART & PLACEMAKING PROGRAM Contemplate the creation and implementation of a program to stimulate public space with art and improve public space to encourage visitors to stay longer.

- PUBLIC PARKING PLAN Establish a Public Parking District to create a district-level parking plan; or contemplate long-term strategic land acquisition for dedicated surface or structured parking and/or small-scale public space.

The report concludes that ***“the Main Street retail node is intended to attract and engage consumers throughout evenings and weekends while supporting unique local businesses in an authentic pedestrian experience. This node should create vibrant dining and boutique retail environments with an emphasis on streetscape placemaking.” (page 49)***

Supporting Data;

The report explored the retail demand for the area and noted that much of the space on Bala Avenue was Class C, with the exception of the relatively newly constructed BMW dealership and that there is a demand for additional retail space, particularly 30,000 square feet of food and beverage, 18,000 square feet of grocery and drug uses and an additional 25,000 square feet of services.

Bala Avenue 10-year Retail Demand Summary				
Category	Demand (2032)	Existing Supply	Existing Class A&B Supply	Over/Under Supply
Grocery and Drug	17,769	0	0	17,760
Food and Beverage	32,275	5,200	0	32,275
Hard and Soft Goods	10,130	4,800	0	10,130
Entertainment/Fitness	0	800	0	0
Services	25,600	19,100	0	25,600
Auto and Gas	0	115,000	104,500	-104,500
Vacant	0	43,700	12,000	0
	85,774	188,600.00	116500	-18,735

Bala Avenue Class of Space				
Category	A	B	C	Total
Grocery and Drug	0	0	0	0
Food and Beverage	0	0	5,200	5,200
Hard and Soft Goods	0	0	4,800	4,800
Entertainment/Fitness	0	0	800	800
Services	0	0	19,100	19,100
Auto and Gas	0	104,500	10,500	115,000
Vacant	0	12,000	31,700	43,700
	0	116,500.00	72100	188,600

“In the Main Street node, there is an undersupply of retail space for most categories, except Auto & Gas. Households near Bala Avenue have highlighted the lack of Food & Beverage options in the neighborhood, which is underscored in the chart below. The discrepancy in Auto & Gas supply and demand is attributable to the 104,500 square foot BMW space, which—although a regional attraction—provides a scale and retail offering that would perhaps be out of place should the node establish itself as the walkable main street it has the potential to become.”(page 36 – Summary of Retail Demand)

“Currently, the tenants along the Main Street node primarily serve local households, but the tenancing does not completely meet the needs of these households. Traditionally, small main streets rely on independent restaurants, small boutiques/soft goods tenants, and services, but Bala Avenue today lacks both a meaningful Food & Beverage program and the other small-scale independent retailers that make main streets successful. Even a revitalized Bala Avenue should continue to be mostly local-serving, as the Mixed-Use node is most likely to cater to visitors from outside of the local market. ► It is important to note that this demand projection should not imply the removal of the current BMW space; rather, the Main Street node should focus on adding additional retail tenants that are currently absent but essential, such as high-quality full-service restaurants, a specialty grocery store, or a café that can better address the desires of households within walking distance of Bala Avenue.” (Page 39)



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **RESOLUTION - AUTHORIZATION OF APPOINTMENTS TO THE CITY AVENUE SPECIAL SERVICES DISTRICT BOARD OF DIRECTORS**

Consider for recommendation to the Board of Commissioners adoption of a Resolution reappointing Paul Blake and Robert "Duke" Kennedy, and appointing Nicole Reed to the Board of Directors of the City Avenue Special Services District (CAD).

PUBLIC COMMENT

ATTACHMENT(S):

[Issue Briefing - CAD Board Appointments](#)

[Resolution - CAD Board Appointments](#)

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: Appointments to the City Avenue Special Services District Board of Directors

Prepared By: Libby Horwitz, Economic Development Specialist

Date: June 12, 2026

I. Action To Be Considered By The Board:

Adopt a Resolution reappointing Paul Blake and Robert “Duke” Kennedy, and appointing Nicole Reed to the Board of Directors of the City Avenue Special Services District (CAD).

II. Why This Issue Requires Board Consideration:

The Articles of Incorporation of the City Avenue Special Services District provide that Board of Director's seats that are representative of Lower Merion Township be approved by the governing body of the Township of Lower Merion through a resolution of the Board of Commissioners.

III. Current Policy Or Practice (If Applicable):

The Board of Commissioners has generally approved nominations presented by the City Avenue Special Services District in accord with the articles of incorporation.

IV. Other Relevant Background Information:

The five-year terms for Mr. Blake and Mr. Kennedy would begin on December 31, 2026, and expire on December 31, 2031.

Ms. Reed is being appointed to complete the term of former board member John Glomb, which runs through December 31, 2029.

The CAD Board of Directors support the nominations. Biographical information on the candidates is attached to this agenda item.

V. Impact On Township Finances:

This application has no impact on Township finances.

VI. Staff Recommendation:

Staff recommends that the Board of Commissioners approve the resolution.

BIOGRAPHICAL INFORMATION

Appointment of Paul Blake

Term 12/31/2026 -12/31/2031

Paul Blake serves as Vice President and Market Manager for Beasley Media Group in Philadelphia, where he oversees one of the company's largest market clusters. In this role, he is responsible for the strategic direction, financial performance, and operational leadership of a portfolio of market-leading brands, including WMMR (93.3 FM), WMGK (102.9 FM), 97.5 The Fanatic (WP EN-FM), BEN FM (95.7 FM), WXTU (92.5 FM), WWDB-AM and WTMR-AM.

Paul was promoted to Market Manager after serving as Vice President and Director of Sales, where he helped drive the company's evolution into a more diversified media and digital organization. He has led initiatives focused on revenue growth, new business development, and expanding digital capabilities.

Paul has served on the Board of Directors for the City Avenue Special Services District since 2008 and has been an active member of the Marketing Committee throughout his tenure. In this role, he has contributed to initiatives supporting business development, corridor growth, and increased engagement across the district. He remains committed to supporting the continued vitality and competitiveness of the City Avenue community.

He also served on the Board of the Philadelphia Advertising Club from 2007 to 2020, including serving as President from 2012 to 2014, helping guide the organization's strategic direction and strengthen industry engagement across the region. Known for his collaborative and disciplined leadership style, Paul focuses on building accountable, high-performing teams and aligning strategy with execution to drive consistent results.

Appointment of Robert "Duke" Kennedy

Term 12/31/2026- 12/31/2031

Duke Kennedy has been a commercial real estate professional since 1994, when he graduated from the Georgia Institute of Technology with a Bachelor of Science in Management and undergraduate certificates in Economics and Land Development. He is currently a licensed real estate broker in Pennsylvania, New Jersey, and New York.

In 2001, Duke founded Corporate Realty Solutions to focus on tenant representation and property or facility management for clients. In Bala Cynwyd, they currently manage 126 and 130 Presidential Blvd. Duke has represented notable clients such as Novacare, Synygy, Catholic Health East, QVC, Inc., Safeguard Scientific, DB Schenker, Main Line Personnel, Apria Healthcare, J. Walter Thompson, Bank of Seoul, Wills Eye Hospital, WESCO, Certainteed, Alcoa, and Crozer Keystone Health System. Duke now serves as Managing Director at Newmark.

Duke has been an active board member of CASSD since 2010. He also served on the City Avenue Transportation Services Area Advisory Committee of Lower Merion Township, the Comprehensive Plan Committee, and the Land Use Plan Committee.

Appointment of Nicole Reed

Term 12/31/2024- 12/31/2029

Nicole Reed is a Vice President in the Real Estate Division at Philadelphia Insurance Companies ("PHYL"). She has over 30 years of experience in the insurance industry, including time with AIG. Her current insurance experience spans small- to largescale real estate risks, including habitation. Her prior insurance experience included manufacturing, municipalities, state, builders' risk, and international business. She has been with PHYL in Bala Cynwyd for the past 12 years.

Nicole graduated from Cabrini College in 1995 with a Bachelor of Arts in History and Political Science.

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

**RESOLUTION APPOINTING MEMBERS TO THE
BOARD OF DIRECTORS OF THE CITY AVENUE
SPECIAL SERVICES DISTRICT OF PHILADELPHIA
AND LOWER MERION TO FILL SEATS THAT ARE
REPRESENTATIVE OF LOWER MERION TOWNSHIP.**

WHEREAS, vacancies exist in seats on the Board of Directors of the City Avenue Special Services District of Philadelphia and Lower Merion that is representative of Lower Merion Township, and

WHEREAS, the Articles of Incorporation of the City Avenue Special Services District provide that individuals to be appointed to fill those vacant seats that are representative of Lower Merion Township be appointed by the governing body of the Township of Lower Merion through a resolution of the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Township of Lower Merion hereby appoints the following individuals to the City Avenue Special Services District Board of Directors to serve the following terms:

<u>Name</u>	<u>Term Commences</u>	<u>Term Expires</u>
Paul Blake	December 31, 2026	December 31, 2031
Robert Kennedy	December 31, 2026	December 31, 2031
Nicole Reed	December 31, 2024	December 31, 2029

ENACTED by the Board of Commissioners of the Township of Lower Merion the
_____ day of _____, 2026.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

By: _____
Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **WAIVER OF TOWNSHIP CODE SECTION 111-4.2 REGULATING OPEN CONTAINERS FOR THE AKI MATSURI FALL FESTIVAL IN SCHAUFFELE PLAZA**

Consider for recommendation to the Board of Commissioners approval of a waiver of Township Code §111-4.2 as requested by applicant, Japan America Society of Greater Philadelphia (JASGP), to permit patrons to possess open containers with alcoholic beverages and serve alcoholic beverages in public rights-of-way within regulated areas on Saturday, September 12, 2026, between the hours of 2:00 pm and 9:00 pm, subject to JASGP providing the required insurance certificate documenting adequate coverage as required by the Township.

PUBLIC COMMENT

ATTACHMENT(S):

[Aki Matsuri Waiver Issues Briefing](#)

TOWNSHIP OF LOWER MERION

Building & Committee

Issue Briefing

Topic: Waiver of Township Code § 111-4.2 regulating open containers for hosting the Aki Matsuri 2026 Fall Festival in Schauffele Plaza.

Prepared By: Charlie Doyle, Assistant Director of Building & Planning

Date: June 12, 2026

I. Action To Be Considered By The Board:

Approve a waiver of Township Code § 111-4.2 as requested by applicant, Japan America Society of Greater Philadelphia (JASGP), to permit patrons to possess open containers with alcoholic beverages and serve alcoholic beverages in public rights-of-way within regulated areas on Saturday, September 12, 2026, between the hours of 2:00 pm and 9:00 pm, subject to JASGP providing the required insurance certificate documenting adequate coverage as required by the Township.

II. Why This Issue Requires Board Consideration:

The Township Code restricts serving and consumption of alcohol on Township property, which is defined as a public place in the Township. Township Code § 111-4.2 states: *No person shall drink an alcoholic beverage, nor shall any person, firm, corporation, or other organization possess an open container containing an alcoholic beverage, whether inside or outside of a motor vehicle or any part thereof, on or in any public place within the Township of Lower Merion.*

III. Current Policy Or Practice (If Applicable):

The Board of Commissioners has permitted alcohol for events on Township Property in the past and this code provision has been waived for this and similar special events in Ardmore and other commercial districts in the Township.

IV. Other Relevant Background Information:

Aki Matsuri, or Harvest (or Fall) Festival, is a celebration of the upcoming harvest in Japan. This Aki Matsuri celebration will include traditional Japanese games, activities, music, and dancing, as well as food and drink. The festival is designed to be fun for families and people for all ages. A longstanding local business, Maido!, is partnering to provide food and vending alongside a list of to be determined vendors including Tired Hands Brewery, who will be operating a portion of the space as indicated on the event map.

The Aki Matsuri celebration event will take place between 2:00pm and 9:00pm. Site preparation and dismantling will be from 9:00am to 11:00pm. The event is rain or shine.

A map of the event space within Schauffele Plaza is attached.

A dumpster will be rented and will be onsite to collect trash. DAD will contact surrounding properties to make residents and businesses aware of the festival.

Event staff will monitor the event space. All alcohol servers will be RAMP certified and will not serve visibly intoxicated individuals. In order to purchase alcohol, attendees will have their IDs checked by RAMP certified staff at designated stations and will be issued wrist bands.

JASGP will provide the required insurance certificate documenting adequate coverage as required by the Township.

V. Impact On Township Finances:

The Township will be compensated for Lot 6, Schauffele Plaza, parking meters for the day. A total of 87 parking spaces will be compensated, with 72 parking spots in Schauffele and 15 along Cricket Terrace, with the adjacent “triangle lot” along Cricket Terrace open for public parking. Each meter will cost \$5.00 for the day. The 87 meters included in this proposal will result in \$435.00 payment to the Township and require installation of signs 24 hours before the event.

VI. Staff Recommendation:

Staff recommends approval of the waiver.

Aki Matsuri 2026 Fall Festival – Event Map





Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **WAIVER OF TOWNSHIP CODE SECTION 111-4.2 REGULATING OPEN CONTAINERS FOR A 2026 FIFA WORLD CUP GATHERING**

Consider for recommendation to the Board of Commissioners approval of a waiver of Township Code §111-4.2 as requested by co-applicants, Tired Hands Fermentaria and Downtown Ardmore District, to permit patrons to possess open containers with alcoholic beverages and serve alcoholic beverages in public rights-of-way within regulated areas on July 3, 2026, between the hours of 5:00 pm and 10:00 pm, with a rain date of July 14, 2026 from 5:00 pm and 10:00 pm, subject to the Downtown Ardmore District providing the required insurance certificate documenting adequate coverage as required by the Township.

PUBLIC COMMENT

ATTACHMENT(S):

[Tired Hands World Cup Event Issues Briefing](#)

TOWNSHIP OF LOWER MERION

Building & Committee

Issue Briefing

Topic: Waiver of Township Code § 111-4.2 regulating open containers for a 2026 FIFA World Cup Gathering

Prepared By: Libby Horwitz, Economic Development Specialist

Date: June 12, 2026

I. Action To Be Considered By The Board:

Approve a waiver of Township Code § 111-4.2 as requested by co-applicants, Tired Hands Fermentaria and Downtown Ardmore District, to permit patrons to possess open containers with alcoholic beverages and serve alcoholic beverages in public rights-of-way within regulated areas on July 3, 2026, between the hours of 5:00 pm and 10:00 pm, with a rain date of July 14, 2026 from 5:00 pm and 10:00 pm, subject to the Downtown Ardmore District providing the required insurance certificate documenting adequate coverage as required by the Township.

II. Why This Issue Requires Board Consideration:

The Township Code restricts serving and consumption of alcohol on Township property, which is defined as a public place in the Township. Township Code § 111-4.2 states: *No person shall drink an alcoholic beverage, nor shall any person, firm, corporation, or other organization possess an open container containing an alcoholic beverage, whether inside or outside of a motor vehicle or any part thereof, on or in any public place within the Township of Lower Merion.*

III. Current Policy Or Practice (If Applicable):

The Board of Commissioners has permitted alcohol for events on Township Property in the past and this code provision has been waived for similar special events in Ardmore and other commercial districts in the Township.

IV. Other Relevant Background Information:

A map of the event space within Lot 6 / Schauffele Plaza is attached.

This outdoor dining World Cup game event will coincide with Ardmore's July First Friday. The World Cup game event will feature a miniature soccer field on astroturf, live music, cornhole, and other lawn games.

The World Cup Gathering Event will take place between 5:00pm and 10:00pm. Site preparation and dismantling will be from 3:00pm to 10:00pm.

Event staff will monitor the event space. All alcohol servers will be RAMP certified and will not serve visibly intoxicated individuals. In order to purchase alcohol, attendees will have their IDs checked by RAMP certified staff.

The Downtown Ardmore District has provided the required insurance certificate documenting adequate coverage as required by the Township. DAD will contact surrounding properties to make residents and businesses aware of the event.

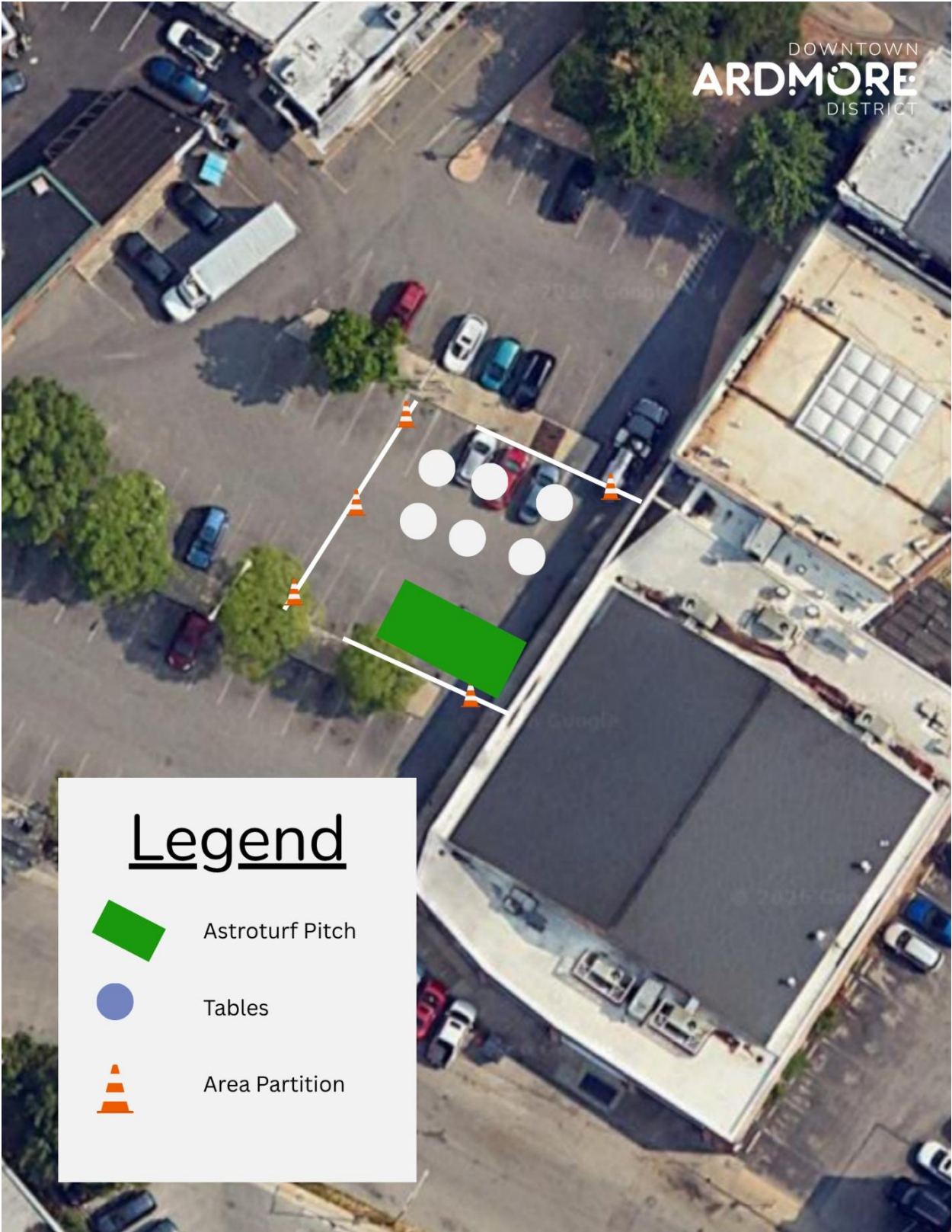
V. Impact On Township Finances:

The Township will be compensated for the six parking meters used for the event in Lot 6, Schauffele Plaza, for a total of \$30.00.

VI. Staff Recommendation:

Staff recommends approval of the waiver. Tired Hands Fermentaria and the Downtown Ardmore District.

2026 FIFA WORLD CUP GATHERING – EVENT MAP





Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**

Consider for recommendation to the Board of Commissioners approval of the following certificates of appropriateness as recommended by the Historical Architectural Review Board at their meeting held on June 2, 2026:

- a) 11 West Lancaster Avenue, Ardmore Commercial Center Historic District, 26-05 - Approval to remove an awning, install signage on the existing façade surface, and install gooseneck lights, with a subcommittee to review additional details, citing Secretary of the Interior's Standard 9.
- b) 22 West Lancaster Avenue, Ardmore Commercial Center Historic District, 26-06 - Approval to install raceway-mounted halo-lit lettering to the front and rear facades, citing Secretary of the Interior's Standard 9.
- c) 953 Youngs Ford Road, Gladwyne Historic District, 26-07 - Approval to install a transparent acrylic roofing material on the open pergola adjacent to the building's Righters Mill Road frontage, citing Secretary of the Interior's Standard 9.

PUBLIC COMMENT

ATTACHMENT(S):

[HARB Applications - Supplemental Materials.pdf](#)



11 West Lancaster Avenue – Ardmore Commercial Center Historic District

26-05

HARB

2

Action:

Approval to remove an awning, install signage on the existing façade surface, and install gooseneck lights, with a subcommittee to review additional details, citing Secretary of the Interior's Standard 9.

3



Present Façade, With Awning

4



Proposed Signage and Lighting – Day and Night

5



LOWER MERION
TOWNSHIP
HISTORIC
PRESERVATION

STAFF ONLY

APPLICATION NUMBER:

HRI SURVEY #:

HARB MEETING DATE:

H
A
R
B

HARB Certificate of Appropriateness Application

For Work Involving a Property in a Local Historic District

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 11 W. Lancaster, Ardmore

APPLICANT INFORMATION

NAME: FASTSIGNS Main Line

TELEPHONE #:

ALTERNATE #:

ADDRESS: 921 Montgomery Ave, Narberth

EMAIL:

ZIP/POSTAL CODE: 19072

APPLICANT'S CAPACITY: ☐ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Stephanie Sobel / John Ormando

TELEPHONE #:

ALTERNATE #:

ADDRESS: 11 W. Lancaster, Ardmore

EMAIL:

ZIP/POSTAL CODE: 19003

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Ardmore Eye & Optical

CURRENT USE: Optometrist / Retail

PROPOSED USE: Optometrist / Retail

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☐ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION
☐ REPAIR ☐ REPLACEMENT ☐ PAINTING ☒ OTHER (IDENTIFY) Replace sign

ARCHITECTURAL FEATURES	MASONRY/ BRICKWORK	SIDING	TRIM	ROOF	DORMER/CUPOLA	CHIMNEY	GUTTER/DOWNSPOUT	EAVE CORNICE/SOFFIT	WINDOW/SCREEN/ STORM/SHUTTER	DOOR/SCREEN/STORM	PORCH/DECK/ STOOP/STAIR	PORCH ROOF	PORCH OR DECK RAILING/BALLUSTER	STOREFRONT	SIGN	AWNING	FENCE/WALL/GATE	OTHER STRUCTURE
REPAIR	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
REPLACE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
ADD	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐
REMOVE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐

CONTINUED

PROJECT DESCRIPTION USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED. PLEASE REFER TO THE CHECKLIST WITHIN THIS APPLICATION FOR ADDITIONAL SUBMISSION REQUIREMENTS.

Remove existing (ugly) yellow awning.
Install new Acrylic dimensional letters as shown in mockup.
Install new gooseneck lighting as shown. (This will be done by a licensed electrician)

Note: Please include all information requested in the application checklist. Work cannot commence until a Certificate of Appropriateness, necessary building permits, and any zoning relief have been issued.

PROPOSED START DATE:

PRESERVATION OF HISTORIC CHARACTER WHAT STEPS WILL BE TAKEN AS PART OF THE SCOPE OF THIS WORK TO PRESERVE YOUR BUILDING'S HISTORIC CHARACTER AND THAT OF THE SURROUNDING DISTRICT?

This project will bring the location closer to the look of surrounding businesses.
Any necessary repairs needing after removal of the old awning will be performed

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION

SIGNATURES

APPLICANT:

DATE:

OWNER (IF DIFFERENT):

DATE:

Note: This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next HARB meeting for consideration.

In lieu of a signature, the owner can issue a letter stating agreement with the application and further agrees to be bound by any conditions imposed by the granting of the Certificate of Appropriateness.

Revised 10/2023



Preliminary Consultant Review

Compiled by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

26-05

11 West Lancaster Avenue, Ardmore Historic District

Applicant / Owner: Fast Signs for Stephanie Sobel / John Ormando

Application Type: Commercial

Project Summary: The applicant proposes to remove an existing awning and install new signage and lighting on the existing frieze panel.

Comments:

- The subject storefront has an existing awning which is quite weathered and worn. Behind the awning is a storefront frieze panel and surround finished with vertical board siding in good condition. The applicant proposes to remove the existing awning and install 2" acrylic letter signage to the flat face of the frieze panel. This is an appropriate location for signage and the aesthetic of the proposed work is complementary to the historic district and similar signage installations.
- The applicant has noted and indicated graphically that three goose-neck sconces will also be installed to light the new signage. A cut sheet of the specific lights proposed should be provided to the HARB, and the applicant should note that no exterior mounted conduit will be installed but light fixtures will be fed from the interior.
- The applicant has also noted that upon removal of the awning, appropriate patching and repairs will be made to the existing fabric.

We recommend approval of this application in accordance with Standard 9.



22 West Lancaster Avenue – Ardmore Commercial Center Historic District

26-06

HARB

6

Action:

Approval to install raceway-mounted halo-lit lettering to the front and rear facades, citing Secretary of the Interior's Standard 9.

7



Sign Design



Halo-Lit Illumination

Proposed Signage

8



Front Elevation



Rear Elevation

Signs Will Be Installed on Front and Rear Facades

9



HARB | Certificate of Appropriateness Application

FOR PROPERTIES LOCATED WITHIN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 22 W Lancaster Ave, Ardmore

APPLICANT INFORMATION

NAME: Leo Wei

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE: 19063

APPLICANT'S CAPACITY: ☒ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]:

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Half a While

CURRENT USE: Kung Fu Tea

PROPOSED USE: Specialty Tea and Cakes

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☐ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION
☐ REPAIR ☒ REPLACEMENT ☐ PAINTING ☐ OTHER (IDENTIFY)

ARCHITECTURAL FEATURES	MASONRY/ BRICKWORK	SIDING	TRIM	ROOF	DORMER/CUPOLA	CHIMNEY	GUTTER/DOWNSPOUT	EAVE CORNICE/SOFFIT	WINDOW/SCREEN/ STORM/SHUTTER	DOOR/SCREEN/STORM	PORCH/DECK/ STOOP/STAIR	PORCH ROOF	PORCH OR DECK RAILING/BALLUSTER	STOREFRONT	SIGN	AWNING	FENCE/WALL/GATE	OTHER STRUCTURE
REPAIR	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
REPLACE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐
ADD	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
REMOVE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

CONTINUED

PROJECT DESCRIPTION USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED.
PLEASE REFER TO THE CHECKLIST WITHIN THIS APPLICATION FOR ADDITIONAL SUBMISSION REQUIREMENTS.

Installation of new exterior signage for "Half a While" (Tea & Cake shop).

The project includes one main horizontal storefront sign featuring custom individual metal letters with halo lit LED backlighting (warm white light). The signage will be securely mounted to the existing exterior facade without modifying the building's structural framework.

All dimensions, materials, and electrical specifications comply with Lower Merion Township code requirements as detailed in the attached drawings.

Note: Please include all information requested in the application checklist. Work cannot commence until a Certificate of Appropriateness, necessary building permits, and any zoning relief have been issued.

PROPOSED START DATE: 7/10/2026

PRESERVATION OF HISTORIC CHARACTER WHAT STEPS WILL BE TAKEN AS PART OF THE SCOPE OF THIS WORK TO PRESERVE YOUR BUILDING'S HISTORIC CHARACTER AND THAT OF THE SURROUNDING DISTRICT?

To respect and preserve the historic architectural integrity of the Ardmore Historic District, we have chosen a subtle "halo lit" (reverse channel letter) design instead of a directly illuminated lightbox. At night, the warm white LED backlight will create a soft, indirect glow that illuminates only the silhouette of the letters, preventing any light pollution to the surrounding historic streetscape. No historical materials or original brickwork will be altered or damaged during the installation.

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION

The applicant is highly committed to maintaining the high standards of the Ardmore business community. This signage design has been prepared in consultation with the Ardmore Initiative to ensure alignment with local commercial aesthetics. Full professional architectural drawings, material specifications, and manufacturer cut sheets are attached for the Board's review. We welcome any constructive feedback from the Board and are fully prepared to attend the upcoming June meeting to address any questions

SIGNATURES

APPLICANT: _____

DATE: 5/26/2026

OWNER [IF DIFFERENT]: _____

DATE: _____

Note: This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next HARB meeting for consideration.

In lieu of a signature, the owner can issue a letter stating agreement with the application and further agrees to be bound by any conditions imposed by the granting of the Certificate of Appropriateness.

Revised 4/2026



Preliminary Consultant Review

Compiled by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

26-06

22 West Lancaster Avenue, Ardmore Historic District

Applicant / Owner: Leo Wei

Application Type: Commercial

Project Summary: The applicant proposes to remove an existing raceway-mounted sign and install a new raceway-mounted sign in similar location.

Comments:

- The subject storefront has an existing sign, mounted to the frieze panel by a horizontal raceway. The applicant proposes installation of a new halo-lit channel letter sign mounted on a raceway and onto the frieze panel. The halo-lit channel letter sign proposed, with solid steel returns, is an appropriate signage type for the Historic District, and mounting on the raceway allows for less penetrations in the building façade and more room for power / lighting components. The applicant should confirm that no exterior mounted conduit will be installed.

We recommend approval of this application in accordance with Standard 9.



953 Youngs Ford Road - Gladwyne Historic District

26-07

HARB

10

Action:

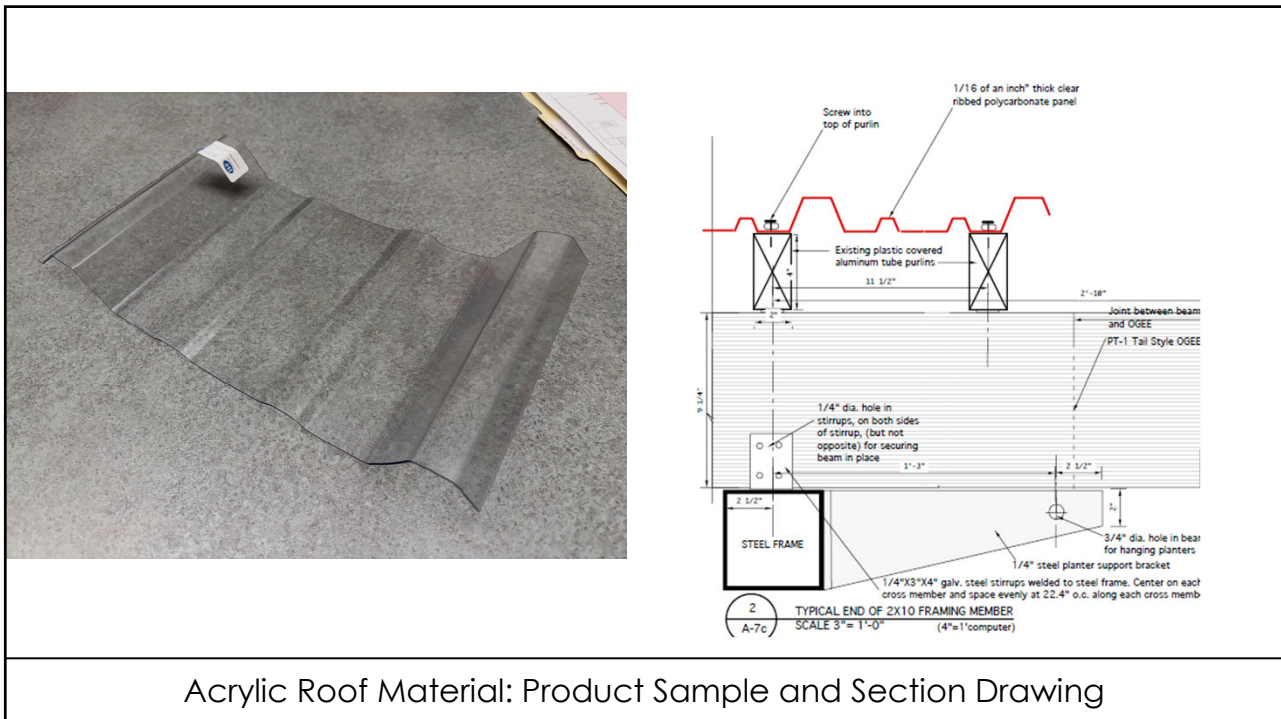
Approval to install a transparent acrylic roofing material on the open pergola adjacent to the building's Righters Mill Road frontage, citing Secretary of the Interior's Standard 9.

11



Pergola is on Righters Mill Road Frontage

12



Acrylic Roof Material: Product Sample and Section Drawing

13



LOWER MERION
TOWNSHIP
BUILDING &
PLANNING DEPT.

HARB | Certificate of Appropriateness Application

FOR PROPERTIES LOCATED WITHIN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: Guard House, 953 Youngs Ford Rd, Gladwynne

APPLICANT INFORMATION

NAME: Philip Franks PHONE: _____

ADDRESS: _____ EMAIL: _____

_____ ZIP/POSTAL CODE: _____

APPLICANT'S CAPACITY: ☐ OWNER ☒ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER: _____

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: The Philadelphia Union League PHONE: _____

ADDRESS: _____ EMAIL: _____

_____ ZIP/POSTAL CODE: 19102

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Guard House

CURRENT USE: Restaurant PROPOSED USE: Same

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☐ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION
☐ REPAIR ☐ REPLACEMENT ☐ PAINTING ☒ OTHER (IDENTIFY)

ARCHITECTURAL FEATURES	MASONRY/ BRICKWORK	SIDING	TRIM	ROOF	DORMER/CUPOLA	CHIMNEY	GUTTER/DOWNSPOUT	EAVE CORNICE/SOFFIT	WINDOW/SCREEN/ STORM/SHUTTER	DOOR/SCREEN/STORM	PORCH/DECK/ STOOP/STAIR	PORCH ROOF	PORCH OR DECK RAILING/BALLUSTER	STOREFRONT	SIGN	AWNING	FENCE/WALL/GATE	OTHER STRUCTURE
REPAIR	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
REPLACE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
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REMOVE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

CONTINUED

PROJECT DESCRIPTION USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED.
PLEASE REFER TO THE CHECKLIST WITHIN THIS APPLICATION FOR ADDITIONAL SUBMISSION REQUIREMENTS.

The addition of polycarbonate, clear panels on top of the existing parlinis.

Note: Please include all information requested in the application checklist. Work cannot commence until a Certificate of Appropriateness, necessary building permits, and any zoning relief have been issued.

PROPOSED START DATE: TBD

PRESERVATION OF HISTORIC CHARACTER WHAT STEPS WILL BE TAKEN AS PART OF THE SCOPE OF THIS WORK TO PRESERVE YOUR BUILDING'S HISTORIC CHARACTER AND THAT OF THE SURROUNDING DISTRICT?

Not touching the historic building itself, only the top of the pergola

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION

SIGNATURES

APPLICANT: _____ DATE: _____

OWNER (IF DIFFERENT): _____ DATE: _____

Note: This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next HARB meeting for consideration.

In lieu of a signature, the owner can issue a letter stating agreement with the application and further agrees to be bound by any conditions imposed by the granting of the Certificate of Appropriateness.

Revised 4/2026



Preliminary Consultant Review

Compiled by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

26-07

953 Youngs Ford Road, The Guard House, Gladwyne Historic District

Applicant / Owner: Phil Franks for The Guard House

Application Type: Commercial

Project Summary: The applicant proposes to add a transparent acrylic roof panel system to the existing trellis constructed on the southeast facade of the Guard House.

Comments:

- The existing trellis was constructed in a portion of the parking lot in recent years and serves as an additional outdoor seating area for the establishment. The trellis is not physically connected to the structure but is situated above the roof plane of a shed addition to the rear of the structure. The top of the trellis is approximately 10' above the sidewalk, inside the solid fence installed on the property line (edge of sidewalk). From the public way of Righters Mill Road, the trellis can be seen above the fence and adds a pleasant landscape feature to the overall property.
- The applicant proposes to add an acrylic roof panel system to the top of the trellis to provide shelter from rain while still retaining the sunlight that currently shines through the trellis structural members. The proposed roof panel system is transparent and of a similar form to a sheet metal pan system with intermediate ridges. An acrylic roof panel system would not be an appropriate material selection for introduction directly onto a historic resource, but at this secondary location, installed on this trellis that is serving as a landscape feature, detached from the historic structure and 100% reversible and transparent, its addition will have no impact on the historic resource and is therefore appropriate.

We recommend approval of this application in accordance with Standard 9.



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**

Consider for recommendation to the Board of Commissioners approval of the following applications as recommended by the Historical Commission at their meeting held on May 18, 2026:

- a) 2026-R-11, 275 N. Latches Lane, Merion Station, Class II - Approval to make alterations and additions to a carriage house, citing Secretary of the Interior's Standard 9.
- b) 2026-R-12, 139 Booth Lane, Haverford, Class II - Approval to construct a one-story, attached garage addition to the east facade, make alterations to existing, non-original garden walls, and re-grade the site for new driveway and garage entrance, citing Secretary of the Interior's Standards 9 and 10.
- c) 2026-R-10, 625 Old Gulph Road, Bryn Mawr, Class II - Approval to replace a cedar roof with a Brava synthetic cedar-like material, citing Secretary of the Interior's Standard 9.

PUBLIC COMMENT

ATTACHMENT(S):

[HC Applications - Supplemental Materials.pdf](#)



275 N. Latches Lane, Merion Station

Class 2

Historical Commission

28

Action:

Approval to make alterations and additions to a carriage house, citing Secretary of the Interior's Standard 9.

29



Existing Carriage House

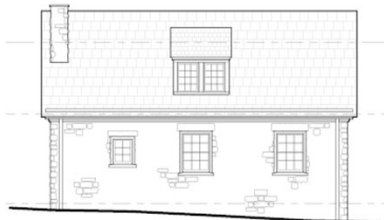
30



1 EXISTING SOUTH EXTERIOR ELEVATION
EXG-2 1/8" = 1'-0"



2 EXISTING WEST EXTERIOR ELEVATION
EXG-2 1/8" = 1'-0"



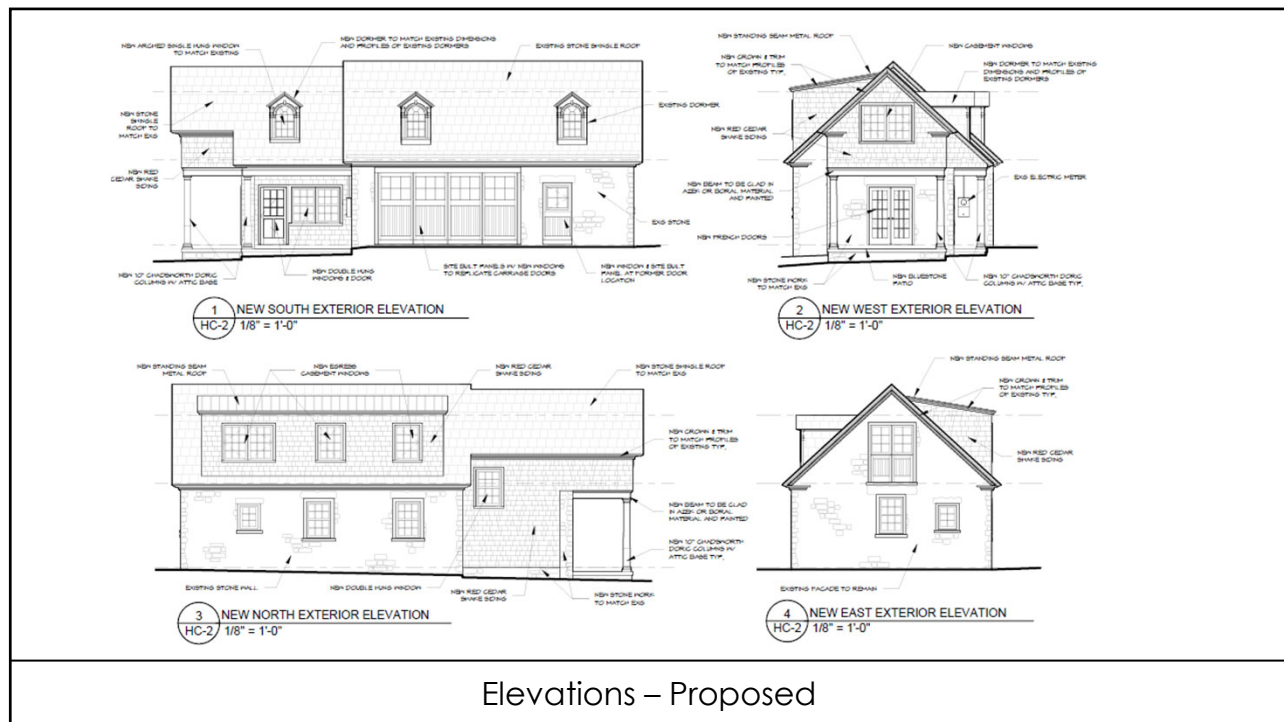
3 EXISTING NORTH EXTERIOR ELEVATION
EXG-2 1/8" = 1'-0"



4 EXISTING EAST EXTERIOR ELEVATION
EXG-2 1/8" = 1'-0"

Elevations – Existing

31



32

Additional HC Comments & Requirements

- The applicant shall provide a final set of drawings reflecting the final design and selection of materials for staff review, to include the possibility of a less decorative dormer to be deferential to the dormers on the original roof;
- The final materials and configuration chosen for the addition roof including graduated slate, slate, or standing seam, with the chimney to remain;
- The applicant shall consider the reuse of the original garage doors as a cladding to a performance-grade backup wall.

33



Historical Commission Application For Review

FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next Historical Commission meeting for consideration.

Please send completed materials or questions to Greg Prichard, Historic Preservation Planner:
gprichard@lowermerion.org (610) 645-6176

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 275 N. Latches Lane

APPLICANT INFORMATION

NAME: Ross Capaccio

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE: 19072

APPLICANT'S CAPACITY: ☐ OWNER ☒ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]:

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE: Living

PROPOSED USE: Living

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☒ ADDITION ☒ ALTERATION ☐ NEW CONSTRUCTION ☐ OTHER (DESCRIBE BELOW)

PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

See attached below.

Application for Review Submission Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI), as listed in Section 62-2.D.2(b) of the Township Code. This document should not take the place of the applicant's knowledge of and familiarity with Chapter 88 of the Code of the Township of Lower Merion, "Historic Districts and Historic Resources" or of The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. It is provided as a tool to owners and/or their agents and representatives to ensure the completeness of application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

1. ☒ **COMPLETED APPLICATION FOR REVIEW (AFR)**
Complete both sides of this application form for submission with the required attachments
2. ☒ **WRITTEN NARRATIVE INCLUDING:**
 - **REASON(S) FOR DEMOLITION/CONSTRUCTION**
Detail the reasons for the proposed demolition/construction
 - **PROPOSED METHOD(S) OF DEMOLITION/CONSTRUCTION**
Detail all of the changes proposed to the exterior of the subject structure(s)/property indicating the method(s) to be used in removing and constructing
 - **PROPOSED FUTURE USE OF THE SITE & MATERIALS FROM THE HISTORIC RESOURCE**
Include all information relevant to the removal, disposal, salvage, and/or recycling of materials (historic fabric) affected by the proposed change(s) to the resource
3. ☒ **SITE PLAN LOCATING ALL BUILDINGS AND STRUCTURES ON THE PROPERTY**
Provide a scaled site plan of the property, noting all existing and proposed structures and the names of adjacent property owners (unless otherwise exempted by the Building & Planning Department Staff)
4. ☒ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**
Provide high resolution digital photographs of each full exterior elevation of the subject structure(s).
(Note: Include additional photographs of any relevant significant architectural feature or detail affected by the proposed alteration/demolition)
5. ☒ **SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)**
Provide scaled architectural drawings (i.e., plans, elevations, etc.), 11"x17" format preferred, documenting the existing conditions of the resource (especially those affected by the proposed work), as well as all proposed changes (i.e., demolition and/or new construction, etc.)
6. ☒ **SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS**
Provide a detailed list and/or product brochure(s) of all exterior finish materials (i.e., product name, manufacturer, dimension, texture, color, etc.) proposed for use in the new construction
7. ☒ **HISTORIC RESOURCE IMPACT STUDY (HRIS)**
Provide an HRIS, as described in §155-7.1.J, unless the Building & Planning Department Staff determines that all or a portion thereof is not relevant to the current application
8. ☒ **\$75 APPLICATION FEE**
Must be paid in person at the Building & Planning Department on the first floor of the Township Administration Building, 75 E. Lancaster Ave., Ardmore. Additional fees will be required for any application tabled for additional review more than once.

SIGNATURES

APPLICANT: DATE:

OWNER [IF DIFFERENT]: DATE:

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PROJECT NARRATIVE

Herrine Residence

275 N. Latches Lane

This project involves the renovation and addition to the Carriage House at 275 N. Latches Lane. Used as a residence, the objective of this renovation is to update and build upon the existing spaces to make them more viable for modern living.

Renovations to the Carriage House begins with the paneled garage doors. To create a more insulated wall and preserve the accuracy of the original doors, these will be replaced with site built panels clad in Azek or Boral and new windows to match the existing condition. Similarly, the existing front door will be infilled and replaced with the same trim and window style as the garage doors. On the rear of the House, the existing dormer will be removed and replaced with a larger one that spans the majority of the floor. The new dormer will be wood framed with red cedar shake siding and standing seam metal roof. New windows in the dormer will match the size and proportions of existing windows found in the house, while also providing egress to the bedrooms.

The addition off the west side of the Carriage House will be made from a mix of stone that matches the original house, framing clad in red cedar shake siding, and roofing in slate shingles. All new trim will be Azek or Boral to match the existing House, and each new window will match the size and shape of original windows. The new covered porch and entry will be supported by doric columns with attic bases that call back to the columns in the port cochere located on the main house on the property. The porch will have a bluestone patio with stone foundation.



Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2026-R-11

275 N. Latches Lane, Merion Station, Class II

Owner / Applicant: Ross Capaccio

Application Type: Residential

Project Summary: The applicant proposes alterations and an addition to an historic carriage house.

Comments:

- The existing resource is a small carriage house set at the very rear of the parcel, constructed as a simple one-story gable form from rubble stone masonry, with traditional wood carriage doors with lights on the front façade, wood windows that appear to be original and a variegated and graduated slate roof punctuated by two ornate dormers with arched windows. Modest in its overall scale but exquisitely refined in its detail, this carriage house is a wonderful example of the small estate outbuildings that were so prevalent on the early estates within the township.
- The applicant proposes to rehabilitate the structure to serve as an accessory dwelling. Interior rehabilitation is planned at the historic core, including use of the second floor for living space. To use the second floor of the historic structure, a wide shed dormer is planned for the rear slope of the roof. That form is to be finished with cedar shake siding, trim to match some of the existing trim profiles at the main gable, and a standing seam metal roof at the low slope of the shed dormer. The proposal of the shed dormer at the rear slope is the most appropriate way to increase the usable space within the original volume. While it has a large impact on the rear elevation, it is limited to the secondary façade and is a traditional form that is often seen in historic structures and is harmonious with its context.
- The front and right side facades of the existing historic resource are to remain virtually unchanged. The existing slate roof with its pole gutter is to remain in place; the (old or original wood) windows and doors on the right and rear facades are to remain; at the front façade the carriage doors are to be replaced in kind. The applicant should confirm that the plan is to replicate the style, profile and detail of the existing doors. At the single door opening at the front façade, the applicant plans to replace the existing door with a small window with wood panel infill below, which is an appropriate manner of modifying an opening when the interior program has changed. However, an alternative solution that could retain more original fabric may be to retain the existing door in place in a locked condition or block off the bottom portion of the opening from the interior. The existing stone chimney at the right gable end of the existing resource appears to be proposed for demolition given its absence from the presented

elevation drawings. Though a small and subtle form, retaining of this historic feature would be more appropriate and is recommended.

- The applicant proposes a modest addition at the left side of the carriage house, limiting its size to be appropriately subservient to the main structure. A small porch is proposed at the front and at the side. The asymmetrical form allows for a small area of second floor living area. Finish materials include cedar shake siding, stone masonry to match the existing stone and slate roofing to match the existing slate roofing. The existing slate roofing has a wide range of color, size and thickness, but the weathering of the slate is just as impactful on its appearance. While the idea of matching the original is admirable, executing that intention may be quite challenging; unless antique materials are sourced a real match is not likely to be achieved. Introduction of an alternative traditional material like standing seam copper may be more successful in its attempt to be compatible. On this same point, the rear slope of the addition is proposed to be co-planar with the existing. Given the inability to truly match the new to the old, we recommend that the new slope be offset from the existing to allow for a natural location to change materials.
- Another item indicated to be matched is the proposed new arched dormer at the front of the addition. While the detail is again admirable, in this case it may be better to let the two existing decorative dormers be the highlighted ornaments of the front roof slopes and not attempt to have a new dormer compete with them. Doing so would be appropriately deferential to the historic resource, as the addition size and scale is, and would avoid the challenge of matching the historic details that are present.
- The applicant has submitted product catalogs for several of the proposed products, but should highlight the items actually planned for the product – including the specific profiles intended within the Boral catalog, the window selected from the Andersen, A-series catalog and its corresponding details (SDL or ADL are recommended) and the column style and details within the Chadsworth catalog. Generally, the products are compatible and appropriate within the historic context, but the application should be clear as to which items are intended. Additional data should be provided to indicate the cedar shakes proposed and any gutters and downspouts that are to be introduced.

Following the few requested product clarifications noted above, we would recommend approval of this application based on Standards 9 and 10.



139 Booth Lane, Haverford

Class 2

Historical Commission

34

Action:

Approval to construct a one-story, attached garage addition to the east facade, make alterations to existing, non-original garden walls, and re-grade the site for new driveway and garage entrance, citing Secretary of the Interior's Standards 9 and 10.

35



Existing Conditions – View from Glyn Wynne Lane

36



Proposed Rendering – View from Glyn Wynne Lane

37



Existing Conditions – View from Glyn Wynne Lane

38



Proposed Rendering – View from Glyn Wynne Lane

39



Historical Commission Application For Review

FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next Historical Commission meeting for consideration.

Please send completed materials or questions to Greg Prichard, Historic Preservation Planner:
gprichard@lowermerion.org (610) 645-6176

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 139 Booth Lane, Haverford, PA 19041

APPLICANT INFORMATION

NAME: Christopher Miller

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

APPLICANT'S CAPACITY: ☐ OWNER ☒ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]:

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE: Residential

PROPOSED USE: Residential

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☒ ADDITION ☒ ALTERATION ☐ NEW CONSTRUCTION ☐ OTHER (DESCRIBE BELOW)

PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

This application proposes a 1-story, attached garage addition to the east facade, alterations to existing, non-original garden walls, and site re-grading for new driveway and garage entrance.

Please see the attached supporting documents for additional information.

Application for Review Submission Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI), as listed in Section 62-2.D.2(b) of the Township Code. This document should not take the place of the applicant's knowledge of and familiarity with Chapter 88 of the Code of the Township of Lower Merion, "Historic Districts and Historic Resources" or of The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. It is provided as a tool to owners and/or their agents and representatives to ensure the completeness of application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

1. ☒ **COMPLETED APPLICATION FOR REVIEW (AFR)**
Complete both sides of this application form for submission with the required attachments
2. ☒ **WRITTEN NARRATIVE INCLUDING:**
 - **REASON(S) FOR DEMOLITION/CONSTRUCTION**
Detail the reasons for the proposed demolition/construction
 - **PROPOSED METHOD(S) OF DEMOLITION/CONSTRUCTION**
Detail all of the changes proposed to the exterior of the subject structure(s)/property indicating the method(s) to be used in removing and constructing
 - **PROPOSED FUTURE USE OF THE SITE & MATERIALS FROM THE HISTORIC RESOURCE**
Include all information relevant to the removal, disposal, salvage, and/or recycling of materials (historic fabric) affected by the proposed change(s) to the resource
3. ☒ **SITE PLAN LOCATING ALL BUILDINGS AND STRUCTURES ON THE PROPERTY**
Provide a scaled site plan of the property, noting all existing and proposed structures and the names of adjacent property owners (unless otherwise exempted by the Building & Planning Department Staff)
4. ☒ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**
Provide high resolution digital photographs of each full exterior elevation of the subject structure(s).
(Note: Include additional photographs of any relevant significant architectural feature or detail affected by the proposed alteration/demolition)
5. ☒ **SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)**
Provide scaled architectural drawings (i.e., plans, elevations, etc.), 11"x17" format preferred, documenting the existing conditions of the resource (especially those affected by the proposed work), as well as all proposed changes (i.e., demolition and/or new construction, etc.)
6. ☒ **SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS**
Provide a detailed list and/or product brochure(s) of all exterior finish materials (i.e., product name, manufacturer, dimension, texture, color, etc.) proposed for use in the new construction
7. ☐ **HISTORIC RESOURCE IMPACT STUDY (HRIS)**
Provide an HRIS, as described in §155-7.1.J, unless the Building & Planning Department Staff determines that all or a portion thereof is not relevant to the current application
8. ☒ **\$75 APPLICATION FEE**
Must be paid in person at the Building & Planning Department on the first floor of the Township Administration Building, 75 E. Lancaster Ave., Ardmore. Additional fees will be required for any application tabled for additional review more than once.

SIGNATURES

APPLICANT: DATE:

OWNER (IF DIFFERENT): DATE:

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Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2026-R-12

139 Booth Lane, Haverford, Class I

Owner / Applicant: John Milner Architects

Application Type: Residential

Project Summary: The applicant proposes to construct a one-story two-car garage at the side of the dwelling and within existing masonry garden walls and regrade parts of the adjacent site to accommodate the garage function.

Comments:

- The subject resource is a stately French eclectic dwelling on a corner lot, presenting a formal, predominantly symmetrical two-story stuccoed facade to Booth Lane capped with slate shingled hipped roofs. At the left side of the house is a stuccoed garden wall that extends to the edge of the parcel and turns down the side of the lot / perpendicular street, enclosing a garden area. The applicant proposes to construct a one-story two-car garage attached to the left side of the dwelling and situated within the existing walled garden. The garage would be accessed by the side street Glyn Wyn Road. Modifications to the grade on that side of the parcel are required to access the garage placement and level and would introduce a new drive court with a new perimeter stuccoed wall topped with metal railing to complement the existing garden wall.
- The garage addition is proposed to be finished with stucco to match the house and capped with slate shingles to also match the existing roof. The low-lying placement of the form and the retention of the garden walls will result in very little of the new garage structure being visible, and all being quite inconspicuous from the primary facades and even the left façade. The form blends into the site appropriately as does the newly proposed access.
- General material selections for the garage and new garden walls are proposed and follow the existing materials on the historic structure. Specific manufacturers and materials for windows, trim, gutters, doors, railings, paving, etc should be submitted along with annotated elevations of the proposed work for a complete package for final HC approval.

Following receipt of the material details noted above, we would recommend approval of this application based on Standards 9 and 10.



625 Old Gulph Road, Bryn Mawr

Class 2	Historical Commission
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40

Action:
Approval to replace a cedar roof with a Brava synthetic cedar-like material, citing Secretary of the Interior's Standard 9.

41



Poor Condition of Existing Cedar Roof

42



"Aged Cedar"
Color

Brava Synthetic Cedar Product – Manufacturer's Image

43



Historical Commission Application For Review

FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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gprichard@lowermerion.org (610) 645-6176

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 625 Old Gulph Road, Bryn Mawr, PA 19010

APPLICANT INFORMATION

NAME: James C Biddle

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

APPLICANT'S CAPACITY: ☒ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]:

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE:

PROPOSED USE:

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☒ ALTERATION ☐ NEW CONSTRUCTION ☐ OTHER (DESCRIBE BELOW)

PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

Replacing the existing cedar shingles with Brava Aged Cedar synthetic shingles. Existing cedar shingles will be removed and disposed of off site.

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Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2026-R-10

625 Old Gulph Road, Bryn Mawr, Class II

Owner / Applicant: Jamie Biddle

Application Type: Residential

Project Summary: The applicant proposes to remove a wood shingle roof and replace it with a synthetic shake by Brava.

Comments:

- The subject resource is a modest scale stone and frame structure with one or more significant additions constructed in the 20th century. The existing roof finish is wood shingle that has reached the end of its service life. The applicant proposes the use of the Brava synthetic shake in the color "Aged Cedar". The applicant should provide a cut sheet / data sheet for the Brava product for a complete application. Substitute materials for historic roofing are appropriate when they resemble the form, texture and color of the original materials, and the Brava product does so, particularly on a two-story roof further from the human eye. The details of the product should be selected to ensure the cast form of the shake is not visible-- specifically, solid shingles should be employed at edges and eaves.
- The applicant has also noted that existing metal roofing is to remain, but existing skylights are to be replaced in kind with new Velux skylights. All new flashing is noted to be copper. No new penetrations are planned, and existing gutters and downspouts are noted to remain.

We recommend approval of this application based on Standard 9.
