

TOWNSHIP OF LOWER MERION

BUILDING & PLANNING COMMITTEE

**WEDNESDAY, MARCH 11, 2026
6:30 PM (Approximately)**

Chairperson: Sean Whalen

Vice Chairperson: Jeremiah Woodring, Shelby Sparrow

AGENDA

1. RECEIPT OF DESIGN ALTERNATIVES FOR SCHAUFFELE PLAZA AND LOT 6 IN ARDMORE
2. AUTHORIZATION TO RELEASE FUNDS IN ESCROW
3. APPROVAL OF CERTIFICATES OF APPROPRIATENESS
4. APPROVAL OF HISTORICAL COMMISSION APPLICATIONS



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **RECEIPT OF DESIGN ALTERNATIVES FOR SCHAUFFELE PLAZA AND LOT 6 IN ARDMORE**

Consider for recommendation to the Board of Commissioners receiving conceptual design alternatives for improvements to Schauffele Plaza and the adjacent Lot 6 in Ardmore.

ATTACHMENT(S):

[Issue Briefing - Schauffele Redesign Alternatives 03-06-2026.docx](#)
[Schauffele Plaza Phasing Studies 01-30-2026.pdf](#)

TOWNSHIP OF LOWER MERION
Building & Planning Committee

Issue Briefing

Topic: Receipt of Design Alternatives for Schauffele Plaza and Lot 6 in Ardmore

Prepared By: Brandon Ford, Assistant Township Manager
Charles Doyle, Assistant Director for Planning

Date: March 6, 2026

I. Action To Be Considered by the Board:

Receive conceptual design alternatives for improvements to Schauffele Plaza and the adjacent Lot 6 in Ardmore.

II. Why This Issue Requires Board Consideration:

Plans and studies undertaken by Township staff must be received by the Board of Commissioners.

III. Current Policy or Practice (If Applicable):

It has been past practice of the Board of Commissioners to receive completed plans and studies.

IV. Other Relevant Background Information:

Schauffele Plaza and Lot 6 are centrally located within Ardmore's business district, adjacent to Lancaster Avenue and within walking distance of the Ardmore Train Station, Suburban Square, Ardmore Music Hall, and numerous other prominent community destinations as well as the surrounding residential neighborhoods. The site functions as both a civic gathering space and as a public surface parking facility that supports nearby retail, dining, office, and transit uses. Given its prominent location in the heart of Ardmore, the site has long been viewed as a strategic community asset.

The Ardmore Master Plan, completed in July 2023, presented a long-term strategic vision to guide the continued revitalization and economic vitality of Ardmore's business district. The Plan identified Schauffele Plaza and the adjacent Lot 6 parking lot as a prominent opportunity for public investment. The recommendation was to explore a potential redesign of the site into an enhanced public green space that would strengthen Ardmore's role as a vibrant, walkable community and regional destination for dining, retail, and entertainment.

Planning Process & Community Outreach:

The Township began collaborating with a consultant, Omnes design studio, in January 2024 on a potential redesign of Schauffele Plaza. Over the course of 2024, a robust public engagement process took place to ensure meaningful community participation. Events included a February 20, public workshop at the Living Room & Cricket Café, a pre-recorded presentation and online survey that was available through March 24, a virtual design presentation on May 16, a informal open house with the business community on May 29, a family game night at Twenty-One Pips on Cricket Avenue on May 30, an open house meeting before the Planning Commission on June 3, a meeting with the Ardwood and Ardmore Progressive Civic Associations on June 6, and a second community survey on the preliminary design that ran from May 16 to June 9.

The six-month design process also included regular touchpoints with a Steering Committee of business owners and community leaders, including but not limited to Ardmore Initiative (now know as Downtown Ardmore District), the Ardmore Business Association, Ardwood & Ardmore Progressive Civic Associations, and prominent local businesses such as Tired Hands, American Trench, and Jack Burns Architecture.

In October 2024, the final design for Schauffele Plaza was presented to the Board of Commissioners. A significant amount of public comment was received at the meeting. Advocates of the design supported the concept of transforming the site into a more walkable, pedestrian friendly green civic space. Opponents of the design, including many businesses that surround the site, voiced concern over decreasing the parking supply in downtown Ardmore and the potential impact it may have on their businesses. In light of the strong public reaction to the design, the Board tasked Township staff to (1) work with the design consultant to explore alternatives that would lessen the impact on the parking supply, and (2) develop a deeper understanding of parking supply and demand in downtown Ardmore in order to inform the Board's decision on the future design of Schauffele Plaza.

Parking Considerations:

Lot 6 currently operates as a 72-space Township-owned public parking lot and is one of eleven public parking lots located in the Ardmore Commercial District. Throughout the Schauffele design process, one of the primary concerns raised was the proposed reduction in parking at Lot 6 (the original Plaza redesign suggested reducing the number of parking spots by 56 spaces).

In response to this concern, Township staff worked closely with the business community to acquire a deeper understanding of parking supply and demand in Downtown Ardmore. The Downtown Ardmore Parking Management Plan was developed over the course of 2025 to develop that understanding. The plan included a summary of existing public parking as well as anticipated changes in Ardmore's parking supply over the near term. According to the Plan, there

are currently 846 public parking spaces available during the day in the Ardmore Business District, consisting of 654 public parking lot spaces and 192 on-street metered parking spaces. The total parking supply in Ardmore increases to 968 public parking spaces after 5 PM daily once the 122 parking spaces at the Township Building are open to the public.

It should be noted that the 968-parking space total does not include an additional 282 permitted parking spaces located in the Ardmore Business District.

The total number of public parking spaces in downtown Ardmore is expected to increase by 195 spaces over the next two years once the SEPTA lot (+89 spaces) and Lot 2 (+6) reopen. The Piazza development, which includes approximately 100 public parking spaces (+100) in addition to the required parking for future residential tenants, will further increase the parking supply in the Ardmore Business District. With these anticipated increases, the public parking supply in Ardmore is projected to total 1,075 parking spaces by 2028.

The Downtown Ardmore Parking Plan and its recommendations were based on data collected by the Township's Parking Services Department at three different times on multiple days across several weeks in Spring 2025. The Plan found that parking space occupancy rate ranged from 49% to 72% with the greatest demand occurring on Thursday through Saturday evenings. While this period was identified as a peak parking period, the data shows the between 273 spaces (28%) and 370 spaces (38%) were available district-wide during this purported height in parking demand (Thursday through Saturday evenings). The primary driver of this parking availability was the underutilization of the public parking garage on Cricket Avenue. During the identified peak parking demand, staff concluded that approximately 52-99 parking spaces were available in the garage on Thursday through Saturday evenings.

Design Option A: The original redesign of Schuffele Plaza, presented in October 2024 and entitled "Option A", envisions four distinct yet visually integrated areas within the site. An entry archway with a bus shelter and seating nooks along Lancaster Avenue leads into an expanded Schuffele plaza featuring movable chairs for flexible seating, overhead lighting, café-style tables with shade umbrellas for public dining, landscaped trees, and a moonlight garden with colorful accents. The space then opens into a flexible oblong lawn area with lounge chairs, framed by overhead lighting and seating nooks that face a performance gazebo. The gazebo is designed to support both everyday use and larger community events, including a holiday tree and winter garden.

The design also includes a vehicular throughway, referred to as Trolley Way, from Lancaster Avenue to Cricket Terrace with new parallel parking that is capable of being partially closed off to accommodate tents and other programming elements for hosting events and business markets. The fourth area envisioned in the design was Cricket Terrace from Rittenhouse Place to Cricket

Avenue. The design narrows the roadway, adds pedestrian improvements, enhances the streetscape, and enlarges the public parking lot (Lot 5) on the southern side of Cricket Terrace.

Option A would be undertaken in five (5) phases, which would be timed to minimize local impact & maximize financing options. This option results in a net reduction of 56 parking spaces in Downtown Ardmore, reducing the overall parking supply at project site from 112 to 56 public parking spaces.

Design Option B: In conjunction with the 2025 Downtown Ardmore Parking Plan, Township staff worked with the consultant for Schaufele to develop an alternative design that would respond to public parking concerns by preserving more of the existing seventy-two (72) public parking spaces at Lot 6. The result was the creation of “Option B.” This new design contains the same elements as the original design (Option A) for Trolley Way and Cricket Terrace. The crucial difference in the design of Option B is the smaller expansion of Schaufele Plaza and a reduced oval lawn area. These features were revised to incorporate a small parking lot consisting of approximately eighteen (18) public parking spaces.

Option B would be undertaken in three (3) phases, which would be timed to minimize local impact & maximize financing options. This option results in a net reduction of 38 parking spaces in Downtown Ardmore, reducing the overall parking supply at project site from 112 to 74 public parking spaces.

V. Impact On Township Finance:

The total cost of a redesign for Schaufele Plaza and Lot 6 is estimated below.

	<u>OPTION A</u>	<u>OPTION B</u>
Cricket Terrace Improvements	\$2.45 Million	\$2.45 Million
Trolley Way	\$1.39 Million	\$1.39 Million
<u>Schauffele Plaza Enlargement</u>	<u>\$5.54 Million</u>	<u>\$5.44 Million</u>
TOTAL COST	\$9.38 Million	\$9.28 Million

The cost estimate for improvements on Cricket Terrace and Trolley Way are the same in both design options. The consultants reduced scope of Option B for the enlargement of Schaufele Plaza generates a net savings of approximately \$101,000 once the added cost of repaving the smaller parking lot is incorporated into the revised estimate for Option B.

It is important to note that improvements to Cricket Terrace, identified as the first phase in both options and can be pursued independently from any changes to Schaufele Plaza and Lot 6, is budgeted in the Township Capital

Improvements Program (CIP) under Project #4072. A total of \$2.6 Million, inclusive of engineering costs, is budgeted over the course of 2026-2027 for exclusive use of improving Cricket Terrace. The Township aims to offset the out-of-pocket costs for the Cricket Terrace Improvements with several pending state and county grants for the project.

Given that this presentation is only informational, there is no funding request or decision to be made at this time. Any funding requests would take place during the Township's Capital Improvement Program Budget Workshop at a future point in time.

VI. Staff Recommendation:

Staff recommends the Board receive the designs for Schaufele Plaza and Lot 6, with no action on a preferred design or funding allocations.

SCHAUFFELE PLAZA

PHASING STUDIES

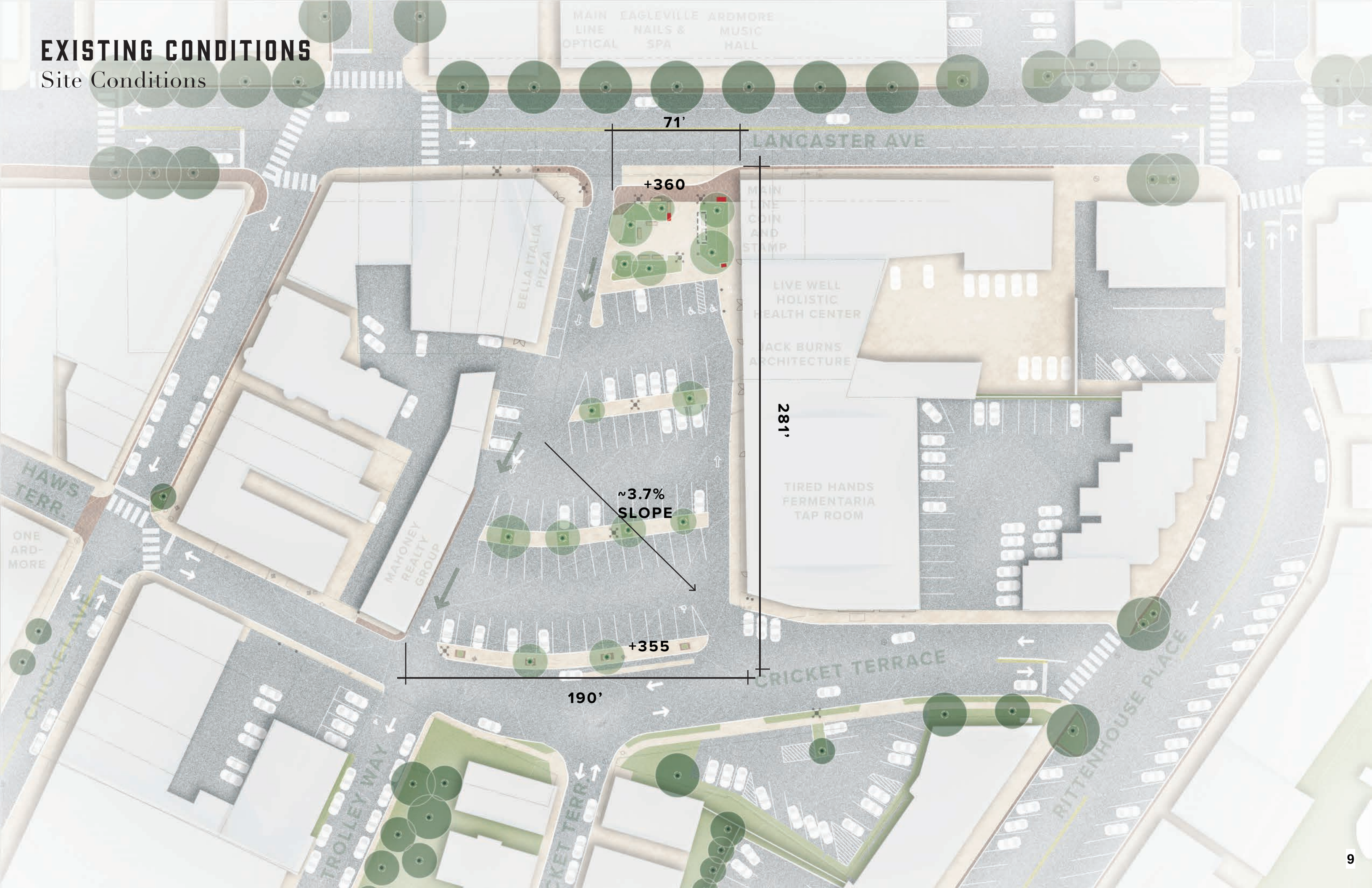
January 30, 2026



BOHLER //

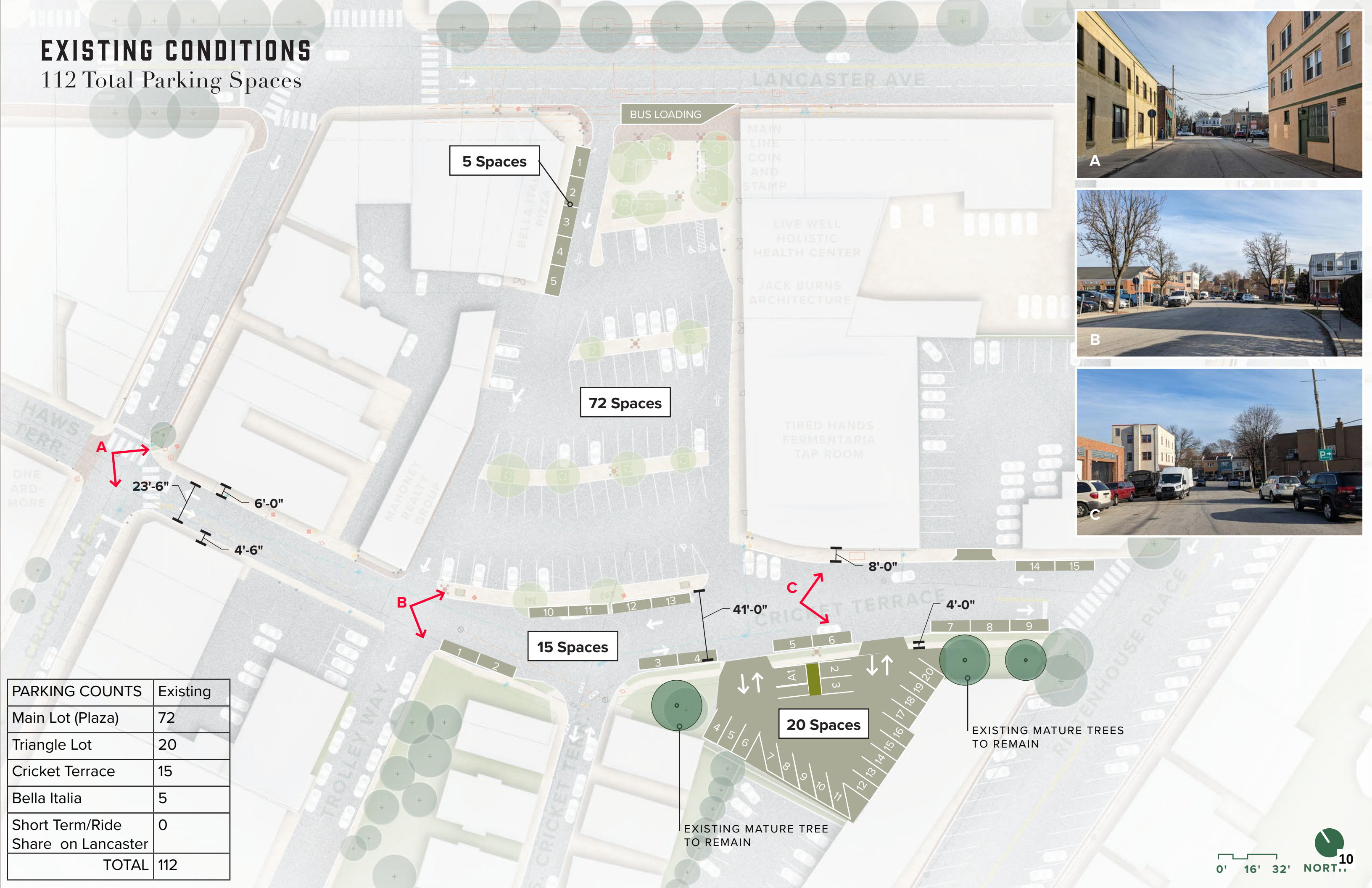


EXISTING CONDITIONS
Site Conditions



EXISTING CONDITIONS

112 Total Parking Spaces



PARKING COUNTS	Existing
Main Lot (Plaza)	72
Triangle Lot	20
Cricket Terrace	15
Bella Italia	5
Short Term/Ride Share on Lancaster	0
TOTAL	112

PLANNING PROCESS

Design Iterations

4/2024 CRICKET TERRACE SCHEMES



Baseline Improvements



One-way with Amenity Strip



One-way Full Woonerf



Partial Woonerf



Partial Parking Lot

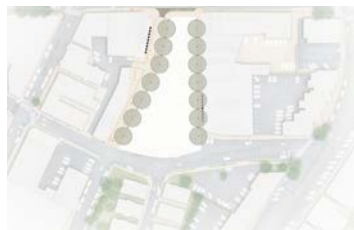


45 Degree On Street

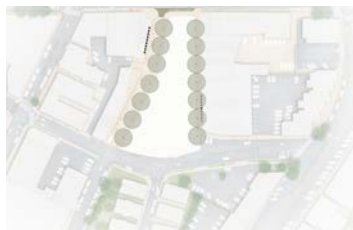
4/2024 CIRCULATION FRAMEWORK SCHEMES



Baseline



Baseline as Woonerf



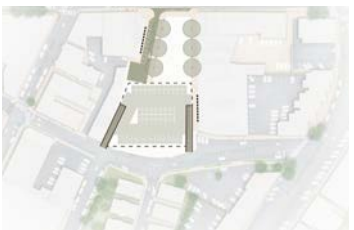
Woonerf & Parallel One Side



Woonerf & Parallel Both



Woonerf & 90 ° Parking



Turnaround + Garage

5/2024 FULL SITE DESIGN SCHEMES



Scheme A



Scheme B



Scheme C



Scheme D



Scheme E

7/2024 FINAL 3 DESIGN SCHEMES



Scheme A



Scheme B

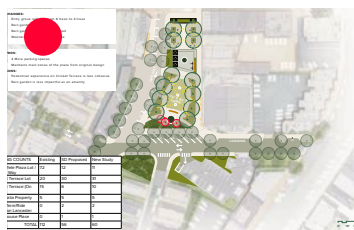


Scheme C

3/2025 PARKING STUDIES



Scheme A



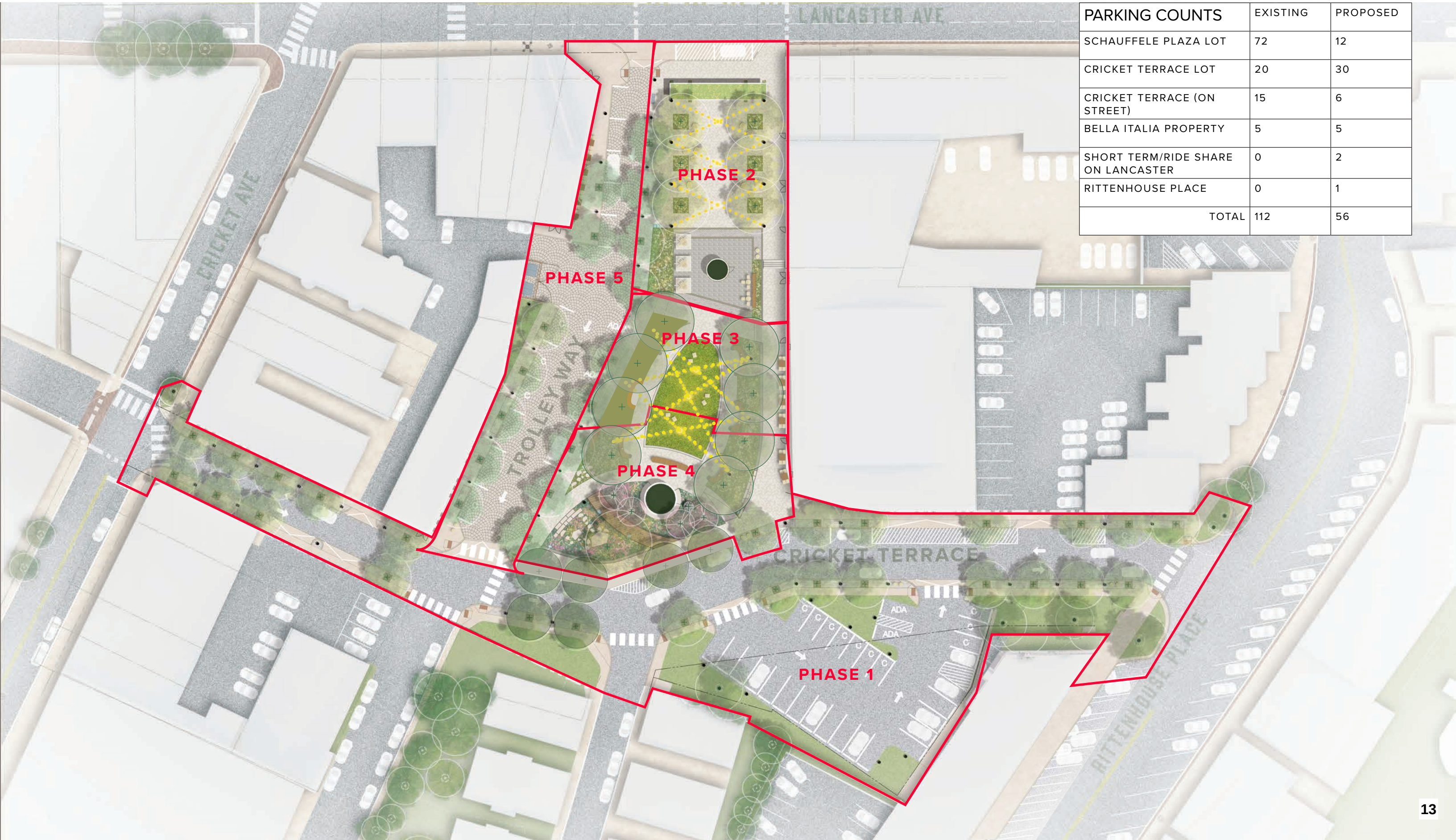
Scheme B



Scheme C

PHASING PLAN A

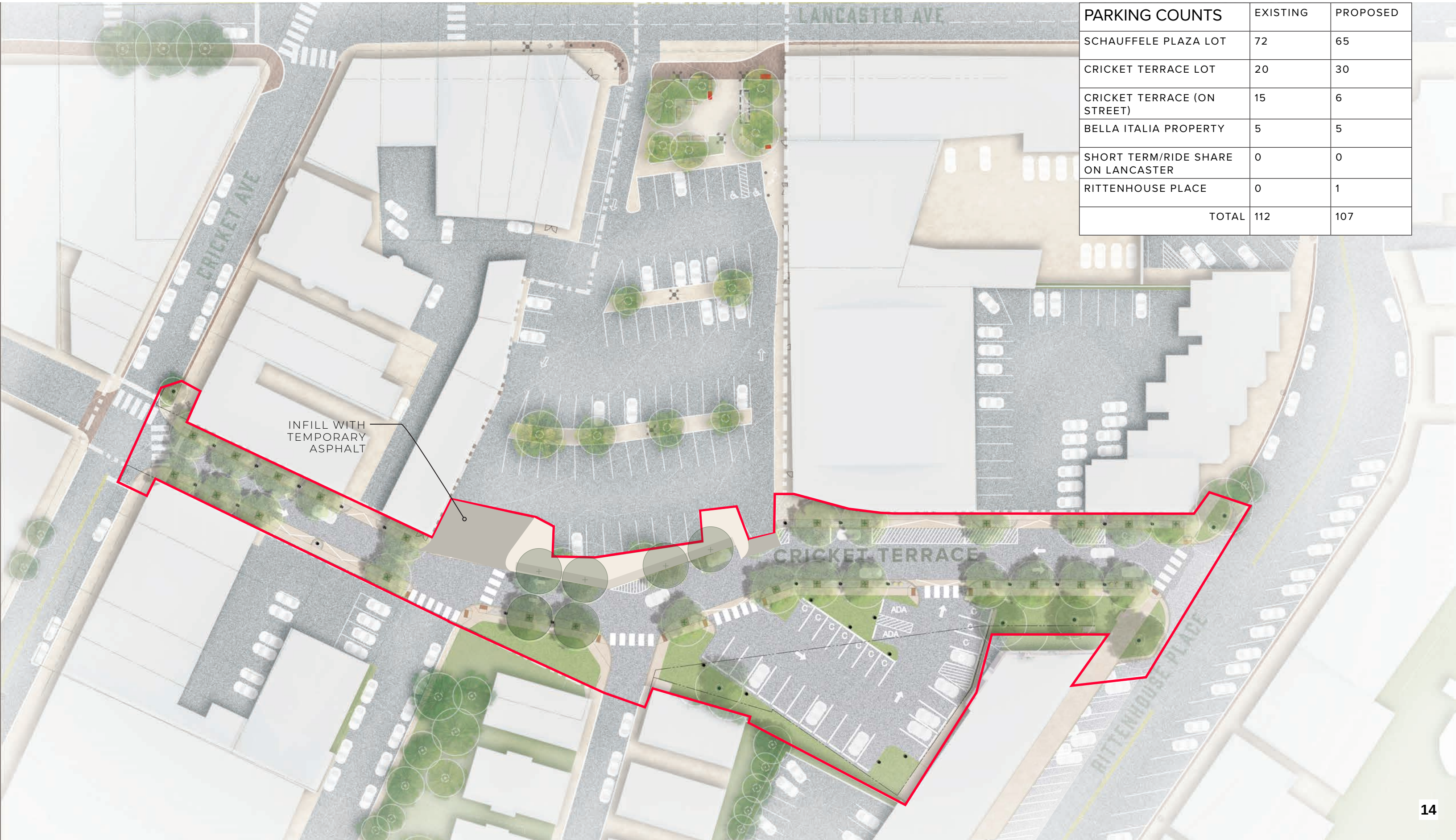
SCHAUFFELE PLAZA: PHASING PLAN A



PARKING COUNTS	EXISTING	PROPOSED
SCHAUFFELE PLAZA LOT	72	12
CRICKET TERRACE LOT	20	30
CRICKET TERRACE (ON STREET)	15	6
BELLA ITALIA PROPERTY	5	5
SHORT TERM/RIDE SHARE ON LANCASTER	0	2
RITTENHOUSE PLACE	0	1
TOTAL	112	56

SCHAUFFELE PLAZA: PHASING PLAN A

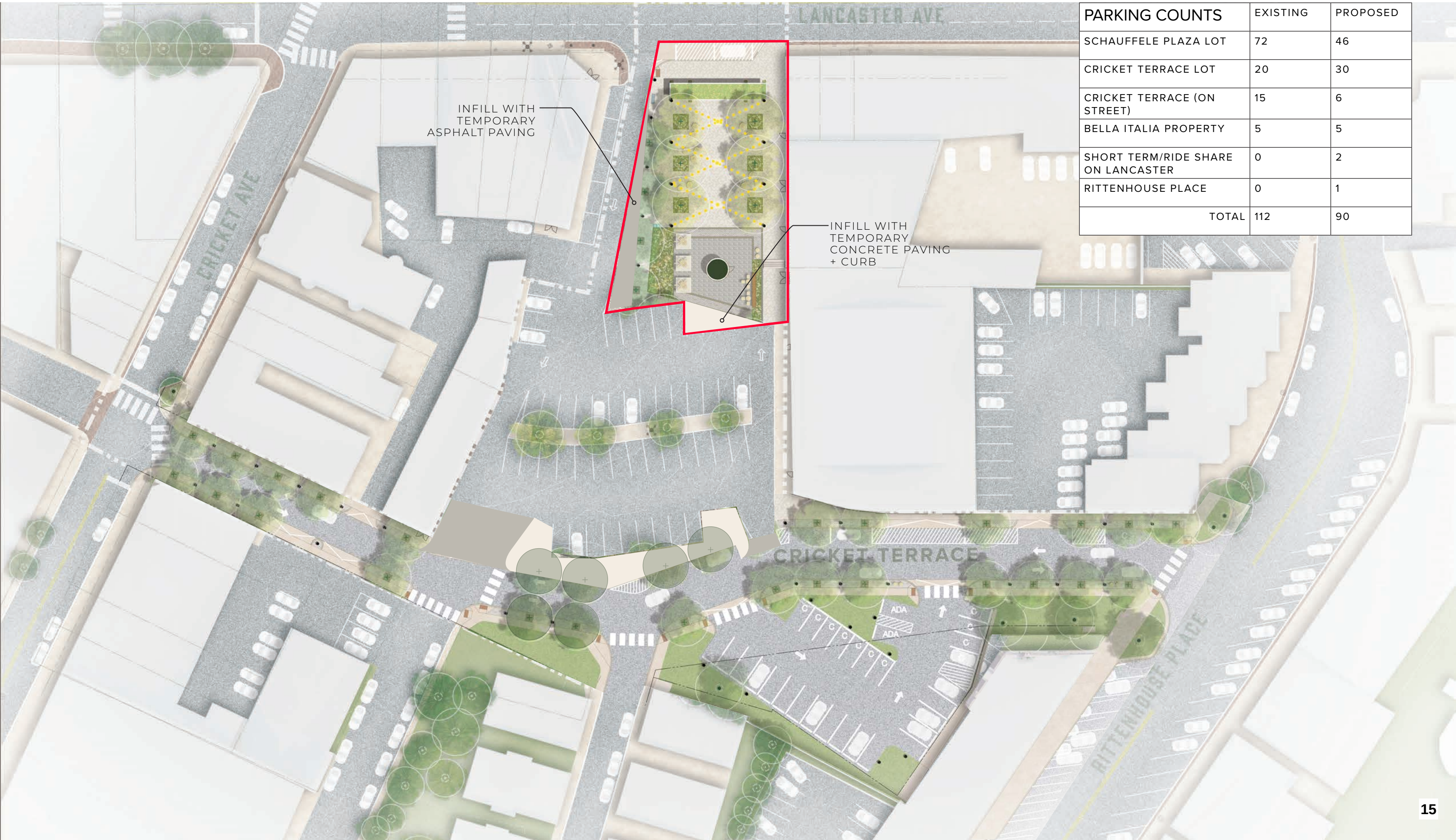
Phase 1 (5 spaces removed)



PARKING COUNTS	EXISTING	PROPOSED
SCHAUFFELE PLAZA LOT	72	65
CRICKET TERRACE LOT	20	30
CRICKET TERRACE (ON STREET)	15	6
BELLA ITALIA PROPERTY	5	5
SHORT TERM/RIDE SHARE ON LANCASTER	0	0
RITTENHOUSE PLACE	0	1
TOTAL	112	107

SCHAUFFELE PLAZA: PHASING PLAN A

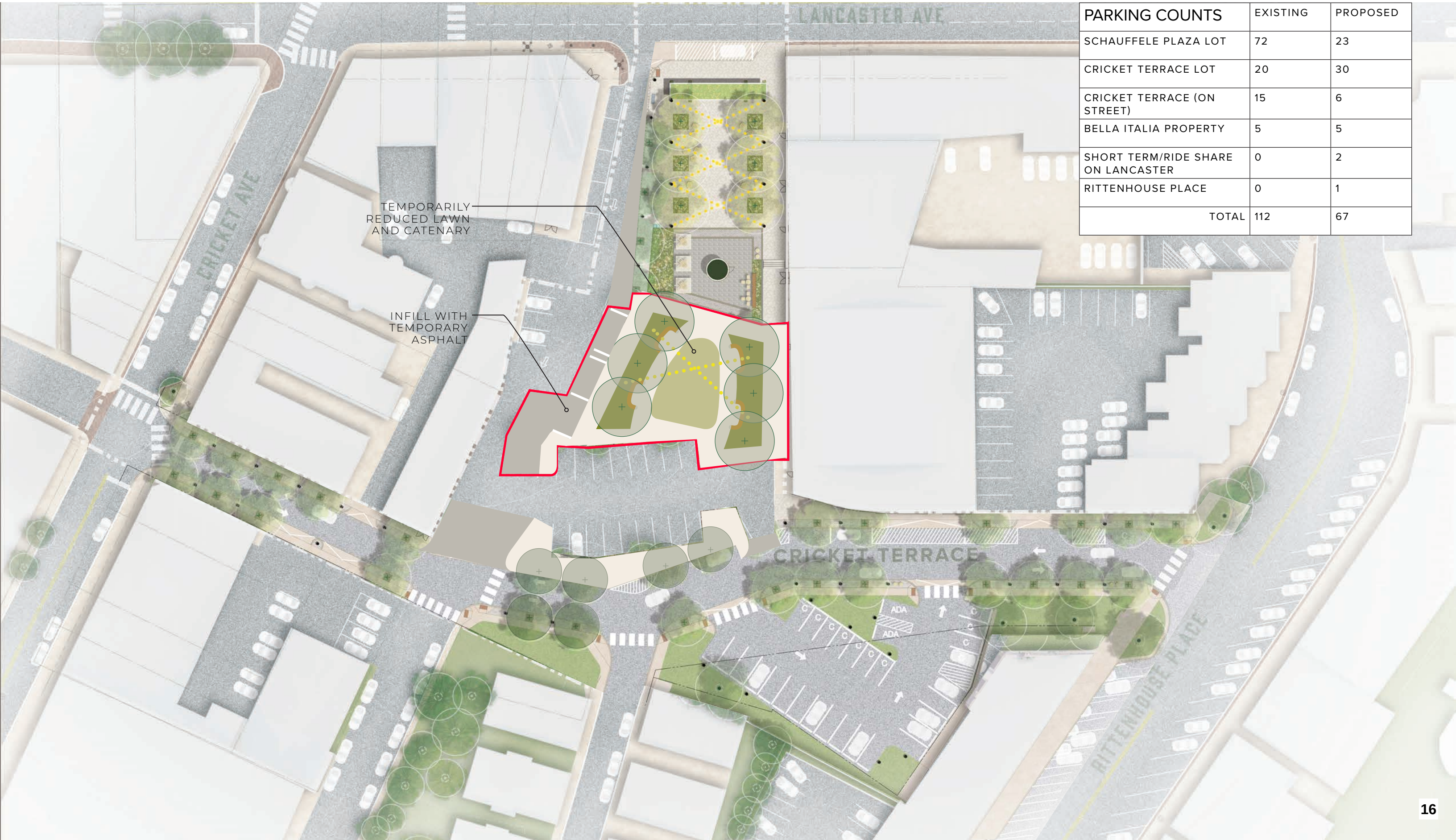
Phase 2 (17 spaces removed)



PARKING COUNTS	EXISTING	PROPOSED
SCHAUFFELE PLAZA LOT	72	46
CRICKET TERRACE LOT	20	30
CRICKET TERRACE (ON STREET)	15	6
BELLA ITALIA PROPERTY	5	5
SHORT TERM/RIDE SHARE ON LANCASTER	0	2
RITTENHOUSE PLACE	0	1
TOTAL	112	90

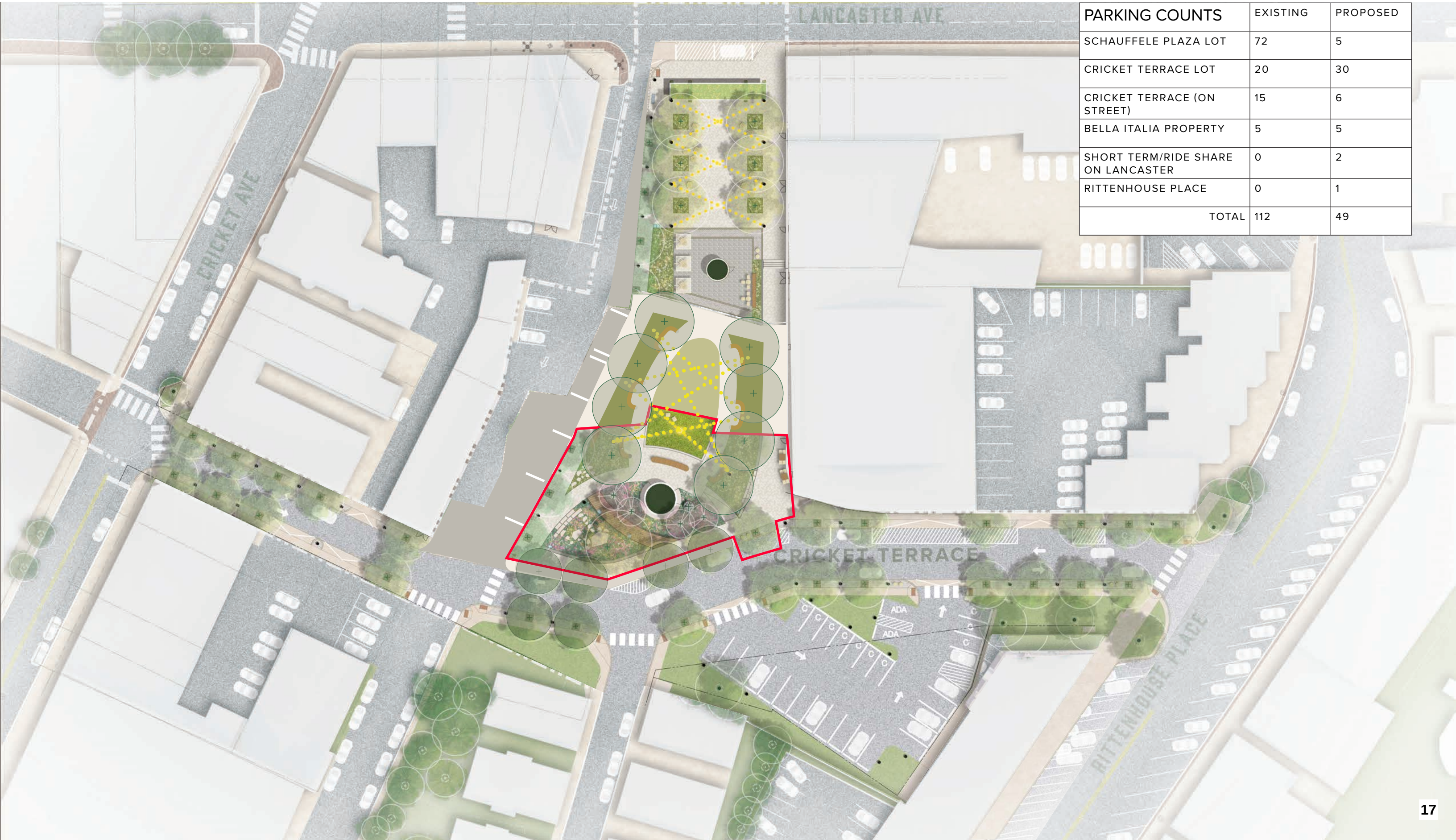
SCHAUFFELE PLAZA: PHASING PLAN A

Phase 3 (23 spaces removed)



SCHAUFFELE PLAZA: PHASING PLAN A

Phase 4 (19 spaces removed)



PARKING COUNTS	EXISTING	PROPOSED
SCHAUFFELE PLAZA LOT	72	5
CRICKET TERRACE LOT	20	30
CRICKET TERRACE (ON STREET)	15	6
BELLA ITALIA PROPERTY	5	5
SHORT TERM/RIDE SHARE ON LANCASTER	0	2
RITTENHOUSE PLACE	0	1
TOTAL	112	49

SCHAUFFELE PLAZA: PHASING PLAN A

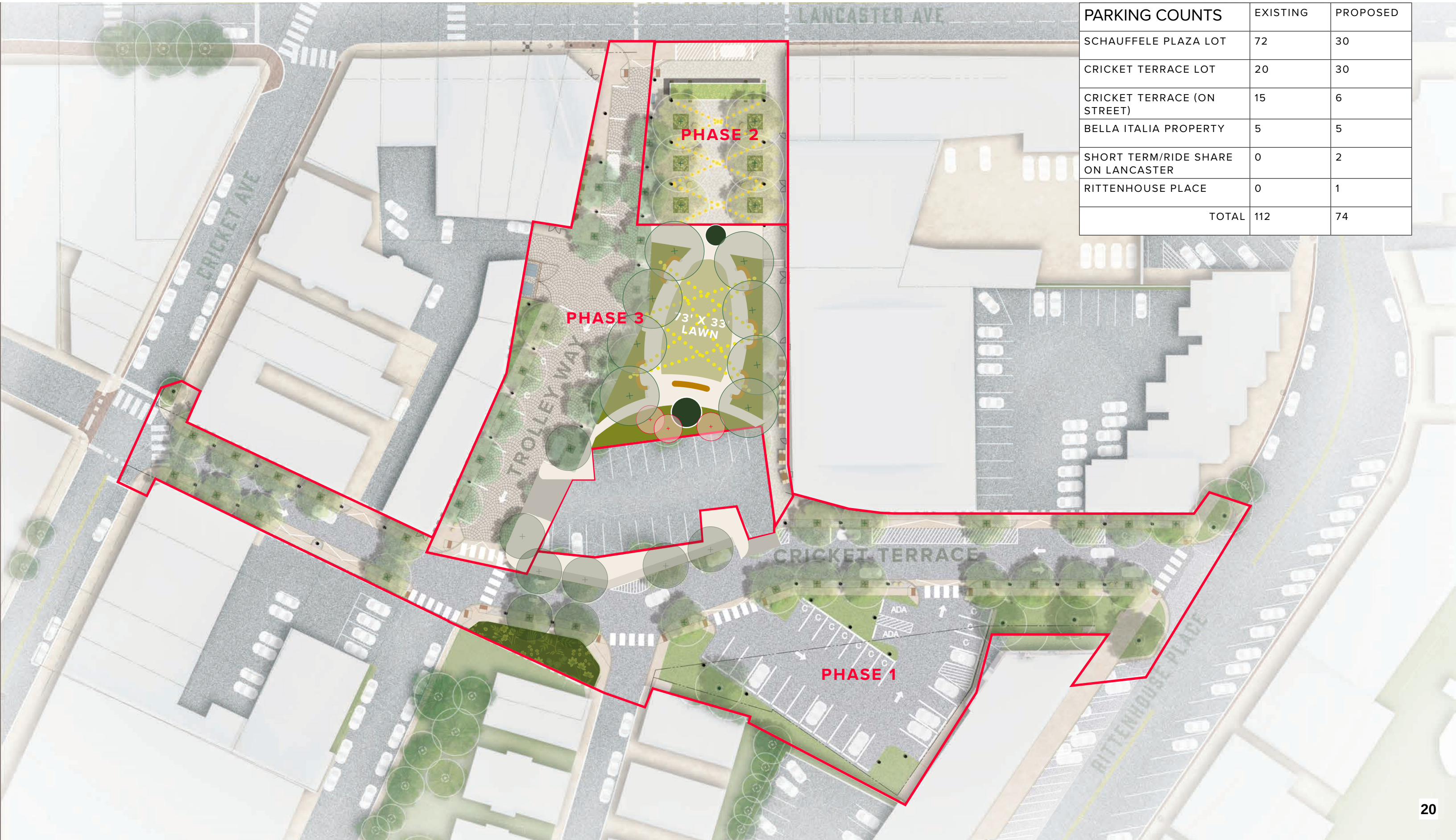
Phase 5 (7 spaces added)



PARKING COUNTS	EXISTING	PROPOSED
SCHAUFFELE PLAZA LOT	72	12
CRICKET TERRACE LOT	20	30
CRICKET TERRACE (ON STREET)	15	6
BELLA ITALIA PROPERTY	5	5
SHORT TERM/RIDE SHARE ON LANCASTER	0	2
RITTENHOUSE PLACE	0	1
TOTAL	112	56

PHASING PLAN B

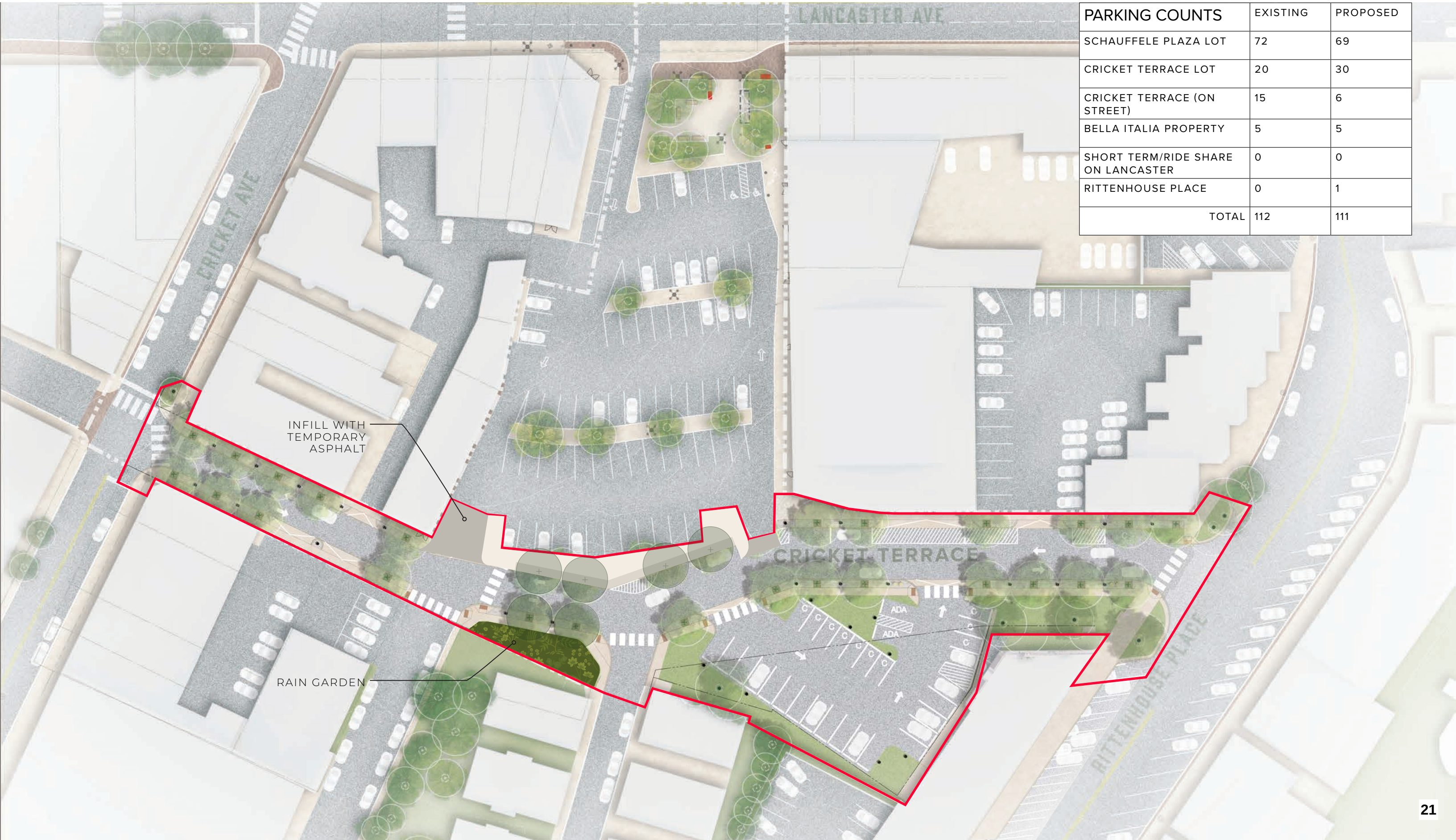
SCHAUFFELE PLAZA: PHASING PLAN B



PARKING COUNTS	EXISTING	PROPOSED
SCHAUFFELE PLAZA LOT	72	30
CRICKET TERRACE LOT	20	30
CRICKET TERRACE (ON STREET)	15	6
BELLA ITALIA PROPERTY	5	5
SHORT TERM/RIDE SHARE ON LANCASTER	0	2
RITTENHOUSE PLACE	0	1
TOTAL	112	74

SCHAUFFELE PLAZA: PHASING PLAN B

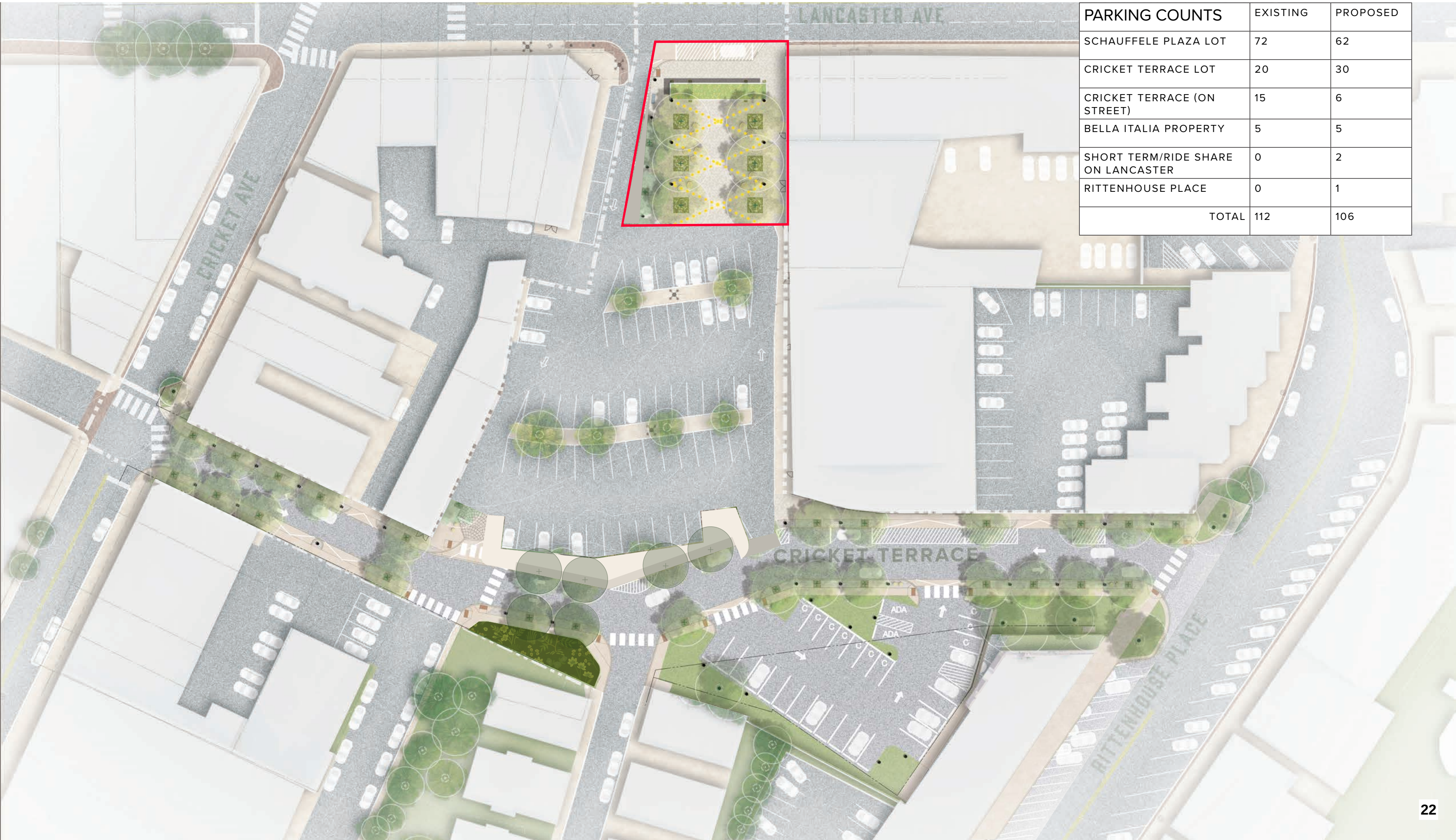
Phase 1 (1 spaces removed)



PARKING COUNTS	EXISTING	PROPOSED
SCHAUFFELE PLAZA LOT	72	69
CRICKET TERRACE LOT	20	30
CRICKET TERRACE (ON STREET)	15	6
BELLA ITALIA PROPERTY	5	5
SHORT TERM/RIDE SHARE ON LANCASTER	0	0
RITTENHOUSE PLACE	0	1
TOTAL	112	111

SCHAUFFELE PLAZA: PHASING PLAN B

Phase 2 (5 spaces removed)



PARKING COUNTS	EXISTING	PROPOSED
SCHAUFFELE PLAZA LOT	72	62
CRICKET TERRACE LOT	20	30
CRICKET TERRACE (ON STREET)	15	6
BELLA ITALIA PROPERTY	5	5
SHORT TERM/RIDE SHARE ON LANCASTER	0	2
RITTENHOUSE PLACE	0	1
TOTAL	112	106

SCHAUFFELE PLAZA: PHASING PLAN B

Phase 3 (33 spaces removed)



PARKING COUNTS	EXISTING	PROPOSED
SCHAUFFELE PLAZA LOT	72	29
CRICKET TERRACE LOT	20	30
CRICKET TERRACE (ON STREET)	15	6
BELLA ITALIA PROPERTY	5	5
SHORT TERM/RIDE SHARE ON LANCASTER	0	2
RITTENHOUSE PLACE	0	1
TOTAL	112	73



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **AUTHORIZATION TO RELEASE FUNDS IN ESCROW**

Consider for recommendation to the Board of Commissioners approval to release funds held in escrow as Improvement Guarantees in accordance with §135-7 of the Township Code for the following:

115 Coulter Avenue (LOWM 254.38)
Suburban Square- Coulter Avenue Mixed-Use Development
Escrow Release No. 1
Amount \$ 2,138,059.00

PUBLIC COMMENT

ATTACHMENT(S):

[Escrow Release - 115 Coulter.pdf](#)



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

75 E. Lancaster Avenue
Ardmore, PA 19003 2376
Telephone: (610) 645-6200
www.lowermerion.org

LOWM 254.38

March 2, 2026

Christopher Leswing, Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: Suburban Square – Coulter Mixed-Use Development
Escrow Release No. 1**

Dear Mr. Leswing:

We have received a request for release of escrow for the referenced project. Based on our field investigations and discussions with township staff, we recommend a release as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1. Curb Removal	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
2. Pavement Removal	30,000.00	30,000.00	30,000.00	0.00
3. Concrete Removal	1,000.00	1,000.00	1,000.00	0.00
4. Building Removal	325,000.00	325,000.00	325,000.00	0.00
5. Pavement/Curb Removal	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal A	\$391,000.00	\$391,000.00	\$391,000.00	\$0.00
B. Erosion and Sediment Control				
6. Construction Entrance	\$1,100.00	\$1,100.00	\$1,100.00	\$0.00
7. Tree Protection Fence	1,050.00	1,050.00	1,050.00	0.00
8. Compost Filter Sock	16,500.00	16,500.00	16,500.00	0.00
9. Inlet Protection	4,500.00	4,500.00	4,500.00	0.00
10. Final Grading and Stabilization	<u>30,000.00</u>	<u>30,000.00</u>	<u>30,000.00</u>	<u>0.00</u>
Subtotal B	\$53,150.00	\$53,150.00	\$53,150.00	\$0.00
C. Sanitary Sewer				
11. 4" PVC	\$600.00	\$600.00	\$600.00	\$0.00
12. 6" PVC	1,800.00	1,800.00	1,800.00	0.00
13. 8" PVC	8,500.00	8,500.00	8,500.00	0.00
14. Grease Interceptors	10,000.00	10,000.00	10,000.00	0.00
15. Connection to Main	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal C	\$30,900.00	\$30,900.00	\$30,900.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Stormwater Management				
16. 12" HDPE	9,900.00	\$9,900.00	\$9,900.00	\$0.00
17. 15" HDPE	61,500.00	61,500.00	61,500.00	0.00
18. 15" RCP	2,000.00	2,000.00	2,000.00	0.00
19. Inlets	36,000.00	31,500.00	31,500.00	4,500.00
20. Manholes	18,000.00	18,000.00	18,000.00	0.00
21. Infiltration Basin	442,000.00	442,000.00	442,000.00	0.00
22. Underground Basin 1	31,500.00	31,500.00	31,500.00	0.00
23. Underground Basin 2	<u>31,500.00</u>	<u>31,500.00</u>	<u>31,500.00</u>	<u>0.00</u>
Subtotal D	\$632,400.00	\$627,900.00	\$627,900.00	\$4,500.00
E. Landscaping & Lighting				
24. Shade Trees	\$31,500.00	\$0.00	\$0.00	\$31,500.00
25. Flowering Trees	4,200.00	0.00	0.00	4,200.00
26. Evergreen Trees	28,000.00	0.00	0.00	28,000.00
27. Shrubs	73,500.00	0.00	0.00	73,500.00
28. Lighting	<u>50,000.00</u>	<u>50,000.00</u>	<u>50,000.00</u>	<u>0.00</u>
Subtotal E	\$187,200.00	\$50,000.00	\$50,000.00	\$137,200.00
F. Miscellaneous				
29. Concrete Curb	\$12,250.00	\$12,250.00	\$12,250.00	\$0.00
30. Granite Curb	83,875.00	75,625.00	75,625.00	8,250.00
31. 4" Concrete Sidewalk	150,000.00	150,000.00	150,000.00	0.00
32. Heavy Duty Asphalt	160,000.00	160,000.00	160,000.00	0.00
33. Heavy Duty Concrete	30,000.00	30,000.00	30,000.00	0.00
34. Mill/Overlay (Coulter Ave)	14,500.00	0.00	0.00	14,500.00
35. ADA Curb Ramps	85,000.00	85,000.00	85,000.00	0.00
36. Sidewalk and Curb Repair/Replace	20,000.00	20,000.00	20,000.00	0.00
37. Crosswalks	81,000.00	81,000.00	81,000.00	0.00
38. Traffic Protection	10,000.00	10,000.00	10,000.00	0.00
39. Striping and Signage	10,000.00	10,000.00	10,000.00	0.00
40. Coulter/Anderson Ped. Crossing Mods.	10,000.00	0.00	0.00	10,000.00
41. Bus Shelter Improvements	15,000.00	0.00	0.00	15,000.00
42. As-Built Plan	<u>10,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>
Subtotal F	\$691,625.00	\$633,875.00	\$633,875.00	\$57,750.00
SUBTOTAL (A – F)	\$1,986,275.00	\$1,786,825.00	\$1,786,825.00	\$199,450.00
Engineering & Contingencies	<u>198,628.00</u>	<u>178,683.00</u>	<u>178,683.00</u>	<u>19,945.00</u>
TOTAL	\$2,184,903.00	\$1,965,508.00	\$1,965,508.00	\$219,395.00
Plus 10%	<u>218,497.00</u>	<u>196,551.00</u>	<u>196,551.00</u>	<u>21,946.00</u>
110% Cost of Improvements per				
Section 509 of the Municipal Code	\$2,403,400.00	\$2,162,059.00	\$2,162,059.00	\$241,341.00
Retainage		<u>(24,000.00)</u>	<u>(24,000.00)</u>	<u>24,000.00</u>
Total		\$2,138,059.00	\$2,138,059.00	\$265,341.00

Release to Developer**\$2,138,059.00****Balance of Funds in Escrow Account****\$265,341.00**

We recommend a release of escrow in the amount of \$2,138,059.00. As there is currently a balance of \$2,403,400.00, following this release of \$2,138,059.00, the balance remaining in the account will be \$265,341.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization by the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Sincerely,



Joseph A. Mastronardo, P.E.

PENNONI ASSOCIATES

Township Engineer

JAM/njm

cc: Charles Doyle, Assistant Director of Planning
Colleen Hall, Senior Planner
Ardmore Statutory Trust



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 March 3, 2026:

a) 409 Berkley Road, Haverford Station Historic District, 26-02 - Approval to make various exterior alterations to this non-contributing resource, including replacement of a garage door and the enlargement of a side door opening to accommodate a new double-door, citing Secretary of the Interior's Standards 9 and 10.

PUBLIC COMMENT

ATTACHMENT(S):

[HARB - Supplemental Materials.pdf](#)



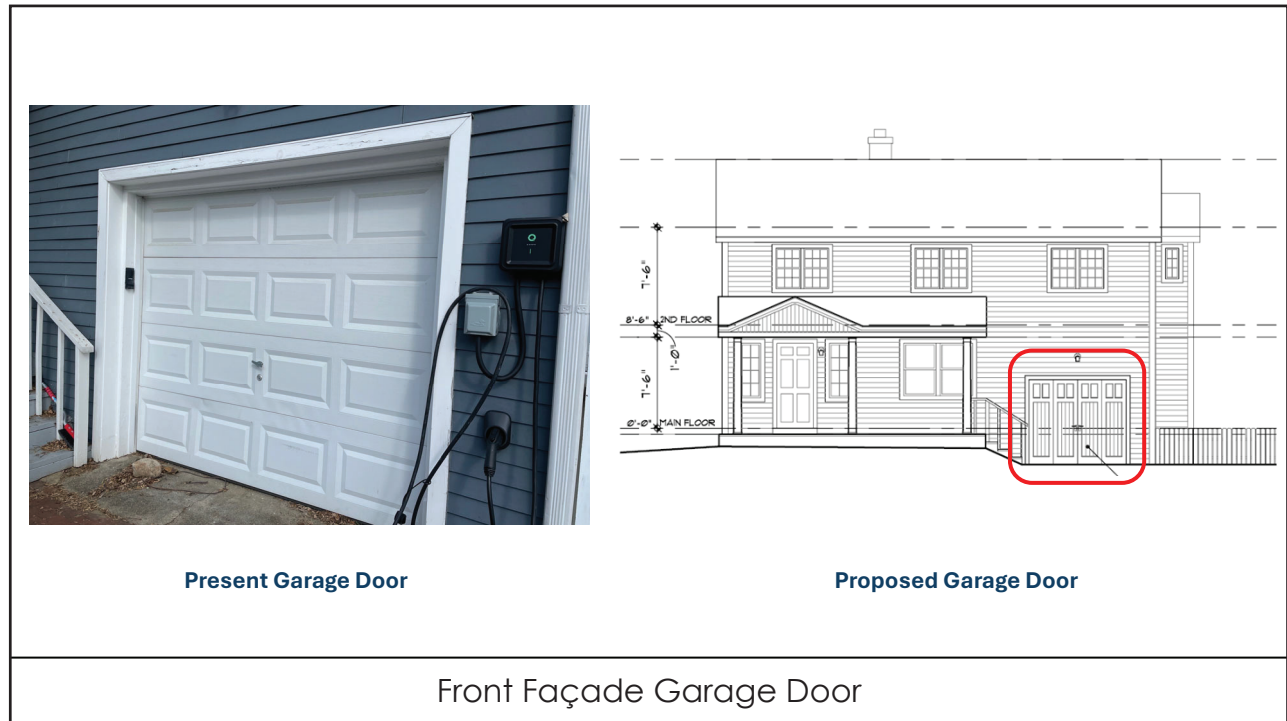
409 Berkley Road – Haverford Station Historic District

26-02	HARB
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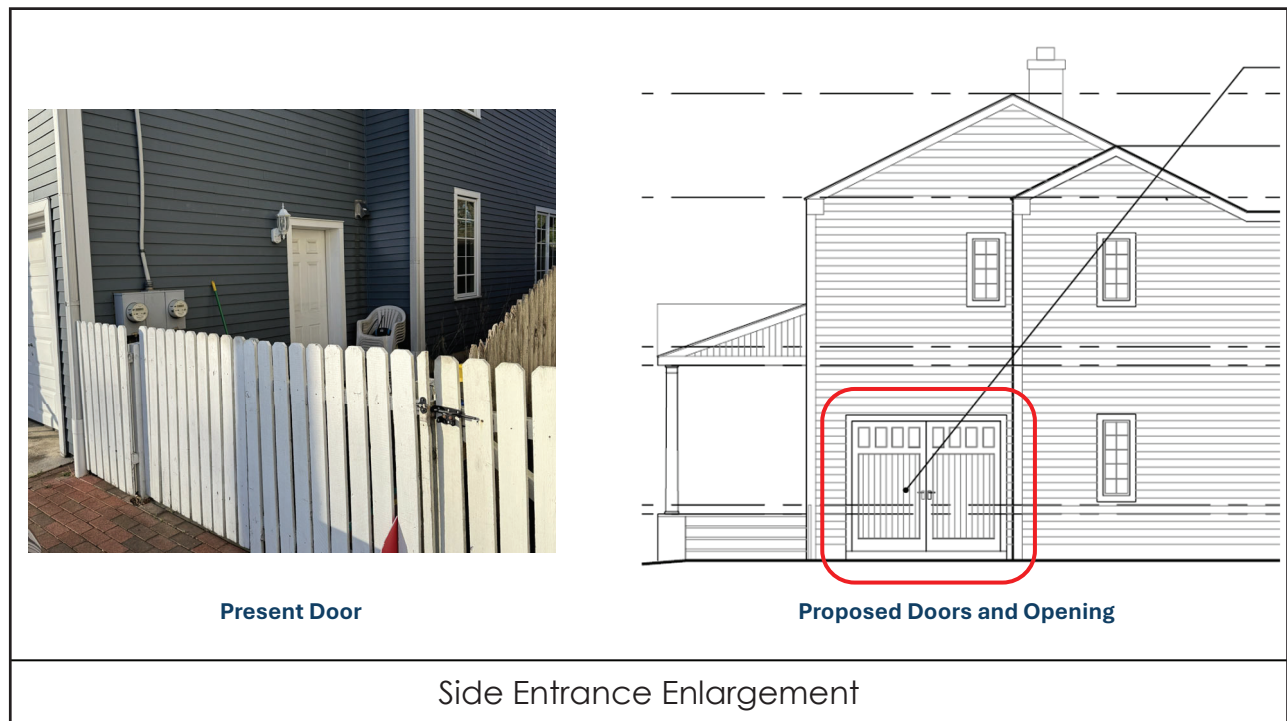
2

Action:
Approval to make various exterior alterations to this non-contributing resource, including replacement of a garage door and the enlargement of a side door opening to accommodate a new double-door, citing Secretary of the Interior's Standards 9 and 10. Note: This property is a non-contributing resource to the Haverford Station Historic District.

3



4



5



STAFF ONLY	APPLICATION NUMBER:	
	HRI SURVEY #:	
	HARB MEETING DATE:	

HARB

HARB Certificate of Appropriateness Application

For Work Involving a Property in a Local Historic District

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 409 Berkley Road, Haverford, PA 19041

APPLICANT INFORMATION

NAME: Robin Abell & Jonathan Doh

ADDRESS: 409 Berkley Road,
Haverford, PA 19041

TELEPHONE #: ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE: 19041

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

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Same

ADDRESS:

TELEPHONE #: ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE: Private Residence 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	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐
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.

The proposed scope of work includes three exterior modifications: replacement of the existing sectional horizontal-panel aluminum garage door with new vertically-hinged, partially glazed composite wood bi-fold doors on the front facade; installation of a matching pair of exterior swinging doors on the garage's south elevation to replace the current single six-panel passage door; and addition of a 2' x 4' Anderson 400 Series vinyl-clad, simulated divided-lite double-hung window on the second-floor north elevation to provide natural light and ventilation to the laundry room. All new doors, windows, and trim will be painted white to maintain consistency with the existing exterior.

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?

While 409 Berkley is situated within the Historic District, the house itself was constructed in 1960 and is classified as a non-contributing resource. The proposed modifications are designed to replace and enhance the existing garage door openings with improved units and in the case of the proposed window, mimic the vocabulary of the existing windows while enhancing the functionality of the house.

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION

The existing garage door, located prominently on the front façade of the house is older and in fair condition. Its replacement will improve this elevation significantly. The other proposed garage door, situated on the south side of the house has limited visibility from the street. The new window, on the north side of the house, while matching the fenestration of the existing windows, will be substantially screened by trees and as a result, be hidden from the public view.

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

Certificate of Appropriateness Application Checklists

The HARB must have all required information to review an application for a COA ten (10) calendar days prior to the meeting date. If all required information is not submitted, the application may be tabled until the information is received. The following checklists represent common application types, but the unique circumstances of an application could require additional information. All electronic materials may be emailed to: gprichard@lowermerion.org.

REPAIRS AND REPLACEMENTS

1. ☒ Certificate of Appropriateness Application
2. ☒ Historic District map with building location circled ([maps available on the Township website](#))
3. ☒ Digital photographs with descriptive file names showing all public views of building or structure and details showing the area of the building being impacted by the proposed work
4. ☐ Samples or specifications/detailed product data of materials to be used
5. ☐ Any additional information required by the HARB after an initial consultation or review

RENOVATIONS, ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, AND DEMOLITION

1. ☒ Certificate of Appropriateness Application
2. ☒ Historic District map with building location circled ([maps available on the Township website](#))
3. ☒ Digital photographs with descriptive file names showing:
 - a. all sides of existing buildings and structures
 - b. the site surrounding the existing building or structure
 - c. details showing the area of the building being impacted by the proposed work
4. ☒ Scaled drawings indicating all proposed changes and notations for new materials:
 - a. site plan including adjacent sites and buildings
 - b. floor plans illustrating changes (if necessary)
 - c. all elevations illustrating changes
 - d. details of new exterior elements (i.e. cornices)
5. ☐ Samples or specifications/detailed product data of materials to be used
6. ☐ Any additional information required by the HARB after an initial consultation or review

SIGNS AND AWNINGS

1. ☐ Certificate of Appropriateness Application
2. ☐ Historic District map with building location circled ([maps available on the Township website](#))
3. ☐ Digital photographs with descriptive file names showing:
 - a. all public views of the existing building
 - b. the existing building in context with adjacent buildings
 - c. details showing the area of the building being impacted by the proposed work
4. ☐ Scaled drawings indicating:
 - a. façade elevation with proposed sign or awning with overall storefront wall width notated
 - b. elevation of sign or awning with letter style, logo, and layout with detailed dimensions
 - c. detail of attachment to building and photographs of attachment location
 - d. detail of illumination (if applicable)
 - e. detail of edge treatment (if exposed)
5. ☐ Material samples and representation of colors to be used
6. ☐ Any additional information required by the HARB after an initial consultation or review



Preliminary Consultant Review

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

26-02

409 Berkley Avenue, Haverford Historic District

Applicant / Owner: Robin Abell and Jonathan Doh

Application Type: Residential

Project Summary: The applicant proposes to replace the front façade garage door, install a wide similar door on the right façade and install a new hung window at the left façade.

Comments:

- The subject structure is identified as a non-contributing resource within the Haverford Historic District. It is a two-story residence constructed in the 1960s with a simple gable roof form running parallel to the street and a simple one-story porch across two-thirds of the front façade.
- The existing garage door is a standard sectional aluminum overhead garage door, facing the street on the front façade. The applicant proposes to replace this door with a pair of hinged bi-fold, composite doors with glass lights and vertical board panel detail. While the proposed doors may be considered somewhat “craftsman” in their style, the house is so simple and understated that the introduction of these doors that could be classified as “craftsman” does not present a conflict but provides an upgrade to the “aesthetic” of the existing aluminum garage doors, thereby having a positive effect on this non-contributing resource and the whole of the district.
- The applicant also proposes to install a similar pair of hinged doors on the side of the house, just around the outside corner from the doors described above. The side of the house is indeed secondary, and it has been stated that it is not very visible, but from many points along the street both of these doors will be visible – two garage door-sized openings flanking the outside corner, which is not inappropriate in detail, but still an unfamiliar arrangement to see two large doors so close together on two sides of the house. While not part of the proposed project, consideration of a small pent roof over the front-facing garage door could break up the front façade in a manner more consistent with the balance of the historic district and also detract from the somewhat competing openings around that outside corner.
- The applicant also proposes to install a new hung window on the left façade second floor. Due to the relatively narrow lots, the windows on the left side of the house are only obliquely visible. This new window would be placed at the back of the left side and would be in line with the head and sill of the adjacent window. This new window will have no impact on the building or the district.

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 March 2, 2026:

- a) 2026-R-03, 9 South Bryn Mawr Avenue, Bryn Mawr, Class II - Approval to demolish and reconstruct the concrete stairs and masonry retaining wall at the basement service entrance of the Bryn Mawr Community Center, citing Secretary of the Interior's Standard 9, with a subcommittee to review final fastener selection, final railing drawings, and other details or notable changes.
- b) 2025-R-18-A, 202 Bala Avenue, Bala Cynwyd, Class II - Approval to make modifications to the facades, replace windows and doors, and to install signage with a subcommittee to review final signage details and the result of exploration of original facade elements during demolition, citing Secretary of the Interior's Standards 9 and 10.
- c) 2026-R-04, 928 Summit Road, Penn Valley, Class II - Approval to remove a non-original one-story garage and construct a two-story addition in its place, with additional details to be submitted for staff review, citing Secretary of the Interior's Standards 9 and 10.

PUBLIC COMMENT

ATTACHMENT(S):

[HC - Supplemental Materials.pdf](#)



9 South Bryn Mawr Avenue, Bryn Mawr

Class 2

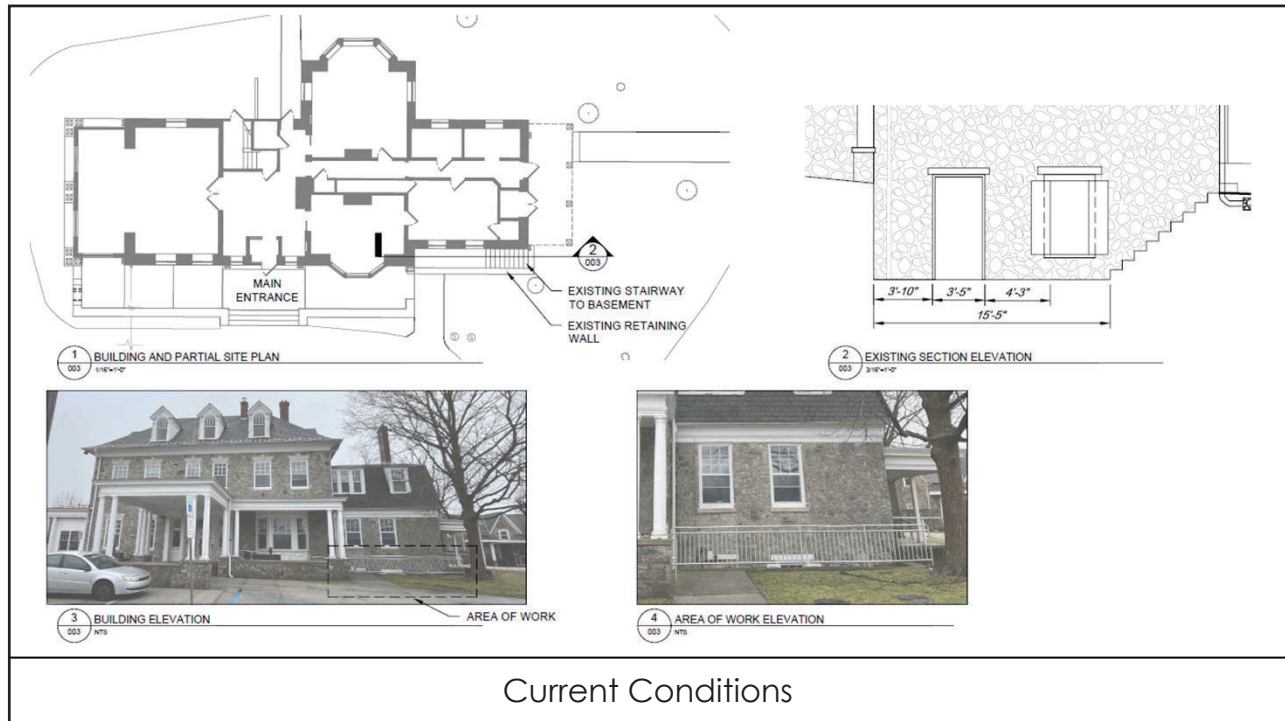
Historical Commission

44

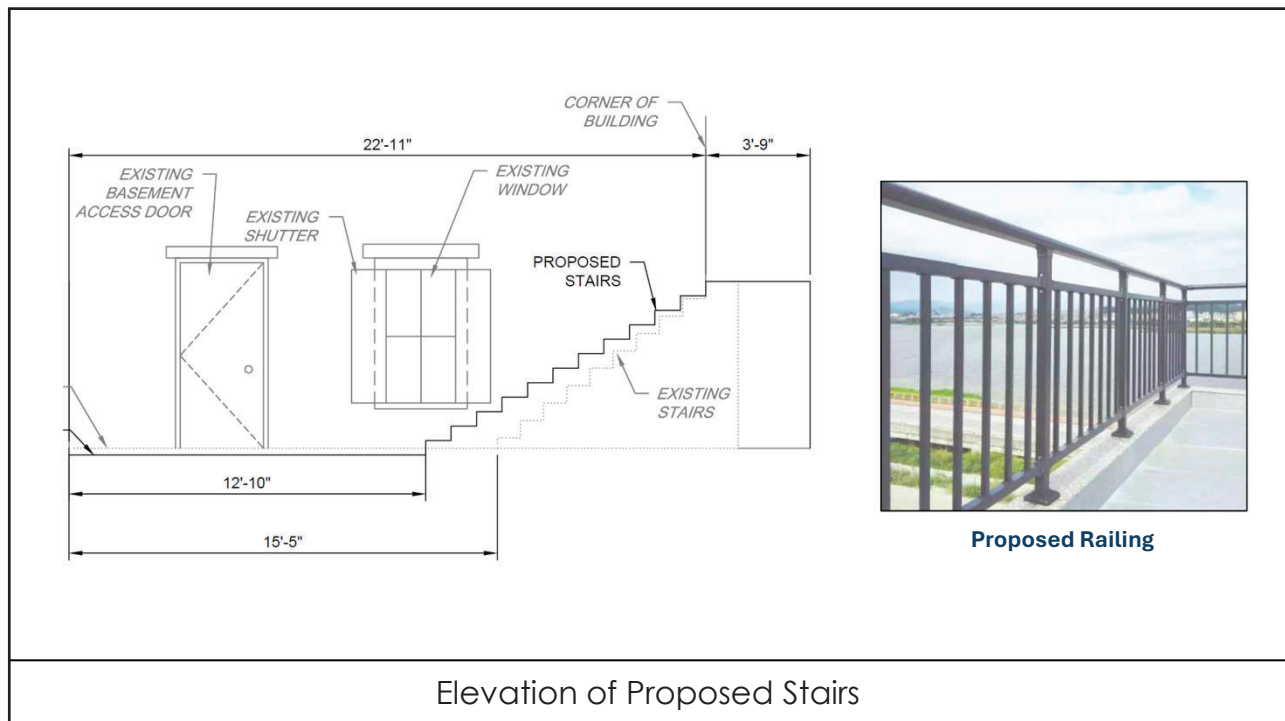
Action:

Approval to demolish and reconstruct the concrete stairs and masonry retaining wall at the basement service entrance of the Bryn Mawr Community Center, citing Secretary of the Interior's Standard 9, with a subcommittee to review final fastener selection, final railing drawings, and other details or notable changes.

45



46



47



LOWER MERION
TOWNSHIP
HISTORIC
PRESERVATION

STAFF ONLY	DATE RECEIVED:	REVIEWED BY:	STATUS: c ☐ IN/C ☐
	HRI SURVEY #:	HRI CLASS: 1 ☐ 2 ☐	
	DATE OF HC MEETING / AGENDA:	APP. NO.:	
	TYPE OF APPLICATION: ☐ DEMO ☐ ALTERATION ☐ ADDITION ☐ NEW CONSTRUCTION		
	☐ INFORMATIONAL REVIEW ☐ OTHER [SPECIFY]:		

H
C

Historical Commission Application For Review For Work Involving a Class I or II Historic Resource

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]:

9 South Bryn Mawr Ave
Bryn Mawr, PA 19010

APPLICANT INFORMATION

NAME: Township of Lower Merion

PHONE:

ADDRESS: 75 East Lancaster Ave
Ardmore, PA

EMAIL:

ZIP/POSTAL CODE: 19003

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

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: c/o Kristen Breiten-Neville, OTE

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Bryn Mawr Community Center

CURRENT USE: Community Center

PROPOSED USE: Community Center

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]

Please See Attached

CONTINUED

Application 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) List, as listed in Section 62-2.D.2(b) of the Township Code. This document should in no way take the place of the Applicant's own knowledge and familiarity with Chapter 88 of the Code of the Township of Lower Merion regarding "Historic Districts and Resources" or of The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Instead, it is provided as a tool to owners and/or their agents and representatives to ensure the completeness of their application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

CHECK EACH ITEM BELOW TO INDICATE INCLUSION IN THE SUBMISSION MATERIALS

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

SIGNATURES

APPLICANT:	N/A	DATE:	2/13/2026
OWNER [IF DIFFERENT]:		DATE:	2/13/2026

Note: By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes. In the event that an application is found to be incomplete as submitted, the application shall be returned to the applicant for completion as detailed in §62-2.D.2(c). The forty-five (45) day review requirement prescribed by §62-2.D.4 of the Code shall not apply to an incomplete application.

Revised 10/2023



Preliminary Consultant Review

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

2026-R-03

9 South Bryn Mawr Avenue, Bryn Mawr, Class II

Owner / Applicant: Township of Lower Merion

Application Type: Residential

Project Summary: The applicant proposes to demolish and reconstruct the exterior service entrance to the lower level at the side elevation.

Comments:

- The applicant proposes to demolish the existing deteriorated basement stair and associated retaining wall and construct new code compliant stair and retaining wall with required guard rail and handrails. The existing stair assembly is along the front façade of the historic resource, set bac from the primary entrance and front porch, at the right side of the building. The existing stair is poured concrete, and the existing retaining wall is rubble stone that has been fully parged / stuccoed and patched numerous times over the century. The top of the retaining wall is nearly flush with the adjacent grade. An existing metal guardrail is present atop the retaining wall.
- The applicant has explained three options for the new layout of the basement areaway, and proposes Option 3 which is the most similar to the existing conditions an impacts the fabric of the historic building in the most minimal way. Option 3 provides a new stair in poured concrete starting from the top riser and proceeding with a compliant tread and riser height to the new lower landing. The stairs will be poured concrete directly abutting the rubble stone wall of the building, as the current stair does. The reconstructed retaining wall will be of poured concrete or concrete masonry units, and either will be finished with a Thoroseal coat to resemble stucco and provide a protective weather barrier coating to the new masonry. At the top of the new stair will be a new concrete landing as required by code, where there is none present. A new guardrail will be installed aop the reconstructed retaining wall, proposed as a simple picketed metal railing system and proposed to extend the full length of the reconstructed retaining wall and ground level landing.
- The applicant should be applauded for the thoughtful considerations of multiple options and the clarity of proposed sequence of work. A few simple considerations are recommended:
- We do not believe there is any requirement to extend the new guardrail across the full length of the new ground level concrete landing. Doing so only increases this contemporary component's presence at the front façade. The newly proposed handrail does have to extend a minimum of

one read depth beyond the top riser and it will need to be fastened to something. If the guardrail ends at the same point, the handrail could be configured to return to the last post of the guardrail and thereby avoid the introduction of another post fastened to the concrete.

- The existing railing is of a silver color. The proposed finish is black glossy paint on galvanized steel. Given this primary façade location, directly adjacent to the traditional colonial revival details of the front porch, it would be most appropriate for this new railing to be inconspicuous and blend into the background. A black finish will stand out. A grey paint or something lighter is recommended so that it will blend into the background of the grey stone façade.
- The applicant notes that the new retaining wall will have a concrete coping. The applicant should supplement the materials with a detail that clarifies that form and how it relates to the thoroseal finish at the face of the new retaining wall.
- Additional minor updates to the drawings should include note of RECONSTRUCTED retaining wall on Option 3 plan, supplemented with detail of coping stone, indication of final layout Option selected (we agree Option 3 is very appropriate), final selection of guardrail detail option (we recommend Option 2) and color.

Given the comments noted above, we recommend approval of this application based on Standards 9 and 10.



202 Bala Avenue, Bala Cynwyd

Class 2	Historical Commission
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48

Action:
Approval to make modifications to the facades, replace windows and doors, and to install signage with a subcommittee to review final signage details and the result of exploration of original facade elements during demolition, citing Secretary of the Interior's Standards 9 and 10.

49



Historic Photo – ca. 1920s

50



Rendering – Paneled Storefront Option

51



Rendering – Stone Storefront Option

52



Note: The viability of the stone option will be based upon materials revealed during demolition of existing elements.

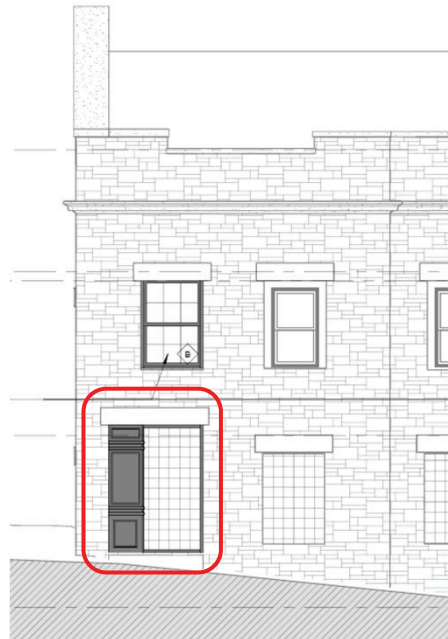
Bala Avenue Elevations – Paneled and Stone Options

53

HC Comment:

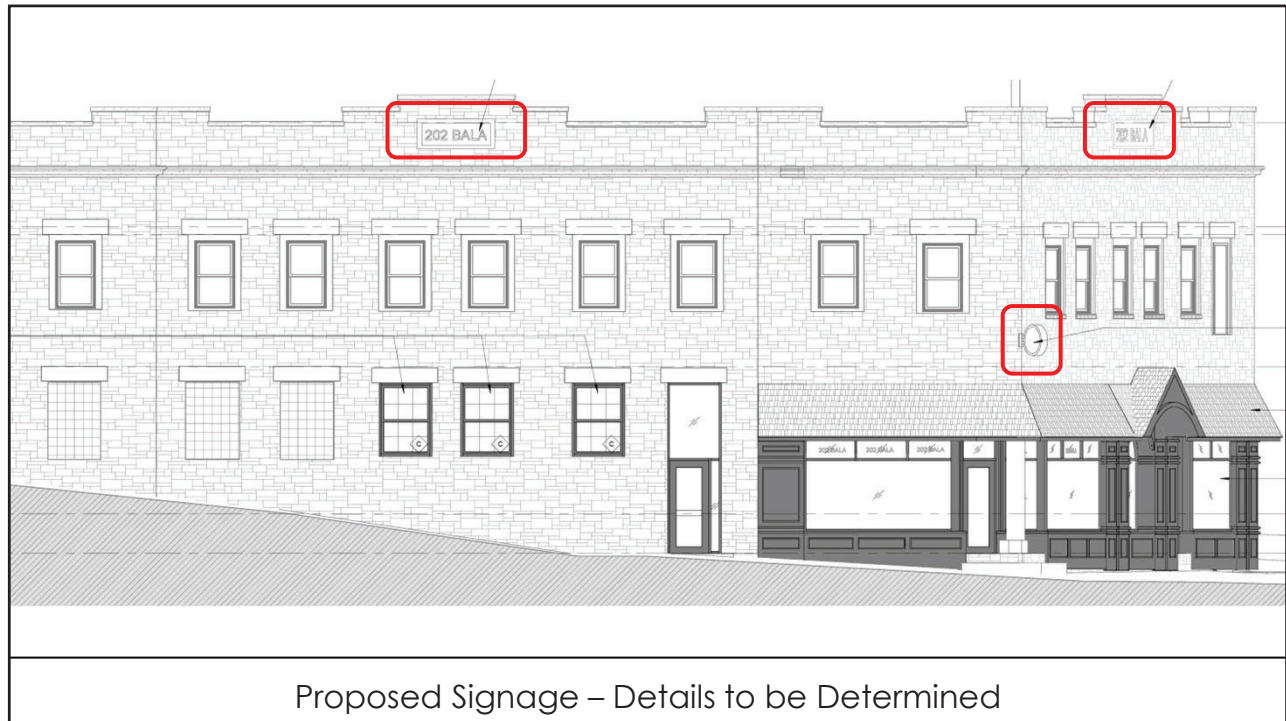
The Commission prefers the stone version of the storefront for its simplicity and similarity to the historic storefront, with the pent roof to be cut flush with the storefront below. Final adjustments to the height of the pent roof shall be reviewed by a subcommittee, pending explorations during demolition.

54

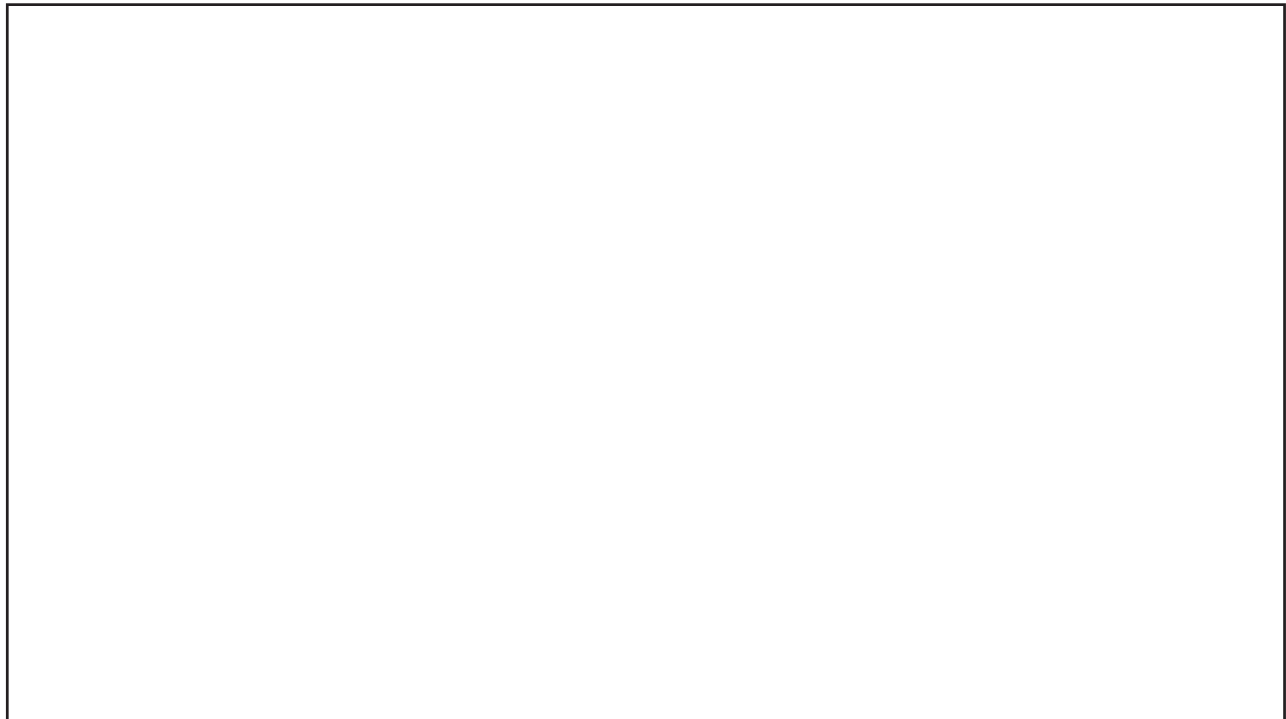


Door to be enclosed with all glass block (proposed panel shown will not be installed)

55



56



57



LOWER MERION
TOWNSHIP
HISTORIC
PRESERVATION

STAFF ONLY	DATE RECEIVED:	REVIEWED BY:	STATUS: c ☐ IN/C ☐
	HRI SURVEY #:	HRI CLASS: 1 ☐ 2 ☐	
	DATE OF HC MEETING / AGENDA:	APP. NO.:	
	TYPE OF APPLICATION: ☐ DEMO ☐ ALTERATION ☐ ADDITION ☐ NEW CONSTRUCTION		
	☐ INFORMATIONAL REVIEW ☐ OTHER [SPECIFY]:		

H
C

Historical Commission Application For Review

For Work Involving a Class I or II Historic Resource

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]:

202 Bala Ave
Bala Cynwyd

APPLICANT INFORMATION

NAME: Bala 202 LP

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]: N/A

CURRENT USE: synagogue and office

PROPOSED USE: retail and apartments

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]

N/A

CONTINUED

Application 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) List, as listed in Section 62-2.D.2(b) of the Township Code. This document should in no way take the place of the Applicant's own knowledge and familiarity with Chapter 88 of the Code of the Township of Lower Merion regarding "Historic Districts and Resources" or of The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Instead, it is provided as a tool to owners and/or their agents and representatives to ensure the completeness of their application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

CHECK EACH ITEM BELOW TO INDICATE INCLUSION IN THE SUBMISSION MATERIALS

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

SIGNATURES

APPLICANT: DATE:

OWNER [IF DIFFERENT]: DATE:

Note: By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes. In the event that an application is found to be incomplete as submitted, the application shall be returned to the applicant for completion as detailed in §62-2.D.2(c). The forty-five (45) day review requirement prescribed by §62-2.D.4 of the Code shall not apply to an incomplete application.

Revised 10/2023



Preliminary Consultant Review

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

2025-R-18-A

202 Bala Avenue, Bala Cynwyd, Class 2

Owner / Applicant: Pete Staz for Core Development

Application Type: Commercial

Project Summary: The applicant was before the HC in 2025 to review alterations to the facades and returns with greater detail following HC input.

Comments:

- The subject resource sits on the corner of Bala and North Highland Avenue at the heart of the commercial district of Bala Cynwyd. With the recent demolition of its adjacent commercial and residential neighbors, the structure stands alone as the last historic resource on the Bala Avenue block. The 20th century brought numerous changes to the structure, many regrettable. The applicant now proposes, in conjunction with the development of the mixed use residential / commercial structure next door, to completely rehabilitate the structure for retail and residential use, providing multiple first floor tenant spaces and three second floor + loft apartments.
- The rehabilitation is to include significant improvements to the exterior facades. At numerous windows along Highland, openings were filled in with glass block. The applicant proposes to remove a few of the glass block infills and install new 6-over-6 windows. The original second floor window openings were long ago seriously remuddled and partially infilled to reduce the opening size of every second-floor window and replacement windows were inserted into the smaller openings. The applicant proposes to leave this condition as it is. To rehabilitate this building and leave the highly conspicuous reduced window sizes at the upper floor would be a missed opportunity. Returning the second-floor windows to their original size and light configuration (6-over-6) would immediately return the facades to their appropriate aesthetic, would be harmonious with the adjacent new construction and have just as much impact if not more on the rehabilitation of the whole building as the proposed first floor retail storefront improvements. The applicant has acknowledged this concern, expressed at the 2025 review, and noted a desire to do just that, but also acknowledged a budget constraint that prevents it.

- The proposed windows are Andersen 400 series windows (Fibrex-clad wood windows) which is not typically an appropriate window for installation at a historic resource, but given the current window conditions and with the possibility of returning the 2nd floor window openings to their original size and 6-over-6 light configurations, the increase in appropriateness could be so substantial as to mitigate the less appropriate window specification. The applicant should clarify that the 400 series is being used in lieu of the 100 series documentation (also included within submission materials), and also note within the submittal the individual components that will be incorporated, most importantly the inclusion of simulated divided lights. Window and door details have been included within this submission, noting aluminum panning around the new window frames, and recessed stucco infill detail at a few openings that will remain closed.
- At the first floor the applicant proposes to recreate a storefront assembly with gable entrance and pent roof to resemble many of the details exhibited in the historic image of the building when it was used as a hardware store. The applicant proposes to keep the storefront assembly in line with the plane of the perimeter wall rather than cantilevering beyond as seen in the historic photo, but presents a storefront window arrangement similar to the historic image. A new gable over the original location of the main entrance doors at the center of the Bala Avenue facade is proposed in a simplified form, providing cover over a set of windows and flanking walls.
- The applicant has modified the first floor tenant arrangement to provide a main entrance at the corner of the storefront and windows at the previous Bala Avenue central entrance. Two options for the balance of the wall materials are presented: one with Azek panel details flanking the former main entrance and reconstructed arched hood, and the second with restored or recreated stone masonry and a precast arched lintel at the original entrance. Both are appropriate treatments at this rehabilitation.
- The applicant also proposes a faux slate on the pent roof which would be appropriate within the context of the block that had and still has numerous stone and slate details. The applicant now specifies the Ecostar Majestic Synthetic Slate, an appropriate material at this recreated pent roof.
- The applicant proposes a corner-mounted sign for the first-floor retail space but has not provided additional details, which would be required for complete review. Applicant also notes the intention of recreating the stone signage with “202 BALA” carved in the pediments of each façade. This is the appropriate location for signage, and likely very similar to the original detail.

Given the comments noted above, we recommend approval of this application based on Standards 9 and 10.



928 Summit Road, Penn Valley

Class 2	Historical Commission
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Action:
Approval to remove a non-original one-story garage and construct a two-story addition in its place, with additional details to be submitted for staff review, citing Secretary of the Interior’s Standards 9 and 10.

59



Present Front Elevation



**Proposed Front Elevation
(Addition Highlighted)**

Front Elevation

60



**Present Right Side Elevation
(Addition Highlighted)**



**Proposed Left Side Elevation
(Addition Highlighted)**

Front Elevation

61



STAFF ONLY	DATE RECEIVED:	REVIEWED BY:	STATUS: ☐ C ☐ IN/C ☐
	HRI SURVEY #:	HRI CLASS: ☐ 1 ☐ 2	
	DATE OF HC MEETING / AGENDA:	APP. NO.:	
	TYPE OF APPLICATION: ☐ DEMO ☐ ALTERATION ☐ ADDITION ☐ NEW CONSTRUCTION		
	☐ INFORMATIONAL REVIEW ☐ OTHER [SPECIFY]:		

Historical Commission Application For Review

For Work Involving a Class I or II Historic Resource

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]:

APPLICANT INFORMATION

NAME:

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]

HRI ID# NA026, Classification 2, Date built: ca. 1881-1887; date of addition: 1969
Remove one-story portion of building (attached garage built in 1969), at the front facade/elevation. Build a new two-story, wood framed (approx. 16'-0" deep x 21'-6" wide) addition at the front facade/elevation, at the removal of the attached garage. Addition shall consist of a playroom, bathroom and storage closet on the first floor and walk in closet and home office on the second floor.

Application 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) List, as listed in Section 62-2.D.2(b) of the Township Code. This document should in no way take the place of the Applicant's own knowledge and familiarity with Chapter 88 of the Code of the Township of Lower Merion regarding "Historic Districts and Resources" or of The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Instead, it is provided as a tool to owners and/or their agents and representatives to ensure the completeness of their application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

CHECK EACH ITEM BELOW TO INDICATE INCLUSION IN THE SUBMISSION MATERIALS

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

SIGNATURES

APPLICANT:		DATE:	2/5/2026
OWNER [IF DIFFERENT]:		DATE:	2/5/2026

Note: By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes. In the event that an application is found to be incomplete as submitted, the application shall be returned to the applicant for completion as detailed in §62-2.D.2(c). The forty-five (45) day review requirement prescribed by §62-2.D.4 of the Code shall not apply to an incomplete application.

Revised 10/2023



Preliminary Consultant Review

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

2026-R-04

928 Summit Road, Penn Valley – Class 2

Owner / Applicant: Rick Pease for Caity and Jason Fisher

Application Type: Residential

Project Summary: Applicant proposes to demolish a one-story garage addition and construct a two-story addition in the same location with a larger footprint.

Comments:

- The existing historic resource is a two-story Victorian farmhouse in a low-density area off Summit Road with the shared drive designated as Sibley Avenue. Despite its legal Summit Road address, the front façade of the house faces “Sibley Avenue”, the driveway so its garage addition and side façade face Summit Road. The original dwelling has been added to, more than once. A large two-story addition at the rear facade increased the living area of the house significantly, and a one-story garage with a shed roof was attached to that portion of the house later. The proposal for this addition is in place of the existing garage.
- Additions to historic properties are most appropriate when they are subservient to the main volumes of the historic resource, which most often means placing them at rear or side façades, set back from the primary façade. The earlier additions and this new one do exactly that.
- The proposed work is almost exactly the same footprint as the existing garage but is two stories. The massing has been broken down to minimize the scale of the addition, and the proposed eaves have been kept lower than the original, maintaining the hierarchy of the original structure. At the rear façade of the proposed addition, a long low-sloped shed roof is proposed at the rear corner of the second floor. This is an awkward condition on a dwelling with original steep sloped roofs, but could easily be more compatible with the historic character if modified to be a small, hipped roof that would die into the new cross gable and the earlier addition’s cross gable.
- The applicant has proposed to match several details and materials of the existing dwelling, including wood windows and wood board shutters, simple barge and eave conditions with exposed rafter tails, and 3-coat stucco finish. The roofing is noted to be asphalt shingle to match the existing. However, the proposed board shutters on the twin window at the side façade should be sized to fit the windows they relate to (despite this detail not being incorporated into existing similar conditions). Twin windows necessitate double hinged shutters

or an alternative window arrangement to avoid that necessity, or the shutters could be left off all together.

- A very shallow pent eave is proposed over the new door to the addition and appears to be very shallow in order to line up with the existing adjacent porch overhang. A deeper pent eave might be more appropriate on that façade, and could still line up with the bottom of the adjacent porch eave but project above it. Further, the roof slopes of the one story volume on the left side of the house are also very shallow, but could be increased in their pitch, becoming more suited to the traditional forms of the house style, and then may be able to wrap the front left corner and continue across the front façade as a traditional pent eave does, which would add to the success of minimizing the massing of the addition.
- A window manufacturer should be noted, along with the inclusion of simulated divided lights at the windows. Specifications for the new door should also be provided. And gutter and downspout treatment and materials should also be provided.

Given the conditions noted above, we would recommend approval of this application based on Standards 9 and 10.