

## **TOWNSHIP OF LOWER MERION**

### **BUILDING & PLANNING COMMITTEE**

**WEDNESDAY, FEBRUARY 11, 2026  
6:50 PM (Approximately)**

Chairperson: Sean Whalen

Vice Chairperson: Shelby Sparrow, Jeremiah Woodring

### AGENDA

1. **AUTHORIZATION TO RELEASE FUNDS IN ESCROW**
2. **PRELIMINARY LAND DEVELOPMENT PLAN - 1400 Waverly Road, (Waverly Heights)  
Gladwyne, Ward 2, LD# 3929PP**
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: **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:

1325 Club House Road (LOWM 231.37)

Inwood Farms

Escrow Release No. 4

Amount \$ 118,388.00

### **PUBLIC COMMENT**

### **ATTACHMENT(S):**

[Escrow Release](#)



**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

**TOWNSHIP ENGINEER**

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

LOWM 231.37

February 3, 2026

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

**Re: Inwood Farm  
Escrow Release No. 4**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations, we recommend release as follows:

|    | <u>Item</u>                              | <u>Total<br/>Amount</u> | <u>Amount This<br/>Release</u> | <u>Total<br/>Released</u> | <u>Amount to<br/>Remain</u> |
|----|------------------------------------------|-------------------------|--------------------------------|---------------------------|-----------------------------|
|    | <b>A. Site Preparation</b>               |                         |                                |                           |                             |
| 1  | Demolition                               | \$18,500.00             | \$ 0.00                        | \$18,500.00               | \$ 0.00                     |
| 2  | Clearing and Grubbing                    | <u>10,000.00</u>        | <u>0.00</u>                    | <u>10,000.00</u>          | <u>0.00</u>                 |
|    | <b>Subtotal A</b>                        | <b>\$28,500.00</b>      | <b>\$ 0.00</b>                 | <b>\$28,500.00</b>        | <b>\$ 0.00</b>              |
|    | <b>B. Erosion &amp; Sediment Control</b> |                         |                                |                           |                             |
| 3  | Tree Protection Fence                    | \$7,000.00              | \$0.00                         | \$7,000.00                | \$0.00                      |
| 4  | Construction Fencing                     | 3,000.00                | 0.00                           | 3,000.00                  | 0.00                        |
| 5  | Silt Fence – 18"                         | 4,500.00                | 0.00                           | 4,500.00                  | 0.00                        |
| 6  | Super Silt Fence                         | 1,840.00                | 0.00                           | 1,840.00                  | 0.00                        |
| 7  | Rock Construction Entrance               | 2,200.00                | 0.00                           | 2,200.00                  | 0.00                        |
| 8  | Diversion Berm                           | 8,520.00                | 0.00                           | 8,520.00                  | 0.00                        |
| 9  | 18" HDPE Temp Pipe                       | 1,216.00                | 0.00                           | 1,216.00                  | 0.00                        |
| 10 | Temporary Basins                         | 25,000.00               | 0.00                           | 25,000.00                 | 0.00                        |
| 11 | Inlet Protection                         | 1,500.00                | 0.00                           | 1,500.00                  | 0.00                        |
| 12 | Temporary Stabilization                  | 5,000.00                | 0.00                           | 5,000.00                  | 0.00                        |
| 13 | Erosion Control Matting                  | <u>8,050.00</u>         | <u>0.00</u>                    | <u>8,050.00</u>           | <u>0.00</u>                 |
|    | <b>Subtotal B</b>                        | <b>\$67,826.00</b>      | <b>\$0.00</b>                  | <b>\$67,826.00</b>        | <b>\$0.00</b>               |
|    | <b>C. Stormwater Management</b>          |                         |                                |                           |                             |
| 14 | Level Spreader                           | \$5,000.00              | \$0.00                         | \$5,000.00                | \$0.00                      |
| 15 | 8" PVC Storm Drain                       | 1,560.00                | 0.00                           | 1,560.00                  | 0.00                        |
| 16 | 12" HDPE Storm Drain                     | 10,260.00               | 0.00                           | 10,260.00                 | 0.00                        |
| 17 | Type M Inlets                            | 5,000.00                | 0.00                           | 5,000.00                  | 0.00                        |
| 18 | 2'x2' Inlet Box with Grate               | 3,750.00                | 0.00                           | 3,750.00                  | 0.00                        |
| 19 | Graded Diversion Berm                    | 3,300.00                | 0.00                           | 3,300.00                  | 0.00                        |
| 20 | Common Storm System                      | <u>125,000.00</u>       | <u>0.00</u>                    | <u>125,000.00</u>         | <u>0.00</u>                 |
|    | <b>Subtotal C</b>                        | <b>\$153,870.00</b>     | <b>\$0.00</b>                  | <b>\$153,370.00</b>       | <b>\$0.00</b>               |

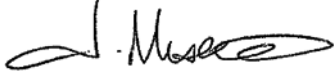
| <u>Item</u>                                | <u>Total<br/>Amount</u> | <u>Amount This<br/>Release</u> | <u>Total<br/>Released</u> | <u>Amount to<br/>Remain</u> |
|--------------------------------------------|-------------------------|--------------------------------|---------------------------|-----------------------------|
| <b>D. Utilities</b>                        |                         |                                |                           |                             |
| 21 8" PVC Sanitary                         | \$4,800.00              | \$0.00                         | \$4,800.00                | \$0.00                      |
| 22 Sanitary Manholes                       | 6,000.00                | 0.00                           | 6,000.00                  | 0.00                        |
| 23 Connection to Sanitary Main             | 500.00                  | 0.00                           | 500.00                    | 0.00                        |
| 24 Roadway Restoration                     | 2,500.00                | 0.00                           | 2,500.00                  | 0.00                        |
| 25 8" DIP Water Line                       | 9,500.00                | 0.00                           | 9,500.00                  | 0.00                        |
| 26 Blowoff Valve                           | 1,000.00                | 0.00                           | 1,000.00                  | 0.00                        |
| 27 Fire Hydrant                            | 2,500.00                | 0.00                           | 2,500.00                  | 0.00                        |
| 28 Connection to Water Main                | <u>1,000.00</u>         | <u>0.00</u>                    | <u>1,000.00</u>           | <u>0.00</u>                 |
| <b>Subtotal D</b>                          | <b>\$27,800.00</b>      | <b>\$0.00</b>                  | <b>\$27,800.00</b>        | <b>\$0.00</b>               |
| <b>E. Site Construction</b>                |                         |                                |                           |                             |
| 29 Paving                                  | \$69,900.00             | \$0.00                         | \$69,900.00               | \$0.00                      |
| 30 Bollards                                | 4,400.00                | 0.00                           | 4,400.00                  | 0.00                        |
| 31 Granite Curb                            | 32,175.00               | 0.00                           | 32,175.00                 | 0.00                        |
| 32 Road Monuments                          | 6,000.00                | 6,000.00                       | 6,000.00                  | 0.00                        |
| 33 Street Signs and Striping               | <u>500.00</u>           | <u>0.00</u>                    | <u>500.00</u>             | <u>0.00</u>                 |
| <b>Subtotal E</b>                          | <b>\$112,975.00</b>     | <b>\$6,000.00</b>              | <b>\$112,975.00</b>       | <b>\$0.00</b>               |
| <b>F. Landscaping</b>                      |                         |                                |                           |                             |
| 34 Landscaping/Tree Guarantee              | <u>\$150,000.00</u>     | <u>\$89,000.00</u>             | <u>\$89,000.00</u>        | <u>\$61,000.00</u>          |
| <b>Subtotal F</b>                          | <b>\$150,000.00</b>     | <b>\$89,000.00</b>             | <b>\$89,000.00</b>        | <b>\$61,000.00</b>          |
| <b>SUBTOTAL (A - F)</b>                    | <b>\$540,971.00</b>     | <b>\$95,000.00</b>             | <b>\$479,971.00</b>       | <b>\$61,000.00</b>          |
| Engineering & Contingencies                | <u>54,099.00</u>        | <u>9,500.00</u>                | <u>47,997.00</u>          | <u>6,102.00</u>             |
| <b>TOTAL</b>                               | <b>\$595,070.00</b>     | <b>\$104,500.00</b>            | <b>\$527,968.00</b>       | <b>\$67,102.00</b>          |
| Plus 10%                                   | <u>59,507.00</u>        | <u>10,450.00</u>               | <u>52,796.00</u>          | <u>6,711.00</u>             |
| <b>Total</b>                               | <b>\$654,577.00</b>     | <b>\$114,950.00</b>            | <b>\$580,764.00</b>       | <b>\$73,813.00</b>          |
| Retainage                                  |                         | <u>3,438.00</u>                | <u>(6,000.00)</u>         | <u>6,000.00</u>             |
| <b>Total</b>                               |                         | <b>\$118,388.00</b>            | <b>\$574,764.00</b>       | <b>\$79,813.00</b>          |
| <b>Release to Developer</b>                |                         | <b>\$118,388.00</b>            |                           |                             |
| <b>Balance to Remain in Escrow Account</b> |                         |                                |                           | <b><u>\$79,813.00</u></b>   |

We recommend a release of escrow in the amount of \$118,388.00. As there is currently a balance of \$198,201.00 following this release of \$118,388.00, the balance remaining in the account will be \$79,813.00.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Mastronardo', with a stylized flourish at the end.

Joseph A. Mastronardo, PE

**PENNONI ASSOCIATES**

Township Engineer

JAM/njm

cc: Colleen Hall, Senior Planner  
Brandon Ford, Assistant Township Manager  
Cunningham Family Trust



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **PRELIMINARY LAND DEVELOPMENT PLAN - 1400 WAVERLY ROAD, (WAVERLY HEIGHTS) GLADWYNE, WARD 2, LD# 3929PP**

Consider for recommendation to the Board of Commissioners approval of a Preliminary Land Development Plan. The Plan, prepared by Bohler Engineering, dated December 15, 2025, and last revised January 16, 2026, shows the demolition of seven existing semi-attached, single-family, one-story villas and the construction of three new buildings along with associated site improvements. Building 1 and Building 2 are identical three-story structures, each with a footprint of 13,430 square feet and containing 12 independent living units. A total of 51 parking spaces will serve these buildings, including 37 subsurface spaces and 14 at-grade spaces. Building 3 consists of a three-story addition with an 11,130 sq. ft. footprint. The addition to the existing Blair Apartment Building, provides 12 independent living units, 13 garage spaces, and 7 surface parking spaces. The development includes approximately 5,835 square feet of new outdoor amenity space.

In addition, the Applicant requests the following waivers from the Lower Merion Township Code

- a. §101-5.C(2)(b) To allow site disturbance on slopes exceeding 25%.
- b. §135-4.9(P)(8)(a) and (b) To allow the driveway profile serving the Blair Addition to exceed the maximum slope permitted of 8%.

On Monday, February 2, 2026 the Planning Commission recommended approval subject to the conditions shown on the following pages:

### PUBLIC COMMENT

#### ATTACHMENT(S):

[Conditions of Approval - Waverly Heights](#)

[Issues Memo - 1400 Waverly Rd](#)

[Engineers Review - 1400 Waverly](#)

[MCPC Review](#)

[1400 Waverly Road Slides](#)

**LD#3929PP – 1400 WAVERLY ROAD, (WAVERLY HEIGHTS) GLADWYNE**  
**CONDITIONS OF APPROVAL AS RECOMMENDED BY THE**  
**PLANNING COMMMISSION ON FEBRUARY 2, 2026**

**Land Development #:** 3929PP  
**Address and Ward:** 1400 Waverly Road, (Waverly Heights) Gladwyne, Ward 2.  
**Expiration Date:** April 12, 2026  
**Zoning District:** IH1  
**Applicant / Owner:** Marc Heil, Vice President of Building Services on behalf of Waverly Heights LTD

Consider for recommendation to the Board of Commissioners approval of a Preliminary Land Development Application. The Plan, prepared by Bohler Engineering, is dated December 15, 2025, with a last revision on January 16, 2026. The proposal involves the demolition of seven existing semi-attached, single-family, one-story villas and the construction of three new buildings along with associated site improvements. Buildings 1 and 2 are identical three-story structures, each with a footprint of 13,430 square feet and containing 12 independent living units. A total of 51 parking spaces will serve these buildings, including 37 subsurface spaces and 14 at-grade spaces. Building 3 consists of a three-story, 11,130 sq. ft. footprint addition to the existing Blair Apartment Building, providing 12 independent living units, 13 garage spaces, and 7 surface parking spaces. The development includes approximately 5,835 square feet of new outdoor amenity space.

In addition, the Applicant requests the following waivers from the Lower Merion Township Code

- A. §101-5.C(2)(b) To allow site disturbance on slopes exceeding 25%.
- B. §135-4.9(P)(8)(a) and (b) To allow the driveway profile serving the Blair Addition to exceed the maximum slope permitted of 8%.

On Monday, February 2, 2026 the Planning Commission recommended approval subject to the conditions shown on the following pages:

*Township Engineer's Review:*

1. The Township Engineer's review letter dated January 27, 2026, shall be incorporated by reference into these conditions of approval to the extent the same is not consistent with these conditions of approval.

*Stormwater:*

2. The applicant shall show additional topography that includes the full development as well as the existing stormwater management area and underground stormwater management basin, shown to the east of the new Blair Building addition.
3. The rate of stormwater runoff generated at each Point of Interest shall be maintained or reduced.
4. The Cn number for the pre-development conditions on the site shall be considered as meadow for all rate and volume control analysis. All existing impervious coverage within the disturbed area shall be modeled as meadow.
5. At a minimum, the increased volume of stormwater generated by the proposed development for the twenty-five (25) year storm shall be recharged. The recharge volume provided shall be clearly

**LD#3929PP – 1400 WAVERLY ROAD, (WAVERLY HEIGHTS) GLADWYNE**  
**CONDITIONS OF APPROVAL AS RECOMMENDED BY THE**  
**PLANNING COMMMISSION ON FEBRUARY 2, 2026**

documented. During construction peak rate of runoff controls shall be clearly documented to be controlled. Hydrographs of all design storms shall be provided.

Utilities:

6. The location of the existing and proposed sewer/utility services shall be provided, including any storm sewers with two hundred feet (200') of the property. If relevant, plans shall show sewer/utility easements and clearly note any sewer lines or utilities to be removed or abandoned.
7. The applicant shall obtain a sanitary sewer permit for all new sanitary sewer connections or reconnections. Any increase in the number of Equivalent Dwelling Units (EDUs) resulting from this development beyond the existing approved EDUs shall be considered a new connection.
8. The applicant shall obtain seals for the laterals of the seven existing semi-attached single-family villas before demolition.
9. If the applicant intends to reuse an existing lateral/main at a future time, then the applicant shall televise the lateral/main prior to reuse to ensure that it is in acceptable condition.

Driveway and Parking Areas:

10. The applicant shall provide additional details for the proposed garage(s) and parking layout. Driveway profiles extending into the garage entrances shall be provided to ensure a smooth and functional transition for all vehicle types, facilitating proper access.
11. Maneuverability diagrams shall be provided for the proposed garage parking circulation. Structural columns shall be identified and shall not encroach within the required parking dimensions. Additional reserve spaces may be required to permit vehicles to turn around when dead end parking aisles are fully occupied.
12. Parking garage floor plans dimensioning parking aisles, standard parking and ADA accessible parking spaces shall be provided. The finished floor elevation of the garage(s) shall be specified to verify compatibility with the proposed grading and driveway design.
13. Corner radius transitions shall be provided for the curb lines at driveway(s) intersecting the existing loop road.
14. The existing and proposed mean grade of the structure shall be calculated and shown on the plan. The architectural plans shall be coordinated with and must comply with the grading proposed with this application.
15. The Zoning Officer shall agree with the number and tabulation of the final parking demand schedule.
16. The applicant shall provide sight distance and sight triangles for the proposed driveways on the civil and landscape submission of the preliminary plans.

**LD#3929PP – 1400 WAVERLY ROAD, (WAVERLY HEIGHTS) GLADWYNE**  
**CONDITIONS OF APPROVAL AS RECOMMENDED BY THE**  
**PLANNING COMMMISSION ON FEBRUARY 2, 2026**

17. The applicant shall note that the proposed driveway location is subject to the approval of the Lower Merion Police Traffic Safety Unit.
18. The applicant shall show an ADA compliant crossings at all proposed driveway locations.

Retaining walls:

19. Retaining walls over four (4') feet in height require calculations shall be submitted by a licensed professional qualifying the design.

Landscape Plan and Streetscape:

20. The applicant shall submit a landscape plan designed to stabilize the newly created slopes created by the construction of Hybrid Buildings 2 & 3, located adjacent the existing linear formal garden. The plan shall include, but is not limited to, the addition of deep root trees, shrubs and ground cover.
21. The applicant shall consider providing shade trees and intermittent seating, such as benches, located along the new pedestrian path network connecting Buildings 1, 2, and 3 to enhance pedestrian comfort and provide shade and rest areas.
22. The applicant is encouraged to replace the proposed lawn with additional landscaping within an interior triangle created by the new pedestrian path network connecting Buildings 1, 2, and 3.
23. The applicant is encouraged to provide columnar or understory trees adjacent to the proposed building façades to soften the building massing and provide green views from apartment interiors.
24. The applicant shall provide site triangles on the landscape plans per SALDO Section 135-4.9.P.(9).
25. There are several existing trees proposed to remain to the east of Proposed Hybrid Building 2 showing grading within their driplines. The applicant shall ensure grading does not occur within the dripline of the trees identified as existing trees to remain and existing trees to be impacted.
26. The applicant shall work collaboratively with Township staff to incorporate additional landscaping in front of Buildings 1 and 2 and incorporate landscaping along Copeland Way to the greatest extent feasible.
27. The applicant shall provide screening for electrical transformers including, one along the frontage of Copeland Way, one to the north of the Blair building addition and the proposed 40-foot x 15-foot generator per SALDO code section §135-5.2.F.(5).
28. A maintenance and operations plan shall be submitted for all proposed landscaping, including the street trees and other amenities installed along the road and or driveway frontages. The maintenance plan shall include the requirement to evaluate the street trees a minimum of every five years. It shall be submitted with the Final Plan submission.
29. All existing trees to remain shall be devined.

**LD#3929PP – 1400 WAVERLY ROAD, (WAVERLY HEIGHTS) GLADWYNE**  
**CONDITIONS OF APPROVAL AS RECOMMENDED BY THE**  
**PLANNING COMMMISSION ON FEBRUARY 2, 2026**

30. The branching height of the canopy trees shall be increased to eliminate the potential for conflicts with signage, trucks and pedestrians.
31. A landscape plan complying with applicable sections of the Township's Natural Features code (§101 Article III), Landscape standards (§155-3.10), buffer planting requirements (§135-5.2), parking lot greening standards (§135-5.3), and greening standards (§135-5.5) shall be prepared and sealed by a Registered Landscape Architect and submitted with the Final Plan.

*Architectural elevations:*

32. The building height shall be verified by the Zoning Officer prior to issuance of any permits.
33. The mean grade of the structure shall be calculated and shown on the Final Plan. The architectural plans shall be coordinated with and shall comply with the grading proposed with this application.
34. Architectural elevations and renderings of all sides of the proposed building shall be submitted with the Final Plan, including the proposed materials.
35. The proposed building shall be constructed substantially as shown on the architectural elevations and plans prepared by RLPS Architects, LLP dated December 11, 2025, last revised January 16, 2026, with the exception of any de minimis changes, including those mutually agreed to with staff.
36. The HVAC/mechanical equipment shall be screened on all sides whether on the roof of the building or on the ground. If located on the roof, the screening shall be integrated into the architecture of the building to improve the appearance and better mitigate noise from the unit(s).
37. The applicant is encouraged to consider adopting architectural standards that relate to the existing buildings in terms of scale and should utilize a quality of materials that are sympathetic to the existing buildings and institutional campus.

*Sustainability:*

38. The applicant shall consider adding Level 2 EVCS connection for all eight of the proposed Electric Vehicle parking spaces.
39. The applicant shall submit a statement indicating how the Township's recycling requirements will be complied with before Certificate of Occupancy.

*Noise & Exterior Lighting:*

40. The Township Lighting's review letter, dated January 21, 2026, shall be incorporated by reference into these conditions of approval to the extent the same is not inconsistent with these conditions of approval or any relief or modifications granted.
41. An outdoor lighting plan, sealed by a responsible design professional that adheres to Township Code and includes illuminance patterns shall be submitted with the Final plan. The location, luminaire type, wattage, means of control and pole height shall be indicated. Lighting shall be designed to minimize the off-site transmission of light, to shield the source of illumination and to prevent glare on adjacent properties. Exterior luminaires shall be full cut-off unless it can be

**LD#3929PP – 1400 WAVERLY ROAD, (WAVERLY HEIGHTS) GLADWYNE**  
**CONDITIONS OF APPROVAL AS RECOMMENDED BY THE**  
**PLANNING COMMMISSION ON FEBRUARY 2, 2026**

demonstrated that cut-off luminaires are more appropriate and will result in less off-site light trespass.

42. The lighting plan shall be designed to comply with the applicable provisions of the IECC or the ANSI/ASHRAE/IES Standard 90.1 that is in effect at the time of the application.

**Construction:**

43. The applicant shall submit a parking plan with the Final Plan detailing where construction vehicles will be parked. The plan shall be subject to the approval of the Township prior to the issuance of any permits.
44. The applicant shall identify a contact person to be on-site and enforce the construction parking plan as well as other neighborhood issues that may arise due to the construction.
45. All construction-related vehicles shall be parked on site or at a remote site not in the neighborhood. No construction-related vehicles may park on the street. This includes personal vehicles operated by construction workers or vehicles operated for construction workers, material suppliers, product vendors, and all construction trades engaged in the project.

**Building and Site Safety:**

46. The fire sprinkler system in the parking garage shall be designed to meet the density requirements of an ordinary type 2 hazard.
47. The applicant shall work with the Township's Fire Marshal to ensure and approve the site design for access and maneuverability.
48. The proposed buildings and garages shall be sprinklered.
49. The applicant shall install a Knox Box entry system at the exterior of all commercial, institutional and multifamily residential buildings at or near the main entrance to the building and/or at other locations as determined and approved by the Fire Marshal.
50. If required by a Township Public Safety Agency, all new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communications systems at the exterior of the building.
51. "No Parking by Order of the Fire Marshal" signs shall be installed as directed by the Fire Marshal.
52. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting on the property.
53. The address numbers shall be a minimum of four (4) inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).

**LD#3929PP – 1400 WAVERLY ROAD, (WAVERLY HEIGHTS) GLADWYNE**  
**CONDITIONS OF APPROVAL AS RECOMMENDED BY THE**  
**PLANNING COMMMISSION ON FEBRUARY 2, 2026**

*Standard Conditions of Approval:*

54. Any changes to the approved plan shall require the submission of an as-built plan prior to the issuance of a Certificate of Occupancy. Building and Planning staff can waive this requirement if the changes are determined to be insignificant.
55. The Final Plan, complying with all applicable conditions of approval, shall be filed with the Department of Building and Planning within twelve (12) months from the date of the preliminary plan approval by the Board of Commissioners.
56. A copy of the revised plan with any changes highlighted shall be submitted with the final plan submission. A letter shall also be provided indicating how each requested revision or condition of tentative sketch approval has been addressed.
57. The owner shall make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work contemplated thereunder and will establish and maintain with the Township those escrows for the payment of such fees required by Township Code. Owner agrees that any statement from the Township for such fees which remain unpaid for a period of 30 days may be recorded against the property as a municipal lien.
58. The owner shall make payment of the Township Engineer's inspection fees within 30 days of presentation. A penalty of 1.5% per month will be due for late payments from the date of presentation. If any shares are not paid within 60 days of presentation, the Township may elect to suspend any outstanding permits until all pending charges are settled.
59. The property owner(s) shall comply with all applicable federal, state, county, local and Lower Merion Township ordinances and laws regardless of specific mention herein.

Meeting Date: February 2, 2026

**TO:** Lower Merion Township Planning Commission Members

**FROM:** Department of Building and Planning – Holly Colello, Planner & Colleen Hall, Senior Planner

**SUBJECT:** Preliminary Land Development Plan – 1400 Waverly Road, (Waverly Heights – A Life Plan Community) Gladwyne, Ward 2, LD# 3929PP

## PROPOSAL:

Waverly Heights, is the owner and Marc Heil, the applicant, are seeking Preliminary Land Development Plan approval for the demolition of seven existing semi-attached, single-family, one-story villas and the construction of 36 Independent Living units, with a net gain of 29 units. The plans show the following:

### Buildings 1 & 2:

Two identical 3-story buildings, each with a 13,430 sq. ft. footprint and 12 Independent Living units; and a total of 51 parking spaces with 37 subsurface parking spaces, and 14 at-grade level parking spaces to service both buildings.

### Building 3:

A 3-story, 11,130 sq. ft. footprint addition to the existing Blair Apartment Building. This new addition will contain 12 Independent Living Units (ILU)s, 7 surface parking spaces, and 13 garage spaces.

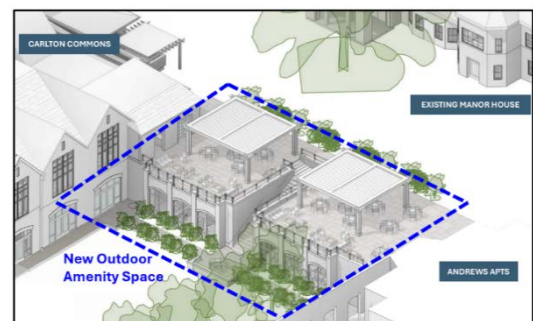
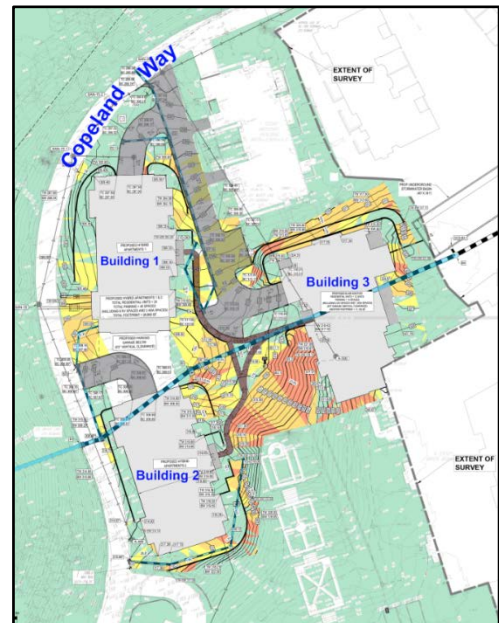
### Outdoor Amenity Space:

A subterranean pedestrian connection between the Carlton-Commons Community Building and the Andrews Apartment Buildings with a larger outdoor amenity space of approximately 5,835 sq. ft. The proposed amenity space is shown to have 2 pergolas.

## WAIVER REQUESTS:

The applicant also requests relief from the following:

1. Natural Features Code Section 101-5.C(2)(b) to allow site disturbance on slopes exceeding 25%.
2. SALDO Code Section 135-4.9(P)(8)(a) and (b) to allow the driveway profile serving the Blair Addition to exceed the maximum slope permitted of 8%.



## SUBMISSION MATERIALS:

The proposal is illustrated on the attached set of plans that include:

- **Civil Plans:** Thirty-seven sheets prepared by Bohler Engineering, dated December 15, 2025, last revised January 16, 2026
- **Landscape Plans:** Three sheets prepared by RGS Associates, dated December 15, 2025, no revisions submitted.
- **Architectural Plans & Elevations:** Fourteen sheets prepared by RLPS Architect LLC, dated December 15, 2025, last revised January 16, 2026.
- **Lighting Plans:** Three sheets prepared by RH Engineering Technology and Lighting, dated September 22, 2025, no revisions submitted.

## PROPERTY HISTORY & EXISTING CONDITIONS:

### Property History - Waverly Heights and the Samuel L. Rea Estate

Waverly Heights is a nationally accredited, nonprofit Life Plan Community, that offers independent living, personal care, memory support, and skilled nursing on a picturesque 63-acre estate in Philadelphia's Main Line. The large parcel was adaptively reused and now occupies the former estate of Samuel L. Rea, president of the Pennsylvania Railroad from 1913 to 1925. Rea acquired the 100-acre property in 1913 from Charles Halberstadt. At the time of purchase, the estate already included several structures: a stone house, a barn, a springhouse, and an outbuilding—some possibly dating to the early 19th century. Halberstadt had gradually assembled the estate, purchasing half of the land (including early buildings) in the 1850s or 1860s and the remainder from a neighboring property in the 1880s or 1890s.

By 1896, he had amassed 103 acres and named the estate "Waverly Heights." Following his purchase, Rea commissioned the noted Philadelphia architectural firm of Furness, Evans & Co. to design a new stone mansion and carriage house on the northeastern portion of the property. The house, completed in 1913, was characteristic of the firm's distinguished residential work.



In the 1940s, the property was subdivided, and the northeastern portion—containing the Furness-designed mansion and carriage house was sold to Ruth Rea Junkin.

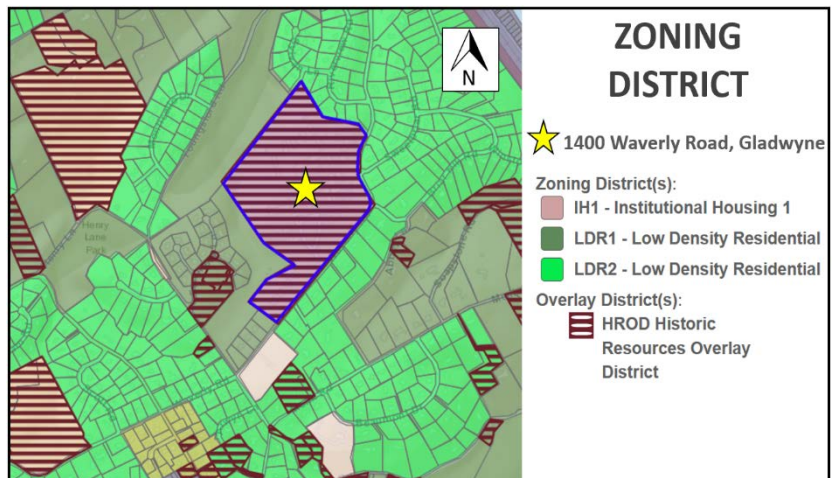
In 1986, the site was redeveloped into the Waverly Heights Retirement Home which provides health services such as personal care, memory care, skilled nursing, and rehabilitation on site. The project retained and incorporated the original mansion and carriage house into the campus plan, with new construction designed to complement the historic architecture.

## EXISTING CONDITIONS:



## ZONING DISTRICT – INSTITUTIONAL HOUSING (IH1):

The property is located in the IH1, Institutional Housing District, intended to accommodate housing and supportive care for the elderly and persons with disabilities in a manner that is compatible with surrounding residential neighborhoods. Permitted uses include institutional housing, continuing-care facilities, and related accessory uses. Overall, the IH1 district is designed to integrate institutional uses into residential areas while maintaining neighborhood character and minimizing impacts.



## FORM STANDARDS:

The proposal is subject to the standards contained within Table 4.4.4.A. The following table details the applicable standards and proposed conditions. The proposed plans are consistent with IH1 Zoning District requirements, as depicted in the compliance chart below:

| Table 4.4.4.A. Institutional Housing (IH) - IH1 Dimensional Standards (*1)     |                                                   |                                                   |                                                                                                 |
|--------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------------|
| REQUIRED                                                                       |                                                   | EXISTING<br>1400 Waverly Road                     | PROPOSED<br>1400 Waverly Road                                                                   |
| <b>Lot Occupation (See § 155-3.4, Lot occupation.)</b>                         |                                                   |                                                   |                                                                                                 |
| Lot area (Min.)                                                                | 45,000 sq. ft. (*1)<br>25 acres                   | 61.81 acres                                       | No Change                                                                                       |
| Lot width (Minimum)                                                            | 150 feet                                          | 1,417.8 ft.                                       |                                                                                                 |
| Impervious Surface (Max)                                                       | 32.3%<br>(See below note #5)                      | 27.3%<br>734,333 sq. ft.                          | 28.3%<br>762,458 sq. ft.                                                                        |
| Gross Density (Max)                                                            | 4 Dwellings Per Acre                              | 3.53 (218 Independent Living Units / 61.81 acres) | 4.00 (247 Independent Living Units / 61.81 acres)                                               |
| <b>Nursing Facilities</b>                                                      |                                                   |                                                   |                                                                                                 |
| Assisted Living Units                                                          | 25% Min. and 45% Max. of Residential Living Units | 99 units (45%)                                    | 99 units (40%)                                                                                  |
| <b>Continuing Care Facilities Setbacks (See § 155-4.4.F, Frontage.) (feet)</b> |                                                   |                                                   |                                                                                                 |
| Front yard (Min.)                                                              | 150 ft. (*6)                                      | 150 ft.                                           | No Change                                                                                       |
| Side yard (Min.)                                                               | 150 ft. (*6)                                      | 156.6 ft.                                         |                                                                                                 |
| Rear yard (Min.)                                                               | 150 ft. (*6)                                      | 247.3 ft.                                         | 225.4 ft.                                                                                       |
| <b>Building Height (maximum) (See § 155-3.3, Building height.)</b>             |                                                   |                                                   |                                                                                                 |
| Principal Building Height                                                      | 3 stories up to 40 feet (*4)                      | 58.5 ft. ENC                                      | Buildings 1 & 2 = 40ft.<br>Building Addition = Existing to remain the nonconformity of 58.5 ft. |

Notes:

- For continuing-care standards within the Institutional District refer to § 155-4.4F(3).
- A maximum five stories, up to 65 feet where setbacks are increased by an additional 50 feet for each 10 feet above the 3-story or 45-foot height limit. This increased setback requirement is not required along any primary road.
- Per code section 155-4.4f(3)(e), a lot legally in existence on the effective date of this code which became nonconforming or within 5% of the maximum impervious surface permitted, to such impervious surface provisions may expand the impervious surface on such lot by up to 5%. Therefore, the site is permitted 27.3% + 5% = 32.3%
- Per code section 155-4.4(f)[1] All structures on the lot shall comply with the following setbacks from all property lines:[1] One hundred fifty feet minimum where the perimeter of the lot at any point abuts a LDR, MDR1 or MDR2 Zoning District.

## MEETING SCHEDULE & PROCESS:

The *tentative* schedule for the Preliminary Land Development Plan request is as follows:

|                                                                                   |                                   |                               |                                                 |
|-----------------------------------------------------------------------------------|-----------------------------------|-------------------------------|-------------------------------------------------|
|  | <a href="#">February 2, 2026</a>  | Planning Commission           | Review of the Preliminary Land Development Plan |
| Upcoming                                                                          | <a href="#">February 11, 2026</a> | Building & Planning Committee | Review of the Preliminary Land Development Plan |
|                                                                                   | <a href="#">February 18, 2026</a> | Board of Commissioners        |                                                 |

Additional information about the Township's Land Development approval process is illustrated in the [Subdivision & Land Development Flowchart](#). This application is currently in the *Stage 4: Public Meetings* portion of the process.

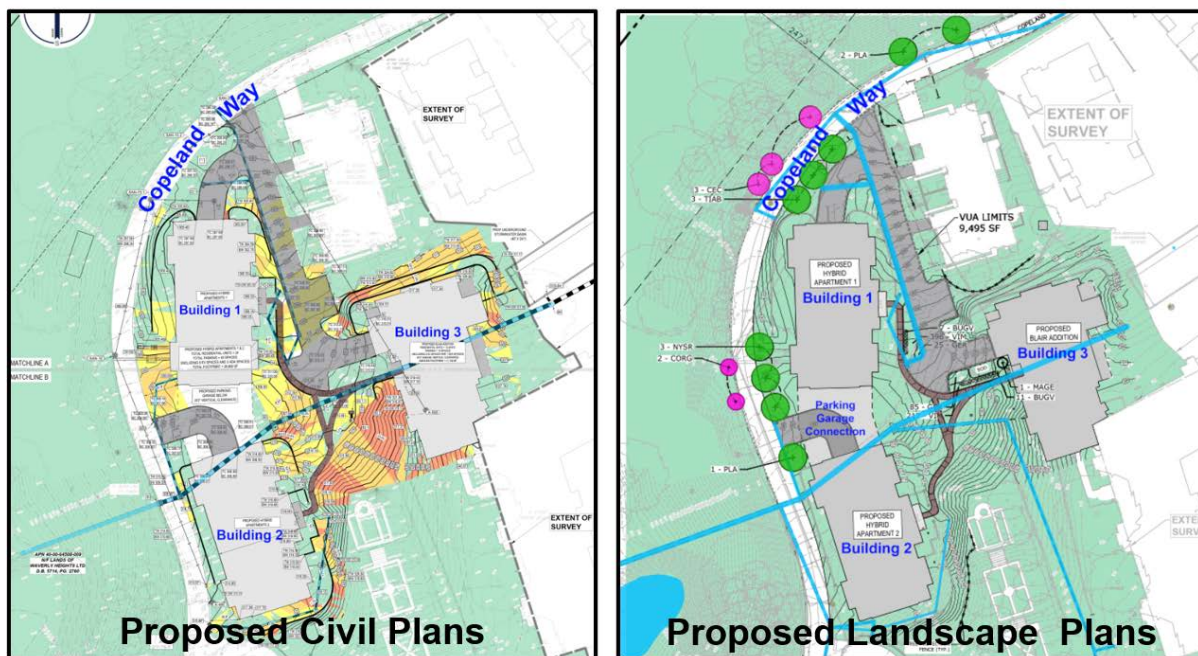
## ADDITIONAL REVIEWS:

- **Historical Commission meeting of December 15, 2025:** The Commission recommended approval of the application, citing Secretary of the Interior's Standard 10, including modifications to the original terrace link structure and associated structures as proposed by the applicant, having responded to suggestions made by the Commission to minimize impacts to the Historic Resource.
- **Township Engineer's Review dated January 27, 2026 (Attached):** The Township Engineer's review notes the applicant must demonstrate reduced, or maintained stormwater runoff, through proper modeling, hydrographs, recharge, and construction-phase controls, and must also provide additional details for the proposed garages and parking layout. Such revisions should address vehicular access, maneuverability, and compliance with parking standards. The review comments have been incorporated into the staff's recommended conditions of approval.
- **Montgomery County Planning Commission (MCPC) Review dated January 12, 2026 (Attached):** The MCPC generally supports the proposed application. Their review identifies excessive driveway grades, long driveway standards, steep site grading, retaining wall heights, and potential stormwater impacts to adjacent properties. The MCPC also noted numerous landscape-related deficiencies, including shade tree calculations, screening of site elements, parking lot greening, species diversity, tree protection, and inconsistencies between plans and renderings. Additional concerns were raised regarding sight distance documentation, electric vehicle charging equipment locations, parking discrepancies, and insufficient detail for proposed stormwater management facilities. All the Commissions concerns have been reviewed and either made a condition of approval or the Township feels does not apply to this application.
- **Gladwyne Civic Association meetings September 16, 2025, and October 28, 2025:** The applicant presented the project highlights on two occasions to the civic association. The applicant stated that the presentation was generally well received, with positive feedback and questions.
  - o Additionally, three separate events were held at Waverly Heights for members of the Priority Membership List (i.e., the waiting list), with nearly 300 individuals in attendance. Many of the attendees reside in Lower Merion, Gladwyne, and surrounding communities and expressed interest in the proposed apartments. These events took place on November 12 & 17, and December 2. The most consistent feedback received was a common question as to why only 36 new apartments are being proposed given the level of demand.

## CONSIDERATIONS:

### 1. Slope Stabilization

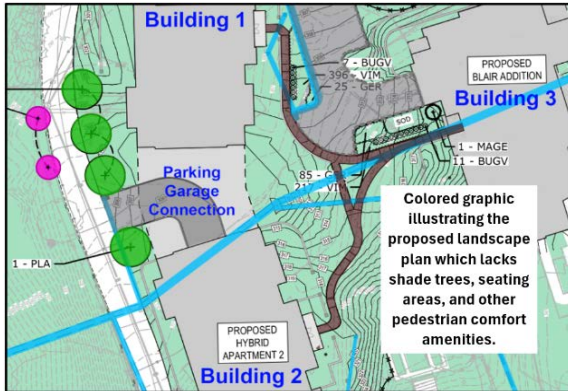
The applicant's grading plan shows significant grade change adjacent to the proposed buildings 2 & 3 and the existing linear formal garden. These slopes are illustrated on the civil plans in the graphic provided below as orange and yellow gradients. While the applicant's landscape plan is in compliance of SALDO and Zoning standards, staff recognizes the long-term benefits associated with additional plant material for these newly created slopes. The future submission of a detailed landscape plan to stabilize the newly created steep slope is critical to preventing erosion, protecting nearby landscape features such as the existing linear formal gardens, and ensuring the safety and durability of the development over time. Currently, the steep slopes are proposed to be lawn on the applicant's landscape plans. The incorporation of deep-rooted trees, shrubs, and groundcover will help reinforce the slope while also integrating the new construction more harmoniously with the existing garden setting of the overall Life Plan Community.



- o Staff has included a condition of approval which states, COA #20 The applicant shall submit a landscape plan designed to stabilize the newly created slopes created by the construction of Hybrid Buildings 2 & 3, located adjacent the existing linear formal garden. The plan shall include, but is not limited to, the addition of deep root trees, shrubs and ground cover.

### 2. Pedestrian Comfort & Usability

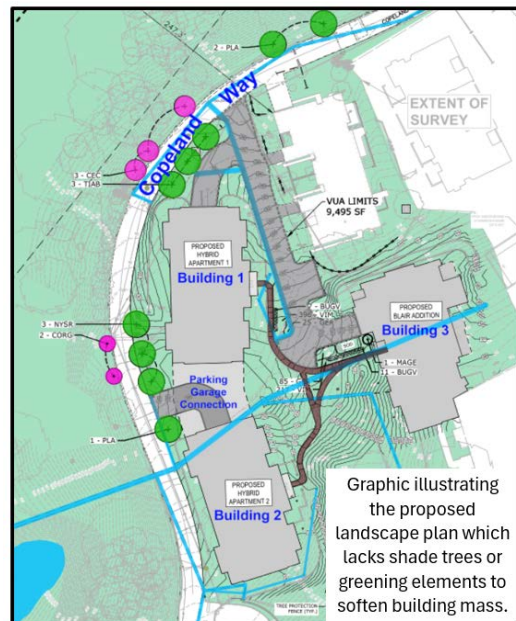
The applicant has proposed a new pedestrian path network connecting buildings 1, 2, and 3 to improve connectivity for residents, staff and visitors. Staff recommends that pedestrian comfort and usability also be enhanced through the incorporation of shade trees, intermittent seating, and trash receptacles along the new path network, as none are currently proposed on the applicant's landscape plans. These features would create shaded rest areas, encourage walking between buildings, and support a more pedestrian-friendly environment as well as attracting wildlife for viewing. Additional landscaping within the triangular area formed by the pedestrian path network is encouraged to soften hardscape elements, enhance visual interest, reduce future stormwater runoff across the sidewalk, and contribute to a cohesive and inviting open space system internal to the site.



- o Staff has included a condition of approval which states, COA #21 The applicant shall consider providing shade trees and intermittent seating, such as benches, located along the new pedestrian path network connecting Buildings 1, 2, and 3 to enhance pedestrian comfort and provide shade and rest areas.

### 3. Landscape Design & Building Massing

The applicant's landscape plans primarily address the visual connection along the private drive identified as Copeland Way and does not provide new canopy trees, understory trees, or columnar trees within the interior of the site or adjacent to the proposed buildings. As a result, the proposed landscaping does not adequately address the scale and massing of the building façades. The inclusion of trees adjacent to the proposed building façades will help reduce the perceived massing of the buildings and provide attractive green views from apartment interiors. This approach improves the overall aesthetic quality of the development while supporting resident well-being by strengthening the visual connection between interior living spaces and the surrounding landscape. Collectively, these measures are consistent with the Township's planning objectives and Waverly Heights' ongoing environmental stewardship.



- o Staff has included a condition of approval which states, COA #23 The applicant is encouraged to provide columnar or understory trees adjacent to the proposed building façades to soften the building massing and provide green views from apartment interiors.

### 4. Waiver Request from Natural Features Code Section 101-5c(2)(b)

The applicant has requested relief from [Natural Features Code Section §101-5.C\(2\)\(b\) Site Planning](#): To allow site disturbance on slopes exceeding 25%.

#### Code Requirements:

The Township code requires an applicant to provide a clear justification for any requested waiver, or provide an alternative design that demonstrates equivalent or improved results. To meet this requirement, the applicant has submitted the following justification: "The steep slopes are man-made and

*existing as part of the prior development. Drainage Areas and grading is being revised within the area of disturbance to effectively tie-in to the remaining property. Retaining walls (maximum 8 FT) are also proposed to minimize steep slope areas where feasible.”*

#### **Township Response:**

The Township Engineer has reviewed the request and agrees that the driveway slopes are manmade. Under Section B (Ordinance Requirements) of their review letter the engineer has requested that *“additional stabilization methods may be required.”* This condition indicates that the proposed mitigation measures may not, on their own, be sufficient and that the applicant must further demonstrate compliance with ordinance standards and long-term slope stability. The Township Engineer’s office supports the waiver request.

#### **5. Waiver Request from SALDO Code Section 135-4.9(P)(8)(a) and (b).**

The applicant has requested relief from [SALDO Code Section 135-4.9\(P\)\(8\)\(a\) and \(b\) Complete Streets and Context Sensitive Design](#): To allow the driveway profile serving the Blair Addition to exceed the maximum slope permitted of 8%.

#### **Code Requirements:**

The SALDO Code requires that applicants provide a clear justification for any requested waiver, or provide an alternative design that demonstrates equivalent or improved results. To meet this requirement, the applicant has submitted the following justification: *“Except for where the existing driveway connects to Copeland Way, the existing driveway exceeds the maximum slope permitted (8%). Relief is necessary to minimize disturbance to existing site conditions. The existing driveway has functioned adequately and the proposed driveway will continue to provide safe vehicular access.”*

#### **Township Response:**

The Township Engineer has reviewed the request and agrees that the driveway profile is within the allowable limits due to the site constraints. Under Section C – Engineering Comments of their review letter the engineer has requested *“additional details for the proposed garage(s) and parking layout as well as fully detailed driveway profiles.”* The Township Engineer’s office supports the waiver request.

### **PLANNING COMMISSION ACTIONS & STAFF RECOMMENDATIONS:**

The Planning Commission must take the following action with respect to this application:

1. Provide a recommendation on the requested Preliminary Land Development Plan application.
2. Provide a recommendation applicant’s requested relief from Natural Features Code Section 101-5C(2)(b) to allow site disturbance on slopes exceeding 25%.
3. Provide a recommendation applicant’s requested relief from SALDO Section 135-4.9(P)(8)(a) & (b) to exceed the maximum permitted 8% slope proposed on the driveway profile serving the Blair Addition.



**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

**TOWNSHIP ENGINEER**

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

LOWM 260.54

January 27, 2026

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

**Re: 1400 Waverly Ave – Waverly Heights  
Preliminary Plan Review**

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed a set of thirty-seven (37) plans dated 12-15-25, last revised 01-16-26, an associated stormwater management report dated 12-15-25, and an erosion and sediment pollution control report dated 12-15-25, prepared by Bohler Engineering LLC. We have also reviewed a Trip Generation Evaluation dated 02-06-25, and a Driveway Evaluation dated 11-25-25, prepared by Bowman. The plans show the replacement of existing villas with new apartment buildings, the expansion of an existing apartment building, and associated site improvements. We offer the following comments for your consideration:

**A. MAJOR ENGINEERING ISSUES**

- ❖ **Stormwater**— The rate of stormwater runoff generated at each Point of Interest must be maintained or reduced. The Cn number for the pre-development conditions on the site shall be considered as meadow for all rate and volume control analysis. All existing impervious coverage within the disturbed area shall be modeled as meadow. At a minimum, the increased volume of stormwater generated by the proposed development for the twenty-five (25) year storm shall be recharged. The recharge volume provided shall be clearly documented. The during construction peak rate of runoff controls have not been clearly documented to be controlled. Hydrographs of all design storms must be provided.
- ❖ **Parking**—Additional details are required for the proposed garage(s) and parking layout. Fully detailed driveway profiles extending into the garage entrances shall be provided to ensure a smooth and functional transition for all vehicle types, facilitating proper access. Maneuverability diagrams shall be provided for the proposed garage parking circulation. Structural columns shall be identified and shall not encroach within the required parking dimensions. Additional reserve spaces may be required to permit vehicles to turn around when dead end parking aisles are fully occupied.

With the resolution of the preceding major engineering issues and the remaining comments in this letter incorporated, we recommend that the Preliminary Plan be approved.

**B. ORDINANCE REQUIREMENTS**

1. Section 101-5C(2b)—Grading and other improvements are shown in slopes exceeding twenty-five (25%) percent. A waiver of this code section is required for the proposed development. Additional stabilization methods may be required.

2. Section 135-4.9P(8.a-b) —The maximum slope permitted for driveways is eight (8%) percent. A waiver of this code section is required for the proposed development.
3. Section 121-4A(1b)2— As the property is located within the Lower Merion Rock Creek Drainage Area 2-8, the two-year post-development peak rate of runoff shall be controlled to the one-year pre-development peak rate of runoff. Storms up to the five-year frequency must be controlled to the lesser of the two-year pre-development rate or the percentage of the pre-development rate as listed in Appendix B (80%) for the particular subwatershed area. For the ten- and twenty-five-year storm, the post-development rate shall be controlled to the percentage of the respective pre-development rate as listed in Appendix B. The fifty- and one-hundred-year storms shall be controlled to the peak discharges which occurred prior to development in the respective storm frequencies.
4. Section 121-4A(13)—The rate of stormwater runoff generated at each Point of Interest must be maintained or reduced. Updated drainage area maps shall be provided clarifying the intended drainage area to all existing and proposed basins. The rates for POI #2 do not meet the reduction requirements.
5. Section 121-5B(4A)—The Cn number for the pre-development conditions on the site shall be considered as meadow for all rate control analysis. All existing impervious coverage within the disturbed area shall be modeled as meadow in the analysis.
6. Section 121-4B(2a)1, 121-15—At a minimum, the increased volume of stormwater generated by the proposed development for the twenty-five (25) year storm shall be recharged. The recharge volume provided shall be clearly documented.
7. Section 121-4E(2c)—Seepage beds installed for rate control shall be designed to empty the total design storm volume in twenty-four (24) hours or less. Calculations shall be provided verifying that the existing basins being utilized will meet this requirement.
8. Section 121-4A(1b), 121-6D(6)—The during construction peak rate of runoff controls have not been clearly documented to be controlled. Hydrographs of all design storms must be provided. SCS Type II Storms shall be verified to have been used in the analysis. A clear summary table shall be provided.
9. Section 121-4B(2d)3—Field test such as double ring infiltrometer or hydraulic conductivity tests shall be performed at the level of the soil infiltration in order to demonstrate adequate design parameters for the impervious expansion recharge system. Updated test reports must be submitted. The location of each test must be indicated on the plan.
10. Section 121-15—The “unmanaged trade area” in the stormwater analysis shall be clarified on both the pre-development and post-development drainage area maps.
11. Section 121-15—A drainage area map shall be provided for the during construction and shall be consistent with the stormwater management report.
12. Section 101-6A(1)— All trees and vegetation to be retained within 25 feet of a building site, parking area, or other proposed improvement shall be protected from equipment damage by chain link or wire mesh fence. Tree protection fencing shall be 4 to 6 feet in height and anchored 2 feet in the ground. Fencing shall have clear signage stating that area is in the Tree Protection Zone and no disturbance can occur without authorization from the Township. Fencing around trees shall be placed at the dripline. A detail meeting these requirements shall be provided.

13. Section 121-4E(4)—A description of how the permanent stormwater control facility will be operated and maintained shall be submitted by the design engineer. The frequency of inspection shall be listed on the plan. The contact information for the party responsible for the operation and maintenance of the facility shall be listed. The plan shall be presented in recordable form as a covenant running with the land and must be approved by the Township Solicitor prior to recording the Final Plan.
14. Section 121-4F—Proposed stormwater conveyance piping shall not pass underneath proposed or existing structures.
15. Section 121-6F—Additional topography shall be provided for the full extent of the disturbed area to clearly define existing drainage patterns, verify adequate cover is provided for the proposed stormwater basin and site utilities, and provide proposed grading to establish the entire limit of disturbance necessary for the proposed development.
16. Section 121-15—A certification of the existing stormwater systems shall be submitted indicating that it is functioning per design and has been properly maintained.
17. Section 121-12—For disturbance of over one acre, an NPDES Permit must be obtained from the Montgomery County Soil Conservation District prior to issuance of any permits.
18. Section 135-4.9(Q)—The Fire Marshal must approve the site design for access and maneuverability. Emergency vehicle access and maneuverability shall be clearly demonstrated.
19. Section 135-4.10(B)—A Sewage Facilities Planning Module or Exemption must be approved by the City of Philadelphia and the DEP prior to recording the Final Plan.
20. Section 135-4.10—All new electric services must be provided with underground cables. The location of the underground service line shall be shown from the proposed structure to the main.
21. Section 135-8.2—Maneuverability diagrams shall be provided for the proposed garage parking circulation. Structural columns shall be identified and shall not encroach within the required parking dimensions. Additional reserve spaces may be required to permit vehicles to turn around when dead end parking aisles are fully occupied.

### **C. ENGINEERING COMMENTS**

1. Additional details are required for the proposed garage(s) and parking layout. Fully detailed driveway profiles extending into the garage entrances shall be provided to ensure a smooth and functional transition for all vehicle types, facilitating proper access.
2. Parking garage floor plans dimensioning parking aisles, standard and ADA accessible parking spaces shall be provided. The finished floor elevation of the garage(s) must be specified to verify compatibility with the proposed grading and driveway design.
3. Corner radius transitions shall be provided for the curb lines at driveway(s) intersecting the existing loop road.
4. Retaining walls over four (4') feet in height require calculations to be submitted by a licensed professional qualifying the design.

5. The existing and proposed mean grade of the structure shall be calculated and shown on the plan. The architectural plans must be coordinated with and must comply with the grading proposed with this application.
6. The Zoning Officer must agree with the number and tabulation of the final parking demand schedule.
7. The Building and Planning Department and Township Arborist must approve the Landscape Plan.
8. The Director of Building and Planning must approve the Lighting Plan.
9. Due to the level of detail missing from the current plan set and supporting documentation, revised submissions are subject to additional comments.

A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.

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

Sincerely,



Joseph A. Mastronardo, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Colleen Hall, Senior Planner  
Angela Forney, Planning Technician  
Bohler Engineering LLC

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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

January 12, 2026

Mr. Christopher Leswing, Director of Building & Planning  
Building & Planning Department  
Township of Lower Merion  
75 East Lancaster Avenue  
Ardmore, Pennsylvania 19003

Re: MCPC 25-0150-003  
Plan Name: Waverly Heights  
(36 dus on approximately 61.8 acres)  
Situate: Waverly Road (north)/east of Youngs Ford Road  
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 18, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Waverly Heights LTD, proposes to demolish 7 existing villa units within the Waverly Heights retirement community and construct 2 four-story apartment buildings with a total of 24 units in their place. Additionally, an addition to the Blair apartment building containing 12 additional units is also proposed. Parking is proposed to be located primarily within the new buildings; however, seven surface parking spaces are also shown along the driveway to the Blair building addition. Additional improvements shown at this time include an expanded amenity space between the Andrews apartment building and Carlton Commons. The property is located in the township's IH-1 Institutional Housing 1 zoning district. A sketch plan for this proposal was previously reviewed in a review letter dated August 8, 2025.



## COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as Institutional. The township comprehensive plan recognized that the need for expansion of existing elderly housing facilities was likely to be high in the next 25 years.

In addition, this area of the township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Primary uses in Suburban Residential Areas include less dense multifamily and single-family attached uses. Residential development in Suburban Residential Areas should match the character and type of housing found in the immediate neighborhood and recreation facilities and central open space should be provided.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we have identified the following issues that the applicant and Lower Merion Township may wish to consider prior to final plan approval. Our review comments are as follows:

## REVIEW COMMENTS

### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's subdivision and land development ordinance that we feel should be addressed as part of any future land development submissions associated with this property:

- A. Maximum Grade of Driveways. Section 135-4.9.P.(8) establishes a maximum permitted grade for driveways. The proposed driveway to the Blair apartment building addition has a proposed slope in excess of 11% for the section of the driveway closest to the garage entrance. In addition, a slope of 9.9% is indicated for the driveway from Copeland Way to Proposed Hybrid Apartments 2. We defer to the township engineer regarding the feasibility of this driveway slope and compliance with Section 135-4.9.P.(8) depending on how the proposed use is classified.
- B. Driveways Longer than 200 Feet. Section 135-4.9.P.(10) contains additional standards for driveways which exceed 200 feet in length.

### LANDSCAPE PLAN

- A. Shade Tree Calculations. The shade tree calculation on Sheet L1 appears to only take into account one side of the frontage of Copeland Way. Section 135-5.1.B.(1) states that shade trees or large

canopy trees shall be required along both sides of all existing streets or common driveways serving five or more residential units.

- B. Screening of Site Elements. Section 135-5.2.F.(5) requires that electrical transformers be screened using the screening buffer standards. Two new transformers were identified on Sheet L2, including one along the frontage of Copeland Way and one to the north of the Blair building addition. In addition, it was noted that the transformer shown to the north of the Blair building addition is located in conflict with an existing tree that is not shown to be removed.

In addition, the location for a proposed 40-foot x 15-foot generator is indicated on Sheet C-303. This facility is not shown on the landscape plan; therefore it does not appear that the screening buffer required around such site elements (Section 135-5.2.F.(5)) is being provided.

- C. Stormwater Basin Plantings. Previous submissions noted that the existing stormwater management basins may be modified, if warranted, to accommodate the proposed development. If any changes to the existing stormwater management basins are proposed, additional plantings may be required to comply with Section 135-5.6.
- D. Parking Lot Greening. The applicant's vehicular use area (VUA) calculations as indicated on Sheet L2 do not appear to include the vehicular driveway off of Copeland Way to Proposed Hybrid Apartment 2.

Section 135-5.3.C.(3) of the township's subdivision and land development ordinance requires a minimum design canopy coverage of 85% of the designated interior landscaping area within the vehicular use area. There do not appear to be any canopy trees proposed within the planting areas adjacent to the designated vehicular use area.

- E. Minimum Species Diversity. Section 135-5.8.A.(6) establishes minimum species diversity requirements. Based on the plant schedule provided on Sheet L2, it appears that the applicant is not meeting the minimum species diversity requirements for all plant types. For example, 613 groundcover plantings of a single species are proposed where a minimum of 12 different species is required.
- F. Relationship to Sight Triangles. Section 135-4.9.P.(9) of the township's subdivision and land development ordinance requires that sight distance be determined where new driveways intersect with existing roads. The applicant's letter dated December 16, 2025 responding to the conditions of approval (#25 – Driveway) states that sight distance and sight triangles are provided on the landscape plan; however, this information was not able to be located on the landscape plan.

In addition, the applicant states that the driveway leading to the Blair Addition is existing and therefore a sight distance calculation is not provided for that driveway; however, we suggest that the sight triangle at the existing driveway still be shown on the landscape plan in order to ensure any proposed landscaping is located properly relative to the sight triangle.

- G. Tree Protection Fencing. The location of tree protection fence is shown on Sheet L2; however, it appears that grading is proposed within the required tree protection zone (as defined in §101-3 of

the Natural Features Conservation chapter) of several existing trees proposed to remain to the east of Proposed Hybrid Apartment 2.

- H. General Landscaping Comment. We noted that the amount and location of landscaping shown to be proposed is not consistent between the landscape plan and the landscaping shown in the exterior renderings submitted. For example, the architectural renderings show trees planted between the terraced retaining walls; however, these trees are not shown on the landscape plan. We encourage the applicant to ensure consistency between all materials submitted and evaluate their proposal to ensure they are maximizing landscaping.

#### SITE GRADING AND RETAINING WALLS

Areas of steep grading are shown on the proposed grading and drainage plan. A slope in excess of 19% is proposed to the north of the Blair apartment building addition. This grading appears as if it may cause stormwater runoff to be directed towards the existing villa units to the north, therefore additional drainage improvements may need to be considered in this area.

The applicant's letter dated December 16, 2025 responding to the conditions of approval (#18 – Retaining Walls) states that “no retaining walls exceed four (4) feet in height.” However, the applicant's code relief form dated December 15, 2025 states that “retaining walls (maximum 8 FT) are also proposed to minimize steep slope areas where feasible.” The maximum height of the retaining walls proposed should be clarified as additional requirements apply to any retaining walls exceeding 4 feet in height. Additional information may also be needed regarding the height and material of the proposed retaining walls in order to determine compliance with Sections 155-4.4.E.(3) and 155-3.7 of the township's zoning ordinance.

#### ELECTRIC VEHICLE CHARGING STATIONS

Two of the proposed surface parking spaces are shown to be reserved for electric vehicle charging; however, the location of the electric vehicle charging equipment does not appear to be shown. Future submissions should include the location of any physical equipment and utility connections needed to serve these electric vehicle charging spaces in order to determine if any conflicts with proposed retaining walls or landscaping would be created.

#### PARKING

Four existing parking spaces off of Copeland Way, to the north of Proposed Hybrid Apartment 1, are shown to remain on the site plan but shown to be removed and replaced with street trees on the landscape plan. We suggest that this discrepancy between the plan sets be addressed and any parking and landscaping calculations be adjusted accordingly.

#### STORMWATER MANAGEMENT

A large underground stormwater basin is now shown to the east of the Blair Building addition. There is very little information shown for this portion of the site, including existing and proposed grading, and any landscaping that is proposed to be removed or planted.

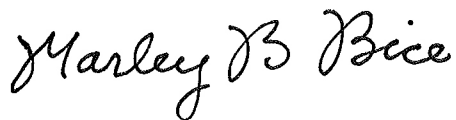
## CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development; however, we believe that our suggested revisions will better achieve Lower Merion Township's planning objectives for elderly housing development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0150-003) on any plans submitted for final recording.

Sincerely,



Marley Bice, AICP, Community Planning Assistant Manager  
610-278-3740 – [marley.bice@montgomerycountypa.gov](mailto:marley.bice@montgomerycountypa.gov)

c: Waverly Heights LTD, Applicant  
Gilbert P. High, Jr., Esq., Twp. Solicitor  
Ernie B. McNeely, Twp. Manager  
Jody Kelley, Twp. Secretary  
Joseph Mastronardo, P.E., Twp. Engineer  
Charlie Doyle, Twp. Asst. Dir. of Planning  
Colleen Hall, Twp. Senior Planner  
Greg Prichard, Twp. Historic Preservation Planner  
Holly Colello, Twp. Planner  
Sarah Carley, Twp. Planner  
Angela Forney, Twp. Planning Technician

Attachment A: Reduced Copy of Applicant's Proposed Site Plan  
Attachment B: Aerial Image of Site

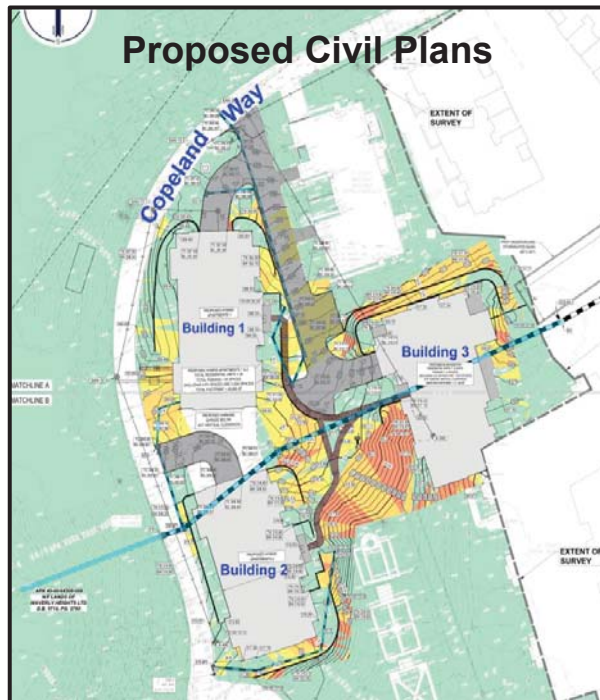
## 1400 Waverly Road (Waverly Heights), Gladwyne, Ward 2

Application #3929PP

### Preliminary Land Development Plan



1



2

Waverly Heights are seeking Preliminary Land Development Plan approval for the demolition of **7 existing one-story villas** and the construction of **36 Independent living units**.

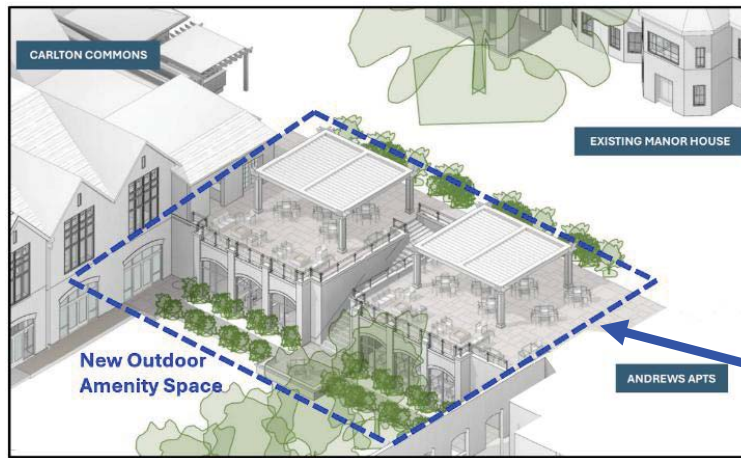
#### **Buildings 1 & 2:**

- Two 3-story buildings, each with a 13,430 sq. ft. footprint each containing 12 residential units;
- A total of 51 parking spaces to service both buildings.

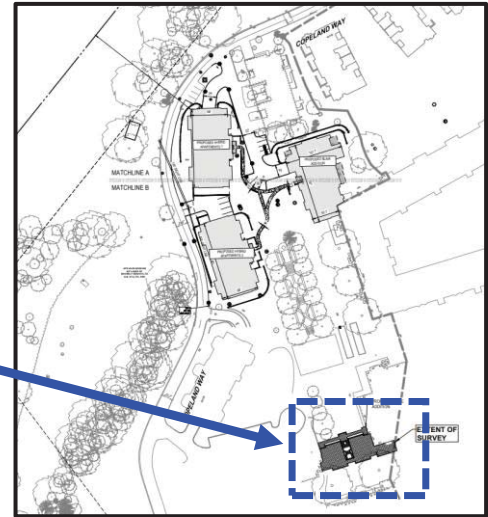
#### **Building 3:**

- A 3-story, 11,130 sq. ft. building addition to the existing Blair Apartment Building. This new addition will contain 12 residential units and parking spaces for the use.

Proposed – Axonometric View



Proposed – Plan View Location

**New Outdoor Amenity Space:**

A subterranean pedestrian connection between the Carlton-Commons Community Building and the Andrews Apartment Buildings with a larger outdoor amenity space of approximately 5,835 sq. ft.



**Township of Lower Merion**  
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## AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**

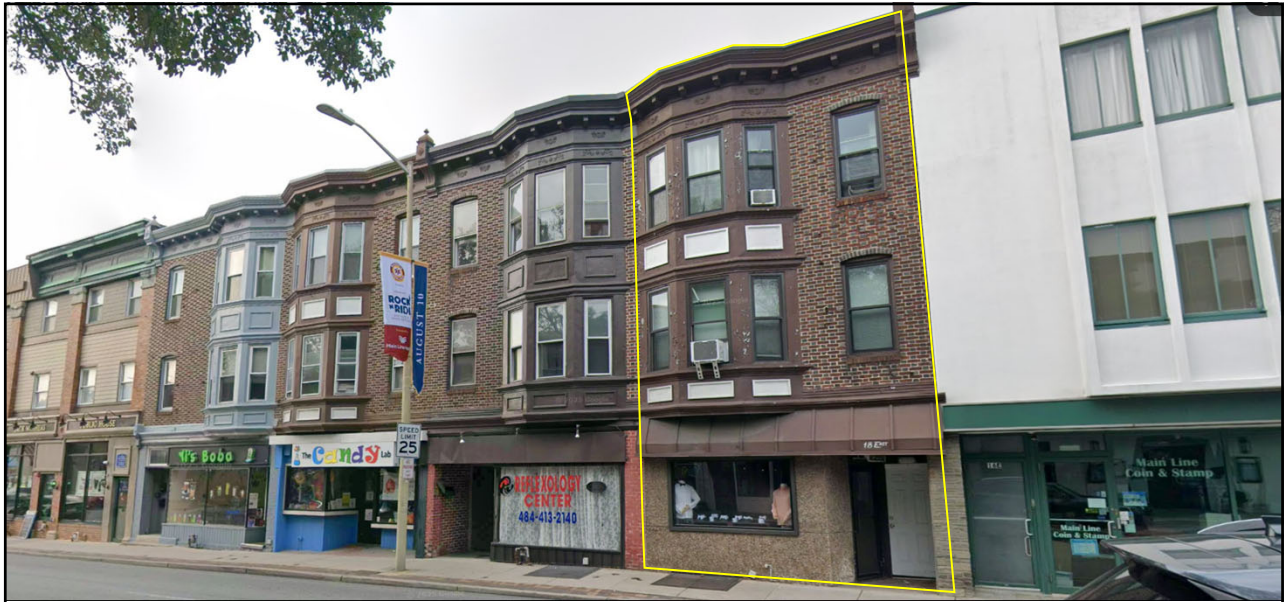
Consider for recommendation to the Board of Commissioners approval of the following certificate of appropriateness as recommended by the Historical Architectural Review Board at their meeting held on February 3, 2026:

a) 18 East Lancaster Avenue, Ardmore Commercial Center Historic District, 26-01 - approval to install a projecting hanging sign with integrated lighting, with the applicant to make every attempt to align attachments with mortar joints and with no external electrical conduit and with a subcommittee to review final bracket design, sign panel shape, and other details, citing Secretary of the Interior's Standard 9.

### PUBLIC COMMENT

#### ATTACHMENT(S):

[HARB - Supplemental Materials](#)



18 East Lancaster Avenue – Ardmore Commercial Center Historic District

26-01

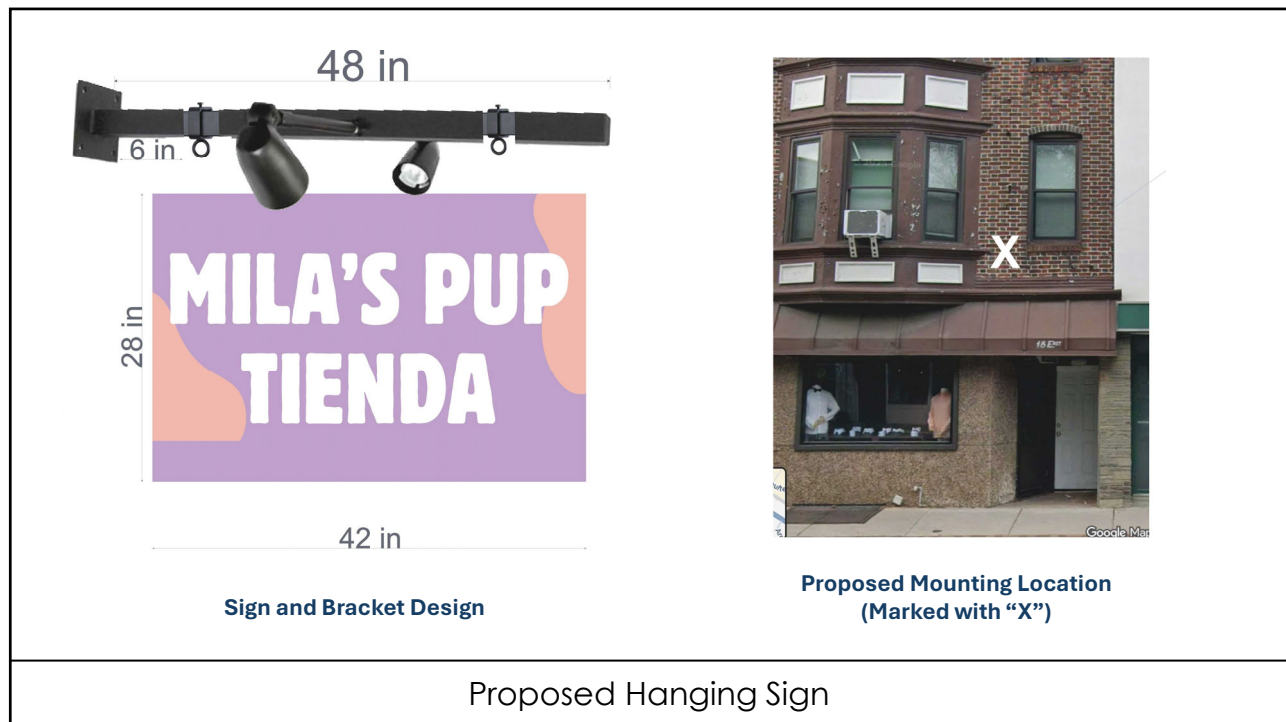
HARB

2

## Action:

Approval to install a projecting hanging sign with integrated lighting, with the applicant to make every attempt to align attachments with mortar joints and with no external electrical conduit and with a subcommittee to review final bracket design, sign panel shape, and other details, citing Secretary of the Interior's Standard 9.

3



4

### Acceptable Changes Subject to Subcommittee Review

- Potential changes in sign panel shape (oval/rectangular/square)
- Change in panel size to accommodate architectural elements
- Assessment of custom bracket design changes
- Assessment of electrical connection requirements

5



# Preliminary Consultant Review

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

## 26-01

**18 East Lancaster Avenue, Ardmore Historic District**

**Applicant / Owner: Dayanna Cardenas**

**Application Type: Commercial**

**Project Summary: The applicant proposes to install a new projecting sign on the front façade.**

### **Comments:**

- The proposed sign is to be 28" high and 42" wide, set approximately 6" off the building in order to clear the molding at the top of the storefront cornice assembly. The sign will hang from a simple straight metal bracket mounted to the wall. The bracket will be installed on the front façade, just above the storefront assembly and to the left of the entrance door and second floor window.
- The applicant proposes to light the sign with two gooseneck fixtures that would be mounted to the straight bracket, similar to other details in the Historic District. This is an ideal location for light fixtures so that power can run within the bracket tube and straight into the building at the mounting plate. This is an appropriate treatment for signage in the Historic District.

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

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### **The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995 Standards for Rehabilitation**

**REHABILITATION IS DEFINED AS** the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



**LOWER MERION  
TOWNSHIP  
HISTORIC  
PRESERVATION**

|                   |                     |                |
|-------------------|---------------------|----------------|
| <b>STAFF ONLY</b> | APPLICATION NUMBER: | <b>H A R B</b> |
|                   | HRI SURVEY #:       |                |
|                   | HARB MEETING DATE:  |                |

## HARB Certificate of Appropriateness Application

### For Work Involving a Property in a Local Historic District

#### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 18 E Lancaster Avenue

#### APPLICANT INFORMATION

NAME:  TELEPHONE #:  ALTERNATE #:   
 ADDRESS:  EMAIL:   
 ZIP/POSTAL CODE: PA   
 APPLICANT'S CAPACITY: ☐ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☒ OTHER: Tenant

#### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]:  TELEPHONE #:  ALTERNATE #:   
 ADDRESS:  EMAIL:   
 ZIP/POSTAL CODE:

#### PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Mila's Pup Tienda  
 CURRENT USE: Tailor shop PROPOSED USE: Retail of pet related goods

#### PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

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

| ARCHITECTURAL<br>FEATURES | MASONRY/<br>BRICKWORK    | SIDING                   | TRIM                     | ROOF                     | DORMER/CUPOLA            | CHIMNEY                  | GUTTER/DOWNSPOUT         | EAVE CORNICE/SOFFIT      | WINDOW/SCREEN/<br>STORM/SHUTTER | DOOR/SCREEN/STORM        | PORCH/DECK/<br>STOOP/STAIR | PORCH ROOF               | PORCH OR DECK<br>RAILING/BALLUSTER | STOREFRONT               | SIGN                                | AWNING                   | FENCE/WALL/GATE          | OTHER STRUCTURE          |
|---------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------------|--------------------------|----------------------------|--------------------------|------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| REPAIR                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>        | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| REPLACE                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>        | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ADD                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>        | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| REMOVE                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>        | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**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.

Proposing the addition of a sign fro the new store. Sign location will meet the 9 feet clearance height from the sidewalk, the size is within the required limits and it is not blocking any upper windows. It is compliance with other signs in the HARB.

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?

No portions of the historic character of the building will be affected.

**OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION**

**SIGNATURES**

APPLICANT:

DATE: 1/19/26

OWNER [IF DIFFERENT]:

DATE: 1/20/2026

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*



**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 the following application as recommended by the Historical Commission at their meeting held on February 2, 2026:

- a) 2026-R-01, 101 North Merion Avenue, Bryn Mawr, Erdman Hall, Bryn Mawr College, Class I - Approval to remove non-original rooftop mechanical components and install new make-up air units, citing Secretary of the Interior's Standards 9 and 10, with a subcommittee to review whether further mitigation measures can be taken.
- b) 2025-D-21, 850 Mount Pleasant Road, Bryn Mawr, Class II - A 30-day delay for an application to demolish the majority of the existing structure on the parcel and build a new residence and detached garage within some retained stone walls, with a subcommittee to review additional mitigation measures.
- c) 2026-R-02, 1202 West Wynnewood Road, Unit 2, Class II - Application to replace windows, doors, and roofing, citing Secretary of the Interior's Standards 4, 9, and 10, with a subcommittee to review final information on materials and details.

### **PUBLIC COMMENT**

#### **ATTACHMENT(S):**

[Historical Commission - Supplemental Materials](#)



101 North Merion Avenue – Erdman Hall, Bryn Mawr College

Class 1

Historical Commission

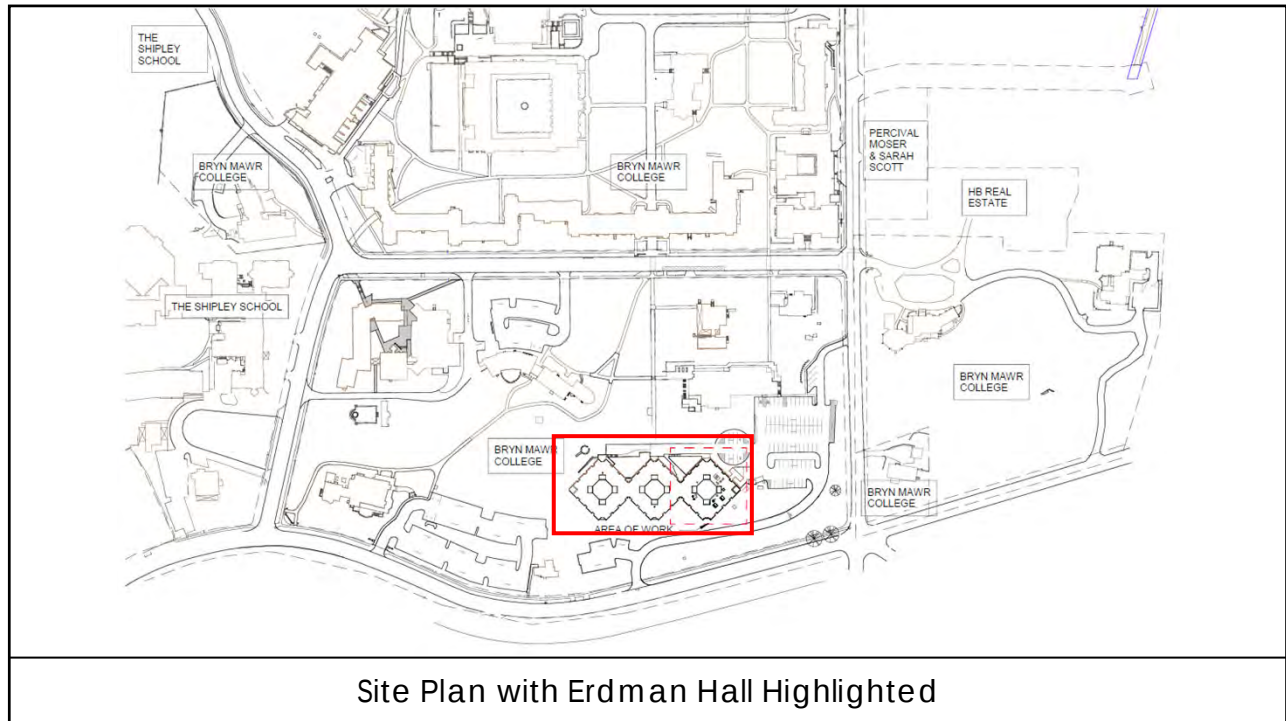
43

## Action:

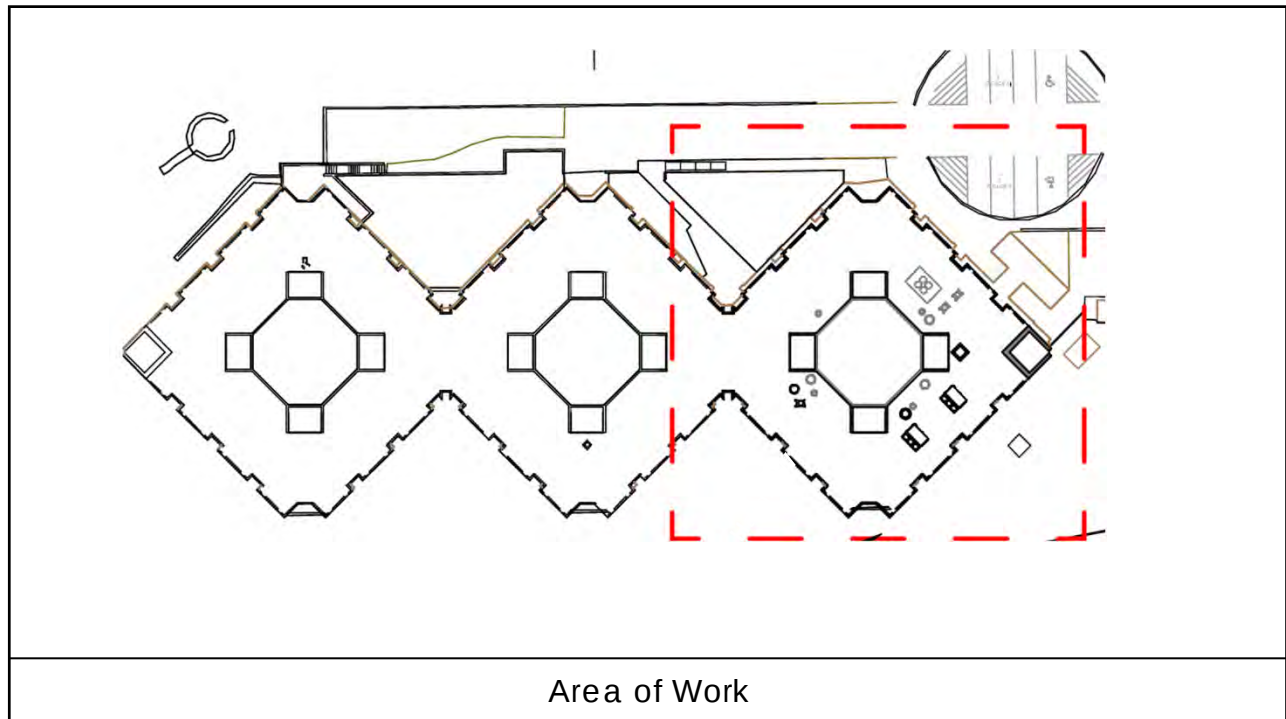
Approval to remove non-original rooftop mechanical components and install new makeup air units, citing Secretary of the Interior's Standards 9 and 10, with a subcommittee to review whether further mitigation measures can be taken.

*Historical Commission's Note: The Commission recognizes that Erdman Hall, designated as a Class I Historic Resource in 2018, requires particular care and examination of the impact of this equipment on the Historic Resource.*

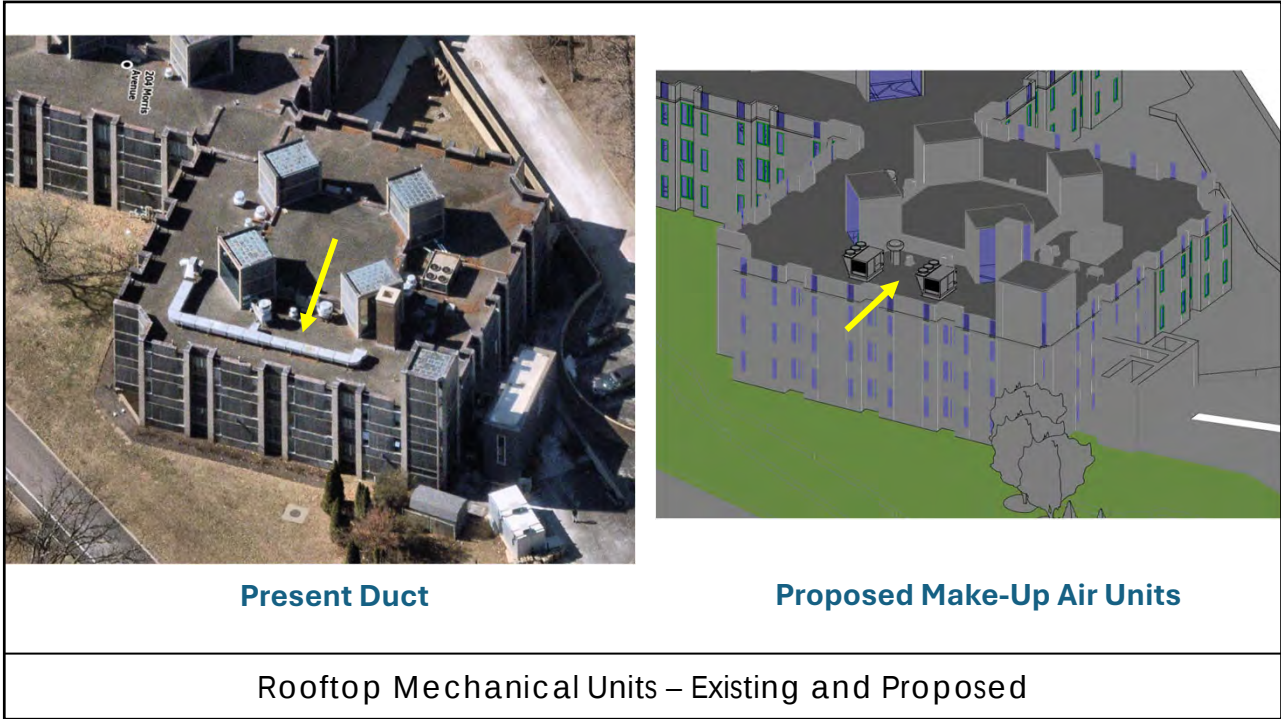
44



45



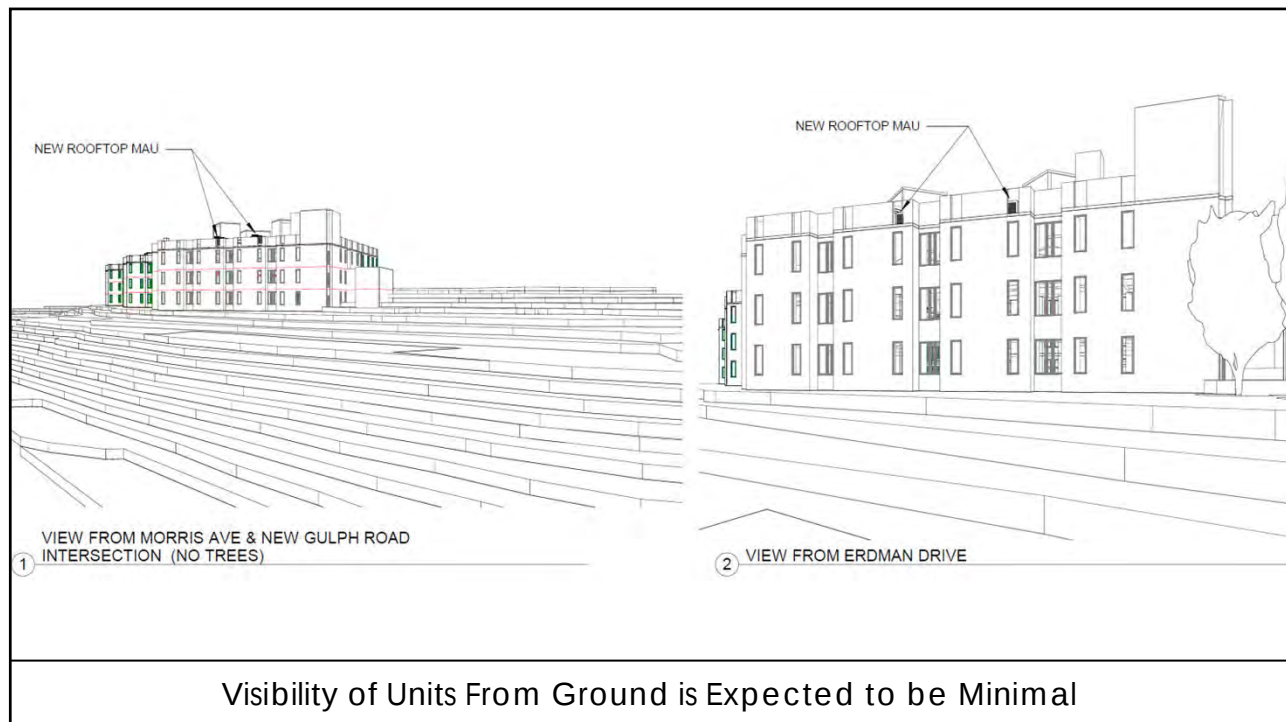
46



47



48



49

### Potential Further Mitigation Measures to be Reviewed by a Subcommittee:

- Reduction of the overall curb height
- Reorientation of the units to shift the high point of the fan cowlings to the interior
- Color options for the enclosure and fan cowlings

50



# Preliminary Consultant Review

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

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## **2026-R-01**

**101 North Merion Avenue, Erdman Hall, Bryn Mawr, Class I**

**Owner / Applicant: George Broseman for Bryn Mawr College**

**Application Type: Institutional**

**Project Summary: The applicant proposes to demolish several components of the rooftop HVAC units and install new makeup air units of a similar scale in a similar location.**

### **Comments:**

- The existing historic resource is a 1965 dormitory designed by Louis Kahn and comprised of a cluster of three connected diamond-shaped plan forms, three stories tall with flat roofs behind a minimally “crenelated” parapet. The proposed work is limited to a small area of one of the flat roofs, with the goal of replacing components of the HVAC rooftop units to improve air quality and conditioning within the kitchen area served by the units. Several existing pieces of HVAC equipment are located on the roof, all of which are set back from the 56” high parapet wall that wraps the perimeter, and the tallest of which is approximately 12” taller than the parapet. A long section of ductwork and several rooftop fans will be removed, and two large makeup air units will be installed. These two units (the largest of anything to be removed or installed) are 79” tall (69” unit on 10” exposed curb) and will be set back 10’-3” from the parapet wall at the south side of the building.
- The existing three-story resource is built into the sloping terrain; two stories are exposed on the north and the full three stories are visible on the south. Grade continues to slope away from the building on the south side, down to the driveway to the building and then further to Morris Avenue. The existing and new rooftop units are placed at the south side of the roof and are not visible from the north side. The new units also cannot be seen from the south side due to the sloping terrain and the position of the new units 10’+ behind the parapet wall. Submitted drawings, diagrams and photographs confirm the sightlines noted above.
- While necessary for the continued use of most historic resources, the installation of new or replacement HVAC units is often a challenge because the most efficient placement of such units is often at odds with the most appropriate placement of units at historic structures: locations that cannot be seen at all. The applicant is to be commended for continuing the optimal placement of such needed units, in the most appropriate manner, and relaying the information so thoroughly and clearly.

**We recommend approval of this application based on Standards 9 and 10.**



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|            |                                                                                                                                                                    |                                                                                           |                                                                                           |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| STAFF ONLY | DATE RECEIVED: _____                                                                                                                                               | REVIEWED BY: _____                                                                        | STATUS: <input type="checkbox"/> C <input type="checkbox"/> IN/C <input type="checkbox"/> |
|            | HRI SURVEY #: _____                                                                                                                                                | HRI CLASS: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> |                                                                                           |
|            | DATE OF HC MEETING / AGENDA: _____                                                                                                                                 | APP. NO.: _____                                                                           |                                                                                           |
|            | TYPE OF APPLICATION: <input type="checkbox"/> DEMO <input type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION <input type="checkbox"/> NEW CONSTRUCTION |                                                                                           |                                                                                           |
|            | <input type="checkbox"/> INFORMATIONAL REVIEW <input type="checkbox"/> 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](mailto:gprichard@lowermerion.org) (610) 645-6176

**PROPERTY ADDRESS**

150 Morris Ave, Bryn Mawr

ADDRESS [STREET, CITY]:

**APPLICANT INFORMATION**

NAME: Bryn Mawr College

PHONE: \_\_\_\_\_

ADDRESS: 101 N Merion Ave

EMAIL: \_\_\_\_\_

ZIP/POSTAL CODE: 19010

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]: Bryn Mawr College

CURRENT USE: Dormitory/Dining Hall

PROPOSED USE: Dormitory/Dining Hall

**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]**

Bryn Mawr College seeks to replace an existing make-up air unit (MAU) system serving the kitchen with a new modernized system. The current MAU system does not provide tempered air, leading to temperatures above 95 degrees in the summertime within the kitchen. The antiquated system will be replaced to provide a suitable work environment. All existing units and ductwork associated with the current system will be removed as part of this project. Overall, the total square footage of mechanical equipment on the roof will decrease as a result of this work.

The work will not affect the exterior walls. The roof system will remain as is (coal-tar pitch) and will be repaired as required around the new work.

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: Bryn Mawr College, by Jessica Vitali, Campus Architect

|                       |                      |       |                                       |
|-----------------------|----------------------|-------|---------------------------------------|
| APPLICANT:            | <input type="text"/> | DATE: | <input type="text" value="01/15/26"/> |
| OWNER [IF DIFFERENT]: | <input type="text"/> | DATE: | <input type="text"/>                  |

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

|                                                                                    |                       |
|------------------------------------------------------------------------------------|-----------------------|
|  |                       |
| 850 Mt. Pleasant Road, Bryn Mawr                                                   |                       |
| Class 2                                                                            | Historical Commission |

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| Action:                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A 30-day delay for an application to demolish the majority of the existing structure on the parcel and build a new residence and detached garage within some retained stone walls, with a subcommittee to review additional mitigation measures.</p> |

52

## Additional Comment:

The Commission proposes a shorter proposed delay over what might have been proposed based on the applicant's agreement to table the application in December and return with a revised submission to further mitigate the demolition by keeping some of the existing historic material of the main house, its form, possibly some of the windows, and the roof, the details of which a subcommittee will review once conditions are more clear. The Commission urges the applicant to salvage original interior and exterior materials and to retain the existing windows, dormers, and roof structure that will be reused as the garage outbuilding.

53



Present Residence (ca. 1924, R. Brognard Okie, arch.)

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Present Residence (ca. 1924, R. Brognard Okie, arch.)

55



Freestanding Garage (1931, Richard W. Mecaskey, arch.)

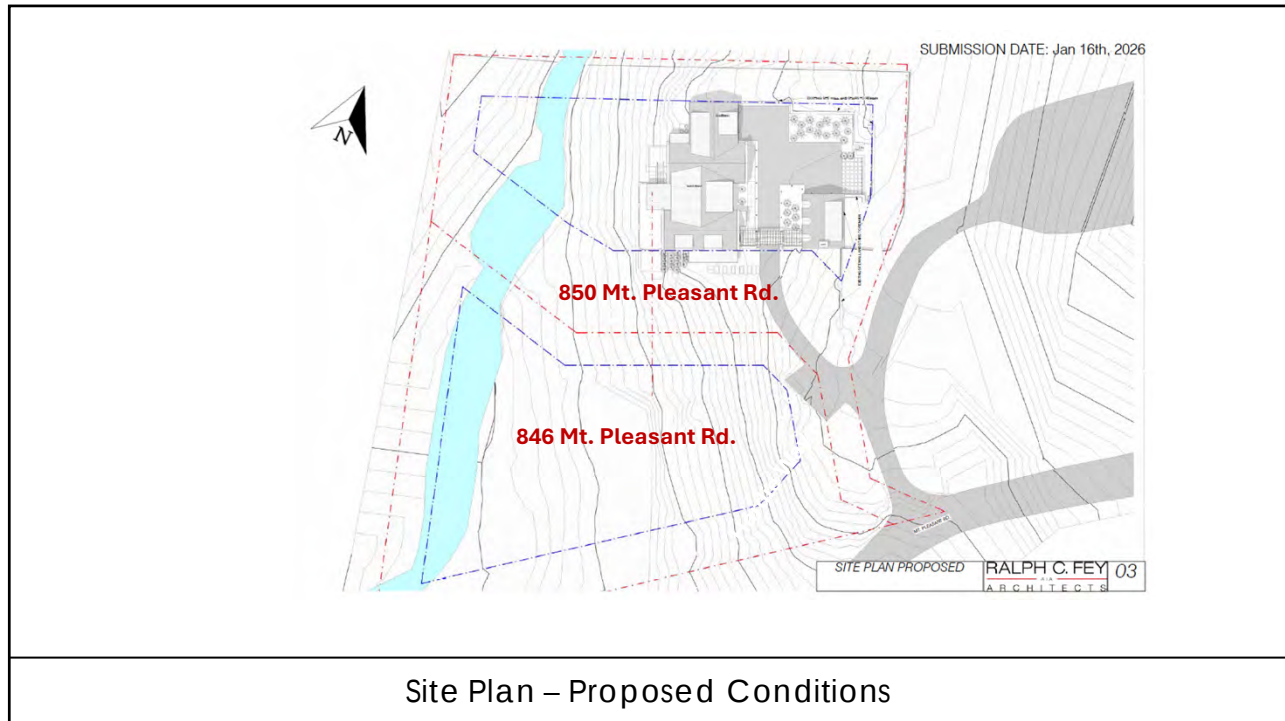
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Proposed Residence from Left Side Elevation



# Preliminary Consultant Review

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

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## **2025-D-21**

**850 Mount Pleasant Road, Bryn Mawr – Class 2**

**Owner / Applicant: Daniel Coval, Jr., Esq. for DeLuca Smith, LLC**

**Application Type: Residential**

**Project Summary: Applicant proposes to demolish the majority of the existing structures on the parcel – all but the stone masonry walls of the south wing of the resource - and to build a new residence and a detached garage within the few retained stone walls.**

### **Comments:**

- The existing historic resource is a modest one-and-a-half story stone and frame residence with a three-car detached garage which also has a secondary dwelling. The primary residence has earlier origins but was rehabilitated or reconstructed on pre-existing foundations as a residence by Brognard Okie in 1926 as part of a pre-existing larger estate at 854 Mt. Pleasant, owned at the time by George Norris. The structures appear to have served as residences until the recent sale of the property in June 2025.
- The applicant reviewed an initial proposal with the HC in December. After hearing the HC concerns about the initially proposed complete demolition of all of the structures on the lot, the applicant now proposes to retain portions of the existing stone walls and chimney of the historic south wing and the adjacent retaining walls. Demolition of the detached garage and the north wing of the historic Okie residence is still proposed. The stone walls of the existing wing that extends south will be retained and incorporated into the proposed outbuilding serving as supplemental garage / outbuilding. The existing stone retaining walls that extend south and east are also proposed to be retained. Notes on the submitted drawings state that the north wall of the proposed outbuilding also includes an existing historic stone wall to be retained. If both garage doors are not required and more of the historic fabric could be retained in that location it would be a more appropriate treatment.
- The current architectural renderings of the proposed outbuilding include rooflines, windows and wall dormers in the same location and of the same proportion as the existing at the west and south walls of the dwelling. It would be most appropriate, and likely cost effective to the owner, to retain not just the stone walls but also the existing historic windows within the stone walls, the existing frame wall, windows and dormers within the west wall, and roof above. The preservation of this historic volume rather than just the stone walls would be a much more authentic representation of this combination of historic and new volumes and materials.

Another appropriate treatment and cost savings for the owner would be the salvage and reuse of the stone from the demolished volumes of the house and detached garage at the newly proposed stone volumes. While interior details are not within the purview of the HC, salvage and reuse of interior architectural components is also encouraged.

- As noted here and reiterated by members of the Historic Commission at the December meeting, preservation of the entirety of the historic resource as a continued residence, portion of a residence or outbuilding would be the most appropriate treatment at this site. The loss of these modest historic dwellings that were indicative of Brognard Okie's designs and an expanding population within Lower Merion is a loss to the history and culture of the Township.
- In the absence of preservation of the entire historic volume, the proposed preservation of the masonry and frame volume and gable end wall, and south and east retaining walls can preserve the initial charm and views of the historic fabric and the historic treatment of the stone walls (parge pointing). If the historic stone and its parge-pointing could also be carried over to the stone volumes of the adjacent new dwelling, more of the overall character of the historic masonry would be retained on the parcel.

**Given the recommendations noted above and the applicant's modified proposal to retain the historic south volume of the Okie dwelling, we would recommend a reduced delay of demolition approvals.**



LOWER MERION  
TOWNSHIP  
HISTORIC  
PRESERVATION

|            |                                                                                                                                                                    |                                                                  |                                                                |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------|
| STAFF ONLY | DATE RECEIVED: _____                                                                                                                                               | REVIEWED BY: _____                                               | STATUS: <input type="checkbox"/> IN/C <input type="checkbox"/> |
|            | HRI SURVEY #: _____                                                                                                                                                | HRI CLASS: 1 <input type="checkbox"/> 2 <input type="checkbox"/> |                                                                |
|            | DATE OF HC MEETING / AGENDA: _____                                                                                                                                 | APP. NO.: _____                                                  |                                                                |
|            | TYPE OF APPLICATION: <input type="checkbox"/> DEMO <input type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION <input type="checkbox"/> NEW CONSTRUCTION |                                                                  |                                                                |
|            | <input type="checkbox"/> INFORMATIONAL REVIEW <input type="checkbox"/> 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](mailto:gprichard@lowermerion.org) (610) 645-6176

#### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 850 Mt. Pleasant Road, Gladwyne, PA 19035

#### APPLICANT INFORMATION

NAME: Daniel S. Coval, Jr., Esquire

PHONE: \_\_\_\_\_

ADDRESS: 15 St. Asaph's Road  
Bala Cynwyd, PA 19004

EMAIL: \_\_\_\_\_

ZIP/POSTAL CODE: 19004

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

#### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME(S): DeLuca Smith, LLC

PHONE: \_\_\_\_\_

ADDRESS: 623 Argyle Road  
Wynnewood, PA 19096

EMAIL: \_\_\_\_\_

ZIP/POSTAL CODE: 19096

#### PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: N/A

CURRENT USE: Residence (vacant)

PROPOSED USE: Residence

#### 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]

Owner proposes to demolish the existing structures, including the house and detached garage, and to construct a new residence. See attached Supplement/Written Narrative to Application.

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:

12/13/25

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.

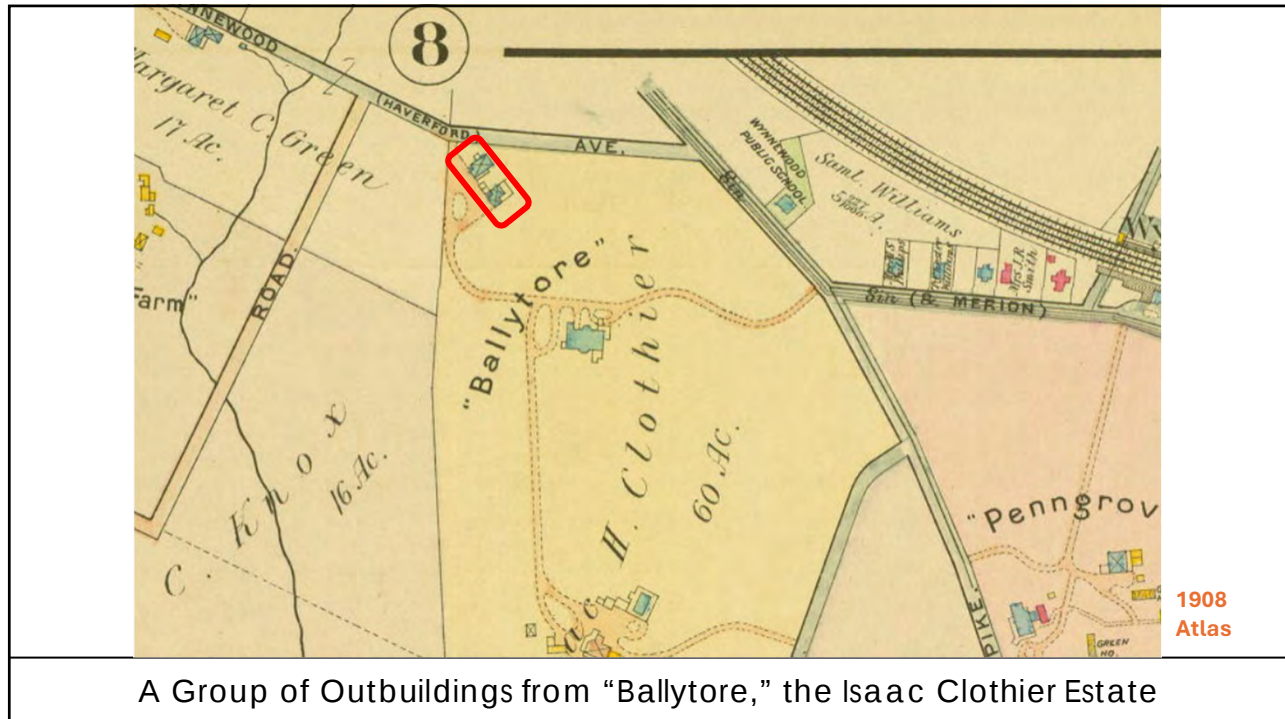


|                                             |                       |
|---------------------------------------------|-----------------------|
| 1202 West Wynnewood Road, Unit 2, Wynnewood |                       |
| Class 2                                     | Historical Commission |

64

|                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Action:</b>                                                                                                                                                                        |
| Approval to replace windows, doors, and roofing, citing Secretary of the Interior's Standards 4, 9, and 10, with a subcommittee to review final information on materials and details. |

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Present Appearance of "Unit 2" – South Elevation

68

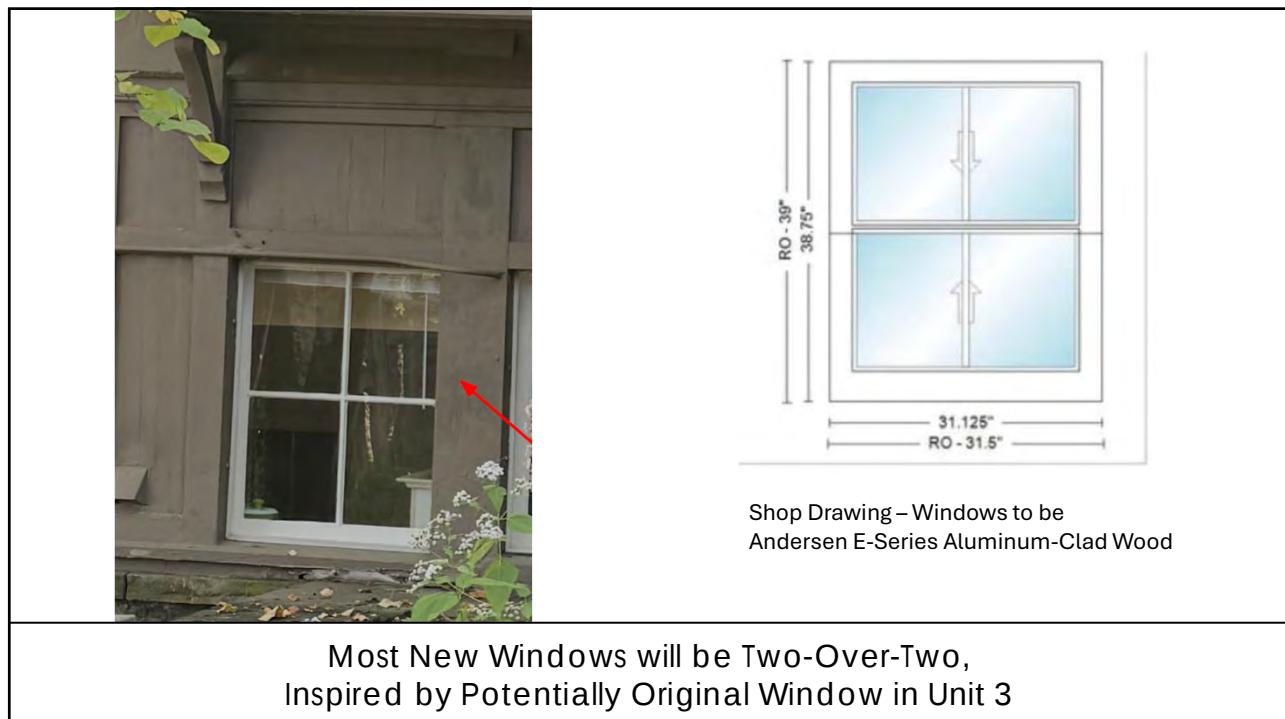


Present Non-Original Windows to be Replaced

69



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71



# Preliminary Consultant Review

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

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## **2026-R-02**

**1202 West Wynnewood Road, Unit #2, Wynnewood, Class II**

**Owner / Applicant: Michael Rayhill for Robert Rogers**

**Application Type: Residential**

**Project Summary: The applicant proposes to replace all windows within Unit 2 of the historic resource and replace the roof.**

### **Comments:**

- The subject structure is identified as Unit #2 of three dwellings at the 1202 West Wynnewood address. This dwelling is attached to Unit #3. Unit #1 is a detached dwelling that sits closest to the road. The three units began as three “cottages” that was part of the Clothier estate “Ballytore” and are attributed to Addison Hutton. The three dwellings were constructed as cottages in c1878. Unit 1 has always been a free-standing unit. Units 2 and 3 were attached, acting as a twin cottage. Unit 2 and Unit 3 appear to have been added to and altered several times over the last 150 years, perhaps including an early addition at Unit 2 that is not much younger than the original. Unit 2 is comprised of a two-story stone an frame volume (stone at first floor, frame at second floor with gambrel roof form) and a two-story frame wing with gable roof.
- The applicant proposes to replace all the windows and doors within Unit 2, except for the two small windows flanking the wide opening at the front facade, as they are historic if not original, and the conspicuously historic wood doors. Almost all the windows within Unit 2 (all but two or three) have been replaced with 20th century windows that are not appropriate at the resource. The applicant proposes the Andersen 400 series window for the replacements. The Andersen 400 series window is comprised of a vinyl exterior and a wood interior. While this window may be a slight improvement over many of the existing replacement windows, it is not a window type that has been considered appropriate for use at a contributing resource, due to its vinyl material and poor detailing of its attempt at simulated divided lights. Use of the Andersen A or E series would be a more appropriate selection for replacement windows in this context.
- Within the window documentation of proposed windows, specification of grills between the glass is noted, but within the description of the project the applicant has clarified that simulated divided lights will be specified. Grills between the glass are not appropriate within historic resources or additions and so where windows have divided lights, simulated divided lights should be incorporated. The detail of simulated divided lights within the Andersen A or E series

would be appropriate, while the 400 series simulated divided light is detailed as if it is an afterthought.

- The applicant also expressed a desire to include historically appropriate details within its project that would return some of the historic character that has been lost at this dwelling over the decades, and that is wonderful to see. The applicant notes that it is taking a cue from the windows at Unit 3 when selecting a typical 2-over-2 light pattern for its replacement window selection. After reviewing available photographs of all three units, it is unclear to me if the 2-over-2 pattern was the original design of the earliest windows. In the absence of conclusive direction, 1-over-1 light configuration may be considered as well, which would be more consistent with the existing window pattern at well-preserved Unit 1.
- The applicant also proposes to replace the roof of Unit 2. These cottages, known as the “Red Roof” group, had roofs originally finished with diamond patterned Terra cotta roof tiles. Units 2 and 3 are now finished with an orangish asphalt shingle. The applicant proposes a new dimensional asphalt shingle roof, by Tamko, which will be a significant improvement over the existing three-tab shingle. The applicant has submitted the supplemental roofing application but has not answered the specific questions within that document. Completion of that form and confirmation of the color selection is necessary for complete HC review. Within the submitted documents, the applicant has noted the intent to retain existing gutters and downspouts. In the case that is not possible, half round gutters and smooth round downspouts are recommended if replacements are required.
- With this complete roof replacement, particularly attention should be paid to the required replacement flashings. New edge trim should be no greater than 2” in height and should match the color of the rake boards and fascia that it engages. Chimney flashings should be stepped flashings set within the brick mortar joints. Roof penetrations should be limited to the rear facades whenever possible and should match the roofing color selection. Valleys should be open rather than closed, retaining the visibility of the valley flashings, which should also be sheet metal of a color that matches the roofing or a dark color to resemble aged copper.
- Two doors are proposed for replacement. The existing main entrance door is a multi-light wood French door. A wide opening on the stone volume of the resource is now filled with a wide contemporary slider. The applicant proposes to replace each of these with Andersen multi-light French doors with flanking sidelights at the wide opening. As noted above, vinyl cladding is not appropriate at historic structures and an aluminum clad door with simulated divided lights is recommended. The proposed double door and sidelight arrangement is more appropriate than the existing sliding door configuration. But like the window configuration, the details of this opening might be better informed by an understanding of what filled this opening originally. It should also relate to the final determination of the window design.
- Overall the applicant’s plans and goals are very appropriate for this resource and will be a great improvement, returning some historic character to this charming piece of Lower Merion’s history. When possible, replacement components should resemble traditional fabric in order to bring that the building’s historic charm.

**Following the further consideration and modification to the components noted above, we would recommend approval of this application based on Standards 4, 9 and 10.**



|            |                                                                                                                                                                    |                                                                  |                                                                |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------|
| STAFF ONLY | DATE RECEIVED:                                                                                                                                                     | REVIEWED BY:                                                     | STATUS: <input type="checkbox"/> IN/C <input type="checkbox"/> |
|            | HRI SURVEY #:                                                                                                                                                      | HRI CLASS: <input type="checkbox"/> 1 <input type="checkbox"/> 2 |                                                                |
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## Historical Commission Application For Review For Work Involving a Class I or II Historic Resource

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### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 1202 West Wynnewood Road, Wynnewood, PA 19096

### APPLICANT INFORMATION

NAME: Michael W. Rayhill

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Dr. Robert F. Rogers

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

### PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE: Residential, Single Family

PROPOSED USE: Residential, Single Family

### 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]

A proposed renovation of a 1879 cottage that was previously part of the Clothier Estate. Every attempt will be made to model design choices off of extant historic details derived directly from Unit 2 or the adjacent contemporaneous cottage structures of Units 1 & 3. This is for Window and door replacement. The window designs are based on existing historic windows of similar size in Unit 3 which abuts Unit 2. They will be divided lights rather than grills between glass. Outreach to Lower Merion Historical Society has been conducted (to try and find historic photos) but none were found of Unit 2. Alex Generalis, a developer who renovated this property in the early 1990s was called to see if they were in possession of any historic site photos of which there were none. The majority of the current windows appear to replace existing

CONTINUED

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OWNER [IF DIFFERENT]:  DATE:

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Revised 10/2023