

TOWNSHIP OF LOWER MERION

BUILDING & PLANNING COMMITTEE

**WEDNESDAY, MAY 13, 2026
6:20 PM (Approximately)**

Chairperson: Sean Whalen

Vice Chairperson: Jeremiah Woodring, Shelby Sparrow

AGENDA

THIS AGENDA HAS BEEN REVISED.

1. **REVISED - AUTHORIZATION TO RELEASE FUNDS IN ESCROW**
2. **RESOLUTION - CONDITIONAL USE APPLICATION - 768 Mt. Moro Road, Villanova, Ward 6, CU# 3934C**
3. **APPROVAL OF HISTORICAL COMMISSION APPLICATION - 768 Mt. Moro Road, Villanova, Ward 6**
4. **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**
5. **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**
6. **PRESENTATION - HISTORIC PRESERVATION PLAN**



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **REVISED - 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:

121 E City Avenue (LOWM 248.54)

Escrow Release No. 1

Amount \$563,593.00

21-25 Rock Hill Road (LOWM 260.04)

Escrow Release No. 1

Amount \$408,154.00

PUBLIC COMMENT

ATTACHMENT(S):

[121 City Avenue - Bala Shopping Center East](#)

[21 and 25 Rock Hill Rd Development](#)



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.54

May 11, 2026

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

**Re: 121 City Avenue – Bala Shopping Center East
Escrow Release No. 1**

Dear Mr. Leswing:

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

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Demolition, Removal, Cleaning				
1. Building Removal	\$210,000.00	\$210,000.00	\$210,000.00	\$0.00
2. Curb Removal	10,500.00	10,500.00	10,500.00	0.00
3. Asphalt Pavement Removal	42,000.00	21,000.00	21,000.00	21,000.00
4. Concrete Removal	10,500.00	10,500.00	10,500.00	0.00
5. Sawcut Asphalt	2,625.00	0.00	0.00	2,625.00
6. Pavement Milling	13,650.00	10,000.00	10,000.00	3,650.00
7. Sign and Post Removal	2,100.00	2,100.00	2,100.00	0.00
8. Fence Removal	1,050.00	1,050.00	1,050.00	0.00
9. Area Light/Base Removal	4,200.00	4,200.00	4,200.00	0.00
10. Storm Structure Removal	6,300.00	6,300.00	6,300.00	0.00
11. Hydrant Removal	1,050.00	1,050.00	1,050.00	0.00
12. Tree Removal	<u>12,600.00</u>	<u>12,600.00</u>	<u>12,600.00</u>	<u>0.00</u>
Subtotal A	\$316,575.00	\$289,300.00	\$289,300.00	\$27,275.00
B. Erosion and Sediment Control				
13. Construction Entrance	\$3,500.00	\$0.00	\$0.00	\$3,500.00
14. Concrete Washout	500.00	0.00	0.00	500.00
15. Tree Protection/Construction Fence	5,500.00	5,500.00	5,500.00	0.00
16. Inlet Protection	1,400.00	0.00	0.00	1,400.00
17. Filter Bags	4,600.00	0.00	0.00	4,600.00
18. Asphalt Berm at Inlets	1,050.00	0.00	0.00	1,050.00
19. Soil Stockpiles	1,050.00	1,050.00	1,050.00	0.00
20. Final Grading and Stabilization	<u>21,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>21,000.00</u>
Subtotal B	\$38,600.00	\$6,550.00	\$6,550.00	\$32,050.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Sanitary Sewer				
21. Core Drill/Tie into Existing Manhole	\$9,000.00	\$0.00	\$0.00	\$9,000.00
22. 4' Dia. Sanitary Manhole	17,600.00	0.00	0.00	17,600.00
23. 1,000 Gallon Grease Trap	9,250.00	0.00	0.00	9,250.00
24. Sanitary Cleanout	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>
Subtotal C	\$36,350.00	\$0.00	\$0.00	\$36,350.00
D. Stormwater Management				
25. Tie into Existing Storm Structure	\$4,500.00	\$4,500.00	\$4,500.00	\$0.00
26. Convert Existing 'C' Inlet to 'M' Top	5,000.00	0.00	0.00	5,000.00
27. 4" Dia Storm Manhole	17,500.00	0.00	0.00	17,500.00
28. Outlet Structure with Trash Rack	4,000.00	4,000.00	4,000.00	0.00
29. Standard Type 'M' Inlet	21,000.00	21,000.00	21,000.00	0.00
30. Standard Type 'C' Inlet	45,500.00	35,000.00	35,000.00	10,500.00
31. ADS Storm Tech MC-4500 UGB#1	136,500.00	136,500.00	136,500.00	0.00
32. ADS Storm Tech SC-740 UGB#2	<u>89,250.00</u>	<u>89,250.00</u>	<u>89,250.00</u>	<u>0.00</u>
Subtotal D	\$323,250.00	\$290,250.00	\$290,250.00	\$33,000.00
E. Conveyance Piping				
33. 15" HDPE	\$28,350.00	\$18,350.00	\$18,350.00	\$10,000.00
34. 18" HDPE	12,150.00	12,150.00	12,150.00	0.00
35. 24" HDPE	4,050.00	4,050.00	4,050.00	0.00
36. 30" HDPE	6,380.00	6,380.00	6,380.00	0.00
37. 6" PVC	1,440.00	1,440.00	1,440.00	0.00
38. 8" PVC	12,075.00	12,075.00	12,075.00	0.00
39. 4" DIP	9,288.00	9,288.00	9,288.00	0.00
40. 6" DIP	27,600.00	27,600.00	27,600.00	0.00
41. 8" CIP	4,655.00	4,655.00	4,655.00	0.00
42. 18" CIP	<u>1,720.00</u>	<u>1,720.00</u>	<u>1,720.00</u>	<u>0.00</u>
Subtotal E	\$107,708.00	\$97,708.00	\$97,708.00	\$10,000.00
F. Miscellaneous				
43. Concrete Curb	\$227,200.00	\$0.00	\$0.00	\$227,200.00
44. Type A Mountable Concrete Curb	9,625.00	0.00	0.00	9,625.00
45. Concrete Sidewalk	210,000.00	0.00	0.00	210,000.00
46. Existing Sidewalk Repair	26,250.00	0.00	0.00	26,250.00
47. Concrete Curb Ramp	28,700.00	0.00	0.00	28,700.00
48. Detectable Warning Surface	43,200.00	0.00	0.00	43,200.00
49. Concrete Pavement, 8" Depth	84,810.00	0.00	0.00	84,810.00
50. Multipurpose Trail (Asphalt Path)	52,500.00	0.00	0.00	52,500.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
51. Subbase	\$42,000.00	\$0.00	\$0.00	\$42,000.00
52. Binder Course	47,250.00	0.00	0.00	47,250.00
53. Superpave 2.5" Depth	52,556.00	0.00	0.00	52,556.00
54. Superpave 3" Depth	31,521.00	0.00	0.00	31,521.00
55. Striping	2,100.00	0.00	0.00	2,100.00
56. On-Site Painted Directional Arrows	3,300.00	0.00	0.00	3,300.00
57. PennDOT Thermoplastic Pave. Legends	1,500.00	0.00	0.00	1,500.00
58. Painted Handicap Symbols	1,000.00	0.00	0.00	1,000.00
59. Handicap Parking Signs	2,700.00	0.00	0.00	2,700.00
60. Traffic Control Signs	6,750.00	0.00	0.00	6,750.00
61. Concrete Bollards	2,100.00	0.00	0.00	2,100.00
62. Post Development Traffic Study	3,675.00	0.00	0.00	3,675.00
63. Clwyd Signal Study	2,625.00	0.00	0.00	2,625.00
64. St. Asaph's Rd Gathering Space	10,500.00	0.00	0.00	10,500.00
65. Post Development Study	15,750.00	0.00	0.00	15,750.00
66. Signal at St. Asaph/Clwyd	504,000.00	0.00	0.00	504,000.00
67. Bike Rack	63,700.00	0.00	0.00	63,700.00
68. Streetscape Amenities	21,000.00	0.00	0.00	21,000.00
69. Hydrant, Valve and Stem	3,500.00	0.00	0.00	3,500.00
70. Siamese Connection	6,000.00	0.00	0.00	6,000.00
71. Water Meter Pit 3"-4"	15,000.00	0.00	0.00	15,000.00
72. As-Built Plan	<u>2,625.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,625.00</u>
Subtotal F	\$1,523,437.00	\$0.00	\$0.00	\$1,523,437.00
G. Landscaping and Lighting				
73. Shade Trees (3"-4" Caliper)	\$54,600.00	\$0.00	\$0.00	\$54,600.00
74. Evergreen Trees (6'-7')	29,700.00	0.00	0.00	29,700.00
75. Evergreen Trees (7'-8')	29,700.00	0.00	0.00	29,700.00
76. Ornamental Trees	39,375.00	0.00	0.00	39,375.00
77. Evergreen/Deciduous Shrubs (18")	45,430.00	0.00	0.00	45,430.00
78. Evergreen/Deciduous Shrubs (24")	11,635.00	0.00	0.00	11,635.00
79. Evergreen/Deciduous Shrubs (4")	1,365.00	0.00	0.00	1,365.00
80. Bulbs	134.00	0.00	0.00	134.00
81. Groundcover Shrubs	20,580.00	0.00	0.00	20,580.00
82. Perennials	11,862.00	0.00	0.00	11,862.00
83. Ornamental Grasses	15,816.00	0.00	0.00	15,816.00
84. Sod/Seed	36,733.00	0.00	0.00	36,733.00
85. Decorative Street Light	184,500.00	0.00	0.00	184,500.00
86. Outdoor Lighting Construction	31,500.00	0.00	0.00	31,500.00
87. Outdoor Lighting Final Design	<u>5,250.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,250.00</u>
Subtotal G	\$518,180.00	\$0.00	\$0.00	\$518,180.00

	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
SUBTOTAL (A – G)	\$2,864,100.00	\$683,808.00	\$683,808.00	\$2,180,292.00
Engineering & Contingencies	286,410.00	68,381.00	68,381.00	218,029.00
Total Cost of Improvements	\$3,150,510.00	\$752,189.00	\$752,189.00	\$2,398,321.00
Plus 10%	315,051.00	75,219.00	75,219.00	239,832.00
110% Cost of Improvements per Section 509 of the Municipal Code	\$3,465,561.00	\$827,408.00	\$827,408.00	\$2,638,153.00
Retainage		<u>(263,815.00)</u>	<u>(263,815.00)</u>	<u>263,815.00</u>
Total		\$563,593.00	\$563,593.00	\$2,901,968.00
 Release to Developer		\$563,593.00		
 Balance of Funds in Escrow Account				<u>\$2,901,968.00</u>

We recommend a release of escrow in the amount of \$563,593.00. As there is currently a balance of \$3,465,561.00, following this release of \$563,593.00, the balance remaining in the account will be \$2,901,968.00.

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

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

Sincerely,



Joseph A. Mastronardo, P.E.
PENNONI ASSOCIATES
 Township Engineer

JAM/njm

cc: Charles Doyle, Assistant Director of Planning
 Colleen Hall, Senior Planner
 Federal Realty OP LP



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 260.04

May 11, 2026

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

**Re: 21 and 25 Rock Hill Rd Development
Escrow Release No. 1**

Dear Mr. Leswing:

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

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Erosion and Sediment Control				
1. Rock Construction Entrance	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
2. 12" Compost Sock	2,560.00	2,560.00	2,560.00	0.00
3. 24" Compost Sock	13,950.00	13,950.00	13,950.00	0.00
4. Erosion Control Matting	2,000.00	2,000.00	2,000.00	0.00
5. During Construction Basin	15,000.00	15,000.00	15,000.00	0.00
6. Final Grading and Stabilization	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal A	\$45,010.00	\$45,010.00	\$45,010.00	\$0.00
B. Stormwater Management				
7. 8" HDPE	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
8. 12" HDPE	8,050.00	8,050.00	8,050.00	0.00
9. 15" HDPE	2,000.00	2,000.00	2,000.00	0.00
10. 18" HDPE	900.00	900.00	900.00	0.00
11. Inlet	15,000.00	15,000.00	15,000.00	0.00
12. Sump Box	3,000.00	3,000.00	3,000.00	0.00
13. Outlet Structure	5,000.00	5,000.00	5,000.00	0.00
14. Infiltration Bed 1	90,000.00	90,000.00	90,000.00	0.00
15. Infiltration Bed 2	35,000.00	35,000.00	35,000.00	0.00
16. Flume Inlet Box	<u>15,000.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal B	\$175,150.00	\$175,150.00	\$175,150.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Miscellaneous				
17. Concrete Sidewalk	\$13,600.00	\$13,600.00	\$13,600.00	\$0.00
18. Granite Curb	8,000.00	8,000.00	8,000.00	0.00
19. Driveway Apron	1,500.00	1,500.00	1,500.00	0.00
20. Streetscape/Courtyard Amenities	25,000.00	0.00	0.00	25,000.00
21. Parking Lot	37,500.00	37,500.00	37,500.00	0.00
22. Bike Rack	1,000.00	0.00	0.00	1,000.00
23. As-Built Plan	3,000.00	3,000.00	3,000.00	0.00
24. Retaining Wall	5,000.00	5,000.00	5,000.00	0.00
25. Post Development Flume Eval.	15,000.00	0.00	0.00	15,000.00
26. Post Development Traffic Study/Signal	30,000.00	0.00	0.00	30,000.00
27. Sanitary Lateral	330.00	330.00	330.00	0.00
28. Pedestrian Lighting	5,000.00	5,000.00	5,000.00	0.00
29. Stamped Asphalt	10,000.00	10,000.00	10,000.00	0.00
30. Mechanical Equipment Screening	55,000.00	55,000.00	55,000.00	0.00
31. EV Charging Stations	90,000.00	0.00	0.00	90,000.00
32. Line Striping and Signage	5,000.00	5,000.00	5,000.00	0.00
33. Geotech and Maintenance Plan	10,000.00	0.00	0.00	10,000.00
34. Knox Box	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>	<u>0.00</u>
Subtotal C	\$315,430.00	\$144,430.00	\$144,430.00	\$171,000.00
D. Landscaping and Slope Restoration				
35. Deciduous Trees	\$39,000.00	\$0.00	\$0.00	\$39,000.00
36. Evergreen Trees	18,000.00	0.00	0.00	18,000.00
37. Shrubs	13,975.00	0.00	0.00	13,975.00
38. Invasive Tree and Shrub Removal	<u>30,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>
Subtotal D	\$100,975.00	\$0.00	\$0.00	\$100,975.00
SUBTOTAL (A - D)	\$636,565.00	\$364,590.00	\$364,590.00	\$271,975.00
Engineering & Contingencies	<u>63,660.00</u>	<u>36,459.00</u>	<u>36,459.00</u>	<u>27,201.00</u>
TOTAL	\$700,225.00	\$401,049.00	\$401,049.00	\$299,176.00
Plus 10%	<u>70,000.00</u>	<u>40,105.00</u>	<u>40,105.00</u>	<u>29,895.00</u>
110% Cost of Improvements per				
Section 509 of the Municipal Code	\$770,225.00	\$441,154.00	\$441,154.00	\$329,071.00
Retainage		<u>(33,000.00)</u>	<u>(33,000.00)</u>	<u>33,000.00</u>
Total		\$408,154.00	\$408,154.00	\$362,071.00
Release to Developer		\$408,154.00		
Balance of Funds in Escrow Account				<u>\$362,071.00</u>

We recommend a release of escrow in the amount of \$408,154.00. As there is currently a balance of \$770,225.00, following this release of \$408,154.00, the balance remaining in the account will be \$362,071.00.

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

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

Sincerely,

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

Joseph A. Mastronardo, P.E.

PENNONI ASSOCIATES

Township Engineer

JAM/njm

cc: Charles Doyle, Assistant Director of Planning
Colleen Hall, Senior Planner
Tester Construction Group, LLC



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **RESOLUTION - CONDITIONAL USE APPLICATION - 768 MT. MORO ROAD, VILLANOVA, WARD 6, CU# 3934C**

Consider for recommendation to the Board of Commissioners adoption of a Resolution approving a Conditional Use application. The applicant seeks Conditional Use for the installation of additional impervious coverage related to construction on a Class II Historic Resource. These changes increase the impervious surface limits to 24.7% (1,177 sq. ft), which is above the LDR2 Zoning District limit of 21%.

The applicant is seeking retroactive approval under the following Township Code provisions:

1. §155-7.1(H)(1): Allows up to a 15% increase in impervious surface and setback standards for properties containing Class I or Class II Historic Resources, with a recommendation from the Historical Commission and conditional use approval from the Board of Commissioners — for 1,006 sq. ft. of impervious surface.
2. §155-7.1(H)(5): Provides the Board of Commissioners authority to grant additional relief by conditional use when necessary to support the preservation of the historic resource — for 171 sq. ft. of impervious surface.

PUBLIC COMMENT

ATTACHMENT(S):

[768 Mt. Moro Road - CU Resolution \(5.8.26\).docx](#)

[HO Recommendations 768 Mt. Moro Road.pdf](#)

[Staff Report - 768 Mt Moro Rd.pdf](#)

[TE Review 2-19-2026.pdf](#)

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

WHEREAS, the Township of Lower Merion received an application designated as CU Application #3934C, filed on behalf of John and Anne Solis-Cohen (“Solis-Cohen”), by and through their authorized agent and co-applicant Waverly Custom Homes, LLC (“WCH”) (collectively, the “Applicant”), which seeks conditional use approval pursuant to §§ 155-7.1(H)(1), (5) of the Zoning Code, to increase impervious coverage on 768 Mt. Moro Road, Lower Merion Township, further identified as Parcel I.D. No. 40-00-41680-00-4 (“Property”), upon which a Class II Historic Resource is located, from 6,710 square feet (or 21% of the lot area) to 7,887 square feet (or 24.7% of the lot area) and to confirm that the existing as-built improvements may remain;

WHEREAS, the application was referred to Pamela M. Loughman, Esq., Hearing Officer, to take testimony and make recommended Findings of Fact, Conclusions of Law and an Order for the consideration of the Board of Commissioners;

WHEREAS, specifically, the Hearing Officer received testimony and evidence in consideration of the Applicant’s request to modify and also remove certain conditions of approval which relate to number of events, lighting, circulation, and attendance;

WHEREAS, following a public hearing on the application, the Hearing Officer submitted to the Board of Commissioners her “Recommendations for Findings of Fact, Conclusions of Law and Order,” (the “Report”); and

WHEREAS, the Board of Commissioners, having reviewed and considered the Hearing Officer’s Report, hereby intends to render its decision.

NOW THEREFORE, the Board of Commissioners of the Township of Lower Merion hereby resolves:

1. Paragraphs 1 through 78 set forth in the attached Report, together with the Discussion contained therein, are all hereby adopted in their entirety as the Findings of Fact and Conclusions of Law of the Board of Commissioners with respect to CU Application 3934C, the application of Solis-Cohen and WCH, and which concerns the Property.
2. In consideration thereof, the Board adopts and issues the following order, which is consistent with the Hearing Officer’s proposed order, with respect to the aforementioned application and is based on the documents and plans submitted in support of the application, all of which are specifically incorporated by reference thereto:

ORDER

And now on this _____ day of May, 2026, with respect to the property located at 768 Mt. Moro Road, Lower Merion Township, further identified as Parcel I.D. Nos. 40-00-41680-00-4, upon the application of John Solis-Cohen, Anne Solis-Cohen, and Waverly Custom Homes, LLS for conditional use approval to increase coverage on a lot with a Class II Historic Resource from 6,710 square feet (21% of lot area) to 7,887 square feet (24.7% of lot area) and to confirm that the existing as-built improvements may remain at the property, pursuant to §§ 155-7.1(H)(1), (5) of the Zoning Code, and the application procedure and standards found in §§ 155-11.1(F), (H) of the Zoning Code is granted, subject to the following conditions, for the reasons set forth in the foregoing recommended findings of fact, conclusions of law, and discussion.

Conditional use approval is granted on, and conditioned on, adherence to the testimony, plans, documents, and exhibits in the record presented at the conditional use hearing on March 9, 2026. This grant of conditional use approval is further conditioned on:

1. A guaranty that provides that the permanent protection of the integrity of the historic resource and the existing brick wall extending west from the historic resource to the property line, in a form acceptable to the Township Solicitor, shall be recorded.
2. A covenant running with the land requiring the property owner to maintain the recharge basin in proper working condition at all times, in a form acceptable to the Township Solicitor, shall be recorded.
3. The property owner shall submit to the Township a certification, prepared by a qualifying engineer, verifying that the stormwater management system (2) required under this section has been inspected and is functioning as designed. Said certification shall be resubmitted to the Township at two-year intervals thereafter as required by Zoning Code § 155-3.13(B)(3). This shall be required prior recording the Final Plan.
4. The stormwater management system will be updated to accommodate 100% of the direct runoff volume generated by the additional impervious surface for the 100-year storm event. The existing basin will have sufficient recharge capacity.
5. The impervious surface may exceed the maximum permitted in the underlying zoning district, provided one hundred percent of the direct stormwater runoff from the additional impervious surface is recharged for one-hundred -year storm event. Verification that the existing basic can accommodate this requirement shall be provided, otherwise additional stormwater controls shall be provided. Percolation tests shall be submitted showing rates sufficient to empty the system within 24 hours as required per the Zoning Code § 155-313.B(3) and § 155-7.1.H(1). This shall be required prior to grading permit.

6. The Applicant shall provide an as-built plan certifying the amount of impervious surface on the lot. The plan shall be signed and sealed by a licensed professional.
7. The Applicant's existing grading permit shall be amended to meet these requirements.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

BY: _____
Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary

Before the Conditional Use Hearing Officer
Lower Merion Township, Montgomery County
Pennsylvania

Application CU #3934C

**RECOMMENDATIONS FOR FINDINGS
OF FACT, CONCLUSIONS OF LAW AND ORDER**

This conditional use application seeks conditional use approval to increase impervious coverage on a lot with a Class II Historic Resource from 6,710 square feet (21% of lot area) to 7,887 square feet (24.7% of lot area) and to confirm that the existing as-built improvements may remain at the property, pursuant to Code §155-7.1(H)(1)&(5) and the application procedure and standards found in §155-11.1.F & H. A Conditional Use Hearing was conducted on March 9, 2026, before the Conditional Use Hearing Officer.¹

FINDINGS OF FACT

A. Background

1. The Applicants are John and Anne Solis-Cohen (collectively referred to as "Solis-Cohen") and their authorized agent/Co-Applicant Waverly Custom Homes, LLC ("WCH"), c/o Michael Haines, President, with a business address of 711 Mt. Moro Road, Villanova, PA 19085. Solis-Cohen and WCH are collectively referred to as the Applicants.

2. The Applicants are represented by Fred B. Fromhold Esq., a principal of the law firm Fromhold, Adams & Jun.

3. The conditional use application concerns the property located at 768 Mt. Moro Road, Lower Merion Township, further identified as Parcel I.D. No. 40-00-41680-00-4. ("Property").

¹ The Conditional Use Hearing Officer is authorized to conduct the hearing pursuant to Code §155-11.1.F(9)(c).

4. The Property is located in the Low Density Residential LDR-2 zoning district with frontage on Mt. Moro Road.

5. The Property also subject to the Historic Resource Overlay District because it contains a carriage house built in 1911 as a chauffeur's residence and stable or garage, which is listed on the Lower Merion Township Historic Resource Inventory as a Class II Historic Resource. It is known as "Eastfield Carriage House."

6. Eastfield Carriage House is connected to Eastfield Manor House, another Class II Historic Resource, by a brick wall. Both the manor house and the carriage house were located on the same lot, 764 Mt. Moro Road, when originally constructed in 1911.

7. The Solis-Cohens purchased the Property on June 11, 2021, and subsequently contracted with WCH for the construction of a new single-family dwelling on the Property, while preserving and restoring a portion of Eastfield Carriage House.

8. The as-built impervious coverage area currently exceeds the approved impervious coverage by 1,177 sq. ft on the 31,950 sq. ft (0.7335 acre) property.

B. Conditional Use Application

9. The Applicant filed conditional use application No. 3934C on January 16, 2026, pursuant to Code §155-7.1(H)(1)&(5). Ex. T-3, Conditional Use Application.

10. The Applicant's transmittal letter dated January 16, 2026, requests "conditional use approval pursuant to §155-7.1(H)(5) to authorize the total impervious surface of 24.7% and to confirm the as-built improvements may remain." Ex. T-4, Conditional Use Narrative Statement and Conditions of Proposed Use.

11. The Township Engineer reviewed the conditional use application and supporting plans in a letter dated Feb. 19, 2026. Ex. T-8. He made the following recommendations:

- a. The impervious surface may exceed the maximum permitted in the underlying zoning district, provided one hundred percent of the direct stormwater runoff from the additional impervious surface is recharged for a one-hundred-year storm event. Verification that the existing basin can accommodate this requirement shall be provided, otherwise additional stormwater controls shall be provided. Percolation tests shall be submitted showing rates sufficient to empty the system within 24 hours as required per the Zoning Code §155-3.13.B(3) and §155-7.1.H(1). This shall be required prior to grading permit.
- b. A covenant running with the land shall be recorded requiring the property owner to maintain the recharge basin in proper working condition at all times. The property owner shall submit to the Township a certification, prepared by a qualifying engineer, verifying that the stormwater management system(s) required under this section has been inspected and is functioning as designed. Said certification shall be resubmitted to the Township at two-year intervals thereafter as required per Zoning Code §155-3.13.B(3). This shall be required prior to recording the Final Plan.
- c. The Applicant shall provide an as-built plan must be submitted certifying the amount of impervious surface on the lot. (sic) The plan shall be signed and sealed by a licensed professional.
- d. The Applicant's existing grading permit shall be amended to meet these requirements.

12. Township Senior Planner Colleen Hall and Planner Holly Colello reviewed the conditional use application and co-authored a memo to the Planning Commission dated March 2,

2026 (“Staff Memo”). Ex. T-7. The carriage house was originally constructed as an accessory structure to Eastfield Manor House at 764 Mt. Moro Road. In 1959, Eastfield Carriage House was subdivided from Eastfield Manor House to form a 31,950 square foot parcel known as 768 Mt. Moro Road. Once sited on a separate parcel, Eastfield Carriage House was converted into a residential dwelling and enlarged over time. In 2023, the additions and a portion of the original carriage house footprint were removed, and the south end of the carriage house was rehabilitated as an accessory structure. A new construction, unattached residence was built behind the carriage house in 2023. The Eastfield Carriage House remains connected by a wall to Eastfield Manor House and both Class II Historic Resources are highly visible from Mt. Moro Road. The carriage house contributes to the historic character of the area including the approach to Appleford Estate, a historic landmark owned by the Township. Ex. T-7 at 2.

13. The construction of the new home was originally approved by the Township with a maximum impervious coverage of 6,710 square feet, representing 21% of the lot area, which is the maximum coverage permitted in the LDR2 zoning district by right. The Property currently contains a new home adjacent to the restored carriage house, a driveway, two patios, connecting steps, utility pads and several walls with 7,887 square feet of impervious coverage (24.7% of the lot area). Ex. T-7 at 2.

14. A property containing a Class II Historic Resource is eligible to seek conditional use approval to increase impervious coverage by up to an additional 15%, pursuant to Code §155-7.1(H)(1). However, additional impervious coverage may not exceed 50% of the Historic Resource building area, pursuant to §155-7.1(H)(4). Additional impervious surface coverage requires a recommendation by the Historical Commission and approval by the Board of Commissioners.

15. The Eastfield Carriage House's building footprint currently measures 540 square feet, making the property eligible for an additional 270 square feet of impervious surface, increasing the maximum allowable coverage from 6,710 square feet to 6,980 square feet. An impervious surface bonus of 270 square feet, if added to the zoning district maximum impervious coverage of 6,710 square feet, is 907 square feet less than the current impervious surface coverage of 7,887 square feet. The Board of Commissioners may approve additional impervious surface coverage if it determines it is essential to the preservation of the Historic Resource, pursuant to §155-7.1(H)(5). Ex. T-7 at 1-2.

16. The Staff Memo notes that a covenant to permanently protect the facade of the carriage house, as required by Code §155-7.1(B)(3), is the only means to ensure the permanent protection of Class II historic resource. Stormwater management improvements to address the additional 171 square feet of impervious surface are also necessary. The Staff Memo concludes: "[i]n essence, the applicant is seeking to retroactively address a zoning violation through the conditional use process. If conditional use approval is granted for all of the impervious surface (currently on the Property) the Applicant will be required to permanently protect the historic resource and also provide significant stormwater management for the additional impervious surface." Ex. T-7 at 7. The Staff Memo directs the Planning Commission make a recommendation on the conditional use application. Ex. T-7 at 6-7.

17. On March 2, 2026, the Planning Commission reviewed the conditional use application at a public hearing. It recommended approval to proceed with the requested conditional use contingent upon a condition that the "applicant shall include preservation of the existing brick wall extending west from the historic structure to the property line through the covenant." Ex. T-9, Planning Commission Recommendation to Hearing Officer.

18. The Historical Commission met on March 2, 2026 and considered "retroactive approval of an increase of impervious surface coverage under the Code 155-7.1(H)(5) option to permit greater modification where the Commission believes it is essential, or may have been essential at the time the application was first brought to the Commission, to the preservation of the resource." Ex. T-17. It recommended "[w]hile the Commission finds that this is an uncommon recommendation under section 155-7.1(H)(5), we believe that the preservation of the historic resource under the facade easement covenant, outweighs the impact of the proposed changes." The Historical Commission noted that its recommendation from 2025 regarding the impact of additional impervious surface coverage on the Historic Resource remains unchanged despite the increase of the stormwater management system, which has been described as fully underground. Ex. T-17.

C. The Conditional Use Hearing

19. On March 9, 2026, a conditional use hearing was conducted.

20. No one entered an appearance in opposition to the conditional use application, petitioned for party status, or retained counsel.

21. Senior Planner Colleen Hall appeared on behalf of Lower Merion Township and offered exhibits marked T-1 to T-18 into the record:

T-1 Conditional Use Hearing Agenda

T-2 Affidavit of Publication dated 2/15/26 and 3/1/26;

T-3 Conditional Use Application dated 1/16/26;

T-4 Cover Letter of Conditional Use Application dated 1/16/26;

T-5 Land Development Committee response letter prepared by Schock Group, LLC dated 2/12/26;

T-6 Planning Commission Meeting Agenda dated 3/2/26;

- T-7 Staff Report to the Planning Commission prepared by Holly Colello, Planner, and Colleen Hall, Senior Planner, dated 3/2/26;
- T-8 Township Engineer Review Letter prepared by Joe Mastronardo, Pennoni, dated 2/19/26;
- T-9 Planning Commission Recommendation to Hearing Officer dated 9/23/25;
- T-10 As Built Plan prepared by Paul C. Cuce, Schock Group LLC dated 10/14/25;
- T-11 Planning Commission Recommendation to Hearing Officer dated 9/23/25;
- T-12 Architecture Plan prepared by Stephen G. Varenhorst dated 3/14/22;
- T-13 Stormwater Plan prepared by Christopher H. Dougherty, Schock Group, LLC dated 2/20/26;
- T-14 Post Construction Stormwater Management Report prepared by Schock Group, LLC dated 2/9/26;
- T-15 Historic Resource Impact Study Addendum prepared by Richard Grubb & Associates dated 1/12/26;
- T-16 Historic Resource Impact Study prepared by Richard Grubb & Associates dated 6/27/25;
- T-17 Historic Commission Recommendation Letter prepared by Greg Pritchard, Historic Preservation Planner, dated 3/2/26;
- T-18 Written responses prepared by Greg Pritchard, Historic Preservation Planner.

The Township's exhibits were accepted into the record.

21. The Township's Historic Preservation Planner, Greg Pritchard, stated on the record that the original footprint of the carriage house was between 2,000 and 2,100 square feet. The 1991 addition added around 1,736 square feet. The footprint was reduced to the current 540 square feet in 2021. (N.T. 3/9/26 at 21-22) The relationship between the Eastfield Manor House and the Carriage House is significant because they share a plane for their front elevations (brick wall).

Pritchard stated this is a good opportunity to preserve a building with a unique composition as it relates to the streetscape. The difference in scale conveys information about the houses. (N.T. 3/9/26 at 11-12)

22. The Co-Applicants offered four (4) exhibits into the record:

A-1 Engineering Plans prepared by Schock Group, LLC:

- a. Grading and Utility Plan Letter dated 12/7/21 rev. 2/9/22;
Existing Conditions/Demolition Plan dated 12/7/21 rev. 2/9/22
- b. Existing Conditions Plan Final As-Built Survey dated 5/15/23;
- c. Existing Conditions w/ Drone Aerial Underlay Plan dated 11/10/25
Final As-Built Survey;
- d. Existing Conditions w/ Drone Aerial Underlay Plan dated 2/20/26
Conditional Use Application
- e. House Location Concept Plan dated 11/2/25;

A-2 Relevant Impervious Surface Coverage Analysis;

A-3 C.V. of engineer Timothy E. Davis, Schock Group LLC;

A-4 C.V. of architect Stephen Varenhorst.

The Applicant's exhibits were accepted into the record.

23. Attorney Fromhold stated the Co-Applicants seek relief from impervious surface limitations applicable to properties containing historic resources where the modification is essential to preserve the historic resource. When the current owners acquired the Property, impervious surface was in excess of 31% and it had no stormwater management. In the course of constructing a new home on the Property, the Historic Resource was preserved and restored with its large additions demolished. (N.T. 3/9/26 at 13) The new house was constructed behind the historic resource to preserve its integrity. Similarly, the driveway was extended back behind the historic resource. The architect, Stephen Varenhorst, and the builder, Michael Haines, convinced the new owners to preserve the Historic Resource and design the new house set back from it. (N.T. 3/9/26 at 15-16) The excess impervious surface on the Property resulted from the decision

to preserve the Historic Resource. If the new home had been "slid up to the front setback line closer to Mt. Moro Road, you'd have substantial compliance with the 21%." Ex. A-1.E, House Location Concept Plan (N.T. 3/9/26 at 18) "The decision to preserve that building" has the Applicants "seeking the additional square feet of impervious surface to allow these desired improvements to happen." (N.T. 3/9/26 at 18-19)

24. The Co-Applicants offered testimony from Timothy E. Davis ("Davis"), a civil engineer employed by Schock Group. Ex. A-3, C.V. Schock Group was retained to provide an existing condition survey of the property prior to any development in 2021; stormwater management and runoff and erosion control permitting for Lower Merion Township for the development of the property including the removal of the additions to the historic resource and the construction of the single-family residence that now exists on the lot. (N.T. 3/9/26 at 25-27)

25. The property originally featured a single-family house (Carriage House) with a substantial driveway and patio additions. The existing impervious surface coverage was 10,150 square feet or 31.77% of the property. It had no stormwater facility and a failed septic field on the property. Ex. A-1A sheet 2, Existing Conditions and Demolition Plan, (N.T. 3/9/26 at 27-28) The Existing Conditions and Demolition Plan shows that everything was to be demolished except the historic resource. *See*, Ex. A-1.A sheet 2. (N.T. 3/9/26 at 28)

26. The proposed new home and new driveway were to be constructed adjacent to and behind the existing Historic Resource. Schock Group designed extensive stormwater management, as well as a subsurface stormwater basin to control stormwater runoff from the site for the proposed improvements. Ex. A-1.A sheet 1, Grading and Utility Plan (N.T. 3/9/26 at 29).

27. After the new house and driveway were constructed, the approved impervious coverage was 6,710 square feet and as-built impervious coverage totaled 7,436 square feet or

23.27%. Ex. A-1.B, Existing Conditions Plan, Final As-Built Survey ("2023 As-Built Plan).

Notes on the 2023 as-built plan state the "maximum lot impervious coverage is 6,710 square feet, 21% of the lot area" and "upon conditional use approval, (...) class two historic structures allow for 15% increase in allowable impervious coverage." The third note states "storm system designed to allow for 7,716 s.f. of impervious coverage." Davis explained that the stormwater management system was designed for an extra 15% impervious coverage "as part of future proofing since we knew the lot was eligible in the future for additional impervious through the conditional use application." (N.T. 3/9/26 at 30-31).

28. More impervious surface was added to the property as depicted in the final as-built plan dated November 10, 2025. Ex. A-1.C, Existing Conditions with Drone Aerial Underlay Plan ("2025 As-Built Plan") (N.T. 3/9/26 at 32-33). After Applicant's counsel and engineer met with Township staff to review the 2025 As-Built Plan, a new plan was created that included conditional use application notes as well as clarification of the dates of the Township permit approval and the as-built conducted in 2025. *See*, Ex. A-1.D, Existing Conditions Conditional Use Plan (N.T. 3/9/26 at 34).

29. Davis testified that if the Historic Resource had been removed, and the new house was shifted up toward the front of the lot compliant with setback regulations, the property would have 6,756 square feet of impervious surface coverage. If the historic walls were removed, the lot would be fully compliant (with Code). Ex. A-1.E, House Location Concept Plan. (N.T. 3/9/26 at 34).

30. Stephen Varenhorst, AIA, a licensed architect and principal of Varenhorst Architects, was accepted as an expert in architecture. Ex. A-4, C.V. Varenhorst testified that he was familiar with the Carriage House from driving by many times. While the additions and

modifications were in poor condition, the Carriage House was obviously related to the house next door (Eastfield Manor) and "it was a beautiful piece of that house." (N.T. 3/9/26 at 38) Varenhorst liked the idea of preserving the Carriage House because it helped preserve the integrity of the house next door and the wall that continues across two properties. (N.T. 3/9/26 at 39-40)

31. The new house was designed to be in keeping with Eastfield Manor and the chauffeur's residence (Carriage House). The new house was pushed behind the Carriage House so that the brick wall continued to connect it with Eastfield Manor. (N.T. 3/9/26 at 40-41) The architecture of the new house was intended to create compatibility and appropriateness with respect to the Carriage House that is being preserved. Pushing the house further back behind the Carriage House made the driveway longer and contributed to the amount of impervious surface. (N.T. 3/9/26 at 42-43)

32. Varenhorst had discussed preserving the Carriage House with the builder, Michael Haines, who owned the property at that time. Varenhorst encouraged Haines early on to preserve it, and eventually he came to agree. The property was subsequently sold to the Solis-Cohens and Haines discussed preservation of the Carriage House with them. When Varenhorst presented the plans to the Solis-Cohens, they were fine with it. (N.T. 3/9/26 at 38-39)

33. The third witness was Co-Applicant Michael Haines ("Haines"), the principal of Waverly Custom Homes ("WCH"). He testified that the Solis-Cohens purchased the property and contracted with WCH to build a new house on it. After the property was under agreement of sale, Haines and the Solis-Cohens discussed what the new house would look like. The Solis-Cohens were resistant to saving the Carriage House because it was vacant, had been damaged by a fallen tree, and had animals living in it. They didn't need the Carriage House. (N.T. 3/9/26 at

46). Haines was in favor of saving the Carriage House and had conversations with Varenhorst about preservation as a viable alternative. Haines testified that the Carriage House is historic and physically integrated into the building next door (Eastfield Manor). If the Carriage House was taken down, then the brick wall would look terrible. Haines convinced the new owners to fix the Carriage House because it's unique and adds to resale value. The Solis-Cohens agreed to preserve the Carriage House. (N.T. 3/9/26 at 47)

34. The Township approved the demolition permit application filed by WCH. The proposed impervious surface is exactly 21% or 6,710 square feet on the Grading and Utility plan dated December 2021. *See*, Ex. A-1.A second sheet.

35. The new house was designed with a courtyard garden in the middle of its "C" shape. A patio in the courtyard garden was requested by the new owners when the project was three-quarters complete. Haines spoke to the architect, who, in turn, spoke to the engineer about impervious surface. That was when "things got lost in translation" about how much impervious is permitted with the bonus for keeping the historic resource. (N.T. 3/9/26 at 48-49) The patio was installed in some of the courtyard garden space, an as-built plan was submitted to the Township, and a certificate of occupancy was issued.

36. At a later point, Pritchard contacted Haines about the amount of impervious surface shown on the as-built plan. Haines testified that he believed the "historical bonus" meant the property already had additional impervious coverage, so the property did not have too much. (N.T. 3/9/26 at 49-50) Pritchard told Haines, "that's not how it works."

37. Schock Group created another As-Built plan in 2025 that reflected additional impervious surface that had been added to the property. Ex.A-1.D. (N.T. 3/9/26 at 49-50) Haines testified that the additional impervious came from a staircase next to the patio and the

driveway being expanded. A set of stone steps was installed down from the patio where there's a substantial grade change. The new owners had found the sloped ground slippery to walk on. The driveway was widened because it was tricky to pull into the garage. The garage doors cannot face the street, so a driver must pull the car to the left and then back into the garage. In doing so, one of the owners accidentally backed the car into the garage structure. The 2023 As-Built Survey reflected the original shape of the base coat of the driveway. A topcoat was paved over a larger area next to the garage to make it easier to back in with a car. Lastly, the air conditioner pads weren't shown on the original plan. (N.T. 3/9/26 at 50-51)

38. Robert Wise ("Wise"), an architectural historian employed by Richard Grubb & Associates ("RGA"), testified for the Co-Applicants about the Historic Resource Impact Study ("HRIS"). Wise testified that RGA has been involved with the property since 2021. It conducted a study of the property before any demolition occurred to determine its significance, the impact of demolition, and the new building. The 2021 HRIS was presented to the Historical Commission, which subsequently recommended approval of the demolition permit. (N.T. 3/9/26 at 53-54) Wise was not involved in presenting the 2021 HRIS to the Historical Commission

39. Wise was the principal investigator who wrote the HRIS dated June 27, 2025. Ex. T-16. It contains many of the same details about the history, description, and significance of the former building as the 2021 HRIS and also addresses the impact of new impervious surfaces (new house and flagstone patio) on the historic resource. Wise testified that the 2025 HRIS, Ex. T-16, concluded "RGA finds the masonry patio will have no adverse impact on the Eastfield Carriage House. RGA also finds no adverse impact on the two adjacent historic resources, Eastfield Manor House and Appleford. The porch area is visible from Appleford's entrance

driveway. The impact study provided brief recommendations to reduce any potential impact."

Ex. T-16 at i, (N.T. 3/9/26 at 55-56)

40. In January 2026, RGA was asked to supplement the 2025 report to include all impervious surfaces for which the Co-Applicants seek conditional use approval. Ex. T-15 is the supplemental report. Wise had semi-retired from RGA at that time. He returned to the property to observe impervious surfaces not specified on the plan of the new house: portions of asphalt driveway, a porch overhang, a generator pad, a small patio on the east side of the house, the patio steps, another A/C pad on the west side of the house, a patio on the north side of the house and some pavers. Those things were installed in June 2025 when Wise wrote the 2025 HRIS, but he didn't have an as-built plan that depicted everything he saw in the field and his photos either didn't show them or he didn't pick up on the nuances. The patio steps and driveway with full feathering were there in June of 2025. The as-built plan provided for the Jan. 12, 2026 supplemental report included all the impervious surfaces. (N.T. 3/9/26 at 56-58) Wise testified he was "asked to go back out to the property and look at those elements as specified on the plan and determine whether those elements again created any impact on the historic resource, which I found none, or on the adjacent historic resources." (N.T. 3/9/26 at 57)

41. Wise gave an opinion on the historic significance of the Carriage House. "Carriage houses are probably the first to go because they may be marginalized." This one was marginalized and in disrepair, so it's great that it was able to be saved. The Carriage House was heavily altered in the 1950s with the garage orientation switched to reuse it as a residence. Additions in the 1980s changed the interior and exterior. A tree had fallen on it, too. Removing the additions didn't have a huge impact on the Carriage House when looking at the building from Mt. Moro Road. Eastfield Manor House is connected by the brick wall over the property line to

the Carriage House creating a great setting that's maintained now. Eastfield Manor House is a Tudor Revival-style building, and some similar features are found on the Carriage House. The new building is almost subordinate to the little manor house (Carriage House) because of the way it's oriented and the use of front-end gables that were found in the original building, and other compatible features. "It was really well done". (N.T. 3/9/26 at 59-60)

D. Legal Authority for Conditional Use Relief

42. The Historic Resource Overlay District ("HROD") is codified through §155-7.1 of the Zoning Ordinance.

43. The intent of the HROD is set forth in Code §155-7.1.A:

- 1) Preservation and protection of buildings, structures and sites, and objects of historic, architectural, cultural, archeological, educational, and aesthetic merit are public necessities and are in the interests of the health, prosperity and welfare of the people of Lower Merion Township. To that end, a separate zoning district is created to overlay all other zoning districts in the Township.
- 2) The Provisions of this section are intended to:
 - a. Promote the general welfare by protecting the integrity of the historic resources and neighborhoods with unique architectural characteristics of Lower Merion Township.
(...)
 - c. Discourage the unnecessary demolition of historic resources
 - d. Provide incentives for the continued use of historic resources and to facilitate their appropriate reuse.
(...)
 - g. Preserve historic resources in the community as listed on the Historic Resource Inventory and in local historic districts. Properties with Class 1 or Class 2 Historic Resources may qualify for relief from specific form standards by conditional use approval, pursuant to Code §155-7.1.H.

43. The impervious surface standards in the underlying zoning district may be modified by up to 15% for properties containing Class I or Class II Historic Resources, subject to

- (a) Obtaining a recommendation for the Historical Commission or Board of Historical Architectural Review (HARB) (if the property is in an historic district), pursuant to chapter 88; and
- (b) Obtaining conditional use approval from the Board of Commissioners.

Code §155-7.1(H)(1).

44. The impervious surface coverages permitted by this section may not exceed 50% of the building area of the Historic Resource subject to a guaranty that provides the permanent protection of the integrity of the historic resource in a form acceptable to the Township Solicitor, unless further limited by Table 7.1.2. Code §155-7.1(H)(4).

45. Where the Board of Commissioners determines that the requested relief is essential to the preservation of the historic resource, the Board of Commissioners may, by conditional use, modify such requirements to a greater degree than permitted by this section to protect the historic resource. Code §155-7.1(H)(5).

46. The Municipalities Planning Code confers authority to municipalities to grant conditional use relief pursuant to the express standards and criteria of their applicable code:

Zoning ordinances may contain provisions for conditional uses to be allowed or denied by the governing body after recommendations by the planning agency and hearing, pursuant to express standards and criteria set forth in the zoning ordinance. (...) In allowing a conditional use, the governing body may attach such reasonable conditions and safeguards, other than those related to off-site transportation or road improvements, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of this act and the zoning ordinance.

Pennsylvania Municipalities Planning Code (Act 247 of 1968) §603.c.2.

47. The Board of Commissioners shall have the power to approve or disapprove conditional uses when this chapter specifically requires obtaining such approval, pursuant to Code §155-11.1(F)(1).

48. The Applicant shall have the initial burden of persuasion that the application complies with the specific requirements of the proposed use set forth in Article V, Uses, subject to §155-11.1(F)(4), pursuant to §155-11.1(F)(3).

49. Opponents shall have the initial duty of presenting substantial evidence that the application does not comply with the general criteria of this chapter, but the Applicant shall retain the ultimate burden of persuasion concerning those criteria, pursuant to §155-11.1(F)(4).

50. Lower Merion Township Zoning Code § 155-11.1 *et seq.* contains general conditional use procedures. Criteria for conditional use approval is found in Code § 155-11.1(F)(9)(f):

Criteria for conditional use approval. The Board of Commissioners shall grant a conditional use only if it finds substantial evidence that any proposed development plan submitted comply with the following:

- 1) Meets all conditions of uses expressed in the use classification section of this chapter;
- 2) Does not conflict with the Township and County Comprehensive Plans and other plans adopted by the township;
- 3) Is consistent with the spirit, purposes and intent of the applicable zoning district;
- 4) Is in conformance with all applicable requirements of this Chapter and all municipal, state and federal codes applicable to the use or process in question;
- 5) Is suitable to the property in question. This criterion shall consider issues such as traffic, vehicular and pedestrian circulation, location and design of parking areas, adjacent land use(s) and other impacts on the surrounding area. If the proposal is adjacent to a residential district, the scale of the use shall relate to and complement the surrounding area.
- 6) Public Utilities. All uses shall be capable of being served by public sewer. A use may be permitted to be served on an on-lot sanitary system, only if deemed acceptable by the Board of Commissioners and the adopted 537 Plan of the Township, upon recommendation of the

Township Engineer. Sufficient water supply must be available to accommodate the needs of the proposed use.

51. Application procedures and additional requirements for conditional use approval for an Historic Resource regulated by the HROD § 155-7.1 are found in § 155-11.1(H)(1-16).

52. Criteria for the grant of conditional use approval of a use in the HROD are set forth in § 155-11.1(H)(7):

Criteria for the grant of conditional use approval. Where a use is permitted in an Historic Resource Overlay District by conditional use, that use shall not be granted unless the following requirements have been satisfied in addition to those set forth in § 155-11.1.F.

(a) The Applicant shall have the burden of demonstrating that approval of the application will not jeopardize the preservation of the historic resource contained on the property subject to the application. To sustain this burden, the Applicant shall present evidence demonstrating the following:

- 1) The exact location of the area in which the work is to be done.
- 2) The exterior changes to be made or the exterior character of the structure to be erected.
- 3) A list of the surrounding structures with their general exterior characteristics.
- 4) The effect of the proposed change upon the general historic and architectural nature of the property.
- 5) The appropriateness of exterior architectural features of structures involved in the proposed work.
- 6) The general design, arrangement, texture, material, scale, mass and color of any affected building, structure or site and the relation of such factors to similar features of other structures on the property.
- 7) That rehabilitation work will not destroy the distinguishing qualities or character of the historic resource and its environment.
- 8) In the event that replacement of contributing architectural features is necessary, the new material should, as closely as possible, match the material being replaced in kind. (...)

- 9) Distinctive stylistic features or examples of skilled craftsmanship shall be preserved.
- 10) Changes which may have taken place in the course of time are evidence of the history and development of the building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
- 11) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and the site and environment.

E. Compliance with Code §155-7.1.H

53. The Co-Applicants have demonstrated that impervious surface standards should be modified by up to 15% because the Property contains a Class II Historic Resource, has obtained a recommendation from the Historical Commission, and may obtain conditional use approval from the Board of Commissioners, pursuant to Code §155-7.1.H(1).

54. The Co-Applicants have shown with substantial evidence that the limitation of impervious surface coverage to 50% of the building area of the Historic Resource, found in Code §155-7.1.H(4), should be modified to a greater degree because the requested relief is essential to the preservation of the historic resource, pursuant to Code §155-7.1.H(5). Increasing the impervious surface increase by 907 square feet is necessary to preserve the Historic Resource as shown by the Co-Applicants' site plans, house location concept plan, photographs, witness testimony from Contractor Haines, expert testimony from Engineer Davis, Architect Vorenhorst, and Architectural Historian Wise, and the recommendations of Staff, the Historic Commission, the Planning Commission, and the Township Engineer.

55. A historic resource impact study dated June 27, 2025, required by Code §155-7.1.H(4), was prepared by architectural historian Robert Wise of Richard Grubb & Associates. It provides all background information and proposed change analysis required by Code §155-7.1.J,

including site plans, photographs, general description, statement of significance, narrative description, and description of impact on each contributing element within the Historic Resource and adjacent Historical Resources. *See*, Ex. T-16. Moreover, additional information was provided in the Addendum dated January 12, 2026, prepared by Alice Domm, Chief Executive Officer/President of Richard Grubb & Associates. *See*, Ex. T-15.

F. Compliance with Code §155-11.1.H

56. The Co-Applicants have submitted a conditional use application that includes all information required by Code §155-11.1.H(2), including site plans, photographs, and a detailed narrative description of the proposed impervious surface coverage. *See*, Ex. A-1 to A-4; Ex. T-3 to T-17.

57. Pursuant to Code §155-11.1.H(3), the conditional use application was accompanied by a historic resource impact study in accordance with Code §155-7.1.J.

58. The Historical Commission has reviewed the conditional use application and forwarded recommendations pursuant to Code §155-11.1.H(4). *See*, Ex. T-17, Historic Commission Recommendation Letter dated March 2, 2026 prepared by Historic Preservation Planner Greg Pritchard.

59. The Co-Applicants have provided substantial evidence that meets the criteria for grant of conditional use approval, pursuant to Code §155-11.1.H(7). *See*, Ex. A-1 to A-4; Ex. T-3 to T-17, expert testimony of Engineer Davis, Architect Vorenhorst and Architectural Historian Wise, and witness testimony of Contractor Haines at the conditional use hearing.

60. The Co-Applicants have agreed to provide a means to guarantee the permanent protection of the historical integrity of the Historic Resource, Eastfield Carriage House, such as

the establishment of conservation easements or appropriate covenants in a form acceptable to the Township Solicitor, pursuant to Code §155-11.1.H(10).

61. The Co-Applicants have shown by substantial evidence that the historical integrity of the resource has been provided through the design of building improvements as well as implementation of land development features, pursuant to Code §155-11.1.H(11). *See*, Ex. A-1 to A-4; Ex. T-3 to T-17; expert testimony of Engineer Davis, Architect Vorenhorst, and Architectural Historian Wise at the conditional use hearing.

62. The Co-Applicants have provided substantial evidence that the grant of the application will not be destructive of the integrity of the historic resource or detrimentally affect the value of surrounding properties, pursuant to Code §155-11.1.H(11). *See*, Ex. A-1 to A-4; Ex. T-3 to T-17; expert testimony of Engineer Davis, Architect Vorenhorst, and Architectural Historian Wise at the conditional use hearing.

63. Pursuant to Code §155-11.1.H(16), the Co-Applicants have provided expert testimony and plans to demonstrate that the stormwater management system will be updated to accommodate 100% of the direct runoff volume generated by the additional impervious surface for the 100-year storm event. They have provided additional verification that the existing basin will have sufficient recharge capacity. *See*, Ex. A-1-A, Grading and Utility Plan, Ex. T-13, Stormwater Plan, T-14 Post Construction Stormwater Management Report, as well as expert testimony from Engineer Davis at the conditional use hearing.

G. Compliance with Code §155-11.1.F(9)

64. The proposed additional impervious coverage at this residential property meets all conditions of uses expressed in the use classification section of this chapter, pursuant to Code §155-11.1F(9)(f)[1].

65. The proposed additional impervious coverage does not conflict with the Township and County Comprehensive Plans and other plans adopted by the Township, pursuant to Code §155-11.1F(9)(f)[2].

66. The proposed additional impervious coverage is consistent with the spirit, purposes, and intent of the HROD zoning district, complying with §155-11.1F(9)(f)[3]. Granting this conditional use application will promote the general welfare by protecting the integrity of the Historic Resource and discouraging the unnecessary demolition of the Historic Resource.

67. The proposed additional impervious coverage conforms with all applicable requirements of this Chapter and all municipal, state and federal codes applicable to the use or process in question based on the exhibits submitted into the record and testimony, as required by §155-11.1F(9)(f)[4]. Moreover, the record exhibits and testimony at the conditional use hearing document multiple reviews by Township Staff, the Historical Commission, and the Planning Commission, which have strengthened conformance with this Chapter and all applicable municipal, state, and federal codes.

68. The proposed additional impervious coverage complies with Code §155-11.1F(9)(f)[5] because it is suitable to the Property in question when considering traffic, vehicular and pedestrian circulation, location and design of parking areas, adjacent land uses and other impacts on the surrounding area. The scale of the use relates to and complements the surrounding area. The record testimony and exhibits showed that impervious coverage decreased from 31.77% to 24.7% since additions to Eastfield Carriage House and related improvements were demolished, and the new house was built on the Property. Ex. A-1.A, Existing Conditions Demolition Plan; Ex. A-1.D Existing Conditions with Drone Aerial Underlay Plan. Current

impervious coverage over the approved impervious coverage, 1,117 sq. ft., is the subject of this conditional use application.

69. The Property is currently served by public sewer, in compliance with §155-11.1F(9)(f)[6]. Ex. A-1.A sheet 2, Grading and Utility Plan.

70. There is substantial evidence that the conditional use application complies with the general criteria of this chapter. It has recommendations for approval from the Historical Commission and the Planning Commission.

CONCLUSIONS OF LAW

71. The Co-Applicants have met the requirements for modifying the impervious surface standards in the underlying zoning district by up to 15% because the property contains a Class II Historic Resource, has a recommendation from the Historical Commission, and conditional use approval from the Board of Commissioners is recommended, pursuant to Code § 155-7.1(H)(1), which is limited to 50% of the building area of the Historic Resource subject to a guaranty that provides the permanent protection of the integrity of the Historic Resource in a form suitable to the Township Solicitor, pursuant to Code § 155-7.1(H)(4).

72. The Co-Applicants have adequately demonstrated that additional impervious coverage totaling 907 sq. ft is essential to the preservation of the Historic Resource or would have been essential at the time the land development process for the new house commenced, pursuant to Code § 155-7.1(H)(5).

73. The Co-Applicants have met all applicable specific criteria for the grant of conditional use approval found in Code § 155-11.1(F).

74. The Co-Applicants have met all applicable specific criteria for the grant of conditional use approval found in Code § 155-11.1(H).

75. The Applicant has met its initial burden of persuasion that the application complies with the specific requirements of the proposed use set forth in Article V, Uses. Code §155-11.1(F).

76. No substantial evidence has been presented that the application does not comply with the general criteria of this chapter, pursuant to §155-11.1(F)(4), or will adversely impact the public health, safety or welfare.

77. As conditioned herein, the Applicant has met its ultimate burden of persuasion that the application complies with the general criteria of this chapter and will not adversely impact the public health, safety or welfare. Code §155-11.1(F)(4).

78. As conditioned herein, the proposed improvements will not have an adverse impact on the public health, safety and welfare not normally generated by those kind of uses and will not pose a substantial threat to the health and safety of the community.

DISCUSSION

The architectural history of Eastfield Carriage House and land development of 768 Mt. Moro Road are unique, while the process of this conditional use application is unusual. The Co-Applicants seek retroactive conditional use approval to increase impervious coverage on a lot with a Class II Historic Resource from 6,710 square feet (21% of lot area) to 7,887 square feet (24.7% of lot area) and to confirm that the existing as-built improvements may remain at the property. Despite this atypical process, there are good reasons to approve the conditional use application and permanently protect the Eastfield Carriage House.

Properties with Class I or Class II Historic Resources are eligible to apply for an impervious surface bonus of up to 15% more impervious surface coverage than permitted in the underlying zoning district, but no more than 50% of the building area of the Historic Resource, if

the Board of Commissioners grants conditional use approval. Code §155-7.1(H)(1)&(4). In serious circumstances, where additional impervious surface coverage is essential to the preservation of the Historic Resource, the Board of Commissioners may grant conditional use approval to modify impervious surface standards to a greater degree, thereby protecting the Historic Resource. Code §155-7.1(H)(5).

768 Mt. Moro Road is one such property where additional impervious coverage is essential to preserve the Historic Resource. Its unique architectural history and land development are the starting point for explaining why this relief is necessary. In 1911, Eastfield Manor House and its carriage house were built in a Tudor Revival style on a 7.021-acre lot located at 764 Mt. Moro Road (the "Eastfield Estate"). A brick wall running parallel to Mt. Moro Road connected both structures, which were set back the same distance from the right-of-way. They shared a plane for their front elevations with one structure visually larger than the other. The unique composition of these historic buildings relates to the streetscape. (N.T. 3/9/26 at 11-12)

Appleford Estate, a historic landmark, was immediately adjacent to the Eastfield Estate to the east. A photograph of the Eastfield Estate, shown below, depicts the Historic Resources and the brick wall in 1920.



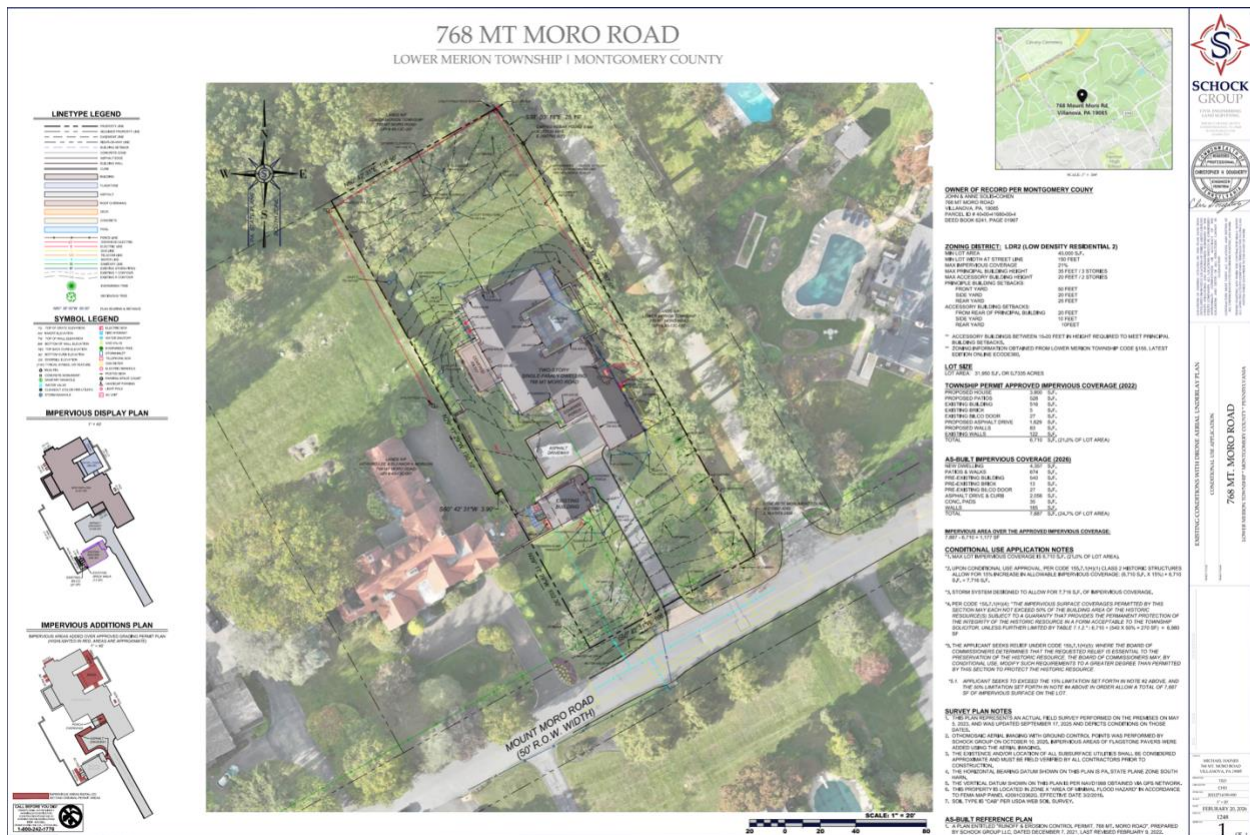
Figure 2.1: Photograph of Eastfield Manor House (left) and Carriage House (right) circa 1920.

Charles W. Bayliss Jr. and his wife Marion B. Bayliss purchased the Eastfield Estate in 1952. Following their divorce in 1957, Eastfield Estate was subdivided into 764 Mt. Moro Road, which retained Eastfield Manor House and most of the acreage, and 768 Mt Moro Road, which contained the Eastfield Carriage House on a newly created .733-acre lot. The brick wall connecting the Carriage House and the Manor House remained intact and crossed the new side yard boundary line between the two properties. Eastfield Carriage House was converted into a residential dwelling, and a new driveway was installed on its east side to provide access Mt. Moro Road in the late 1950s. The Carriage House was enlarged by multiple additions in the 1980s, resulting in 10,150 sq. ft. impervious coverage (31.77% of the net lot area). Ex. A-1A. Existing Conditions Demolition Plan, last revised 2/9/22.

The Eastfield Carriage House became unmarketable after the on-site septic field failed with no sewer connection to Mt. Moro Road. (N.T. 3/9/26 at 45) The vacant property fell into derelict condition. A fallen tree damaged Eastfield Carriage House and animals were living inside it. (N.T. 3/9/26 at 47)

A company associated with WCH purchased 768 Mt Moro Road at sheriff's sale in 2019 and sold it to the Solis-Cohens in 2021. They had been looking for a property to build a house with single-story living but had no use for the dilapidated carriage house. WCH's principal Michael Haines recognized the historic value of Eastfield Carriage House and persuaded the new owners to retain it on the property. (N.T. 3/9/26 at 46-47) Architect Stephen Varenhorst agreed and presented drawings for a new house and a restored Carriage House on the property. Varenhorst testified the Solis-Cohens liked the idea because "it helped preserve the (carriage) house, and the integrity of the house next door, and it helped with Appleford." The (carriage) house had been "a real eyesore for Appleford." (N.T. 3/9/26 at 38-39)

In 2023, the south end of the Carriage House was rehabilitated as an accessory structure. The 1980s additions and a portion of the original carriage house footprint were removed, resulting in a reduction of 9,452 impervious coverage. *See*, Ex. A-1A, Existing Conditions Demolition Plan. A detached residence was built behind the Carriage House for the Solis-Cohens. A long driveway extends past the preserved structure to the new house located further back on the lot. Eastfield Carriage House remains physically connected to Eastfield Manor House by a brick wall, and both Historic Resources are highly visible from Mt. Moro Road. as depicted on Ex. A-1D, Existing Conditions with Drone Aerial Underlay, shown below.



When the work was complete, "Appleford contacted the Solis-Cohen and said thank you." (N.T. at 39) Architectural historian Robert Wise testified that the impervious surface coverage will have no adverse impact on the Eastfield Carriage house or the two adjacent historic resources, the Eastfield Manor House and Appleford. (N.T. 3/9/26 at 55-56) He also stated that the wall connecting the Eastfield Manor House over the property line to Eastfield Carriage house is "quite rare" and it's a "great setting that's maintained now." (N.T. 3/9/26 at 59) As such, it's clear that the Carriage House contributes to the historic character of the area: Eastfield Manor House to the west, and the approach to Appleford Estate to the east.

If Eastfield Carriage House had been torn down, the new house could have been sited closer to Mt Moro Road with a shorter driveway and 21.14% impervious surface coverage, which is nearly compliant with the 21% impervious surface coverage limit in the LDR2 zoning district. See, Ex. A-1E, House Location Concept Plan, below. The concept plan demonstrates

that if the historic structure had been removed, the same dwelling could have met the 21% impervious limit with only minor driveway adjustment, thus, the exceedance exists because the historic resource was retained, not despite it. Ex. A-2, Relevant Impervious Coverage Analysis.



Instead of total demolition, the new owners agreed to preserve and restore part of the Carriage House with approval of the Historical Commission. Architect Varenhorst testified that additional impervious surface is "important for the Historic Resource because the carriage house really shaped the project. And so, we had to push our house further back which made our driveway longer and all those other things that contribute to impervious surface." (N.T. 3/9/26 at 42-43) Building the new house behind the Carriage House with a longer driveway than otherwise would have been necessary demonstrates that additional impervious surface coverage is essential to the preservation of the Historic Resource.

Miscommunication between Haines and other professionals about how the property may qualify for additional impervious coverage led him to incorrectly assume that it already had an "historical bonus" for impervious coverage. (N.T. 3/9/26 at 49) WCH installed additional impervious coverage, such as patio steps and a larger driveway turning area, in response to reasonable requests from the new owners after the 2023 As-Built Plan was created. WCH now seeks retroactive conditional use approval of the additional impervious coverage and understands the correct process.

Impervious surface coverage at 768 Mt. Moro Road has been thoroughly analyzed by Staff and the Co-Applicants in Ex. T-7 and Ex. A-2, respectively. The underlying LDR2 zoning district allows 21% maximum impervious coverage, which permits 6,710 sq. ft. on the property. The property in as-built condition contains 7,887 sq. ft. of impervious coverage (24.7% of lot area) representing an excess 1,177 sq. ft. of impervious coverage above the base zoning. The conditional use application seeks an increase of 15% or 1,006 sq. ft. of impervious surface, pursuant to §155-7.1.H(1), totaling 7,716 sq. ft. of impervious coverage on the property. However, the 15% increase is capped at 50% of the historic building area, or 270 sq. ft., pursuant to Code §155-7.1.H(4). The effective maximum permitted under §155-7.1.H(4) is 6,710 sq. ft. + 270 sq. ft.= 6,980 sq. ft. To place the numbers in context, the as-built condition exceeds the theoretical 15% allowance of 7,716 sq. ft. by 171 sq. ft. More precisely, the as-built condition exceeds the actual allowance limited to 50% of the historic building area by 907 sq. ft. (7,887 sq. ft - 6,980 sq. ft.= 907 sq. ft.)

Section 155-7.1(H)(5) authorizes the Board of Commissioners to permit greater modification of impervious coverage limits where essential to preserve the Historic Resource. In this case, the Class II Carriage House has been permanently protected. The resulting increase in

impervious coverage is directly attributable to preserving the Eastfield Carriage House by locating the new house deeper in the lot with a long driveway. Granting additional relief under §155-7.1(H)(5) therefore advances the ordinance's preservation objective and the goals of the HROD. The increase of impervious coverage of 907 sq. ft. arises from the preservation of the Class II Historic Resource.

Additional impervious coverage on the property will require additional stormwater management. The Co-Applicants have agreed to update the existing on-site stormwater management improvements to address the additional 171 sq. ft of impervious coverage which exceeds what the current stormwater management was designed to handle. The Township Engineer requested clarification and verification that the existing on-site stormwater management system can accommodate 100% of the direct runoff volume generated by the additional impervious surface for a 100-year storm event. The Co-Applicants must provide engineering verification demonstrating that the existing basin has sufficient recharge capacity. If the basin cannot meet this standard, the Co-Applicants will be required to install additional stormwater management controls to achieve compliance. Ex. T-7 at 6, Staff Memo; *see also*, Ex. T-5, Response to Land Development Committee Meeting Comments.

The Conditional Use Standard

An applicant for a conditional use has the initial burden of proving compliance with specific criteria set forth in a zoning ordinance. *In re Thompson*, 896 A.2d 659 (Pa. Cmwlth. 2006). If an applicant satisfies its initial burden, the burden shifts to objectors to show that the proposed use would be detrimental to public health, safety and welfare. *Sheetz, Inc. v. Phoenixville Borough Council*, 804 A.2d 113 (Pa. Cmwlth. 2002). A “conditional use application *must* be granted unless the objectors present sufficient evidence that the proposed use has a

detrimental effect on the public health, safety and welfare.” *In re McGlynn*, 974 A.2d 525, 537 (Pa. Cmwlth. 2009) (emphasis added).

Here, the Co-Applicants met their initial burden of persuasion that the application meets the criteria for conditional use approval found in Code § 155-7.1(H)(1)&(5) because additional impervious surface coverage is essential to the preservation of the Historic Resource. They have shown compliance with specific conditional use criteria set forth in the zoning ordinance. They met their ultimate burden of persuasion by showing compliance with general criteria, set forth in Code § 155-11.1.H and §155-11.1.F.9(f), adequately demonstrating the proposed additional impervious coverage will not be detrimental to public health, safety and welfare. As a result, conditional use approval of the conditional use application is recommended with conditions.

For the reasons set forth above, the following order is recommended to the Board of Commissioners:

ORDER

And now on this _____ day of May, 2026, with respect to the property located at 768 Mt. Moro Road, Lower Merion Township, further identified as Parcel I.D. No. 40-00-41680-00-4, upon the application of John Solis-Cohen, Anne Solis-Cohen, and Waverly Custom Homes LLS for conditional use approval to increase impervious coverage on a lot with a Class II Historic Resource from 6,710 square feet (21% of lot area) to 7,887 square feet (24.7% of lot area) and to confirm that the existing as-built improvements may remain at the property, pursuant to Code §155-7.1(H)(1)&(5), and the application procedure and standards found in §155-11.1(F) & (H) is granted, subject to the following conditions, for the reasons set forth in the foregoing recommended findings of fact, conclusions of law and discussion.

Conditional use approval is granted on and conditioned on adherence to the testimony, plans, documents, and exhibits in the record presented at the conditional use hearing on March 9, 2026.

This grant of conditional use approval is further conditioned on:

1. A guaranty that provides the permanent protection of the integrity of the historic resource and the existing brick wall extending west from the historic resource to the property line, in a form acceptable to the Township Solicitor, shall be recorded.
2. A covenant running with the land requiring the property owner to maintain the recharge basin in proper working condition at all times, in a form acceptable to the Township Solicitor, shall be recorded.
3. The property owner shall submit to the Township a certification, prepared by a qualifying engineer, verifying that the stormwater management system(s) required under this section has been inspected and is functioning as designed. Said certification shall be resubmitted to the Township at two-year intervals thereafter as required per Zoning Code §155-3.13.B(3). This shall be required prior to recording the Final Plan.
4. The stormwater management system will be updated to accommodate 100% of the direct runoff volume generated by the additional impervious surface for the 100-year storm event. The existing basin will have sufficient recharge capacity.
5. The impervious surface may exceed the maximum permitted in the underlying zoning district, provided one hundred percent of the direct stormwater runoff from the additional impervious surface is recharged for a one-hundred-year storm

event. Verification that the existing basin can accommodate this requirement shall be provided, otherwise additional stormwater controls shall be provided.

Percolation tests shall be submitted showing rates sufficient to empty the system within 24 hours as required per the Zoning Code §155-3.13.B(3) and §155-7.1.H(1). This shall be required prior to grading permit.

6. The Applicant shall provide an as-built plan must be submitted certifying the amount of impervious surface on the lot. The plan shall be signed and sealed by a licensed professional.
7. The Applicant's existing grading permit shall be amended to meet these requirements.

This recommendation for grant of Conditional Use approval is based on the documents and plans submitted in support of the application, all of which are specifically incorporated by reference thereto.

By: Pamela M. Loughman
Pamela M. Loughman, Esq.
Conditional Use Hearing Officer

Meeting Date: March 2, 2026

TO: Planning Commission Members

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

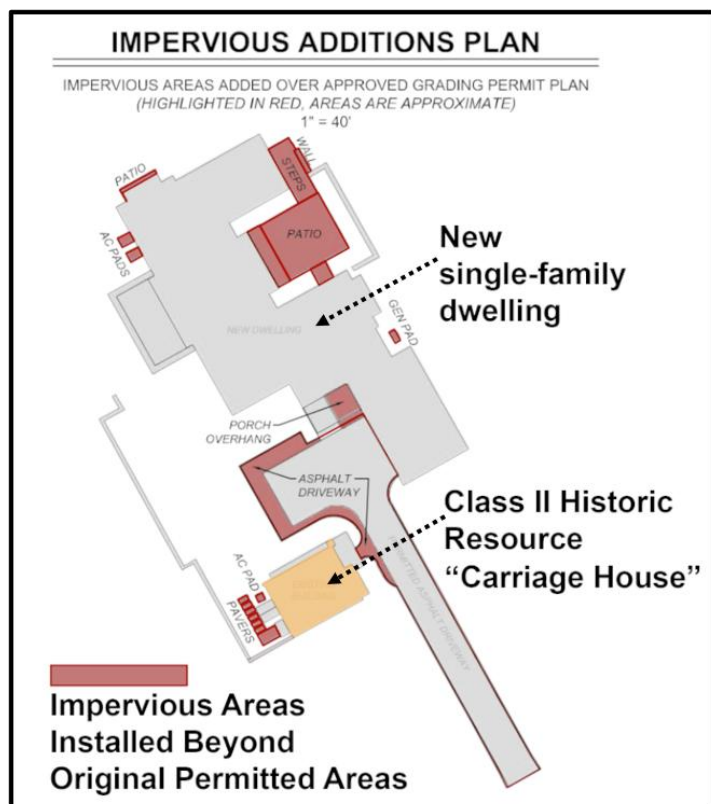
SUBJECT: Conditional Use Application – 768 Mt. Moro Road, Villanova, CU# 3934C, Class II Historic Resource

PROPOSAL:

John and Anne Solis-Cohen, property owners, together with Waverly Custom Homes, applicant, are seeking Historic Resource Conditional Use approval pursuant to Zoning Code Section 155-7.1(H)(1) & 155-7.1(H)(5) to permit an additional 15% increase in impervious coverage of Class II Historic Resource building area, increasing the allowable coverage from 6,710 square feet (21% of lot area) to 7,887 square feet (24.7% of lot area).

At present, the site includes a new home adjacent to a portion of a historic carriage house, a Class II Historic Resource. Site features include two patios, connecting steps, utility pads, several walls, a porch overhang, and a driveway. The construction of the new home was originally approved by the Township with a maximum impervious coverage of 6,710 square feet representing 21% of the area of the lot, which is located in the LDR2 Zoning District. This approval effectively utilized the full impervious coverage permitted under the base zoning district.

Because the property is classified as a Class II Historic Resource, the applicant is eligible to seek Conditional Use approval under §155-7.1(H)(1) to increase impervious coverage by up to an additional 15%, but not to exceed 50% of the Historic Resource Building Area. After a reduction in footprint, the historic building footprint currently measures 540 square feet. Pursuant to the Zoning Code definition of “Building Area”, this could make the property eligible for an additional 270 square feet of impervious surface, increasing the maximum allowable impervious coverage from 6,710 square feet to 6,980 square feet.



However, the as-built survey differs from the approved plan and indicates that total impervious coverage on the site is 7,887 square feet (24.7% of the lot area). This exceeds the maximum impervious coverage beyond what would be approvable under Conditional Use per Zoning Code §155-7.1(H)(1) by 907 square feet ($7,887 - 6,980 = 907$ sq. ft.). Accordingly, even if the Conditional Use is approved by the Board of Commissioners, the property would remain 907 square feet over the allowable impervious surface. Therefore, in addition to granting Conditional Use approval, the Board of Commissioners would need to determine that the 907-square-foot overage is essential to the preservation of the Historic Resource pursuant to Zoning Code §155-7.1(H)(5). Lastly, the existing stormwater management system is undersized by 171 square feet.

SUBMISSION MATERIALS:

1. **Civil Plans:** One sheet prepared by Schock Group dated February 20, 2026.
2. **Architectural & Elevations Plans:** Twenty-two sheets prepared by VARENHORST dated March 14, 2022.
3. **Historic Resource Impact Study:** Fifty-three pages prepared by Richard Grubb & Associates for Waverly Custom Homes, LLC. dated June 27, 2025. And an eight-page addendum letter prepared by Richard Grubb & Associates for Waverly Custom Homes, LLC dated January 12, 2026.
4. **Post Construction Stormwater Management Report:** One hundred pages prepared by Schock Group dated December 7, 2021, last revised February 9, 2022.

PROPERTY DESCRIPTION & HISTORY: Historic Resource Context – “Eastfield Carriage House”

The property at 768 Mt. Moro Road was originally part of the *Eastfield Estate* within the historic Moro Phillips tract. Designed in 1911 by Baily & Bassett, the Tudor-style *Eastfield Carriage House* served the main estate at 764 Mt. Moro Road as the chauffeur’s residence. In 1959, it was subdivided from the estate to form a 31,950 square feet parcel and was converted into a dwelling. The structure was further altered over time, including footprint changes in 1959 and a large addition in the 1980s. In 2023, these additions and a portion of the original footprint were removed, a new residence was built behind it, and the south end of the Carriage House was rehabilitated as an accessory structure. Designated a Class II Historic Resource, the Carriage House remains highly visible from Mt. Moro Road and contributes to the historic character of the area and its approach to nearby landmarks, including Appleford.



MEETING SCHEDULE & PROCESS:

The *tentative* schedule for the review of the Conditional Use Application request is as follows:

Past	Monday, March 2, 2026 – 4PM	Historical Commission Meeting
→	Monday, March 2, 2026 – 7PM	Planning Commission Meeting
Upcoming	Monday, March 9, 2026 – 3:30PM	Conditional Use Hearing
	Wednesday, May 13, 2026 – 7PM	Building & Planning Committee Meeting
	Wednesday, May 20, 2026 – 7PM	Board of Commissioners Meeting

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.

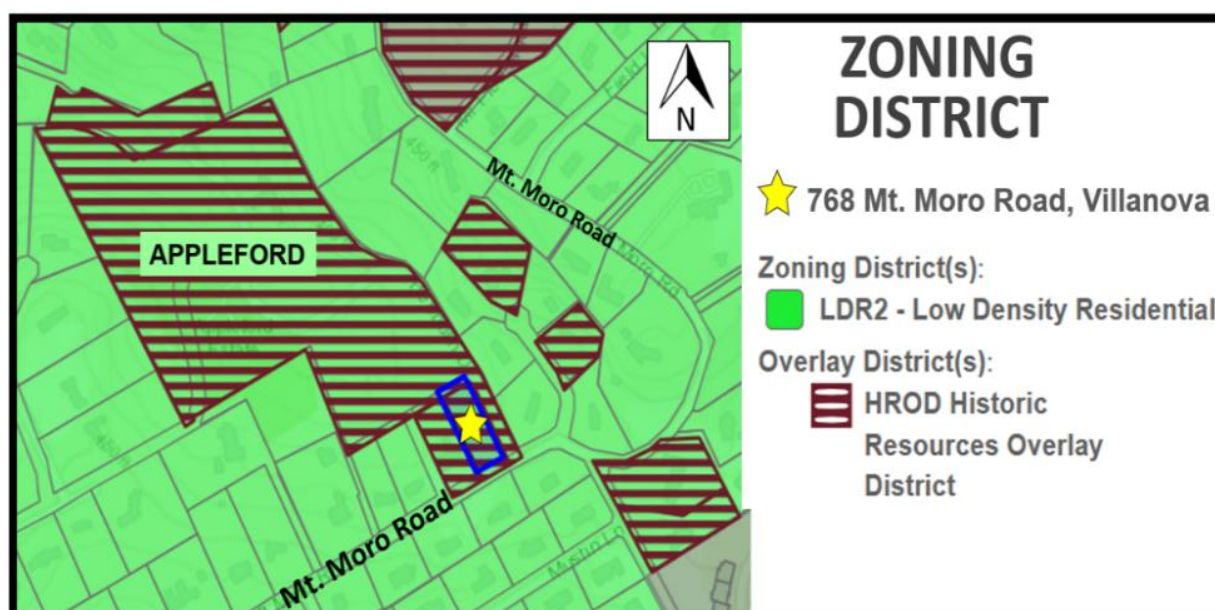


Table 4.1.2. LDR2 Dimensional Standards			
LDR2 Zoning District with a Class 2 Historic Resource			768 Mt. Moro Road, Villanova
Lot Occupation (See § 155-3.4, Lot occupation.)			
A	Lot width	150 feet minimum	150 feet
	Lot area	45,000 square feet minimum	31,950 square feet 0.73 acres
	Impervious surface	21% maximum 6,710 square feet (21% of Lot Area)	24.7% 7,887 square feet

- Max impervious lot coverage is 6,710 sq. ft. in the LDR2 Zoning District
 - Current stormwater management system is designed for impervious surface of 7,716 sq. ft. It will be undersized by 171 sq. ft. if current coverage is approved by Conditional Use.

CONDITIONAL USE & ZONING CODE REQUIREMENTS:

What is a Conditional Use Request?

- A use or standard deviation permitted by Conditional Use is expressly permitted, but subject to a hearing to determine whether the conditional use application is consistent with the public interest as expressed in specific standards and criteria established in the Zoning Code. Conditional uses are usually reserved for land uses or standards that necessitate more control, additional safeguards, or greater flexibility. This is typically accomplished by imposing conditions of approval. The difference between a special exception and a conditional use is that special exceptions are decided by the Zoning Hearing Board, while conditional uses are decided by the Board of Commissioners. The Township also utilizes the Conditional Use process as a mechanism to modify historic and commercial dimensional, parking and form standards required by the zoning code.

Zoning Code Section [155-11.1.F](#) regulates the conditional use procedure. It requires that the applicant have the initial burden of persuasion that the application complies with the specific requirements of Section 155-11.1.F. Opponents have the initial duty of presenting substantial evidence that the application does not comply with the general criteria of this chapter, but the applicant shall retain the ultimate burden of persuasion concerning those criteria.

The applicant includes testimony for compliance with Township zoning code and conditional use requirements under Section 24 (a-h) and Section 25 (a-f) of their proposed Conditional Use Application. The Planning Commission shall confirm determination plans are consistent with the following:

(f) Criteria for conditional use approval. The Board of Commissioners shall grant a conditional use only if it finds substantial evidence that any proposed development plan submitted complies with all of the following:

- [1] Meets all conditions of uses expressed in the use classification section of this chapter.*
- [2] Does not conflict with the Township and County Comprehensive Plans and other plans adopted by the Township.*
- [3] Is consistent with the spirit, purposes, and intent of the applicable zoning district.*
- [4] Is in conformance with all applicable requirements of this chapter and all municipal, state and federal codes applicable to the use or process in question.*
- [5] Is suitable for the property in question. This criterion shall consider issues such as traffic, vehicular and pedestrian circulation, location and design of parking areas, adjacent land use(s), and other impacts on the surrounding area. If the proposal is adjacent to a residential district, the scale of the use shall relate to and complement the surrounding area.*
- [6] Public utilities. All uses shall be capable of being served by public sewer. A use may be permitted to be served by an on-lot sanitary system only if deemed acceptable by the Board of Commissioners and the adopted 537 Plan of the Township, upon recommendation of the Township Engineer. Sufficient water supply must be available to accommodate all the needs of the proposed use.*

Historic Conditional Use applications are reviewed by both the Historical Commission and Planning Commission. Recommendations from both advisory bodies are forwarded to the body presiding over the Conditional Use hearing (Board of Commissioners or Hearing Officer). Generally, the Historical Commission's recommendations focus on the impact of the proposal

on the integrity of the Historic Resource while the Planning Commission's review focuses on the impact of the proposal on the surrounding context.

APPLICANT'S BURDEN:

- The applicant has the burden of satisfying the Conditional Use criteria at the Conditional Use Hearing. The staff report complements the Conditional Use Hearing by providing background and identifying any planning issues related to the request. The Planning Commission may recommend that the applicant address issues at the Conditional Use Hearing and may also recommend conditions be imposed with the Conditional Use order to address specific issues.

ADDITIONAL REVIEWS:

Historical Commission (HC) review:

1. The Historical Commission will discuss this at 4:00 pm on March 2, 2026. Their recommendation will be presented to the Planning Commission at their meeting on the same date.

Township Engineer's Review letter dated February 19, 2026: The Township Engineer's four recommendations are as follows:

1. The impervious surface may exceed the maximum permitted in the underlying zoning district, provided one hundred percent of the direct volume of stormwater runoff from the additional impervious surface is recharged for a one-hundred-year storm event. Verification that the existing basin can accommodate this requirement shall be provided, otherwise additional stormwater controls shall be provided. Percolation tests shall be submitted showing rates sufficient to empty the system within 24 hours, as required per Zoning Code Sections 155-3.13.(B.3) and 155-7.1(H.1). This shall be required prior to grading permit.
2. A covenant running with the land shall be recorded requiring the property owner to maintain the recharge basin in proper working condition at all times. The property owner shall submit to the Township a certification, prepared by a qualified engineer, verifying that the stormwater management system(s) required under this section has been inspected and is functioning as designed. Said certification shall be resubmitted to the Township at two-year intervals thereafter as required per Zoning Code Section 155-3.13.B.3. This shall be required prior to recording the Final Plan.
3. The applicant shall provide an as-built plan must be submitted certifying the amount of impervious surface on the lot. The plan shall be signed and sealed by a licensed professional.
4. The applicant's existing grading permit shall be amended to meet these requirements.

Montgomery County Planning Commission (MCPC) Review: The County does not review Conditional Use applications.

Rosemont/ Villanova Civic Association: Reviewed the applicant's proposal in February and has no position on the matter.

STAFF ANALYSIS:

Impervious Surface Calculation & Conditional Use Requirement

The proposed impervious surface of 7,887 square feet (24.7%) exceeds the 21% base maximum as well as the additional 15% bonus permitted pursuant to Zoning Code §155-7.1(H), thereby necessitating Conditional Use approval. As required by Zoning Code §155-7.1(B)(3), the applicant has stated that they are prepared to enter into a preservation covenant, in a form acceptable to the Township Solicitor, to ensure permanent protection of the Eastfield Carriage House. The applicant has also indicated a willingness to update the existing on-site stormwater management improvements to address the additional 171 square feet. of impervious coverage which exceeds what the current stormwater management was designed to handle.

Stormwater Management Requirement

The Township Engineer has requested clarification and verification that the existing on-site stormwater management system can accommodate 100% of the direct runoff volume generated by the additional impervious surface for a 100-year storm event. The applicant must provide engineering verification demonstrating that the existing basin has sufficient recharge capacity. If the basin cannot meet this standard, the applicant will be required to install additional stormwater management controls to achieve compliance.

Code Compliance Determination

Staff has found that the application for Conditional Use is not in compliance with §155-7.1(H)(1) & §155-7.1(H)(4). The Board of Commissioners can approve the requested relief if it finds that the application is in compliance with §155-7.1(H)(5).

To address Zoning Code Section 155-7.1(H)(5) the applicant must provide testimony demonstrating that:

1. The impervious surface increase totaling 907 square feet is necessary to preserve the Historic Resource, and
2. The extent of coverage requested represents the minimum deviation required to accomplish that preservation.

PLANNING COMMISSION ACTION:

The Planning Commission is tasked with making a recommendation to the Conditional Use Hearing Officer regarding the interplay of several provisions of the **Historic District Overlay District Zoning Code §155-7.1**.

- **§155-7.1(H)(1)** enables Class II resources to increase impervious surface up to 15% if they receive:
 - A recommendation from the Historical Commission or HARB (if located in a historic district), and
 - Conditional Use approval from the Board of Commissioners.
- **§155-7.1(H)(4)** limits the amount of impervious expansion to 50% of the building area of the historic resource. The historic resource is 540 square feet, and 50% of that resource would be 270 square feet. Therefore, the applicant is requesting additional relief through Section 155-7.1 (H)(5) below, since the requested 907 square feet exceeds this requirement.

- **§155-7.1(H)(5)** enables the Board of Commissioners to exceed the impervious surface and building coverage limits through conditional use if it determines that the request is essential to the preservation of the historic resource.

As required by §155-7.1(B)(3), a covenant to permanently preserve the façade of the historic building on the property must be provided prior to the granting of Conditional Use approval. The applicant has stated that they are prepared to record such a covenant. Staff notes that the recording of such covenants is the only means to ensure the permanent preservation of Class II resources.

Properties subject to impervious surface expansion must provide one hundred percent of the direct volume of stormwater runoff from the additional impervious surface is recharged for a one-hundred-year storm event. The applicant has also indicated a willingness to construct and maintain appropriate stormwater management improvements to address the additional 171 square feet of impervious coverage associated with this request.

In essence, the applicant is seeking to retroactively address a zoning violation through the historic conditional use process. If conditional use approval is granted for an all of the impervious surface, the applicant will be required to permanently protect the historic resource and also provide significant stormwater management for the additional impervious surface.

ACTION:

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

1. **Provide a recommendation on the requested Conditional Use.**



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 263.63

February 19, 2026

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

**Re: 768 Mt. Moro Road
Conditional Use Review**

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed an as-built draft plan dated 11-10-25, prepared by Schock Group, LLC. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

❖ **None.**

Since there are no major engineering issues, with the resolution of the remaining comments in this letter incorporated, we recommend approval of the conditional use application.

B. ORDINANCE REQUIREMENTS

1. Section 155-3.13.(B.3), 155-7.1(H.1)—The impervious surface may exceed the maximum permitted in the underlying zoning district, provided one hundred percent of the direct volume of stormwater runoff from the additional impervious surface is recharged for a one-hundred-year storm event. Verification that the existing basin can accommodate this requirement shall be provided, otherwise additional stormwater controls shall be provided. Percolation tests shall be submitted showing rates sufficient to empty the system within 24 hours.
2. Section 155-3.13.B.3— A covenant running with the land shall be recorded requiring the property owner to maintain the recharge basin in proper working condition at all times. The property owner shall submit to the Township a certification, prepared by a qualified engineer, verifying that the stormwater management system(s) required under this section has been inspected and is functioning as designed. Said certification shall be resubmitted to the Township at two-year intervals thereafter.

C. ENGINEERING COMMENTS

1. An as-built plan must be submitted certifying the amount of impervious surface on the lot. The plan shall be signed and sealed by a licensed professional.
2. The existing grading permit shall be amended to meet these requirements.

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, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Colleen Hall, Senior Planner
Schock Group, LLC



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF HISTORICAL COMMISSION APPLICATION - 768 MT. MORO ROAD, VILLANOVA, WARD 6**

Consider for recommendation to the Board of Commissioners approval of the following application as recommended by the Historical Commission at their meeting held on February 23, 2026:

a) Retroactive approval of the installation of impervious surface that exceeds the coverage allowable under the Zoning Code.

PUBLIC COMMENT

ATTACHMENT(S):

[768 Mt. Moro Rd. CU Application - Supplemental Materials.pdf](#)



768 Mt. Moro Road, Villanova

Class 2

Historical Commission

44

Action:

Retroactive approval of the installation of impervious surface that exceeds the coverage allowable under the Zoning Code.

45



The historic “Eastfield” estate consisted of a main house (left, now 764 Mt. Moro Rd.) and the carriage house (right, now 768), connected by a brick wall.

Project Background

46



The carriage house was converted into a primary residence and was expanded at the rear.

Project Background

47



Project Background

48



Project Background

49



50

§ 155-7.1H(5) HROD Historic Resources Overlay District.

Where the Board of Commissioners determines that the requested relief is essential to the preservation of the historic resource, the Board of Commissioners may, by conditional use, modify such requirements to a greater degree than permitted by this section to protect the historic resource.

51

Additional HC Comment:

“The Historical Commission recommends to the Board of Commissioners retroactive approval of an increase of impervious surface coverage under the 155-7.1(H)5 option to permit a greater modification where the Commission believes it is essential, or may have been essential at the time the application was first brought to the Commission, to the preservation of the resource. While the Commission finds that this is an uncommon recommendation under section 155-7.1(H)5, we believe that the preservation of the historic resource under a façade easement covenant, outweighs the impact of the proposed changes. Furthermore, the Commission’s recommendation from last summer regarding the impact of the additional impervious coverage on the Historic Resource remains unchanged despite the increase of the stormwater management system, which has been described to be fully underground. Finally, it is the Commission’s understanding and the basis of the above recommendation that additional impervious coverage will be addressed with the stormwater management system, and that the applicant will be subject to recording a façade easement to ensure the permanent preservation of the Historic Resource, currently a Class II Resource.”



Preliminary Consultant Review

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

2025-CU-10-A

768 Mt Moro Road, Villanova, Class 2

Owner / Applicant: David Harkavy for Owners of 768 Mt. Moro

Application Type: Conditional Use

Project Summary: The applicant requests review and comment on the excess impervious coverage that was constructed on the lot as part of the previously (2022) approved partial demolition and new dwelling construction at the existing historic carriage house.

Comments:

- A conditional use application was before the HC in 2025 for consideration of the same issue that is present today, and the HC passed a motion to support the approval. The total impervious coverage of the lot as-built has been discovered to not match the coverage indicated in the previously submitted and approved plans, and the applicant is returning to the HC seeking a determination on whether this adjustment to the calculations remains in compliance with their previous determination.
- The HC considered all of the new construction and its impact on the historic resource at that time in 2025 and determined that despite the extensive impervious coverage, the elements constructed did not have any greater adverse impact on the historic resource than the elements did that were included within the initial review of the project prior to construction. This is still the case and there is no greater adverse impact on the historic structure than what was stated at the initial review or the subsequent consideration.
- That said, the initial project included the partial demolition of the historic carriage house and the resultant construction preserved approximately 1/3 of the original resource. In its current condition, significantly smaller, a stand-alone structure, and a Class II resource in the Township, the historic structure is more vulnerable today than it was prior to the project and its preservation is not guaranteed. A façade easement placed on the historic resource would guarantee this piece of the Township's history would be protected from demolition and is therefore also essential to its long-term preservation and is recommended as a condition of the Historic Commission's support for the approval.

We recommend the HC support the conditional use approval for this project contingent upon the creation of a façade easement on the historic resource, which is essential to its preservation and is consistent with all of the SOI standards.



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**

Consider for recommendation to the Board of Commissioners approval of the following certificates of appropriateness as recommended by the Historical Architectural Review Board at their meeting held on May 5, 2026:

a) 17 Cricket Avenue, Ardmore Commercial Center Historic District, 26-03 - Approval to construct a rear addition with a segmented door and pedestrian door on the north elevation, citing Secretary of the Interior's Standards 9 and 10.

b) 424 West Montgomery Avenue, Haverford Station Historic District, 26-04 - Approval to replace the decking and railing of a balcony facing Old Lancaster Road, citing Secretary of the Interior's Standard 9.

PUBLIC COMMENT

ATTACHMENT(S):

[HARB - Supplemental Materials.pdf](#)



17 Cricket Avenue – Ardmore Commercial Center Historic District

26-03

HARB

2

Action:

Approval to construct a rear addition with a segmented door and pedestrian door on the north elevation, citing Secretary of the Interior's Standards 9 and 10.

3



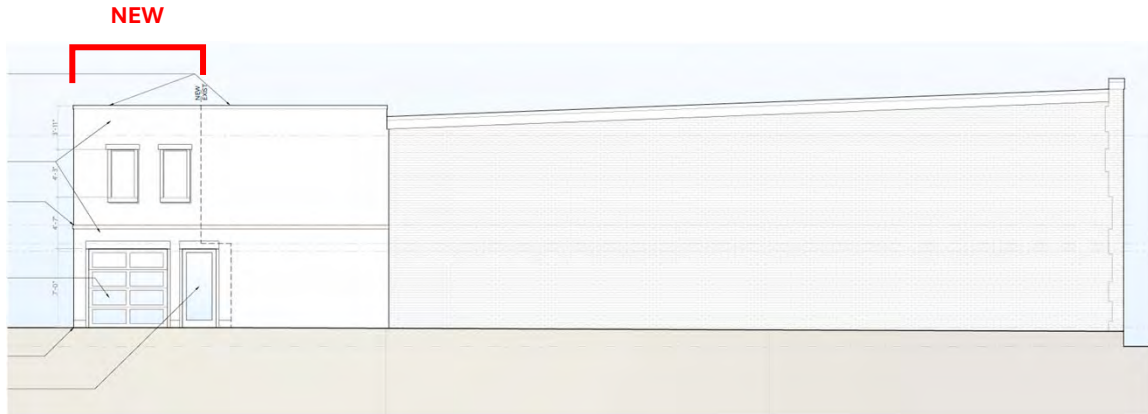
Present Rear Extension of 17 Cricket Ave.

4



View of Alley from Cricket Terrace

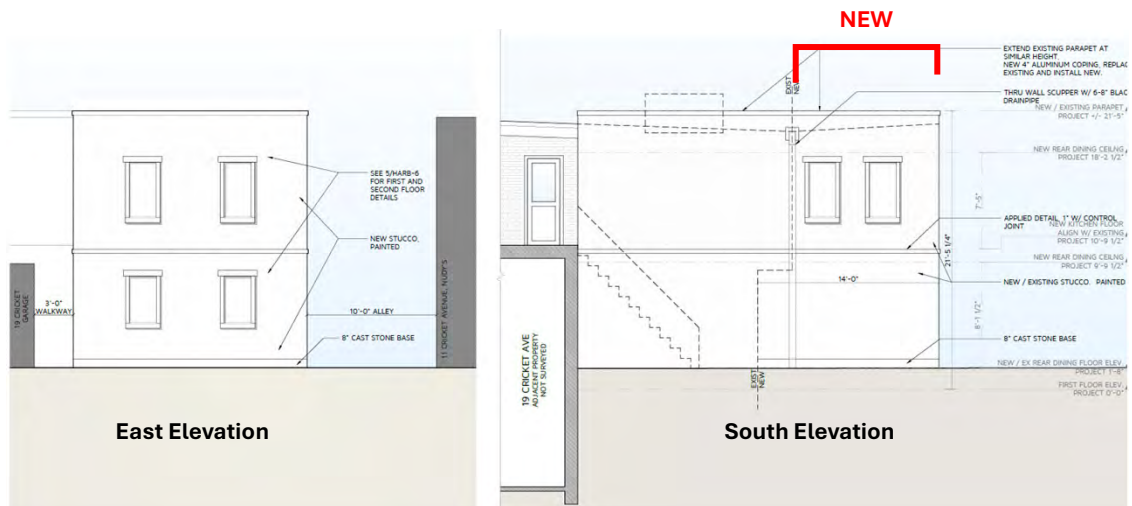
5



Proposed North Elevation

6

Note: Applied trim on blank facades suggests the outlines of windows but are not functional.



Proposed East and South Elevations

7



HARB | Certificate of Appropriateness Application

FOR PROPERTIES LOCATED WITHIN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 17 Cricket Avenue, Ardmore PA 19003

APPLICANT INFORMATION

NAME: 17 Cricket Real Estate llc

PHONE:

ADDRESS: 17 Cricket Avenue
Ardmore PA

EMAIL:

ZIP/POSTAL CODE: 19003

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

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Phil Doherty

PHONE: same

ADDRESS: same

EMAIL: same

ZIP/POSTAL CODE: same

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: McCloskeys Tavern llc

CURRENT USE: restaurant

PROPOSED USE: restaurant

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

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

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

CONTINUED

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

the scope of the project is to convert an existing first floor outdoor dining area into an enclosed patron area. this will allow for the construction of new ADA compliant rest rooms for the restaurant in the area formerly occupied by the kitchen.

in the location of the existing bathrooms, a new stair will be installed to the second floor. the second floor currently has an office only accessable from the exterior. A new kitchen will be located at the second floor at the top of the new stairs in an expansion to the existing office that will be fully above the new enclosed space at the first floor.

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: 06.01.26

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?

the expansion to the building will maintain the overall character of it's surroundings in the context which it is located. it will be consructed with similar materials to adjacent, existing structures.

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION

the expansion of the building is based on the need to moderinize the layout based on current code and usability. the simple, economical materials are in keeping with the overall scale and rear alley nature of the surrounding buildings.

SIGNATURES

APPLICANT: Phil Doherty, Owner

DATE: 04.24.26

OWNER [IF DIFFERENT]:

DATE:

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

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

Revised 4/2026

Certificate of Appropriateness Submission Checklists

The HARB must have all required information to review an application for a COA ten (10) calendar days prior to the meeting date. If all required information is not submitted, the application may be tabled until the required information is received. The following checklists represent common application types, but the unique circumstances of an application could require additional information. All electronic materials may be emailed to: gprichard@lowermerion.org. Application fees must be paid in person at the Building & Planning Department on the first floor of the Township Administration Building, 75 E. Lancaster Ave., Ardmore. Additional fees will be required for any application tabled for additional review more than once.

REPAIRS AND REPLACEMENTS

1. ☐ Certificate of Appropriateness Application
2. ☐ \$75 application fee (must be paid in person at the Building & Planning counter prior to meeting date)
3. ☐ Historic District map with building location circled ([maps available on the Township website](#))
4. ☐ Digital photographs with descriptive file names showing all public views of building or structure and details showing the area of the building being impacted by the proposed work
5. ☐ Samples or specifications/detailed product data of materials to be used
6. ☐ Any additional information required by the HARB after an initial consultation or review

RENOVATIONS, ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, AND DEMOLITION

1. ☒ Certificate of Appropriateness Application
2. ☐ \$75 application fee (must be paid in person at the Building & Planning counter prior to meeting date)
3. ☒ Historic District map with building location circled ([maps available on the Township website](#))
4. ☒ Digital photographs with descriptive file names showing:
 - a. all sides of existing buildings and structures
 - b. the site surrounding the existing building or structure
 - c. details showing the area of the building being impacted by the proposed work
5. ☒ Scaled drawings indicating all proposed changes and notations for new materials:
 - a. site plan including adjacent sites and buildings
 - b. floor plans illustrating changes (if necessary)
 - c. all elevations illustrating changes
 - d. details of new exterior elements (i.e. cornices)
6. ☒ Samples or specifications/detailed product data of materials to be used
7. ☐ Any additional information required by the HARB after an initial consultation or review

SIGNS AND AWNINGS

1. ☐ Certificate of Appropriateness Application
2. ☐ \$75 application fee (must be paid in person at the Building & Planning counter prior to meeting date)
3. ☐ Historic District map with building location circled ([maps available on the Township website](#))
4. ☐ Digital photographs with descriptive file names showing:
 - a. all public views of the existing building
 - b. the existing building in context with adjacent buildings
 - c. details showing the area of the building being impacted by the proposed work
5. ☐ Scaled drawings indicating:
 - a. façade elevation with proposed sign or awning with overall storefront wall width notated
 - b. elevation of sign or awning with letter style, logo, and layout with detailed dimensions
 - c. detail of attachment to building and photographs of attachment location
 - d. detail of illumination (if applicable)
 - e. detail of edge treatment (if exposed)
6. ☐ Material samples and representation of colors to be used
7. ☐ Any additional information required by the HARB after an initial consultation or review



Preliminary Consultant Review

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

26-03

17 Cricket Avenue, Ardmore Historic District

Applicant / Owner: Jack Burns for McCloskey's

Application Type: Commercial

Project Summary: The applicant proposes construction of a two-story addition on the footprint of an existing open patio with perimeter fence that fronts an access "alley".

Comments:

- The addition fronts a cartway that may be private property (not sure whose property) but that provides access to the rear facades and egress points of several addresses along Cricket Avenue and Lancaster Avenue. This access alley exits to Cricket Terrace and also into Schaufele Plaza.
- The two-story addition will be 70 feet from the public way of Cricket Terrace and will be visible from there, albeit somewhat obliquely. The applicant proposes construction of a two-story stucco box that will have an overhead garage door and adjacent window only at the north façade of the first floor of the addition providing access to the narrow "sideyard" of the lot; the two-story wall facing the access way / alley is proposed to be a solid stucco wall. Stucco is an appropriate material for the new walls, consistent with historic choices along alleyways in the historic district and the existing building.
- The Ardmore Historic District has a very cohesive character of its commercial structures at both the primary facades and the secondary facades that front alleys and access ways, and new additions should continue the rhythm and fenestration patterns that are present to maintain that cohesion. Blank two-story walls are not consistent with that pattern. Fenestration on the rear elevation of this two-story addition is recommended. In similar alley or narrow lot environments where fenestration is restricted by fire codes, faux windows with recessed wall panels are recommended to provide visual continuity to the existing fenestration patterns, and this type of detail is recommended at the rear wall if this lot is also impacted by such fire code restrictions.

Following reconsideration of fenestration patterns at the rear façade, we recommend approval of this application in accordance with Standards 9 and 10.



424 West Montgomery Avenue – Haverford Station Historic District

26-04	HARB
-------	------

8

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

9



10



11



Preliminary Consultant Review

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

26-04

424 Unit 4B Montgomery Avenue, Haverford Historic District

Applicant / Owner: Pam Olsen

Application Type: Residential

Project Summary: The applicant proposes to replace the deck railing on the second floor condominium unit.

Comments:

- The subject structure is a 3-4 story stone condominium building that fronts Montgomery Avenue and Old Lancaster Avenue. This particular unit in question sits at the southeast corner of the building, second floor (third floor above grade), along Old Lancaster Avenue and includes a deck structure off the east façade. Around the balance of the building, a small balcony is present at the south façade and at the west façade of the structure are a few decks and / or balconies of unknown eras.
- The existing deck is constructed as a very simple and standard cedar or pressure treated spindle and post assembly, typical of suburban deck construction, which has aged to a weathered grey very similar in tone to the grey schist of the building. The applicant's deck is the top level of a two-level deck assembly, above an open patio at the ground floor. The details of the assembly suggest that the two decks were added to the building and constructed together.
- The applicant proposes to demolish the existing railing and decking and install new Trex decking on the existing deck joists and new railing in between existing posts.
- Ideally, the condominium complex would work with their residents and the HARB to establish a single option or group of options that residents could choose from when considering upgrades to their exterior architectural features like decks, windows and doors, and also a coordinated schedule of those potential improvements so that they may be made more uniformly and consistently around the building.
- In this case, the newly proposed components may indeed be a more appropriate deck railing detail to the historic resource, as they are more similar to the small original balcony on the south side of the building, but the introduction of this metal assembly above the existing wood assembly will yield a less harmonious overall aesthetic than exists even with two levels of less appropriate details. Even without an organized plan for these types of improvements around the whole building, it would be so much more appropriate if just these two components could be improved together in the same manner.

- The applicant has noted the goal of retaining the existing deck joists and the existing posts. Retaining the deck joists may be possible, but retaining the posts seems much less likely and not a good idea. Installation of new posts compatible with the new railing system would provide a more complete and cohesive assembly in both age, maintenance requirements, and appropriateness and is recommended. If replacement of the deck joists is a possibility, the applicant should provide assembly details for a replacement system so that the HARB can comment and the applicant can have approvals to move forward in either direction.

Following clarification on potential details as noted above and a plan to establish a cohesive program of improvements at the building, we would recommend approval of this application in accordance with Standard 9.



HARB | Certificate of Appropriateness Application

FOR PROPERTIES LOCATED WITHIN A LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS

ADDRESS [STREET, CITY]:

APPLICANT INFORMATION

TELEPHONE #:

ALTERNATE #:

NAME:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

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

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

TELEPHONE #:

ALTERNATE #:

NAME[S]:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE:

PROPOSED USE:

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

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

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

CONTINUED



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**

Consider for recommendation to the Board of Commissioners approval of the following applications as recommended by the Historical Commission at their meeting held on April 27, 2026:

a) 2026-R-09, 1520 Spring Mill Road, Villanova, Class II - Approval to construct a bicycle shed adjacent to the main residence, with a subcommittee to review additional material and location details, citing Secretary of the Interior's Standard 9.

b) 2026-R-06-A, 10 Monument Road, Bala Cynwyd, Class II - Approval to create two additional window openings within the brick wall of the north façade, citing Secretary of the Interior's Standard 9.

c) 2026-R-07-A, 325 Montgomery Avenue, Haverford, Merion Cricket Club, Class I - Approval to alter and expand an existing trash compactor enclosure, replace an existing folding door system, and replace and expand an exterior deck, including the construction of a new overhead roof.

PUBLIC COMMENT

ATTACHMENT(S):

[HC - Supplemental Materials.pdf](#)



1520 Spring Mill Road, Villanova

Class 2	Historical Commission
---------	-----------------------

57

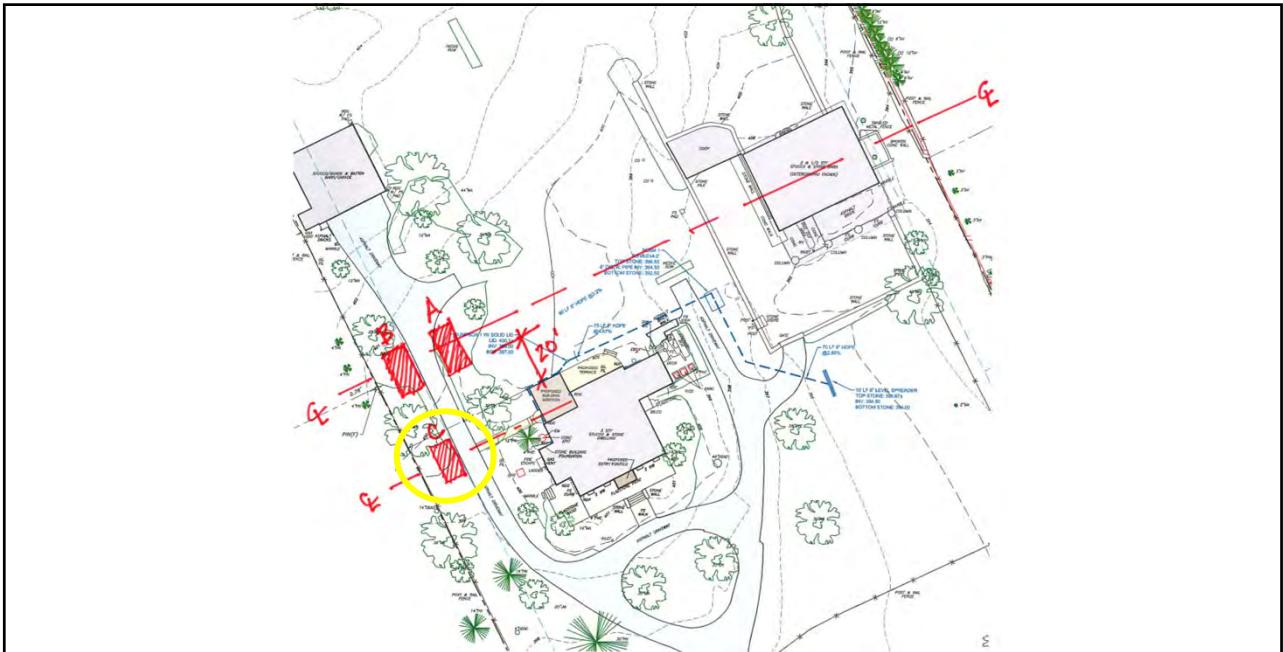
Action:
Approval to construct a bicycle shed adjacent to the main residence, with a subcommittee to review additional material and location details, citing Secretary of the Interior's Standard 9.

58



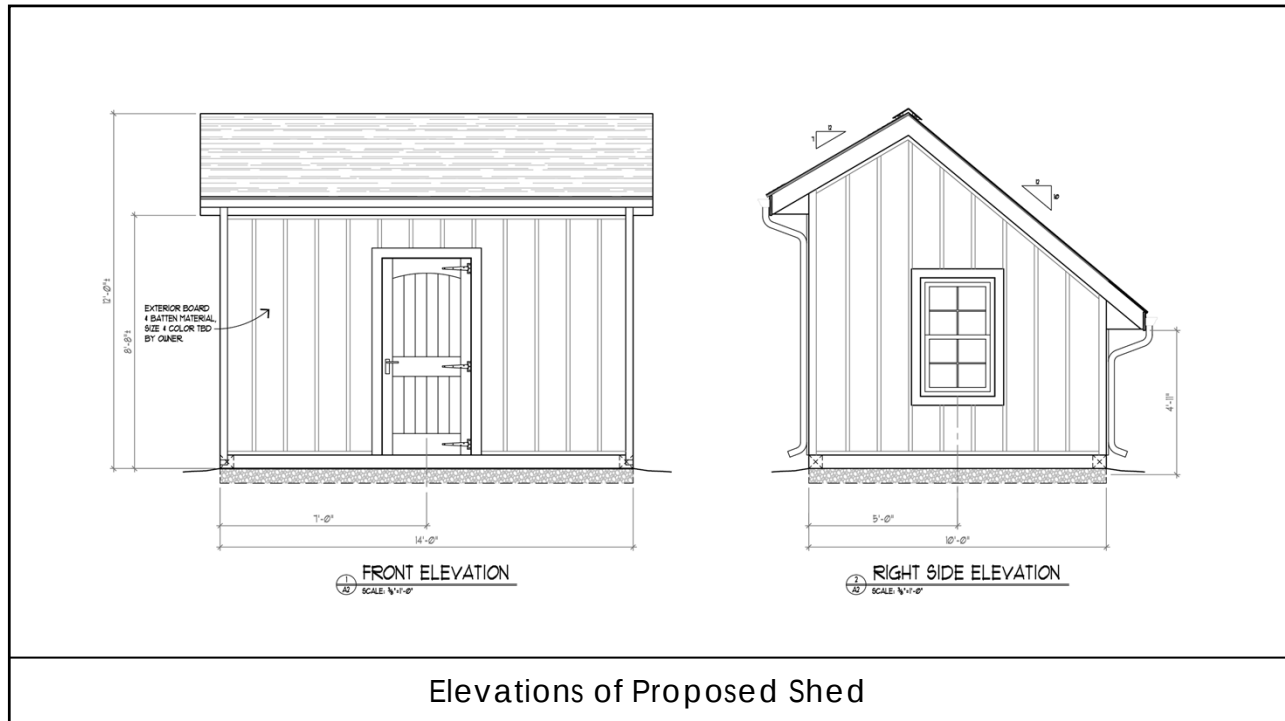
Approximate location of proposed shed

59



Site Plan – Location “C” Chosen

60



61



62



LOWER MERION
TOWNSHIP
HISTORIC
PRESERVATION

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

H
C

Historical Commission Application For Review

For Work Involving a Class I or II Historic Resource

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

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

PROPERTY ADDRESS

ADDRESS [STREET, CITY]:

1520 Spring Mill Road, Gladwyne, PA 19035

APPLICANT INFORMATION

NAME: Ernst Brothers

PHONE: _____

ADDRESS: _____

EMAIL: _____

ZIP/POSTAL CODE: _____

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

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

ZIP/POSTAL CODE: 19035

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: _____

CURRENT USE: Residential

PROPOSED USE: _____

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

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

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

Homeowner would like to have a bike shed installed on the property and to have a generator installed to the right of the shed. Drawings & Proposed location (Shaded Rectangle labeled "C") attached.

CONTINUED

Application Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI) List, as listed in Section 62-2.D.2(b) of the Township Code. This document should in no way take the place of the Applicant's own knowledge and familiarity with Chapter 88 of the Code of the Township of Lower Merion regarding "Historic Districts and Resources" or of The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Instead, it is provided as a tool to owners and/or their agents and representatives to ensure the completeness of their application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

CHECK EACH ITEM BELOW TO INDICATE INCLUSION IN THE SUBMISSION MATERIALS

1. COMPLETED APPLICATION FOR REVIEW (AFR)

Complete both sides of this application form for submission with the required attachments

2. WRITTEN NARRATIVE INCLUDING:

- **REASON(S) FOR DEMOLITION/CONSTRUCTION**
Detail the reasons for the proposed demolition/construction
- **PROPOSED METHOD(S) OF DEMOLITION/CONSTRUCTION**
Detail all of the changes proposed to the exterior of the subject structure(s)/property indicating the method(s) to be used in removing and constructing
- **PROPOSED FUTURE USE OF THE SITE & MATERIALS FROM THE HISTORIC RESOURCE**
Include all information relevant to the removal, disposal, salvage, and/or recycling of materials (historic fabric) affected by the proposed change(s) to the resource

3. SITE PLAN LOCATING ALL BUILDINGS AND STRUCTURES ON THE PROPERTY

Provide a scaled site plan of the property, noting all existing and proposed structures and the names of adjacent property owners (unless otherwise exempted by the Building & Planning Department Staff)

4. CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)

Provide high resolution digital photographs of each full exterior elevation of the subject structure(s). (Note: Include additional photographs of any relevant significant architectural feature or detail affected by the proposed alteration/demolition)

5. SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)

Provide scaled architectural drawings (i.e., plans, elevations, etc.), 11"x17" format preferred, documenting the existing conditions of the resource (especially those affected by the proposed work), as well as all proposed changes (i.e., demolition and/or new construction, etc.)

6. SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS

Provide a detailed list and/or product brochure(s) of all exterior finish materials (i.e., product name, manufacturer, dimension, texture, color, etc.) proposed for use in the new construction

7. HISTORIC RESOURCE IMPACT STUDY (HRIS)

Provide an HRIS, as described in §155-7.1.J, unless the Building & Planning Department Staff determines that all or a portion thereof is not relevant to the current application

SIGNATURES

APPLICANT:

DATE:

OWNER [IF DIFFERENT]:

DATE:

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

Revised 10/2023



Preliminary Consultant Review

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

2026-R-09

1520 Spring Mill Road, Class 2

Owner / Applicant: Joanna and Pierce Keating

Application Type: Residential

Project Summary: The applicant proposes to construct a small shed across a secondary drive from the main house.

Comments:

- The existing residence is a three-story stucco structure with a low sloped hip roof, a stately yet simple Greek Revival resource with its most refined detail being the two-story Palladian window at the rear façade. Several additions have been constructed at the sides and rear of the building, adding one- or two-story elements, including recent additions and rehabilitations in 2024. The current proposal includes construction of a small wood frame shed at the left side of the house, across a paved drive from the house.
- The shed is 14' x 10', traditionally styled with an asymmetrical gable roof and board and batten siding. The shed is proposed to store bikes, strollers, and generator equipment.
- The proposed placement is approximately 30' away from the main house. On the opposite side of the house from the proposed shed is a large historic barn and other outbuildings. Beyond (to the rear) the proposed shed, further down this access drive, is another structure, which appears to be a contributing resource as well.
- While contemporary storage structures are most appropriately sited much further from the main resource, this small structure, if detailed and finished with simple, historically appropriate details may be so small as to not have an adverse effect on the residence. Its placement away from the barn prevents confusion about its era (it is not part of the barn cluster). Further, the majority of the vegetation obscures many views of the proposed shed along with the main house. It is also completely reversible by the very nature of its independence and simplicity.
- However, the applicant should clarify many of the material selections for the finish of the shed. In some locations vinyl is noted – for gutter and soffit. Asphalt shingles are noted for the roof. The cladding is noted as board and batten in its form, but the actual material is not specified. Vinyl siding and gutters are never appropriate in a historic context as their forms and finish are incongruous with historic details. Composite materials are appropriate selections in lieu of vinyl soffits (and fascia?) and aluminum half round gutters should be employed in lieu of vinyl K-gutters. Doors and window materials should also be appropriate within the context –

wood or composite doors and wood or aluminum clad wood windows. If the proposed structure was placed in a remote location relative to the main house, these material selections may be much less of a concern.

Following updates to material selections as noted above, we would recommend approval of this application under Standards 9 and 10.



10 Monument Road, Bala Cynwyd – WCAU Building

Class 2

Historical Commission

63

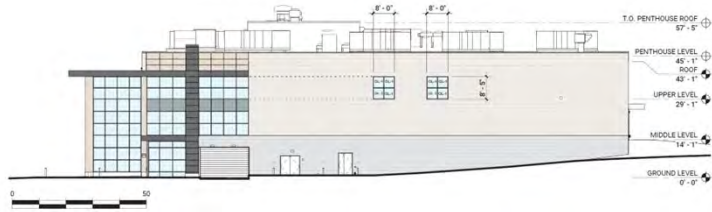
Action:

Approval to create two additional window openings within the brick wall of the north façade, citing Secretary of the Interior's Standard 9.

64



Project 1: Bicycle Shelter
Review Postponed by Applicant



Project 2: New Window Openings on East Facade
For Review This Evening



Project 3: Monument Sign
Approved in April



Project 4: As-Built Windows on City Avenue Facade
Reviewed in April

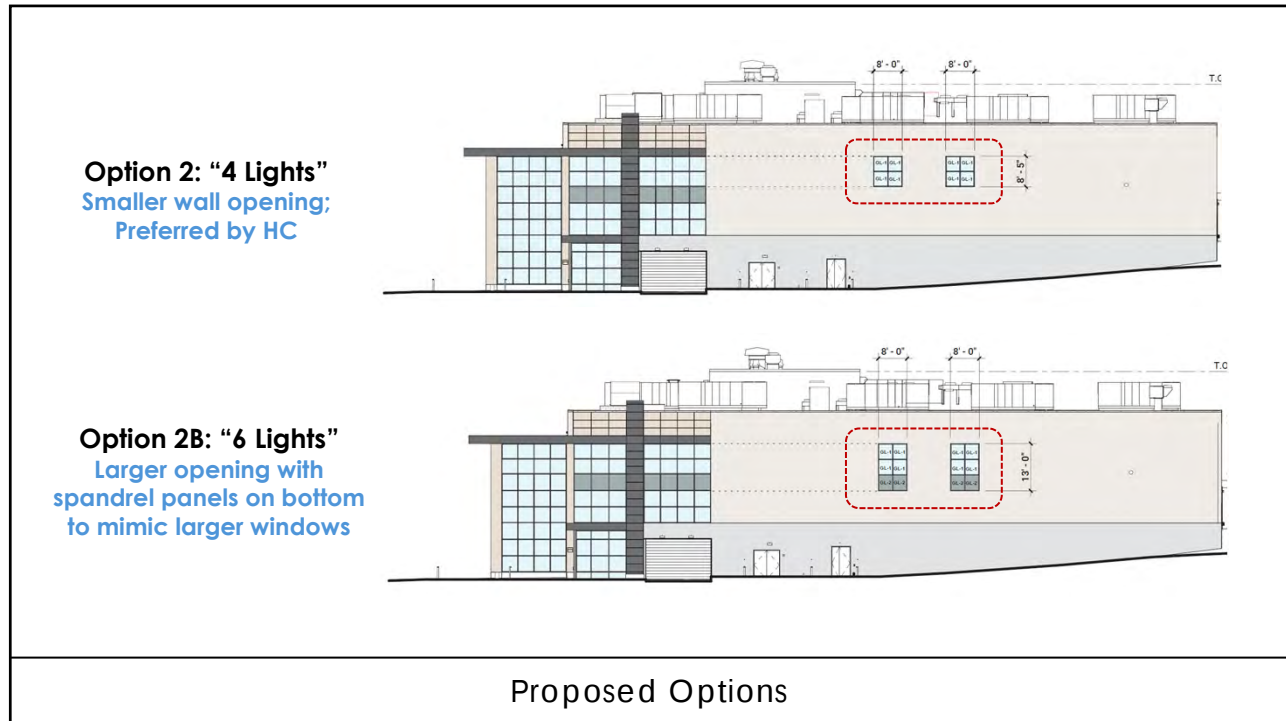
WCAU Building – Proposed Projects

65

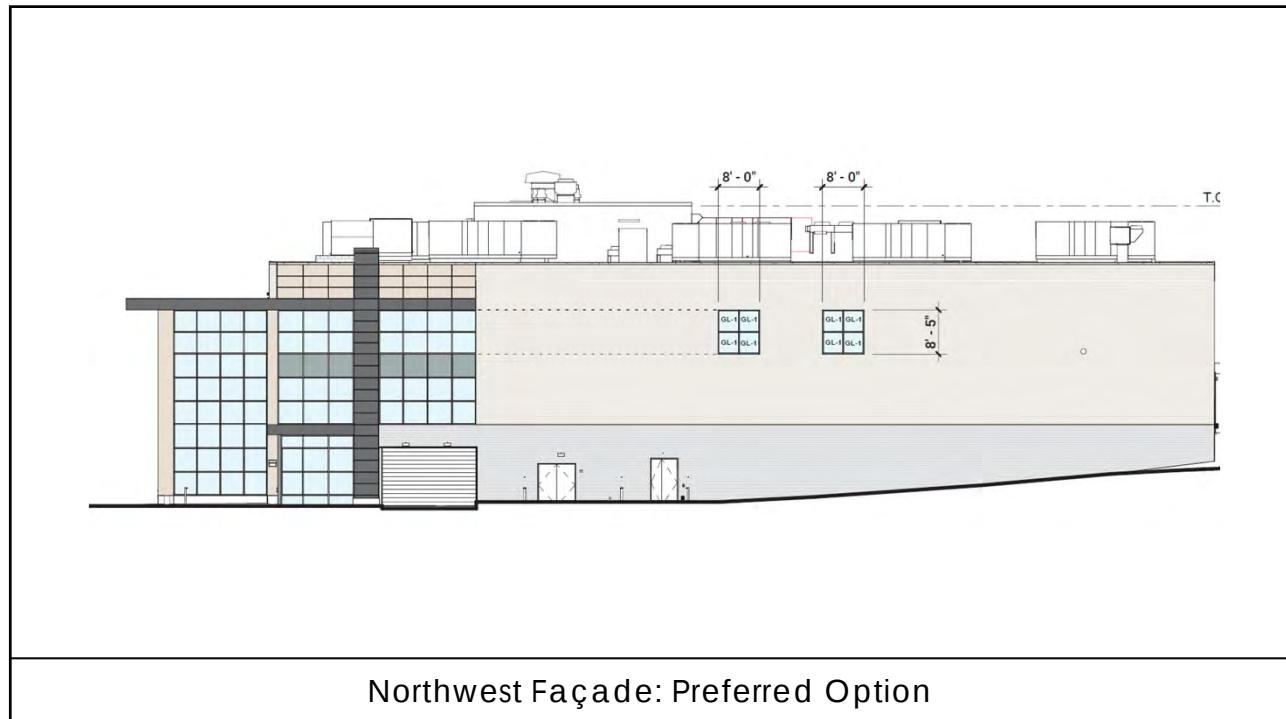


Present Appearance: Impacted Façade

66



67



68



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

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

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

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

PROPERTY ADDRESS

ADDRESS [STREET, CITY]:

10 Monument Road (a.k.a. 393 E. City Avenue)
Bala Cynwyd

APPLICANT INFORMATION

NAME: 10 Monument Owner, LLC

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE: 19004

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

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Applicant is owner

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Susquehanna International Group

CURRENT USE: Office Building

PROPOSED USE: Office Building

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]

Revised materials for windows for Project 2 - new windows accent color extension proposed on the side of the building facing the adjoining building at 40 Monument Road.

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. ☐ **N/A 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 By: George W. Broseman, Attorney for Applicant/Owner

APPLICANT:		DATE:	4.17.2026
OWNER [IF DIFFERENT]:	N/A	DATE:	

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

Revised 10/2023



Preliminary Consultant Review

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

2026-R-06

10 Monument Road, Bala Cynwyd, Class 2

Owner / Applicant: SIG

Application Type: Commercial

Project Summary: The applicant proposed 4 small projects at the building perimeter that were reviewed at the March HC meeting. The applicant returns with modifications to “Project 2” after receiving recommended alterations from the HC. The balance of the projects were approved in March.

Comments:

- The subject resource was rehabilitated in 2024 following multiple reviews by the HC and is connected to a large pedestrian bridge that connects the facility to another office building across Monument Avenue for the same owner.
- The applicant proposes 4 individual projects at the historic resource in 2025; Projects 1, 3 and 4 were reviewed and recommended for approval in March.
- Comments on March presentation, Project 2: The applicant proposes to install two punched windows on the north facade of the building, above the proposed bike racks, to provide natural light to the interior. Extensive conversations took place in 2024 regarding the inappropriateness of punched windows in the rear solid section of the building, which was originally designed as solid monolith in distinct contrast to the front glazed headhouse. As stated in previous reviews, punched windows are not appropriate in the rear block of the building. When previous discussions of proposed fenestration patterns took place, they involved the south and west facades, both of which are far more visible than this north facade. Those windows were all installed (see Project 4). It was suggested at that time that the interior program be modified so that the areas requiring additional natural light be relocated, perhaps to the north facade so that windows could be installed on the north facade instead of the south and west facades. Following the 2024 window installation, this north facade is now the only elevation that retains the original relationship of the multi-light headhouse in front of the solid monolith. As such, this facade now takes on a greater significance than it did in 2024, as it is the last vestige of the originally designed massing. New openings within that solid wall would eliminate the original character defining proportion and massing of the historic structure. Alternative means of providing natural light are recommended again. Given the small number of windows currently

proposed, achieving the desired natural light from skylights or light-tubes above may be more possible than it was deemed during the 2024 window review.

- At the March meeting, the HC offered several suggestions to mitigate the adverse effect of the proposed punched windows on the north façade, including alternative options to punched windows that would allow natural light to the interior from the roof, modifications to the proposed fenestration pattern that would be more consistent with the fenestration patterns installed on the south façade, or that would be more reflective of the original horizontality of the overall massing.
- The applicant now proposes two modifications. In both schemes the dimensions and mullion patterns of the punched windows has been modified to match the proportions of the individual lights of the east façade glazed “headhouse”. This change helps relate the new punched windows to the overall context of the whole façade. The first of the two schemes retains two square windows. The second elongates the windows with one additional pane below, providing an overall proportion of the opening that is more similar to the south façade. Both schemes assist in mitigating the adverse effects of the punched opening by relating them more to the existing fenestration context.

Following selection of one or support of both schemes by the HC, we recommend approval of this application based on Standard 9.



325 Montgomery Avenue, Haverford - Merion Cricket Club

Class 1

Historical Commission

69

Action:

Approval to alter and expand an existing trash compactor enclosure, replace an existing folding door system, and replace and expand an exterior deck, including the construction of a new overhead roof.

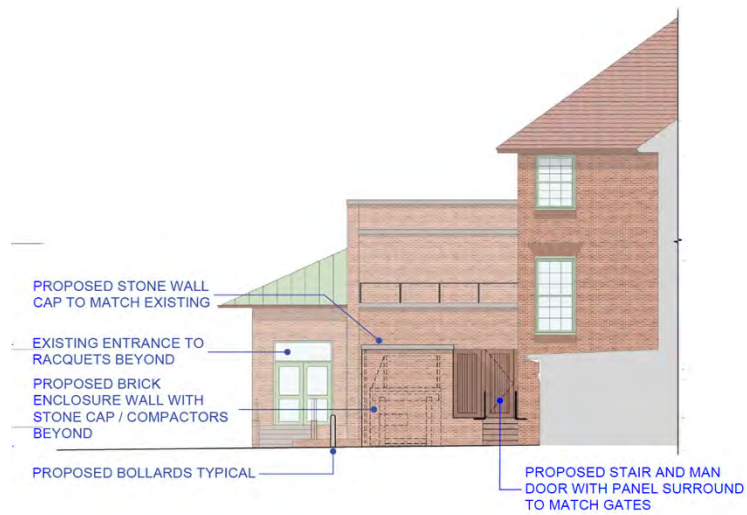
70



71



72



Trash Enclosure – Proposed West Elevation

73



FLEMISH BOND PATTERNED BRICKWORK
TO MATCH EXISTING



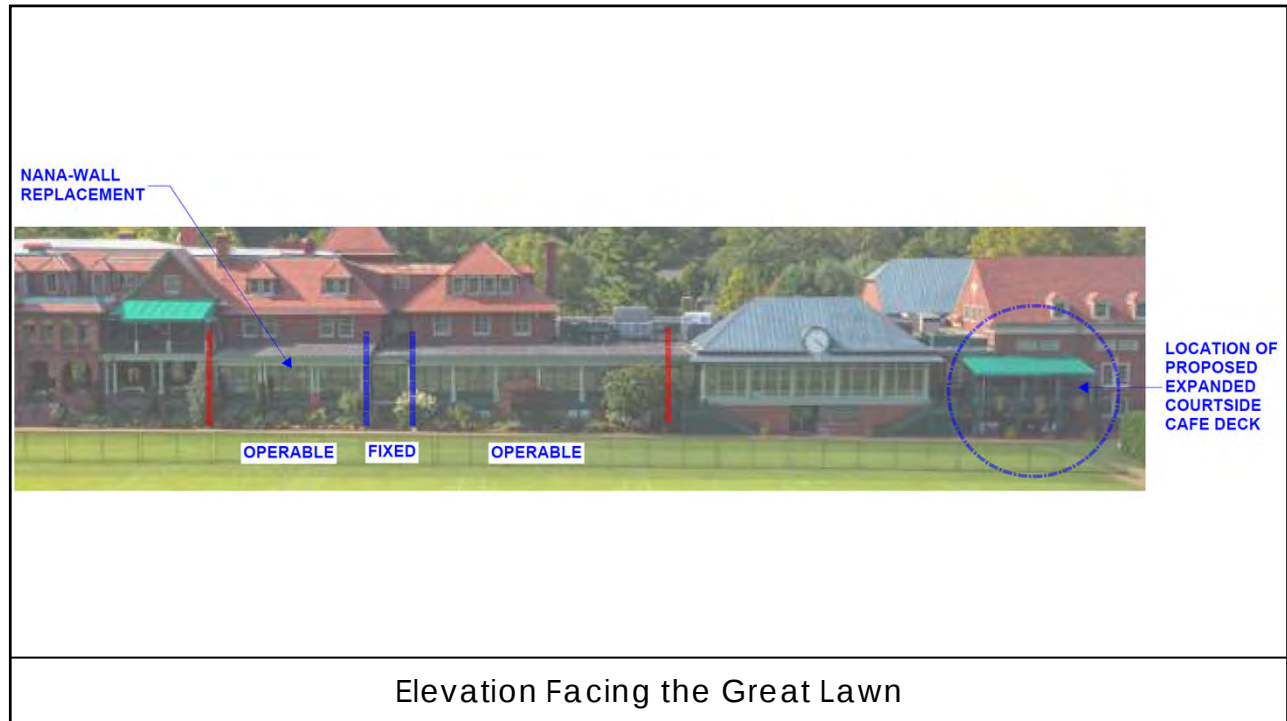
LIMESTONE WALL CAP TO MATCH EXISTING



TRASH COMPACTOR GATE TO MATCH EXISTING
(MAN DOOR & PANEL SURROUND AT STAIR TO MATCH)

New materials (brick, capping, gates) are to match existing

74



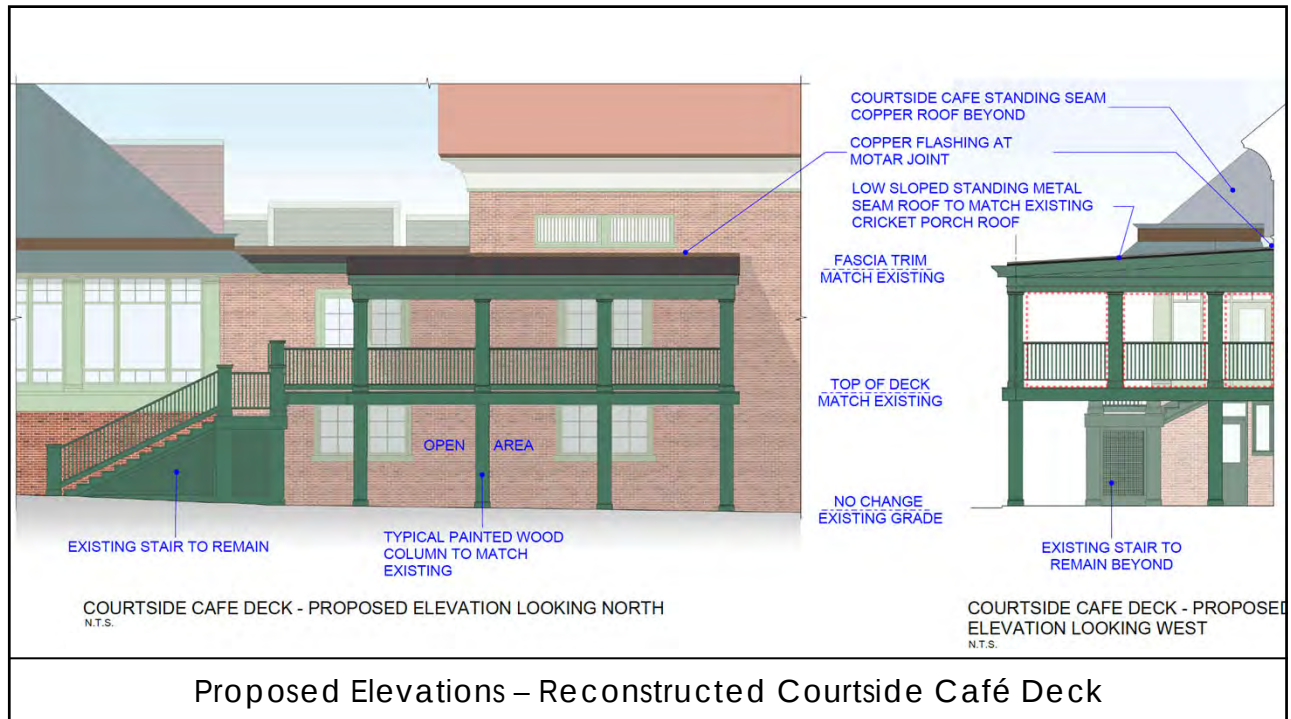
75



76



77



78



LOWER MERION
TOWNSHIP
HISTORIC
PRESERVATION

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

H
C

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

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

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

PROPERTY ADDRESS

ADDRESS [STREET, CITY]:

APPLICANT INFORMATION

NAME:

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

APPLICANT'S CAPACITY: OWNER ARCHITECT ATTORNEY CONTRACTOR OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]:

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE:

PROPOSED USE:

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

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

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

CONTINUED

Application Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI) List, as listed in Section 62-2.D.2(b) of the Township Code. This document should in no way take the place of the Applicant's own knowledge and familiarity with Chapter 88 of the Code of the Township of Lower Merion regarding "Historic Districts and Resources" or of The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Instead, it is provided as a tool to owners and/or their agents and representatives to ensure the completeness of their application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

CHECK EACH ITEM BELOW TO INDICATE INCLUSION IN THE SUBMISSION MATERIALS

1. COMPLETED APPLICATION FOR REVIEW (AFR)

Complete both sides of this application form for submission with the required attachments

2. WRITTEN NARRATIVE INCLUDING:

- **REASON(S) FOR DEMOLITION/CONSTRUCTION**
Detail the reasons for the proposed demolition/construction
- **PROPOSED METHOD(S) OF DEMOLITION/CONSTRUCTION**
Detail all of the changes proposed to the exterior of the subject structure(s)/property indicating the method(s) to be used in removing and constructing
- **PROPOSED FUTURE USE OF THE SITE & MATERIALS FROM THE HISTORIC RESOURCE**
Include all information relevant to the removal, disposal, salvage, and/or recycling of materials (historic fabric) affected by the proposed change(s) to the resource

3. SITE PLAN LOCATING ALL BUILDINGS AND STRUCTURES ON THE PROPERTY

Provide a scaled site plan of the property, noting all existing and proposed structures and the names of adjacent property owners (unless otherwise exempted by the Building & Planning Department Staff)

4. CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)

Provide high resolution digital photographs of each full exterior elevation of the subject structure(s). (Note: Include additional photographs of any relevant significant architectural feature or detail affected by the proposed alteration/demolition)

5. SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)

Provide scaled architectural drawings (i.e., plans, elevations, etc.), 11"x17" format preferred, documenting the existing conditions of the resource (especially those affected by the proposed work), as well as all proposed changes (i.e., demolition and/or new construction, etc.)

6. SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS

Provide a detailed list and/or product brochure(s) of all exterior finish materials (i.e., product name, manufacturer, dimension, texture, color, etc.) proposed for use in the new construction

7. HISTORIC RESOURCE IMPACT STUDY (HRIS)

Provide an HRIS, as described in §155-7.1.J, unless the Building & Planning Department Staff determines that all or a portion thereof is not relevant to the current application

SIGNATURES

APPLICANT:

DATE:

OWNER [IF DIFFERENT]:

DATE:

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

Revised 10/2023



Preliminary Consultant Review

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

2026-R-07

325 Montgomery Avenue, Haverford, Merion Cricket Club, Class 1

Owner / Applicant: Merion Cricket Club

Application Type: Commercial

Project Summary: The applicant proposes to expand a trash enclosure and to expand an outdoor dining area and construct a permanent roof above it. The applicant was before the HC in March to review the project and returns with significant modifications to the proposed expansion of the covered dining area.

Comments:

- The Merion Cricket Club is a Class 1 resource within LMT and is an expansive structure with numerous façade sections facing grass fields.
- The applicant proposes three distinct projects, as discussed below.
- Replacement of existing dining enclosure: an existing system of sliding glazed panels is proposed to be replaced in kind. This in-kind replacement of an existing modern element integrated into the existing historic massing is appropriate.
- Expanded Trash Enclosure: At the north façade in front of the parking area, an existing trash enclosure is formed with tall brick walls capped with stone copings and large gate providing access painted to blend in with the color of the brick structure. The applicant proposes to expand the structure to accommodate additional containers by continuing the existing form and materials – brick walls with stone copings and painted gates for access. This simple form, in this less visible and service-oriented area of the building, is an appropriate treatment.
- Expanded and covered outdoor dining area: At the south façade, facing the open grass courts, the applicant proposes to expand a second-floor deck that serves as dining space and is currently protected by a canvas awning. An open area is provided at the lower level, at grade, and the expanded deck offers additional dining area at the second level, connected to larger expanses of open or semi-enclosed areas of dining to the west, including the area referenced above with nana-wall sliding glass systems. This reconstructed area is to be expanded toward the fields and calls for additional posts and railings to match the existing and a permanent roof structure in lieu of the awning. The covered dining to the west has a steep slope hipped roof finished with standing seam metal and a (rather tall) pole gutter. The applicant initially (in March app materials) proposed to take the detail and form at the bottom of that roof system (the pole gutter and the bottom of the roof slope) and carry it around the new roof area and construct a

flat roof within it. This form was reviewed at the March meeting and noted to be an awkward and unfamiliar form at the historic setting. The HC and the applicant noted that on the opposite side of the adjacent open-air dining area with the hipped roof were additional porches that had been enclosed with relatively flat roofs and those forms could serve as appropriate precedent for this expanded area. The applicant now proposes a very similar detail, which repeats the simple wood or composite piers, entablature and flat roof and is much more harmonious with the expanse of the historic façade. At the side elevations, a more appropriate and traditional detail would be to have the horizontal form of the crown (as gutter or matching trim) continue horizontally across the façade with the raking trim extending to it, rather than turning up the slope of the roof as is shown.

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



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **PRESENTATION - HISTORIC PRESERVATION PLAN**

The Historic Preservation Planner will make a presentation on the Township's new Historic Preservation Plan.

The Plan may be viewed and downloaded here:

<https://app.sharebase.com/#/document/282025/share/166-OjP20bl8sp5JW6DjTRVgjT9xjcU>

ATTACHMENT(S):

[Issue Briefing - Historic Preservation Plan.docx](#)

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Historic Preservation Plan

Prepared By: Greg Prichard, Historic Preservation Planner

Date: May 13, 2026

I. Action To Be Considered By The Board:

Receive the Historic Preservation Plan prepared by Greg Prichard, Historic Preservation Planner, dated May 2026.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners receives reports of this type for future consideration.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

It has been a quarter-century since Lower Merion Township adopted its most comprehensive historic preservation ordinance, which resulted in the formation of the Historical Commission (HC) and the Historic Resource Inventory (HRI). This action addressed a need expressed by citizens of Lower Merion and Township leadership to establish a process to consider historic preservation in the assessment of changes within the community. Since that time, the Township has encountered various challenges to its historic preservation efforts as well as opportunities to use historic preservation as an effective planning tool to improve quality of life in the community. The purpose of this Plan is to assess the effectiveness and consequences of these historic preservation efforts and to formulate potential recommendations to enhance the Township's historic preservation initiatives and processes.

The Plan consists of six sections and six appendices:

1. A background of historic preservation in the Township beginning with the restoration of a mill ruin at the turn of the 20th century up to today.

2. Descriptions of Historic Districts and groups of historic properties more generally.
3. A review of individually designated Historic Resources and potential resources.
4. Historic Preservation in the Code, the local law that governs historic preservation in the Township.
5. The HARB and HC's work and accomplishments over the years.
6. A summary of the recommendations from all five sections.

Appendix A: Historic Resource Demolitions Since 2000

Appendix B: Conditional Use Approvals Since 2000

Appendix C: 2000 Inventory Opt-Outs

Appendix D: Institutional Resource Analysis

Appendix E: Façade Program Statistics (1991 – 2023)

Appendix F: A list of Township-Owned Historic Resources

Inspired by the 25th anniversary of the creation of the HC and HRI, the Plan also looks at statistics covering those years as well as the 20 additional years of the Historic Architectural Review Board (HARB)'s activity. Using that information, detailed analyses and recommendations are intended to address issues such as:

- The classification of Historic Resources and the effectiveness of Class II designation.
- The effectiveness of incentives available only to Historic Resources.
- How the HRI could be refined and expanded based on current criteria, especially to recognize underrepresented architectural eras and groups.
- How Building Codes can be amended to improve historic preservation efforts.

Largely written internally by the Building & Planning Department, the Plan also contains valuable guidance and analyses from others:

- PS&S, Historic Preservation Consultants, provided the text for the “Preserving Historic Viewsheds” study in Section 4.6. This section was adapted from a CLG grant and Township-funded project in 2023-2025.
- Summer 2024 Planning Intern Sam Afsharipour created the Façade Program Audit in Section 2.5, compiling data from Township and Ardmore Initiative (Downtown Ardmore District) records covering decades of façade improvement program statistics.
- The Lower Merion Conservancy provided text regarding deconstruction in Section 4.5.

- The Pennsylvania Historical & Museum Commission (PHMC, the State Historic Preservation Office) provided Code amendment recommendations found in Section 4.2.

Short-term projects recommended in the Plan include:

- Code edits – Proposed Amendments to Chapters 88, 62, A180, to be introduced to the Building & Planning Committee at a future meeting.
- Assessment of potential new Historic Resources and designation upgrades.
- Continuation of the Façade Improvement Program.

The following long-term projects, described in more detail in the Plan, are also recommended:

- Additional Code edits for larger initiatives including viewshed preservation and Traditional Neighborhood Districts.
- Consideration of new Historic Resources and Historic Districts.

The Plan is available to be viewed at the following address:

<https://app.sharebase.com/#/document/282025/share/166-OjP20bI8sp5JW6DjTRVgJT9xjcU>

V. Impact on Township Finances:

There is no impact on Township finances.

VI. Staff Recommendation:

Staff recommends receiving the Historic Preservation Plan prepared by Greg Prichard, Historic Preservation Planner, dated May 2026.