

## **TOWNSHIP OF LOWER MERION**

### **BUILDING & PLANNING COMMITTEE**

**WEDNESDAY, JULY 29, 2026  
6:50 PM (Approximately)**

Chairperson: Sean Whalen

Vice Chairperson: Jeremiah Woodring, Shelby Sparrow

### AGENDA

1. **REVISED AGENDA - The agenda has been updated to include recommendations from the Historical Architectural Review Board and the Historical Commission.**
2. **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**
3. **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**
4. **ADVANCE RELEASE FOR INFORMATION ONLY - NO PRESENTATION, DISCUSSION OR ACTION THIS MONTH - AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 155, ZONING - MULTIPLE PRINCIPAL BUILDINGS IN CAD-BV - Z-26-003**



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

## **AGENDA ITEM INFORMATION**

COMMITTEE: Building & Planning

ITEM: REVISED AGENDA - THE AGENDA HAS BEEN UPDATED TO INCLUDE RECOMMENDATIONS FROM THE HISTORICAL ARCHITECTURAL REVIEW BOARD AND THE HISTORICAL COMMISSION.



**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 July 28, 2026, at which a quorum was not physically present:

- a) 15 East Lancaster Avenue, Ardmore Commercial Center Historic District, 26-10 - Approval to install a non-illuminated projecting sign on the west pilaster of the storefront, with all installation points to be in mortar joints, citing Secretary of the Interior's Standard 9.
- b) 527 Old Lancaster Road, Haverford Station Historic District, 25-09-A - Approval to replace a centrally-placed window on the Barrett Avenue elevation with a door exiting onto the wraparound porch, citing Secretary of the Interior's Standard 9.

### **PUBLIC COMMENT**

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

[HARB - Supplemental Materials](#)



15 East Lancaster Avenue – Ardmore Commercial Center Historic District

26-10

HARB

1

## Action:

Approval to install a non-illuminated projecting sign on the west pilaster of the storefront, with all installation points to be in mortar joints, citing Secretary of the Interior's Standard 9.

2





3



4



# HARB | Certificate of Appropriateness Application

## FOR PROPERTIES LOCATED WITHIN A LOCAL HISTORIC DISTRICT

### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: **15 E Lancaster Avenue**

### APPLICANT INFORMATION

NAME: **Jacob Hurwitz**

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

APPLICANT'S CAPACITY: ☐ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☒ OTHER: **Bus. Office**

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: **Vyong Le / President**

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

### PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: **American Trench**

CURRENT USE: **Retail**

PROPOSED USE: **Same**

### PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

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

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

CONTINUED

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

**Installing a Blade Style Sign to the Facade of the Building**

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

**PROPOSED START DATE:**

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

**Sign Aesthetic fits with Facade and Neighboring Signage**

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

Application, fabrication and installation is being handled by:  
**IMAGE 360 of the Main Line**  
**1225 Montrose Avenue**  
**Bryn Mawr, PA 19010**  
**Contact: Lars Weborg**  
**215-880-3185**  
**info@image360mainline.com**

**SIGNATURES**

*please reference attached copies*

APPLICANT:

DATE:

OWNER [IF DIFFERENT]:

DATE:

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

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

*Revised 4/2026*





# Preliminary Consultant Review

---

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

---

## **26-10**

**15 E Lancaster Avenue, Ardmore Historic District**

**Applicant / Owner: Jacob Hurwitz, tenant**

**Application Type: Commercial**

**Project Summary: The applicant proposes to install one new blade sign on the west side of the storefront window.**

**Comments:**

- The signage proposed includes a rendering of a simple rectangle projecting blade sign that matches the detail and proportions of nearby signage and appears appropriate. Sign applications should include detailed drawings of the proposed signage, rather than just the rendering with dimensions that has been provided thus far. A drawing of the proposed blade sign should be submitted for complete HARB review including description of sign materials, thickness, bracket material, profile and dimensions and anchoring strategy. The provided rendering suggests a black bracket that is either identical or similar to the bracket used at the establishment at 33 Lancaster Avenue, which is generally appropriate, but requires additional detail as previously noted.

**Following clarification of the items noted above, we recommend approval of this application in accordance with Standard 9.**



527 Old Lancaster Road – Haverford Station Historic District

25-09-A

HARB

5

### Action:

Approval to replace a centrally-placed window on the Barrett Avenue elevation with a door exiting onto the wraparound porch, citing Secretary of the Interior's Standard 9.

6



Original Home



New Home, As Approved

New residence replaced a historic home deemed unsalvageable.

7



Proposed

Proposed Door Location and Product

8



# Preliminary Consultant Review

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

---

## **25-09-A**

**527 Old Lancaster Road, Haverford Station Historic District**

**Applicant / Owner: Julie Figures**

**Application Type: Residential**

**Project Summary: The applicant proposes to replace a single casement window with a new door at the new residence currently under construction.**

### **Comments:**

- The applicant was before the HARB numerous times in 2025 for review of the new construction proposed at this lot, ultimately approved in July 2025. The applicant returns with a proposal to change a window to a door at the center of the south facade that faces Barrett Avenue. A single 6-light casement window is now installed at the center of the first floor of this façade, with a twin 6-light casement to its left and a twin 8-light casement to its right. The applicant now proposes a door with an 8-light glazed panel above and a single panel below to take the place of the central 6-light casement. The applicant has noted that the new door will be “like” a door that has already been installed at the rear (left) elevation but with the 8-light pattern at the glass.
- A change from a single window to a door on this primary façade may be just as appropriate as the existing window so long as it relates appropriately to its context. The applicant should provide clarity regarding the relationship of the new door to the adjacent existing windows. The head height of the windows appears to be close to 8’ and the proposed door is noted to be 8’—it would be appropriate for those openings to all line up, but this should be confirmed. The applicant should provide detail to identify how the 8-lights of the door relate to the flanking windows (the height of the glass panel in the door looks closer to the height of the 6-light window than the 8-light window). The light proportion of the muntin divisions in the new door should be similar or identical to the proportions of the light divisions at the adjacent windows. This cannot be confirmed without the applicant providing a drawing that accurately depicts the new door in its context with the existing adjacent windows.
- The applicant has provided the specification for the door which is to be from the Pella Reserve series with simulated divided lights to match the balance of windows at the residence, as is appropriate.

**Following clarification of the item noted above, we recommend approval of this application in accordance with Standard 9.**





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

## AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**

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

- a) 2026-R-15, 901 West Lancaster Avenue, Bryn Mawr, Bryn Mawr Fire Company, Class II - Approval to install an HVAC unit on the building's rear façade, citing Secretary of the Interior's Standard 9, with a subcommittee to review a site plan and final installation details.
- b) 2026-R-16, 220 Cuylers Lane, Haverford, Class II - Allowance of an application to replace two large second floor windows and to pack them out by three inches on the left and right sides and to replace three first floor windows beneath leaded glass transoms to proceed with no delay, citing Secretary of the Interior's Standard 9, with a subcommittee to review final section details of both window replacement types.
- c) 2026-R-17, 1731 County Line Road, Villanova, Class II - Approval to replace stucco and trim boards in the front gable of the residence and retroactive approval of the reconstruction of a stone-faced kitchen chimney, citing Secretary of the Interior's Standard 9, with a subcommittee to review modifications to the stucco texture and details on the scope of work.
- d) 2026-R-18, 120 East Athens Avenue, Ardmore, Class II - Approval to install solar panels on rear-facing roof slopes, citing Secretary of the Interior's Standard 9.
- e) 2026-R-19, 231 Avon Road, Bryn Mawr, Class II - Approval to modify and enlarge the freestanding garage, replace various architectural elements, and install new hardscaping, citing Secretary of the Interior's Standards 9 and 10.
- f) 2026-R-20, 15 West Old Gulph Road, Gladwyne, Class I - Approval to make modifications and additions to a former stable building on the property, citing Secretary of the Interior's Standards 9 and 10.
- g) 2026-R-21, 1501 Monk Road, Gladwyne, Class II - Approval to modify and enlarge a non-historic addition to a historic stone farmhouse and install standing-seam roofing throughout, citing Secretary of the Interior's Standards 9 and 10, with a subcommittee to review notated drawings



and additional details for hardscaping, metal roofing and gutters that impact the historic section of the residence.

**PUBLIC COMMENT**

**ATTACHMENT(S):**

[HC - Supplemental Materials](#)



901 West Lancaster Avenue, Bryn Mawr – Bryn Mawr Fire Company

Class 2

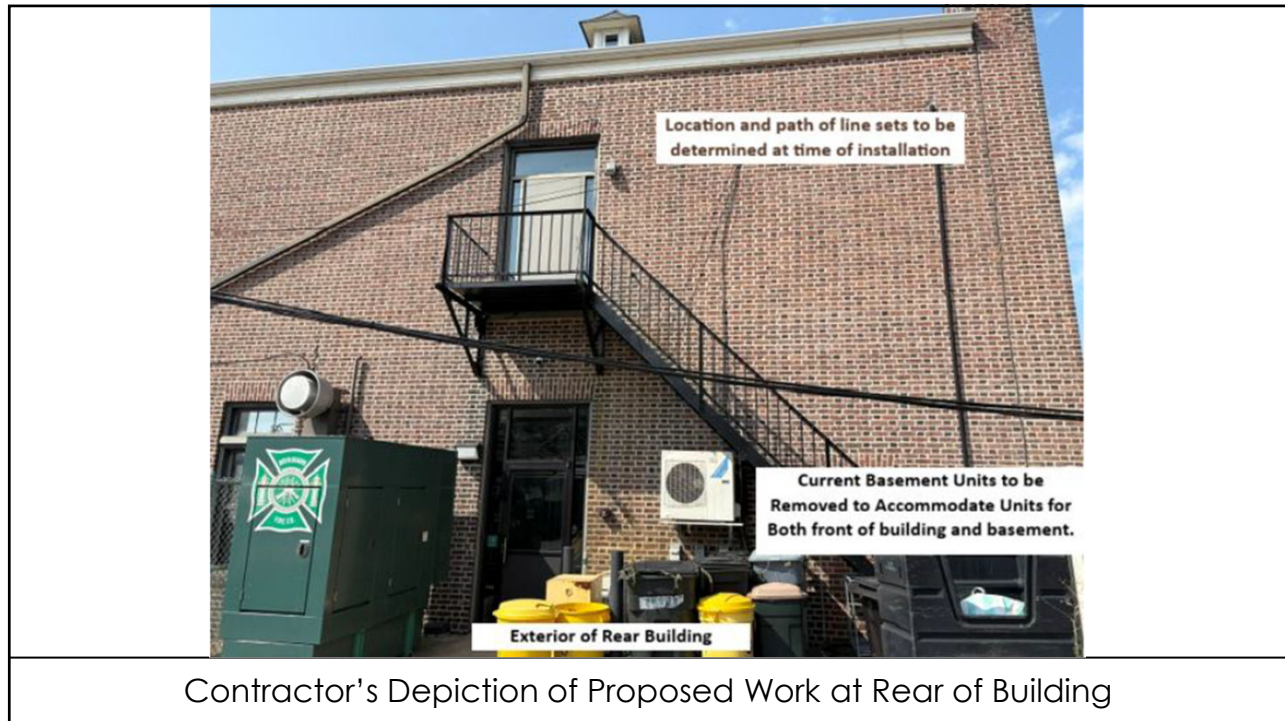
Historical Commission

9

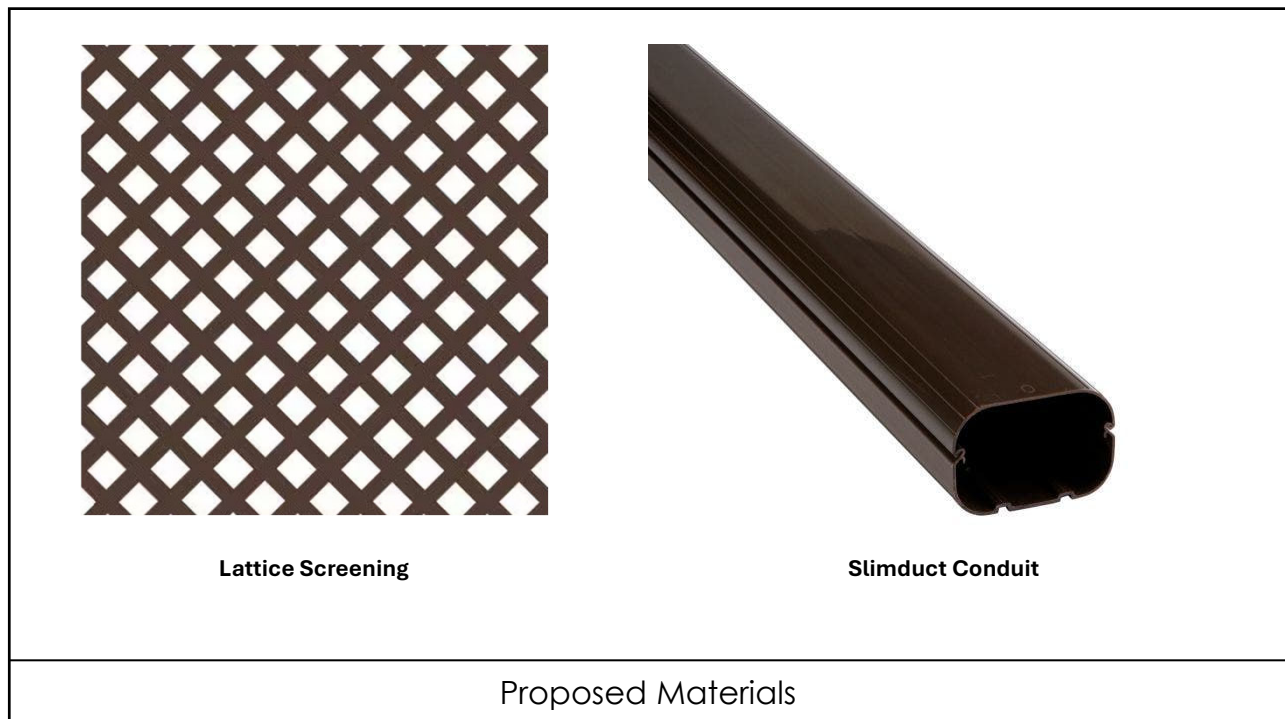
## Action:

Approval to install an HVAC unit on the building's rear façade, citing Secretary of the Interior's Standard 9, with a subcommittee to review a site plan and final installation details.

10



11



12



# Historical Commission Application For Review

## FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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

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

### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 901 Lancaster Avenue

### APPLICANT INFORMATION

NAME: Robert Cermignano

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE: 19003

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Bryn Mawr Fire Company

PHONE:

ADDRESS: 901 Lancaster Avenue

EMAIL: N/A

ZIP/POSTAL CODE: 19010

### PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Bryn Mawr Fire Company

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]

Furnish and install one Bryant multi-zone mini split heat pump condensing unit and four wall mounted mini split coils.

CONTINUED





# Preliminary Consultant Review

---

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

---

## **2026-R-15**

**901 West Lancaster Avenue, Bryn Mawr, Class II**

**Owner / Applicant: Bryn Mawr Fire Company**

**Application Type: Residential**

**Project Summary: The applicant proposes to remove existing outdoor HVAC units and install new HVAC units at the rear of the building to support new mini split heat pump systems to serve the interior upper floors and basement.**

### **Comments:**

- The Fire Company is a two-story brick structure situated at the corner of Lancaster Avenue and Merion Avenue. The building covers the majority of the lot; the building is tight to the sidewalk along Lancaster and Merion Avenues, and it shares a party wall with its neighbor to the west. At the north edge of the lot there is approximately 12' of paving between the building façade and the lot line. This "back of house" area is occupied by an areaway providing access to the basement, a fire escape from the second floor, and several pieces of mechanical equipment.
- The applicant proposes to replace and supplement the existing HVAC systems in the building. Interior alterations including the installation of mini splits in rooms throughout the building are not within the purview of the HC. HC review is limited to any alterations that are visible at any of the building's facades.
- The applicant proposes to remove one existing outdoor unit and install two new outdoor units. The two units are similar in size, with the greater of the two being 43"w x 58"h x 18"d. The newly proposed location (at the north side, rear of the building is the most appropriate location for these units. The unit to be replaced is significantly smaller than the new units. Where mechanical units must be placed adjacent to historic structures, especially when so visible from a public way like Merion Avenue, they should be screened with a component that obscures the units and is more appropriate to its historic environment. Vegetation is often a means of screening HVAC equipment, but there does not appear to be enough room for that. A fence is likely the best option to screen these new units, and if the applicant chooses to pursue this option, it should identify in the site plan where the fence will be constructed, its dimensions and its material.
- The newly submitted documents note that the required linesets are to be installed at the interior of the building and run to the rear. At some point the lines will need to exit the building, and the applicant should clarify where the lines will come through the façade and connect to the

ODUs. Any penetration of the historic building envelope should be carefully executed, limited in its size to just accommodate the line sets, and should be as close to its associated outdoor unit as possible. Further, to the greatest degree possible penetrations should be limited, perhaps grouped together at a single penetration, or be grouped together, so that all line work can travel verticals within the building and only exit the building right at the outdoor unit. The applicant should supplement its site plan diagram with a photo of the rear façade and notations indicating where any linesets will exit the building.

**Following the acceptable documentation of outdoor unit placement, appropriate screening method and location, and detail and location of all penetrations through the building wall and/or linesets proposed to be installed on the face of the walls, we would recommend approval of this application based on Standard 9.**

---



220 Cuylers Lane, Haverford

Class 2

Historical Commission

13

### Action:

Allowance of an application to replace two large second floor windows and to pack them out by three inches on the left and right sides and to replace three first floor windows beneath leaded glass transoms to proceed with no delay, citing Secretary of the Interior's Standard 9, with a subcommittee to review final section details of both window replacement types.

14

## Additional HC Comment

The Historical Commission does not recommend approval of this application because it does not meet the standards that the Commission uses. There will be a substantial reduction to the amount of glass in the windows based on the maximum sizes that the Renewal by Andersen product can produce. The particular material of the Renewal by Andersen product is also not one that the Commission believes is appropriate.

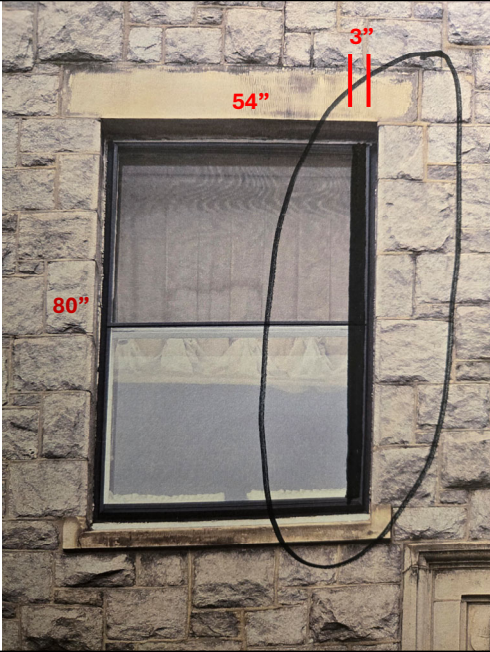
The Commission's recommendation of no delay is based on its awareness of the length of time the applicant has been working with staff to complete their application.

15



16





The two second floor windows are exceptionally large (54x80), and the chosen window product does not have a compatible standard size. The applicant is proposing to “pack out” the left and right sides of the window openings by 3 inches each.

This is not considered an appropriate alteration according to the SOI Standards.

(Applicant's image)

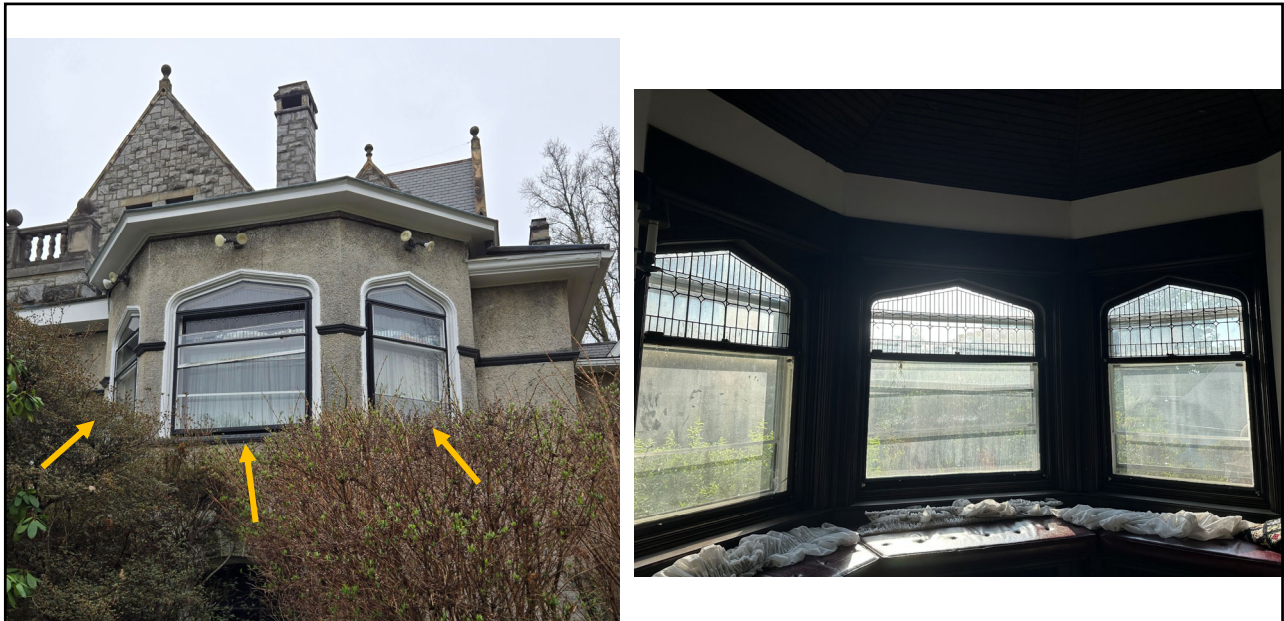
Window Pack-Out

17



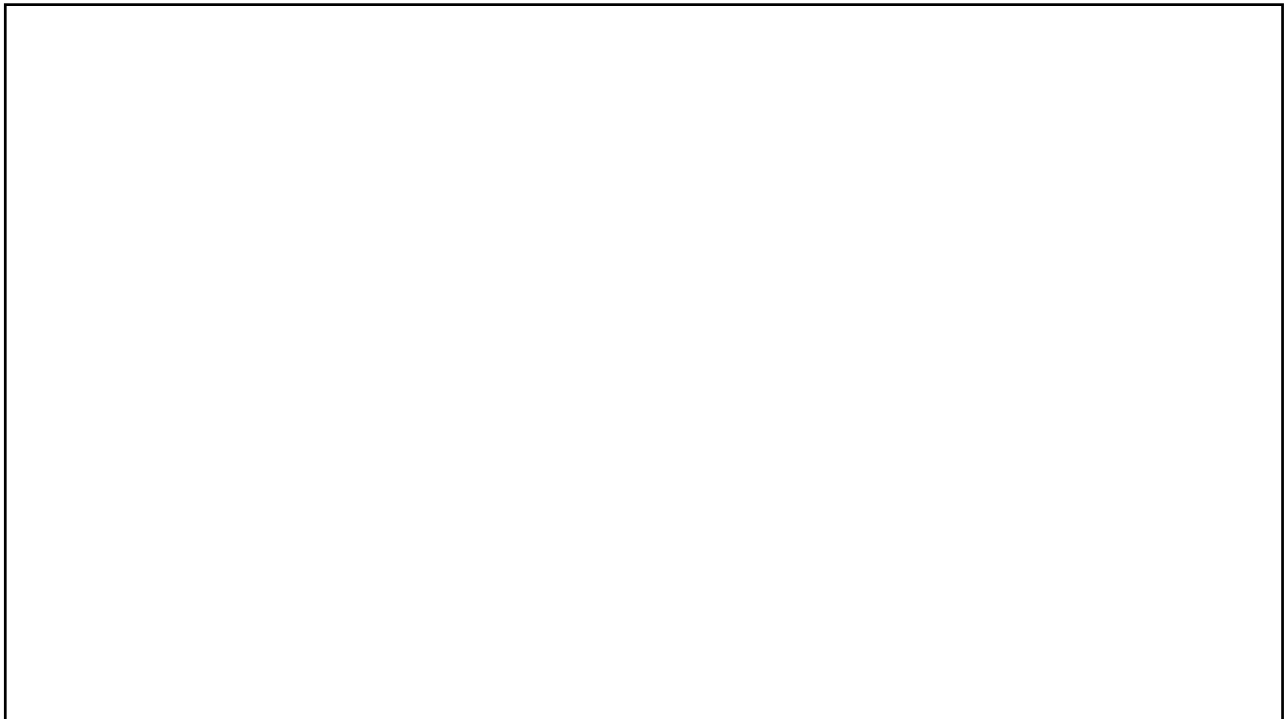
Previously replaced second floor window – Seeking retroactive approval

18



"Chapel" windows – sash below leaded transoms to be replaced

19



20



# Historical Commission Application For Review

## FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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

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

### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 220 Cuylers Lane, Haverford

### APPLICANT INFORMATION

NAME: Bartholomew Wimer

PHONE:

ADDRESS: 220 Cuylers Lane  
Haverford, PA 19041

EMAIL:

ZIP/POSTAL CODE: 19041

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Robert Sergott

PHONE:

ADDRESS: 220 Cuylers Lane  
Haverford, PA 19041

EMAIL:

ZIP/POSTAL CODE: 19041

### 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]

I am Bart Wimer, Project Consultant for Renewal By Andersen, writing on behalf of Debbie and Robert Sergott as they try to replace failing windows at:

220 Cuylers Lane  
Haverford, PA 19041

The Sergott's are attempting to revitalize their 19th century home. The Sergott's have already made significant investments to restore their once dormant property. Some items



# Application for Review Submission Checklist

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

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

## SIGNATURES

APPLICANT:  DATE:

OWNER [IF DIFFERENT]:  DATE:

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.





# Preliminary Consultant Review

---

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

---

## **2026-R-16**

**220 Cuylers Lane, Haverford, Class 2**

**Owner / Applicant: Bartholomew Winmer for Robert Sergott**

**Application Type: Residential**

**Project Summary: The applicant proposes to remove several potentially original windows and install new Andersen by Renewal windows in their place.**

### **Comments:**

- From LMT HIRIM: The subject resource is a 2 ½ story Jacobean stone mansion constructed between 1881 and 1887 for Joseph C. Darlington. Called “Roselyn,” the 10-acre estate included this main house, designed by Robert G. Kennedy, and several outbuildings, including a carriage house and barn which are now at 210 Cuylers Lane.
- The applicant proposes to replace 6 second floor original wood windows with the Renewal by Andersen Acclaim replacement window. Windows are character defining features of historic properties, and character defining resources should be retained whenever possible. Preservation and restoration of original windows is always recommended as the most appropriate treatment. When windows are deteriorated to a degree that restoration is not feasible, replacement windows should match the style, material and detail of the historic windows. Wood hung windows that require replacement should be replaced with wood or extruded aluminum-clad wood windows, should match the operation, style and component dimensions of the existing windows to the greatest degree possible, and specifications should be considered to ensure the overall daylight opening of the window is preserved. Fiberglass and vinyl windows are never recommended as replacement windows at historic structures because they are not detailed in a manner that resembles historic window detailing and the individual components are typically larger than the historic window components. The Renewal Acclaim window specified employs Andersen’s “Fibrex” wood and vinyl composite construction (which is not as strong as the aluminum-clad wood windows also offered by Andersen) and its components do not closely resemble the dimensions and connections found at historic windows. The Renewal window construction is not as strong as other types of windows that are deemed appropriate to historic structures and for this reason, the window cannot accommodate the existing frame opening at some of the windows proposed for replacement, as explained further below.

- The applicant notes that one second floor window has already been replaced with the currently proposed window specification. The presence of inappropriate replacement windows at nearby historic resources does not support the continued replacement of inappropriate window selections. In contrast, historic commissions are often created precisely to counteract the trends of inappropriate alterations at historic resources and assist and guide owners to make more appropriate selections. The applicant also notes that these windows are in “dire need” of replacement, and at the previous HC meeting it was requested that the applicant provide better images of the windows,
- The six proposed windows are at two distinct locations around the complex structure. Three windows, 104, 105 and 106, are at the second floor of the front and side primary facades of the structure; this is the first portion of the building that is viewed when approaching the resource. (The applicant should confirm which window is window 106.) These windows serve one of the primary bedrooms. Two of the three window openings are 54” wide and are on the front facade; all three are 83” tall. The proposed Renewal Acclaim window cannot accommodate a 54” wide opening; its maximum width is 48”. Accordingly, the applicant proposes to pack out the existing left and right jambs of the opening to accommodate the 48” width. Packing out window frames has a significant impact on the presentation of the window opening: it alters the daylight opening and the proportions of the perceived overall window opening, providing a jarring contrast between it and the existing openings. As noted above the daylight opening of the historic window should be preserved; replacement windows almost always reduce the daylight opening to some degree – usually less than one inch on each side. The proposed installation would reduce the width of the daylight opening by at least 4.5” on both the left and right side and is not recommended. (Existing sash stile is approximately 1.5”; this would be removed. Proposed window jamb is 3” wide + required pack-out of 3” = 6” – 1.5” = 4.5” increase of visible “frame” at each left and right jamb. Total daylight width decreases by 9”.) No section detail has been provided to demonstrate the proposed installation of the new window and pack-out in the existing jamb as has been previously requested. (Typical manufacturer section details do not demonstrate the particular details that are required at this opening.)
- At these three double hung windows, we recommend restoration of the windows to improve thermal performance and operation, and installation of new exterior or interior storm panels with screens. If replacement windows are required based on deterioration of the window sash that has not yet been demonstrated, the replacement windows should fill the existing 54” wide openings with no jamb pack out, and should preserve the proportion, detail, dimension of the existing windows and their relationship to the balance of the windows at the building.
- Windows 101, 102 and 103 serve the “Church Alcove” which appears to be an addition to the original footprint, set in the northeast re-entrant corner of the original structure, and finished with pebble-dash stucco in contrast to the stone of the original volumes. These “church” windows have a Tudor arch form and are single hung windows, with unequal top and bottom sash. The top sash are fixed with decorative leaded glass panels; the bottom sash are operable and have a single light. From interior views of the windows provided by the applicant, the windows appear to be original to the “Church” construction and in good condition. The windows are protected by exterior storm panels that are divided into two sections that unfortunately do not align with the two sash forms. The applicant proposes to retain the top leaded sash and to replace the bottom sash with an awning window. The applicant has not provided section details to explain how the new window frame would be incorporated into the bottom sash opening, but has included language noting structural requirements in its new window quote. Such a change would necessitate a structural

component below the overlapping meeting rail among other inappropriate details. Not only would the width of the frame assembly be increased and the daylight opening of the bottom sash be decreased at the left and right jamb, but the solid dimension at the former meeting rail location would increase from approximately 1.5" to as much as 4.5- 6", depending on where the new window is set. Further, the new window depth of 4" would need to be joined to the bottom of the upper sash which is approximately 1.5", creating another extremely awkward detail. This would create a drastic and inappropriate alteration to this window and would be in great contrast to all of the historic window forms.

- Within the applicant's narrative, it is noted that the Owner would like to be able to open these windows. The original windows are indeed designed to be operable, though the vertical operation is limited to about half of the bottom sash due to the arched form of the top sash. If the bottom sash cannot be opened currently, the sash pockets and operable components of the window should be restored to provide operability as desired. No section detail has been provided to demonstrate the proposed installation of the new window in the existing bottom sash opening. (Typical manufacturer section details in no way demonstrate the particular details that are required for this proposal.)
- At these Tudor arch windows, the recommended and appropriate treatment would be to restore the operation of the bottom sash and other components of the original windows and replace the existing storm panels with two sections that would align with the meeting rail and include a screen panel at the bottom section.

**We recommend reconsideration of the window improvement strategy at these six windows as noted above and based on Standard 9.**

---



1731 County Line Road, Villanova

Class 2

Historical Commission

21

## Action:

Approval to replace stucco and trim boards in the front gable of the residence and retroactive approval of the reconstruction of a stone-faced kitchen chimney, citing Secretary of the Interior's Standard 9, with a subcommittee to review modifications to the stucco texture and details on the scope of work.

22





23



24



LOWER MERION  
TOWNSHIP  
BUILDING &  
PLANNING DEPT.

# Historical Commission Application For Review

## FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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

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

### PROPERTY ADDRESS

ADDRESS (STREET, CITY): 1731 County Line Road Villanova

### APPLICANT INFORMATION

NAME: Baltazar Rubio

PHONE:

ADDRESS: 1731 County Line Road  
Villanova, Pa 19085

EMAIL:

ZIP/POSTAL CODE: 19085

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME(S): Same

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

### PROPERTY INFORMATION

NAME OF BUSINESS (IF APPLICABLE): N/A

CURRENT USE: Home

PROPOSED USE: Home

### 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]

Repair and replacement of rotten wood and collapsing/ deteriorating stucco on front face of the structure. The stucco is actively falling from the structure due to age. Similarly, the Tudor wood accents on the front face are rotten and collapsing and both must be replaced. The contractor will remove rotten and collapsing material and dispose of said material in proper waste containers. Contractor will replace material with stucco for the stucco areas and azek for the rotten wood. The wood and azek will then be primed and repainted so that the look is as it was originally.

CONTINUED



# Application for Review Submission Checklist

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

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

## SIGNATURES

APPLICANT:

DATE: 7-16-2026

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 4/2026



# Preliminary Consultant Review

---

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

---

## 2026-R-17

**1731 County Line Road, Villanova, Class 2**

**Owner / Applicant: Baltazar Rubio**

**Application Type: Residential**

**Project Summary: The applicant proposes to patch deteriorating stucco and trim boards and also requests retro-active approval of new built-in gutters and downspouts.**

### **Comments:**

- From the LMT HRIIM: The Tudor Revival style, two and a half story home named Hillside was built in 1890 for Morris W. Stroud on the prominent corner site of County Line and Spring Mill Roads. Alterations were made, and an addition constructed, by Mrs. Stroud in 1926.
- The applicant proposes to repair deteriorating areas of stucco and vertical and horizontal wood trim. The applicant has proposed a textured stucco example to employ at the patched areas. Areas of failing stucco should be replaced in kind, to match the existing adjacent texture that is present. The existing stucco appears to be an original pebble-dash stucco that was later painted, perhaps receiving many layers of painted finish so that the pebble texture is now less defined. The proposed stucco texture is a contemporary textured finish that does not resemble the texture that results from pebble-dash, and if employed at these locations would not match the existing conditions. The applicant should salvage a piece of the existing stucco and provide a new sample that closely resembles the existing when compared side by side.
- The repairs to the timber details on the gable ends should also be made in kind or with a substitute durable material. The applicant proposes to use Azek at this location, which is a material frequently recommended for approval by the HC. However, the Azek boards are known to expand and contract too much when painted dark colors, so this work is better suited for Boral or other poly-ash, more stable materials. All new boards should match the dimensions and profiles of the existing.
- The applicant should provide an annotated photograph that show where the extent of the repair locations of both the stucco and the wood trim.



- The applicant also requests retroactive approval of the rebuilt gutters and downspouts that have been constructed over the last year. The new built-in gutter employs a taller vertical fascia than the previous, presumably original built-in gutter. If the height can be reduced without compromising the necessary gutter capacity, it would be more appropriate and consistent with the pre-existing conditions. When reduced in height or confirmed at its existing height, the detail should be employed at the balance of the building facades. The primed finish should be painted to match the existing adjacent color scheme, which will greatly reduce even the impact of the too-tall fascia, and the copper will weather to a patina that also blends with the dark color scheme.

**Following the requested modifications noted above, we would recommend approval of this application based on Standard 9.**

---



120 East Athens Avenue, Ardmore

Class 2

Historical Commission

25

### Action:

Approval to install solar panels on rear-facing roof slopes, citing Secretary of the Interior's Standard 9.

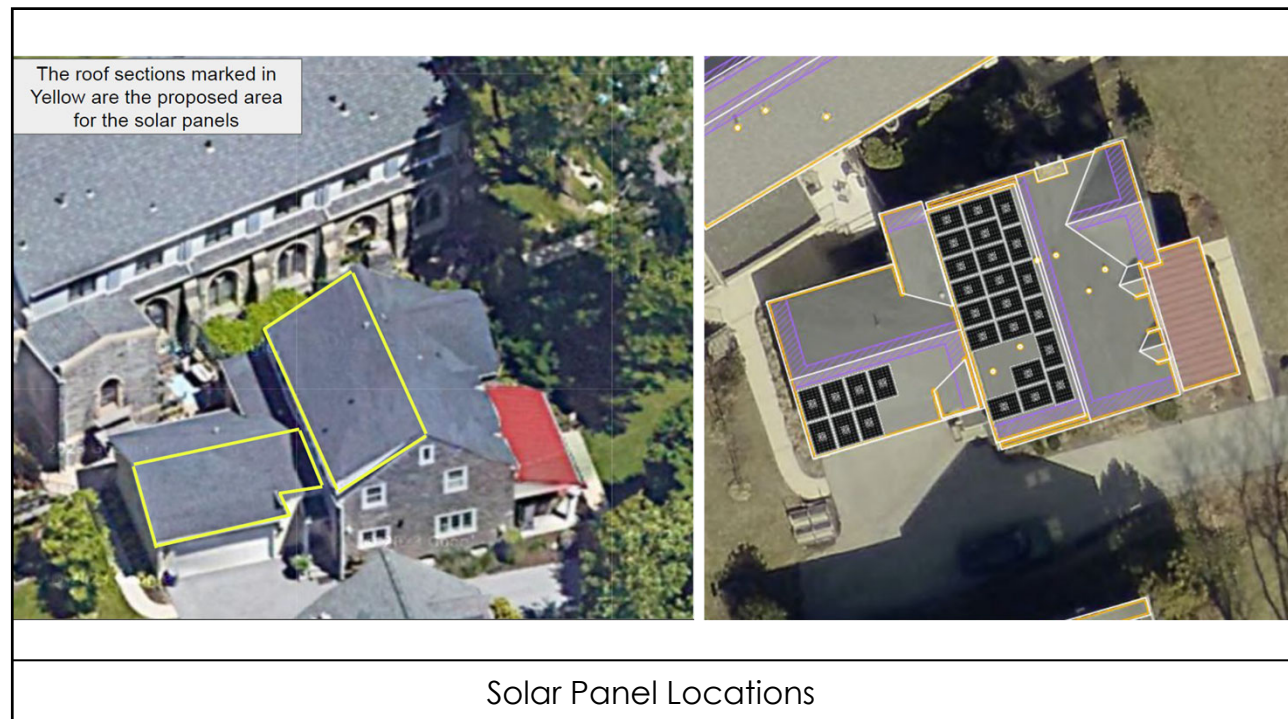
26

## Impact on Façade Easement

As required by a Conditional Use approval in 2015 which resulted in the "Arbors at Athens" adaptive reuse project, a façade easement was recorded for this building, which was the former parsonage of the adjacent church. The HC reviewed the application with the easement in mind and provided the following statement:

"The Commission does not believe that the installation of a relatively temporary addition to the building, such as solar panel arrays and equipment, impacts the primary and secondary facades to an extent that it would be in violation of the facade easement."

27



28



**Solstice**® Panel

**HALF-CELL 450W**  
SOLAR MODULE



**IQ Combiner 6C**

Solar Panel and Utility Box Products

29



30





# Historical Commission Application For Review

## FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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

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

### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 120 E Athens Ave, Ardmore, PA 19003

### APPLICANT INFORMATION

NAME: O'Donnell Solar Co (Brett Bell)

PHONE:

ADDRESS: 1057 Lancaster Ave Ste 100, Berwyn, PA 19312

EMAIL:

ZIP/POSTAL CODE:

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Christopher Holliday

PHONE:

ADDRESS: 120 E Athens Ave, Ardmore, PA 19003

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]

We are proceeding with the installation of 28 roof-mounted solar panels on the back roof sections of the property. The system will include one Enphase combiner and two Enphase batteries.

For the installation, interior conduit will be routed through the basement and fished through the walls and attic.

# Application for Review Submission Checklist

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

1. ☒ **COMPLETED APPLICATION FOR REVIEW (AFR)**

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

2. ☐ **WRITTEN NARRATIVE INCLUDING:**

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

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

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

4. ☒ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**

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

5. ☒ **SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)**

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

6. ☐ **SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS**

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

7. ☐ **HISTORIC RESOURCE IMPACT STUDY (HRIS)**

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

8. ☒ **\$75 APPLICATION FEE**

Must be paid in person at the Building & Planning Department on the first floor of the Township Administration Building, 75 E. Lancaster Ave., Ardmore. Additional fees will be required for any application tabled for additional review more than once.

## SIGNATURES

APPLICANT:

DATE: 07/06/2026

OWNER [IF DIFFERENT]:

DATE: 07/2026

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

Revised 4/2026



# Preliminary Consultant Review

---

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

---

## **2026-R-18**

**120 East Athens Avenue, Ardmore, Class 2**

**Owner / Applicant: Brett Bell for O'Donnell Solar Co**

**Application Type: Residential**

**Project Summary: The applicant proposes to install solar panels on two roof slopes at the rear of the building.**

### **Comments:**

- The subject resource is the former parsonage for the adjacent former church that was converted to condominiums in the 2010s.
- The two-story structure has a one-story garage addition that extends as a cross-gable form from the rear façade of the main volume. The applicant proposes to install an arrangement of solar panels on the rear slope of the main gable and on the east-facing slope of the lower garage gable. No solar panels would be visible from East Athens Lane.
- When arranged appropriately in a manner and location that does not detract from the character of the historic resource, installation of solar panels-- which are also 100% reversible-- are appropriate. Symmetrical, orthogonal arrangement of panels relating to existing roof forms helps to mitigate the presence of the modern panels in a historic context. Associated components of solar panel systems should also be placed in locations that do not detract from the historic resource, and appropriately screened where needed, as all exterior contemporary systems should be.
- The arrangement of the solar panels as proposed extends across the full breadth and height of the rear roof slope, with individual panels eliminated from the grid layout only to avoid existing roof vents. The arrangement should be centered on the roof slope to the greatest degree possible, with an equal edge of the visible roof at the east and west ends of the gable.
- The arrangement on the garage slope is less regular with four panels at an upper row and three panels at a lower row, shifted to the far end of the garage volume.

Adjustment of these panels to a more symmetrical form that relates to the roof plane and the garage doors below would be more appropriate.

- Where exterior equipment is planned at the side of the house, adjacent to existing electrical meters, expansion of the vegetative screening would be appropriate to obscure the new equipment.

**Following the conditions noted above, we would recommend approval of this application based on Standard 9.**

---





231 Avon Road, Bryn Mawr

Class 2

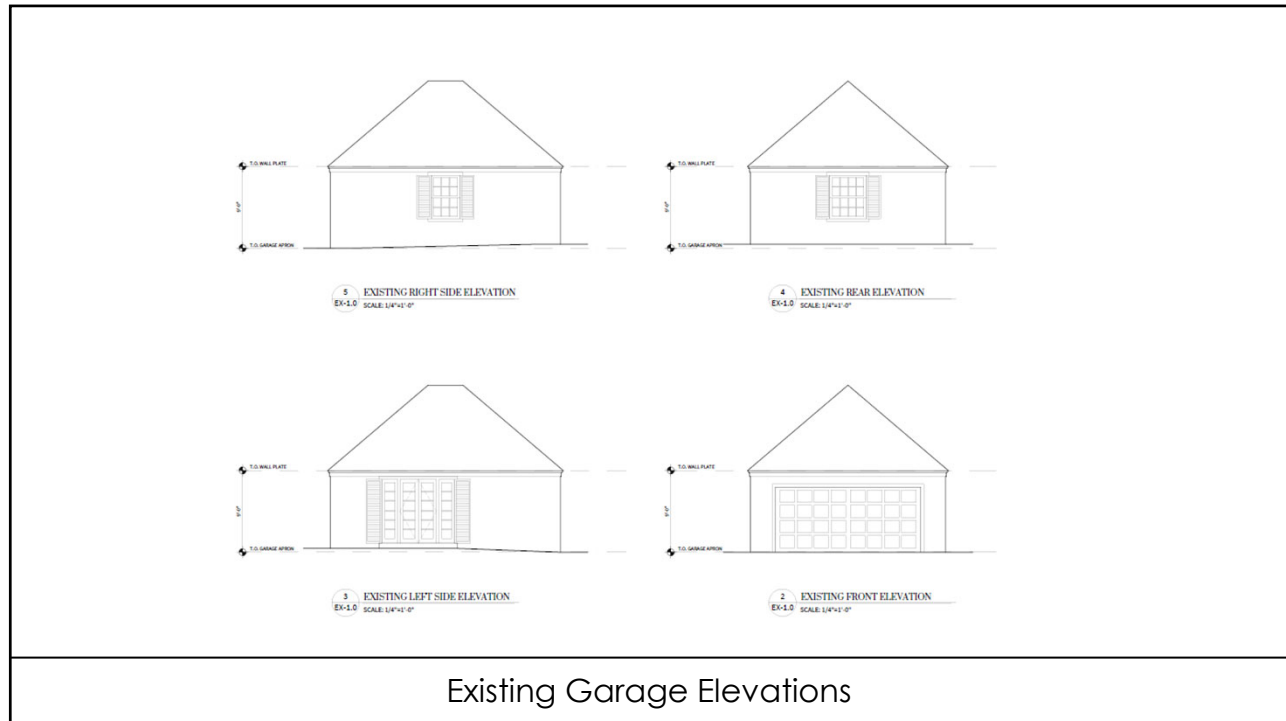
Historical Commission

31

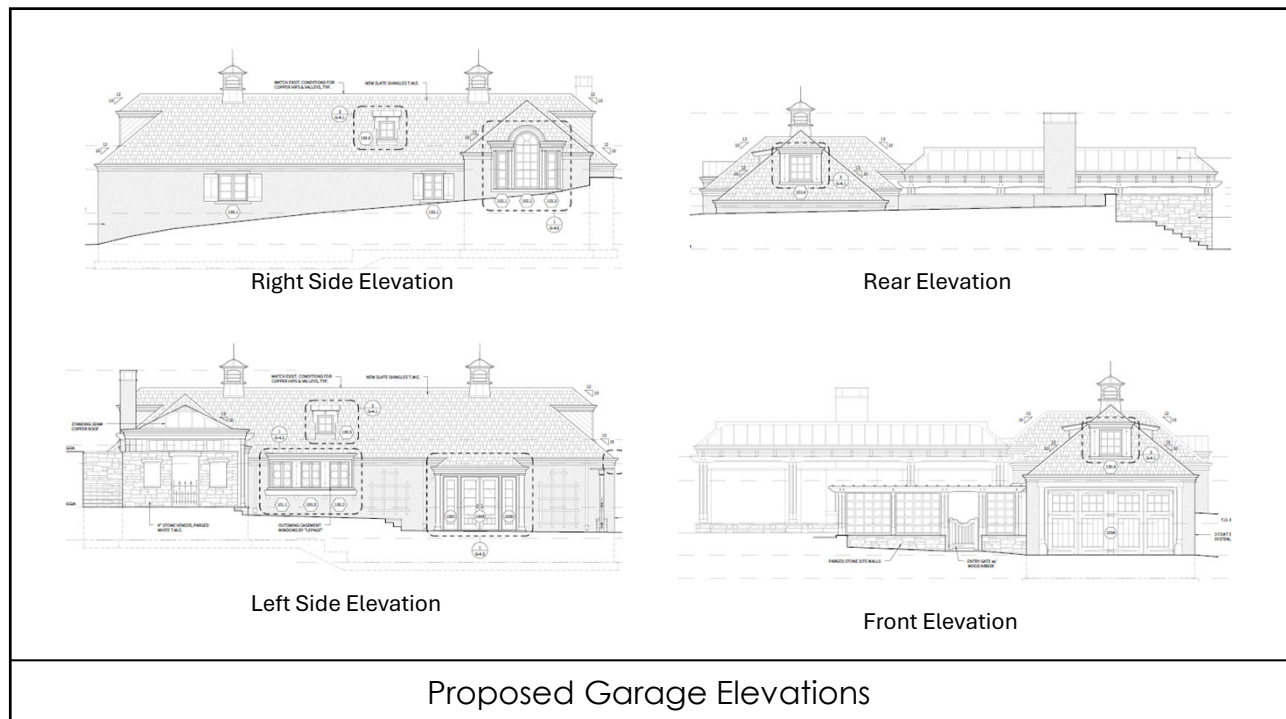
### Action:

Approval to modify and enlarge the freestanding garage, replace various architectural elements, and install new hardscaping, citing Secretary of the Interior's Standards 9 and 10.

32



33



34





Rendering – Garage and Landscaping Improvements

35



Rendering – Garage and Landscaping Improvements

36



# Historical Commission Application For Review

## FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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

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

### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 231 AVON ROAD, HAVERFORD, PA 19041

### APPLICANT INFORMATION

NAME: SEAN NARCUM, RA PHONE:   
ADDRESS: 828 OLD LANCASTER ROAD EMAIL:   
BERWYN, PA 19312 ZIP/POSTAL CODE: 19312

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: N. PETER HAMILTON PHONE:   
ADDRESS: 231 AVON RD. EMAIL:   
HAVERFORD, PA 19041 ZIP/POSTAL CODE: 19041

### PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: N/A  
CURRENT USE: RESIDENCE (PRIVATE) PROPOSED USE: RESIDENCE (PRIVATE)

### 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]

- PROPOSED ADDITION/RENOVATION OF EXISTING 2-CAR GARAGE TO CREATE 4-CAR GARAGE w/ LOGGIA
- PROPOSED REPLACEMENT OF EXISTING ASPHALT ROOF w/ NEW SLATE SHINGLES.
- NEW WOOD DOORS & WINDOWS THROUGHOUT w/ PROFILES TO MATCH EXISTING.
- NEW COPPER GUTTERS & DOWNSPOUTS ALL TO MATCH EXISTING DIMENSIONS/PROFILES.
- HEAVY-TIMBER FRAMED LOGGIA w/ COPPER ROOFING ADDITION OFF REAR OF GARAGE.
- NEW SITE WALKWAYS/PATHS CREATED & UPDATED WITH HESS LANDSCAPE ARCHITECTS.

CONTINUED



# Application for Review Submission Checklist

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

1. ☐ **COMPLETED APPLICATION FOR REVIEW (AFR)**

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

2. ☐ **WRITTEN NARRATIVE INCLUDING:**

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

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

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

4. ☐ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**

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

5. ☐ **SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)**

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

6. ☐ **SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS**

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

7. ☐ **HISTORIC RESOURCE IMPACT STUDY (HRIS)**

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

8. ☐ **\$75 APPLICATION FEE**

Must be paid in person at the Building & Planning Department on the first floor of the Township Administration Building, 75 E. Lancaster Ave., Ardmore. Additional fees will be required for any application tabled for additional review more than once.

## SIGNATURES

APPLICANT:

DATE:

OWNER (IF DIFFERENT):

DATE:

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 4/2026



# Preliminary Consultant Review

---

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

---

## **2026-R-19**

**231 Avon Road, Bryn Mawr, Class 2**

**Owner / Applicant: Sean Narcum for N. Peter Hamilton**

**Application Type: Residential**

**Project Summary: The applicant proposes to rehabilitate and add to an existing detached garage and demolish an existing greenhouse and construct a new loggia in its place.**

### **Comments:**

- Significant alterations to the primary residence at the subject resource were reviewed and recommended for approval by the Historic Commission in 2025. The applicant returns to the HC for review of Phase 2 of the project which includes rehabilitation of and addition to the existing detached garage, and demolition of the 20<sup>th</sup> century greenhouse that is currently attached to the existing garage followed by construction of a covered loggia. Also included in the proposal is new paving and pergolas enhancing the landscaping between the garage addition, loggia and the residence.
- The existing garage is a modest one-story, two-car, hipped roof stucco structure set back and to the right of the primary dwelling. Just behind the garage and extending to the left from is the long greenhouse, constructed some time in the 20<sup>th</sup> century. The greenhouse is noted to be in poor condition and does not contribute to the historic resources on the parcel. Its demolition does not have an adverse impact on the resource.
- The proposed rehabilitation and expansion of the garage will extend the garage towards the rear of the property approximately 40', allowing for the placement of 4 vehicles, 2 cars deep within the garage and an additional storage space beyond. The structure will remain one story, with a hipped roof to be finished with slate shingles to match the new slate shingles on the house. Copper gutters and flashing will also match the detail at the house. Walls will be stucco or whitewash/ parged stone, and doors and windows will be wood, again matching the LePage windows and doors specified at the residence. All specified materials are consistent with previous associated approvals and appropriate and complementary to the resource.
- The proposed loggia will extend left from the back of the garage towards the centerline of the main residence, connecting the rear terraces to the lower terraces adjacent to the dwelling. The loggia will be constructed with a combination of parged or whitewashed stone masonry and timber posts, supporting a heavy timber roof structure finished with

copper sheet metal. Brick pavers are the primary surface material, with accents of bluestone at treads and stone borders and granite cobblestones as accents at the newly finished driveway to the garage.

- The applicant should update the elevations to include annotation identifying the materials at each elevation, referencing back to the submitted specifications.

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

---

|                                                                                    |                       |
|------------------------------------------------------------------------------------|-----------------------|
|  |                       |
| 15 West Old Gulph Road, Gladwyne                                                   |                       |
| Class 1                                                                            | Historical Commission |

37

|                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Action:</b>                                                                                                                                          |
| <p>Approval to make modifications and additions to a former stable building on the property, citing Secretary of the Interior's Standards 9 and 10.</p> |

38





Front Elevation



Rear Roof Slope

Former Stable Building – Current Conditions

39



Former Stable Building – Proposed Elevations

40



# Historical Commission Application For Review

## FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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

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

### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 15 Old Gulph Road, Gladwyne, PA 19035

### APPLICANT INFORMATION

NAME: Bradley Roeder, AIA

PHONE:

ADDRESS: 104 Lakeview Dr  
Chadds Ford, PA

EMAIL:

ZIP/POSTAL CODE: 19317

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Michael & Zoe Fertik

PHONE:

ADDRESS: 15 Old Gulph Road  
Gladwyne, PA

EMAIL:

ZIP/POSTAL CODE: 19035

### PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: N/A

CURRENT USE: Residential Accessory Building

PROPOSED USE: Residential Accessory Bldg.

### PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

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

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

See Attached Narrative Document

# Application for Review Submission Checklist

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

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

## SIGNATURES

APPLICANT:  DATE:

OWNER [IF DIFFERENT]:  DATE:

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 **51** incomplete application.





# Preliminary Consultant Review

---

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

---

## **2026-R-20**

**15 Old Gulph Road, Gladwyne, Class 1**

**Owner / Applicant: Bradley Roeder for Michael and Zoe Fertik**

**Application Type: Residential**

**Project Summary: The applicant proposes to rehabilitate a stable building.**

### **Comments:**

- The subject resource is a historic stable building banked into a shallow hillside adjacent to an associated farmhouse. Numerous multi-light carriage doors span the wide opening of the one-story gabled structure. The applicant proposes to rehabilitate the structure while retaining or restoring its character defining features of the primary gable, the multi-light carriage doors and the “slate” roof.
- The stone structure has been modified in the past to accommodate altered grades, resulting in an asymmetrical gable end. The applicant proposes to remove and replace the roof framing and adjust grades at the rear gable to return the end wall to its original form. In the re-framing of the roof, a new loft floor will be established, and rear shed dormers will be added to expand the available volume at that upper level. The form, dimension and detail of the proposed rear dormers are very appropriate to the volume and pick up on the proportions and details of its existing features. Doors and windows are proposed to be aluminum clad wood with simulated or authentic divided lights.
- At the front façade, the existing multi-light panels will be replaced in kind and re-hung to fold to one side or the other to allow for expanded view of the full masonry opening. Following the reframing of the roof, it will be finished with Davinci multi-width synthetic slate replacing the existing synthetic slate that is present. All trim will be Boral by Tru-exterior. Areas of rubble stone will be rebuilt to match existing.

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

---





1501 Monk Road, Gladwyne

Class 2

Historical Commission

41

### Action:

Approval to modify and enlarge a non-historic addition to a historic stone farmhouse and install standing-seam roofing throughout, citing Secretary of the Interior's Standards 9 and 10, with a subcommittee to review notated drawings and additional details for hardscaping, metal roofing and gutters that impact the historic section of the residence.

42



Existing Conditions – Stone farmhouse with ca. 1975 addition

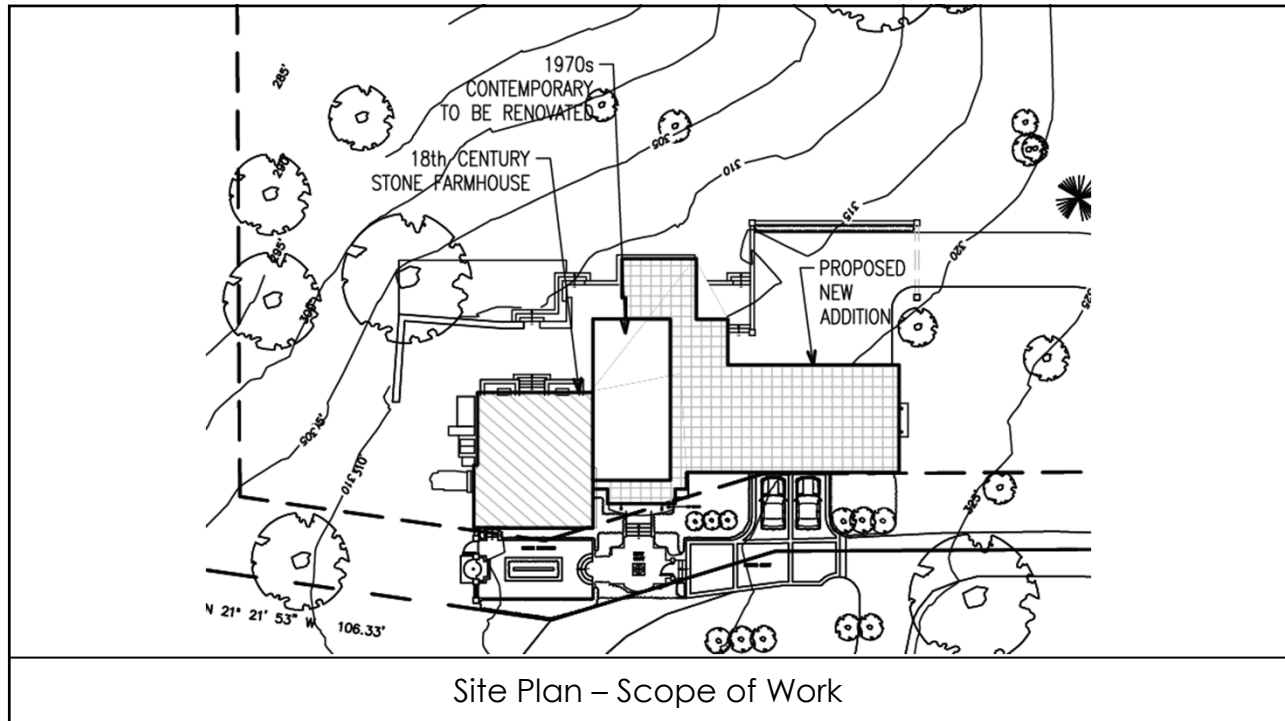
43



Existing Conditions – Stone farmhouse with ca. 1975 addition

44





45



46

**Existing Conditions**



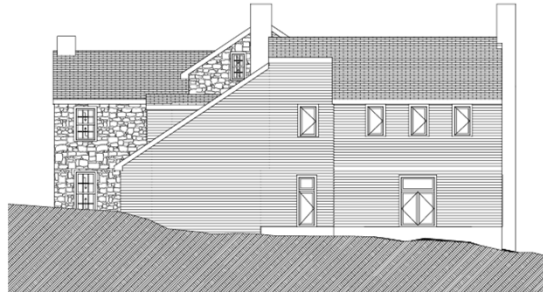
**Proposed**



East Elevation – Existing and Proposed

47

**Existing Conditions**



**Proposed**



North Elevation – Existing and Proposed

48





49



50



LOWER MERION  
TOWNSHIP  
BUILDING &  
PLANNING DEPT.

# Historical Commission Application For Review

## FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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

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

### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 1501 Monk Road Gladwyne, PA 19035

### APPLICANT INFORMATION

NAME: Spence Kass

PHONE:

ADDRESS: 1801 Fairmount Ave.  
Philadelphia PA.

EMAIL:

ZIP/POSTAL CODE: 19130

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Ken Weiner

PHONE:

ADDRESS: 1501 Monk Road  
Gladwyne, PA

EMAIL:

ZIP/POSTAL CODE: 19035

### 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]

SEE ATTACHED.

CONTINUED

# Application for Review Submission Checklist

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

1. ☒ **COMPLETED APPLICATION FOR REVIEW (AFR)**

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

2. ☒ **WRITTEN NARRATIVE INCLUDING:**

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

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

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

4. ☒ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**

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

5. ☒ **SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)**

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

AT MEETING

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

BY OWNER

8. ☒ **\$75 APPLICATION FEE**

Must be paid in person at the Building & Planning Department on the first floor of the Township Administration Building, 75 E. Lancaster Ave., Ardmore. Additional fees will be required for any application tabled for additional review more than once.

## SIGNATURES

APPLICANT:

DATE: 07/17/2026

OWNER (IF DIFFERENT):

DATE: 07/17/2026

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

Revised 4/2026

## Renovations & Additions to 1501 Monk Road – Written Narrative

The existing home consists of an Historic 18<sup>th</sup> Century stone farmhouse with a contemporary styled addition from the 1970's. The stone farmhouse dates from 1780 and is classified as a Class II Historic Resource along with an adjacent two-storey 1970's addition with painted wood siding and large glass windows. The stone farmhouse was originally approached from the valley on the south side such that the original front door is now facing a rear yard & terrace. The current front door faces north and is in the 1970's addition.

Although the address for the property is 1501 Monk Road, the 2.01 property is set back behind another more recent property that faces Monk Road. The house is approached through an easement off of Monk Road that provides a shared driveway that also serves other properties. Zoning notes the west side of the house facing Monk Road as the front yard. The current house is set to the east at the rear of the property. The front and rear doors on the house actually face side yards to the north & south. Therefore, the side of the house facing Monk Road is actually used as a side yard. It is in this portion of the site, well beyond the front yard set back, that the proposed additions to the house is located.

The existing stone farmhouse is in good shape and is not being modified or renovated in the proposed project. However, the 1970's addition has wood that is deteriorating and windows that have reached the end of their lifespan.

The 1970's wood portion of the house is being renovated and expanded and will be fully re-clad with composite or metal board & batten siding with a gray wood-like finish to evoke the character of a weathered barn. The roof of this expanded part of the house will be reframed and will have a dark metal standing seam roof that is separated from the historic stone farmhouse by areas of low-slope membrane roofs.

A new 3-car garage is proposed as an expansion to the central portion of the house. This will be clad in stone veneer but is mostly a low-slung one-story structure to not compete with the more prominent historic portion of the house. The garage doors face to rear of the house and are not visible when approaching the house along the driveway easement.

The new stone portion of the project, along with the historic stone farmhouse, bookends the rebuilt central portion of the house, which in turn separates the stone on the historic portions of the house from the stone cladding on the new garage. It is also proposed to replace the asphalt shingles on the historic stone farmhouse with the same standing seam roofing being used on the rest of the project.





# Preliminary Consultant Review

---

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

---

## 2026-R-21

**1501 Monk Road, Gladwyne, Class 2**

**Owner / Applicant: Spence Kass for Ken Weiner**

**Application Type: Residential**

**Project Summary: The applicant proposes to demolish most of a contemporary addition and construct a new enlarged addition to the historic stone farmhouse.**

### **Comments:**

- The subject resource is a c. 18<sup>th</sup> century two-story stone farmhouse with a c. 1970 two-story addition. The parcel has long ago had its original orientation altered so that today the original three-bay front façade of the farmhouse faces southwest and serves as the rear façade and yard with its historic stone garden walls. (For clarity, the applicant has identified this original front façade as “project south” and the opposite side as “project north”.) The 1970s addition was attached to the west gable end of the original historic core with a new entrance created at its north side accessed by the driveway that extends over 500’ off of Monk Road. This general location of the main entrance point has been retained and expanded in the proposed work.
- The applicant proposes to demolish a majority of the 1970s frame addition and construct a new two-story addition on its footprint and expanding west, along with a one-story garage extending further west, and creating a new drive court on the south side of the garage extension. The new addition has a significant footprint relative to the original footprint, more than doubling it (approx. 1700SF + 2070SF). While the new footprint appears to dominate the existing, the applicant has mitigated this size by breaking down the massing of the proposed volumes and stepping down from the two-story addition to the new one-story gable of the garage. The proposed massing of the two-story frame addition is also separated from the historic stone farmhouse through its use of a narrow flat section of the addition that abuts the stone farmhouse creating a visual separation and distinction between the old and the new that is very appropriate. The design continues that distinction by incorporating stone veneer at the smaller garage massing, but vertical board siding of grey, aged “wood” tones at the frame addition, complementing the tones of the stone. The addition is, without any

doubt, modern in its aesthetic and fenestration patterns (as is the 1970s structure), but appropriately distinguishes that modern aesthetic from the historic volumes and character without disregarding them.

- The applicant has included a page of material selections for the new work including Marvin Ultimate Aluminum clad wood DH windows in stone walls, Marvin aluminum clad casement windows in frame walls, Tru-stile doors, composite garage doors, Permlock standing seam metal roofing and TruStile HD “wood” siding. All of these materials are proposed for the new addition only, except the roofing which will continue over the historic resource. Additional specification information and detailed selections of the products should also be provided for further understanding by the HC (window details such as SDL, standing seam panel details-- all flat, no ribs, limited seam height--, additional information on siding dimensions and HD imagery, trim, etc.)
- Annotated elevation drawings should also be provided as they will further assist the HC in full understanding of where each of the material selections are to be employed.
- The submitted materials note that no alterations are proposed at the stone farmhouse except the removal of the existing asphalt shingle roof and installation of a new standing seam metal roof that will match the roofing at the proposed addition. While the original roofing of the historic core was most likely slate shingle or wood shingle, standing seam metal roofing is a traditional roofing material that frequently replaced wood or slate on historic farmhouses and its use here is appropriate. The applicant should provide additional detail on the proposed gutters, downspouts and chimney flashings associated with the new roofing.
- Plans of the new work indicate significant hardscaping elements around the historic and new structure that appear to also impact historic stone walls that are present. Additional information should be provided by the applicant for full review of those components by the HC.

**Following the requested additional information noted above, we would 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: **ADVANCE RELEASE FOR INFORMATION ONLY - NO PRESENTATION, DISCUSSION OR ACTION THIS MONTH - AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 155, ZONING - MULTIPLE PRINCIPAL BUILDINGS IN CAD-BV - Z-26-003**

Consider a request to amend the Township Code and whether to authorize the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VI to:

- A. Add a rear setback provision for structures that back to a railroad right-of-way - Section 155-6.8 Table 6.8.2 Dimensional Standards.
- B. Allow multiple principal buildings on a single lot and allow building entries and signage to face the street or a pedestrianway - Section 155-6.8(C)(2).
- C. Require that, if there are multiple buildings on a single lot, that street-facing building entrances be visible from the street and pedestrianway-facing entrances be visible from the pedestrianway - Section 155-6.8(I)(4)(b)[2].
- D. To remove buffer requirements along the driveway between lots served by a common driveway subject to certain greening requirements - Section 155-6.6(H)(1)(a).

**THIS ITEM IS ON THE AGENDA TO PROVIDE AN ADVANCE RELEASE FOR INFORMATION ONLY. NO PRESENTATION OR DISCUSSION WILL OCCUR AT THIS MEETING**

**ATTACHMENT(S):**

[Issue Briefing - Multiple Buildings in CAD-BV](#)

[Petition for Text Amendment](#)

[Zoning Ordinance Text Amendment Z-26-003](#)

[Presentation to NCBC](#)

## **TOWNSHIP OF LOWER MERION**

### ***Building & Committee***

#### **Issue Briefing**

**Topic:** Authorization to Advertise Ordinance - Chapter 155, Zoning - Multiple Principal Buildings in CAD-BV - Z-26-003

**Prepared By:** Christopher Leswing, Director, Building & Planning Department

**Date:** July 24, 2026

#### **I. Action To Be Considered by the Board**

Authorize the Township Secretary to advertise a public hearing and notice of intent to adopt an ordinance to amend Township of Lower Merion Code Chapter 155, entitled Zoning, Article VI to:

- A. Add a rear setback provision for structures that back to a railroad right-of-way - Section 155-6.8 Table 6.8.2 Dimensional Standards.
- B. Allow multiple principal buildings on a single lot and allow building entries and signage to face the street or a pedestrianway - Section 155-6.8(C)(2).
- C. Require that, if there are multiple buildings on a single lot, that street-facing building entrances be visible from the street and pedestrianway-facing entrances be visible from the pedestrianway - Section 155-6.8(I)(4)(b)[2].
- D. To remove buffer requirements along the driveway between lots served by a common driveway subject to certain greening requirements - Section 155-6.6(H)(1)(a).

#### **II. Why This Issue Requires Board Consideration**

Requests to amend the Township Code must be considered by the Board of Commissioners.

#### **III. Current Policy Or Practice (If Applicable)**

The proposed zoning amendments were submitted by Core Development for consideration by the Board of Commissioners on June 29, 2026 (petition attached). Core Development owns several properties on Bala Avenue, including 15-17 Bala Avenue which would be impacted by the proposed zoning amendments.

Core has submitted the proposal under Chapter 155 Section XI 3(B) which provides for citizens to petition for a zoning change. Under Chapter 155 Section XI Zoning Amendments, the Board of Commissioners is under no obligation or timing requirement to review a citizen's petition for a zoning change. The Board of Commissioners may choose whether or not to discuss or consider



the advertisement of a public hearing and notice of intent to adopt the proposed code amendment. The Board of Commissioners may also modify the request as a result of the public review process.

At this stage, the Board of Commissioners is only requested to review the proposed amendments and to consider authorize the advertisement of a public hearing and notice of intent to adopt the proposed amendments if desired.

#### **IV. Other Relevant Background Information**

These proposed zoning amendments were initiated by Core Development in response to the staff proposal to remove the first-floor active commercial use requirement on Bala Avenue between Union Avenue and City Avenue that was recently reviewed by the Building and Planning Committee. The ground-floor active commercial use proposal was part of Z-26-001 Bala Village amendments which is scheduled for a public hearing on September 23, 2026.

Core Development discussed the proposed amendments with staff and prepared a citizen's petition for a zoning change under Section 155-11.3(B). The code includes a provision for owners of 50% of the subject area may petition to amend a zoning provision by submitting a petition. Because the proposed amendments complement the recently proposed Z-26-001 Bala Village zoning amendments, staff is recommending that the Building and Planning Committee review the amendments without having 50% of the owners within Bala Village sign onto a petition. To avoid confusion between this proposal and the current proposed Z-26-001 Bala Village ordinance amendments, staff feel it would be appropriate for the public to receive information on the amendments.

Relevant information for each of the proposed code amendments includes:

- A. The proposed amendments would modify the rear yard setback to account for those properties that back up to the railroad right-of-way. Current code allows for a zero (0') setback when the property does not back up to a residential lot and twenty-five feet (25') when the property does back up to a residential lot. There is still a minimum buffer requirement that will apply if the rear yard setback is reduced to fifteen (15') feet when backing to a railroad right-of-way. The required buffer for a property that abuts a railroad right-of-way with a residential district on the opposite side of the railroad is ten feet (10').
- B. The proposed zoning amendments facilitate smaller, single-use residential buildings at a smaller scale along Bala Avenue between Union Avenue and City Avenue. The block between Union Avenue and City Avenue is zoned CAD-BV on the east side of the street and MDR1 on the west side of the street. Parcels on the east side of the street are generally long and narrow and back up to the Septa Cynwyd Line and Cynwyd Heritage Trail. Parcels on the west side of the street have regular rectangular platting and contain single-family homes and townhouses. Under the existing code, it is difficult to redevelop parcels zoned CAD-BV with multiple buildings because buildings must front onto a street. Because the lots are long and narrow on the west side, it is almost impossible to introduce new roads in proposed development. The result is that new residential and mixed-use buildings are likely to be large

single buildings. The proposed amendments would permit new buildings to front along pedestrianways as well as the street and would potentially facilitate several smaller buildings on a lot rather than one single larger building. These amendments complement the removal of the active ground-floor use requirement on this block and would potentially result in newer buildings that better relate to the existing residential buildings across the street.

- C. In the CAD-BV building configuration section, there is a provision that mandates building entries and signage to face the street or the corner at a street intersection. While it would be required in the proposed amendments that at least some of the buildings front the public street, with multiple smaller buildings on a lot, not all of them can face the street. Those that do not front the public street should front a pedestrianway. A pedestrianway is defined as, “A public or private linear space or an area where the primary users are pedestrians and that may also accommodate bicyclists.”

In the CAD-BV design development standards for building entries and site access, a similar provision applies for buildings being designed with the primary building entrances, windows, public access points and signage orientated to the street and sidewalk. The modification allows for the same treatment to be orientated to a pedestrianway.

- D. In the parking, loading and traffic requirements for CAD-BV, allowances must be made for common shared driveways to not have to provide the required buffers, since they straddle the common lot line between properties. In lieu of the buffer, certain greening measures are proposed which will still allow for some landscaping on the edge of property development. The greening standards are as follows:

1. *When private driveways connect with the common driveway one (1) shade tree shall be planted every 25'. The shade trees may be planted between the private driveways.*
2. *When residential side yards abut the common drive one (1) Evergreen tree shall be planted for every 10 feet of side building façade.*

The proposed amendments also would permit applicants to seek approval of alternative greening designs for shared driveways through Conditional Use. This deviation provision is intended to provide the applicants with flexibility to develop context-specific design solutions. The provision is currently included in other sections of CAD Zoning.

3. *The Board of Commissioners may, by conditional use, approve the use of greening measures which differ from those set forth above, if the applicant demonstrates to the satisfaction of the Board that such concepts and designs are in compliance with the Goals and objectives of the applicable zoning district.*

An example of a potential alternative greening design would be to permit a green wall where a shared driveway is too close to a building to adequately provide space for larger trees. In this example an applicant could make a case that a living wall of plants served a similar functional and aesthetic greening purpose as a row of trees.

**Public Process:** Staff notes that Core Development conceptually presented the ordinance to the Neighborhood Club of Bala Cynwyd at their June meeting. A copy of the presentation that was shared to the neighborhood club is included in the information. If the Building and Planning Committee authorizes the ordinance for advertisement of a public hearing, the ordinance would need to be reviewed by both the Lower Merion and Montgomery County Planning Commissions and would likely return to the Neighborhood Club for additional review before a public hearing was held.

**V. Impact On Township Finances**

There is no immediate impact on Township finances.

**VI. Staff Recommendation**

Staff recommends that the Building and Planning Committee authorize the advertisement of the proposed Bala Village zoning amendments for adoption after review and later discussion.

**George W Broseman, Esquire**  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
gbroseman@kaplaw.com  
www.kaplaw.com

June 29, 2026

**VIA HAND DELIVERY**  
**& EMAIL (cleswing@lowermerion.org)**

Mr. Christopher Leswing, Director,  
Building & Planning Department  
Lower Merion Township  
75 East Lancaster Avenue  
Ardmore, PA 19003-2323

**RE: Petition for Zoning Code Amendments – CAD-BV District**  
**Our Reference: 17289-5**

Dear Mr. Leswing:

We represent Recess Collective, LLC (“**Petitioner**”), owner of various properties located in the Township’s City Avenue District - Bala Village CAD-BV zoning district (“**CAD-BV District.**”)

Petitioner is filing herewith a petition for a Zoning Code text amendment relate dot the CAD-BV District.

**I. SUBMISSION**

Along with this letter, we are filing the following:

1. Five (5) copies of the Petition for Proposed Zoning Ordinance Text Amendment and the Proposed Zoning Ordinance Text Amendment;
2. A check in the amount of \$1,500.00, payable to Lower Merion Township, representing the required Zoning Ordinance Text Amendment application fee;
3. A check in the amount of \$1,200.00, payable to Lower Merion Township, representing the required consultants’ review escrow deposit; and



June 29, 2026

Christopher Leswing, Director of Building & Planning

Page 2

---

4. Electronic copies of this letter, the Petition for Zoning Ordinance Text Amendment and Proposed Zoning Ordinance Text Amendment.

## **II. REVIEW**

Please submit this petition and the proposed Zoning Code text amendment to the Township Planning staff, the Montgomery County Planning Commission and the Township Planning Commission for review. Please schedule this matter for review by the Township Building & Planning Committee, and arrange for a public hearing before the Board of Commissioners.

Please provide us with copies of all reviews, communications, notices, and other documentation relating to this petition as soon as they are generated and/or received. Please contact us immediately if you have any questions or require any further information to process this petition. Thank you for your attention to this matter.

Sincerely,



George W. Broseman

GWV:sml  
w/enclosures

cc via email: Bala 202, LP  
Brielle A. Brown, Esquire

George W. Broseman, Esquire  
Brielle Brown, Esquire  
Attorney I.D. No.'s: 62649 & 332075  
Union Meeting Corporate Center  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422  
(610) 260-6000  
[gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

Attorneys for Petitioner

---

**BEFORE THE BOARD OF COMMISSIONERS OF LOWER MERION TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA**

IN THE MATTER OF:

ZONING CODE TEXT AMENDMENT

RECESS COLLECTIVE, LLC,

PETITIONER

:  
:  
:  
:  
:  
:  
:

---

**PETITION FOR  
ZONING ORDINANCE AMENDMENT**

---

Recess Collective, LLC, by and through its attorneys, George W. Broseman, Esquire, and Brielle Brown, Esquire hereby files this Petition to the Board of Commissioners of Lower Merion Township seeking to amend certain provisions of the Lower Merion Township Zoning Code (Chapter 155 in the Code of the Township of Lower Merion) (“**Zoning Code**” and “**Code**” respectively), and in support thereof states as follows:

**A. Petitioner/Properties**

1. Petitioner is Recess Collective, LLC, a Pennsylvania Limited Liability Company, having an address of 283 2<sup>nd</sup> Street, Suite 210, Southampton, PA 19146.

2. Petitioner is entering into an agreement with the record owners of certain parcels of land located in Lower Merion Township, Montgomery County, PA known as 11, 15 & 17 Bala

Avenue, Bala Cynwyd, PA 19004 (sometimes referred to herein collectively as the “**Properties.**”) By virtue of this agreement Petitioner will have an equitable interest in the Properties.

3. The property identified as 11 Bala Avenue is improved with a two-story office building located to the rear of the lot and a large off-street parking area situated between the building and Bala Avenue.

4. The properties identified as 15 and 17 Bala Avenue are improved with a commercial building used for automobile sales and repair as well as an off-street parking lot separating the building from Bala Avenue.

**B. Context and Zoning of the Properties**

5. The Properties are in close proximity to City Avenue and the rear of the Properties abut the Cynwyd rail line. The Properties are across Bala Avenue from The French International School, and Bala Gardens; a multifamily residential complex in the style of townhomes. The Properties are in close proximity to other multi-family dwellings and residential properties. The Properties are in walking distance of the Cynwyd train station, the Cynwyd heritage trail, and the Bala Village commercial area located along Bala Avenue near its intersection with Montgomery Avenue.

6. The Properties are located in the City Avenue District (“**CAD,**”) which is divided into three separate sub-districts, the Regional Center Area (CAD-RCA), the Bala Cynwyd Retail District (CAD-BCR), and the Bala Village (CAD-BV)(“**CAD-BV-District.**”) The Properties are within the Bala Village CAD-BV District.

7. The parcels across the rail line to the rear of the Properties are located in the MDR3 residential and CAD-BCR (Bala Cynwyd Retail). The properties across Bala Avenue from the Property are zoned IE3 Institutional Educational and MDR 1 Residential.

8. In accordance with the Code, the CAD is intended to:

[E]ncourage development that combines residential, institutional and commercial uses in close proximity thus decreasing auto dependency, encouraging pedestrian access, transit use and shared parking and accessways, and mitigating the effects of congestion, vehicular traffic and pollution. The regulations promote pedestrian friendly development and protect the health, safety and general welfare of the citizens of Lower Merion Township

9. More specifically, the intent of the CAD-BV is “to encourage pedestrian-oriented development and redevelopment and more economically productive use of land parcels along Bala Avenue between City Avenue and Montgomery Avenue .... It recognizes the importance of the City Avenue District - Bala Village as a gateway to Lower Merion Township, and as a neighborhood- and transit-oriented center, by permitting appropriate densities and a mix of land uses while providing sufficient on- and off-street parking.” *Code § 155-6.8.A*

10. Additional goals and objectives of the CAD-BV District include: “Encourage pedestrian- and transit-oriented development through adoption of high standards of architecture and design;” “Promote the livability and identity of the district by providing for dwellings, shops and workplaces in close proximity to each other;” and “Enhance the visual character and identity of the district through appropriate building scale and design, landscaping and signage, and by encouraging the renovation and erection of buildings and storefronts that provide direct connections to the street and sidewalk.” *Code §§ 155-6.8.A.(1).(c);(e); & (f).*

11. The existing development and uses of the Properties with large parking areas located along Bala Avenue and commercial-only buildings located all the way to the rear of the Properties is inconsistent with the goals and objectives of the CAD-BV District.

12. The architecture of the buildings on the Properties is also inconsistent with the design standards of CAD-BV and other provisions of the Code.



13. Moreover, the automobile sales and repair use of 15 and 17 Bala Avenue is wholly inconsistent with the goals and objectives of CAD-BV to increase pedestrian-oriented development and reduce auto dependency.

14. The Township is currently considering amending the Code applicable to CAD-BV. The amendments under consideration would, among other things, eliminate the requirement for ground floor commercial use in otherwise residential buildings along a small stretch of Bala Avenue where the Property is located (“**Proposed Township Amendments.**”) The Proposed Township Amendments have been recommended by the Township’s staff to further the economic development of the Bala Village “which, despite several recent land development projects, continues to struggle with commercial occupancy and falls short of its potential as a vibrant community district.”

15. The Proposed Township Amendments were reviewed by the Township Planning Commission on April 6, 2026 and June 1, 2026. Subject to certain revisions, the Planning Commission unanimously recommended adoption of the Proposed Township Amendments. They were reviewed by the Building & Planning Committee on June 10, 2026. They are scheduled to reviewed by the Township Planning Commission yet again on June 29, 2026.

**C. Proposed Redevelopment of the Properties**

16. Petitioner has been developing a plan to redevelop the Properties in a manner consistent with the CAD-BV District and the surrounding area. In particular, Petitioner is contemplating redevelopment of the Property for multifamily housing (i.e. “building[s] containing more than six dwelling units, where each unit has direct access to the outside ... and each unit is designed for and occupied exclusively as a permanent residence for a single family.” *Code 155-2.1. (Multifamily Housing, large)*).

17. Petitioner's plan contemplates a series of smaller buildings, some of which would front on Bala Avenue at or near the Build-to-line, and some of which would be internal to the site located along a pedestrian way. This concept for redevelopment is somewhat different than recent plans for redevelopment in CAD, which have been primarily larger, multi-story, single buildings in the style of an apartment building.

18. The contemplated redevelopment of the Properties is consistent with the Proposed Township Amendment and the goals and objectives of the CAD-BV District.

19. In developing its plan for the Properties, Petitioner has identified certain provisions of the Code that it believes discourage redevelopment in a manner consistent with the goals and objectives of the CAD-BV District, and others that do not provide sufficient flexibility or clarity to allow for its contemplated smaller scale style of residential buildings.

**D. Proposed Code Amendments**

20. Petitioner requests that the Township adopt an ordinance amending the Code ("**Proposed Code Amendment**") to promote smaller, scale residential redevelopment that will further the goals and objectives of the Code in general, as well as those of CAD-BV. A copy of a Proposed Code Amendment is attached hereto and made a part hereof as **Exhibit A**.

21. The Proposed Code Amendment includes the following:

- An amendment to the CAD-BV use regulations limiting the requirement for ground floor commercial use to those areas where commercial occupancy is viable, e.g. buildings facing commercial corridors;
- Clarifying the required rear-yard setback requirements where a property backs up to a railroad line;
- Providing clarity and flexibility for building entry locations where multiple principal buildings are proposed; and
- Encouraging driveways between adjacent parcels; and
- Encouraging development that promotes livability by providing for dwelling units in close proximity to the Bala Avenue commercial core, the Cynwyd Heritage trail and other transit options.

22. In addition to promoting the intent of the CAD-BV District, the Proposed Code Amendment is consistent with the goals and objectives of the Comprehensive Plan.

23. Specifically, the Township Comprehensive Plan states that future residential development will likely primarily occur through infill development and redevelopment in the mixed-use commercial areas involving the construction of multi-family units. *Township Comprehensive Plan, p. 164 (2016)*. This is evidenced by the fact that a majority of housing units proposed or constructed between 2010 and 2015 were multi-family units in commercial districts. *Id.*

24. The Proposed Code Amendment would provide greater flexibility in design of multi-family redevelopment by providing greater opportunity for redevelopment, increasing housing stock through in-fill development and creating greater variety in housing within the Township.

25. The Township Board of Commissioners is empowered to adopt the Proposed Code Amendment by Article VI of the Pennsylvania Municipalities Planning Code and Article XI of Chapter 155 (Zoning) of the Code.

**WHEREFORE**, Petitioner, Recess Collective, LLC requests that the Proposed Code Amendment be referred to the Planning Commissions of Lower Merion Township and Montgomery County for review and comment, and thereafter, that a public hearing and public meeting be scheduled before the Board of Commissioners for consideration of this Petition and review and adoption of the Proposed Code Amendment.

Respectfully submitted,

A handwritten signature in blue ink, reading "George W. Broseman", followed by a horizontal line.

---

George W. Broseman, Esq.  
Attorney for Petitioner

Dated: June 29, 2026



**Exhibit A**  
**Proposed Zoning Code Amendment**  
**Ordinance**

## AN ORDINANCE

NO. \_\_\_\_

**AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Entitled Zoning, Article VI, Special Districts, Table 6.8.2 Bala Village (CAD-BV) Dimensional Standards, To Add A Rear Setback Provision For Structures Backing To A Railroad Right-Of-Way; Section 155-6.8.C.(2) To Provide That For Multiple Principal Buildings On A Lot Building Entries And Signage Shall Be Provided On A Street Or A Pedestrianway; Section 155-6.8.I.(4)(b)[2] To Provide That For Multiple Principal Buildings On A Lot The Building Entrance Must Be Visible From The Street Or A Pedestrianway; § 155-6.6.H.(1)(a), CAD-BV City Avenue District – Parking, Loading And Traffic Requirements, To Provide That Where A Common Driveway Serves More Than One Lot, And The Common Driveway Straddles Or Is Located Along The Property Line No Buffer Shall Be Required Between The Lots Where The Common Driveway Is Located, Subject To Certain Greening Measures Including Providing (i) 1 Shade Tree For Every 25 Feet Where Private Driveways Abut The Common Driveway; (ii) 1 Evergreen Tree For Every 10 Feet Where Residential Side Yards Abut The Common Driveway; and (iii) The Board Of Commissioners May, By Conditional Use, Approve The Use Of Greening Measures Which Differ From Those Set Forth Above, If The Applicant Demonstrates To The Satisfaction Of The Board That Such Concepts And Designs Are In Compliance With The Goals And Objectives Of The Applicable Zoning District .**

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

**Section 1.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VI, Special Districts, Table 6.8.2 Bala Village (CAD-BV) Dimensional Standards, is hereby revised to add another Rear Setback provision to read as follows:

Structures backing to a railroad right-of-way 15 minimum.<sup>4</sup>

**Section 2.** The Code of the Township of Lower Merion, Chapter 155, Zoning, Article VI, Special Districts, Section 155-6.8.C.(2) is revised to read as follows:

(2) Building entries and signage shall face the street or the corner at a street intersection. Where multiple principal buildings are provided in accordance with § 155-3.4.G, building entries and signage shall face the street, the corner at a street intersection, or a pedestrianway. Storefront entrance doors shall be

recessed to allow doors to swing out without conflicting with pedestrian flow on the sidewalk.

**Section 3.** The Code of the Township of Lower Merion, Chapter 155, Zoning, Article VI Special Districts, Section 155-6.8.I.(4)(b)[1] is hereby revised to read as follows:

[1] Buildings shall be designed with windows, public access points and signage facing the street and sidewalk. Where multiple principal buildings are provided in accordance with § 155-3.4.G, windows, public access points and signage shall face the street and sidewalk, or a pedestrianway.

**Section 4.** The Code of the Township of Lower Merion, Chapter 155, Zoning, Article VI Special Districts, Section 155-6.8.I.(4)(b)[2] is hereby revised to read as follows:

[2] Primary building entrances shall be articulated and visible from the street. Where multiple principal buildings are provided in accordance with § 155-3.4.G, primary building entrances shall be articulated and visible from the street or a pedestrianway.

**Section 5.** The Code of the Township of Lower Merion, Chapter 155, Zoning, Article VI Special Districts, CAD-BV City Avenue District, Section 155-6.6.H.(1)(a), Parking, Loading And Traffic Requirements, is hereby revised to read as follows:

(a) Driveways, parking areas and traffic circulation patterns shall be designed as shared facilities whenever feasible. The design of these elements shall create a unified site plan between the lots. The goal is to gain parking efficiencies, reduce the number of access points crossing pedestrian pathways and improve internal vehicular circulation patterns and external access into the site. Where a common driveway is provided to serve more than one lot, and the common driveway straddles or is located along the property line no buffer shall be required between the lots where the common driveway is located including any buffer required in the Zoning Code, or any other Chapter of the Code. In the case of a common driveway that straddles or is located along the property line where no buffer is required as aforesaid, the following greening measures shall be provided:

[1] When private driveways connect with the common driveway one (1) shade tree shall be planted every 25'. The shade trees may be planted between the private driveways.

[2] When residential side yards abut the common drive one (1) Evergreen tree shall be planted for every 10 feet of side building façade.

[3] The Board of Commissioners may, by conditional use, approve the use of greening measures which differ from those set forth above, if the applicant demonstrates to the satisfaction of the Board that such concepts and designs are in compliance with the Goals and objectives of the applicable zoning district.

**Section 6.** Nothing in this Ordinance or in Chapter 155 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any

Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 155 prior to the adoption of this amendment.

**Section 7.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

**Section 8.** This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board of Commissioners of the Township of Lower Merion this \_\_\_\_ day of \_\_\_\_\_, 2026.

BOARD OF COMMISSIONERS  
OF THE TOWNSHIP OF LOWER  
MERION

\_\_\_\_\_  
Todd M. Sinai, President

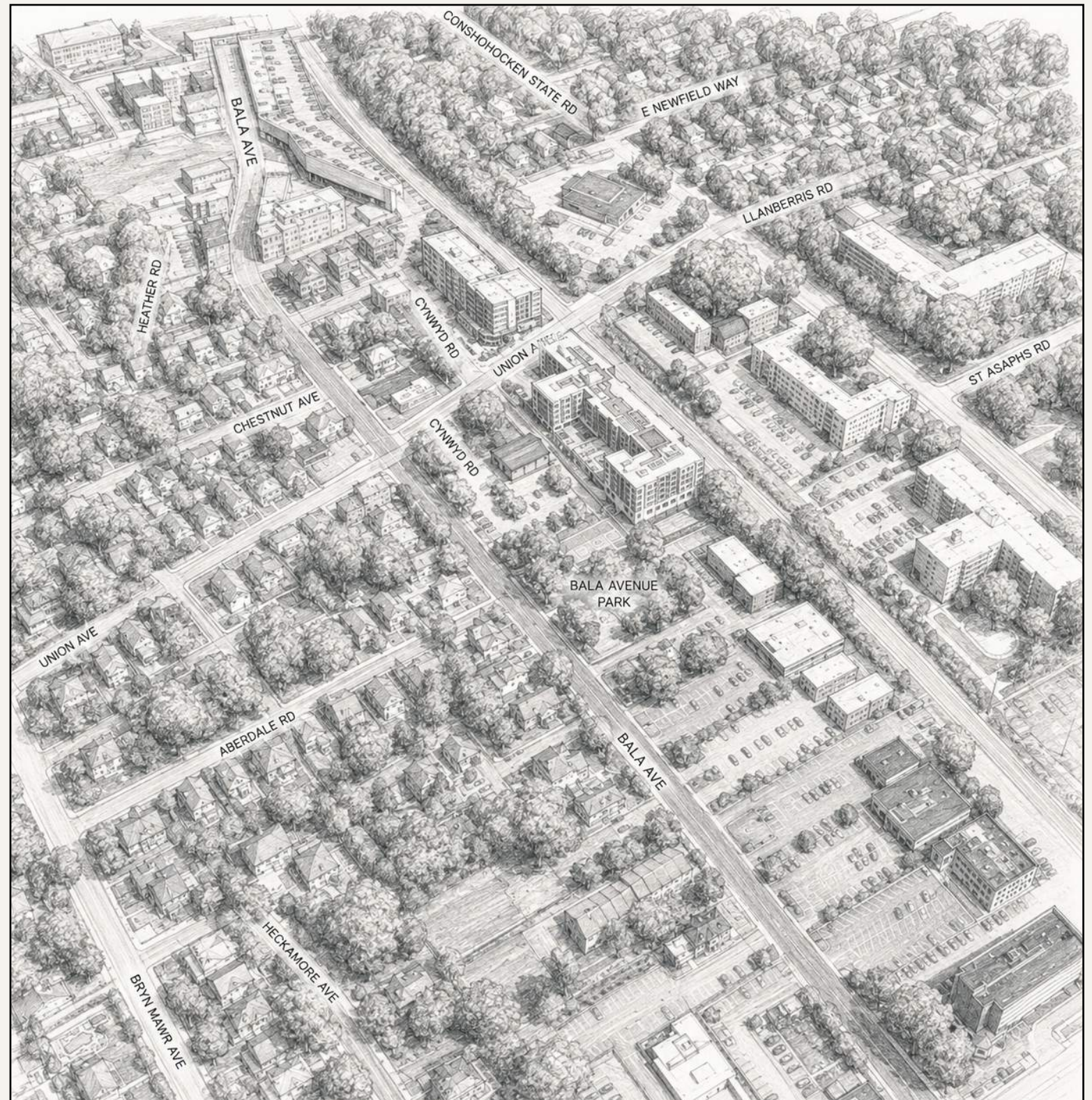
ATTEST:

\_\_\_\_\_  
Jody L. Kelley, Secretary



# BALA CYNWYD, PA

Presented by Core Development  
June, 2026





Core Development has been part of the Ardmore community for years, with a long-term commitment to projects that strengthen walkability, neighborhood character, and the overall vibrancy of the Main Street environment.

Through the restoration of historic buildings, investment in quality architecture, support of curated retail, and the creation of pedestrian-oriented spaces, our goal has always been to help create places that feel authentic to the community and improve over time.

**Bala Avenue presents a similar opportunity. By thoughtfully transforming underperforming office properties into high-quality residential homes that engage the street and contribute to the neighborhood fabric, we aim to help continue the evolution of Bala into a more vibrant, connected, and walkable community.**







11, 15 & 17 Bala Ave



# APARTMENT BUILDING





## CURRENT CONDITIONS



11, 15 & 17 Bala Ave



SITE PLAN (11, 15 & 17 Bala Ave)









## INSPIRATIONAL RENDERINGS





## STREET VIEW

Our vision is to thoughtfully transform underperforming office parcels into a beautiful townhome community inspired by the architectural character of Bala Cynwyd and the Main Line.





### Rear Yard Setback Along the Railroad at 15 ft

Presently, zoning requires a 25 ft. RY setback where a structure backs to a residentially zoned lot, and a 0 ft RY setback where a structure does not back to a residentially zoned lot.





**Buildings that don't face a street face a pedestrian way.**

Presently, the code requires that all building entries, windows etc to face the street.





**When a common driveway is provided or straddling a property no landscape buffer is required.**

Presently, the code requires a landscape buffer at the property line.

*Code calls for shared driveways wherever feasible.  
It's not feasible to do a shared driveway with a landscape buffer.*

*This amendment will promote the use of shared driveways which reduces curb cuts, pedestrian vehicle conflicts at sidewalks and promotes a general reduction in the number of driveways.*

