

## **TOWNSHIP OF LOWER MERION**

### **BUILDING AND PLANNING COMMITTEE**

**Wednesday, April 10, 2024  
7:45 PM (Approximately)**

Chairperson: Joshua Grimes  
Vice Chairperson: Sean Whalen, Jeremiah Woodring

### **AGENDA**

- 1. AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW**
- 2. APPROVAL OF CERTIFICATES OF APPROPRIATENESS**
- 3. APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**



## AGENDA ITEM INFORMATION

### ITEM: AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW

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

515-519 S Woodbine Avenue (LOWM 256.42)

Escrow Release No. 4

Amount \$ 8,700.00

133 Old Gulph Road (LOWM 198.47)

Escrow Release No 7 (FINAL)

Amount \$ 14,520.00

## PUBLIC COMMENT

### ATTACHMENTS:

Description	Type
☐ Escrow Release Letters	Backup Material

**TOWNSHIP  
OF  
LOWER MERION**  
**MONTGOMERY COUNTY**



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 256.42

April 2, 2024

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

**Re: 515-519 S Woodbine – Permits # 2021-135, 136, 137**  
**Release of Guarantee – No. 4**

Dear Mr. Leswing:

We have received a request for release of guarantee funds for the referenced permits. Based on our field investigations, we recommend a release as follows:

**LOT 1:**

	<b><u>TOTAL AMOUNT</u></b>	<b><u>AMOUNT THIS RELEASE</u></b>	<b><u>TOTAL RELEASED</u></b>	<b><u>AMOUNT TO REMAIN</u></b>
<b><u>ITEM</u></b>				
1. Construction Entrance	\$1,100.00	\$0.00	\$1,100.00	\$0.00
2. Tree Protection	550.00	0.00	550.00	0.00
3. Silt Fence/Sock	2,700.00	0.00	2,700.00	0.00
4. Erosion Control Blanket	700.00	0.00	700.00	0.00
5. Filtrex Diversion Berm	450.00	0.00	450.00	0.00
6. Paved Diversion Berm	1,000.00	0.00	1,000.00	0.00
7. Depressed Curb and Street Restoration	5,000.00	0.00	5,000.00	0.00
8. Concrete Apron	1,500.00	0.00	1,500.00	0.00
9. Concrete Sidewalk	8,250.00	0.00	8,250.00	0.00
10. Concrete Monuments	1,200.00	1,200.00	1,200.00	0.00
11. Inlet Protection	825.00	0.00	825.00	0.00
12. 6" PVC	330.00	0.00	330.00	0.00
13. 8" PVC	2,600.00	0.00	2,600.00	0.00
14. 12" HDPE	190.00	0.00	190.00	0.00
15. Seepage Bed (Pipe, Stone, Geotextile)	22,000.00	0.00	22,000.00	0.00
16. Temporary Basin	7,500.00	0.00	7,500.00	0.00
17. Connection to Existing Storm Inlet	1,500.00	0.00	1,500.00	0.00
18. 12" Yard Drain	5,500.00	0.00	5,500.00	0.00
19. Sump Box	825.00	0.00	825.00	0.00
20. Deciduous Trees	4,050.00	0.00	3,442.00	608.00
21. Evergreen Trees	4,500.00	0.00	3,825.00	675.00
22. Shrubs	1,800.00	0.00	1,530.00	270.00
23. As-Built Plan	1,000.00	1,000.00	1,000.00	0.00
24. Final Grading & Stabilization	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
<b>SUBTOTAL</b>	<b>\$80,070.00</b>	<b>\$2,200.00</b>	<b>\$78,517.00</b>	<b>\$1,553.00</b>

Engineering & Contingencies	<u>9,930.00</u>	<u>1,000.00</u>	<u>8,930.00</u>	<u>1,000.00</u>
<b>TOTAL</b>	<b>\$90,000.00</b>	<b>\$3,200.00</b>	<b>\$87,447.00</b>	<b>\$2,553.00</b>

**Release to Township** **\$3,200.00**

**Balance Remaining in Account** **\$2,553.00**

**LOT 2:**

<u>ITEM</u>	<u>TOTAL AMOUNT</u>	<u>AMOUNT THIS RELEASE</u>	<u>TOTAL RELEASED</u>	<u>AMOUNT TO REMAIN</u>
1. Construction Entrance	\$1,100.00	\$0.00	\$1,100.00	\$0.00
2. Tree Protection	550.00	0.00	550.00	0.00
3. Silt Fence/Sock	1,800.00	0.00	1,800.00	0.00
4. Erosion Control Blanket	560.00	0.00	560.00	0.00
5. Filtrexx Diversion Berm	225.00	0.00	225.00	0.00
6. Paved Diversion Berm	1,000.00	0.00	1,000.00	0.00
7. Depressed Curb and Street Restoration	5,000.00	0.00	5,000.00	0.00
8. Concrete Apron	1,500.00	0.00	1,500.00	0.00
9. Concrete Sidewalk	2,600.00	0.00	2,600.00	0.00
10. Concrete Monuments	600.00	600.00	600.00	0.00
11. Inlet Protection	550.00	0.00	550.00	0.00
12. 6" PVC	1,210.00	0.00	1,210.00	0.00
13. 8" PVC	1,365.00	0.00	1,365.00	0.00
14. 12" HDPE	285.00	0.00	285.00	0.00
15. Seepage Bed (Pipe, Stone, Geotextile)	20,000.00	0.00	20,000.00	0.00
16. Connection to Existing Storm Inlet	1,500.00	0.00	1,500.00	0.00
17. Trench Drain	1,500.00	0.00	1,500.00	0.00
18. 2'x2' Inlet	4,000.00	0.00	4,000.00	0.00
19. Sump Box	2,475.00	0.00	2,475.00	0.00
20. Evergreen Trees	1,800.00	0.00	1,530.00	270.00
21. As-Built Plan	1,000.00	1,000.00	1,000.00	0.00
22. Final Grading & Stabilization	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
<b>SUBTOTAL</b>	<b>\$56,620.00</b>	<b>\$1,600.00</b>	<b>\$56,350.00</b>	<b>\$270.00</b>
Engineering & Contingencies	<u>6,380.00</u>	<u>1,800.00</u>	<u>5,880.00</u>	<u>500.00</u>
<b>TOTAL</b>	<b>\$63,000.00</b>	<b>\$3,400.00</b>	<b>\$62,230.00</b>	<b>\$770.00</b>

**Release to Developer** **\$3,400.00**

**Balance Remaining in Account** **\$770.00**

**LOT 3:**

	<b><u>ITEM</u></b>	<b><u>TOTAL AMOUNT</u></b>	<b><u>AMOUNT THIS RELEASE</u></b>	<b><u>TOTAL RELEASED</u></b>	<b><u>AMOUNT TO REMAIN</u></b>
1.	Construction Entrance	\$1,100.00	\$0.00	\$1,100.00	\$0.00
2.	Tree Protection	550.00	0.00	550.00	0.00
3.	Silt Fence/Sock	1,080.00	0.00	1,080.00	0.00
4.	Erosion Control Blanket	350.00	0.00	350.00	0.00
5.	Filtrexx Diversion Berm	225.00	0.00	225.00	0.00
6.	Paved Diversion Berm	1,000.00	0.00	1,000.00	0.00
7.	Depressed Curb and Street Restoration	5,000.00	0.00	5,000.00	0.00
8.	Concrete Apron	1,500.00	0.00	1,500.00	0.00
9.	Concrete Sidewalk	2,600.00	0.00	2,600.00	0.00
10.	Concrete Monuments	600.00	600.00	600.00	0.00
11.	Inlet Protection	550.00	0.00	550.00	0.00
12.	6" PVC	1,210.00	0.00	1,210.00	0.00
13.	8" PVC	1,365.00	0.00	1,365.00	0.00
14.	12" HDPE	285.00	0.00	285.00	0.00
15.	Seepage Bed (Pipe, Stone, Geotextile)	20,000.00	0.00	20,000.00	0.00
16.	Connection to Existing Storm Inlet	1,500.00	0.00	1,500.00	0.00
17.	Trench Drain	1,500.00	0.00	1,500.00	0.00
18.	2'x2' Inlet	4,000.00	0.00	4,000.00	0.00
19.	Sump Box	2,475.00	0.00	2,475.00	0.00
20.	Deciduous Trees	1,350.00	0.00	1,147.00	203.00
21.	Evergreen Trees	4,500.00	0.00	3,825.00	675.00
22.	Shrubs	1,800.00	0.00	1,525.00	275.00
23.	As-Built Plan	1,000.00	1,000.00	1,000.00	0.00
24.	Final Grading & Stabilization	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
	<b>SUBTOTAL</b>	<b>\$61,540.00</b>	<b>\$1,600.00</b>	<b>\$60,387.00</b>	<b>\$1,153.00</b>
	Engineering & Contingencies	<u>6,460.00</u>	<u>500.00</u>	<u>5,960.00</u>	<u>500.00</u>
	<b>TOTAL</b>	<b>\$68,000.00</b>	<b>\$2,100.00</b>	<b>\$66,347.00</b>	<b>\$1,653.00</b>

**Release to Developer****\$2,100.00****Balance Remaining in Account****\$1,653.00**

**Summary:**

<b><u>ITEM</u></b>	<b><u>TOTAL AMOUNT</u></b>	<b><u>AMOUNT THIS RELEASE</u></b>	<b><u>TOTAL RELEASED</u></b>	<b><u>AMOUNT TO REMAIN</u></b>
<b>LOT #1 – Total</b>	\$90,000.00	\$3,200.00	\$87,447.00	\$2,553.00
<b>LOT #2 – Total</b>	\$63,000.00	\$3,400.00	\$62,230.00	\$770.00
<b>LOT #3 – Total</b>	<u>\$68,000.00</u>	<u>\$2,100.00</u>	<u>\$66,347.00</u>	<u>\$1,653.00</u>
	<b>\$221,000.00</b>	<b>\$8,700.00</b>	<b>\$216,024.00</b>	<b>\$4,976.00</b>
 <b>Release to Developer</b>		<b>\$8,700.00</b>		
 <b>Balance Remaining in Account</b>				<b><u>\$4,976.00</u></b>

By copy of this letter, we recommend a reduction of obligation under the Tri-Party Agreement between Meridian Bank and Vintage Development, LLC, dated March 9, 2022, in the amount of \$8,700.00. As there is currently a balance of \$13,676.00, following this reduction of \$8,700.00, the obligation remaining is \$4,976.00.

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

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

Sincerely,



Joseph A. Mastronardo, P.E.

**PENNONI ASSOCIATES**

Township Engineer

JAM/njm

cc: Colleen Hall, Senior Planner  
 Angela Forney, Planning Technician  
 Rochelle Caldwell, Finance Department  
 Meridian Bank, 9 Old Lincoln Highway, Malvern, PA 19355  
 Vintage Development, LLC. C/O Vincent J. D'Annuzzio, 63 Chestnut Road, Paoli, PA 19355



**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

**TOWNSHIP ENGINEER**

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

LOWM 198.47

April 2, 2024

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

**Re: 133 Old Gulph Road**  
**Escrow Release No. 7 (FINAL)**

Dear Mr. Leswing:

We have received a request for release of guarantee funds for the referenced permit. Based upon our review of the site, we recommend a release of funds as follows:

<u>ITEM</u>	<u>TOTAL ESCROW</u>	<u>AMOUNT THIS RELEASE</u>	<u>TOTAL RELEASED</u>	<u>AMOUNT TO REMAIN</u>
<b><u>A. Common Drive</u></b>				
1. Clearing	\$2,000.00	\$ 0.00	\$2,000.00	\$ 0.00
2. Excavation & Grading	4,000.00	0.00	\$4,000.00	0.00
3. Paving (11/2" WC, 5" BCBC, 6" 2A Modified Stone	<u>18,760.00</u>	<u>0.00</u>	<u>18,760.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$24,760.00</b>	<b>\$ 0.00</b>	<b>\$24,760.00</b>	<b>\$ 0.00</b>
<b><u>B. Stormwater Management</u></b>				
4. Inlets	\$3,000.00	\$0.00	\$3,000.00	\$ 0.00
5. 15" HCMP	2,415.00	0.00	2,415.00	0.00
6. 21" HCMP	1,800.00	0.00	1,800.00	0.00
7. 18" HCMP	2,400.00	0.00	2,400.00	0.00
8. Level Spreader	2,500.00	0.00	2,500.00	0.00
9. Common Stormwater Detention System	<u>58,000.00</u>	<u>0.00</u>	<u>58,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$70,115.00</b>	<b>\$0.00</b>	<b>\$70,115.00</b>	<b>\$ 0.00</b>
<b><u>C. Sanitary Sewer</u></b>				
10. 8" PVC Pipe	\$16,020.00	\$ 0.00	\$16,020.00	\$ 0.00
11. Traffic Control	1,000.00	0.00	1,000.00	0.00
12. Sanitary Manholes	<u>8,000.00</u>	<u>0.00</u>	<u>8,000.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$25,020.00</b>	<b>\$ 0.00</b>	<b>\$25,020.00</b>	<b>\$ 0.00</b>
<b><u>D. Erosion &amp; Sediment Control</u></b>				
13. Stone Tire Cleaner	\$1,000.00	\$ 0.00	\$1,000.00	\$ 0.00
14. Silt Fence	2,000.00	0.00	2,000.00	0.00
15. Temporary Diversion Berms	750.00	0.00	750.00	0.00
16. Inlet Protection	400.00	0.00	400.00	0.00
17. Temporary Basin	1,500.00	0.00	1,500.00	0.00
18. Final Grading & Stabilization	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$8,650.00</b>	<b>\$ 0.00</b>	<b>\$8,650.00</b>	<b>\$ 0.00</b>

<u>ITEM</u>	<u>TOTAL ESCROW</u>	<u>AMOUNT THIS RELEASE</u>	<u>TOTAL RELEASED</u>	<u>AMOUNT TO REMAIN</u>
<b><u>E. Miscellaneous</u></b>				
19. Preservation Markers	\$1,200.00	\$0.00	\$1,200.00	\$ 0.00
20. Tree Protection Fencing	1,500.00	0.00	1,500.00	0.00
21. Roadway Restoration	2,000.00	0.00	2,000.00	0.00
22. Tree Trimming in Right of Way	1,250.00	0.00	1,250.00	0.00
23. Landscaping (Lot 1)	18,600.00	0.00	18,600.00	0.00
24. Landscaping (Lot 2,3, &4)	35,400.00	12,000.00	35,400.00	0.00
<b>Subtotal E</b>	<b>\$59,950.00</b>	<b>\$12,000.00</b>	<b>\$59,950.00</b>	<b>\$0.00</b>
<b>Subtotal A thru E</b>	<b>\$188,495.00</b>	<b>\$12,000.00</b>	<b>\$188,495.00</b>	<b>\$0.00</b>
Engineering & Contingencies	18,850.00	1,200.00	18,850.00	0.00
<b>Total Cost of Improvements</b>	<b>\$207,345.00</b>	<b>13,200.00</b>	<b>\$207,345.00</b>	<b>\$0.00</b>
Plus 10%	20,735.00	1,320.00	20,735.00	0.00
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$228,080.00</b>	<b>\$14,520.00</b>	<b>\$228,080.00</b>	<b>\$0.00</b>
 <b>Release to Developer</b>		<b>\$14,520.00</b>		
 <b>Balance of Funds in Escrow Account</b>				<b><u>\$0.00</u></b>

By copy of this letter, we authorize a release of funds in the amount of \$14,520.00. As there is currently a balance of \$14,520.00, following this reduction of \$14,520.00, the balance remaining in the account is \$0.00 and the account will be closed.

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

Sincerely,



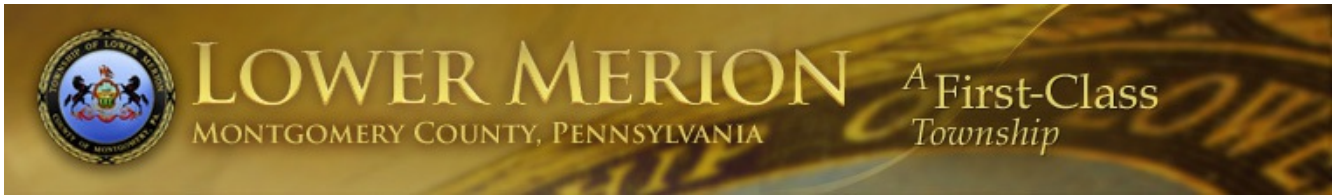
Joseph A. Mastronardo, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Colleen Hall, Senior Planner  
Angela Forney, Planning Technician  
Old Gulph Rd Developers, LP





## AGENDA ITEM INFORMATION

### 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 April 2, 2024:

- a) 8 Cricket Avenue, Ardmore Commercial Historic District, 24-04 – approval to install a projecting sign to hang from a bracket, with the sign to be reduced if necessary to meet zoning regulations, citing Secretary of the Interior’s Standard 9.
- b) 9 West Lancaster Avenue, Ardmore Commercial Historic District, 24-05 – approval to remove an awning and install a wall sign above the storefront window, citing Secretary of the Interior’s Standard 9.
- c) 21 Cricket Avenue, Ardmore Commercial Historic District, 24-06 – approval to renovate the façade, including the replacement of sconces at the main entrance and replacement of window trim with a composite material, with a subcommittee to review trim material samples.
- d) 45 East Lancaster Avenue, Ardmore Commercial Historic District, 24-07 – approval to attach a series of painted panels onto the unpainted brick wall surface of the west façade, with the outdoor-grade plywood panels to be primed on both sides and sealed for protection and installed at a half-inch offset from the wall with exterior-grade masonry anchors, citing Secretary of the Interior’s Standard 9.
- e) 56 East Lancaster Avenue, Ardmore Commercial Historic District, 24-08 – approval to replace five second floor windows, repair damaged limestone blocks on the façade, and repair the apartment entrance door, citing Secretary of the Interior’s Standard 9.

## PUBLIC COMMENT

### ATTACHMENTS:

Description	Type
 Slides	Backup Material

## Agenda item #2 APPROVAL OF CERTIFICATES OF APPROPRIATENESS

Consider for recommendation to the Board of Commissioners action on the following certificates of appropriateness as recommended by the Historical Architectural Review Board at their meeting held on April 2, 2024.

1



8 Cricket Avenue, Ardmore

24-04

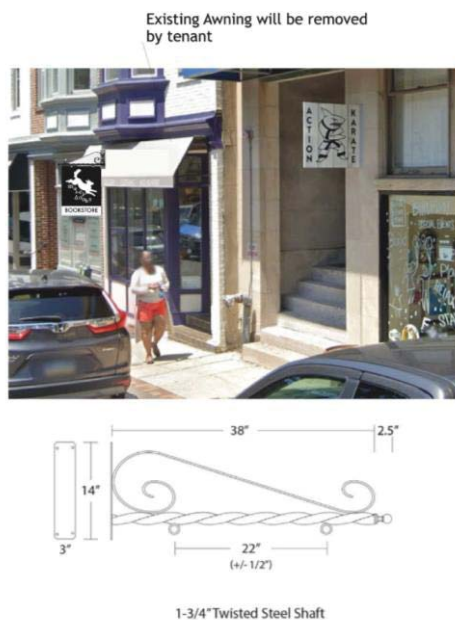
HARB

2

## Recommendation:

Approval to install a projecting sign to hang from a bracket, with the sign to be reduced if necessary to meet zoning regulations, citing Secretary of the Interior's Standard 9.

3



Proposed Sign; Existing Awning Will Be Removed

4



Approximate mounting location;  
will likely move up to comply  
with 9 ft. clearance required by  
Zoning Code.

5



9 West Lancaster Avenue, Ardmore

24-05

HARB

6



## Recommendation:

Approval to remove an awning and install a wall sign above the storefront window, citing Secretary of the Interior's Standard 9.

7



Existing Conditions and Proposed Sign; Awning To Be Removed

8



21 Cricket Avenue, Ardmore

24-06

HARB

9

## Recommendation:

Approval to renovate the façade, including the replacement of sconces at the main entrance and replacement of window trim with a composite material, with a subcommittee to review trim material samples.

10



Window trim is in various states of repair/disrepair

11



Sconces Flanking Main Entrance: Existing and Proposed

12





45 East Lancaster Avenue, Ardmore

24-07

HARB

13

## Recommendation:

Approval to attach a series of painted panels onto the unpainted brick wall surface of the west façade, with the outdoor-grade plywood panels to be primed on both sides and sealed for protection and installed at a half-inch offset from the wall with exterior-grade masonry anchors, citing Secretary of the Interior's Standard 9.

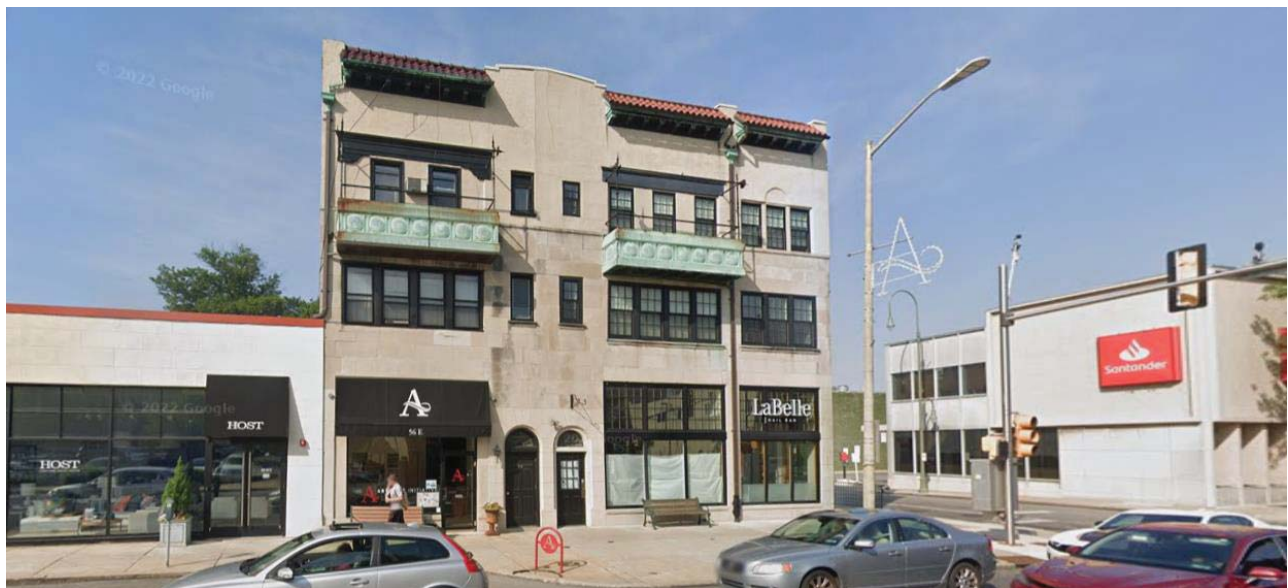
14





Mockup of Art Panels with Stock/Placeholder Imagery

15



56 East Lancaster Avenue, Ardmore

24-08

HARB

16

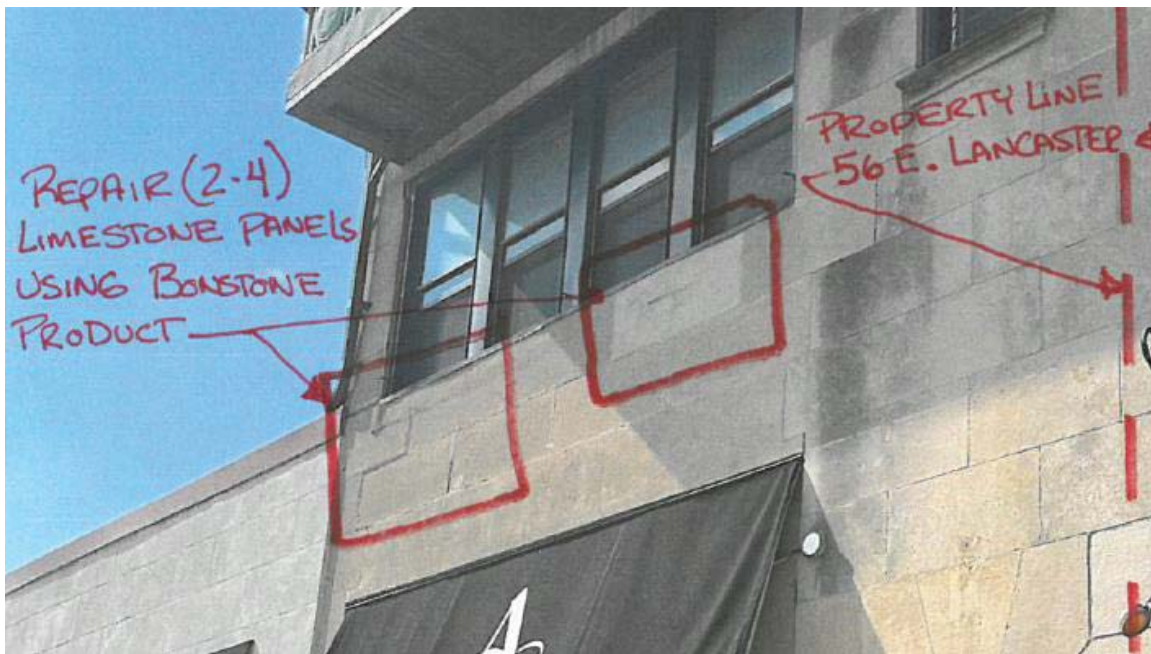
## Recommendation:

Approval to replace five second floor windows, repair damaged limestone blocks on the façade, and repair the apartment entrance door, citing Secretary of the Interior's Standard 9.

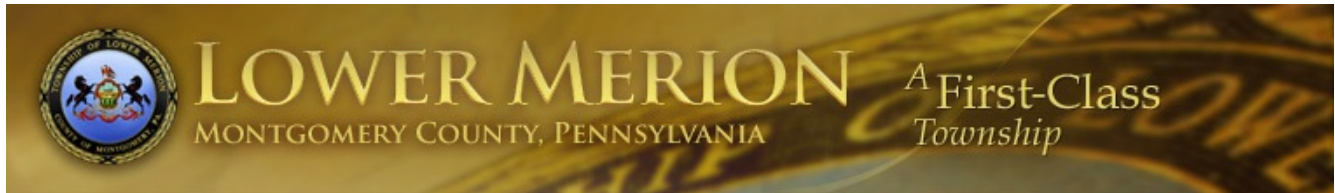
17



18



Damaged/Dirty Limestone Will be Cleaned or Patched



## AGENDA ITEM INFORMATION

### ITEM: APPROVAL OF HISTORICAL COMMISSION APPLICATIONS

Consider for recommendation to the Board of Commissioners approval of the following applications as recommended by the Historical Commission at their meeting held on March 25, 2024:

- a) 1850 West Montgomery Avenue, Villanova, Class 2, 2023-R-22 – approval to modify a previously approved garage design, including the inclusion of an arched-top window on the south elevation and modification of the vehicular door openings to have arched tops, citing Secretary of the Interior’s Standards 9 and 10.
- b) 223 North Highland Avenue, Merion Station, Class 2, 2024-R-02 – approval to construct an addition onto an academic wing of the school that would not directly abut the historic section of the building, citing Secretary of the Interior’s Standard 10.
- c) 10 Monument Road, Bala Cynwyd, WCAU Building, Class 2, 2024-R-04 – approval to construct a pedestrian bridge over Monument Road terminating at the north corner of the former WCAU building.

## PUBLIC COMMENT

### ATTACHMENTS:

Description	Type
 Slides	Backup Material



Agenda item #3 APPROVAL OF HISTORICAL COMMISSION APPLICATIONS	
Consider for recommendation to the Board of Commissioners action on the following application as recommended by the Historical Commission at their meeting held on March 25, 2024.	

20

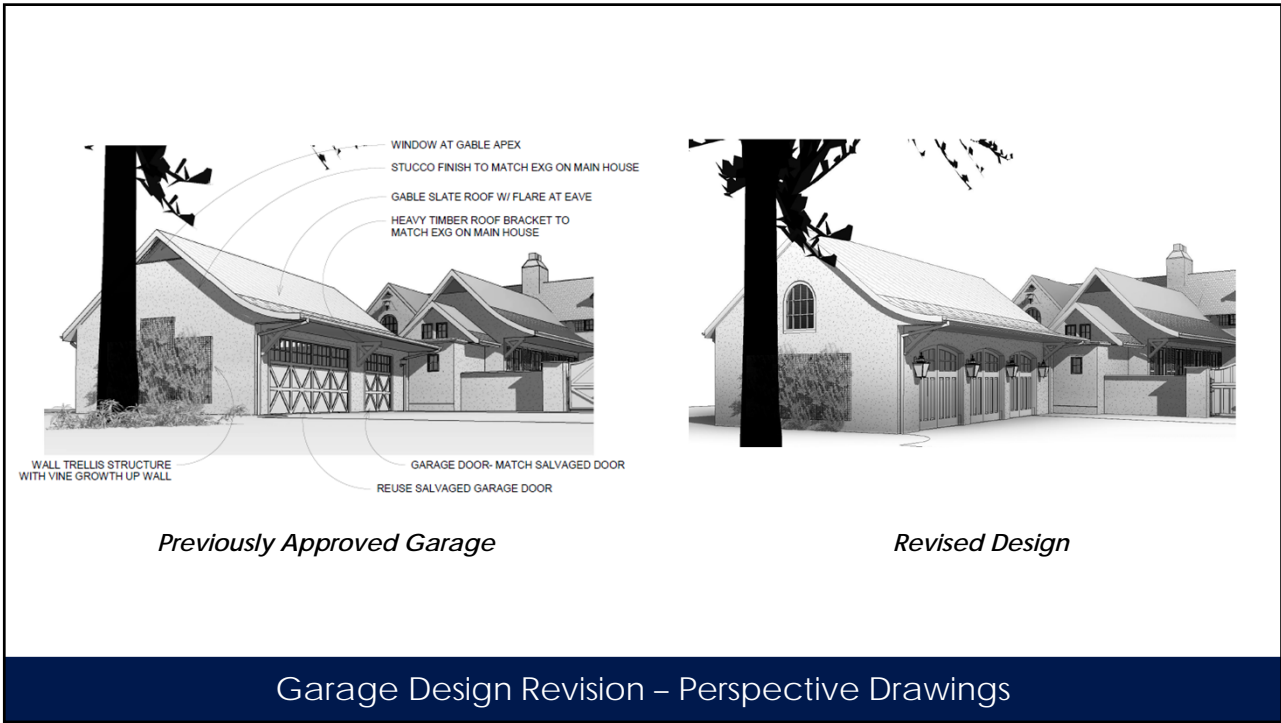
	
1850 West Montgomery Avenue	
Class 2	Historical Commission

21

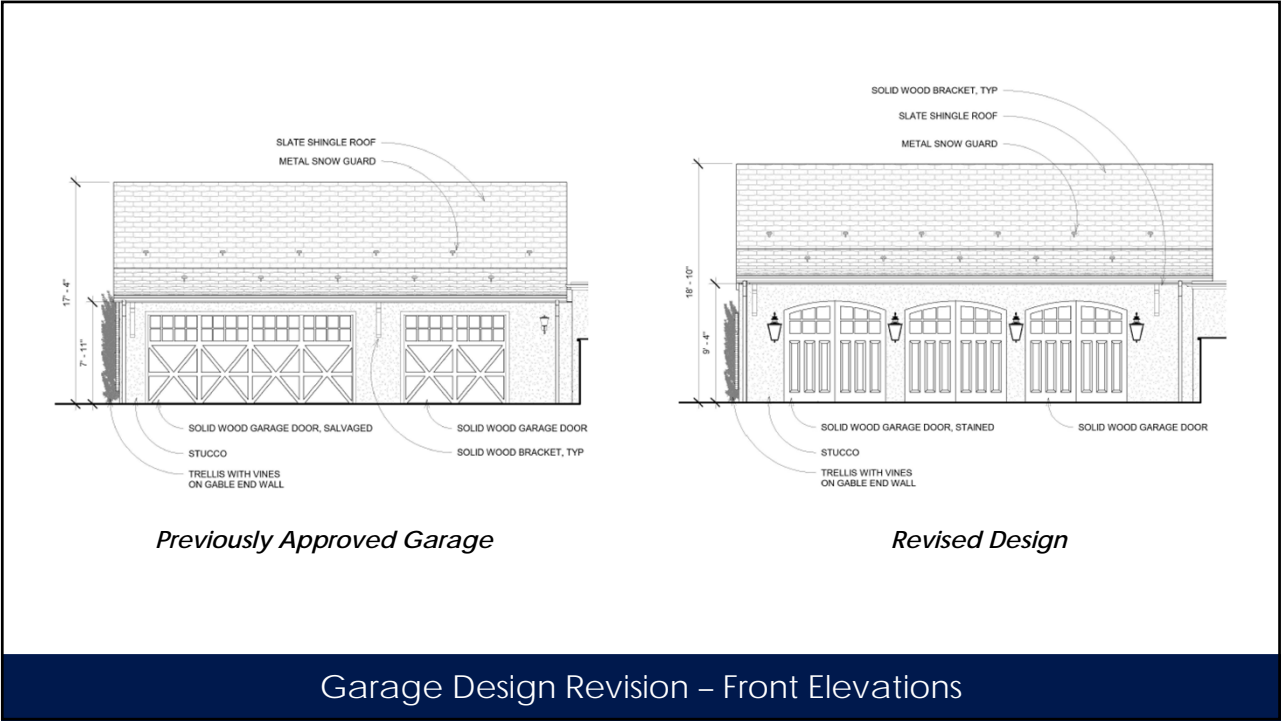
Recommendation:

Approval to modify a previously approved garage design, including the inclusion of an arched-top window on the south elevation and modification of the vehicular door openings to have arched tops, citing Secretary of the Interior’s Standards 9 and 10.

22



23



24

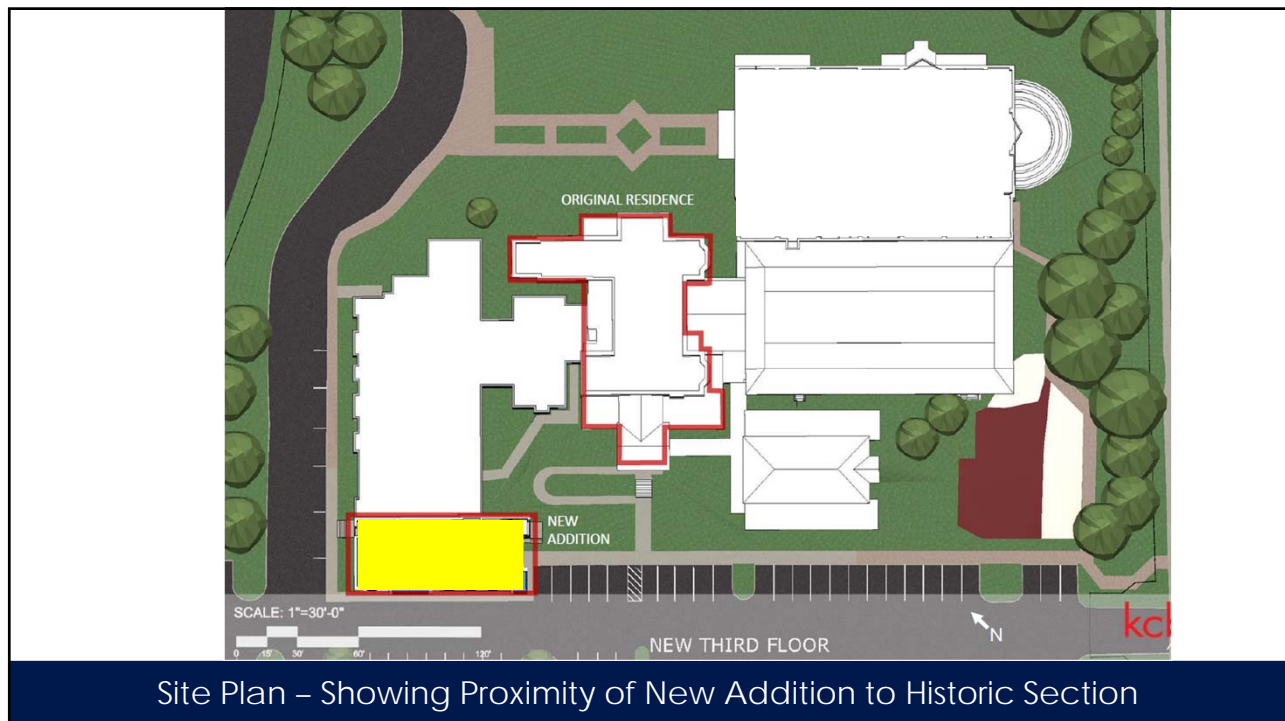


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## Recommendation:

Approval to construct an addition onto an academic wing of the school that would not directly abut the historic section of the building, citing Secretary of the Interior's Standard 10.

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10 Monument Road, Bala Cynwyd – WCAU Building

Class 2

Historical Commission

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Recommendation:

Approval to construct a pedestrian bridge over Monument Road terminating at the north corner of the former WCAU building.

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Rendering of Proposed Pedestrian Bridge, Showing Proximity to Resource

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## HC Design Mitigation Recommendations

While the Historical Commission does not have the ability to recommend conditions for the proposed construction, the Commission did formulate four design recommendations to mitigate the impact on the Historic Resource. They are detailed in the following slides.

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## HC Design Mitigation Recommendations

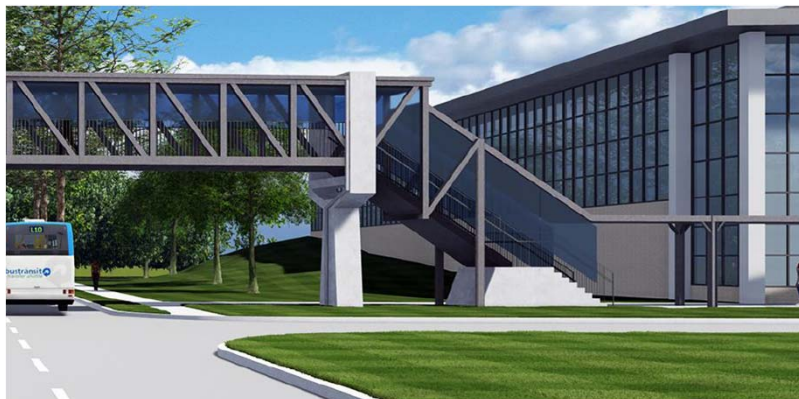
1. A re-examination of the pattern of the truss in order to lessen the visual impact of the diagonals and strengthen any orthogonal and square grid relationship with the original façade elements of the historic building;



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## HC Design Mitigation Recommendations

2. To provide landscaping, either through street trees or ground plantings, that might obscure the transition between the bridge and landing pylon, and the canopy at ground level, to minimize the impact of that diagonal and awkward transition element;

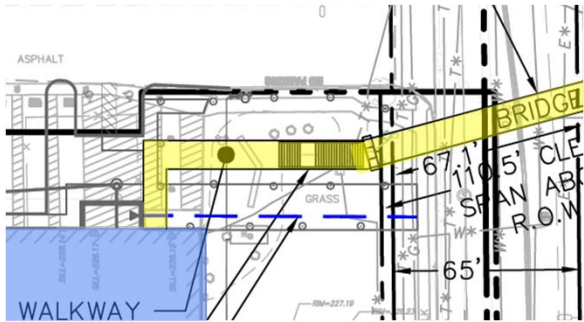


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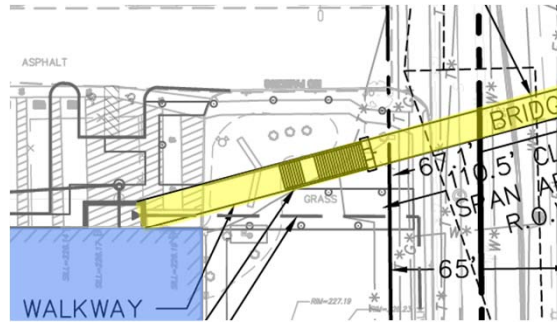


## HC Design Mitigation Recommendations

3. To elect the site plan dated February 29, 2024, which provides further relief and a lesser impact to the rear corner of the historic building and some added cover from the handicap parking to the front door, as well as a more ordered, orthogonal, and sympathetic relationship between the new canopy and its connection to the new entry vestibule;



**2/29 Plan (Preferred)**



**3/11 Plan**

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## HC Design Mitigation Recommendations

4. If any of the diagonal structural elements could be lessened or removed from the stairway transition structure, it would lessen the visual impact of the proposed bridge on the historic building.



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