

# **TOWNSHIP OF LOWER MERION**

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

### **Issue Briefing**

**Topic:** Historic Resource Inventory Amendments

**Prepared By:** Greg Prichard, Historic Preservation Planner

**Date:** May 2, 2018

**I. Action To Be Considered By The Board:**

Consider an amendment to the Historic Resource Inventory (HRI) to add ten Class I and Class II historic resources.

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

The Board of Commissioners must approve all Historic Resource Inventory amendments.

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

N/A

**IV. Other Relevant Background Information:**

In 2009 and 2014, the Board of Commissioners, Historical Commission, and HARB held joint workshops to identify significant un-protected or under-protected historic resources. A committee formed a list of over 30 potential candidates for enhanced protection, representing a variety of building types, uses, and locations. In 2015, the Township received a Certified Local Government (CLG) grant from the Pennsylvania Historical & Museum Commission (PHMC) to hire a consultant to survey the selected properties and make recommendations as to their eligibility for the Historic Resource Inventory. Upon completion of these surveys, the Historical Commission reviewed them and reduced the list of properties to 13, at which time the Building & Planning Committee and Board of Commissioners removed one property from the list and instructed Township staff to investigate whether the properties recommended for Class I designation would qualify under the current criteria. Staff submitted the surveys to PHMC to obtain Determinations of Eligibility (DOE) for the National Register of Historic Places, which is one of the criteria for Class I designation. Of the 12 resources then under consideration, four were found to be ineligible for the National Register given the amount of information available. Two of these are currently designated as Class II resources, and therefore cannot be upgraded; the other two are currently undesignated and thus can be assigned Class II status with the

recommendation of the Historical Commission and approval of the Board of Commissioners.

Staff provided the required notice to impacted property owners and on April 30, 2018, the Historical Commission held a special public meeting to review and recommend the HRI amendments. The Commission voted unanimously to recommend the designation or upgrade of all ten resources, with contributing outbuildings as outlined in the consultant's surveys and listed below. The Commission also outlined which of the ten designation criteria (as described in § 88-18-A of the Township Code) applied to each of the properties they considered.

Attached is a list of the resources under consideration with detailed information, as well as the following relevant Code sections:

- § 88-18-A: Historic Resource Inventory
- § 88-18-A: Procedure for Designation or Removal
- § 155-4-B: Definitions of Class I and Class II Historic Resources

**V. Impact on Township Finances:**

There is no impact on Township finances.

**VI. Staff Recommendation:**

Staff recommends that the Board of Commissioners authorize staff to prepare an ordinance to amend the HRI and designate the ten properties as recommended by the Historical Commission.

## **Historic Resource Candidates**

### **Clairemont (Clothier Estate)**

1860 West Montgomery Avenue, Villanova, Ward 6

Built 1917-18

Current Designation: Class II

Recommended Designation: Class I

Reason for Class I Eligibility: DOE

Matching HRI Designation Criteria: 1, 2, 3, 4, 5, 8, 10

Contributing Resources: Mansion, Carriage House

### **St. Charles Borromeo Seminary**

100 East Wynnewood Road, Wynnewood, Ward 7

Built 1866-71, 1925-28

Current Designation: None

Recommended Designation: Class I

Reason for Class I Eligibility: DOE

Matching HRI Designation Criteria: 1, 3, 4, 5, 7, 8, 10

Contributing Resources: 1866-71 Seminary, 1925-28 Seminary, Service Building, Watchman's House, Fencing & Gates, Stairway (west of 1925-28 Seminary), Stairs Fronting Chapel on its East, Roadway System

### **The Barnes Foundation**

300 North Latches Lane, Merion Station, Ward 12

Built 1922-25

Current Designation: None

Recommended Designation: Class I

Reason for Class I Eligibility: DOE

Matching HRI Designation Criteria: 1, 3, 4, 5, 7, 8, 10

Contributing Resources: Main Gallery, Service Building, Greenhouse, Gate House, Visitors' Kiosk

### **Erdman Hall, Bryn Mawr College**

101 North Merion Avenue, Bryn Mawr, Ward 11

Built 1965

Current Designation: None

Recommended Designation: Class I

Reason for Class I Eligibility: Contributing resource in Bryn Mawr College National Register Historic District

Matching HRI Designation Criteria: 1, 4, 5, 7, 8, 10

Contributing Resources: Dormitory

### **Wynnewood Train Station**

75 East Wynnewood Road, Wynnewood, Ward 7

Built 1870

Current Designation: None

Recommended Designation: Class I

Reason for Class I Eligibility: DOE

Matching HRI Designation Criteria: 1, 3, 4, 5, 7, 8, 10

Contributing Resources: Passenger Station, Outbound Shelter, Tunnel

### **Merion Train Station Complex**

204 Civic Circle, Merion Station, Ward 12

Built 1914-1924

Current Designation: None

Recommended Designation: Class I

Reason for Class I Eligibility: DOE

Matching HRI Designation Criteria: 1, 3, 4, 7, 8, 10

Contributing Resources: Passenger Station, Post Office/Passenger Shelter, Freight House, Tunnel

### **Gladwyne Jewish Memorial Cemetery**

1110 Greaves Lane, Gladwyne, Ward 2 (Parcels 400020632001 & 400020636006)

Constructed 1890

Current Designation: None

Recommended Designation: Class II

Matching HRI Designation Criteria: 1, 3, 7, 9, 10

Contributing Resources: Site, Entrance Gateposts, Northeast Corner Marker, Memorials, Plot Enclosures

### **Ashbridge Memorial Park**

1301 West Montgomery Avenue, Bryn Mawr, Ward 6

Built c. 1710-1769

Current Designation: Class II

Recommended Designation: Class I

Reason for Class I Eligibility: DOE

Matching HRI Designation Criteria: 1, 3, 4, 5, 7, 8, 10

Contributing Resources: Main house, Stable/Garage (aka “upper barn”), Chicken Coop, Barn (aka “lower barn”), Entrance Gateposts

### **Colonial Milestones**

Various locations, adjacent to the following properties:

- 100 East Wynnewood Road, Wynnewood, Ward 7 (Lancaster Turnpike Milestone 5)
- 1022 Cedargrove Road, Wynnewood, Ward 7 (Lancaster Turnpike Milestone 6)
- 75 East Lancaster Avenue, Ardmore, Ward 5 (Lancaster Turnpike Milestone 7)
- 5 Llanalew Road, Haverford, Ward 4 (Lancaster Turnpike Milestone 8)
- 5 South Bryn Mawr Avenue, Bryn Mawr, Ward 10 (Lancaster Turnpike Milestone 9)
- 201 Old Gulph Road, Wynnewood, Ward 1 (Old Gulph Road Milestone 9)
- 200 Dove Lane, Haverford, Ward 10 (Old Gulph Road Milestone 10)
- 703 Old Gulph Road, Bryn Mawr, Ward 11 (Old Gulph Road Milestone 11)
- 601 North Ithan Avenue, Bryn Mawr, Ward 11 (Old Gulph Road Milestone 12)
- 704 Mt. Moro Road, Villanova, Ward 6 (Old Gulph Road Milestone 13)

- 313 Montgomery Avenue, Bala Cynwyd, Ward 13 (Old Lancaster Road Milestone #7)
- 901 Montgomery Avenue, Narberth, Ward 1 (Old Lancaster Road Milestone #8)
- 349 East Montgomery Avenue, Wynnewood, Ward 5 (Old Lancaster Road Milestone #9)
- 109-113 West Montgomery Avenue, Ardmore, Ward 5 (Old Lancaster Road Milestone 10)

Installed c. 1740, 1793 & 1795; two modern replacements

Current Designation: None

Recommended Designation: Class I

Reason for Class I Eligibility: DOE

Matching HRI Designation Criteria: 1, 2, 4, 8, 10

Contributing Resources: 14 Milestones (including two modern replacements)

### **Merion Road Signs**

42 intersections in Merion Station, Wards 12 and 13; survey table included on next page

Installed 1915, c. 1926

Current Designation: None

Recommended Designation: Class II

Matching HRI Designation Criteria: 1, 3, 4, 7, 8, 10

Contributing Resources: 42 Road Signs

The two properties ineligible for upgrades are:

### **Egyptian/Bala Theatre**

163 Bala Avenue, Bala Cynwyd, Ward 9

Current Designation: Class II

### **WCAU TV Studio**

10 Monument Road, Bala Cynwyd, Ward 9

Current Designation: Class II

**Table of Merion Road Signs**

<b>Lower Merion Survey designation</b>	<b>Location</b>	<b>Type</b>	<b>Ca. Date</b>	<b>Notes</b>
MC1	Montgomery Avenue and Bowman Avenue, west corner	double	1915	fair condition
MC2	Brookway Road, at intersection of Bowman Avenue	single	1915	
MC3	Cherry Bend, at intersection with Brookway	single	1915	fair condition
MC4	Old Lancaster Road and Sycamore Avenue, west corner	double	1915	
MC5	Cherry Bend, at intersection with Sycamore	single	1915	
MC6	Orchard Way, east side, at intersection with Sycamore	single	1915	
MC7	Orchard Way, west side, at intersection with Sycamore	single	1915	
MC8	Linden Lane, west side, at intersection with Bowman Avenue	single	1915	
MC9	North Bowman Avenue and Linden Lane, west corner	double	1915	missing Linden Lane panel
MC10	Linden Lane, west side, at western intersection with Sycamore Avenue	single	1915	
MC11	North Bowman Avenue and Merion Road, east corner	double	1915	
MC12	Merion Road and Sycamore Avenue, northeast corner	double	1915	
MC13	Cross Road, at south corner of intersection with Sycamore Avenue	single	1915	
MC14	Valley Road and Sycamore Road, northeast corner	double	1915	missing Sycamore Road panel
MC15	Merion Road and Civic Circle, northwest corner	double	1915	
MC16	Greystone Road, north side, at intersection of Merion Road	single	1915	
MC17	Blancoyd Road, east side, at intersection of Greystone Road	single	1915	
MC18	Merbrook Bend and Merbrook Lane, northwest corner	double	1915	

<b>Lower Merion Survey designation</b>	<b>Location</b>	<b>Type</b>	<b>Ca. Date</b>	<b>Notes</b>
MC19	South Latch's Lane and Merbrook Lane, northwest corner	double	1915	
MC20	Beacom Lane and Idris Road, northwest corner	double	1915	
MC21	Idris Road and South Highland Avenue, southwest corner	double	1915	
MC22	Berkeley Road, west side, at intersection with Hazlehurst Avenue	single	1915	
MC23	Forrest Road, west side, at intersection with Hazlehurst Avenue	single	1915	
MC24	Woodley Road and Hazlehurst Avenue, northeast corner	double	1915	missing Hazlehurst Avenue panel
MC25	Hazlehurst Avenue and Mallwyd Road, southeast corner	double	1915	
MC26	Kenmore Road and S. Bowman Avenue, northeast corner	double	1915	
MC27	S. Bowman Avenue and Woodley Road, southeast corner	double	1915	missing S. Bowman Avenue panel, also does not have vertical "Merion" on chamfer
MC28	Glenwood Road and S. Bowman Avenue, northeast corner	double	1915	
MC29	Heath Road, northeast side, at intersection of S. Bowman Avenue	single	1915	
MC30	Heath Road, northwest side, at intersection of Baird Road	single	1915	
MC31	Orchard Road, west side, at southeast corner of intersection of Sycamore Avenue	single	1915	1930s "Private Road" sign added to top of panel

<b>Lower Merion Survey designation</b>	<b>Location</b>	<b>Type</b>	<b>Ca. Date</b>	<b>Notes</b>
MP1	Hancock Road and Lafayette Road, north corner	double	1925	Marked "Merion Park"
MP2	Prescott Road and Lafayette Road, north corner	double	1925	Marked "Merion Park"
MP3	Putnam Road and Lafayette Road, north corner	double	1925	Marked "Merion Park"
MP4	Putnam Road and Standish Road, north corner	double	1925	Marked "Merion Park"
MP5	Standish Road and Howe Road, west corner	double	1925	Marked "Merion Park"
MP6	Winding Way and Standish Road, northeast corner	double	unknown	Marked "Merion" not "Merion Park"
MP7	Standish Road and Hamilton Road, west corner	double	unknown	Marked "Merion" not "Merion Park"
MP8	Hamilton Road and Springhouse Lane, south corner	double	unknown	
MP9	Derwen Road and Winding Way, west corner	double	unknown	not marked either Merion or Merion Park, missing Winding Way panel
MP10	Winding Way, west side, at eastern intersection with Derwen Road	single	unknown	
MP11	Derwen Road, south side, at eastern intersection with Winding Way	single	unknown	

**§ 88-18 Historic Resource Inventory.**

A. Criteria for designation. A building, structure or site, or a complex of the same, may be placed on the Historic Resource Inventory if it meets any three or more of the following criteria:

- (1) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation or is associated with the life of a person significant in the past;
- (2) Is associated with an event of importance to the history of the Township, county, region, commonwealth or nation;
- (3) Embodies an icon associated with an era characterized by a distinctive architectural style;
- (4) Embodies distinguishing characteristics of an architectural style or engineering specimen;
- (5) Is the noteworthy work of a designer, architect, landscape architect or designer or engineer whose work has significantly influenced the historical, architectural, economic, social or cultural development of the Township, county, region, commonwealth or nation;
- (6) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation;
- (7) Is part of or related to a commercial center, park, community or other distinctive area which should be preserved according to an historic, cultural or architectural motif;
- (8) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or Township;
- (9) Has yielded, or may be likely to yield, information important in prehistory or history;  
or
- (10) Exemplifies the cultural, political, economic, social or historical heritage of the community.

B. Procedure for designation or removal. Any property proposed for designation on or removal from the Historic Resource Inventory shall be proposed by or shall first be referred to the Historical Commission, which shall hold a public meeting thereon.

- (1) Unless a property is proposed by the owner(s), such owner(s) shall be notified upon receipt of a proposal that their property be placed on or removed from the Historic Resource Inventory and asked to respond to such proposal within 15 days.
- (2) At least 30 days before holding a public meeting to consider the proposed designation or removal of a building, structure or site as historic, the Historical Commission shall

send notice to the owner of the property proposed for designation. Such notice shall indicate the date, time and place of the public meeting at which the Historical Commission will consider the proposed designation or removal. Notice shall be sent to the registered owner's last known address as the same appears in the real estate tax records of the Township Treasurer and sent to the "owner" at the street address of the property in question.

(3) Any interested party may present testimony or documentary evidence regarding the proposed designation or removal at the public meeting.

(4) The Historical Commission shall present its written report to the Board of Commissioners, the applicant and the owner within 60 days following the public meeting, basing its recommendation upon those criteria for designation established in this section. A property shall be recommended for removal from the Historic Resource Inventory if it does not currently meet the criteria for designation. The report shall include a summary of the information and copies of all documents presented at the meeting and used by the Historical Commission in making its recommendation.

(5) Based upon the criteria set forth in this section and after receiving the recommendations of the Historical Commission, the Board of Commissioners shall from time to time, by ordinance, add or delete buildings, structures and sites to or from the Historic Resource Inventory. Written notice of the action of the Board of Commissioners shall be given to the property owner and to any person appearing at the public meeting of the Historical Commission who requests notification.

## **§ 155-4 Definitions.**

### **CLASS I HISTORIC RESOURCE**

Any of the following:

- (1) All historic sites designated by the Secretary of the Interior as National Historic Landmarks;
- (2) All historic buildings, structures, objects, and sites listed individually in the National Register of Historic Places;
- (3) All historic buildings, objects, and structures classified as "certified historic structures" by the Secretary of the Interior;
- (4) All historic buildings, structures, objects, and sites documented as "contributing resources" in any National Register Historic District;
- (5) All historic buildings, structures, objects, and sites documented as "contributing resources" in any local historic district certified by the Pennsylvania Historical and Museum Commission (PHMC) in accordance with Pennsylvania Act 167; and
- (6) Any resources which have received a determination of eligibility (DOE) from the PHMC.

### **CLASS II HISTORIC RESOURCE**

Any of the following:

- (1) All historic resources individually listed in the Lower Merion Township Historic Resource Inventory, not otherwise designated a Class I Historic Resource, and approved as such by the Board of Commissioners pursuant to the provisions of Chapter 88; and
- (2) All historic buildings, objects, structures and sites documented as "contributing resources" in an historic neighborhood, having received a determination of eligibility (DOE) from the PHMC.