

## **TOWNSHIP OF LOWER MERION**

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

#### **Issue Briefing**

**Topic:** Historic Resource Inventory Amendment: 501 & 507 Old Lancaster Road, Haverford

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

**Date:** September 4, 2018

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

Authorize the advertisement and public hearing on an amendment to the Historic Resource Inventory (HRI) to add 501 & 507 Old Lancaster Road to the HRI as Class II historic resources, which are also contributing resources in the Haverford Station Historic District.

**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:**

The 501 & 507 Old Lancaster Road properties include two dwellings and are the former site of the Johnston Tree Service, a non-conforming commercial use in an R-6A residential neighborhood. The parcels are located within the Haverford Station Historic District. Unlike other historic districts in the Township, contributing resources in the Haverford Station Historic District are not listed on the Township's Historic Resource Inventory, although they are eligible to be added. The Historical Commission recommended the addition of the two homes as Class II historic resources, citing the following criteria in § 88-18-A of the Township Code:

(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;

(8) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or Township;

(10) Exemplifies the cultural, political, economic, social or historical heritage of the community.

The application to designate these resources is being submitted as part of an application to develop two adjacent parcels, which will result in the renovation of 507 Old Lancaster Road, the relocation of 503 Old Lancaster Road, and the demolition of garages on the property currently known as 501 Old Lancaster Road. The development plan has received a conceptual approval recommendation from the HARB and a recommendation for approval from the Planning Commission.

The house currently known as 503 Old Lancaster Road is planned to be moved to the east end of the site, on the land now occupied by garages. As a result, the building's street number is likely to change. The historic resource designation would move with the house, and the Inventory would be amended should the building be re-numbered.

**V. Impact on Township Finances:**

There is no impact on Township finances.

**VI. Staff Recommendation:**

Staff recommends that the Board of Commissioners authorize the advertisement of a public hearing.