

## **BOARD OF COMMISSIONERS**

**TODD M. SINAI, PRESIDENT**

**August 4, 2025 - 7:00 PM**

### **AGENDA**

#### **1. Call to Order**

#### **2. Roll Call**

#### **3. Announcements**

- The Board will meet in Executive Session on August 4, 2025 to receive reports from its professional staff.
- National Night Out will be held on Tuesday, August 5, 2025 from 6:00 p.m. until 9:00 p.m. in the parking lot of the Wynnewood Shopping Center.
- The Board of Commissioners will be in recess from August 5, 2025 until September 3, 2025.
- Monday, September 1, 2025, Labor Day, is a legal Holiday. The Township Administration Building and Libraries will be closed and there will be no refuse or recycling collection.
- A Budget Workshop will be held on Wednesday, September 3, 2025 at 6:00 p.m.

#### **4. Public Privilege of the Floor**

The Floor is open to provide the opportunity for the public to address the Board on any non-agenda item or any other public matter in which the Township has jurisdiction or authority.

**Response to Public Privilege of the Floor** - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address and correct any statement made by a member of the public during the Public Privilege portion of the agenda.

#### **5. Public Comment**

The Floor is open to provide the opportunity for the public to address the Board on matters relating to agenda items which will be voted upon at this meeting.

**Response to Public Comment** - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address or respond to any statement made by a member of the public during the Public Comment portion of the agenda.

#### **6. Consent Calendar**

Consent Calendar items are grouped together in the last section of the agenda which is marked "Consent Calendar." If there is a request from any member of the Board for separate discussion of any item listed on the Consent Calendar, the item will be removed from the Consent Calendar and considered during the appropriate Committee portion after non-consent items listed under that Committee are addressed.

- a. AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW
- b. REAPPOINTMENT TO THE PLANNING COMMISSION
- c. APPROVAL OF WAIVER OF TOWNSHIP CODE § 111-4.2 REGULATING OPEN CONTAINERS FOR BEER GARDEN AREAS DURING THE ARDMORE ROCK N' RIDE
- d. PRELIMINARY LAND DEVELOPMENT PLAN AND HISTORICAL COMMISSION APPLICATION - 382 Bala Avenue & 327 Levering Mill Road, (Gratz College) Bala Cynwyd, Ward 13, LD# 3928PP
- e. APPROVAL OF CERTIFICATES OF APPROPRIATENESS
- f. APPROVAL OF HISTORICAL COMMISSION APPLICATIONS
- g. AUTHORIZATION TO ADVERTISE A PROPOSED ORDINANCE - CHAPTER A180, HISTORIC RESOURCE INVENTORY - Add or Amend Historic Resources
- h. AUTHORIZATION TO ADVERTISE ORDINANCE CHAPTER 155, ZONING - MINOR ZONING EDITS ROUND 7 - Z-24-005
- i. AUTHORIZATION TO ADVERTISE ORDINANCE CHAPTER 155, ZONING - MODERATE-INCOME HOUSING (MIH) - Z-25-001
- j. APPROVAL TO REJECT BIDS – COMMINGLED RECYCLING SERVICES
- k. AWARD OF CONTRACT – DEAD AND DISEASED TREE REMOVAL
- l. REAPPOINTMENT OF PENSION TRUSTEE
- m. APPROVAL OF A SUBSTANTIAL AMENDMENT TO THE 2022-2024 ANNUAL ACTION PLANS FOR CDBG FUNDING
- n. RESOLUTION - APPLICATION TO THE PA DCED MAIN STREET MATTERS GRANT FOR IMPROVEMENTS TO SCHAUFFELE PLAZA IMPROVEMENTS
- o. WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT
- p. WAIVER OF CDBG RESIDENTIAL REHABILITATION EMERGENCY PROJECT FUND LIMIT
- q. WAIVER OF CDBG RESIDENTIAL REHABILITATION EMERGENCY PROJECT FUND LIMIT
- r. AUTHORIZATION TO EXECUTE AGREEMENTS WITH KAISERMAN JEWISH COMMUNITY CENTER TO FACILITATE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM GRANT

**7. Building and Planning Committee**

- a. APPROVAL OF CERTIFICATE OF APPROPRIATENESS - 29 West Lancaster Avenue, Ardmore Commercial Historic District, 25-15
- b. APPROVAL OF CERTIFICATE OF APPROPRIATENESS - 15-17 West Lancaster Avenue – Ardmore Commercial Historic District, 25-20
- c. The Consent Calendar contains items referred from the July 30, 2025 meeting of this Committee

(items a - i).

**8. Finance Committee**

- a. The Consent Calendar contains items referred from the July 30, 2025 meeting of this Committee (items j - l).
- b. A meeting of the Finance Committee will be held on Monday, August 4, 2025 at approximately 6:55 p.m. at which time the following item may be referred to the Board of Commissioners for action: Approval of Allocation for Bryn Mawr Fire Company Floor Repairs. Additional information may be found on the agenda for the aforementioned Finance Committee meeting.

**9. Grants and Community Development Committee**

- a. The Consent Calendar contains items referred from the July 30, 2025 meeting of this Committee (items m - r).

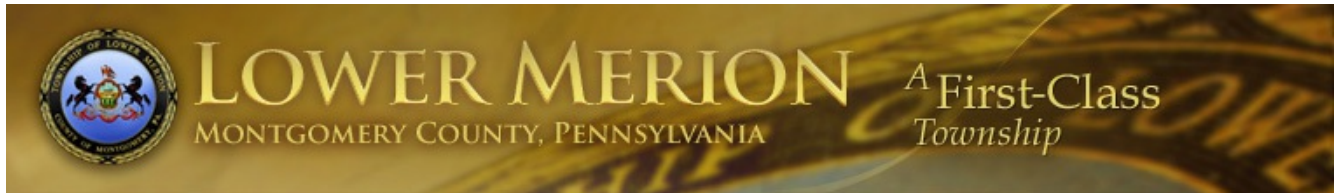
**10. Police Committee**

- a. A meeting of the Police Committee will be held on Monday, August 4, 2025 at approximately 6:50 p.m. at which time the following items may be referred to the Board of Commissioners for action: Authorization of Police Promotions; Reappointments to the Civil Service Commission. Additional information may be found on the agenda for the aforementioned Police Committee meeting.

**11. Unfinished Business**

**12. New Business**

**13. Adjournment**



## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW

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

27 W City Avenue (LOWM 260.05)

AutoZone

Escrow Release No. 4 (FINAL)

Amount \$ 14,135.00

1325 Club House Road (LOWM 231.37)

Inwood Farm Subdivision

Escrow Release No. 3

Amount \$ 76,294.00

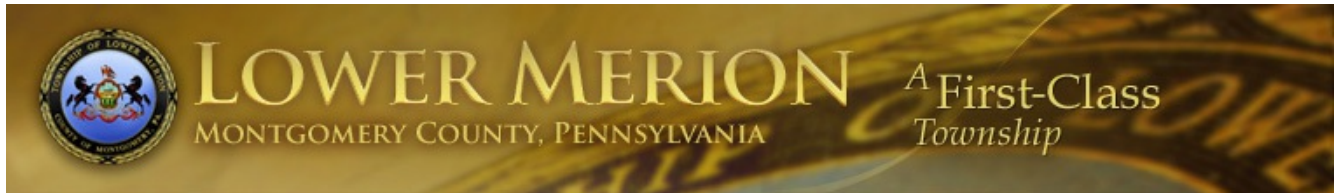


## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: REAPPOINTMENT TO THE PLANNING COMMISSION

Consider for approval the reappointment of Scott France to the Planning Commission, for a four year term, such term to expire July 2029.

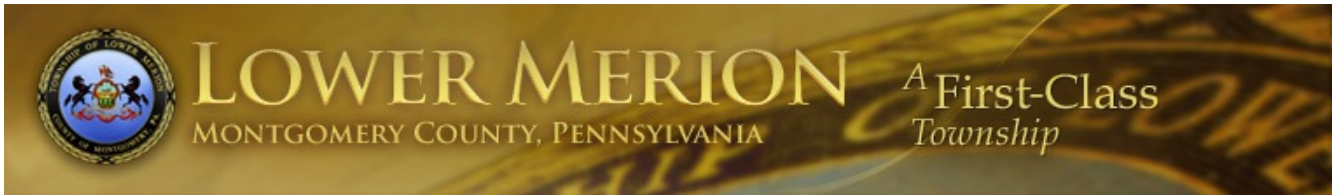


## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: APPROVAL OF WAIVER OF TOWNSHIP CODE § 111-4.2 REGULATING OPEN CONTAINERS FOR BEER GARDEN AREAS DURING THE ARDMORE ROCK N' RIDE

Consider for approval a waiver of Township Code §111-4.2 as requested by the applicant, Ardmore Music Hall (AMH), to permit patrons to possess open containers with alcoholic beverages and serve alcoholic beverages on public rights-of-way within regulated areas on August 10, 2025, between the hours of 11:00 a.m. to 8:00 p.m. subject to AMH providing the required insurance certificate documenting adequate coverage as required by the Township.



## AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: PRELIMINARY LAND DEVELOPMENT PLAN AND HISTORICAL COMMISSION APPLICATION - 382 Bala Avenue & 327 Levering Mill Road, (Gratz College) Bala Cynwyd, Ward 13, LD# 3928PP

Consider for approval a Lot Consolidation and Preliminary Land Development Plan and Historical Commission application. The Land Development Plan consists of the consolidation of 382 Bala Avenue and 327 Levering Mill Road, including the renovation of the two existing structures, and the construction of a two-story glass atrium with an 860 sq. ft. footprint. The atrium will connect the Hall and Library buildings at both the upper and lower levels and serve as a centralized entrance for both buildings. Both properties contain Class II Historic Resources. The Historical Commission application consists of the proposed atrium addition and the replacement of windows and relocation of doors in the east wing.

The applicant is also requesting the following waiver from the Township Code which was recommended for approval by the Building & Planning Committee:

- §135-3.2.A(1) to not provide a Tentative Sketch Plan.

Expiration Date – 08/31/2025.....Zoning – IC3  
Owner & Applicant: Zav Eleff

On July 30, 2025, the Building & Planning Committee recommended approval of the applications subject to the following conditions:

### Township Engineer's Review:

1. The Township Engineer's review letter dated, July 22, 2025, shall be incorporated by reference into these conditions of approval to the extent the same is not consistent with these conditions of approval.

### Permits:

2. Permits shall be required from the Public Works Department for the proposed driveway and work within the Township right-of-way.
3. A permit from the Public Works Department shall be required for the proposed sanitary sewer lateral modifications. If the existing lateral is to be reused, a video inspection shall be required to verify acceptable conditions are maintained.

### Stormwater Management:

4. Additional information shall be provided detailing how the existing roof drainage system will be integrated with the proposed stormwater collection for the expanded building.

Fire & Safety:

5. The applicant shall work with the Fire Department to ensure the existing buildings and proposed vestibule comply with an NFPA 13 compliant sprinkler system prior to time of occupancy.

Sidewalk, Curbing, and Driveway:

6. The applicant shall coordinate with the Public Works Department to phase the construction of the intersection improvements, including ADA curb ramps and updated ADA-compliant crosswalks, in a manner that prioritizes the installation of the ADA curb ramp and crosswalk at the corner of Bala Avenue and Levering Mill Road (crossing Bala Avenue). This phasing shall ensure that a safe and accessible pedestrian crossing is available prior to the closure of the adjacent sidewalk.

7. Temporary pedestrian circulation routes shall be provided for the duration of construction.

8. The sidewalk and curb shall be repaired/replaced at the direction of the Township.

9. The applicant shall bring all curbing along Bala Avenue up to Township standards. In particular, the section of curbing that runs along Bala Avenue that goes from Levering Mill Road to the current driveway apron shall be restored.

10. The applicant shall remove and provide an alternative location for the existing dumpster located at the end of the driveway from Levering Mill Road.

11. The proposed site parking shall be approved by the Zoning Officer. It shall be confirmed that no additional parking is required to support the proposed building expansion.

Landscape and Buffer:

12. The applicant shall coordinate the selection, placement, and planting of the proposed three (3) street trees along Bala Avenue with the Township Arborist to meet SALDO Code §135-5.1.C(7).

13. The applicant shall work with Township staff to add additional plant material within the existing buffer to meet the minimum species requirement for SALDO Code §135-5.8.A.6, TABLE 5.8.1

14. The applicant shall undertake an annual program to remove vines from all plant material on the site. Vines shall be removed to the ground. The program shall be included on the landscape plan and on the maintenance and operations (M&O) plans.

15. All trees in the right-of-way shall be trimmed to improve site distance and pedestrian access on the sidewalk. Dead or diseased trees shall be removed.

16. The applicant shall comply with Chapter 59-1 to remove the invasive species on site prior to a certificate of occupancy issuance.

17. A revised landscape plan complying with SALDO Section 135 Article 5, and conditions herein shall be prepared and sealed by a Registered Landscape Architect and submitted with the Final Plan.

18. The applicant shall provide native or non-invasive adapted plant species on the landscape plan.

19. A maintenance and operations plan shall be submitted for the proposed and existing landscaping and other



amenities installed as part of this project.

20. Landscape improvements provided for this application shall be perpetually maintained in a healthy and/or sound condition in compliance with Natural Features Code Section 101-11. The applicant shall record a covenant on the property in a form acceptable to the Township Solicitor to guarantee this requirement. A draft covenant shall be submitted with the grading permit.

Architecture/Building Elevations:

21. The stair tread, riser and railings final design shall comply with the applicable building code.

22. The existing and proposed mean grade of the structure shall be calculated and shown on the plan. The architectural plans must be coordinated with and must comply with the grading proposed with this application.

23. Architectural elevations and renderings of all sides of the proposed building shall be submitted with the Final Plan, including the proposed materials.

24. The proposed building shall be constructed substantially as shown on the architectural elevations and plans prepared by OZ Collaborative dated March 25, 2024, last revised July 11, 2025, with the exception of any de minimis changes, including those mutually agreed to with staff.

25. The proposed ADA building entrance/exit ramp at the atrium shall be approved by the Building Codes Officer. Details on the plan shall be coordinated with the building permit plan. Final dimensions shall be approved by the Building and Planning Department.

Utilities:

26. The location of all existing and proposed utilities shall be shown on the plan from the structure to the mains.

27. The location of all transformers and utility boxes shall be shown on the Final Plan.

28. Additional utility improvements resulting in material changes to approved plan including but not limited to the loss of required parking, changes to circulation patterns or the alteration of the quantity or location of proposed landscaping shall require an amendment to the approved plan.

29. The proposed HVAC/mechanical equipment shall be screened on all sides whether on the roof of the building or on the ground. If located on the roof, the screening shall be integrated into the architecture of the building to improve the appearance and better mitigate noise from the unit(s).

Lighting Plan:

30. The lighting plan shall be designed to comply with the IECC or the ANSI/ASHRAE/IES Standard 90.1 that is in effect at the time of the application and shall be approved by the Director of Building and Planning before recording the final plan.

31. An updated outdoor lighting plan, sealed by a responsible design professional, that includes illuminance patterns shall be submitted with the Final Plan. The location, luminaire type, wattage, means of control and pole height shall be indicated. Lighting shall be designed to minimize the off-site transmission of light, to shield the source of illumination and to prevent glare on adjacent properties. Exterior luminaires shall be full cut-off unless it can be demonstrated that cut-off luminaires are more appropriate and will result in less off-site light trespass.

32. Any damaged or broken light fixtures shall be repaired or replaced as part of this project.

33. The current depiction of the light levels for the site indicate that there are 0.0 footcandles across some locations of the sections of the entire site beyond the limits of the existing driveway/parking area. The applicant shall work with the Township Lighting Consultant to provide a more comprehensive analysis of the lighting for this application prior to recording the final plan.

34. The applicant shall revise lighting plan sheet E001 to align with the landscape and civil plans by removing the existing pathway from the front door of the building at 327 Levering Mill Road to the Bala Avenue sidewalk as well as removing the existing driveway apron from Bala Avenue.

Construction Details:

35. The applicant shall provide additional construction details for the proposed “bike bollard” located behind the proposed atrium to ensure that the bike would not extend across the pathway to the back of the stairs.

36. All proposed impervious surfaces and impervious areas to be removed shall be dimensioned on the plan prior to the issuance of any permits.

37. Top and bottom of curb elevations shall be provided on the civil plans.

38. A temporary circulation plan to maintain pedestrian connections during construction shall be provided prior to issuance of the grading permit.

39. The applicant shall conduct regular street cleaning of all roadways adjacent to active portions of the construction site. Staff shall have the right to order street cleaning more often if there is evidence of construction-related debris in the roadway during the project.

40. The applicant shall submit a parking plan with the permit plan detailing where construction vehicles will be parked. The plan shall be subject to the approval of the Township prior to the issuance of any permits.

41. All construction-related vehicles shall be parked on site or at an off-site location. No construction-related vehicles may park on the street. This includes personal vehicles operated by construction workers or vehicles operated for construction workers, material suppliers, product vendors, and all construction trades engaged in the project.

Standard Conditions of Approval:

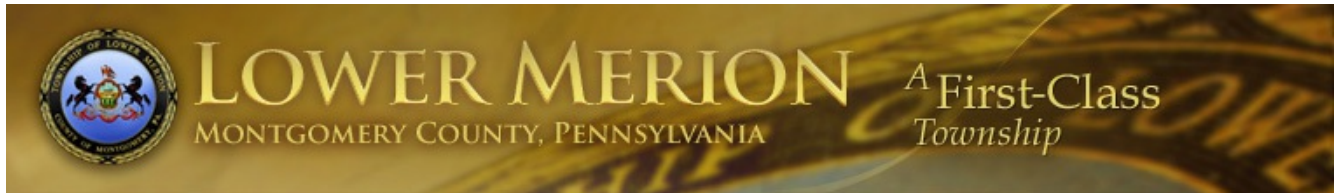
42. An as-built plan shall be submitted certifying the amount of impervious surface on the lot prior to finalization of the permit.

43. All signage shall be subject to a separate review for compliance with the Zoning Code by the Zoning Officer.

44. The applicant shall install a Knox Box entry system at the exterior of all commercial, institutional and multifamily residential buildings at or near the main entrance to the building and/or at other locations as determined and approved by the Fire Marshal.

45. If required by a Township Public Safety Agency, all new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communications systems at the exterior of the building.

46. Any changes to the approved plans shall require the submission of an as-built plan prior to the issuance of a Certificate of Occupancy. Building and Planning staff can waive this requirement if the changes are determined to be insignificant.
47. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting on the property. The address numbers shall be a minimum of four (4) inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).
48. A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.
49. The Final Plan, complying with all applicable conditions of approval, shall be filed with the Department of Building and Planning within twelve (12) months from the date of the Preliminary Plan approval by the Board of Commissioners.
50. The owner shall make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work contemplated thereunder and will establish and maintain with the Township those escrows for the payment of such fees required by Township Code. Owner agrees that any statement from the Township for such fees which remain unpaid for a period of 30 days may be recorded against the property as a municipal lien.
51. The owner shall make payment of the Township Engineer's inspection fees within 30 days of presentation. A penalty of 1.5% per month will be due for late payments from the date of presentation. If any shares are not paid within 60 days of presentation, the Township may elect to suspend any outstanding permits until all pending charges are settled.
52. The property owner(s) shall comply with all applicable federal, state, county, local and Lower Merion Township ordinances and laws regardless of specific mention herein.



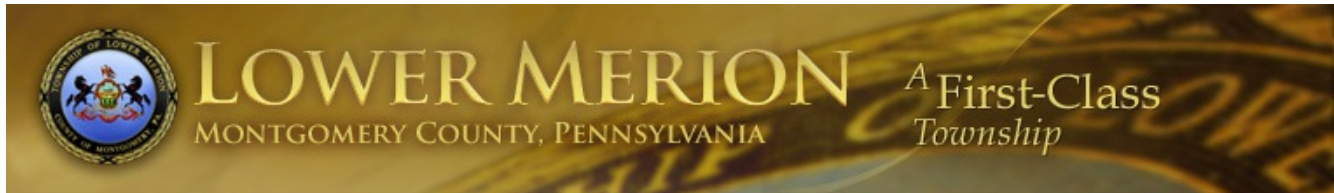
## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: APPROVAL OF CERTIFICATES OF APPROPRIATENESS

Consider for approval the following certificates of appropriateness as recommended by the Building & Planning Committee at their meeting held on July 30, 2025:

- a) 6 West Lancaster Avenue, Ardmore Commercial Historic District, 25-18 – approval to install a non-illuminated sign consisting of an acrylic logo and letters mounted directly to the stucco façade, citing Secretary of the Interior's Standard 9.
- b) 901 Youngs Ford Road, Gladwyne Historic District, 25-19 – approval to replace historic windows throughout the residence, with a subcommittee to review window frame details and revised elevations, citing Secretary of the Interior's Standard 9.



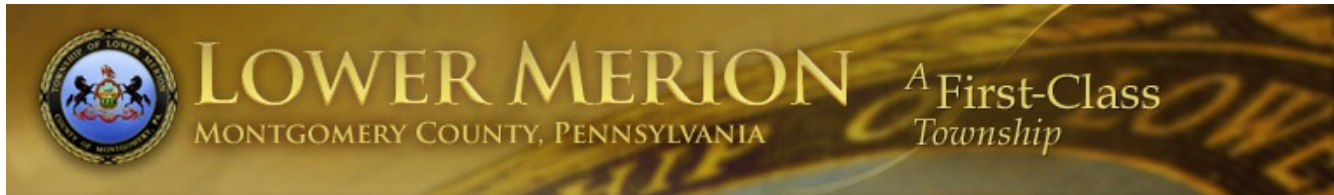
## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: APPROVAL OF HISTORICAL COMMISSION APPLICATIONS

Consider for approval the following applications as recommended by the Building & Planning Committee at their meeting held on July 30, 2025:

- a) 514 Spring Mill Road, Villanova, Class 2, 2025-R-05 – approval to construct a rear addition with exterior finishes to match those of the existing structure, citing Secretary of the Interior’s Standards 9 and 10, with a 30-day delay for the selection of an inappropriate window product.
- b) 914 Black Rock Road, Gladwyne, Class 2, 2025-R-09 – approval to construct additions onto the rear and side of the residence, citing Secretary of the Interior’s Standards 9 and 10.

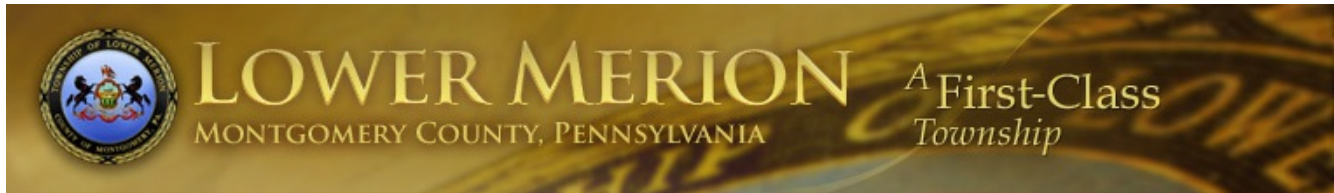


## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: AUTHORIZATION TO ADVERTISE A PROPOSED ORDINANCE - CHAPTER A180, HISTORIC RESOURCE INVENTORY - Add or Amend Historic Resources

Consider for approval authorizing 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 A180, Historic Resource Inventory, to change the designation of two Resources from Class 2 To Class 1, add one Class 2 Resource, upgrade the designation of 42 Historic Objects from Class 2 To Class 1, designate ten Historic Objects as Class 1 Resources, remove eight demolished or previously removed addresses and nonexistent parcels, and correct the address of one Resource.

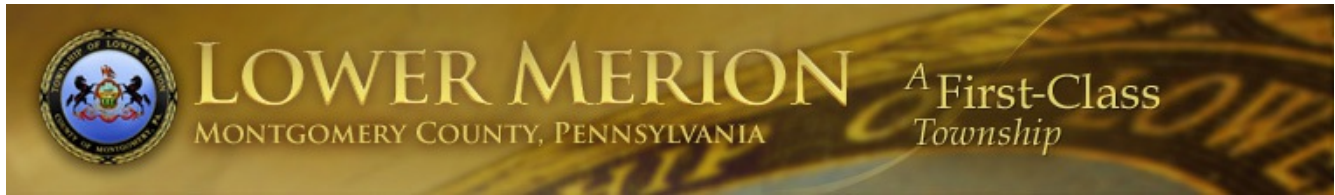


## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: AUTHORIZATION TO ADVERTISE ORDINANCE CHAPTER 155, ZONING - MINOR ZONING EDITS ROUND 7 - Z-24-005

Consider for approval authorizing 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 II, Definitions, § 155-2.1, Definitions Of Terms, to create new definitions for Neighborhood Fulfillment And Distribution Center, and Outdoor Temporary Sales Event; Article III, General To Districts, § 155-3.5.D(1), Frontages, To prohibit structures in primary frontage yards but permit structures in secondary frontage yards if the structures meet principle building setbacks; Article III, General To Districts, § 155-3.5.F(1), Frontages, to limit the prohibitions on certain structures and equipment contained therein to primary frontage yards; Table 5.1, Uses, And Table 5.3, Use Regulations, to permit Outdoor Temporary Sales Events as a regulated commercial use in the NC, VC, TC, LI, RHR, BMV, and CAD Districts and establish regulations for the use; 5.1, Uses, And Table 5.3, Use Regulations, to permit Neighborhood Fulfillment And Distribution Center as a regulated commercial use in the VC, TC, LI, RHR, BMV, and CAD Districts and establish regulations for the use; and Table 8.1, Minimum Parking Requirements, and Table 8.1.1, Minimum Parking Requirements: Special District, to base the relevant square footage calculation on floor area rather than building area.



## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: AUTHORIZATION TO ADVERTISE ORDINANCE CHAPTER 155, ZONING -  
MODERATE-INCOME HOUSING (MIH) - Z-25-001

Consider for approval authorizing 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 VII, Conservation And Preservation Overlays, §155-7.2, OSOD Open Space Overlay District, Subsection (D), Maximum Density And Minimum Preservation Area, and Subsection (H), Transfer Of Development Rights, to establish density incentives for Moderate-Income Housing (MIH) located in the OSOD Overlay and the LDR3 District.



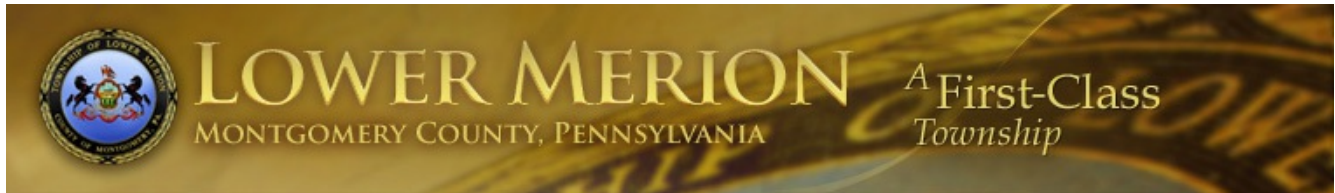


## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance Committee

ITEM: APPROVAL TO REJECT BIDS – COMMINGLED RECYCLING SERVICES

Consider for approval to reject all bids for Option A: Commingled Recycling Services received on Thursday, June 12, 2025, at 11:00 A.M. prevailing time as recommended by the Finance Committee.



## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance Committee

ITEM: AWARD OF CONTRACT – DEAD AND DISEASED TREE REMOVAL

Consider for approval to award a contract for Dead and Diseased Tree Removal to the following low bidder in accordance with bids received on Thursday, July 10, 2025 at 11:00 A.M. prevailing time and the recommendation of the Finance Committee:

Joseph McIlvaine Tree and Lawn Service, Inc.

Total Bid:     \$94,050.00

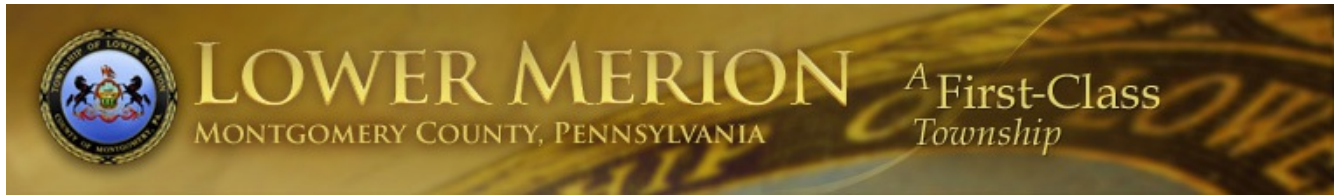


## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance Committee

ITEM: REAPPOINTMENT OF PENSION TRUSTEE

Consider for approval the reappointment of Steven Torbeck to serve the Municipal Police Pension Fund and the Township Employee Pension Fund as a Trustee for a three-year term to expire August 2028.

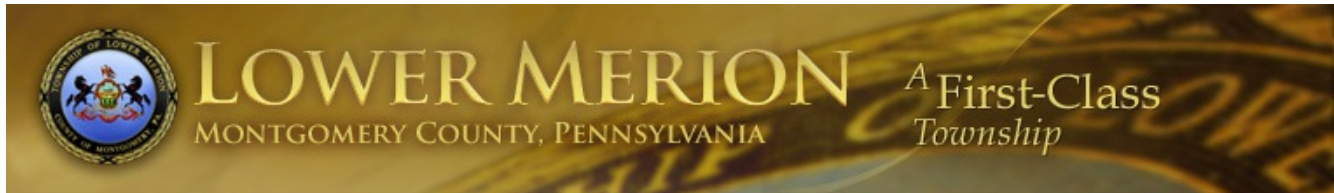


## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance Committee

ITEM: APPROVAL OF A SUBSTANTIAL AMENDMENT TO THE 2022-2024 ANNUAL ACTION PLANS FOR CDBG FUNDING

Consider for approval a Substantial Amendment to the Lower Merion Township CDBG Action Plans for Fiscal Years 2022-2024 to reallocate \$214,836 in Annual Entitlement Funds to the Owner-Occupied Residential Rehabilitation Program from activities that were either cancelled or under budget.



## AGENDA ITEM INFORMATION

COMMITTEE: Grants and Community Development Committee

ITEM: RESOLUTION - APPLICATION TO THE PA DCED MAIN STREET MATTERS GRANT FOR IMPROVEMENTS TO SCHAUFFELE PLAZA IMPROVEMENTS

Consider for adoption a resolution authorizing the Township to submit a grant application to the Pennsylvania Department of Community and Economic Development (PA DCED)'s Main Street Matters program for improvements to Schaufele Plaza.

### RESOLUTION

WHEREAS, the Commonwealth of Pennsylvania ("the Commonwealth") has established the Main Street Matters Program through the Pennsylvania Department of Community and Economic Development (PA DCED) to provide grants for large public and private development projects, including the improvement of public spaces, buildings, and infrastructure within Main Street districts, as well as public safety and aesthetic enhancements; and

WHEREAS, Ardmore is a designated Main Street within the Township of Lower Merion (the "Township"), recognized by the Pennsylvania Department of Community and Economic Development (PA DCED) for its commitment to downtown revitalization through the Main Street Program, making it eligible for funding opportunities through the Main Street Matters Program to support economic development, infrastructure improvements, and community revitalization efforts within the district; and

WHEREAS, the Township of Lower Merion is an eligible applicant as a municipality for a grant that shall not exceed a total of \$1,000,000 under this program; and

WHEREAS, eligible projects for development, rehabilitation, and improvements under the Main Street Matters Program include the acquisition, rehabilitation, or restoration of buildings, public infrastructure improvements such as streetscapes, sidewalks, lighting, and other public safety infrastructure, as well as enhancements to public spaces that support community and economic growth; and

WHEREAS, Schaufele Plaza in Ardmore is a central parking facility ("Lot #5) and public gathering space that supports the economic vitality of a large number of commercial enterprises; and

WHEREAS, as part of the broader planning process, the Township has designed improvements within and along Schaufele Plaza, specifically aimed at expanding public parking in Lot #5, creating on-street parking, and improving pedestrian connectivity to the existing parking garage to increase utilization (the "Project"); and

WHEREAS, this Project aligns with the goals of the 2023 Ardmore Master Plan, which identified improvements to public spaces and infrastructure as key opportunities for revitalization and enhanced walkability within the district; and

WHEREAS, the 2024 Capital Improvement Program for the Township of Lower Merion includes

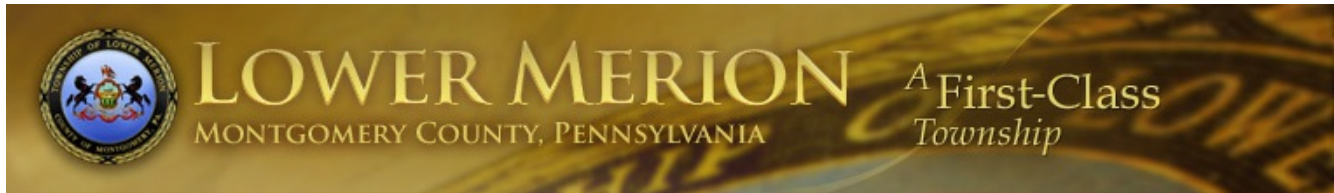
Administration No. 4072, which allocates funding for public space and infrastructure improvements in Ardmore's commercial district; and

WHEREAS, the Township seeks to apply to the PA DCED through its Main Street Matters Program for implementation grant funds of \$1,000,000 to construct the Project, which is estimated by the Township Engineer to cost \$5,333,751 with a match that exceeds the minimum 50% match requirement for the total grant being sought from the Commonwealth; and

WHEREAS, the Township fully understands the application requirements, including the contracting process, if awarded grant funds from the Main Street Matters Grant Program.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Township of Lower Merion hereby authorizes the Township Manager to submit an application to the PA DCED requesting a Main Street Matters grant in the amount of \$1,000,000 from the Commonwealth Financing Authority to be used for the Schuffele Plaza improvements.

BE IT FURTHER RESOLVED, that the Township hereby designates Ernie B. McNeely, Township Manager, to execute all documents and agreements between the Township of Lower Merion and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

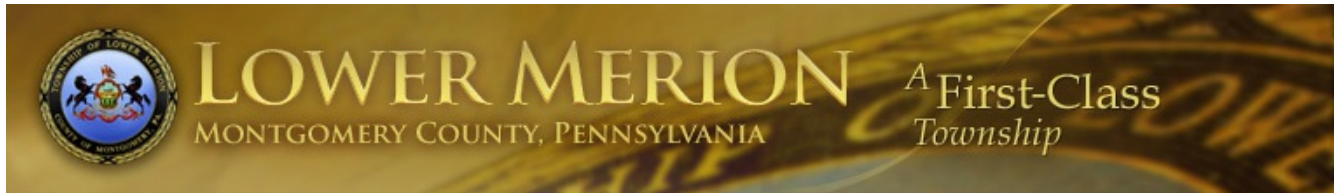


## **AGENDA ITEM INFORMATION**

COMMITTEE: Grants and Community Development Committee

ITEM: WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT

Consider for approval to add \$41,000 to the staff approved expense of \$75,000 for a total of \$116,000 including a contingency of \$10,000 to bring this home in Ardmore to minimum standards pursuant to CDBG regulations.



## **AGENDA ITEM INFORMATION**

COMMITTEE: Grants and Community Development Committee

ITEM: WAIVER OF CDBG RESIDENTIAL REHABILITATION EMERGENCY PROJECT FUND LIMIT

Consider for approval to add \$107,000 to the staff approved emergency project expense of \$25,000 for a total of \$132,000 including a contingency of \$10,000 to bring this home in Bryn Mawr to minimum standards pursuant to CDBG regulations.



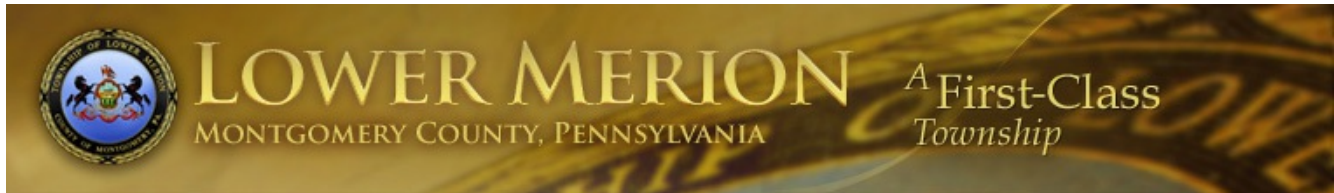


## **AGENDA ITEM INFORMATION**

COMMITTEE: Grants and Community Development Committee

ITEM: WAIVER OF CDBG RESIDENTIAL REHABILITATION EMERGENCY PROJECT FUND LIMIT

Consider for approval to add \$62,000 to the staff approved emergency project expense of \$25,000 for a total of \$87,000 including a contingency of \$10,000 to bring this home in Ardmore to minimum standards pursuant to CDBG regulations.



## **AGENDA ITEM INFORMATION**

COMMITTEE: Grants and Community Development Committee

ITEM: AUTHORIZATION TO EXECUTE AGREEMENTS WITH KAISERMAN JEWISH COMMUNITY CENTER TO FACILITATE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM GRANT

Consider for authorization execution of a Cooperation Agreement with Kaiserman Jewish Community Center (JCC) and the Redevelopment Authority of Montgomery County to facilitate a \$500,000 Redevelopment Assistance Capital Program (RACP) grant to the JCC from the Commonwealth of Pennsylvania for facility upgrades and execution of an Indemnity Agreement with Kaiserman JCC ensuring the Township has no financial liability.



## AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: APPROVAL OF CERTIFICATE OF APPROPRIATENESS - 29 West Lancaster Avenue, Ardmore Commercial Historic District, 25-15

Consider for approval a certificate of appropriateness as recommended by the Building & Planning Committee at their meeting held on July 30, 2025, for the completion of the unapproved painting of brick facades, citing Secretary of the Interior's Standards 7, and 9, subject to the electrical conduit being painted to match and that holes in the masonry be patched.

### ATTACHMENTS:

Description	Type
 Project Information - 29 W. Lancaster Ave	Backup Material



29 West Lancaster Avenue, Ardmore Commercial Historic District

25-15

HARB

2

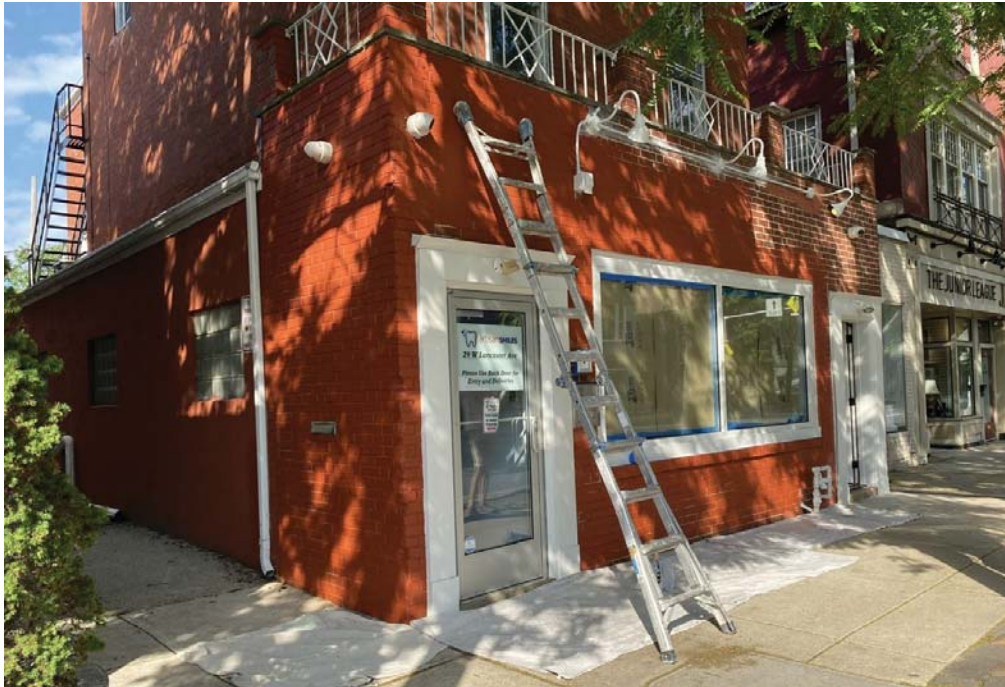
## Action:

Approval of the completion of the unapproved painting of brick facades, citing Secretary of the Interior's Standards 7, and 9, subject to confirmation to staff of the exact masonry paint product used, that the electrical conduit be painted to match, and that holes in the masonry be patched.

(UPDATE ON PENDING TEST WILL BE PROVIDED ON THE FINAL AGENDA)

3





Work was stopped when the unapproved painting work was observed

4



Work was stopped when the unapproved painting work was observed

5




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Work was stopped when the unapproved painting work was observed

6

## Painting Brick

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HARB typically does not recommend painting brick due to its irreversible physical change to the material. Some facades in the Historic District, including the nearby Junior League building, were painted prior to the creation of the District and repainted more recently to replicate a more accurate brick color.

HARB has worked with applicants proposing mural art projects, for example, to prevent this kind of material alteration, resulting in the installation of removable panels attached to brick walls rather than allowing paint to be applied directly to unpainted surfaces.

7

## Additional HARB Comment

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This recommendation is being made based on the unique circumstances of this project and is not intended to set a precedent for allowing the painting of brick. While HARB does not generally approve painting unpainted masonry, other factors unique to the circumstances of this property were considered, including that the paint was applied to a later addition onto the original historic structure and that removing the paint would potentially have a negative impact on the physical fabric of the building.



## HARB Certificate of Appropriateness Application For Work Involving a Property in a Local Historic District

### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 29 W Lancaster Ave, First Floor, Ardmore, PA 19003

### APPLICANT INFORMATION

NAME: John Paul Makilya

ADDRESS:

TELEPHONE #:

ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE:

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Calpan LLC

ADDRESS:

TELEPHONE #:

ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE:

### PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: BARIZI

CURRENT USE: Vacant former hair salon

PROPOSED USE: Retail store

### PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

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

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

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**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.

BARIZI, a home decor and gifts retailer, is looking to open up a storefront in Ardmore, PA.

Our team seeks to complete the painting of the brick first floor facade as per HARB's June 2025 vote of 4-3 to allow the work to continue.

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?

BARIZI is engaging Philadelphia House Painting, a painting and masonry company that provides house painting and historical preservation in the Philadelphia and Main Line area. The team has experience with the painting, masonry and carpentry techniques required to revivify and store the historical character of local area buildings.

See more here: <https://www.philadelphiahousepainting.com/>

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

**SIGNATURES**

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 10/2023*



# Preliminary Consultant Review

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

## 25-15

### **29 West Lancaster Avenue, Ardmore Historic District**

**Applicant / Owner: John Paul Makilya**

**Application Type: Commercial**

**Project Summary: The applicant proposes to complete a coating application on the brick one-story storefront addition to the historic resource that was begun without review or approval by the HARB.**

#### **Comments:**

- The subject structure is a 1953 one-story addition to the front façade of a 3-story historic (c. 1880) building along Lancaster Avenue. The one-story addition is constructed of 20<sup>th</sup> century brick presumably intended to blend in with the historic red brick of the 3-story original resource and included 2 entrance doors and a wide single light storefront window.
- In May, as part of limited alterations to the first floor, the applicant started to apply an opaque coating to the first-floor addition and was told to stop the process when the work was discovered by Township staff because painting of unpainted brick masonry is not considered regular maintenance, requires HARB review and is not typically deemed appropriate within the Ardmore Historic District.
- Red brick was the primary façade material of the Ardmore Historic District and was typically presented with its natural red clay finish. Continuing that aesthetic is most appropriate within the Ardmore Historic District. Further, applying coatings to brick masonry has the potential to negatively impact the performance of the exterior envelope and can lead to trapped moisture which can then cause damage to the mortar, the brick and / or interior finishes over the long term. For these multi-faceted reasons, application of a coating on historic red brick is rarely deemed appropriate within the Ardmore Historic District. Conversely, coating of historic brick masonry can also be recommended as a means of appropriate preservation when the original fired brick face has been damaged or deteriorated and allows excessive moisture into the wall assembly.
- If the applicant had proposed to apply a coating to the brick façade in question, we would have recommended against such an application. The applicant has stated that the coating applied was the Sherwin Williams Loxon Masonry Primer / Sealer and the Loxon LP Masonry Coating. The Sherwin Williams representative consulted regarding the appropriateness of these products for brick masonry stated that the products are appropriate for brick, and that they allow the brick to “breathe”. Accordingly, the concerns with the applications should be limited to the appropriateness of the application within the Historic District.
- With the coating half-complete, two options are now present: 1) remove the coating that has been applied or 2) complete the coating that has been applied. Every application that the HARB considers is unique and

the pros and cons of the two options should be considered and weighed prior to recommendation by the HARB. The two options are considered in detail below.

- Option 1: Complete the coating of the first-floor wall areas with the full agreement and understanding that this is a unique situation and does not reflect a precedent to be followed in the future or any change in the HARB's typical recommendations AGAINST coating unpainted brick.
  - Cons: The continuation of this work will provide another visual example of a painted façade in the historic district and regardless of any statement about not setting any precedent, it will be viewed daily by passersby who may get the impression that painted brick is acceptable.
  - Pros: The 1953 addition which has a variety of light mortars will be given a uniform reddish tone with the application of the coating which will be more consistent with the uniform reddish tones of the historic 3-story volume that is pointed with a darker mortar; this end result is consistent with the applicant's stated intention for the coating and the harmonious relationship between the two wall surface areas is consistent with the goal of harmonious architectural details in the Historic District.
- Option 2: Strip the recently applied coating from the brick masonry.
  - Cons: Removing coatings from brick masonry is not always an easy process and is not always successful, though removal in this instance may be easier due to its recent application. A chemical stripper product is recommended in lieu of aggressive power-washing though some combination of the two may be required for a successful result. The mortar joints will be the most difficult areas to remove the coating, though if some is left on the mortar, the more uniform appearance as noted as "pro" for option 1 may be achieved.
  - Pros: Through successful removal, work completed without approval will be appropriately returned to its pre-existing condition and no additional misunderstanding regarding the appropriateness of coating brick masonry will result from this location.
- Given the additional information regarding the existing coating from the applicant and consultation with Sherwin Williams technical rep, we recommend that the applicant test a small area (2 SF) of paint removal at the west façade of the brick addition with an appropriate paint stripper product to determine its success. If a reasonable effort (2 applications of paint stripper would be reasonable given the 1-2 coatings present) yields success without damage to the brick face or mortar joints, we recommend that all of the coating be removed following this process. If a more aggressive effort would be required to remove the coating to a satisfactory degree, we recommend abandoning the removal effort and proceeding with the completion of the coating on the balance of the façade, to avoid any potential damage to the brick face or mortar that could result from further and more aggressive attempts at paint removal.
- Regardless of the final motion by the HARB relative to the coating on the brick, the applicant should be requested to paint the existing white exterior conduit red to diminish its visual impact on the façade in question and also to patch the numerous previous fastener locations either prior to completion of the coating or after removal of the coating.

**Given the numerous considerations noted above, we would ultimately recommend approval of this application in accordance with Standards 7 and 9.**



## AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: APPROVAL OF CERTIFICATE OF APPROPRIATENESS - 15-17 West Lancaster Avenue – Ardmore Commercial Historic District, 25-20

Consider for approval a certificate of appropriateness as recommended by the Building & Planning Committee at their meeting held on July 30, 2025, to renovate the “Ardmore Art Alley” between two commercial buildings, including brick repointing, repainting brick up to the first floor window sill, adherence of interchangeable canvas murals, and installation of hardware to mount string lights, with a subcommittee of the Historical Commission to provide feedback on the removal of existing paint above the first floor window sill.

### ATTACHMENTS:

Description	Type
 Project Information - Ardmore Art Alley	Backup Material



15-17 West Lancaster Avenue, Ardmore Commercial Historic District

25-20

HARB

22

## Action:

Approval to renovate the "Ardmore Art Alley" between two commercial buildings, including brick repointing, touching up painted brick surfaces, expanding the extent of the painted area, adherence of interchangeable canvas murals, and installation of hardware to mount string lights.

(HARB'S RECOMMENDATION WILL BE INCLUDED IN THE FINAL AGENDA)

23



**Existing****Proposed**


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Wall of 15 W. Lancaster Ave.

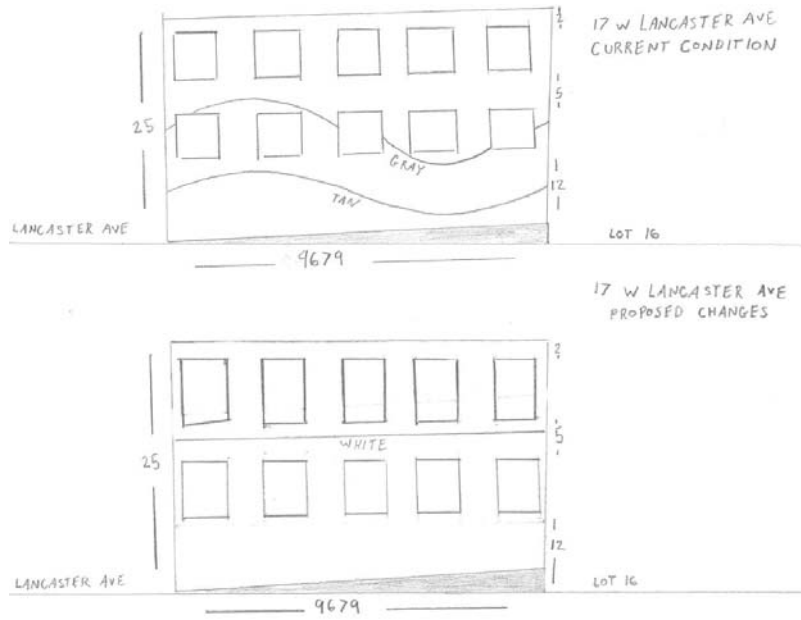
24

**Existing****Proposed**


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Wall of 17 W. Lancaster Ave.

25



Proposed Extent of Expanded Painted Area



LOWER MERION  
TOWNSHIP  
HISTORIC  
PRESERVATION

STAFF ONLY

APPLICATION NUMBER:

HRI SURVEY #:

HARB MEETING DATE:

H  
A  
R  
B

# HARB Certificate of Appropriateness Application

## For Work Involving a Property in a Local Historic District

### PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 15-17 W Lancaster Ave, Ardmore, PA 19003

### APPLICANT INFORMATION

NAME: Alec Hersh

ADDRESS: 56 E Lancaster Ave

TELEPHONE #:

ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE: 19003

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

### OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Sherry Tillman; Peter Berman

ADDRESS: 15 W Lancatser Ave; 17 W Lancaster Ave

TELEPHONE #:

ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE: 19003

### PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Past Present & Future; Wonder

CURRENT USE: Retail; Food & Bev

PROPOSED USE: No Change

### PROJECT DESCRIPTION [CHECK-ALL THAT APPLY]

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

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

Ardmore Initiative, along with the ownership of 15 and 17 W Lancaster Ave in Ardmore, wish to convert a frequently used yet often overlooked alleyway in Downtown Ardmore into an activated, attractive public amenity. First, we will repoint the bricks as-needed. Next, we seek to retouch the paint along the walls. Currently, the paint is done in a curving pattern. We would like to extend these into a straight line across the wall, thus forming a clean, white canvas. Next, we would collaborate with local artists to create murals mounted on canvases, which can be adhered to the wall and interchanged as needed. Then, we would install string lights overtop of the alleyway, offering a better lit, safer passage. The lights would be strung up using eye bolts mounted in the mortar joints just below the second story windows.

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?

This project would take every precaution to preserve the historic character of these buildings. The only impact would be the addition of some paint, the majority of which would simply replace the already existing paint. The new eye bolts would replace the existing eye bolts, which have been in the wall for nearly 30 years and are entirely unused.

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

If HARB deems the painting being requested to be inappropriate for the Historic District, we would also be happy to simply retouch the existing paint. We would just remove the chipping sections and cover the existing "murals" with a clean coat of white paint, thus not adding any new paint to the walls.

**SIGNATURES**

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.



# Preliminary Consultant Review

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

## 25-20

**15-17 West Lancaster Avenue, Ardmore Historic District**

**Applicant / Owner: Alec Hersh/Ardmore Initiative for Peter Berman and Sherry Tillman**

**Application Type: Commercial**

**Project Summary: The applicant proposes to renovate the open-air passage that links Lancaster Avenue to the parking lot at the north side of the buildings that front Lancaster.**

### **Comments:**

- The subject passage was designed in 2005 to have decorative “steel gateway arches” above the entrance point of each end of the pedestrian passage, and waves of painted color along the walls, tensioned fabric screens hung above providing shade and sculptural elements, vegetation at grade and up the walls, and lighting. Over the last two decades, the previously installed details have become worn or removed all together. The applicant now proposes to renovate the passage.
- Proposed renovations include repointing areas of the brick walls where needed, painting over the existing waves of tan and gray paint with a full one-story height of white paint to provide a “blank canvas”; installation of multiple mural paintings on canvas to be applied to the white field, installation of string lights crisscrossing down the pedestrian alley, and adding bistro tables and planters.
- Upgrades to the decorative elements of the pedestrian alley are warranted and improve the public interest and safety in the area. Lighting of more constrained spaces such as this is always a good idea for public safety, and string lights are a common and pleasing method of doing so with minimal impact on the structures. Public art on open horizontal surfaces is also a positive element in historic districts, but in the Ardmore Historic District where painting the predominant facades of red brick is not appropriate, creating a large white field for artwork would not be appropriate either. Given the existing painted brick surface, it would be most appropriate to either test the potential removal of the existing paint, repaint the existing colors as a means of maintenance (employing appropriate coatings for the masonry application), or creating the desired monolithic “field” of the whole first story by applying an appropriate coating in a red-brick color so that it blends in with the existing brick, but still provides a uniform background for installed artwork.
- The proposed artwork (presuming the submitted imagery is currently functioning as placeholders) should be reviewed by the HARB when developed.

**Given the considerations noted above, we recommend approval of this application in accordance with Standards 7, 9 and 10.**