



1246 Bryn Tyddyn Drive, Gladwyne

Class 2

Historical Commission

37

Action:

Approval to replace a cedar roof with an asphalt shingle roof on a residence and garage, with a subcommittee to review additional details, citing Secretary of the Interior's Standard 9.

38



Roofing would be replaced on both residence and garage

39



Max Def Weathered Wood

Proposed Roofing Product

40



Significant details including pole gutters and step flashing will be retained.



LOWER MERION
TOWNSHIP
HISTORIC
PRESERVATION

STAFF ONLY	DATE RECEIVED: _____	REVIEWED BY: _____	STATUS: C <input type="checkbox"/> IN/C <input type="checkbox"/>
	HRI SURVEY #: _____	HRI CLASS: 1 <input type="checkbox"/> 2 <input type="checkbox"/>	
	DATE OF HC MEETING /AGENDA: _____	APP. NO.: _____	
	TYPE OF APPLICATION: <input type="checkbox"/> DEMO <input type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION <input type="checkbox"/> NEW CONSTRUCTION		
	<input type="checkbox"/> INFORMATIONAL REVIEW <input type="checkbox"/> OTHER [SPECIFY]: _____		



Historical Commission Application For Review For Work Involving a Class I or II Historic Resource

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

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

PROPERTY ADDRESS 1246 BRYN TYDDYN DR.
ADDRESS [STREET, CITY]: GLADWYNE, PA

APPLICANT INFORMATION

NAME: VOLPE ENTERPRISES PHONE: _____
ADDRESS: 52 LANCASTER AVE
MALVERN, PA EMAIL: _____
ZIP/POSTAL CODE: 19355
APPLICANT'S CAPACITY: OWNER ARCHITECT ATTORNEY CONTRACTOR OTHER: _____

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME(S): ROHYNN GALLAGHER PHONE: _____
ADDRESS: 1246 BRYN TYDDYN DR
GLADWYNE, PA EMAIL: _____
ZIP/POSTAL CODE: 19035

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: N/A
CURRENT USE: RESIDENTIAL PROPOSED USE: _____

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

ADAPTIVE REUSE ADDITION ALTERATION NEW CONSTRUCTION OTHER (DESCRIBE BELOW)

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

WE ARE PROPOSING AN ENTIRE ROOF REPLACEMENT ON THE MAIN HOUSE. THIS ENTAILS COMPLETE REMOVAL OF EXISTING CEDAR ROOF, INSTALLING NEW 1/2" SHEATHING, AND A CERTAINTED LANDMARK PRO ROOFING SYSTEM (DETAILS IN ATTACHED CONTRACTS.) WE ARE KEEPING THE ROLE GUTTER AND RELINING THEM WITH COPPER, MATCHING THE EXISTING STEP-STYLE FLASHING ON CENTRAL CHIMNEY AND WALL TRANSITION BOTH IN COPPER. SMALL SECTIONS OF COPPER HALF-ROUND GUTTER WILL BE ADDED TO DORMERS.

CONTINUED

Application Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI) List, as listed in Section 62-2.D.2(b) of the Township Code. This document should in no way take the place of the Applicant's own knowledge and familiarity with Chapter 88 of the Code of the Township of Lower Merion regarding "Historic Districts and Resources" or of The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Instead, it is provided as a tool to owners and/or their agents and representatives to ensure the completeness of their application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

CHECK EACH ITEM BELOW TO INDICATE INCLUSION IN THE SUBMISSION MATERIALS

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

SIGNATURES

APPLICANT:

DATE:

OWNER [IF DIFFERENT]:

DATE:

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

Revised 10/2023



Preliminary Consultant Review

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

2024-R-08

1246 Bryn Tyddyn Road, Class 2

Owner / Applicant: Ted Demski for Rohynn Gallagher

Application Type: Residential

Project Summary: The applicant proposes to replace existing wood roofing with asphalt roofing on the primary structure and an accessory structure.

Comments:

- The existing resource is a two story one and a half story brick tenant house built into the hillside designed by R. Brognard Okie and constructed in 1939. The steeply pitched gabled roof features two small, shed dormers on each slope. The second structure is a one-story, four bay garage / carriage structure with a low-sloped gable roof. Each of the existing structures currently has a wood shingle roof that is at the end of its service life and requires replacement.
- The most appropriate replacement of a historic roof is an in-kind replacement, and a wood shake roof would be the most appropriate choice in this case as well. When in-kind replacement is not possible, substitute materials that resemble the original roofing material to the greatest degree are recommended. Synthetic wood shingles are now commonly available and are detailed in such a manner that they are deemed an appropriate substitute for real wood shingle roofing and the applicant may consider this option. As submitted, the applicant has proposed the installation of a dimensional asphalt shingle roof in lieu of the natural wood shingle. Asphalt shingle roofs have greatly improved in their aesthetics and their resemblance of wood shingles, though they are still easily distinguished as asphalt shingles. Of the asphalt shingle options currently available, the proposed specification and color is one of the options that provides a color and dimensional depth that simulates some of the shadows and tones of weathered wood and is appropriate.
- The applicant has noted the retention of the existing distinctive features of the roof assembly, including a new coper lining at the existing pole gutter, in kind replacement of chimney stepped flashing in copper and other copper flashing details. The roofing quote notes the inclusion of aluminum edge flashing which should be minimal in height and should be selected to match the color of the adjacent trim.

Given the considerations noted above, we recommend approval of this application, in accordance with Standard 9.