



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 the electrical conduit being painted to match and that holes in the masonry be patched.

3



Work was stopped when the unapproved painting work was observed

4



Work was stopped when the unapproved painting work was observed

5



Work was stopped when the unapproved painting work was observed

6

Painting Brick

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

The June recommendation to complete painting the façade was made based on the unique circumstances of this project and was 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.

8

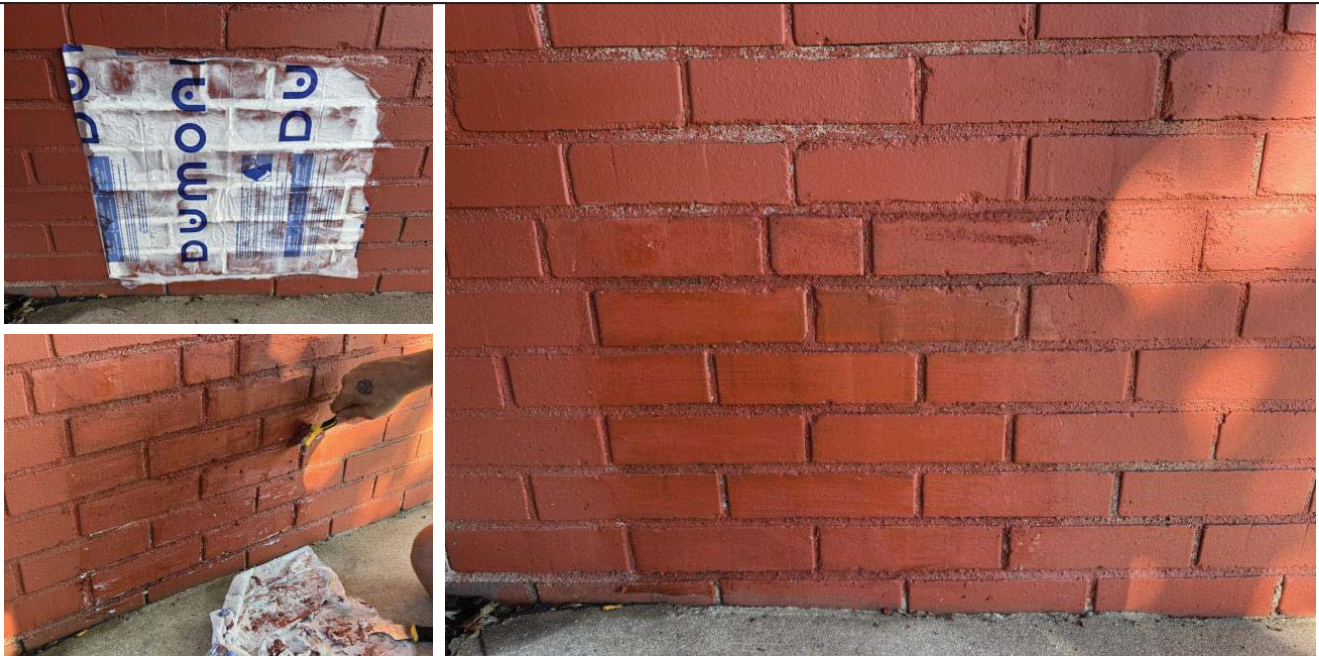
July Update

Following the initial B&P discussion of this item on June 11, HARB formally reviewed the options for mitigating the work at their July 1 meeting. HARB made a motion to have the applicant test a paint removal product on a 2-sq. ft. area. A subcommittee was assigned to evaluate the results and form a recommendation for whether the test adequately removed the paint and should be applied wherever the brick was painted.

The product was applied on July 23. The results of this test and the subcommittee's recommendation are expected to be available for the Committee's review at the July 30 B&P meeting.

9

Paint Removal Product Test



10

July 29 HARB Subcommittee Comment

Based on the results of this test, it is not likely that a second, third, or fourth application of the paint removal product would produce a more effective result. Having considered every appropriate option and the unique circumstances of this 1950s-era portion of this specific property, the application of paint on brick would not be comparable to applying paint to a more historic brick or other masonry façade. In terms of aesthetics, appropriateness, and the stage of the work at this point, going forward with the paint application is the most appropriate solution.

11



STAFF ONLY	APPLICATION NUMBER:		H A R B
	HRI SURVEY #:		
	HARB MEETING DATE:		

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

PROPERTY ADDRESS

ADDRESS [STREET, CITY]:

APPLICANT INFORMATION

NAME: TELEPHONE #: ALTERNATE #:
 ADDRESS: EMAIL:
 ZIP/POSTAL CODE:

APPLICANT'S CAPACITY: OWNER ARCHITECT ATTORNEY CONTRACTOR OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: TELEPHONE #: ALTERNATE #:
 ADDRESS: EMAIL:
 ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:
 CURRENT USE: PROPOSED USE:

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"/>
ADD	<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"/>
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"/>

CONTINUED

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

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 20th 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.



6 West Lancaster Avenue (East End), Ardmore Commercial Historic District

25-17

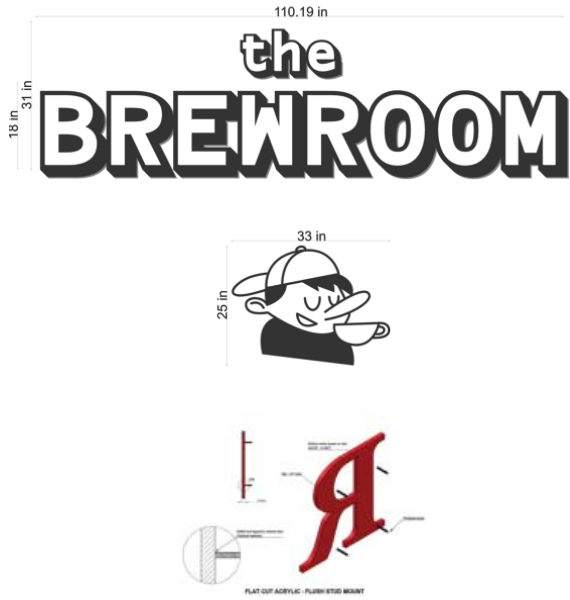
HARB

12

Action:

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.

13



Proposed Signage

12

13

H A R B

Township of Lower Merion

CERTIFICATE OF APPROPRIATENESS APPLICATION

(Please type or print legibly with ink. Shaded area completed by Township Staff.)

PROPERTY ADDRESS: *(street, city)* G West LANCASTER
Aldermere

Application number:
Survey number: 091-LM-
HARB meeting date:

APPLICANT INFORMATION:

Daytime Telephone: _____ Other Telephone: _____

Name: Image 360 () _____ () _____

Address: 1225 Mustang Ave Zip code: 19010

Applicant's Capacity: *(circle one)* Owner, Lessee, Agent, Architect, Contractor, Attorney, Other: *(identify)*

OWNER INFORMATION: *(if different from above)*

Daytime Telephone: _____ Other Telephone: _____

Name: G Aldermere LP) _____

Address: _____

PROPERTY INFORMATION:

Name of Business: *(if applicable)* The Brew Room

Current use: KARATE STUDIO Proposed use: Coffee BAR

Zoning classification of property: *(if change in use)* N/A

PROJECT DESCRIPTION: *(check all that apply)*

Was a copy of the Design Guidelines brochure appropriate to the project made available? Yes No

- Adaptive Reuse
 Addition
 Alteration
 Demolition
 New Construction
 Repair
 Replace
 Painting
 Other: *(identify)* Sign

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 column/post	Porch or deck railing/baluster	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"/>	<input type="checkbox"/>
Replace n-kind	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Replace w/new	<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"/>	<input type="checkbox"/>

CERTIFICATE OF APPROPRIATENESS APPLICATION

DETAILED DESCRIPTION OF ALL EXTERIOR WORK AT THE BUILDING AND PROJECT SITE:

(See attached submissions checklist for required submissions. Indicate all exterior materials and colors. Use additional sheets if necessary.)

fabricate + install channel letters and logo
on FACEWAYS

(REVISED)

Note: Please include all information requested in the application checklist. Work cannot commence until a Certificate of Appropriateness and necessary building permits and any zoning relief have been issued.

Proposed start date: ASAP

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?)

Only Alteration will be holes for RACEWAY
on existing structure

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION:



6-13-2025

6-13-2025

Signature of Applicant _____ Date

Signature of Owner (if different) _____ Date

Notes:

This completed application, along with a completed Building Permit or Sign Application (as appropriate), must be submitted to the Department of Building and Planning a minimum of eight (8) 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

25-17

6 West Lancaster Avenue, Ardmore Historic District

Applicant / Owner: Image 360 for tenant The Brew Room

Application Type: Commercial

Project Summary: Installation of acrylic letters and acrylic logo stucco field above storefront windows.

- The applicant presented a previous illuminated sign proposal to the HARB at the first July meeting and heard feedback from the HARB regarding the bulkiness of the signage components and the illumination through the front face of the channel letters. The newly proposed sign eliminates illumination and proposes installation of the 1” thick acrylic letters and 1” thick logo directly to the stucco façade. This simply installation is appropriate in the Historic District.
 - The applicant should clarify if the letters are truly individual pieces or groups of letters bundled together to form a smaller number of components (as the graphic seems to indicate).

We would recommend approval of this application in accordance with Standard 9.



901 Youngs Ford Road, Gladwyne Commercial Historic District

25-19

HARB

16

Action:

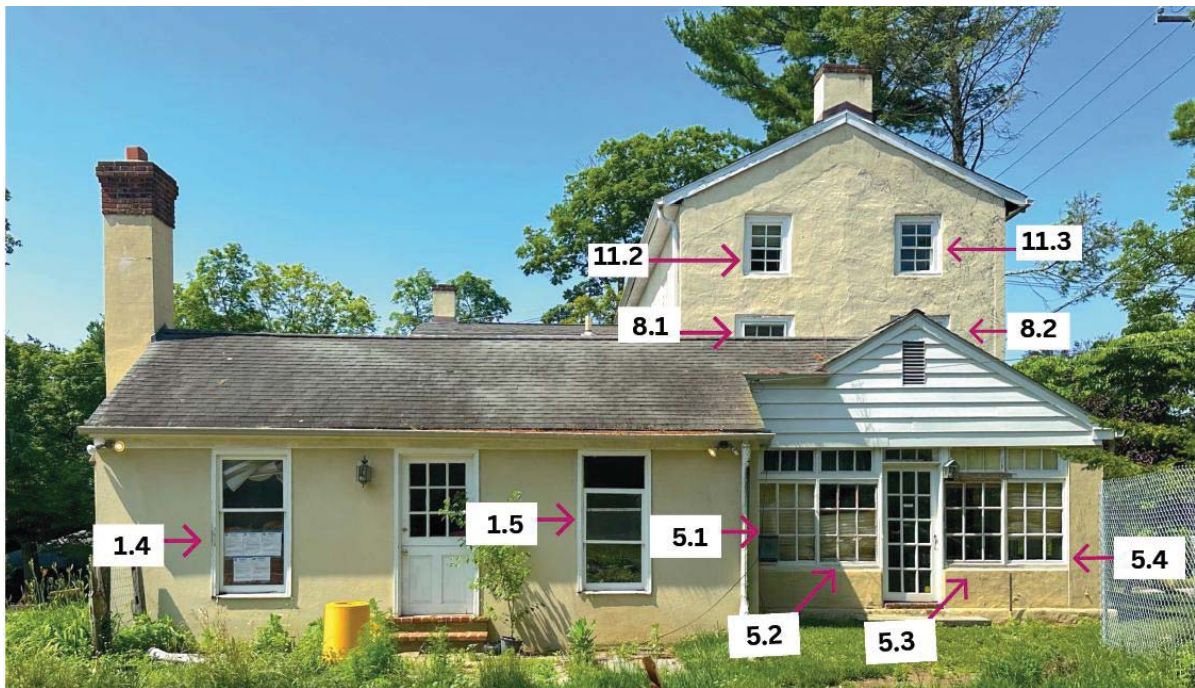
Approval to replace historic windows throughout the residence, with a subcommittee to review window frame details and revised elevations, citing Secretary of the Interior's Standard 9.

17



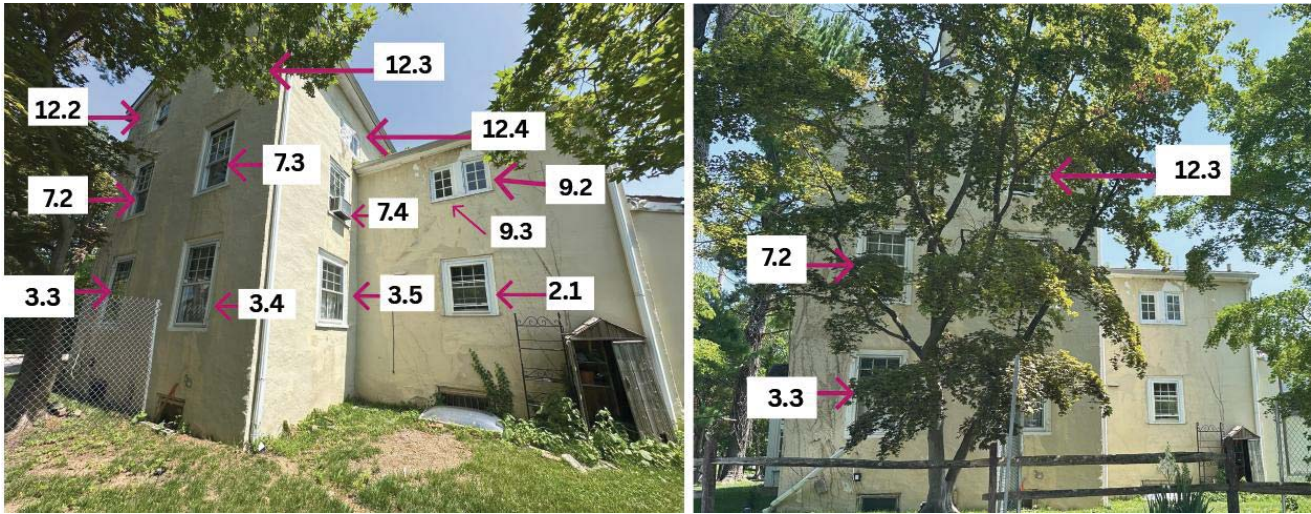
Youngs Ford Road Elevation

18



Side Elevation

19



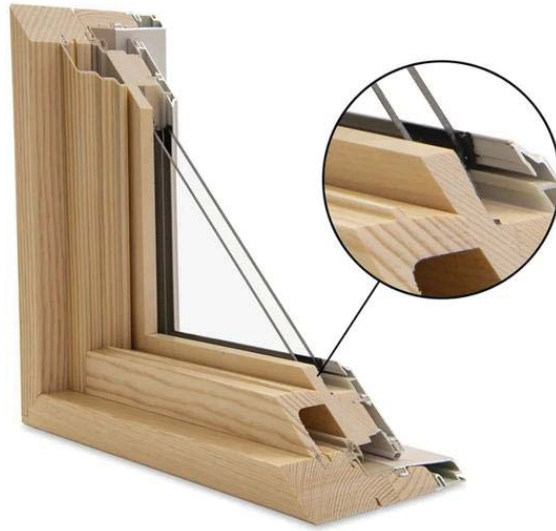
Merion Square Road Elevation

20



Rear Elevation

21



Section of proposed Martin Ultimate window product

22

23



STAFF ONLY	APPLICATION NUMBER:	H A R B
	HRI SURVEY #:	
	HARB MEETING DATE:	

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

PROPERTY ADDRESS

ADDRESS [STREET, CITY]:

APPLICANT INFORMATION

NAME: TELEPHONE #: ALTERNATE #:
 ADDRESS: EMAIL:
 ZIP/POSTAL CODE:
 APPLICANT'S CAPACITY: OWNER ARCHITECT ATTORNEY CONTRACTOR OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: TELEPHONE #: ALTERNATE #:
 ADDRESS: EMAIL:
 ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:
 CURRENT USE: PROPOSED USE:

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 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"/>
ADD	<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"/>
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"/>

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.

This project has previous approval from HARB with the condition that the existing windows be restored/repared rather than replaced. The general contractor has now brought in several window restoration specialists and have been told by each one that the windows have rot and are beyond repair, and should be replaced.

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?

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION

Nick Limone from Volpe, a window restoration specialist who inspected the windows will attend the meeting to discuss his findings. Photographs of the windows will be supplied on a flash drive delivered to Greg Pritchard.

SIGNATURES

APPLICANT:

DATE:

OWNER [IF DIFFERENT]:

DATE: 06/22/25 | 5:51 PM EDT

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

25-19

901 Youngs Ford Road, Gladwyne Historic District

Applicant / Owner: Jeffrey Borges Martin for David Uygur

Application Type: Residential

Project Summary: Replacement of all existing windows in the residence as part of previously approved renovation and addition.

- The applicant has submitted multiple letters of recommendation for replacement of the existing windows due to the presence of wood rot of existing sash and frames. The applicant has also provided extensive photo-documentation of each window inside and out to display the deteriorated conditions and the documentation exhibits rationale for replacement.
- The applicant has submitted a few pieces of information that allude to Marvin windows and doors but needs to confirm which Marvin product / series is proposed for use as replacement. Further, as requested of all window replacement applicants, the applicant should submit an elevation and section detail drawing of one of the typical existing window sash and frame coupled with a proposed replacement window sash and frame elevation and detail so that the HARB can have a full understanding of the resultant change in daylight opening with the window replacements as well as clarification on what other components of the window openings will be impacted – replaced in kind, retained or restored.
- Given the Class 1 status of this resource, it is important to further investigate the appropriate light configuration for the replacement windows. The applicant has errantly indicated a 9-over-2 light pattern at all large hung windows, but provided photographs show that the majority of them are 9-over-1 and only a few are 9-over-2. The detailed photographs also indicate that at a couple of the 9-over-2 windows, the profiles of the top sash do not match the profiles of the bottom sash, suggesting that changes have been made. Some effort should be made to determine the original window configuration so that it can be incorporated into the replacement windows.

Following additional appropriate material submitted by the applicant as noted above, we would recommend approval of this application in accordance with Standard 9.



15-17 West Lancaster Avenue, Ardmore Commercial Historic District

25-20

HARB

24

Action:

Approval 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 to provide feedback on the removal of existing paint above the first floor window sill.

25



Existing



Initial Concept

Wall of 15 W. Lancaster Ave.

26



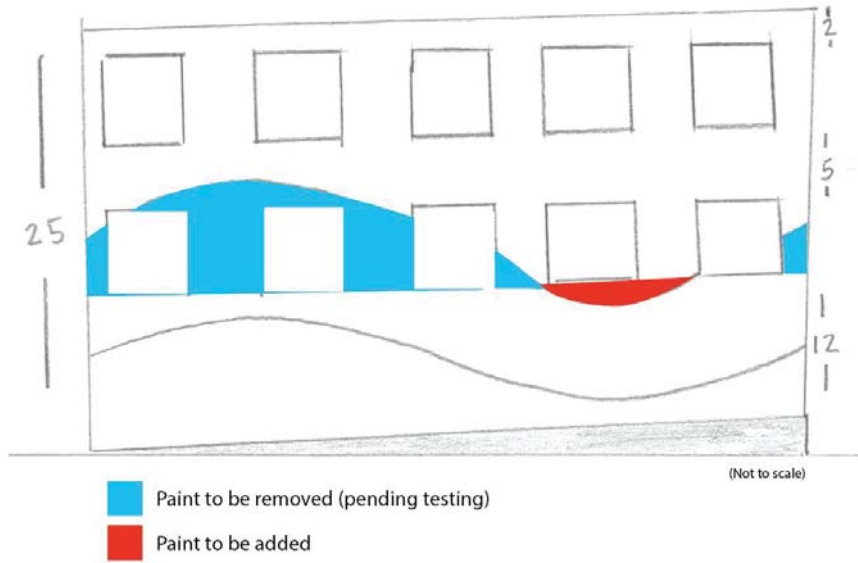
Existing



Initial Concept

Wall of 17 W. Lancaster Ave.

27



The applicant prefers a painted area with a flat top terminating at the first floor window sill rather than the present "wave" shape. Though some brick would be newly painted, the work will result in a net loss of painted brick surface.

Typical Alley Façade



STAFF ONLY	APPLICATION NUMBER:	H A R B
	HRI SURVEY #:	
	HARB MEETING DATE:	

HARB Certificate of Appropriateness Application

For Work Involving a Property in a Local Historic District

PROPERTY ADDRESS

ADDRESS [STREET, CITY]:

APPLICANT INFORMATION

NAME: TELEPHONE #: ALTERNATE #:
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 APPLICANT'S CAPACITY: OWNER ARCHITECT ATTORNEY CONTRACTOR OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: TELEPHONE #: ALTERNATE #:
 ADDRESS: EMAIL:
 ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:
 CURRENT USE: PROPOSED USE:

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"/>
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"/>
ADD	<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"/>
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"/>

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.