



514 Spring Mill Road, Villanova

Class 2

Historical Commission

41

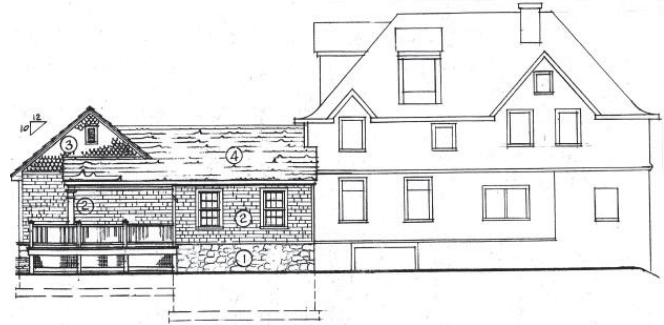
Action:

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.

42



Existing



Proposed

West Elevation

43



Existing



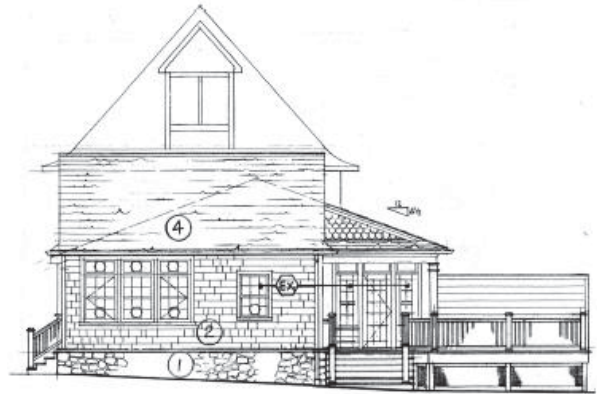
Proposed

East Elevation

44



Existing



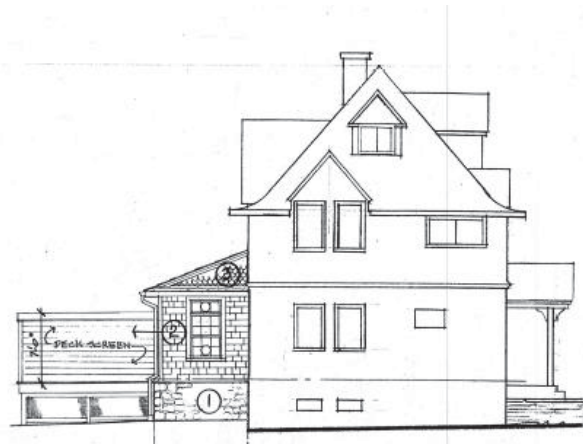
Proposed

Rear Elevation

45



Existing



Proposed

Front (Spring Mill Road) Elevation

46



The existing residence has "grills-between-glass" replacement windows, installed prior to historic designation and not considered appropriate under the HC guidelines.

The applicant proposes to use the same type of windows in the proposed addition.

Proposed Windows

47

HC Comment on Proposed Windows

"The proposed window is not recommended for approval based on the fact that it is not sympathetic to the historic character of the building. However, the Commission would only recommend a 30-day delay and would also note that these windows, while not sympathetic, would be installed within an addition to the historic structure, not the historic structure itself."

48



**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

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

PROPERTY ADDRESS 514 Spring Mill Road, Villanova
ADDRESS [STREET, CITY]: _____

APPLICANT INFORMATION

NAME: Tim and Shannon Dolan PHONE: _____
ADDRESS: 514 Spring Mill Road, Villanova EMAIL: _____
ZIP/POSTAL CODE: 19085
APPLICANT'S CAPACITY: OWNER ARCHITECT ATTORNEY CONTRACTOR OTHER: _____

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: _____ PHONE: _____
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 NEW CONSTRUCTION OTHER (DESCRIBE BELOW)

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

Construct a new family room and primary bedroom/bath to provide age-related, live-in-place accommodations.
All exterior finishes to match existing (roofing shingles, cedar scalloped siding, cedar shake siding, natural stone with flagstone cap).
All existing materials removed for construction shall be recycled and used within the project.
New windows, where necessary, will be simulated divided light.

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:

4/17/25

OWNER [IF DIFFERENT]:

DATE:

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Revised 10/2023



Preliminary Consultant Review

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

2025-R-05

514 Spring Mill Road, Villanova, Class 2

Owner / Applicant: Tim & Shannon Dolan

Application Type: Residential

Project Summary: The applicant proposes to construct a one-story addition at the side of the historic resource, adding on to an existing addition.

Comments:

- The applicant presented their proposal of additions and renovations at the April HC meeting and received a conditional recommendation for approval from the HC, noting that the presented placement, scale, massing and most of the materials presented were appropriate to the resource.
- Project Summary: The existing residence is a two-and a half-story stone and frame structure detailed with Victorian elements including decorative shingles and wood trim. A small one-story addition and wood deck is present at the north (right) side of the residence and the applicant proposes to extend that addition further to the north and west (rear) of the larger main volume. The addition includes a one-story front-facing gable volume connected to the expanded existing one-story volume with a low-sloped roof to allow retention of second floor windows. The new and altered structure is proposed to be finished with materials that match the existing materials at the main 2-story volume including stone veneer at the foundation and decorative or standard shake shingles or siding cladding the first-floor frame walls, capped with an asphalt shingle roof that also matches the existing. Additions to historic structures are appropriate when they are subservient to and compatible with the original resource and this low-lying addition is both of those things. The applicant has added alternative materials to its application for potential siding materials, presumably with the goal of receiving approval for all of the options and finalizing their decisions as firm costs are established. The materials submitted include natural and composite shakes, and natural or composite horizontal siding. Each of the alternative materials noted for wall finish or deck screening would be deemed appropriate at this residence. The wall materials are both compatible and consistent with the existing resource and very appropriate.
- At the previous HC meetings, details were requested that will further explain the relationships between the general proposed (and alternative) materials noted on the hand-drawn elevations. As discussed at the meeting and captured in the meeting minutes, those should include specifications on the stone/ frame transition, decking, railing, column, screening and fascia and barge details. This information has not yet been provided but is necessary for final

review by the HC. Annotation and dimensioning of the provided drawings will also ensure the HC is reviewing the final design.

- As discussed at the April meeting, the applicant proposes to install the new windows at the addition (8 windows) to match the existing windows at the main house. The windows at the main house are detailed with the grills-between-the-glass. “GBGs”, as they are known, have never been recommended for approval by the HC and are not appropriate at historic resources as they lack the distinct definition of the muntins that is the most significant detail of traditional windows. The Owner has stated that they would like the windows on the addition to match the windows of the main house. This is an issue that has been considered by the HC or the HARB at other locations several times before. The recommendation for installation of appropriately detailed windows has been consistent regardless of the presence of existing windows that are less so. Beyond simply not setting an inappropriate precedent, one main goal is to change the direction of potential detailing at the historic resource. If the new addition windows are specified in a manner that is deemed appropriate by the HC, they will not exactly match the existing windows. But the existing windows were installed numerous years ago, and it is a rational assumption that they will require replacement before the new addition windows require replacement. If the addition windows are detailed appropriately, there is a greater chance that the future replacement windows at the main house will be specified appropriately to match the addition windows. If the addition windows simply follow the inappropriate detail of the GBGs of the main house, it is more likely that future replacement windows will continue that pattern.

Given the conditions noted above we recommend that the HC consider splitting the application into two parts with two separate motions for clarity: the first could be for the whole project except the windows, following appropriate submission of additional details noted above, with a recommendation for approval; the second for the windows only with a recommendation of denial, all under Standards 9 and 10.



914 Black Rock Road, Gladwyne

Class 2

Historical Commission

49

Action:

Application construct a rear addition, with exterior finishes to match those of the existing structure, citing Secretary of the Interior's Standards 9 and 10.

50



Existing Residence

51

Existing



Proposed



Front Elevation

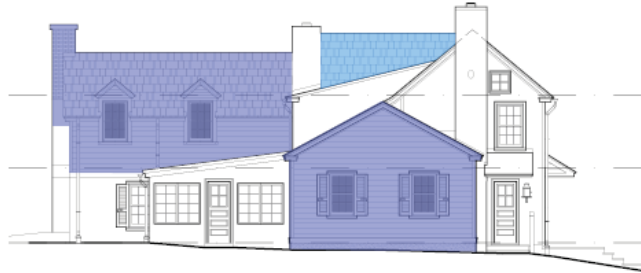
52

Existing



KEY	
	AREAS IMPACTED BY NEW WORK
	PROPOSED ADDITION
	PROPOSED RENOVATION

Proposed



Left Side Elevation

53

Existing



Proposed



Rear Elevation

54

Existing



KEY	
	AREAS IMPACTED BY NEW WORK
	PROPOSED ADDITION
	PROPOSED RENOVATION

Proposed



Right Side Elevation

55

56



STAFF ONLY	DATE RECEIVED: <input type="text"/>	REVIEWED BY: <input type="text"/>	STATUS: c <input type="checkbox"/> IN/C <input type="checkbox"/>
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PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

The proposed design intent is to create more connection and flow from the front of the house to the rear rooms on the first floor. A new 1-story addition off the east side of the existing historic resource containing a new kitchen; renovation of the existing kitchen to become a mudroom with separate walk in closet and walk in pantry connected to the kitchen; a new addition at the second floor above the existing living area to create a primary suite with bedroom, bathroom, and dressing/ closet spaces; and other interior renovations at the second floor.

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Preliminary Consultant Review

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

2024-R-09

914 Black Rock Road, Gladwyne, Class 2

Owner / Applicant: Peter Zimmerman Architects for Brad & Julia Cutler

Application Type: Residential

Project Summary: The applicant proposes to construct a one-story addition at the side of the house and a second story addition on top of an existing addition at the rear of the structure.

Comments:

- The applicant proposes additions and rehabilitation of areas at the side and rear of the five-bay two story colonial historic resource. The existing historic structure has multiple eras of additions at the rear of the residence, including a one-story cross gable and a one-story shed-roofed sunroom. The applicant proposes a one-story gable addition at the left side of the house, set back from the front façade. The applicant also proposes to build on top of the existing one-story cross-gable addition out the back, with a continued gable form that would die into the rear slope of the main structure's gable that is parallel to the street.
- Proposed materials for the new or altered volumes include dimensional asphalt shingle roof to match the existing, standing seam sheet metal roof to replace the asphalt shingle roof at the low-sloped roof of the existing sunroom, horizontal siding and trim by tru-exterior, Marvin Ultimate Wood double hung and casement windows, and Timberlane wood louvered shutters.
- The proposed volumes are appropriate in their proportion and scale, their subservience to the main historic core, their fenestration patterns and rhythm, and their material specifications.
- The submitted drawings graphically depict where work is occurring, but annotation and dimensions should be added to the drawings to confirm what is new and what is existing, and a few additional details should be provided and specified.
- Questions / details to be clarified are as follows:
 - What is the specification for the metal roof?
 - What is the specification for the brick chimney that will extend the existing brick chimney? And the chimney cap?

- Are the new Timberlane shutters only at the new volumes or are any of the existing shutters being replaced?
- Is the existing roof of the main gable being replaced, or only the rear-right slope being patched when the shed dormer is removed to make way for the new cross gable?
- What are the specifications for the gutters and downspouts? (All or just new roof areas?)
- What is the cornice detail and how will it intersect the existing cornice?
- Will the new window and door trim match the details at the existing house or be different?
- The materials list notes mahogany selection for wood windows but the further material cut sheets notes pine – which is correct? (Mahogany is recommended for exterior.)

Given the appropriate submissions to clarify items noted above, we recommend approval of this application, in accordance with Standards 9 and 10.