



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

Wall of 15 W. Lancaster Ave.

24



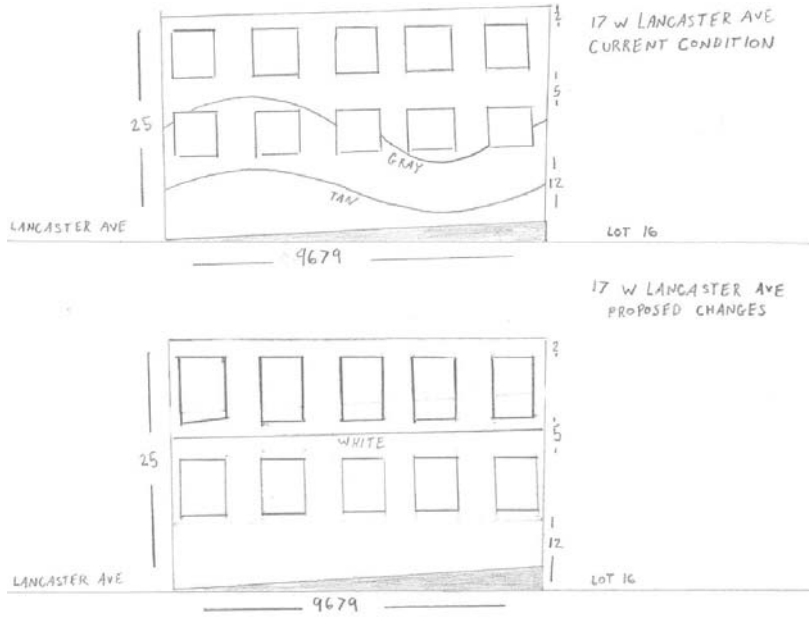
Existing



Proposed

Wall of 17 W. Lancaster Ave.

25



Proposed Extent of Expanded Painted Area



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 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.