



527 Old Lancaster Road, Haverford Station Historic District

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25-09

HARB

2

### Action:

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Approval to demolish a dwelling, which is a Contributing Resource in the Haverford Station Historic District, and to construct a new dwelling.

3

## HARB Process

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HARB considered proposed renovations to the existing residence in 2024. Upon exploratory demolition, the applicant determined that the existing structure could not be salvaged.

The demolition of a Contributing Resource to a Historic District is among the most serious applications HARB can review. In addition to considering the impact of demolition, HARB must be confident that the new construction is consistent with the district in terms of scale, massing, materials, and other factors.

HARB's thorough review of the proposed demolition and new construction took place over **six** regular meetings in 2025.

4



Existing Residence: Believed to be a former outbuilding that was converted into a dwelling. Last major interior/structural renovation was poorly executed in the 1970s.

5



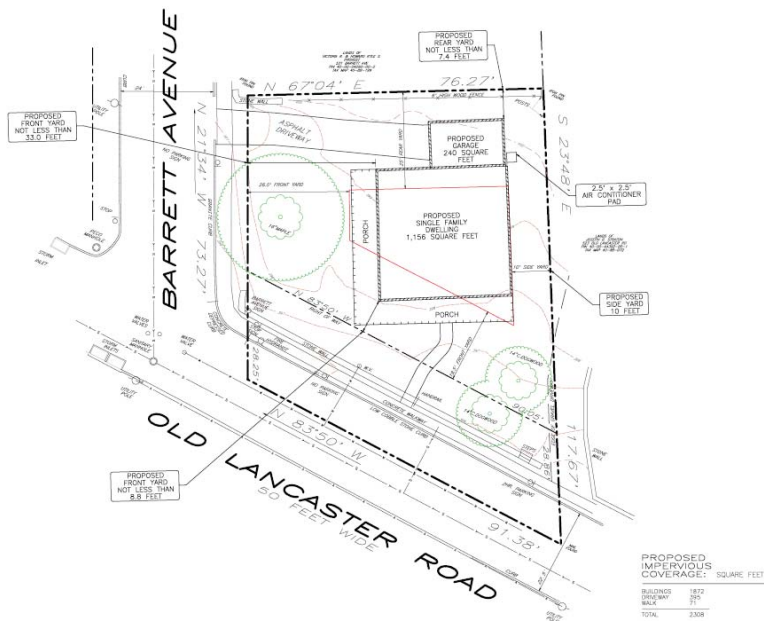
A structural engineering report found the building to be structurally unstable and recommended full demolition.

6



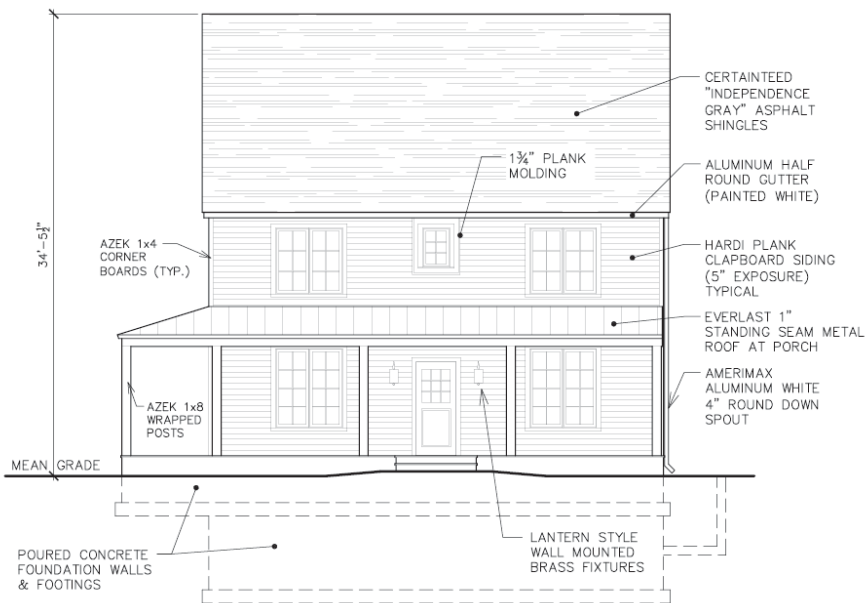
HARB's assessment included an in-person visit to the property

7



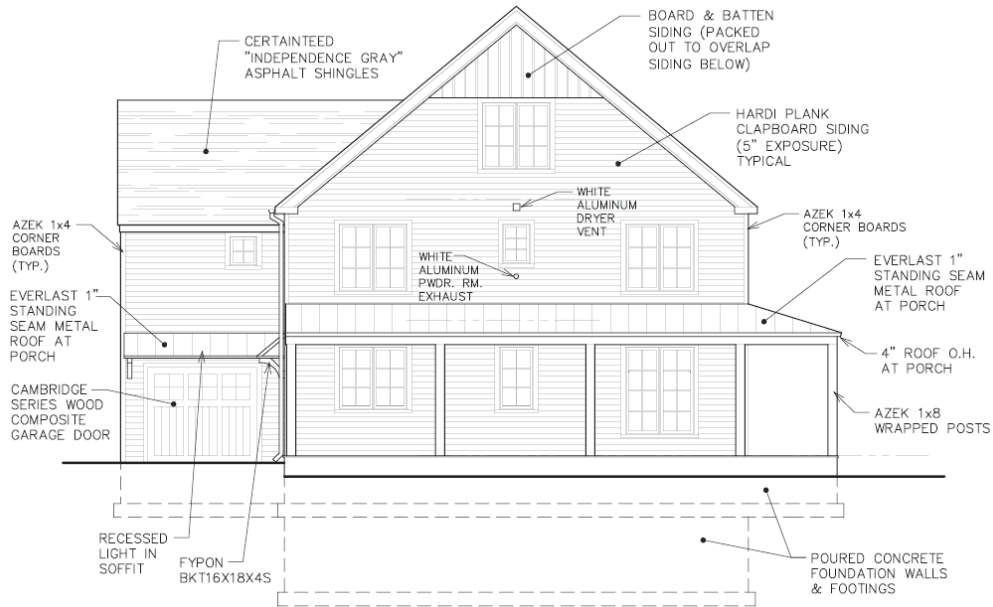
New Residence: Proposed Site Plan

8



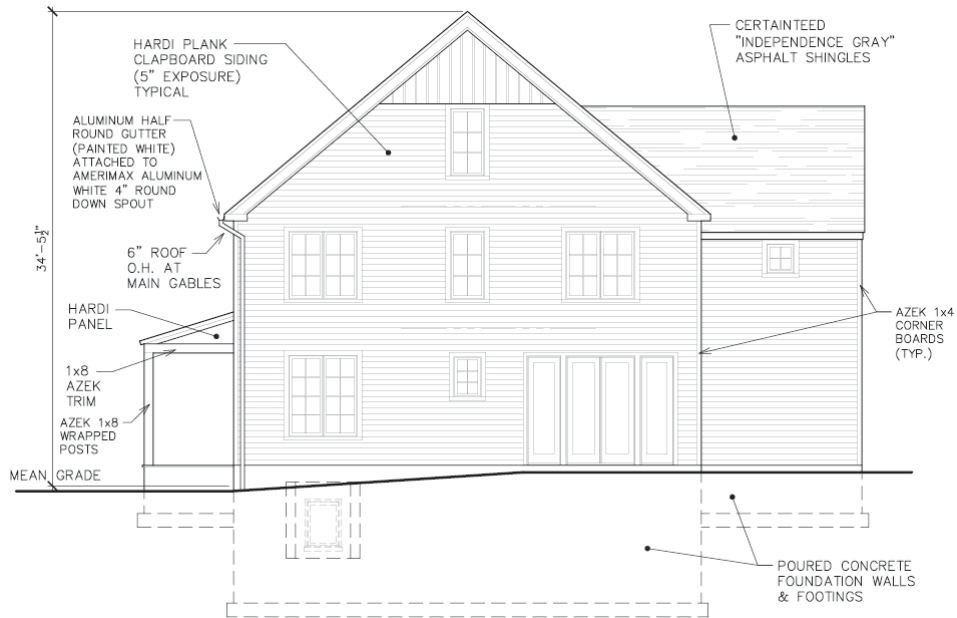
New Residence: Proposed Front Elevation

9



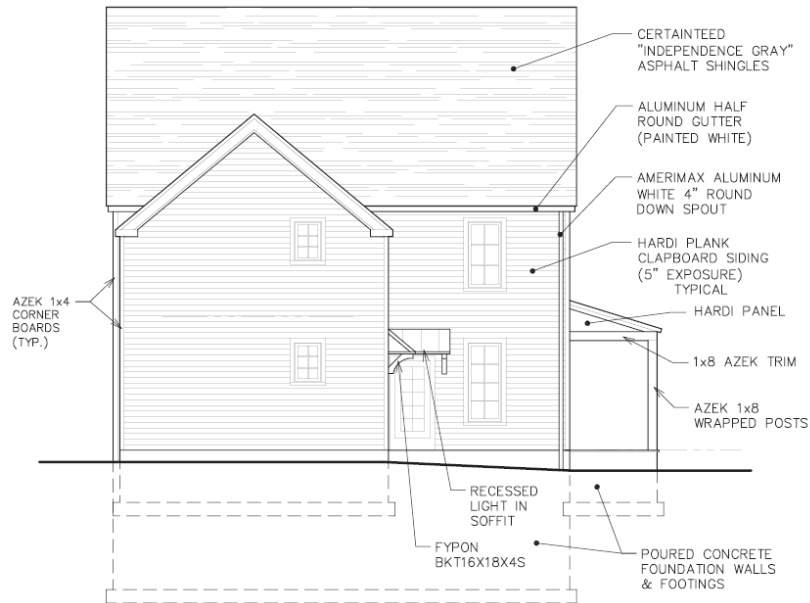
New Residence: Proposed Left Side Elevation

10



New Residence: Proposed Right Side Elevation

11



New Residence: Proposed Rear Elevation

12

## Zoning Hearing Board Relief

### Appeal No. 4630

Applicant sought variances from §155-Table 4.2.1(B) & (D) to allow for a proposed new single-family dwelling to infringe into the required front and rear setbacks and §155-3.14 to allow for HVAC equipment to be placed within the 10-foot required side setback.

The request was GRANTED by the ZHB on July 31, 2025.

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## Additional HARB Comment

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"HARB believes that the aspects of the project being recommended for approval are appropriate for new construction within a Historic District and would be compatible with the surrounding context. HARB also recommends approval of the demolition of the existing house given that it cannot be rehabilitated in a meaningful way.

"Given these findings, and given the specifics of this particular property and its physical configuration and location, HARB supported the zoning relief and believes that it is appropriate for this District, tied specifically to the configuration of this lot."



**LOWER MERION  
TOWNSHIP  
HISTORIC  
PRESERVATION**

<b>STAFF ONLY</b>	APPLICATION NUMBER:	<b>H A R B</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"/>
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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"/>

**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.

Structural instability, as determined by the structural engineer firm Structural Design Assoc., Downingtown, PA makes the rehabilitation of this structure not feasible. See narrative attached for more detail.

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?

Suzanna Barucco, historic preservation consultant, will be present at the March 2025 HARB meeting to address this question. Her report will be part of the presentation.

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

**SIGNATURES**

APPLICANT:

DATE: 02/21/2025

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

## Narrative

- 527 Old Lancaster Road was purchased by RGBL, LLC, owned by William and Julia Figures, in June, 2024.
- The property owners contracted with Fred Bissinger, architect, to design the renovation of the property. Property owners and Mr. Bissinger presented the plans to the Historic Architecture Review Board (HARB) during the summer of 2024. HARB, with a few adjustments, approved the building design.
- Gary Serok, general contractor, applied for and received the LMT permit for interior demolition and removal of the roof from the rear structure. During the roof removal, the structure failed. The removal of the interior drywall exposed the deteriorated condition of the framing, which had been placed on dirt.
- Mr. Bissinger and Yerkes Assoc created the documents necessary for submission to LMT Building and Planning and in October we applied for the permits. The permits were then denied, stating that the non-conforming rear structure had been "taken down by purpose."
- After uncovering the extreme deterioration of the entire building and the subsequent liability exposure if the structure collapsed during renovation, all parties involved, owners, general contractor, architect, felt we needed to rethink the planned renovation.
- Building owners contacted Andrew Scheerer of Structural Design Associates, Downingtown PA to assess the feasibility of rehabilitation. His recommendation is as follows:

### **Conclusions and Recommendations**

**The exposed framing repairs of the main residence were poorly executed and require significant upgrades/replacement. The existing exterior cladding demolition permit by Mr. Gary Serok if executed for the main house will cause the residence to become structurally unstable.**

**SDA will be happy to meet with the Township to review the as-built construction concerns. SDA recommends 100% demolition and replacement of the residence in-kind.**

- At this point all parties decided that the only way forward was demolition.
- In order to comply with LMT regulations, we contacted Suzanna Barucco, historic preservation specialist, to prepare the required documentation for the March HARB meeting.
- At the January HARB meeting, we made an informal presentation of the history of this structure, dating from the acquisition in June 2024, including our determination that demolition was necessary. A group of HARB representatives made a site visit to assess the state of the building in person.
- In conclusion, we request permission to demolish 527 Old Lancaster, then rebuild a new residence that will be a welcoming gateway to the Haverford Station Historic District.



# Preliminary Consultant Review

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

## 25-09

527 Old Lancaster Avenue, Haverford Station Historic District

Applicant / Owner: Fred Bissinger for Julie Figures

Application Type: Residential

**Project Summary:** Following years of design, review, approvals and unsuccessful renovations, the applicant now proposes total demolition of the existing resource and construction of a new residence in a similar footprint. The applicant received a recommendation for approval of the demolition, massing, setbacks, and conceptual design of the new residence along with support for the requested variances needed to complete the project at the June meeting and noted the requirement for additional details and notes to complete the final HARB recommendation. The applicant returns to the HARB this month with updated plans and details and requests final recommendation for approval.

- At the June HARB meeting a motion was made providing recommendation of approval of the demolition and general new construction proposal and also cited specific additional submission requirements. Those items have been resolved or require additional information as follows:
- Garage setback from main volume of new residence: Updated plans show a 6” step from the right façade of the dwelling to the façade of the garage wing, as recommended by the HARB.
- A single tread off the front porch has been added to the front elevation drawing in the updated submission. Applicant should edit the drawings to show the step at the first floor plan and should note the material of the tread and any planned details flanking the step.
- As discussed at the HARB meeting, the site plan should be edited and resubmitted to the HARB showing the planned location for outdoor mechanical units. It was stated during the meeting that the units would be placed at the back (side or rear) of the garage. (This is being submitted.)
- HARB requested the typically required details and notes for the project. Applicant has included within its updated submission a typical wall section, porch eave and post detail, and house eave detail. These are helpful details but should be coupled with annotation on the elevations that is in agreement with the details. Plans and elevations have been edited to include indication of the proposed pent eaves over the rear door and garage door, corrected location of doors and windows on the right façade, and inclusion of the step at the front porch. Additional annotation, through a list of key notes or materials or standard annotation should be added to at least the front and right side façade so that it is clear where the materials indicated in the wall section and other section details apply. Specifically, elevations

should include annotation that notes the following: roofing material at all roof locations, gutters and downspouts, vent locations and materials, wall finish at all wall locations, trim material at all different trim type locations (eave, rake, window trim, door trim, porch fascia, rake, post), foundation material, etc so that all materials are identified not just their form (siding) but their specific material (cementitious? PVC? Poly ash? Fly ash? Wood?)

**Given the conditions noted above, we would recommend conditional approval of this application in accordance with Standards 1 and 9.**



1017 Black Rock Road, Gladwyne Historic District

25-21

HARB

16

## Action:

Approval to partially pave the front yard of a non-contributing resource within the Gladwyne Historic District with a vehicular turn-around area, citing Secretary of the Interior's Standards 9 and 10.

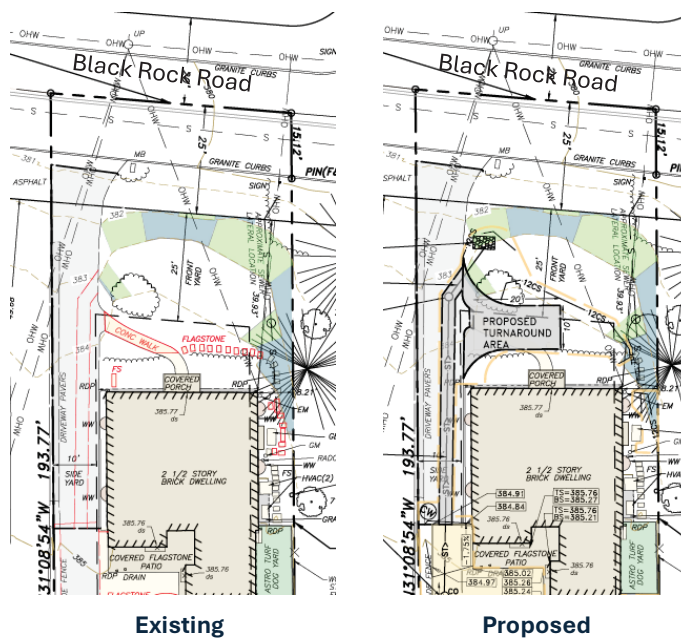
17



Proposed Turn-Around Area

Location of Proposed Turn-Around Area

18



Site Plan: Existing and Proposed

19





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TOWNSHIP  
HISTORIC  
PRESERVATION**

<b>STAFF ONLY</b>	APPLICATION NUMBER:
	HRI SURVEY #:
	HARB MEETING DATE:

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## 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:

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**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**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.

The proposed project includes the replacement of the existing poolside patio and a portion of the rear driveway with expanded hardscape improvements. A landscape buffer is planned along Black Rock Road and the property perimeter to provide visual screening and enhance site aesthetics. Additionally, a front-yard turnaround area is proposed to improve vehicular safety and maneuverability when entering or exiting the driveway, in response to the high traffic speeds and challenging roadway grades along Black Rock Road at this location.

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: Fall 2025/Spring 2026

**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?

The proposed improvements are concentrated at the rear of the property and will be visually screened from the surrounding historic district. To further preserve the district's architectural integrity and streetscape character, a licensed landscape architect has been retained to develop and implement a cohesive landscape screening plan along the full extent of the property frontage. The design intent is to ensure that all new plantings and visual buffers are contextually appropriate and maintain continuity with the established historic aesthetic of the area.

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

Proposed turn around area will only be used for turning around to improve vehicular safety and maneuverability when entering or exiting the driveway due to the roadway condition of Black Rock Rd at this location. This area will not be used as a front parking area.

**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

## 25-21

**1017 Black Rock Road, Gladwyne Historic District**

**Applicant / Owner: Daniel Cunningham / Nancy Annesley**

**Application Type: Residential**

**Project Summary: Expansion of driveway in front yard to allow for vehicular turn-around space.**

- The applicant proposes to improve the hardscape and landscape amenities on the property, focused on development of the rear yard but also including an additional paved area alongside the existing driveway in front of the residence entrance that will allow vehicles to turn around rather than backing down the driveway into Black Rock Road. Also included in the proposed materials are additional plantings at the front of the yard along Black Rock Road which would screen the new driveway area from the street view.
- The heart of the Gladwyne Historic District is the village crossroads of Youngs Ford Road and Righters Mill Road which is comprised of small narrow lots with dwellings tight to the road. The perimeter of the historic district was extended beyond that crossroads point to include a number of larger historic parcels significant to the village history. The subject parcel is a non-contributing resource that is situated along Black Rock Road at the northwest edge of the district in the immediate vicinity of some of the larger historic parcels.
- In most residential areas of the Township, parking areas are most appropriate at the sides or rear of the dwelling units. At the edges of the Gladwyne historic district, patterns of driveways and dwelling units are inconsistent and range from driveways along the side yard, some reaching to a rear yard detached garage (as is the case on this lot), or “U” shaped driveway in the front yard; corner lots have driveways off of side streets.
- Ideally, a paved area providing a turning radius could be provided at the back of the lot, in front of an adjacent to the garage. If for some reason that is not possible and the front yard turning radius is necessary, it should be limited to the minimal area required, and screened with vegetative plantings to obscure the paving area. Some of the vegetative screening indicated within the landscaping plan may be more successful in its goal of screening if planted just in front of the paving rather than at the street.

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



30-38 West Lancaster Avenue – Ardmore Commercial Historic District

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25-16

HARB

22

## Action:

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Approval to modify an unapproved membrane roof installation above the front cornice, with a subcommittee to review detail drawings before the beginning of work.

23



Membrane Roof

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Before and After Membrane Roof Installation, Viewed From Lancaster Ave.

24

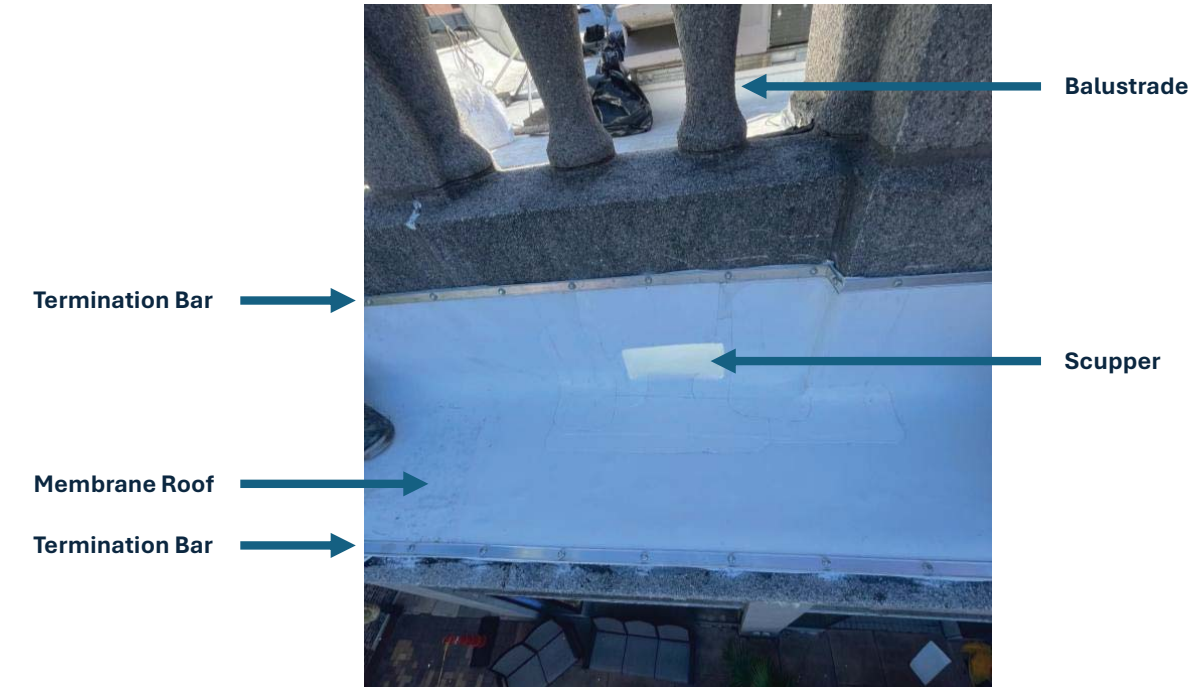


Membrane Roof

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Overall View From Lancaster Ave.

25



Close-Up View

26

## Additional Requirements

- The existing non-permitting membrane flashing at the east wing and the membrane flashing around the scuppers at the west wing will be removed.
- Where the termination bar will be removed, all fastener locations will be patched.
- Any pre-existing flashings and coatings will be removed, with the original reglet to be cleaned to allow for the installation of new lead-coated copper or Freedom Gray counter-flashing and sealant.
- The applicant has agreed to install a flashing strip on top of the new termination bar that will not be visible to the public.
- The applicant will provide section detail drawings showing the location and dimensions of any existing materials to remain, new flashing that is to be installed, and the scupper, for subcommittee review.

27



**LOWER MERION  
TOWNSHIP  
HISTORIC  
PRESERVATION**

<b>STAFF ONLY</b>	APPLICATION NUMBER:		<b>HARB</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]: 30138 Lancaster Ave

**APPLICANT INFORMATION**

NAME: Elan Levy 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: Patio Store 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/SOFFT	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 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"/>
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**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.

Install TPO Roof to the (2) Front  
Roots over Patio Furniture. Install  
TPO to the ledge Roots.

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?

These were Flat Roots. Issue we come upon  
was on the ledge we ran TPO too high to  
stop leak.

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

*Handwritten mark*

**SIGNATURES**

APPLICANT:

DATE: 8/27/25

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

## 25-16

**30-38 West Lancaster avenue, Ardmore Theater, Ardmore Historic District**

**Applicant / Owner: Elan Levy for Owner**

**Application Type: Commercial**

**Project Summary: The applicant proposes to remove recently installed inappropriate flashing and provide new appropriate flashing at the base of the roof balustrade.**

- The applicant, a roofing contractor, had installed a bright white membrane flashing systems on the top of the cornice and the bottom face of the balustrade as an extension of the flat roof replacement that was occurring behind the balustrade. Given the flat roof condition that is not visible from the street, that portion of work did not require HARB review. As the scope of the work extended to the face of the building, which is visible from Lancaster Avenue, the progress was noticed and the work was stopped.
- As installed, the white membrane flashing extended above (by 8 or 12”) the line of the original flashing in that area, and given its extent and color is highly visible from the street and in great contrast to the concrete and stone-colored assembly of the building and the other materials of the district. The original flashing, which was at a height that was just barely visible from the street, was a sheet metal – most likely copper – which had been coated over with an asphaltic coating to seal open joints over the decades. The dark line of the top of the coating can be seen from street views of the building.
- The appropriate treatment at such a condition, when roofing and flashing systems are being replaced, would be to replace the original flashing with new sound material, matching the material, dimensions and profiles of the existing assembly. The applicant has agreed to remove the recently installed flashing and provide new copper flashing that will be let into the existing reglet at the base of the balustrade assembly.
- The installed membrane at the top face of the cornice assembly is not visible from the street. It would be best to remove that and replace it in copper along with the copper counterflashing installation noted above. If it is to remain in place, it should be supplemented with a flashing strip that could cover the numerous penetrations of the retainer bar into the top of the masonry cornice.
- One alteration from the existing detail is proposed at the scupper boxes that penetrate the base of the balustrade as they allow water to overflow from the flat roof. The applicant proposes to line the scupper with copper and overlap the face of the balustrade at all sides of the scupper to create a sealed box. This is similar to traditional flashing details at similar

conditions. The perimeter flashing will be visible from the street, but the material will patina to a color that is typical of historic flashings in the district.

- The applicant should confirm the proposed dimensions of all the flashing components in a final set of details for the various assemblies.

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