



RADNOR TOWNSHIP
Community Development Department

**HISTORIC AND ARCHITECTURAL REVIEW
BOARD**

AGENDA

**Wednesday, October 4, 2017
6:00PM**

1. Call to Order
2. Pledge of Allegiance
3. New Business
 - a. HARB-2017-16 – 224 S Aberdeen Avenue – Re-submitting for two (2) changes to previous HARB approval (2017-05) – dormer details and front entry pent roof – **continued from the September 6, 2017 meeting**
 - b. HARB-2017-17 – 400 Oak Lane - 2nd story addition above sun room; extend pent roof; change bay window roof to copper; remove hip roof and replace with gable roof; remove double staircase; remove shed dormer; add new two car garage; extend 2nd floor over porch.
 - c. HARB-2017-18 – 416 St Davids Road - Build new detached garage, expand driveway in back of house for new garage; remove existing circular driveway in front of house.
 - d. HARB-2017-19 – 326 Louella Avenue - New Garage and pool house building; 2 new exterior stairs on exterior of existing house; demolition of existing carriage barn and concrete pad; modifications to existing pool terrace and walkways.
 - e. HARB-2017-20 – 430 Meadowbrook Avenue - Addition to east façade of house; replace existing bow window on north elevation and replace with casement windows; new covered entrance on south elevation.

- f. HARB-2017-21 – 111 Walnut Ave - New 2 story addition at rear of existing house. Proposed design will match historic details and materials. 1887-88 William Price Architect, Wendel and Smith Builders.
- 4. Old Business
 - a. Report on new HARB Ordinance
- 5. Public Participation
- 6. Adjournment

The next meeting of the HARB is scheduled for Wednesday, November 1, 2017 at 6:00pm. Applications for the November 1, 2017 meeting must be submitted on or before October 18, 2017.

HARB-2017-16

Comments on 224 S. Aberdeen Ave., Radnor, PA

Beverlee Barnes Preservation Section Manager

Delaware County Planning Department

1. This Colonial Revival home, built circa 1920's -1930's, is itself an example of Colonial Revival architecture in a more relaxed or eclectic variation, than the more formal examples in S. Wayne or N Wayne districts.
2. It is not a symmetrical composition, not does it exemplify many Georgian or Federal design features.
3. It is a fine example of a regional expression of the Colonial Revival design at the time, and the proposed plans to renovate/rehabilitate it are in keeping with the original somewhat eclectic character, but still adhering to a Colonial Revival style.
4. The proposed changes are in the artisan orientation of these Revival styles, which glorify decorative details and the craftsmanship they represent, whether they were reproduced machine made or hand made. The pride in creating them was the motive in these Revival periods of American history.
5. "Revival" styles themselves are re-interpretations of earlier styles in history, but re-interpreted to suit the region, materials and current sensibility of design. So in a sense, as America embraced the "Revival" movement in the late 19th c., borrowing from European traditions to suit the newer lifestyle and different available materials in America, so also is the proposed design at 224 S. Aberdeen Ave. doing today, with slight but appropriate shifts in the Colonial Revival style.
6. The proposed design for 224 S. Aberdeen Ave. maintains the overall character-defining features of both the neighborhood and the original home itself:
 - Retaining the District character
 - a. Maintaining the overall configuration of the district in 3 stories or less, and scale of homes
 - b. using stone, wood frame, and shingles
 - c. retaining the footprint of the original home firm the r.o.w./ road
 - d. making most changes on the rear of the property, again not visible for the r.o.w.
 - e. retaining the Colonial Revival vocabulary/style, which is one of the 4 predominant styles in the district (Queen Anne and Shingle, and Tudor are the others)
 - Retaining the home's character:
 - f. retaining the roofline, number and location of all original windows and doors.
 - g. Retaining the mix of stone and wood materials
 - h. Retaining the entrance location
7. The S. Wayne Historic District National Register Nomination, describes the S. Wayne district as having an "eclectic character", that differentiates itself from the N. Wayne District. Because it is larger, had a longer period of significance (1870 – 1930), and a wider range of architectural styles and architects who built it, it can accommodate a greater level of variety and eclectic or mix of features.
8. 224 s. Aberdeen's proposed renovation fits into this varied, rich in details, mix of period styles very well.

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PERMIT APPLICATION TO OBTAIN A CERTIFICATE OF APPROPRIATENESS

TOWNSHIP USE ONLY

Applicant APPLICATION NUMBER: HARB-2017-17 DATE: 9/18/17 FEE PAID: \$50
Name: 400 OAK LANE, LLC / NATHAN GRAMESON, MEMBER Phone: 610 636 9774
Address: 72 FARMER LANE, NEWTOWN SQUARE PA Zip Code: 19073
Cell Phone: 610 636 9774 Email: NATHAN@ARXVENTURES.COM

Property Information (If different from above):

Name of Owner: 400 OAK LANE, LLC Phone: 610 636 9774
Property Location: 400 OAK LANE, WAYNE, PA 19087

I, the applicant, understand that any and all documents and plans submitted with this application are subject to the Pennsylvania Right to Know Law (RTK) and may be provided or copies to other parties in response to a request under the RTK Law or to township officials and I authorize the Township to do so.

Applicant Signature:  Date: 9/14/2017

Description of Proposed Work: _____

Application must be accompanied by the following information:

- Seven (7) copies of a site plan drawn to scale prepared by an engineer or surveyor registered in the Commonwealth of Pennsylvania.
- Seven (7) copies of architectural elevation plans drawn to scale, prepared by a registered architect or engineer, of the proposed exterior construction, and such other information which the HARB may require to review the application consistent with the terms of Ordinance 2005-27, as amended.
- Photographs of building under review, adjacent buildings, structures across street, and any other buildings to show context of building within neighborhood. Photos must be labeled according to plan.
- **Electronic submission in PDF form.**

Note: All information must be separated into 7 individual packets. The plans shall not exceed 24" X 36", and must be neatly folded to no greater dimension than 8 1/2" x 11" at filing.

1/26/2016

400 Oak Lane – Wayne, PA

Description of Work

Oak Land Façade:

The existing one story sun room on the north side of the house will be renovated to include a second floor addition. This addition will have 6'-4" high plate heights to create an engaged dormer facing Oak Lane. This second floor addition will be clad with pebble dash stucco to match the house. The roofing material will be dimensional asphalt shingles to match the new roof on the house.

The existing pent roof at the front door will be extended and the existing brackets moved outward to correspond with the new length. A barrel vault will be introduced into the pent roof to highlight the front door. The roofing material of the pent roof will be standing seam lead coated copper. The soffit and barrel vault will be 1 x 2 bead board. Lanterns will flank the front door.

The roof of the existing bay window facing Oak Lane will be standing seam lead coated copper to match the pent roof.

The existing house hip roof facing Oak Lane will be removed and the gable roof behind will be extended to create a gable. This gable will match the gables that are on all the other elevations of the house. The gable will have two four-lite windows to match the windows in the other gables. The siding in this new gable will be vertical wood shiplap siding painted white to match the existing house.

Beechtree Façade:

The existing hip roof change to a gable roof visible from Oak Lane will also be visible from Beechtree Road. The first floor window assembly that includes one large double hung window flanked by two smaller casement windows will be changed to three double hung windows.

The double staircase will be removed. The door at the double staircase will be changed to a double hung window to match adjacent windows.

The small shed dormer will be removed from the roof. And a double second floor window assembly will be changed to a single window.

A new, two car garage will be constructed facing Beechtree Road. The façade of the garage facing the street will align with the façade of the house with a six foot high painted cedar fence connecting the house to the garage. The garage will have two carriage house doors. The siding of the garage will be composition clapboard siding painted white with pebble dash stucco in the gable. The roof will be dimensional asphalt shingles.

West Façade:

The second floor will be extended to create a covered porch over the existing flagstone terrace. The gable will be brought out and the shingle siding sweep will be lowered to align with the sweep on the remainder of the house as it is at a higher elevation on this portion of the house. The existing gable dormers will be reused. The second floor will be supported with square composition columns that will match the square wood pilasters on the existing sun room. Two double hung windows will be removed and French doors with fixed sidelites will be installed. The existing iron railing will be reused.

The first floor bay window will be removed and three double hung windows will be installed. A new French door with stairs down, leading to the garage will be added adjacent to the new fence, on the yard side of the fence. This new door will have a new pent roof with brackets reused from another pent roof location. The pent roof will have standing seam lead coated copper roofing.

North Façade:

A single French door with pent roof will be removed and an existing double hung window will be relocated to this location.

A brick veneer chimney will be added.

The extension of the second floor to create a first floor covered porch will be visible from the north elevation as well.

Second floor windows will be rearranged.

The second floor addition to the sun room will be visible on the north elevation as well.

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PERMIT APPLICATION TO OBTAIN A CERTIFICATE OF APPROPRIATENESS

TOWNSHIP USE ONLY

Applicant APPLICATION NUMBER: HARB-2017-18 DATE: _____ FEE PAID: _____

Name: Liz and Kevin Cahill Phone: 610-996-3729

Address: 416 Saint Davids Rd Zip Code: 19087

Cell Phone: 610-996-3729 Email: Kevin.cahill@gmail.com

Property Information (If different from above): Same as above

Name of Owner: _____ Phone: _____

Property Location: _____

I, the applicant, understand that any and all documents and plans submitted with this application are subject to the Pennsylvania Right to Know Law (RTK) and may be provided or copies to other parties in response to a request under the RTK Law or to township officials and I authorize the Township to do so.

Applicant Signature: Kevin Cahill Date: 9/11/17

Description of Proposed Work: Build new detached garage, expand driveway in back of house for new garage; remove existing circular driveway in front of house.

Application must be accompanied by the following information:

- Seven (7) copies of a site plan drawn to scale prepared by an engineer or surveyor registered in the Commonwealth of Pennsylvania.
- Seven (7) copies of architectural elevation plans drawn to scale, prepared by a registered architect or engineer, of the proposed exterior construction, and such other information which the HARB may require to review the application consistent with the terms of Ordinance 2005-27, as amended.
- Photographs of building under review, adjacent buildings, structures across street, and any other buildings to show context of building within neighborhood. Photos must be labeled according to plan.
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TOWNSHIP USE ONLY

Applicant APPLICATION NUMBER: HARB-2017-19 DATE: 9/12/17 FEE PAID: \$50

Name: Edward P. Wheeler, AIA, John Milner Architects, Inc. Phone: (610) 388-0111

Address: 104 Lakeview Drive, Chadds Ford, PA Zip Code: 19317

Cell Phone: (484) 947-8189 Email: ewheeler@johnmilnerarch.com

Property Information (If different from above):

Name of Owner: Karin Risi and Sean McHale Phone: (856) 761-8481

Property Location: 326 Louella Avenue, Wayne, PA

I, the applicant, understand that any and all documents and plans submitted with this application are subject to the Pennsylvania Right to Know Law (RTK) and may be provided or copies to other parties in response to a request under the RTK Law or to township officials and I authorize the Township to do so.

Applicant Signature:  Date: 9/14/17

Description of Proposed Work: New garage and pool house building; 2 new exterior stairs on exterior of existing house; demolition of existing carriage barn and concrete pad; modifications to existing pool terrace and walkways.

Application must be accompanied by the following information:

- Seven (7) copies of a site plan drawn to scale prepared by an engineer or surveyor registered in the Commonwealth of Pennsylvania.
- Seven (7) copies of architectural elevation plans drawn to scale, prepared by a registered architect or engineer, of the proposed exterior construction, and such other information which the HARB may require to review the application consistent with the terms of Ordinance 2005-27, as amended.
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TOWNSHIP USE ONLY

Applicant APPLICATION NUMBER: HARB-2017-20 DATE: 9/18/17 FEE PAID: \$50

Name: SCOTT O'BARR AIA FOR PAIGE + COUN KELTON (610) 388 0111

Address: 104 LAKEVIEW DRIVE, CHADDSFORD PA Zip Code: 19317

Cell Phone: (215) 527 4022 Email: sobarr@johnmilnerarch.com

Property Information (If different from above):

Name of Owner: PAIGE + COUN KELTON Phone: _____

Property Location: 430 MEADOWBROOK AVE, WAYNE PA 19087

I, the applicant, understand that any and all documents and plans submitted with this application are subject to the Pennsylvania Right to Know Law (RTK) and may be provided or copies to other parties in response to a request under the RTK Law or to township officials and I authorize the Township to do so.

Applicant Signature: SCOTT O'BARR AIA Date: 9/15/17

Description of Proposed Work: SEE ATTACHED DESCRIPTION

Application must be accompanied by the following information:

- Seven (7) copies of a site plan drawn to scale prepared by an engineer or surveyor registered in the Commonwealth of Pennsylvania.
- Seven (7) copies of architectural elevation plans drawn to scale, prepared by a registered architect or engineer, of the proposed exterior construction, and such other information which the HARB may require to review the application consistent with the terms of Ordinance 2005-27, as amended.
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JOHN MILNER ARCHITECTS
DESIGN & PRESERVATION

September 15, 2017

430 Meadowbrook Avenue, Description of Proposed Work

The Colonial Revival house at 430 Meadowbrook Avenue was designed by Mellor & Meigs, ca. 1909-1911, for Franklin S. Trainer. The property is included in the Radnor Township Historic Asset Inventory: D2-H128, District 2, South Wayne Historic District. The current owners, Paige and Colin Kelton, would like to extend the East façade of the house by 18'-0". The exterior material of the addition will be stucco in keeping with the existing material on the house. Double Hung windows, to match the scale and proportion of the existing windows at the North façade, will be used in the addition. As well, the existing bow window at the North elevation will be removed and replaced with traditional casement windows, similar to the attached photograph from "The Western Architect, March 1911." All exterior trim and casework on the addition will match the profiles of the existing house. A new covered entrance, in the approximate location of the existing mud room entrance, will be built on the South elevation. The roof pitch of the addition will align with the existing roof pitch, additionally, a water table aligning with the existing house will be incorporated into the addition.

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TOWNSHIP USE ONLY

Applicant APPLICATION NUMBER: HARB-2017-21 DATE: 9/19/17 FEE PAID: \$50
Name: GARDNER/FOX - AARON BOYD ARCHITECT Phone: (610) 525-8305 x267
Address: 919 GLENBROOK AVE, BRYN MAWR PA Zip Code: 19010
Cell Phone: (610) 389-2324 Email: ABOYD@GARDNERFOX.COM

Property Information (If different from above):

Name of Owner: SURAJ + JANE PUTANNIAH Phone: (610) 304-7340
Property Location: 111 WALNUT AVE, WAYNE, PA 19087

I, the applicant, understand that any and all documents and plans submitted with this application are subject to the Pennsylvania Right to Know Law (RTK) and may be provided or copies to other parties in response to a request under the RTK Law or to township officials and I authorize the Township to do so.

Applicant Signature: [Signature] Date: 9/19/2017

Description of Proposed Work: NEW 2-STORY ADDITION @ REAR OF EXISTING HISTORIC HOUSE. PROPOSED DESIGN WILL MATCH HISTORIC DETAILS + MATERIALS. 1887-88, WILLIAM PRICE ARCHITECT.

Application must be accompanied by the following information: WENDEL + SMITH BUILDERS

- Seven (7) copies of a site plan drawn to scale prepared by an engineer or surveyor registered in the Commonwealth of Pennsylvania.
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