

Community Development
Department

HISTORIC AND ARCHITECTURAL REVIEW BOARD AGENDA

Wednesday, August 3, 2016
6:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. New Business
 - a. HARB-2016-10 - 218 South Aberdeen Avenue - Addition of two (2) gable dormers to second floor roof.
 - b. HARB-2016-11 - 401 Midland Avenue - Amend previous HARB decision (HARB-2016-06). The proposed design was revised in order to reduce the expansion of the existing non-conformity along Pembroke Avenue.
4. Old Business
5. Public Participation
6. Adjournment

The next meeting of the HARB is scheduled for Wednesday, September 7, 2016 at 6:00 P.M. Applications for the September 7, 2016 meeting must be submitted on or before August 23, 2016.

TOWNSHIP OF RADNOR
HISTORICAL AND ARCHITECTURAL REVIEW BOARD

General Information: Meetings of the Historical and Architectural Review Board (HARB) are currently held on the first Wednesday of the month at 6:00 p.m., in the Radnor Township Administration Building located at 301 Iven Avenue, Wayne, PA. All applicants or their authorized representatives must attend this meeting. Formal application must be filed with the Department of Community Development fifteen (15) calendar days prior to the meeting. Incomplete or late applications will not be accepted. Copies of the Historic Preservation Ordinance and application are available in the Community Development Department, or online at www.radnor.com.

Please refer to the Consolidated Fee Schedule, as amended, on our website at www.radnor.com for a copy of our current fees.

PERMIT APPLICATION TO OBTAIN A CERTIFICATE OF APPROPRIATENESS

TOWNSHIP USE ONLY

Applicant APPLICATION NUMBER HARB-2016-10 DATE: 7/15/16 FEE PAID: \$ 50

Name: James J. Murphy Architects, Inc. Phone: 610-687-0760

Address: 630 Timber Lane, Devon, PA Zip Code: 19333

Cell Phone: 610-608-0960 Email: James@murphyarchitect.com

Property Information (If different from above):

Name of Owner: Charles & Julia Bornenberger Phone: 484-868-1495

Property Location: 218 South Aberdeen Ave, Wayne, PA 19087

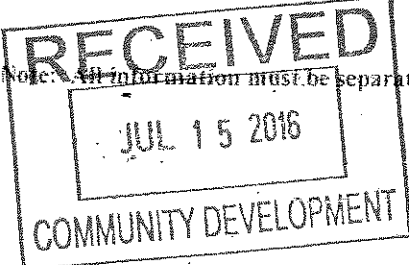
I, the applicant, understand that any and all documents and plans submitted with this application are subject to the Pennsylvania Right to Know Law (RTK) and may be provided or copies to other parties in response to a request under the RTK Law or to township officials and I authorize the Township to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

Applicant Signature: James J. Murphy Architects for Charles Bornenberger 7/12/16

Description of Proposed Work: ADDITION OF TWO GABLE DORMERS TO SECOND FLOOR/ROOF

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

**TOWNSHIP OF RADNOR
HISTORICAL AND ARCHITECTURAL REVIEW BOARD**

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PERMIT APPLICATION TO OBTAIN A CERTIFICATE OF APPROPRIATENESS

TOWNSHIP USE ONLY

Applicant: APPLICATION NUMBER: HARB-2016-11 DATE: _____ FEE PAID: \$ 50

Name: Rebecca Lauer - Asher Associates Architects Phone: (215) 576-1413

Address: 115 West Avenue, Suite 305, Jenkintown, PA Zip Code: 19046

Cell Phone: 610-304-9963 Email: rlauer@asherarchitects.com

Property Information (If different from above):

Name of Owner: Kara Arnold Phone: (215) 576-1413

Property Location: 401 Midland Avenue, 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.

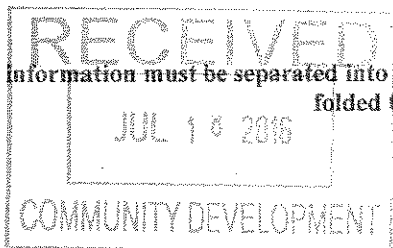
Applicant Signature: *R. Lauer* Date: July 14, 2016

Description of Proposed Work: Removal of non-original addition at rear of house. Replace with proposed addition presented in drawings. New addition includes two-car garage, laundry room, and sunroom on first floor and a children's playroom on the second floor. Please see attached revisions Summary.

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



Summary of Revisions HARB Application

Date: July 14, 2016

Project: Arnold Residence Renovation and Addition, 401 Midland, Wayne, PA

Summary:

A Certificate of Appropriateness for the above project was granted at the May 4th, 2016 HARB hearing.

Following the HARB approval, a variance was requested for expansion of an existing non-conformity. The existing house encroaches into the East Side Yard setback and into the Pembroke Avenue Front Yard Setback. The proposed addition will increase the encroachment into the Front Yard along Pembroke Avenue.

Following review and comments at the June 16th variance hearing, the proposed design was revised in order to reduce the expansion of the existing non-conformity along Pembroke Avenue. The garage portion of the addition was shifted away from Pembroke, and now aligns with the existing wall of the house along the side yard. While the existing house wall at the side yard is non-conforming, by moving the new garage in alignment with this existing wall, there is no expansion of the existing non-conformity at the side yard. The expansion of the existing non-conformity along Pembroke was further reduced by taking width out of the proposed new entry porch and enclosed entry. The revisions have reduced the area of expansion by 123.3 sf. The revised variance application will be reviewed at a hearing on Thursday, July 21st.

In addition to the changes related to the variance, two windows have been removed from the rear of the garage addition, facing the side yard. This side of the house is not visible from the street. The barn doors at the new garage facing the rear yard have been reduced in width from 48 inches wide to 42 inches wide. At the existing house, a small dormer has been added at the third floor facing the rear yard. The new dormer matches the style of dormer at the front of the existing house, which faces the side yard.

Since changes have been made since the original HARB approval, the project is being resubmitted to the HARB for review.

Sincerely,

A handwritten signature in black ink that reads "R. F. Lauer".

Rebecca Lauer, AIA