

AN ORDINANCE

NO. 4287

AN ORDINANCE, To Amend the Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, To Improve Consistency With The Township's Official Address Listing, To Modify The Addresses Of Historic Resources At Maybrook To Improve Consistency With The Township's Official Address Listing And Clarify The Designated Historic Elements, To Assign New ID Numbers To Addresses Created By The Adaptation Of Existing Historic Resources As Condominiums, To Add The Park In The Gladwyne Historic District, To Upgrade The Historic Mill Ruin On Mill Creek Road From Class 2 To Class 1, To Remove Addresses Where Historic Elements Have Been Demolished And None Remain, To Add Resources In The Harriton Farm Development, To Add Historic Resources As Previously Approved But Not Adopted Via Ordinance, And To Correct Property Addresses Erroneously Assigned To Adjacent Parcels.

The Board of Commissioners of the Township of Lower Merion does hereby enact and ordain:

Section 1. The Code of the Township of Lower Merion, Chapter 155, Zoning, Chapter A180, Historic Resource Inventory, shall be amended to modify the addresses of the following resources to improve consistency with the Township's official address listing:

AR120	206-208 Glenn Road
BC048	10 Monument Road
BC064	59 West Rock Hill Road
BM085	925 Potts Lane
BM139	270 Curwen Road
BM170	620 Morris Avenue
GL034	620 Dodds Lane
GL106	801 Merion Square Road
GL285	1335 Summer Hill Lane
GL290	735 Merion Square Road
HA062	504 New Gulph Road
HA080	516 New Gulph Road
MS033	50 Lapsley Lane
MS060	415 City Avenue
NA033	1445 Flat Rock Road
VI032	935 Stoke Road

VI033	950 Stoke Road
VI035	1301 Morris Avenue
VI036	1300 Mt. Pleasant Road
VI063	375 Spring Mill Road
WW021	602 Montgomery School Lane
WW049	514 Lancaster Avenue
WW052	1032 Cedargrove Road

Section 2. The Code of the Township of Lower Merion, Chapter 155, Zoning, Chapter A180, Historic Resource Inventory, shall be amended to modify the addresses of the following resources at Maybrook to improve consistency with the Township’s official address listing and clarify the designated historic elements:

WW026A	325 Penn Road (Maybrook Mansion)
WW026B	325 Penn Road (Japanese Garden Walls)
WW026C	325 Penn Road (Pergola)
WW026D	325 Penn Road (Ruins of Springhouse Near Creek)
WW026E	325 Penn Road (Stone Bridge)
WW026F	325 Penn Road (Ruins of Springhouse Between Barn and Gatehouse)
WW026G	355 Penn Road (Building Ruin South of Barn)
WW026H	359 Penn Road (Carriage House)
WW026I	359 Penn Road (Potting Shed)
WW026J	355 Penn Road (Barn)

Section 3. The Code of the Township of Lower Merion, Chapter 155, Zoning, Chapter A180, Historic Resource Inventory, §A180-1(A), Buildings, sites, structures and objects enumerated, shall be amended by assigning new ID numbers to addresses created by the adaptation of existing Historic Resources as condominiums:

ID Number	Address	Class
AR176	112 E. Athens Avenue	Class 2
AR177	114 E. Athens Avenue	Class 2
AR178	116 E. Athens Avenue	Class 2
AR179	118 E. Athens Avenue	Class 2
AR180	E. Athens Avenue Condo Common Area	Class 2
GL295	312 Righters Mill Road	Class 1
GL296	314 Righters Mill Road	Class 1
GL297	316 Righters Mill Road	Class 1
GL298	318 Righters Mill Road	Class 1
GL299	322 Righters Mill Road	Class 1

Section 4. The Code of the Township of Lower Merion, Chapter 155, Zoning, Chapter A180, Historic Resource Inventory, §A180-1(A), Buildings, sites, structures and objects enumerated, shall be amended by adding Gladwyne Park in the Gladwyne Historic District:

ID Number	Address	Class
GL300	915 Youngs Ford Road	Class 1

Section 5. The Code of the Township of Lower Merion, Chapter 155, Zoning, Chapter A180, Historic Resource Inventory, shall be amended to upgrade the historic mill ruin on Mill Creek Road (a Contributing Resource in the Mill Creek Historic District) from Class 2 to Class 1:

ID Number	Address	Class
GL097	512 Mill Creek Road	Class 2 Class 1

Section 6. The Code of the Township of Lower Merion, Chapter 155, Zoning, Chapter A180, Historic Resource Inventory, shall be amended by removing the following addresses where contributing historic elements have been demolished and none remain:

ID Number	Address
BC036	211 Belmont Avenue
BM067	651 Black Rock Road
BM090	843 Old Lancaster Road
BM091	847 Old Lancaster Road
BM131	1309 Wendover Road
BM134	1320 West Montgomery Avenue
BM169	322 Morris Avenue
BMC98	233 N. Roberts Road
BMC99	239 N. Roberts Road
GL115	847 Black Rock Road
GL116	851 Merion Square Road
GL241	1805 Youngs Ford Road
HA025	210 Cuylers Lane
NA006	128 Fairview Road
NA008	200 Fairview Road
NA018	715 Conshohocken State Road
VI003	250 Broughton Lane
VI004	256 Broughton Lane
VI029	800 Eagle Farm Road
VI081	1860 West Montgomery Avenue
WW011	125 McClenaghan Mill Road
WW037	407 Mill Creek Road

Section 7. The Code of the Township of Lower Merion, Chapter 155, Zoning, Chapter A180, Historic Resource Inventory, shall be amended by adding the following resources in the Harriton Farm development, which was approved for designation as 1415 Old Gulph Road (VI048) in 2001 prior to subdivision:

ID Number	Address	Class
VI048	1415 Lanes End	Class 1
VI094	1425 Lanes End	Class 1
VI095	1335 Old Gulph Road	Class 1
VI096	1346 Wooded Way	Class 1
VI097	1325 Old Gulph Road	Class 1
VI099	1311 Wooded Way	Class 1

Section 8. The Code of the Township of Lower Merion, Chapter 155, Zoning, Chapter A180, Historic Resource Inventory, shall be amended by adding the following Historic Resources, as previously approved but not adopted via ordinance:

ID Number	Address	Class
AR105	108 Ardmore Avenue	Class 1
AR115	152 Sutton Road	Class 1
AR116	154 Sutton Road	Class 1
AR117	156 Sutton Road	Class 1
AR135	307 East Spring Avenue	Class 1
BC055	501 Mary Waters Ford Road	Class 1
BC056	503 Bryn Mawr Avenue	Class 1
BC057	506 Bryn Mawr Avenue	Class 1
BC063	1011 Smith Drive	Class 1
BM024	200 Pennswood Road	Class 1
BM064	636 Black Rock Road	Class 1
BM160	324 Avon Road	Class 1
GL005	11 Conshohocken State Road	Class 1
GL101	701 Conshohocken State Road	Class 1
GL103	760 Mill Creek Road	Class 1
HA048	410 West Lancaster Avenue	Class 1
HA094	43 Haverford Station Road	Class 1
HA217	511 Thornbury Lane	Class 2
MS074	625 Hazelhurst Avenue	Class 1
NA002	56 Fairview Road	Class 1
VI028	770 Mt. Moro Road	Class 1
VI077	1835 Old Gulph Road	Class 1
WW070	718 Sussex Road	Class 1
WW098	101 J Cherry Lane	Class 1

Section 9. The Code of the Township of Lower Merion, Chapter 155, Zoning, Chapter A180, Historic Resource Inventory, shall be amended to correct property addresses that were erroneously assigned to adjacent parcels:

ID Number	Address
BM053	600 Black Rock Road
NA007	151 Fairview Road
NA016	601 Conshohocken State Road
VI009	361 Spring Mill Road
WW050	1325 Montgomery Avenue

Section 10. Nothing in this Ordinance or in Chapter A180 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter A180 prior to the adoption of this amendment.

Section 11. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 12. This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this 21st day of February, 2024.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary