



Kennett Square Historic Architecture Review Board Written Report to Borough Council

Item #7.b

APPLICANT: Brothers Properties, LLC Todd Everts

PROPERTY LOCATION: 100 -118 E Cedar Street

PROPOSED WORK: Renovation to front of buildings, additions to the rear of each structure

HARB RECOMMENDATION: Approve Certificate of Appropriateness

Criteria	Findings
The exact location of the area in which the work is to be done	Four buildings located on the south side of E Cedar St. between Union and Broad Sts. Three duplexes and a triplex will be enlarged to the rear and balconies and porch railings added to the front.
The exterior changes to be made or the exterior character of the building or structure to be erected.	The front of each unit will receive balconies on the second floor with railings and doors to the interior replacing one existing window. The rear of the buildings will receive a bump out to add a bedroom and living space. Windows and doors on the rear will match those on the front. The roof will change from a single flat roof to a pitched roof.
A list of the surrounding structures with their general exterior characteristics.	There are two residential properties facing Union and Broad Sts. on the north side of the 100 block of E Cedar. To the west is Union St, to the south are the railroad tracks and Genesis property. To the east is a multi-family rental property and the rail yard.
The effect of the proposed change upon the general historic and architectural nature of the Historic District.	The proposed changes would freshen up an otherwise sterile set of row houses that date back to the late fifties. While balconies, as proposed, are not common in the borough they do exist and would not disrupt the character of the neighborhood.
The appropriateness of exterior architectural features of the building that can be seen from a public street or way.	See above. This block is relatively isolated because of its location, one-way traffic flow from west to east and that it faces side yards from houses on Broad and Union.
The general design, arrangement, texture, and material of the building or structure and the relation of such factors to similar features of buildings or structures in the Historic District.	The original design of these structures were plain, frame bult boxes. The additions of porches, balconies and pitched roofs will enhance the visual appeal of the properties while not disrupting the look of surrounding structures.
The opinion of the HARB (including any dissent) as to the	The HARB recommends that Borough Council approve a Certificate of Appropriateness to the applicant.



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<p>appropriateness of the proposed work or project and the extent to which it will preserve or destroy the historic and/or architectural character and nature of the Historic District.</p>	
<p>The specific recommendations of the HARB, based on findings of fact, as to the action by Borough Council to approve or deny the issuance a Certificate of Appropriateness.</p>	<p>The HARB did stipulate one change, to which the applicant agreed. The submitted drawings showed the addition of second floors doors to access the front balconies. These drawings relocated the doors away from the original placement of existing windows. The HARB requested that the new doors be placed in the same locations as the existing windows.</p>

REMARKS: The HARB voted 4-0 in favor of recommending a COA be issued by Borough Council.

Andrew J. Froning HARB Chair
16 September 2020

Date received: _____

Application #: _____

Historic Architecture Review Board Kennett Square Borough

Application Form

Property Subject of Application: 100-118 East Cedar St, Kennett Square

Property Owner(s): Brothers Properties, LLC

Applicant Name: Todd Events

Applicant's Relationship to Owner: Owner

Designated Contact Person: Todd Events

Contact Address: Kennett Square, Pa 19348

Email: www.comcas.net Phone: 610-110-11

Do you consent to receive all notices related to this application by email? YES NO

Please describe your proposed project in as much detail as possible: _____

complete facade improvement project to 100, 102, 104, 108, 110, 112, 114, 116, & 118 E. Cedar St.
new Ground Floor railings & Partition walls to be installed at each unit at 108-118 E Cedar. New
balconies & railings to be installed on second floors of all 100-118 E Cedar units
All exterior facades, including walls, doors, trim, capping, cornices, & fascia to be painted.
Final color selections have not yet been chosen, but our intention is to paint each
unit a different color (per rendering.)

Please list all materials you intend to use: _____

most materials for balconies, railings & partitions will be of vinyl material &/or
wrapped with vinyl materials

Date received: _____

Application #: _____

Additional Requirements/Recommendations

- Color photographs of existing conditions **must** be provided with the application.
 - Make all pictures at least 8 inches by 5 inches, and, if digital, a minimum resolution of 220 ppi.
 - Identify whether each picture is an interior or exterior photograph.
 - Include a brief description or indicator of what the picture portrays.
 - Provide the approximate date each photograph was taken.
- Additional application attachments that will assist the HARB in understanding what the proposed work will involve and what the finished appearance will be are highly recommended. Supplemental materials may include, but are not limited to: contractor estimates, visual mock-ups, scale drawings, plot plans, pictures of proposed materials or features taken from the internet, or pictures of examples of similar features on other properties that represent how the work will appear when finished.



Applicant(s)

8/2/20

Date

Property Owner(s) (*only required if applicant is not property owner*)

Date

**** Failure to include all information requested in this form may result in rejection of the application as incomplete. Provide as much information as possible to avoid any delays in review ****



116 + 118

112 + 114

108 / 110

* Current existing conditions
@ 108-118 E Cedar St
(picture taken 8/1/20)



* Current existing conditions
@ 100 E Cedar + 108-118 E Cedar
(picture taken 8/1/20)

Drawings Index	
Sheet	Content
K-1	COVER SHEET
A-1	FLOOR PLANS
A-2	ELEVATIONS, SCHEDULES & DETAIL
A-3	SECTION
C-1	LAND PLAN



CEDAR STREET TOWNHOUSES

PRELIMINARY

MELTON
ARCHITECTS

Architecture • Land Planning • Space Planning
208 N. UNION ST., SUITE 200, KENNETT SQUARE, PENNSYLVANIA 19348 • 610-444-8338 • FAX 610-444-8337
P.O. BOX 680, WILMINGTON, DELAWARE • 302-655-2088 www.meltonarchitects.com

110 EAST CEDAR STREET
KENNETT SQUARE, PA

Job No. 20-05-14
Checked DM
Drawn CC
Date 6/17/2020
Revised

COVER SHEET

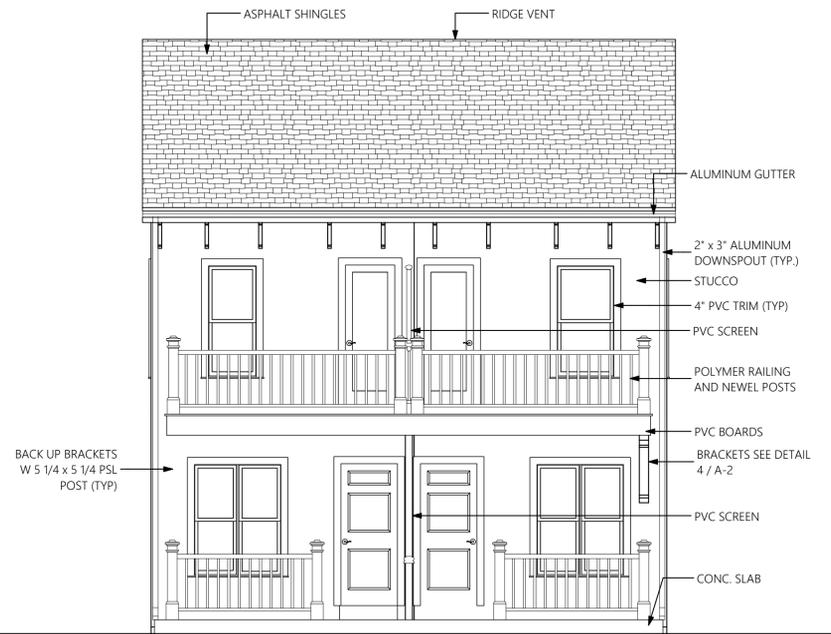
Sheet 1 of 4
K-1



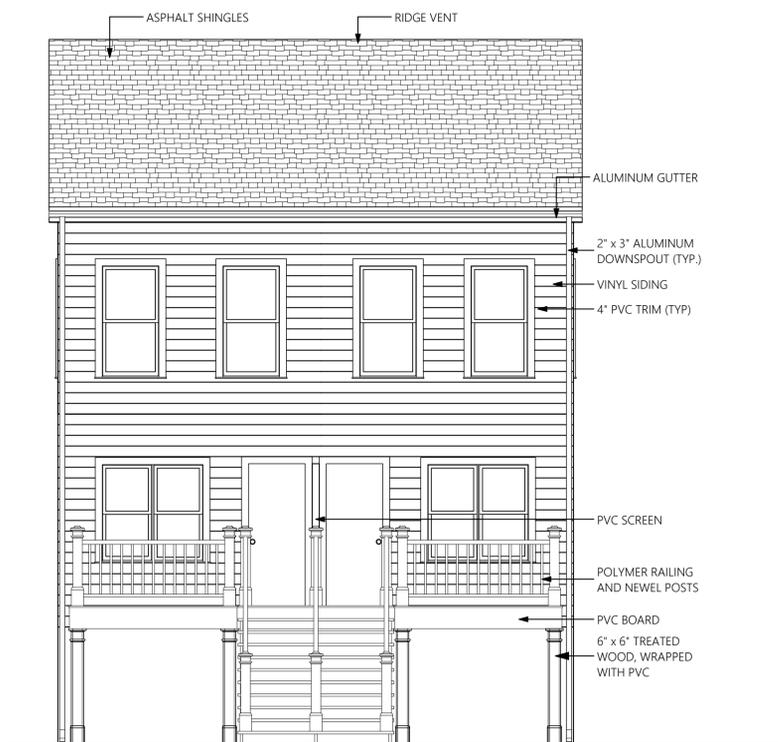
* proposed rendering of 100-118 E Cedar St
* Note - final color scheme has not been determined yet.



* proposed rendering of 100 - 118 E Cedar St
* Note - final color scheme has not been determined yet



1
A-2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



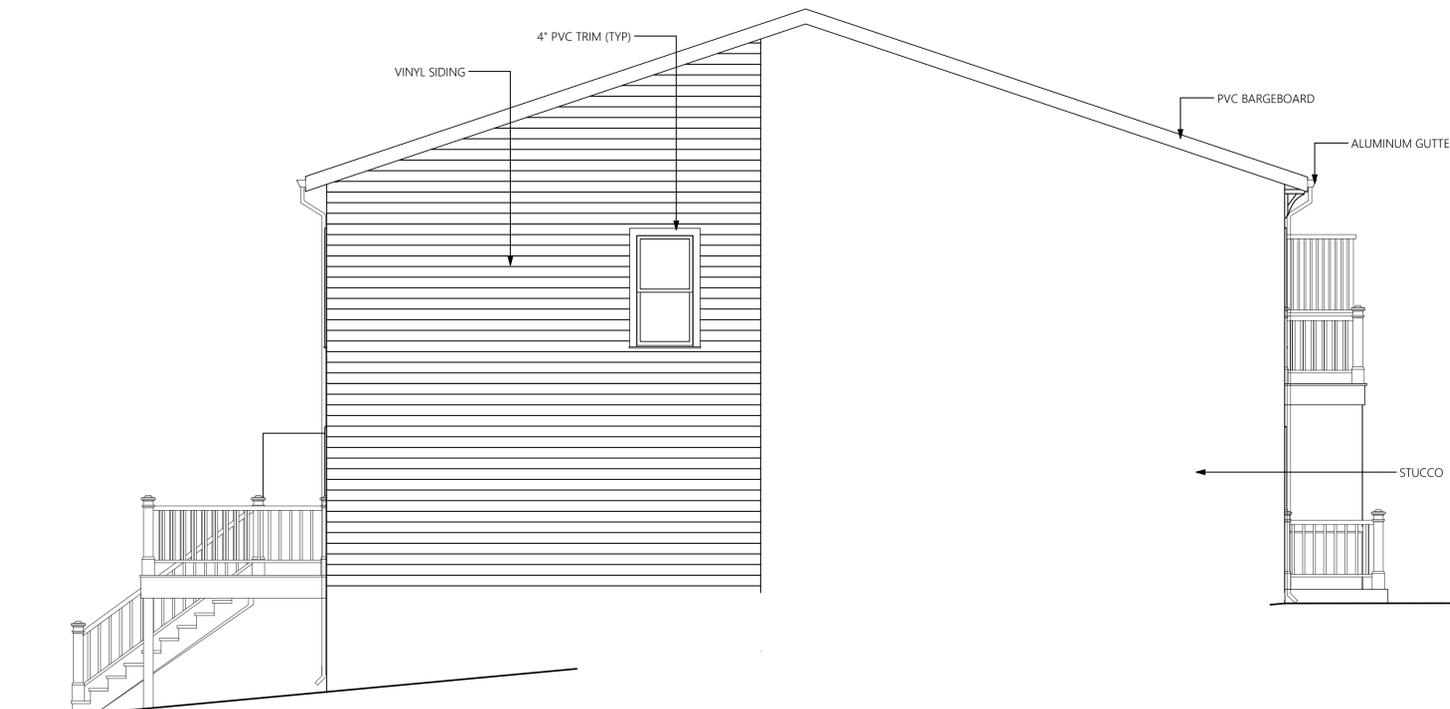
2
A-2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE					
ID	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
A	5'-6"	5'-4"	DOUBLEHUNG	PVC	
B	5'-6"	4'-8"	DOUBLEHUNG	PVC	
C	2'-9"	5'-4"	DOUBLEHUNG	PVC	EGRESS SITE

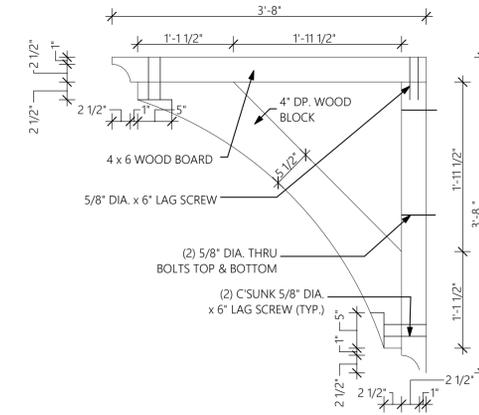
DOOR SCHEDULE						
Door No.	Type	Door Material	W x H Size	Frame Material	Hardware Type	Notes
1-1	SWING	METAL	2'-8" x 6'-8"	WOOD	LOCK	
1-2	SWING	WOOD	2'-0" x 6'-8"	WOOD	LATCH	
1-3	SWING	WOOD	2'-4" x 6'-8"	WOOD	PRIVACY	
1-4	SWING	WOOD	2'-8" x 6'-8"	WOOD	LATCH	
1-5	SWING	METAL	2'-8" x 6'-8"	WOOD	LOCK	
2-1	SWING	WOOD	2'-4" x 6'-8"	WOOD	LOCK	
2-2	SWING	WOOD	3'-0" x 6'-8"	WOOD	LATCH	
2-3	SWING	WOOD	2'-6" x 6'-8"	WOOD	PRIVACY	
2-4	SWING	WOOD	2'-6" x 6'-8"	WOOD	PRIVACY	
2-5	SWING	WOOD	2'-6" x 6'-8"	WOOD	PRIVACY	
2-6	SWING	WOOD	2'-6" x 6'-8"	WOOD	LATCH	
2-7	SWING	WOOD	4'-0" x 6'-8"	WOOD	LATCH	
2-8	SWING	WOOD	2'-6" x 6'-8"	WOOD	PRIVACY	

FINISH SCHEDULE					
ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
BASEMENT					
BASEMENT	CONC				
FIRST FLOOR					
LIVING ROOM	HDWD	WOOD	PAINT	PAINT	
BATHROOM	VINYL	WOOD	PAINT	PAINT	
KITCHEN	VINYL	WOOD	PAINT	PAINT	
LAUNDRY	VINYL	WOOD	PAINT	PAINT	
CORRIDOR	HDWD	WOOD	PAINT	PAINT	
EATING	HDWD	WOOD	PAINT	PAINT	
SECOND FLOOR					
BEDROOM 1	CARPET	WOOD	PAINT	PAINT	
BEDROOM 2	CARPET	WOOD	PAINT	PAINT	
BEDROOM 3	CARPET	WOOD	PAINT	PAINT	
BATHROOM	VINYL	WOOD	PAINT	PAINT	
CORRIDOR	CARPET	WOOD	PAINT	PAINT	

CONC - CONCRETE
HDWD - HARDWOOD



3
A-2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



4
A-2 DETAIL
SCALE: 1" = 1'-0"