



TOWNSHIP OF EAST FALLOWFIELD

HISTORICAL COMMISSION

MEETING AGENDA

JUNE 7, 2023

- I. **Call to Order**
- II. **Roll Call**
- **Review and Approval of Minutes of Prior Meeting**
- **Discussion of Open Issues**
 - **Missing Historical Commission Records**
 - An adequate new "safe" cabinet has not been provided for HC use.
 - Notified that copies of Jane Dorchester's research were donated and have been retained by Chester County archives. Arrangements being made to retrieve copies.
 - Copies of some documents have been located at East Fallowfield Historical Society archives, and are being scanned and copied.
 - **Community Park – Strunk Fallout Shelter**
 - Chad Peterson to retake photo survey if access can be provided.
 - Will discuss access with Township manager.
 - **6 Park Avenue – permit application request**
 - Tax parcel number 47-7-9.2, listed in the Historic Resource Inventory as a Class I property included in the National Register of Historic Places Glen Rose Thematic District. Described as an aluminum/stucco PA farmhouse originally constructed in 1836, and once known as the James Newlin House.
 - Owner proposes standing seam metal roofing on both structures. EFTHC voted to approve permit for barn, house request not in compliance with Zoning Code.
 - Owner, Jill Beech, appeared before the Board of Supervisors at recent meeting to appeal EFTHC recommendation. Board made no decision, but asked owner to solicit opinions from architects experienced with historic properties as to use of standing seam metal roof on this property. Board also inquired if owner had looked for available grants or other funding for historic home renovations, and suggested this might be an option.
 - Recent owner communication attached.
 - **470 Buck Run Road**
 - Tax parcel 47-7-84.1 included in the historic resource inventory as a Class II 2 ½ story Greek Revival structure built approximately 1840.

- Owner, pursuant to Historical Commission request has engaged a structural engineer to evaluate the structure. Report from Structural Design Associates, Inc. is attached.
- **Certified Local Government (CLG)**
 - Further investigation as to costs and value to the Township being evaluated.

III. **New Business**

- **265 Buck Run Road**
 - Tax parcel 47-7-122, included in the historic resource inventory as a Class III, 2 ½ story Four Square structure built approximately 1910
 - Owner requested information as to requirements for permit for renovations. (copy of email correspondence attached)
 - Photos of property attached. Previous owner had appeared before the commission, apparently some recommendations of the Historical Commission had been ignored in previous renovation work.
- **Peoples Hall**
 - Anticipating the completion of the ongoing interior repairs and restoration work, the Board of Trustees has begun planning some events to be held at the property.
 - The Township Manager has expressed the intent to have some sort of opening ceremony when repairs are complete to commemorate the Township's donation to the repair work.
 - A link has been provided to access events <https://www.peoples-hall.org/>
- **America250 PA Chester County Commission**
 - The Historical Commission has been asked to participate with the county activities scheduled for the nation's 250th anniversary.

IV. **Motion to Adjourn**

From: jbeech@upenn.edu,
To: j.mccormick318@verizon.net,

Subject: Re: 6 Park Avenue house roof

Date: Thu, Jun 1, 2023 8:23 am

Thank you very much. I looked at the act and noticed that it included the phrase ..." The governing body shall pass upon the appropriateness of exterior architectural features which can be seen from a public street or way, only, and shall consider the general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings and structures in the district. "

Only a very small part of my roof is visible from a part of the road.

Jill

From: Joe McCormick <j.mccormick318@verizon.net>

Date: Thursday, June 1, 2023 at 7:26 AM

To: Beech, Jill <jbeech@upenn.edu>

Cc: Rob McLarnon <codeofficer@eastfallowfield.org>

Subject: Re: 6 Park Avenue house roof

I will do some additional research, some clarification is that your property is not listed individually, but as part of a historic district. Additionally PHMC opinions do not override municipal zoning regulations. The PA Historic District Act 167 of 1961 authorizes municipalities to regulate the protection and renovation of district properties.

Sent from the all new AOL app for iOS

On Wednesday, May 31, 2023, 3:36 PM, Beech, Jill <jbeech@upenn.edu> wrote:

Dear Mr McCormick,

I am trying to gather information requested by the Board of Supervisors, and I have also reread the Pennsylvania Historical and Museum Commission fact sheet on the National Register of Historic Places.

Within the fact sheet is stated what it does not require a property owner to do (including maintenance, restoration, preservation, restoration, etc), and it also states that it does not "list individual properties if the owner objects or list a historical district if the majority of property owners object". As I mentioned at the meetings I was unaware my property had been registered, and I do not recall hearing about or agreeing to the listing (and associated requirements), which occurred after I had purchased the property. Could you please clarify these issues for me?

I do want you to know that I do appreciate the intent of the commission and board. I believe there are mitigating factors that should permit the metal roof, and the latter would still be appropriate for the house (which is barely visible from the road).

Thank you very much for your attention and advice,

Jill Beech

Fwd: 265 Buck Run Road

Fri, May 19, 2023 10:50 am

Joe McCormick (j.mccormick318@verizon.net) To: **ducatijose433@gmail.com** + 11 more Details
Mr. Leon-

It has come to my attention that you are interested in the requirements for performing work on the above referenced historic resource within the Township. Any exterior renovation, repair, alteration, or remodeling projects are to be submitted to the Historical Commission for review; prior to the permit for work being issued. The Code Enforcement officer will forward the permit application to the Historical Commission for review and subsequent recommendation before issuing or denying a permit application.

Often, applicants will appear at a Historical Commission meeting; prior to submitting an application request to discuss the project with the Commission and get suggestions and recommendations for the planned work, although this is not a requirement. The Commission can recommend materials and methods which are likely to be found acceptable prior to the issuance of a permit.

Once a permit application is received from the Code Enforcement Officer, the Historical Commission will review the application at its next scheduled meeting and make a recommendation to the Code Enforcement Officer as to whether a permit should be issued or denied and offer suggested revisions to the proposal.

I hope this information is useful to you.

Joe McCormick
Chair
East Fallowfield Township
Historical Commission

-----Original Message-----

From: Denise Verderosa <dverderosa@eastfallowfield.org>
To: j.mccormick318@verizon.net <j.mccormick318@verizon.net>
Sent: Tue, May 16, 2023 3:53 pm
Subject: 265 Buck Run Road

Hi Joe,

Jose David Leon called regarding renovations they are planning to do for 265 Buck Run Road. He requested a permit packet, and mentioned the home was from the 1880s... he was wondering what he needs to do because it is historic. Could you touch base with him about this?

Jose's information:
Phone: 484-758-9330
Email: ducatijose433@gmail.com

Thanks!
Denise
Denise Verderosa

East Fallowfield Township
610-635-6077
permits@eastfallowfield.org
dverderosa@eastfallowfield.org

From: hannaelectricguy@gmail.com,

To: j.mccormick318@verizon.net, sseredith@eastfallowfield.org, codeofficer@eastfallowfield.org, sycamorehf@verizon.net, sycamorehf2@gmail.com, cvpeterson@archerbuchanan.com, leeschlingmann@gmail.com, connie_mclaughlin@verizon.net, conniefrancis@mac.com, arthur@arthurdeleo.com, buddypurpleheart@hotmail.com, buddypurpleheart@icloud.com, sswichar@eastfallowfield.org,

Subject: Fw: [EXTERNAL] Re: 470 Buck Run Road Historical Class II Resource - Request for removal

Date: Tue, May 16, 2023 7:31 pm

All,

This email is a follow up to the January 18, 2023 historical commission meeting. During this meeting, not reflected within the meeting minutes the historical commission agreed that a historical resource feasibility/structural study by a design professional would be adequate for recognition to raze said structure (470 Buck Run Road farmhouse). The study has been performed and the findings/report attached(see link below). With the findings of this study, again I request that the property be removed from the historical resources list. The study further enforces the structure is listed inaccurately and ordinance chapter 27 part 24 procedures should not apply. The following are the established details regarding my request to date.

- September 29, 2022 submitted RTK requested for the documents supporting the historical listing of 470 Buck Run Road. East Fallowfield Historical has not provided the documents that support the listing and has acknowledged said documents are "missing" from public records.
- The RTK response was insufficient and exceeded the limitations set forth by the "Commonwealth of Pennsylvania".
- The East Fallowfield Historical Commission has to date (May 16, 2023) not produced any documents supporting the Class II historical listing to fulfil the RTK request or East Fallowfield ordinance.
- I have contacted all entities that the historical commission stated could be housing the RTK documents including the library which said no such documents are held there. Solicitation was sent to the state level, county level and other misc. organizations. All responses noted that the records should be housed by the township and were not records they record.
- SDA Associates a design professional specializing in assessments has established with "fact" the structure does not align with the historical commission's classification, age and significance of the structure.
- The current East Fallowfield Historical Resource list was compiled between 2008 and 2009 utilizing consultant Jane Dorchester via method of window inventory and per record have only been qualified as structures 50 years or older. At the time the list was compiled the current ordinance predated the methods utilized to qualify the properties. (see ord. 2002-06, 11/11/2002, SS 2404; as added by ord. 2004-08, 11-17-2004, SS 1) No records indicate the BOS approved methods other than that reflected in the actual ordinance to compile the historical resource list.
- I was previously informed the current historical resource list was compiled prior to the current ordinance being in effect. This seems to be inaccurate and a major discrepancy regarding the stance of the Historical Commission that the listing of the property predated current procedures required to qualify a property.
- This is a formal request to present to the board of supervisors the listing be removed from the historical resources list based on the adequate information included herein this email.

Please provide a response to the request above ASAP. Consideration of this request can be revisited at the next historical commission meeting. Please advise when the next meeting is scheduled. Thank you.

Note: Follow the adobe link to download the attachment (SDA Associates Report)

Chapter 27. Zoning

Part 24. HISTORIC PRESERVATION

§ 27-2405. Demolition or Removal of Historic Resources.

[Ord. 2002-06, 11/11/2002, § 2405; as added by Ord. 2004-08, 11/17/2004, § 1]

1.

General Rule. No historic resource of any class shall be demolished, demolished by neglect, or removed from their existing sites, in whole or in part, except as provided herein.

2.

Demolition by Neglect. No historic resource shall be demolished by neglect. Demolition by neglect includes leaving a building or structure open or vulnerable to vandalism or decay by the elements. Unoccupied structures should be tightly sealed and fenced off to standards set forth in the Township Building Code [Chapter 5] and applicable provisions of the National Park Service Preservation Brief #31. Any owner of a historic resource who has allowed that historic resource to be demolished as a result of neglect shall be subject to the same enforcement remedies as an owner who knowingly violates this Part by demolishing a historic resource without a permit for demolition. When it can be shown that the owner of a historic resource allowed the resource to fall into the category of demolition by neglect due to a lack of routine maintenance, and he/she cannot prove that the negligence occurred due to lack of financial ability to provide maintenance, he/she will be subject to all enforcement remedies available to the Township, at law or in equity, under this chapter and Article VI of the Municipalities Planning Code, 53 P.S. § 10601 et seq., as may be amended from time to time.

3.

Demolition Permit Requirements for Historic Resources.

A.

Permit Required. No part of a structure of a historic resource shall be demolished, including the indiscriminate removal, stripping, or destruction of any significant feature, in whole or in part, unless and until the applicant obtains a building permit as required by this chapter and complies with all of the additional procedures and requirements of this Part. The provisions of this Part shall not be construed to prevent the ordinary maintenance or repair of any building structure, site, or object where such work does not require a permit and where the purpose and effect of such work is to correct any deterioration or decay of or damage to a building, structure, site, or object and to restore the site to its condition prior to the occurrence of such deterioration, decay, or damage.

B.

Procedure for Obtaining Demolition Permit. The applicant shall submit to the Township an application for a demolition permit in a form and amount acceptable to the Township. The Zoning Officer shall utilize the historic resources Map in evaluating an application for a demolition permit and if the application requests the demolition permit until approval is first obtained from the Board of Supervisors under this Part and the applicant complies with all applicable procedures and requirements of this Part. The Zoning Officer shall forward the application to the Historical Commission for review within five days of the Township's receipt of a properly completed application.

4.

Application Requirements for Historic Resources. In addition to applicable requirements under the Township Building and Fire Codes [Chapter 5], any applicant seeking a permit to demolish or remove



May 14, 2023

Mr. Justin Hanna
470 Buck Run Road
Coatesville, PA 19320

Email: hannaelectricguy@gmail.com

RE: Structural Inspection of Farmhouse
470 Buck Run Road, Coatesville, PA

Dear Mr. Hanna,

STRUCTURAL DESIGN ASSOCIATES (SDA) performed a structural inspection Wednesday, May 3, 2023 at 470 Buck Run Road, Coatesville, PA. The purpose of this site visit was to review the residential farmhouse for future restoration. The Owner installed asphalt shingles on the main roof to preserve the farmhouse for future renovation. The Township and Historic Commission identified the house was constructed during circa 1840's.



Photo 1: The 3-story residence consists of wood frame construction and 16-inch stone foundation walls. The house is watertight with +/- 10-year-old asphalt shingles and siding. All windows and doors are in fair condition with no signs of interior water infiltration.



Photo 2: The side elevation contains a wood porch and old well water area.



Photo 3: The side elevation depicts (2) past rear additions.

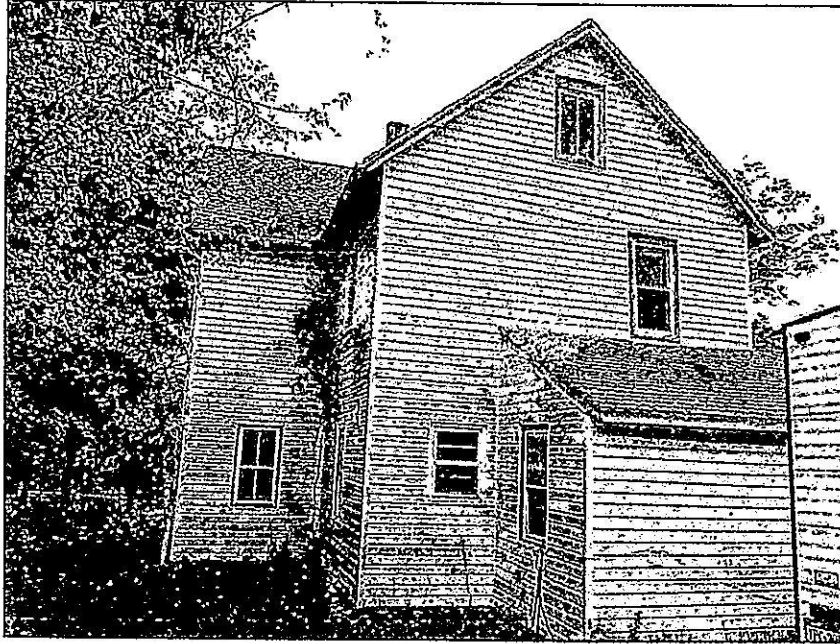


Photo 4: Both rear additions are wood frame with crawl space construction. The Owner removed all of the floor sheathing to exposed the joists and crawl space during SDA's inspection.

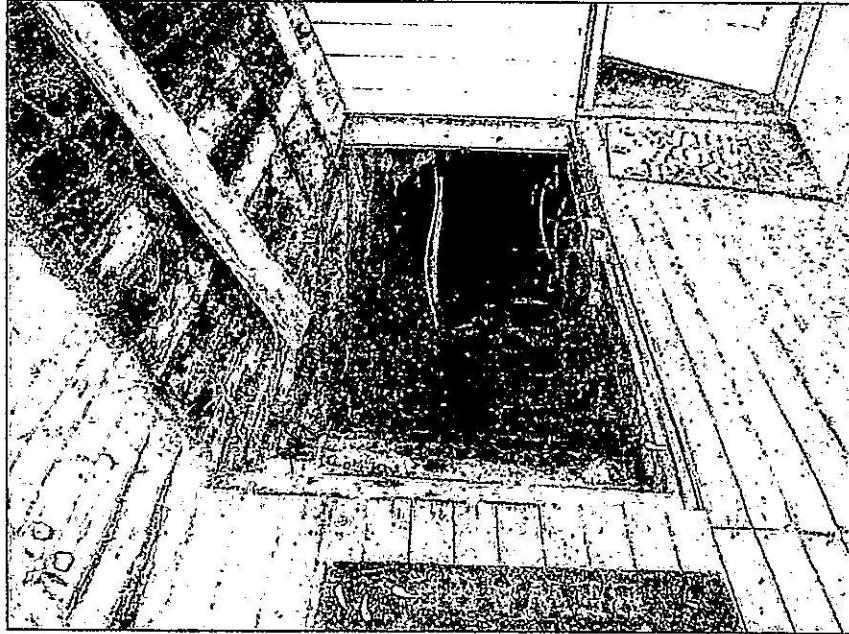


Photo 5: SDA inspected the full basement at the side porch elevation. The interior stairs to the basement do not exist.



Photo 6: SDA observe severe termite damage at the interior stair opening.

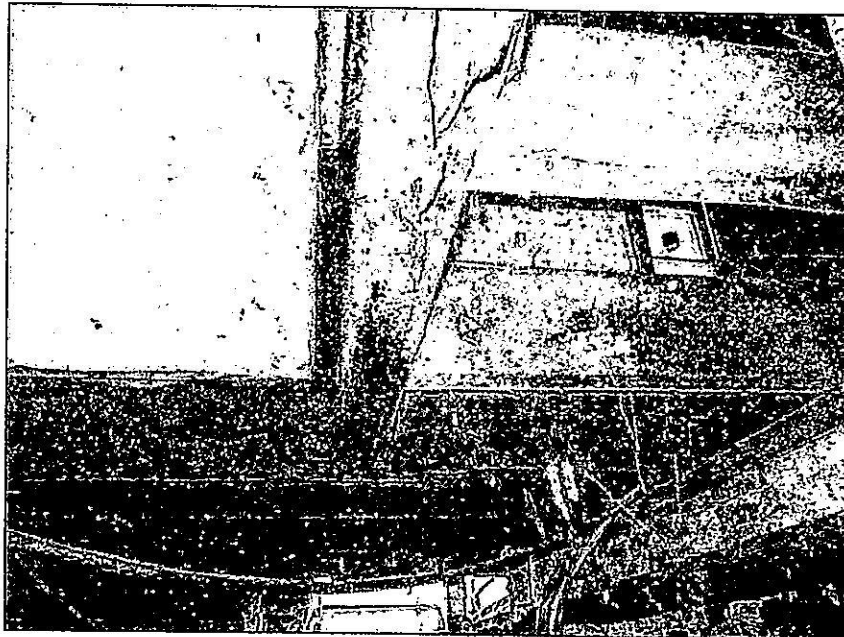


Photo 7: The stair opening beams are not structurally sound due to termite damage.

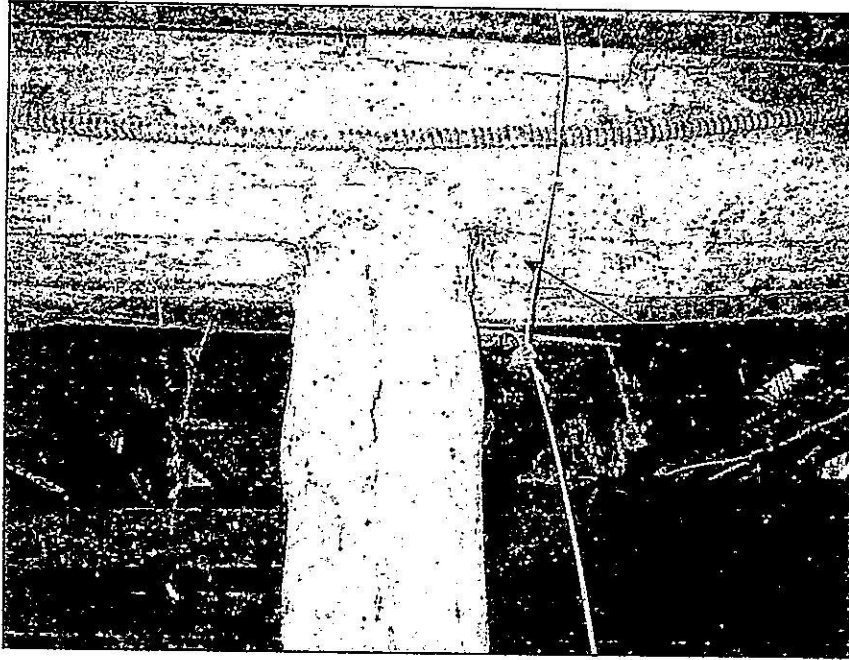


Photo 8: SDA observe severe termite damage between the basement beam and post. The built-up beam is collapsing below the post connection from termite damage.

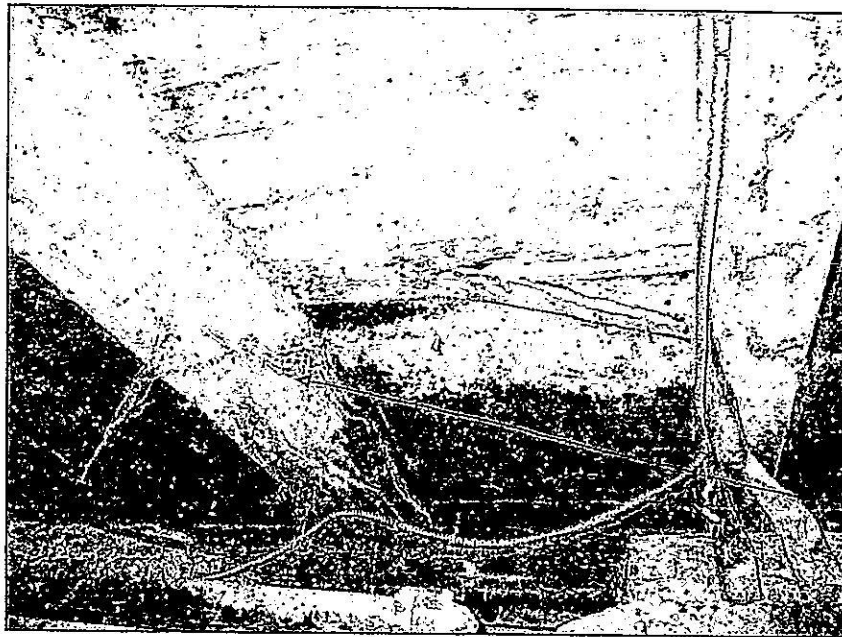


Photo 9: SDA observe multiple mud tunnels on joists and first floor sheathing deterioration from termite damage.



Photo 10: SDA observe multiple termite mud tunnels on the basement wall and window openings.

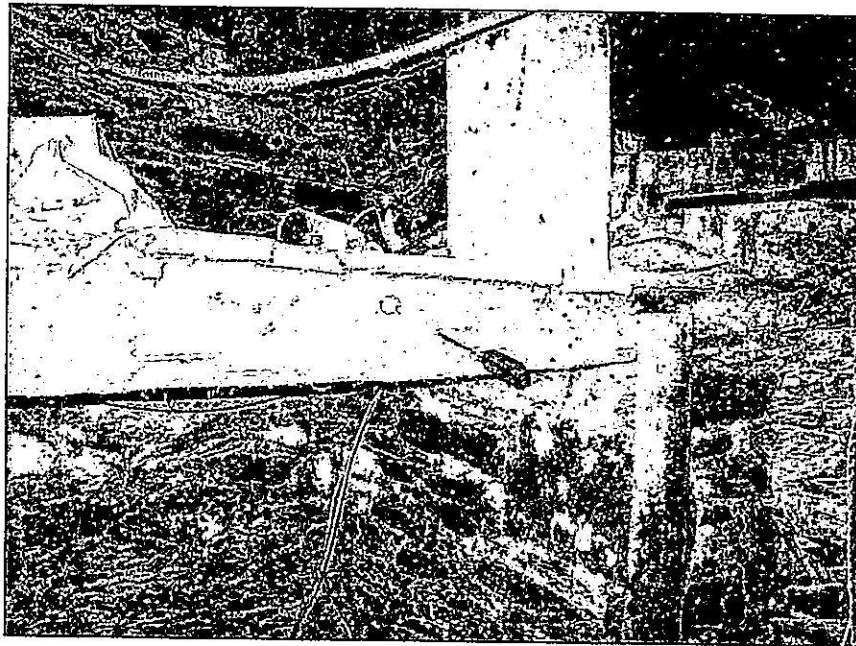


Photo 11: SDA observe deteriorated post and header over the basement fireplace.

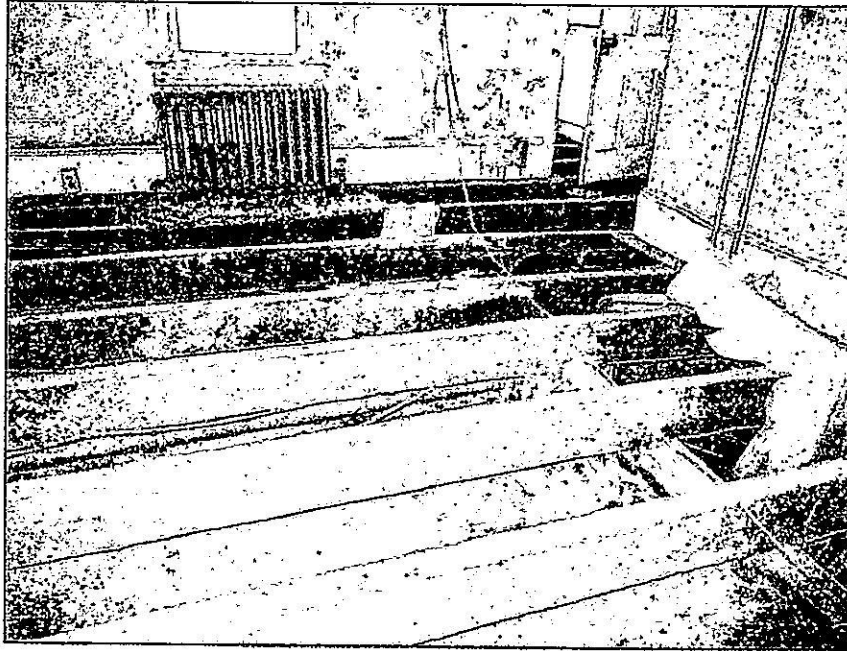


Photo 12: The rear addition(s) consist of inaccessible crawl spaces and exposed soil floors. SDA observed multiple termite mud tunnels on the floor joists.

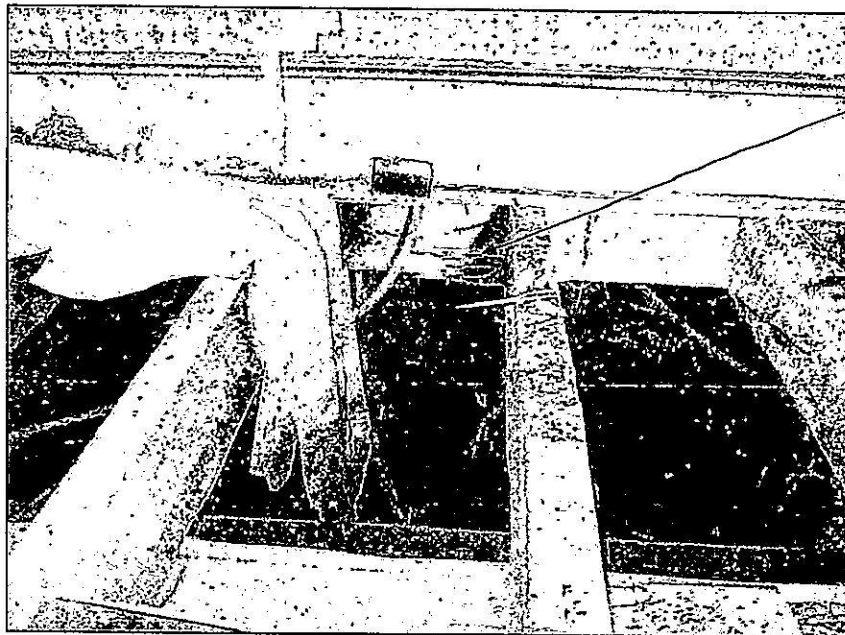


Photo 13: SDA observe termite damage to the 'notched ledger strip on the first floor.



Photo 14: SDA observe termite mud tunnels on the first floor kitchen walls at the rear elevation.

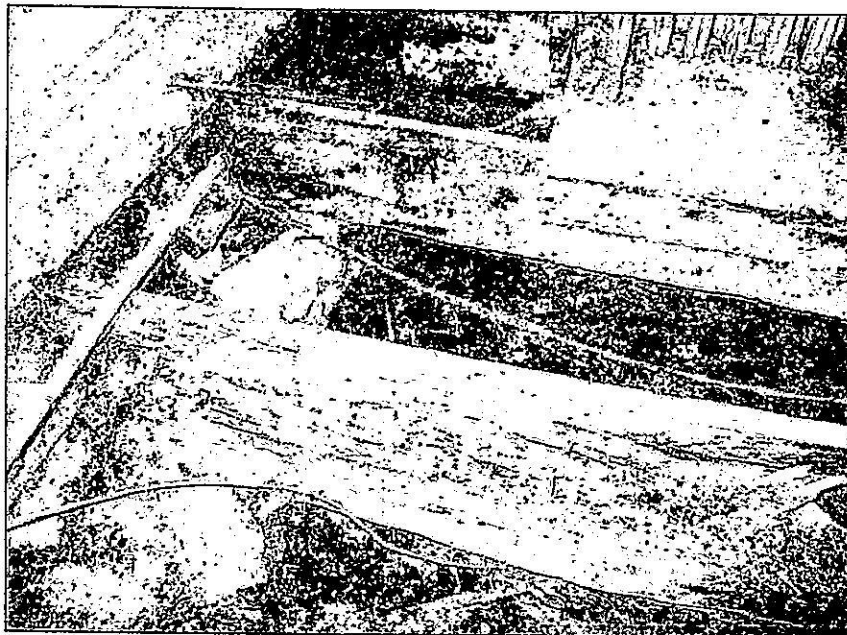


Photo 15: The first floor kitchen joists are structurally compromised by termite damage.

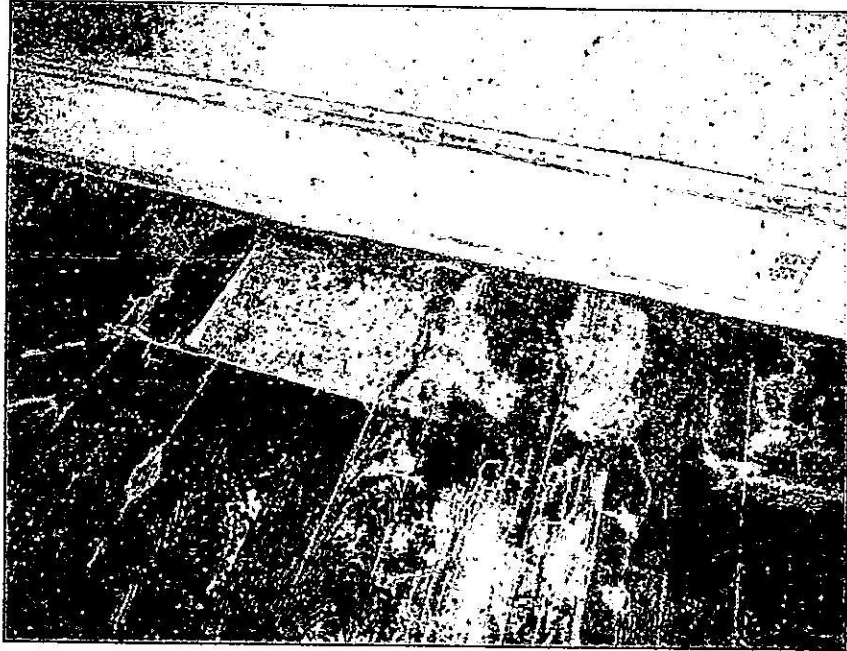


Photo 16: SDA observe mud tunnels on the first floor living room, front elevation.

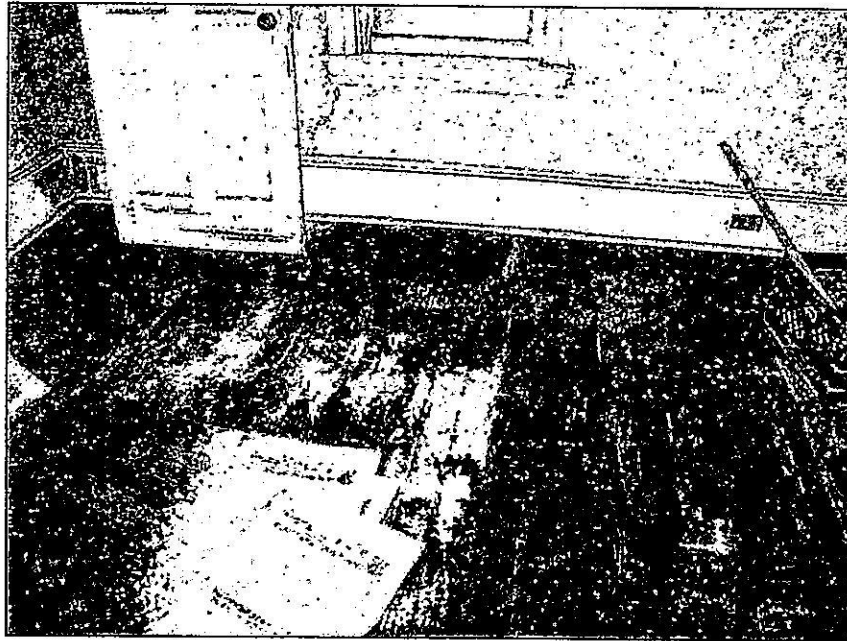


Photo 17: SDA observe mud tunnels on the first floor living room, front elevation.

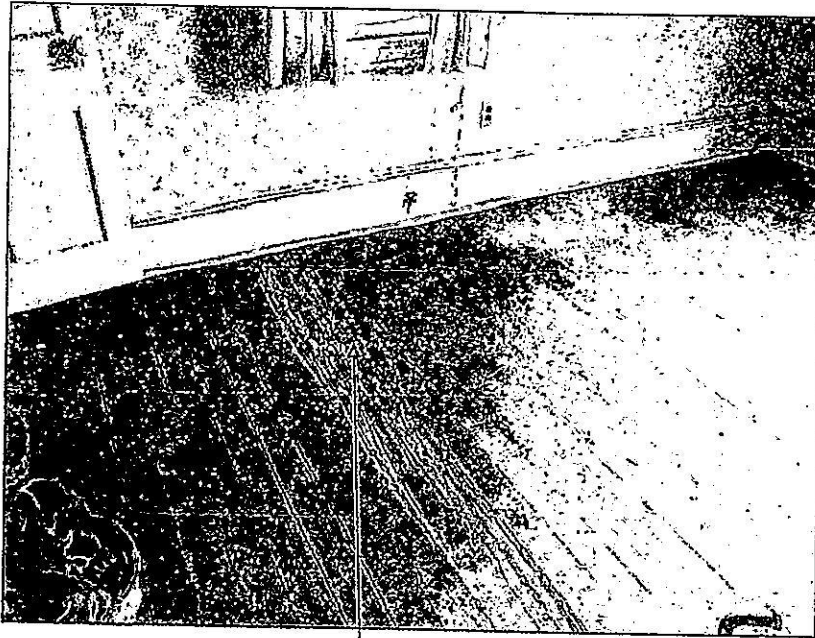


Photo 18: SDA observe mud tunnels on the second floor bedroom, front elevation.

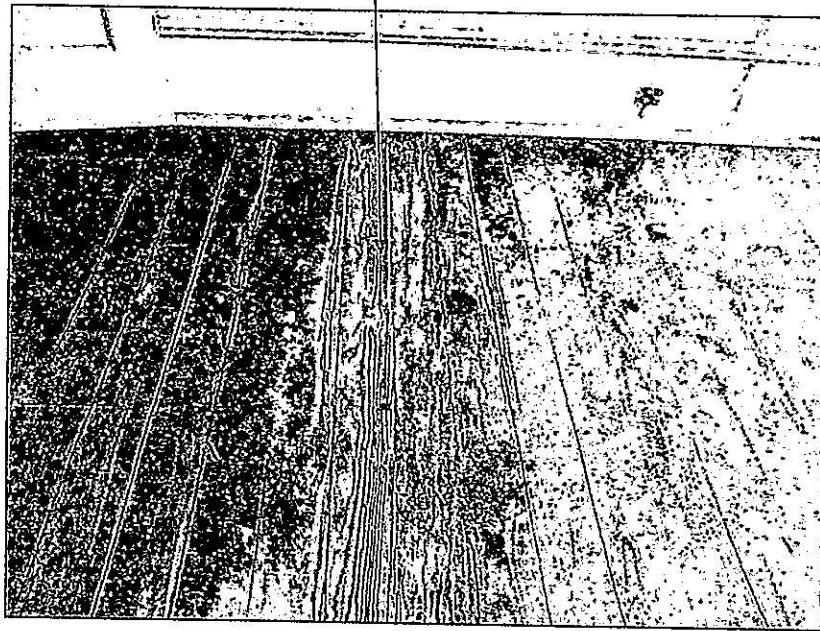


Photo 19: SDA observe mud tunnels on the second floor bedroom, front elevation.



Photo 20: SDA observe common nail roof framing in the 3rd floor attic area.



Photo 21: SDA observe common nail roof framing in the 3rd floor attic area.

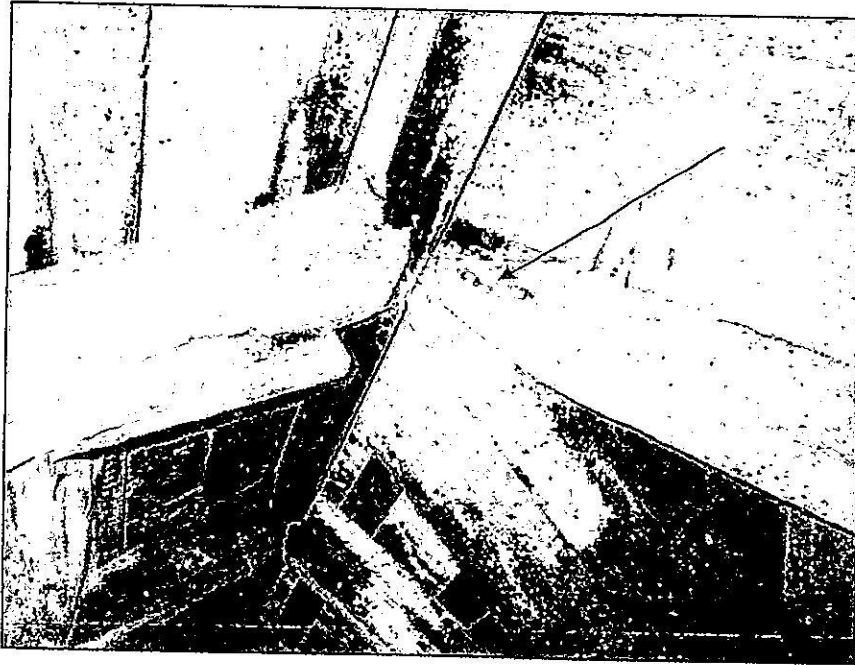


Photo 22: SDA observe common nail roof framing in the 3rd floor attic area.

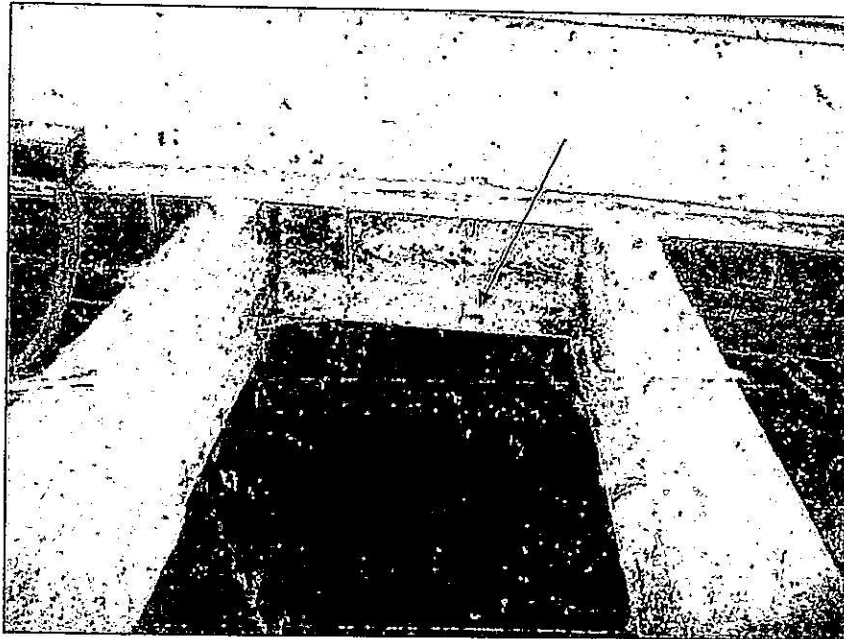


Photo 23: SDA observe common nail framing at the first floor.

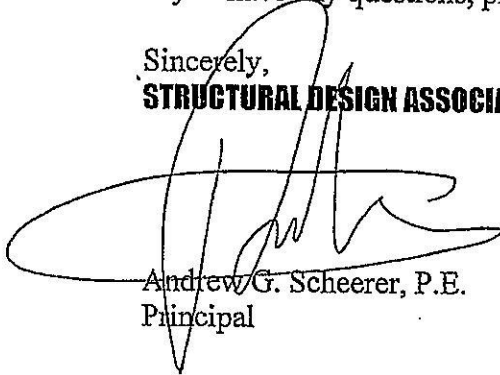
Conclusion and Recommendations

The farmhouse wood framing structure is not from the circa 1840's. The residence was constructed in the 1900's to 1930's. The dimensional lumber framing and common nail connections confirm the house was not framed during the 1840's.

The wood frame structure is structurally compromised by termite damage on the first and second floors. SDA recommends the house is unsafe for Owners and recommends 100% house demolition.

If you have any questions, please call me at (610) 458-4470.

Sincerely,
STRUCTURAL DESIGN ASSOCIATES, INC



Andrew G. Scheerer, P.E.
Principal



a historic resource shall provide the following information with regard to that historic resource with the application in writing.

A.

Owner of record.

B.

Classification of this historic resource on the Historic Resources Map.

C.

Site plan showing all buildings and structures on the property, with appropriate measurements and drawings of all uses and elevations (facades).

D.

Recent photographs (8 by 10, black and white) of the historic resource proposed for demolition.

E.

Reasons for the demolition or removal.

F.

Method of demolition or removal.

G.

Proposed future uses of the site and of the materials from the demolished resource.

H.

In any instance where there is a claim that a historic resource cannot be used for any purpose for which it is or may be reasonably adapted, or where a permit application for demolition is based, in whole or in part, on financial hardship, the applicant shall submit, by affidavit, facts reasonably sufficient to support those assertions. The Historical Commission may further require the applicant to conduct, at the applicant's expense, evaluations or studies, as are reasonably necessary in the opinion of the Historical Commission, to determine whether the historic resource has or may have alternate uses consistent with preservation.

5.

Review by the East Fallowfield Historical Commission. The Zoning Officer shall notify the Commission of the application for demolition or removal within five days of acceptance of a properly completed application, including the necessary filing fee. Within 45 days of the date of the complete application the Commission, at a regular or special meeting, shall consider the application for demolition or removal. In reviewing the application, the Historical Commission shall consider the following:

A.

The effect of demolition or removal on the historical significance and architectural integrity of the resource in question and neighboring contributing historic resources.

B.

The economic feasibility of adaptively reusing the resource proposed for demolition or removal.

C.

Whether the applicant has demonstrated that her or she has considered and/or pursued all conceivable alternatives to demolition or removal of the resource.

D.

Any expert testimony, such as, but not limited to, a certified engineering report regarding the structural stability of the resource, that would indicate threats to public safety.

E.

Whether the resource has been intentionally neglected.

F.

Whether the required retention of the resource would represent an unreasonable economic hardship.

G.

The archaeological potential of the site.

H.

Any cogent public comment germane to the topic.

Any costs incurred by the Commission as agreed to by the applicant in reviewing plans or studies submitted by the applicant.

6.

Initial Recommendation of the East Fallowfield Historical Commission. Unless the Historical Commission elects to use the time periods described below in Subsection 6D, within 30 days following conclusion of the above-described regular or special meeting to review the application for demolition, the Historical Commission shall set forth specific findings and one of the following recommendations in a written report to the Board of Supervisors:

A.

Immediate Approval. After reviewing the demolition permit application with attachments, the Commission may recommend approval of the demolition permit as provided below.

B.

Delay of Demolition. The Commission may recommend delay of demolition in accordance with the subsection below.

C.

Denial of Demolition. The Commission may recommend denial of demolition.

D.

Following the Commission's regular or special meeting to review the application for demolition, the Commission may elect to use the following time periods in order to provide an adequate opportunity for the Commission to evaluate the demolition permit application, explore alternatives to demolition with the applicant and/or set forth the findings and the recommendation described above:

(1)

For Class III Historic Resource: 45 days.

(2)

For Class II Historic Resource: 60 days.

(3)

For Class I Historic Resource: 90 days.

7.

Approval, Denial, or Delay of Demolition Permit by the Board of Supervisors.

A.

Board Consideration. Within 30 days of receiving the recommendation from the Historical Commission, the Board of Supervisors shall consider the application, together with the recommendations of the Historical Commission, and vote either to approve the application, approve the application with changes, deny the application or defer its decision, affording a delay of demolition for up to 90 days as set forth below. The applicant shall be notified of the meeting of the Board to vote on the application at least 10 days prior to its date and shall have the opportunity to present the

applicant's reasons for filing the application. Within five days of making its decision, the Board shall provide written communication of its decision to the applicant, Historical Commission and Zoning Officer. The Board of Supervisors shall consider each of the factors set forth in this Subsection 5 and shall either adopt the findings of the Historical Commission or make new findings of its own and those findings shall be included as part of the written decision of the Board.

B.

The Board shall not approve an application to demolish a Class I Historic Resource unless the Board finds that the Class I Historic Resource sought to be demolished cannot be used or reasonably adapted. In order to show that the Class I Historic Resource cannot be used or reasonably adapted, the applicant must demonstrate that the sale of the historic resource property is impracticable, that rental of the historic resource cannot provide a reasonable rate or return and that other potential uses of the historic resource are foreclosed.

C.

Denial of Application. Where the Board acts to deny the application, a notice of denial and the Board's findings and conditions shall be sent to the applicant indicating what changes to the plans and specifications, if any, would be sufficient to meet the standards of this section.

D.

Issuance of Building Permit. Where the Board acts to approve the application, it shall authorize the Zoning Officer to issue the permit. Where the approval is granted with conditions attached, the Zoning Officer shall be authorized to issue the permit upon receipt from the applicant of written acceptance of those conditions.

8.

Delay of Demolition.

A.

Purpose of Delay. The specified period of delay up to 90 days from the date of the Board of Supervisors written decision shall be used to provide an opportunity to engage in a dialogue with the applicant about alternatives to demolition (Class I, II, and III); to allow for complete historical documentation of the resource (as set forth below, Class I and Class II only); and/or for preparation of a financial analysis (as set forth below, Class I and Class II only). The Historical Commission shall make every effort to open a dialogue with the applicant to inform him or her of the historical importance of the resource, its significance to the Township and alternatives to demolition (additional uses, etc.).

B.

Class III Historic Resources. For Class III Historic Resources, the Commission may recommend approval of the demolition permit and may so advise the Board of Supervisors not later than the end of the applicable ninety-day time period. The Board of Supervisors shall act upon the application for demolition of Class III Historic Resource(s) in accordance with the provisions of Subsection 7 above, within or at 90 days, whether it received a recommendation from the Historical Commission or not.

C.

Special Provisions for Class I and Class II Historic Resources.

(1)

Documentation of Class I and Class II Historic Resources. When prescribing the delay of demolition for a Class I or Class II resource, the Board of Supervisors may require the applicant to provide documentation of the resource proposed for demolition. Such documentation may include historical data, surveys, and other data provided by local, state, and federal historic preservation organizations and agencies; photographs; floor plans; measured drawings; archaeological surveys (if appropriate); and any other acceptable form of documentation recommended by the Historical Commission. Where

necessary, the delay shall continue past the stipulated 90 days until the applicant has sufficiently satisfied the documentation requirements.

(2)

Additional Information. Where the applicant alleges that demolition is necessary due to undue economic hardship or the lack of a reasonable alternative, the Board of Supervisors may, to the extent such information is not provided under Subsection 4H above, request that the applicant prepare and submit an affidavit which sets forth facts, including a financial analysis, sufficient to support this assertion. Such an affidavit shall include the following information, as applicable:

(a)

Amount paid for the property.

(b)

Date of purchase and party from whom purchased, including a description of the relationship, if any, whether business or familial, between the owner and the person from whom the property was purchased.

(c)

Assessed value of the land and improvements thereon according to the most recent assessment.

(d)

A pro forma financial statement prepared by an accountant or broker of record.

(e)

All appraisals obtained by the owner in connection with his purchase or financing of the property, or during his ownership of the property.

(f)

Bona fide offers to sell or rent the property, the price asked and offers received, if any.

(g)

Any consideration by the owner as to reasonable, adaptive uses for the property and any other practical uses; incentives which could be offered by the Township to preserve the resource; and any input from local, state, or federal historic preservation and architectural organization or agencies.

(h)

Where relevant, written estimates of the cost(s) of restoration and/or renovation from at least two professional restoration contractors.

(3)

Historical Commission Recommendation. Once the delay of demolition has expired, the Historical Commission shall review the application again and any further documentation requested by the Board of Supervisors at its next regular meeting. The applicant shall be notified of the meeting and shall have an opportunity to present its reason for continuing with the application. The Commission may recommend to the Board of Supervisors approval of the demolition permit or, where the Commission does not believe that the applicant has proven undue economic hardship or that there is no reasonable alternative to demolition, denial of the demolition permit.

(4)

Approval of denial of demolition permit for Class I and Class II Resources after delay of demolition.

(a)

Board Consideration. At its next regular meeting after receiving the recommendation from the Historical Commission, the Board of Supervisors shall again consider the application, the recommendations of the Historical Commission, any further documentation which had been requested

and the factors set forth in this section. Then the Board shall vote either to approve the application or to approve the application with changes as set forth above or to deny the application as set forth below. The applicant shall be notified of the meeting at least 10 days prior to its date and shall have the opportunity to present his or her reasons for continuing to pursue this application. The Board of Supervisors shall either adopt the findings of Historical Commission or it may make new written findings of its own and those findings shall be included as part of the written decision.

(b)

Denial of Application. Where the Board acts to deny the application, a notice of denial and the Boards findings and conditions shall be sent to the applicant indicating what changes in the plans and specification, if say, would be sufficient to meet the standards of this section.

9.

Enforcement.

A.

Fines and Penalties. Any person who violates the requirements of this section shall be subject to the fines and penalties imposed under this chapter in accordance with Part 21, as well as those fines and penalties imposed under the Township Building and Fire Codes [Chapter 5].

B.

Any person who alters a historic resource in violation of the provisions of this Part or in violation of any conditions or requirements specified in a permit issued under the terms of this section shall be required to restore the building, structure, site, or object involved to its appearance prior to the violation. Such restoration shall be in addition to, and not in lieu of, any penalty or remedy available under this chapter or any other applicable law.

C.

The Board of Supervisors shall withhold issuing any building permits for a minimum of one year for a property which, at the date of enactment of this Part, was occupied by a historic resource which subsequently was demolished or removed in violation of this section.

D.

Any conditional use application or subdivision or land development application involving any property which was occupied by a historic resource that subsequently was demolished in violation of this Part shall not be approved except upon the condition of satisfactory restoration of any such resources or upon the granting of appropriate demolition permit(s) in accordance with this section.

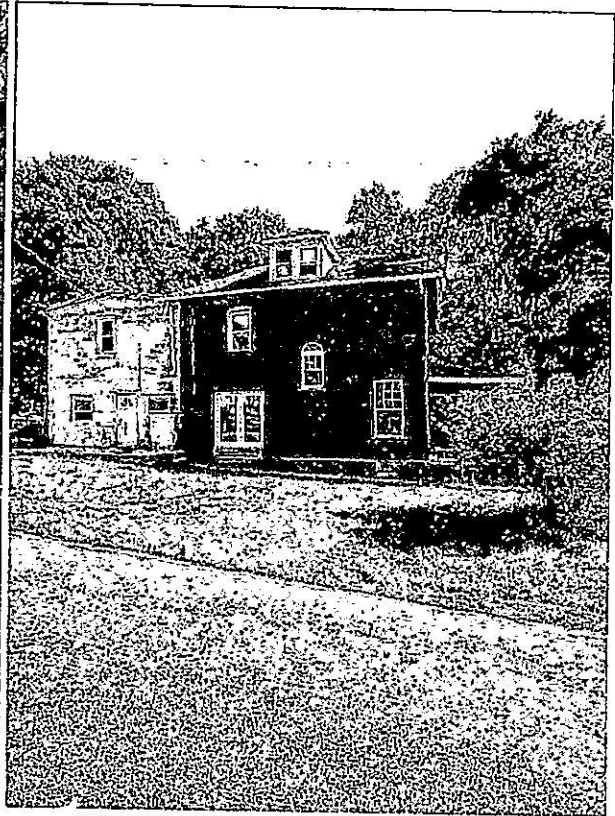
E.

In addition to the above remedies, the Township may take other appropriate legal action, which may include equitable and injunctive relief, to enforce the provisions of this Part.

265 Buck Run Road Photos 5/17/2023



FRONT ELEVATION – LOOKING SOUTH



LOOKING WEST – HOUSE AND ADDITION

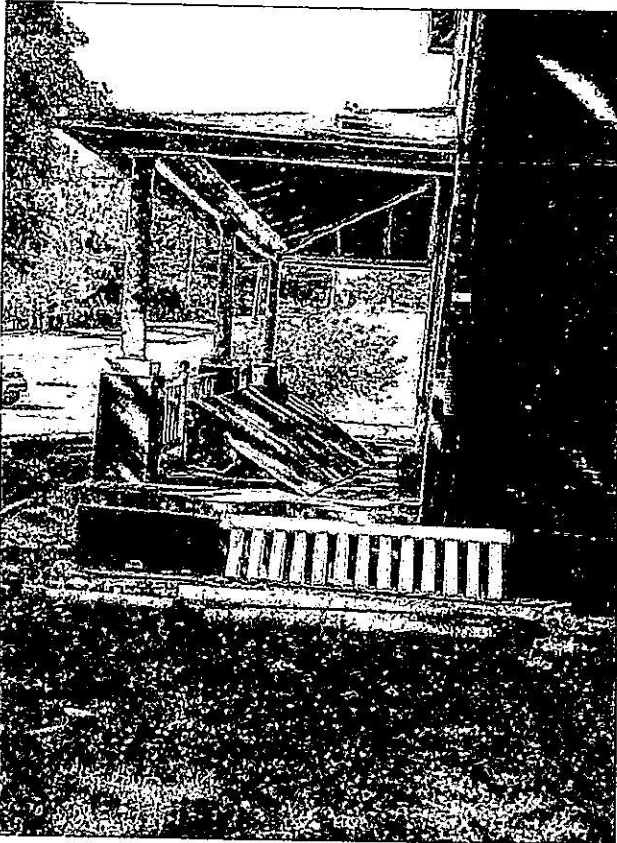


ERLEVATION LOOKING SOUTHWEST

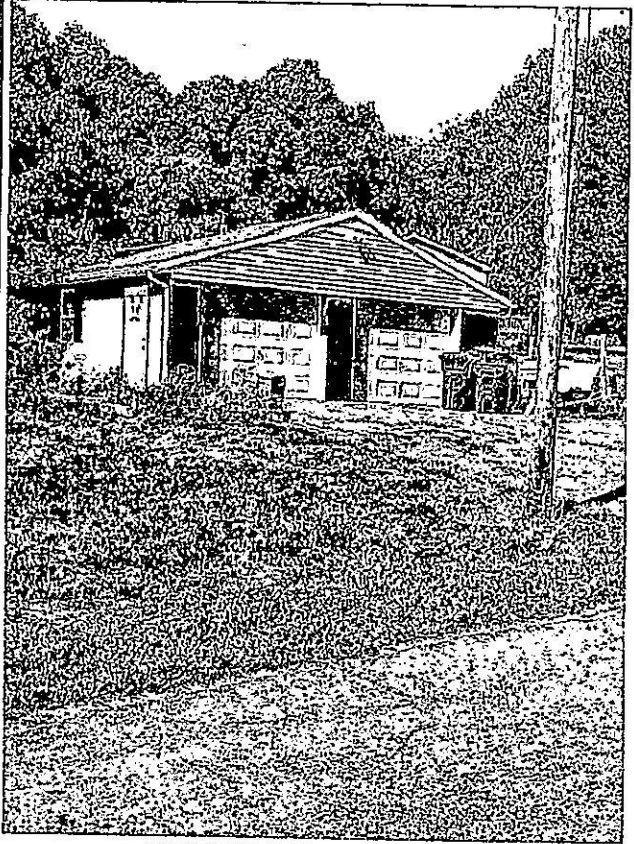


REAR ELEVATION

265 BUCK RUN ROAD PHOTOS 5/17/23



LOOKING EAST - FRONT PORCH



EXISTING GARAGE

