Note: also need to add definitions to Section 155-12. for Historic Resource, Locally Certified Historic Resource, Certified Historic District, Historic Resource Map, Historic Resource Inventory.

This also has to be put into an ordinance format for adoption.

ARTICLE XIVI

Historic Resource Protection Standards

155-193. Intent.

A. It is the intent of this Article to:

(1) Create a comprehensive framework for the application of Zoning Ordinance provisions for the preservation of historic sites, buildings, structures, objects, districts, archaeological sites and historic landscapes in Caln Township.

(2) Implement the goals of the National Historic Preservation Act of 1966, as amended, as they relate to historic resources in Caln Township.

(3) Implement the goals of Article I, Section 27, of the Pennsylvania Constitution, which establishes the Commonwealth's policy of encouraging the preservation of historic and aesthetic resources.

(4) Implement the goals of the Pennsylvania Municipalities Planning Code, which authorizes the regulation, restriction, and prohibition of uses and structures at, along, or near places having unique historical, architectural, or patriotic interest or value, and which recognizes that zoning ordinances "shall provide for the protection of natural and historic features and resources"; and

(5) Preserve the exterior appearance of historic resources and their settings; and

(6) Utilize the expertise of the Historical Commission in reviews of proposed alterations to historic resources or other proposed actions that pose potential impacts on historic resources.

B. This Article establishes specific roles and functions for the Caln Township Historical Commission to serve as an advisory body to the Board of Commissioners, Zoning Hearing Board, and Zoning Officer; it authorizes the creation of a Caln Township Historic Resources Map and Historic Resources Inventory which delineate the jurisdiction of the Historical Commission under this article. The protections and incentives are targeted toward the Township’s most important historic resources and, therefore, include procedures for proposed demolition, standards for demolition by neglect, area and bulk waivers, a Historic Resource Impact Study

requirement, and adaptive reuse and additional use opportunities for historic properties.

155-194. General Provisions.

A. Compliance. Any change to an Historic Resource shown on the Caln Township Historic Resources Map shall occur only in full compliance with the terms of this chapter and other applicable regulations.

B. Historic Overlay Concept. The Historic Resources Map shall be deemed an overlay on any zoning district now or hereafter enacted to regulate the use of land in Caln Township.

(1) For any property shown on the Historic Resources Map, the requirements and opportunities contained in this article shall:

a. Apply in addition to the applicable requirements of the underlying zoning district; and

b. Supersede the otherwise applicable requirements of the underlying zoning district only where those requirements are inconsistent with the requirements and opportunities contained in this article.

(2) Should the Historic Resources Map be altered or reduced in scope as a result of legislative or administrative action or judicial decision, the zoning requirements and other regulatory measures applicable to the property in question shall be those of the underlying zoning district without consideration of this article.

C. Preservation of other restrictions. It is not intended by this article to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article imposes more stringent restrictions, the provisions of this article shall prevail.

D. **155-195 Historic Resources Map and Historic Resources Inventory.**

The Caln Township Historical Commission shall regularly review and make recommendations to the Caln Township Board of Commissioners for potential updates to the Caln Township Historic Resources Map and Historic Resources Inventory. The description and supporting information for any Historic Resource may be added to or deleted from the Historic Resources Map and Historic Resources Inventory upon action of the Caln Township Board of Commissioners in accordance with the provisions in this Article.

155-196 Classifications and Criteria.

A. Historical Resources include the following:

(1) Locally Certified Historic Resources, as defined by this chapter.

(2) Buildings, sites, structures, archaeological sites, landscapes, and objects located within a certified historic district, as defined by this chapter, as contributing resources to a Locally Certified Historic District.

(3) Buildings, sites, structures, archaeological sites, landscapes, and objects that represent sufficient historical significance as to warrant, in the judgement of the Caln Township Historical Commission and Board of Commissioners, the protections and incentives offered by this article. The criteria used to make such determinations include but are not limited to the following:

a. Are included within the Historic Resource Atlas;

b. are associated with an important historical event in the Township;

c. are associated with the lives of a significant person in the Township's past;

d. are associated with the early historical narrative of Caln Township (i.e. milling, agriculture, education, pathway to freedom, industry);

e. are associated with the early historical narrative of Chester County; or

f. embody the distinctive characteristics of a type, period, or method of construction.

(4) Certified Historic Districts. The Historic Resources Map shall contain the boundary of any certified historic district, the individual resources located within any such district shall be regulated in accordance with criteria for such resources.

B. The Historic Resources Map and the Historic Resource Inventory are hereby adopted as part of this chapter and shall be included as Attachments to this chapter.

C. Revisions. The Historic Resources Map and Historic Resources Inventory may be revised from time to time by legislative action of the Board of Commissioners, which shall follow the procedures established by this chapter for amendments to this chapter, and the requirements of Article VI of the Municipalities Planning Code (MPC).

(1) In considering any revision, including additions, deletions, or changes to the Historic Resources Map and Historic Resources Inventory, the Board shall receive a written recommendation from the Caln Township Historical Commission.

(2) The owner(s) of any property(ies) which is/are the subject of any proposed action shall be given written notice at least 30 days prior to the Historic Commission meeting where the Historic Commission will consider adding or removing a property from the Historic Resources Map and Historic Resources Inventory. The owner(s) of any property(ies) which is/are the subject of any

proposed action shall be given written notice of the Historical Commission's recommendation to the Board of Commissioners at least 30-days prior to the public hearing at which the Board will consider such action.

(3) The owner(s) of a property subject to the provisions of this Article, may submit a petition to the Township requesting that such property be added to or deleted from the Historic Resources Map and Historic Resources Inventory. The Township shall respond to such petition in accordance with the provisions of this chapter. Prior to acting on any such petition, the Board of Commissioners shall receive a written recommendation from the Caln Township Historical Commission.

155-197. Caln Township Historical Commission.

A. The membership, powers, and duties of the Caln Historical Commission shall be as set forth in Chapter 19, Historical Commission.

B. The roles and functions of the Historical Commission with respect to Historic Resource protection under the provisions of this Chapter shall be as stated in this Article.

155-198. Demolition permits/applications.

A. Any application for a building permit for demolition of a Historic Resource received by the Zoning Officer must comply with the procedures and requirements of this section, as applicable. The Applicant shall submit five

(5) paper copies and an electronic submission of all documents for a building permit for demolition of a Historic Resource.

B. Building permit for demolition. No Historic Resource shall be demolished unless a permit for demolition has been issued by the Zoning Officer in accordance with the following procedures:

(1) In addition to any other applicable requirements of this Chapter and other ordinances of the Township, an applicant seeking a permit to demolish an Historic Resource shall provide a written report containing, but not limited to, the following information:

(a) Owner of record.

(b) Significance of resource on the Historic Resources Map.

(c) If more than one structure is located on the property, the specific structure for which the permit is being sought.

(d) Site plan showing all buildings and structures on the property.

(e) Recent interior and exterior photographs of the Historic Resources proposed for demolition.

(f) Reasons for the demolition.

(g) A report by a certified structural engineer and a historic preservation professional that meets professional qualifications as prescribed in the Secretary of the Interior's Standards for Qualified Preservation Professionals (https://www.nps.gov/articles/sec-standards-prof-quals.htm) describing the structural condition of the structure proposed to be demolished.

(h) Proposed disposition or reuse of materials.

(i) Timeline for implementation of proposed use of the property following demolition.

(j) Specific information regarding the proposed use of the property and if the proposed use is allowed by right or if it would require variances, special exceptions, or re-zoning.

(k) Date of purchase and ownership history of the Historic Resource.

(l) Assessed value of the land and improvements thereon.

(m) Form of ownership or operation of the property, whether sole proprietorship, for-profit or nonprofit corporation, limited partnership, joint venture, or other.

(n) Documentation of all efforts to sell the Historic Resource in the preceding three years.

(o) Purchase price.

(p) Property appraisal prepared by a licensed appraiser with experience in appraising properties with historic resources.

(2) The Applicant shall be required to submit proof of notification of its intent to demolish a Historic Resource to all adjacent property owners by certified mail. The property where the Historic Resource is located must also be posted by the Township with a notice of the application for demolition. The notice shall state the time and place for when the Historic Commission and/or Board of Commissioners shall consider the application.

(3) The applicant shall provide written documentation of an analysis of the following factors which shows, by a preponderance of the evidence, that:

(a) The demolition of the Historic Resource in question will not adversely affect the historic significance or architectural integrity of abutting Historic Resources or the historic character of the neighborhood or community.

(b) If the demolition does not result in the complete removal of the Historic Resource, it will minimize adverse effects on the architectural and structural integrity and the overall historic appearance of the resulting structure.

(c) It is not feasible to continue the current use.

(d) Other uses permitted within the underlying zoning district, whether permitted by right, by special exception, or by conditional use, have been denied or are not feasible due to constraints on the Historic Resource proposed to be demolished.

(e) Applicant shall submit proof of what opportunities or options for adaptive reuse have been explored to support any and all claims that adaptive use opportunities do not exist due to constraints related to the Historic Resource proposed to be demolished or the property on which it is located.

(f) The proposed new use of the property, including any new building or structure, will not adversely affect the historic character or architectural integrity of abutting properties with Historic Resources, the neighborhood, or the community.

(g) The permitted uses and adaptive use potential of the Historic Resource proposed to be demolished do not provide a reasonable rate of return based on a reasonable initial investment; and

(h) The applicant has not contributed to the existing conditions, either through neglect or prior renovation, conversion, alteration, or similar physical action.

(4) A building permit for demolition for any proposed demolition of any Historic Resource shall not be issued prior to issuance of any necessary zoning approvals.

C. Application Review Procedure.

(1) Applicants are required to attend an informal pre-application meeting with the Historical Commission to discuss required documentation and possible alternatives before the expense of putting together a formal application.

(2) A member of the Historical Commission shall be invited to attend a pre-application meeting between the Applicant and Township. Upon receipt of an application for a building permit for demolition, the Township shall forward the application to the Chair and Secretary of the Historical Commission who shall review the application pursuant to the requirements of this section to determine whether it is complete. If there are any discrepancies or omitted documents, the Secretary of the Caln Township Historic Commission will

inform the Zoning Officer or his/her designee who will contact the Applicant to complete and gather the necessary documentation. Upon the completion and submission of all documents by the Applicant, the application will be placed on the agenda for consideration and review at the next available regularly scheduled meeting of the Caln Township Historical Commission; provided that such meeting is at least two weeks from the date of the complete submission. If the meeting is less than two weeks away, the application will be considered at the subsequent Historic Commission meeting.

(3) Notification to Applicant of the Caln Township Historical Commission Review. Upon forwarding the completed application to the Caln Township Historical Commission for its review and recommendation, the Zoning Officer or his/her designee shall mail or email a written notice to the Applicant and the Caln Township Board of Commissioners, stating the time and place of the Caln Township Historical Commission's meeting at which the application for a building permit for demolition will be considered.

D. Criteria for Deliberation.

(1) In determining the recommendations to be presented to the Board of Commissioners concerning the issuance of a building permit for demolition for any Historic Resource, the Historical Commission shall refer to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as contained in this article; shall consider the historical, architectural, or archaeological significance of the Historic Resource to the Township, county, state, or nation; and shall weigh all relevant factors in favor of or against the demolition pursuant to and congruent with the objectives of this article. In reviewing the application and determining its recommendations, the Historical Commission shall also take into account:

(a) The effect of demolition on the historical and architectural significance and architectural integrity of abutting Historic Resources.

(b) Economic feasibility of adaptively reusing the resource proposed for demolition.

(c) Alternatives to demolition of the Historic Resource.

(d) Potential public safety issues posed by the current condition of the Historic Resource.

(e) Information about the history of maintenance on the property as a part of demolition by neglect

E. Time for recommendation.

The Historical Commission shall make its recommendation to the Board of Commissioners within 90 days of receipt of the complete application for demolition unless the applicant agrees to a longer period of time. The Historical Commission shall render its recommendations in a written report to the Board of Commissioners to approve or deny an application for demolition of a Historic Resource under its review within 30-days after its recommendation is made. The Historic Commission may elect to defer its decision in order to provide adequate opportunity for historic documentation of the resource (as set forth in Subsection F, below); preparation of a financial analysis (as set forth in Subsection G, below); and/or special called meeting with the applicant on alternatives to demolition. The Historic Commission shall be authorized to defer its recommendation a maximum of 120 days from the date of receipt of a complete application.

F. Documentation. Prior to the recommendation on the issuance of any building permit for demolition, the Historical Commission may require the applicant to provide documentation of the Historic Resource proposed for demolition. Such documentation may include, as available, historical data, surveys, and other data provided by local, state, and federal historic preservation organizations and agencies; photographs; floor plans; measured drawings; archaeological surveys; and any other comparable form of documentation stipulated by the Commission.

G. Consultation. Where the Historical Commission, Board of Commissioners, or Zoning Officer, in the course of administering this article, requires consultation from a professional with expertise in historic preservation, or from any other professional consultant it deems necessary and appropriate, the professional should meet the most recent professional qualification standards set by the National Park Service, and the reasonable costs of the consultant, as established by a fee resolution adopted by the Board of Commissioners, shall be charged to the applicant. Prior to incurring any costs for a professional consultant, the Township shall determine the estimated costs for such services and shall require the applicant to deposit funds in that amount into an escrow account. Upon completion of the consultant services, any unexpended balance in such account shall be reimbursed to the applicant.

H. Financial analysis. In its review of an application to demolish any Historic Resource, the Historical Commission may require the applicant to prepare a financial analysis. Such financial analysis should include the following information, as applicable and available:

(1) Purchase price.

(2) Description of the relationship, if any, whether business or familial, between the owner and the person from whom the property was purchased.

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

(4) Bona fide offers to sell or rent the property, the price asked, and offers received, if any; and

(5) The consideration by the owner as to economically feasible, adaptive reuse 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 organizations or agencies, including density bonuses and automatic conditional approvals for resources on the official map.

I. Contents of written report.

(1) The written report to the Board of Commissioners concerning the Historical Commission's recommendations on the issuance of a building permit for demolition shall set out findings of fact, which shall include but need not be limited to the following matters:

(a) The exact location of the Historic Resource that is proposed for demolition.

(b) A list of other Historic Resources on the property and within 225 feet of any boundary of the subject property.

(c) The anticipated effect of the proposed demolition upon the general historic, archaeological, and architectural character, including the cultural landscape, of Caln Township.

(d) Recommendations by the Historical Commission as to the issuance of the building permit for demolition.

J. Notification to applicant. The Zoning Officer or his/her designee shall provide the Applicant with a copy of the written report from the Historical Commission, as provided for in this section.

K. Action by the Board of Commissioners.

(1) Upon receiving a recommendation from the Historical Commission, the Board of Commissioners shall schedule the application to be an agenda item on the next available Board of Commissioners' public meeting. The Zoning Officer or his/her designee shall mail or email a written notice to the Applicant stating the time and place of the Board of Commissioners' meeting at which the application for a building permit for demolition will be considered.

(2) The Board of Commissioners shall consider the Historical Commission's recommendation, all information and documents provided by the

applicant and the criteria in Sections VI.4.A and V1.6.D when considering if a building permit for demolition should be issued.

(3) Where the Historical Commission's recommended approval of a building permit for demolition includes conditions that have been discussed with the applicant during the Historical Commission's review of the application, the Board of Commissioners may, at its discretion, propose any or all of the Historical Commission's recommended conditions to which the issuance of the building permit for demolition would be subject.

(4) Recommended disapproval of an application by the Historical Commission. If the Historical Commission recommends that a building permit for demolition should not be issued, it may, as it deems appropriate, indicate to the Board of Commissioners and the Applicant an alternative(s) to the proposed demolition which would protect the distinctive historical character of the Historic Resource and the architectural or archaeological integrity of the Historic Resource.

155-199_. Demolition by neglect.

A. The owner of any structure designated as a Historic Resource shall not permit such building or structure to fall into a state of disrepair which may result in the deterioration of any facade or exterior appurtenance or architectural feature so as to produce or tend to produce, a detrimental effect on the historic character or structural integrity of the resource.

B. Any building or structure designated as a Historic Resource shall be secured to prevent vandalism, and preserved against decay and deterioration by being kept free from the following structural defects by the owner and any other person or persons who may have legal custody and control of such building or structure:

(1) Deteriorated or inadequate foundation which jeopardizes its structural integrity.

(2) Defective or deteriorated floor supports or any structural members which in the professional opinion of an engineer with experience working with historic structures are deemed to be of insufficient size to carry imposed loads with safety, thereby jeopardizing its structural integrity.

(3) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration which jeopardizes its structural integrity.

(4) Structural members of ceilings and roofs, or other horizontal structural members that have excessive sagging, split, or buckle due to defective materials or deterioration or are of insufficient size to carry imposed loads with safety, thereby jeopardizing its structural integrity.

(5) Exterior chimneys that list, bulge, or settle due to defective material or deterioration or are of insufficient size or strength to carry imposed loads with safety, thereby jeopardizing its structural integrity.

(6) Lack of weather protection, including in particular a lack of effective waterproofing, that jeopardizes the structural integrity of the walls, roofs, or foundation.

(7) Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

C. Demolition by neglect shall constitute a violation of this Chapter. The Zoning Officer shall have the power to institute any proceedings at law or in equity, as provided under the terms of this Chapter, necessary for the enforcement of this section.

D. Applicability to subdivision and land development applications.

(1) An applicant for subdivision or land development approval must stabilize any Historic Resource located on the subject tract that meets one or more of the criteria for demolition by neglect, as prescribed above.

(2) As part of this stabilization requirement, a maintenance plan shall be prepared that sets periodic inspection requirements to identify deterioration concerns and how those concerns will be addressed. The plan shall be reviewed and shall be undertaken only when approved by the Township Building Inspector. Improper maintenance will be addressed as prescribed in this Section and this Chapter.

(3) The Township Zoning Officer will notify the applicant where stabilization of the Historic Resource will be required and, if so, the factors to be addressed in the required maintenance plan. Where stabilization is required, it shall be completed by the applicant and inspected and approved by the Township Building Inspector within six months of the date of notification from the Zoning Officer. No earth-moving activity may commence, and no building permit shall be issued until the required stabilization actions have been taken and approved by the Township.

155-200. Review of certain applications by the Historic Commission.

Where any part of the exterior wall, surface, or boundary of a Historic Resource is located within 225 feet of the proposed location of any exterior wall or surface of a new building or structure greater than 1,000 square feet in area (excluding decks), the owner/applicant shall submit an application to the Historic Commission for review and recommendation of the new structure. The Historical Commission, or designated members thereof, may conduct a site visit with the applicant to identify the location of the prospective new construction in relation to the

Historic Resource, the extent of potential negative impacts, and possible alterations or modifications to the proposal. The Historic Commission may make recommendations as to how to mitigate the impact of the proposed new structure on identified Historic Resources, including: design Alternatives, buffering, landscaping, or conservation of existing vegetation.

155-201 . Additional use opportunities.

A. In addition to the uses permitted by the underlying zoning district, properties designated as Historic Resources are eligible for certain additional uses, in accordance with the terms of this Section and all other applicable provisions of this Chapter. Such additional uses are permitted only when approved by the Board of Commissioners in accordance with the terms of this Section and the provisions of this Chapter, and only where the Board of Commissioners determines that the Historic Resource in which the additional use is proposed will be appropriately preserved and all other applicable terms of this Section will be met.

B. Uses permitted as additional use opportunities: Home occupation; professional or business office; cultural studio; bed-and-breakfast; museum; retail business establishment; restaurant; municipal use; personal service establishment; multi-family dwellings.

C. Criteria for approval. In hearing all requests for approval under the provisions of this Section, the Board of Commissioners shall review each of the following criteria as they apply to the application.

(1) All additions, enlargements, rehabilitations, and alterations to a Historic Resource shall be in compliance with the standards contained.

(2) The proposed additional use shall not alter the exterior character of the structure.

(3) The proposed additional use shall not alter, or present the potential for deleterious impact on, the character of the neighborhood. The Board must be satisfied that the proposed additional use will not create significant negative off-site impacts resulting from parking, traffic volume or flow, signage, lighting, noise, glare, or impervious surface.

(4) The proposed use or activity shall be consistent with the purposes of this Section and this Chapter.

(5) The proposed use shall not injure or detract from the use or enjoyment of adjoining or nearby properties.

(6) Adequate utilities must be available to serve the proposed use. When public utilities are available, they shall be utilized.

(7) Where necessary to provide for the efficient use or reuse of a Historic Resource, the applicant may request the approval of modification of applicable area and bulk regulations, subject to the applicant providing proof of the standards in this chapter.

(8) The Board, at its sole discretion, shall evaluate whether the proposed additional use represents an effective means of protecting the integrity of the Historic Resource in which the use will be located.

(9) Any and all approved additional uses are only permitted so long as the Historic Resource continues to be preserved.

(10) All approved additional uses are permitted so long as the Historic Resource remains in use, and if it should fall into disuse the permit for the additional use shall expire.

155-202. Modification to area and bulk regulations.

A. Zoning Hearing Board. The Zoning Hearing Board, through the grant of a special exception, may approve requested modifications to the otherwise applicable lot size, lot dimension, yard requirements, or parking requirements for plans affecting Historic Resources, in accordance with the criteria set forth in this Chapter and provided the following additional criteria are met:

(1) The granting of the special exception is deemed by the Zoning Hearing Board to be necessary to the preservation of a Historic Resource.

(2) The granting of the special exception is deemed by the Zoning Hearing Board to have minimal detrimental effect on abutting properties.

(3) Any plans for the rehabilitation or alteration of the exterior of a Historic Resource shown on the application for special exception must be in substantial compliance with the standards contained in this chapter.

B. Caln Township Historical Commission.

(1) The Commission shall review the request for special exception and evaluate whether the proposed modifications are necessary to the preservation of the Historic Resource. Where applicable, the Commission also shall review any construction plans under the terms of the following for their compliance with the standards in this chapter:

(a) Section 155-___ regarding a rehabilitation or alteration; or

(b) Section 155-___ regarding signs.

(2) Recommendations shall be transmitted in the form of a written report to the Zoning Hearing Board and shall indicate what specific changes in the plans would bring them into substantial compliance with the standards.

155-203 . Review of proposed rehabilitations or alterations.

A. Building permit. No building permit for the rehabilitation or alteration of the exterior of a Historic Resource shall be issued by the Building Code Official prior to review and comment on the application by the Caln Township Historical Commission, in accordance with the terms of this section.

B. Application review procedure. Upon receipt of an application for a building permit, the Building Code Official shall review said application and forward to the Caln Township Historic Commission. Upon the completion and submission of all documents by the Applicant, the application will be placed on the agenda for consideration and review at the next regularly scheduled meeting of the Caln Township Historical Commission; provided that such meeting is at least two weeks from the date of the complete submission. If the meeting is less than two weeks away, the application will be considered at the subsequent Historic Commission meeting. Upon forwarding the completed application to the Caln Township Historical Commission for its review and recommendation, the Building Code Official or their designee shall mail or email a written notice to the Applicant and the Caln Township Board of Commissioners, stating the time and place of the Caln Township Historical Commission's meeting at which the application for a building permit will be considered.

C. Review by Historical Commission. The Historical Commission shall review the application and make a written recommendation to the Building Code Official as to whether the proposed rehabilitation or alteration of the exterior of a Historic Resource is consistent with the Standards for Rehabilitation as adopted in this chapter.

D. Issuance of building permit. Upon receipt of a written report from the Historical Commission indicating that the plans are in substantial compliance with the Standards for Rehabilitation, and provided that the plans satisfy all other requirements of the Township, the Building Code Official shall issue the building permit.

E. Report of Detrimental Effect. If the Caln Township Historical Commission's report indicates that the plans are not in substantial compliance with the Standards for Rehabilitation, the applicant shall consider recommendations from the Caln Township Historical Commission for how the application may be revised to meet such standards. The applicant shall consider such recommendations and make appropriate modifications.

155-204 . Standards for rehabilitation.

A. Standards for rehabilitation. Any proposed rehabilitation or alteration of the exterior of a historic resource *should be in substantial compliance with the Secretary of the Interior's currently adopted Standards for Rehabilitation, as* revised. At the time of enactment of this Article, those standards were as follows:

(1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided whenever possible.

(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

B. Plan consistency. Determination of the consistency of the plan with these standards shall be made by written report of the Caln Township Historical Commission, using the Secretary's Guidelines for Rehabilitating Historic Buildings, as revised, to apply the standards to each project.

155-205 . Signs

A. Design Guidelines. Signs are necessary to allow adaptive reuse of historic buildings, as well as for promoting historical tourism. However certain design standards are necessary to protect the historic nature of a resource and/or district:

(1) Signs to be located on or within 225 feet of the exterior walls of a Historic Resource, and/or within a designated Historic District shall be designed to complement and reflect the aesthetic of the Historic Resource, surrounding Historic Resources, or historic district.

(2) Signs projecting light to be located on or within 225 feet of the exterior walls of a Historic Resource, or within a designated Historic District shall be focused “inward and down” rather than “up and out”.

(3) Signs to be located on or within 225 feet of the exterior walls of a Historic Resource, or within a designated Historic District shall not utilize any of the following elements: Intermittent, Flashing, Scrolling, or Animation.

(4) Permits. No permit for a sign to be located on or within 225 feet of the exterior walls of a designated Historic Resource shall be issued by the Zoning Officer prior to the review of and comment on the application by the Caln Township Historical Commission and Board of Commissioners, in accordance with the terms of this section.

(5) Installation must not damage or require removal of historic materials and must be done in a manner such that signs can be removed without harm to the masonry or architectural detailing.

(6) The Historical Commission shall ensure that the proposed sign is appropriate compared to the style, period, type, size, and scale of the resource and/or district for which it is proposed.

(7) Permit Requirements: All applications for a sign permit must contain the following information:

(a) A current color photograph of the property.

(b) An illustration of the building façade showing the proposed sign.

(c) A scaled drawing showing the sign itself and including the size, materials, colors, lighting, lettering, and method of attachment. Material samples may be required.

(d) For ground signs, a site plan indicating the location of the sign.

(e) The type of proposed illumination.

B. Application review procedure. Upon receipt of an application for a sign permit, the Zoning Officer shall review said application and shall forward a completed application for a sign permit, together with the documents and specifications filed by the applicant, to the Caln Township Historical Commission for its review and comment.

C. The review shall take into consideration the potential impact of the sign on properties that contain historic resources as well the potential impact to surrounding Historic Resources

D. Time frame for Historical Commission recommendation. The Historical Commission shall render its recommendations, in a written report to the Board of Commissioners, to approve or deny an application for a sign permit within 30 days following the meeting at which it acts on the application, or prior to the expiration of any extended review period as established under the terms of this chapter.

Board of Commissioners Review of Sign Permit. The Board of Commissioners shall consider the report and recommendations of the Historical Commission in acting on the permit application. The Board of Commissioners shall take into consideration the potential impact of the sign on properties that contain Historic Resources as well the potential impact to surrounding Historic Resources. The Board of Commissioners may, at their discretion, approve or deny the application for the sign permit.

155-206 . Enforcement; violations and penalties.

A. The unlawful demolition, rehabilitation, or alteration of a Historic Resource, or any new construction on or within the regulated proximity to a property containing a Historic Resource, in violation of the provisions of this article or other applicable provisions of this chapter or the order or direction made pursuant thereto, shall constitute a violation of this chapter. In any such instance, the enforcement and penalty provisions of this chapter shall be instituted.

B. In the event any person demolishes a Historic Resource or rehabilitates or alters a Historic Resource in violation of the provisions of this article or in violation of any conditions or requirements specified in a permit issued under the terms of this Article, the Board of Commissioners may institute any proceeding, at law or in equity, necessary to enforce the provisions of this article, which may include, but need not be limited to, requesting that the court compel the reconstruction and/or restoration of the Historic Resource to its condition and appearance as existed immediately 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 or regulation.

C. The Zoning Hearing Board may, as a condition of approval of any special exception, and the Board of Commissioners may, as a condition of approval of any conditional use application or subdivision or land development application involving any property which, at the date of enactment of this article, was occupied by a historic resource(s) that subsequently was demolished, rehabilitated, or altered in violation of this article, impose a condition requiring the satisfactory reconstruction or restoration of any such Historic Resource(s).

Street #	Street Name	Date / Circa	Resource Name	AKA	Criteria	Notes
253	Municipal Drive	1837	HEXAGONAL SCHOOLHOUSE	THE PIM'S ONE ROOM SCHOOL	Education	Official Township Symbol
900	Caln Meetinghouse Road	1726	OLD CALN MEETINGHOUSE			
	Brooks Lane and Foundry Street	1943	CARVER COURT	FOUNDRY ST DEFENSE HOUSING PROJECT		
1400	Blackhorse Hill Road	1720	US VETERAN'S HOSPITAL	COATESVLLE VETERANS HOSPITAL		
3401	Kings Highway	1767	SPACKMAN-DAVIS FARM		AGRICULTURE - PATHWAY TO FREEDOM	
130	S. Lloyd Ave	1735	GLEN ISLE	THE SHIP INN	AGRICULTURE - PATHWAY TO FREEDOM	
2009	E. Kings Hwy	1847	Gravner & Hannah Marsh House		AGRICULTURE - PATHWAY TO FREEDOM	
207	Reeceville Rd.	1735	VICKERS – TAYLOR HOUSE	Thomas Vickers House	AGRICULTURE - PATHWAY TO FREEDOM	
2620	E. King's Hwy	1809	PIM-FELLENBAUM HOUSE		AGRICULTURE - PATHWAY TO FREEDOM	
324	Barley Sheaf Rd	?	BAKER FARM	Wheat Sheaf Tavern	AGRICULTURE - PATHWAY TO FREEDOM - TAVERNS & INNS	Only the springhouse remains
5030	Horseshoe Pike	1744	LLOYD FARM	ZOOK FARM / VALLEY BROOK FARM	AGRICULTURE - PATHWAY TO FREEDOM	
5030	Horseshoe Pike	1757	THE LLOYD MANOR HOUSE		AGRICULTURE - PATHWAY TO FREEDOM	
4215	Lincoln Highway	Early 18th	UNKNOWN FARM			
203	S. Caln Road	1884	WILLIAMSON-DUNLOP FARM	Kerns-Dunlop House	AGRICULTURE - PATHWAY TO FREEDOM	
930	Bondsville Road	1721	EDGES MILL		AGRICULTURE - MILLING	Edges Mill Historic District
931	Bondsville Road	1715	MENDENHALL-VALENTINE-EDGE HOUSE		AGRICULTURE - MILLING	Edges Mill Historic District
4019	Edges Mill Road	1762	BLACKSMITH SHOP	SARKISSIAN HOUSE	AGRICULTURE - MILLING	Edges Mill Historic District
4020	Edges Mill Road	1762	TRI CORNER FARM	BLACKSMITH'S HOUSE / ROBERT VALENTINE II HOUSE	AGRICULTURE - MILLING	Edges Mill Historic District
4002	Edges Mill Road	1852	JACOB V. EDGE HOUSE		AGRICULTURE - MILLING	Edges Mill Historic District
890	Bondsville Road	18th	EDGE PROPERT HOUSE	THE BANK HOUSE	AGRICULTURE - MILLING	Edges Mill Historic District
4001	Edges Mill Road	1916	EDGES MILL BRIDGE		AGRICULTURE - MILLING	Edges Mill Historic District
4701	Edges Mill Road	1784	HOOPES-BOUGH FARM	EDGES MILL BED & BREAKFAST HOOPES CURRYING SHOP PERRY	AGRICULTURE - MILLING	
4809	Horseshoe Pike	1758	THE TOLLKEEPERS HOUSE	DOUGHERTY - ENSMENGER HOUSE	TRANSPORTATION, TAVERNS, & INNS	
4207	E. Lincoln Hwy	1850	LINCOLN HIGHWAY TOLL GATE		TRANSPORTATION, TAVERNS, & INNS	
3461	Lincoln Highway	1938	THORN TOWER	The Thorndale Position Light		
4120	Lincoln Highway	1797	THE GALLAGHERVILLE INN	SIGN OF THE WAGON - WAGGON TAVERN - Gallaghers	TRANSPORTATION, TAVERNS, & INNS	First Tavern on Lincoln Highway
6	Reeceville Road	1802	THE BLACK HORSE INN	The Black Horse Tavern	TRANSPORTATION, TAVERNS, & INNS	
300	North Bailey Road	1765	INGLESIDE MANOR	JAMES BUCHCHAN HOUSE	TRANSPORTATION, TAVERNS, & INNS	
828	Barley Sheaf Road	18th	THE WILDCAT INN	UMSTEAD-SHEARER HOUSE	TRANSPORTATION, TAVERNS, & INNS	
1350	Bondsville Road	1844	Kings Hwy Inn	Bacon's Tavern - Beaver Creek Tavern	TRANSPORTATION, TAVERNS, & INNS	
430	Bondsville Road	Early 19th	Dutch Cupboard	Dutch Arms - THORNDALE INN	TRANSPORTATION, TAVERNS, & INNS	
4601	W. Lincoln Hwy	1816	JOHN EDGE HOUSE	Brandywine VFW	AGRICULTURE - TRANSPORTATION, TAVERNS,	
2637	Kings Highway	1844	MICHENER - PLUMLEY HOUSE	DOUGHERTY HOUSE	Education	
3401	Kings Highway	1840	SPACKMAN FARM ONE ROOM SCHOOL		Education	
3622	Kings Hwy	1863	Chestnut Dell School		Education	
3624	Kings Hwy	1863	Chestnut Dell School		Education	
4505	Edges Mill Road	1862	APPLETON BLUFF SCHOOL		Education	One Room Schoolhouse
1798	Black Horse Hill Rd	1864	Chestnut Grove School		Education	One Room Schoolhouse
3609	Lincoln Highway	1928	OLD CALN CONSOLIDATED SCHOOL		Education	

Street #	Street Name	Date / Circa	Resource Name	AKA	Criteria	Notes
407	Lloyd Avenue	1970	Mary Louise Lloyd House	Copeland Run School	Education	
3201	E. Lincoln Hwy	1811	GARDNER-BEALE HOUSE		Pathway to Freedom	CASH Campus
3503	East Lincoln Highway	1930	THORNDALE UNITED METHODIST CHURCH			
505	North Caln Road	1779	ISAAC COATES HOUSE		Significant Persons	
3201	E. Kings Hwy	1833	SPACKMAN FARM TENANT HOUSE		Significant Persons	
3211	Edge Lane	1841	PIM-EDGE HOUSE	GREENWOOD MANOR - JOSEPH EDGE HOUSE	Significant Persons	Original Site of Hexagonal School
1012	Caln Meetinghouse Road	1846	GRANGER FARM		Significant Persons	Pike, Miller, Mendenhall, Pim, Stalker, Coates &
360	Seltzer Ave	1728	SELTZER FARM	Seltzer Homestead	Significant Persons	Atkins - Settler
3605	Homestead Lane	1725	PIM-UHLER FARM	Corey Farm	Significant Persons	Pim - Buchanan
1501	E. Kings Hwy	1749	TOOMEY FARM		Significant Persons	1500 is in E. Brandywine
3511	Humpton Road	1793	SPRINGHOUSE HILL	HICKMAN'S SPRINGHOUSE HILL	Significant Persons	Valentine - Mendenhall - Pim - Humpton
3328	Hazelwood Avenue	1835	PRICE'S LAWN		Significant Persons	Mendenhall - Bailey - Price
1501	Fisherville Road	1750	ROBERT PYLE FARM	Bailey-Pyle House	Significant Persons	Mendenhall - Bailey
1114	Osborne Road	1791	BRAESIDE	SCARFO HOUSE	Significant Persons	Mendenhall - Reid
203	S. Caln Road	1884	WILLIAMSON-DUNLAP FARM	Kerns-Dunlap House	Pathway to Freedom	
2305	E. Kings Hwy	1799	IRWIN MORSE HOUSE	John Foreman	AGRICULTURE - CRAFTS	Chairmaker
1309	N Bailey Road	1785	STONE HOUSE	Spackman-Callahan House	Significant Persons	Isaac II
1101	Bondsville Road	1883	VALENTINE HOUSE		Significant Persons	Mendenhall - Guie
2909	Fisherville Road	1710	THE MENDENHALL HOUSE	Log Cabin	Significant Persons	Stalker - Downing - Guie
700	W. Bondsville Road	1739	JAMES MENDENHALL HOUSE		Significant Persons	
4413	Edges Mill Road	1924	HOOPES TENANT HOUSE		Significant Persons	
201	Embreeville Road	1850	NELMS MANSION	Bailey House/Pim Family Farm	Industry & Steel	Thorndale Iron Works
350	Thorndale-Marshallton Road	1811	G.O. CARLSON HOUSE	Louanna Springs	Industry & Steel	"The Thorndale Gold Rush"
1504-1512	Bondsville Road	1859	MILES OF MILLS	The DYE WORKS / BEDBUG ROW	Industry & Steel	
400	N. Lloyd Avenue	1919	GARDNERS BRIDGE	LLOYD AVENUE BRIDGE/COUNTY BRIDGE 286	TRANSPORTATION, TAVERNS, & INNS	Stone bridge older than Edges Mill Bridge
401	N. Lloyd Avenue	1924	BEAVER CREEK PUMPHOUSE	LLOYD BRIDGE PUMPHOUSE	AGRICULTURE - INNOVATION	Land owned by Caln, building owned by
1002	Bondsville Road	1848	JAMES GUIE HOUSE	Eagle Paper Mill	Industry & Steel	

3951	Lincoln Highway	19th	LYNDHURST FARM	THE ELECTRIC FARM	Agriculture - Innovation	first farm in Pennsylvania to be operated by electricity
3205	Lincoln Highway	1956	Ingleside Diner	Zinn Diner	Commerce - Innovation	Built by the Fodero Dining Car Co., rail dining car manufacturer
4	N Caln Road	1867	Hatfield Tea Room		Significant Persons	isaac Coates. Now Duncan Donuts
?	Granger Lane	1840	McGuigan House		Significant Persons	Swayne - Menedenhall
?	Caln Meetinghouse Road	1790	Seltzer-Woodruff Farm		Significant Persons	Now Kings Grant Development