

**LOWER MORELAND TOWNSHIP
APPLICATION FOR REVIEW
HISTORICAL ARCHITECTURAL REVIEW BOARD**

DATE _____

NAME OF APPLICANT _____

ADDRESS _____

CITY/STATE/ZIP CODE _____

HOME PHONE # _____ CELL # _____

OWNER () TENANT () CONTRACTOR ()

OWNER'S INFORMATION IF NOT THE SAME AS APPLICANT

NAME _____

ADDRESS _____

CITY/STATE/ZIP _____

HOME PHONE # _____ CELL # _____

ADDRESS OF SUBJECT PROPERTY _____

INTENDED USE OF PROPERTY _____

REVIEW REQUESTED

- | | |
|---|---|
| <input type="checkbox"/> Alterations and/or Restoration | <input type="checkbox"/> Addition/Renovations |
| <input type="checkbox"/> New Building | <input type="checkbox"/> Land Disturbance/Grading |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> New/Replacement Sign |
| <input type="checkbox"/> Land Development/Subdivision | <input type="checkbox"/> Exterior Finishes & Millwork |

NOTE: The attached standards shall be applied taking into consideration the economic and technical feasibility of each project; in the final analysis, however, to be certified, the rehabilitation project must be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. Please keep the standards page for future reference.

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

PLAN SUBMISSION REQUIREMENTS

All applications for review shall include the submission of three (3) sets of plans meeting the following minimum requirements:

New buildings, Additions, Alterations, Renovations, Restoration and Demolition:

Lower Moreland Township has adopted the Pennsylvania Uniform Construction Code as the Building Code of Lower Moreland Township. Plan requirements for *construction documents* are contained in the “**Building Permit Document Submission Requirements**” form and are available at the Township Receptionist’s desk.

Land Development:

Land Development plans shall meet the requirements of the Lower Moreland Township Subdivision and Land Development Ordinance, §180-21 “Standards for Preliminary Plan”, being the plan of review by the Board of Commissioners.

Land Disturbance/Grading:

Work which includes the addition of new impervious coverage or the moving, cutting, or filling of earth, as defined by the Lower Moreland Township Stormwater Management Ordinance, shall require permitting. Plan requirements for Land Disturbance or Grading work shall meet the requirements listed in the **Land Disturbance & Grading** permit applications. Submissions must include all engineering review and approvals and other regulatory agency approvals.

Signs:

1. Scale drawing showing design features, sign dimensions and height above grade. *The submission of a surveyed plan, prepared by a Licensed Pennsylvania Land Surveyor may be required at the discretion of the Code Official.*
2. Materials to be used.
3. Colors.
4. Scaled plot plan showing placement of sign on property including dimensional setbacks from property, street, and right-of-way lines.
5. Fasteners and supports for all or hanging signs.
6. Photographs (not required but recommended).

APPLICANT’S SIGNATURE

DATE

FINDINGS OF THE BOARD

	Approved	Approved With Conditions	Not Approved
Luis V. Rivera	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paul J. Stahl Jr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert D. Schadegg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Louis R. Ranieri	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred T. Inacker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carol J. Terry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Richard Schramm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Consultant			
Lucy Strackhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Secretary of the Interior's Standards for Rehabilitation

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 when 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 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 historic, 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.

Source: U.S. Department of the Interior, Heritage Conservation and Recreation Service, "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings," January 1981.

National Register Criteria for Significance and Integrity

Significance The following criteria are used to determine whether a building or site is significant to American history, architecture, archaeology, and culture.

The quality of significance is present in districts and structures that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

Integrity In addition to historical significance, a property must possess integrity. Integrity refers to the physical characteristics of the building which were present during its historic or prehistoric period. Whether or not a building has retained its integrity depends on how much the property has been altered over time. If the property has retained the essential features which convey the significance of the building's past identity or character, then it has retained its integrity. This does not mean that the building must have all of its original features. However, it must have enough of these features to preserve and convey the historical significance of the property.

Please keep this page for future reference.