

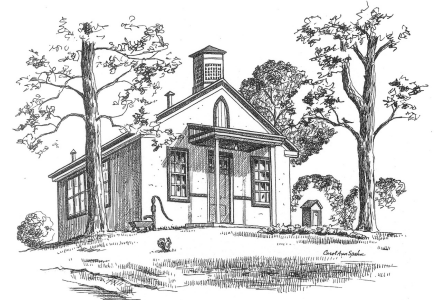
John Cadwalader House

Uwchlan Township Historical Commission

Headquarters: Cadwalader House

610-280-9522

uthc@uwchlan.com



Edith P. Moore School House

APPLICATION GUIDELINES FOR HISTORIC RESOURCE REVIEW

NOTE: This application is to be used as a guide when reviewing the Uwchlan Township Historic Preservation Ordinance Section 612 of Chapter 265, Article 6 of the Uwchlan Township Zoning Ordinance, when an historic resource is proposed to be altered whether it is for residential, subdivision and/or land development or other purposes. This application is not all inclusive and other Chapters of the Uwchlan Township Ordinances may apply and need to be reviewed. Attached are copies of the Uwchlan Township Historic Preservation Ordinance Ch. 265, Art. 6, Section 612 and the Historic Resource List. Also, please check the Uwchlan Township web site at <http://www.uwchlan.com> for any revisions or pending ordinance changes. A copy of the Historic Resources Map is also available online and available at Uwchlan Township at 715 North Ship Road, Exton, PA 19341-1940. If you have any questions about your project you may contact the Township at 610-363-9450 and you will be directed to the appropriate Uwchlan Township Department.

COMPLETE THE FOLOWING PARTS FOR REVIEW BY THE UWCHLAN TOWNSHIP HISTORIC COMMISSION (per §612.4.b(6) & §612.4.b (7))

PART 1a - Please provide the following property information:

Legal and Equitable Property Owner(s) Name (per §612.4.b (4)(a)): _____

Property Address: _____

Property Owners Phone Number(s): _____

Tax Parcel Number(s): _____

Historic Resource Classification(s) (per §612.4.b (4)(b)): _____

PART 1b - Please provide the following additional information, as applicable:

Applicant(s) or Acting Agent(s) Name(s): _____

Property Address: _____

Applicant(s) or Acting Agent(s) Phone Number(s): _____

Contractor(s) Name(s): _____

Property Address: _____

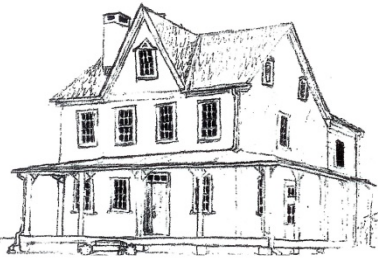
Contractor(s) Phone Number(s): _____

Consulting Engineer(s) Name(s): _____

Property Address: _____

Consulting Engineer(s) Phone Number(s): _____

Uwchlan Township Historical Commission
21 North Village Avenue, Exton, PA. 19341
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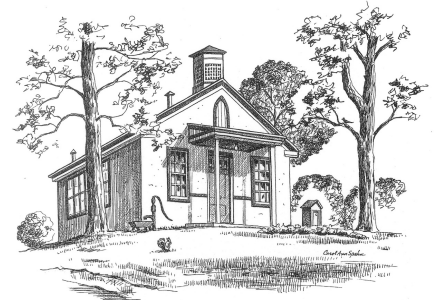
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APPLICATION GUIDELINES FOR HISTORIC RESOURCE REVIEW

PART 2 - Complete the following Checklist as applicable:

- | Yes | No | |
|------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. <input type="checkbox"/> | <input type="checkbox"/> | Reviewed Uwchlan Township Historic Preservation Ordinance Ch. 265, Art. 6, Section 612 attached. |
| 2. <input type="checkbox"/> | <input type="checkbox"/> | An application (with Uwchlan Township Zoning & Building Department) for demolition in whole or in part of an historic resource with the Township Zoning and Building Department has been made. (per §612.4 & §612.4(5)) |
| 3. <input type="checkbox"/> | <input type="checkbox"/> | A pre-application meeting is required with the Zoning Officer. Has the meeting been completed? (per §612.4.b(3)) |
| 4. <input type="checkbox"/> | <input type="checkbox"/> | Provide a measured site plan showing the locations, dimensions, use and height of all buildings and structures on the lot on which the historic resource is located in relation to lot's lines, roadways, and natural features. (per §612.4.b(4)(c)) |
| 5. <input type="checkbox"/> | <input type="checkbox"/> | Provide photographs of the historic resource proposed for demolition depicting its appearance at the time of application. Photographs of historic buildings or structures must include each exterior elevation. (per §612.4.b(4)(d)) |
| 6. <input type="checkbox"/> | <input type="checkbox"/> | Provide detailed reasons for the proposed demolition. (per §612.4.b(4)(e)) |
| 7. <input type="checkbox"/> | <input type="checkbox"/> | Provide method of proposed demolition. (per §612.4.b(4)(f)) |
| 8. <input type="checkbox"/> | <input type="checkbox"/> | Provide for any historic resource proposed for demolition its future use(s) of the site, and materials to be utilized. (per §612.4.b(4)(g)) |
| 9. <input type="checkbox"/> | <input type="checkbox"/> | Provide consideration of the potential for the presence of significant archaeological resources. (per §612.4.b(4)(h)) |
| 10. <input type="checkbox"/> | <input type="checkbox"/> | Provide explanation of the uses for the historic resource which the applicant has considered prior to, or instead of, demolition. (per §612.4.b(4)(i)) |
| 11. <input type="checkbox"/> | <input type="checkbox"/> | Provide copy of any recommendations by the Uwchlan Township Board of Supervisors. (per §612.4.b (8)) |
| 12. <input type="checkbox"/> | <input type="checkbox"/> | Provide attachments for Part 2, other approvals and any other helpful pertinent project information. |

Note: If any information is missing, or as part of the review additional information is requested, this can lead to delay(s) in a recommendation, if required by the Uwchlan Township Historical Commission.

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Chapter 265. Zoning

Article 6. Supplementary Regulations for All Districts

§ 612. Historic preservation.

612.1 Intended purposes.

- a. To promote the general welfare by protecting the integrity of the historic resources of Uwchlan Township, especially those that are federal/state-certified.
[Amended 12-9-2013 by Ord. No. 2013-06]
- b. To establish a clear process by which proposed changes affecting historic resources are reviewed by Uwchlan Township.
[Amended 12-9-2013 by Ord. No. 2013-06]
- c. To mitigate the negative effects of proposed changes on historic resources.
- d. To encourage the continued use of historic resources and facilitate their appropriate reuse.
- e. To tailor protective measures to those clearly delineated historic resources in Uwchlan worthy of preservation.
- f. To encourage the preservation of historic settings and landscapes.
- g. To discourage the unnecessary demolition of historic resources.

612.2 General provisions.

- a. Compliance. Any alteration to an historic resource shown on the current Historic Resources Map and Inventory shall occur only in full compliance with the terms of this section and other applicable regulations.
[Amended 12-9-2013 by Ord. No. 2013-06]
- b. Historic preservation overlay district.
[Amended 12-9-2013 by Ord. No. 2013-06]
 - (1) The Historic Resources Map shall be deemed an overlay on all zoning districts now or hereafter established to regulate the use of land in the Township.
 - (2) For any historic resource, the requirements and opportunities contained in this section shall supplement the otherwise applicable requirements of the underlying zoning district.
 - (3)

If, due to legislative or administrative action, judicial decision, or any other reason, this overlay district is determined to not be applicable, zoning requirements and other regulations applicable to the property in question shall be those of the underlying zoning district, without consideration of this section.

- c. Preservation of other restrictions. It is not intended by this section to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section imposes greater restrictions, the provisions of this section shall prevail.

612.3 Historic Resources Map and Inventory.

[Amended 11-10-2008 by Ord. No. 2008-04; 12-9-2013 by Ord. No. 2013-06]

- a. Adoption. The Historic Resources Map and Inventory, together with the classifications set forth in § 612.3.b and any explanatory material, is hereby adopted and incorporated by reference as part of this ordinance, together with any revisions approved in accordance with § 612.3.c. The Historic Resources Map and Inventory shall be on file in the Township administrative offices and shall be the final authority as to the designation and description of historic resources in the Township, regardless of any unofficial copies which may be made or published from time to time.^[1]

[1] *Editor's Note: The Historic Resources Map and Inventory, and the Historic Resources Inventory List, are included as attachments to this chapter.*

- b. Classifications. The Historic Resources Map and Inventory delineates the following classifications of the historic resources in Uwchlan Township, as defined below:
 - (1) Class 1: historic buildings and structures certified by the Secretary of the Interior and listed by the National Park Service (NPS) on the National Register of Historic Places (NRHP).
 - (2) Class 2 DOE-Eligible: buildings and structures (including those within the Lionville Historic District) part or all of which were built prior to 1900 and have received an approved determination of eligibility (DOE) by the NPS based upon the review and opinion of the Bureau of Historic Preservation (BHP) of the Pennsylvania Historical and Museum Commission (PHMC) and are listed as eligible for inclusion on the NRHP.
 - (3) Class 3: buildings and structures part or all of which were built prior to 1900 that are included in the Historic Resources Map and Inventory and i) which are documented on a Pennsylvania historic resource survey form and retain local, state, or national significance per National Register criteria or for their local significance or ii) which meet two or more of the criteria listed below:
 - (a) Associated with events that have made a significant contribution to the broad patterns of local, state or national history.
 - (b) Associated with the lives of persons significant in local, state or national history.
 - (c) Possess 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.
 - (d) Exhibit a high degree of original architectural integrity. This integrity should be judged in light of the architectural period best represented by the buildings and not conjecture on how the resource once appeared.

- (e) Yielded, or may be likely to yield, information important in history or prehistory.
- (f) Architecturally significant.

Please note: Though not classified, properties that contain buildings, sites, structures, and objects that are 50 to 80 years old and whose information has been recorded by the BHP but no evaluations have been conducted or completed, and are therefore listed as "undetermined," are listed and available at the Uwchlan Township Historical Commission.

- c. Revisions. The Historic Resources Map and Inventory may be revised from time to time by administrative action of the Board of Supervisors.
 - (1) In considering any revision, including additions, deletions, or changes of classification to the Historic Resources Map and Inventory, the Board may receive a written recommendation from the Uwchlan Township Historical Commission.
 - (2) The owners of any property which is the subject of any such proposed administrative action shall be given written notice by the Zoning Officer at the order of the Board of Supervisors at least 10 days prior to the public meeting where the proposed administrative action is on the agenda.
- d. Historic resources inventory list. The Township shall maintain an updated list of resources shown on the Historic Resources Map and Inventory and their respective classifications.^[2]
^[2] *Editor's Note: The Historic Resources Inventory List is included as an attachment to this chapter.*

612.4 Demolition (in whole or part) of historic resources.

[Amended 12-9-2013 by Ord. No. 2013-06]

- a. Demolition by neglect. No historic resource shall be demolished by neglect. Unoccupied structures should be tightly sealed and fenced off and the utilities turned off for safety.
- b. Demolition of historic resources by permit. The following procedure is established for the issuance of a permit for demolition of an historic resource in order to facilitate the purposes of this section and to allow for consideration of alternatives to the demolition of the historic resource by the owner of the resource:
 - (1) Demolition permit. No historic resource shall be intentionally demolished, razed, or otherwise disturbed, eradicated or destroyed, in whole or in part, unless a permit is obtained from the Zoning Officer in accordance with the procedures and requirements of this section and other applicable standards and procedures of Township ordinances and codes. Except as provided in § 612.4.b(3) hereinbelow, the Zoning Officer shall not make a decision on an application for a demolition permit for an historic resource until issuance of the recommendation of the Board of Supervisors as required by this section.
 - (2) Removal of existing significant exterior architectural features. Demolition, for purposes of the foregoing permit requirements, shall include the removal of any existing significant exterior architectural features on an historic resource if such features are identified as such on a National Register nomination or Pennsylvania historic resources survey form or so deemed by the Zoning Officer.

- (3) Preapplication meeting required. A meeting between the applicant and the Zoning Officer shall be required prior to the official submittal of a demolition permit application. The purpose of this meeting is to foster communication about the demolition proposal and possible alternatives for the resource in question. The Zoning Officer shall inspect the interior and exterior of the resource with the applicant. If the Zoning Officer determines that the resource appears to be structurally sound as a whole, the applicant shall follow the procedure set forth hereinbelow. If the Zoning Officer determines that the resource is structurally defective to a degree that the structure is in danger of collapse or is a threat to public safety, the Zoning Officer may issue the demolition permit without compliance with the procedures set forth hereinbelow.
- (4) Application requirements for the demolition, in whole or part, of historic resources. In addition to applicable requirements under the Township Building Code, any applicant seeking a permit to demolish, in whole or part, an historic resource shall provide the following with regard to that historic resource:
 - (a) Name of legal and equitable owner of record.
 - (b) Classification on Historic Resources Map and Inventory.
 - (c) Measured site plan showing the locations, dimensions, use and height of all buildings and structures on the lot on which the historic resource is located in relation to lots lines, roadways, and natural features.
 - (d) Photographs of the historic resource proposed for demolition depicting its appearance at the time of application. Photographs of historic buildings or structures must include each exterior elevation.
 - (e) Detailed reasons for the proposed demolition.
 - (f) Method of proposed demolition.
 - (g) Future uses of the site and of the materials from the historic resource proposed for demolition.
 - (h) Consideration of the potential for the presence of significant archaeological resources.
 - (i) Explanation of the uses for the historic resource which the applicant has considered prior to, or instead of, demolition.
- (5) Application. The applicant shall submit three copies of an application for a demolition permit involving an historic resource with all of the aforesaid information to the Zoning Officer. The Zoning Officer may forward the complete application to the Historical Commission for review, and to the Planning Commission for its information, but shall reject and return an incomplete application. The time periods for review and decision under this section shall not commence until the Zoning Officer notifies the applicant, in writing, that a complete application has been accepted for filing and the date of filing.
- (6) Review by Historical Commission. If the application is sent to the Historical Commission, within 30 days of receipt of the application from the Zoning Officer the Historical Commission, at a regular or special meeting, shall review the application for

demolition. The applicant shall be notified, in writing, of such meeting at least 10 days prior to its date and shall have the opportunity to present reasons for filing the application and such other relevant information as the applicant desires.

- (7) Recommendation by the Historical Commission. The Historical Commission shall, after conducting the meeting as aforesaid, make a recommendation to the applicant and the Board of Supervisors, and Zoning Officer with a copy to the Planning Commission, within 15 days of the meeting date as to whether the historic resource should be demolished as requested by the applicant or, in the alternative, as to uses for the historic resource that should be considered or other actions that could be taken by the applicant or the Board of Supervisors to promote the preservation of the historic, cultural, educational, and other values represented by the historic resource.
- (8) Board of Supervisors recommendation.
 - (a) Within 60 days of the date of filing of the application under § 612.4.b(5), the Board of Supervisors shall consider the application, together with the comments of the applicant and the recommendations of the Historical Commission, if any, and render a decision to either recommend to the Zoning Officer approval or denial of the application or defer its decision for up to 60 days and require that the applicant prepare a financial analysis containing the information required by § 612.4.b(9) hereinbelow.
 - (b) If the applicant is directed to prepare a financial analysis, the sixty-day deferral period above shall be extended a period of 30 additional days after the complete submission of the financial analysis is delivered to the Township.
 - (c) The applicant shall be notified of the Board of Supervisors meeting at which the application for demolition is to be considered at least 10 days prior to the date of the meeting and shall have the opportunity to present the applicant's reasons for demolishing the historic resource and filing the application. Within five days of making its decision, the Board of Supervisors shall provide written communication of its decision to the applicant and Zoning Officer.
 - (d) Nothing herein shall be deemed to limit the authority of the Zoning Officer to deny a permit for:
 - [1] Failure to provide the information required by this section or any other ordinance of the Township, including but not limited to the financial analysis if required by the Board of Supervisors;
 - [2] Failure to comply with any other ordinance or code of the Township.
- (9) Financial analysis for the demolition of an historic resource. The Board of Supervisors may require an applicant to submit a financial analysis prepared by qualified professionals in historic preservation, planning, finance, appraisal and related disciplines, which shall be verified as true and correct by the applicant and the professionals, which shall include at least the following:
 - (a) Amount paid for property, date of purchase and party from whom purchased, including a description of the relationship, whether business or familial, if any, between the owner and the person from whom the property was purchased.
 - (b) Assessed value of the land and improvements thereon according to the most recent county real estate tax assessment.

- (c) Financial information for the previous two years, which shall include, at a minimum, annual gross income from the property, itemized operating and maintenance expenses, real estate taxes, annual debt service, annual cash flow, the amount of depreciation taken for federal income tax purposes, and other federal income tax deductions produced.
 - (d) Cost of restoration for permitted uses pursuant to existing zoning.
 - (e) An appraisal of the fair market value of the property in its existing condition and the estimated fair market value after restoration for permitted uses pursuant to existing zoning.
 - (f) An analysis of the economic viability of the property for sale or rental as it exists and after restoration.
 - (g) Bona fide offers to purchase or rent the property, including asking price and offers received.
 - (h) Any consideration by the applicant as to economical adaptive uses for the property.
- (10) Issuance or denial of demolition permit. Where the Board of Supervisors recommends approval of the application for the demolition permit, the Zoning Officer shall issue the demolition permit to the applicant (provided all other ordinance and code requirements of the Township have been satisfied). Where the Board of Supervisors recommends denial of the demolition permit, the Board of Supervisors shall state the recommended measures for the preservation or adaptive use of the historic resource. The Board of Supervisors shall state the reasons why a demolition permit was approved or denied. The applicant's failure to comply with any requirement of this section shall be sufficient reason for a Board recommendation of denial of a demolition permit and denial of the permit by the Zoning Officer. Such permit approval or denial action shall be taken by the Zoning Officer within 10 days after the decision of the Board of Supervisors.
- (11) The Board of Supervisors may recommend denial of a demolition permit for an historic resource if the applicant does not demonstrate, through the financial analysis or otherwise, that the sale or rental of the historic resource cannot provide a reasonable rate of return and that other potential uses of the property authorized by the Zoning Ordinance, and specifically this section, which would provide a reasonable rate of return, are not possible.
- (12) Documentation required. Prior to issuance of the demolition permit, the Township may require that the applicant/owner document the historic resource proposed for demolition. Such documentation may include photographs, floor plans, measured drawings, archeological survey or other form of documentation necessary to adequately record the history and architectural features of the historic resource. The Township may also require that the applicant/owner remove, preserve, and donate to the Township exterior and interior architectural features or elements of the historic resource.
- (13) Appeal. Appeal of any action of the Zoning Officer under this section shall be to the Zoning Hearing Board in accordance with applicable provisions of the Municipalities Planning Code and the Zoning Ordinance.

c. Enforcement.

- (1) Remedies, fines and penalties. Any person who violates the requirements of this section shall be subject to the remedies, fines and penalties imposed under this ordinance in accordance with §§ 1002 and 1003, as well as those fines and penalties imposed under the Township Building Code.
- (2) The Board of Supervisors may withhold issuing any building permits for a minimum of one year from the date of application for the permit for a property where an historic resource was located that was demolished in violation of this section.

612.5 Standards for rehabilitation.

[Amended 12-9-2013 by Ord. No. 2013-06]

- a. Secretary of the Interior's standards for rehabilitation. Any proposed rehabilitation, alteration, or enlargement of a Class 1 and 2 historic resource should be in substantial compliance with the Secretary of the United States Department of the Interior's most recent "Standards for Rehabilitation." The Standards for Rehabilitation from a 2011 Department of the Interior publication titled such are listed below:
- (1) A property will be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (2) The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, and spaces that characterize a property will be avoided.
 - (3) Each property will be recognized as a physical record of its times, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, will not be undertaken.
 - (4) Most properties change over time; those changes that have acquired historic significance in their own right will be retained and preserved.
 - (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an historic property will be preserved.
 - (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features will be substantiated by documentary, physical, or pictorial evidence. Should replacement or repair costs be prohibitive, a reasonable facsimile may be approved.
 - (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, will be undertaken using the gentlest means possible.
 - (8) Significant archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

- (9) New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work shall be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- b. Compliance. Final determinations of compliance with these standards shall be made by the Board of Supervisors.

612.6 Historic resource impact study.

[Amended 12-9-2013 by Ord. No. 2013-06]

- a. Applicability. An historic resource impact study, or any applicable portions thereof, may be required, unless waived or modified, by the Board of Supervisors or Zoning Hearing Board when any of the following are proposed:
 - (1) Subdivision or land development plans which will lead to the new construction of buildings, structures, roads, driveways, parking areas, etc., adjoining an historic resource, whether on the same or adjacent property.
 - (2) Subdivision or land development plans which propose adaptive reuse or demolition, in whole or part, of an historic resource.
 - (3) General bridge or road construction or substantial repair adjoining an historic resource whether on the same or adjacent property.
- b. When required, the historic resource impact study shall be prepared by a qualified professional in historic preservation, historical architecture, planning or related disciplines and should contain the following background information, if not otherwise provided by the applicant, including such items as: a site description, classification and general description, photographs, and narrative description of the historical development of all historic resources located on the subject tract. Any proposed change, including a general description of project with time table or phases, if known, and measures to mitigate any impacts. The applicant shall implement the mitigative measures proposed in the study.

612.7 Special use provisions.

[Added 12-9-2013 by Ord. No. 2013-06]

- a. Additional use opportunities. In addition to the uses permitted by right, special exception, or conditional use in the zoning districts specified in Article 5 of the Zoning Ordinance, historic resources may be entitled to the additional use opportunities shown below. These use opportunities shall be available in addition to any use currently being made of the property where the historic resource is located, subject to the standards and procedures contained in applicable sections of this chapter and the additional requirements set forth below. The additional use must be located within a building which is designated as an historic resource.

Uses	Zoning Districts							
	RA	RR	R-1	R-2	PC	PC-2	PIC	PI
Dwelling, single-family	—	—	—	—	BR	BR	BR	CU

Uses	Zoning Districts							
	RA	RR	R-1	R-2	PC	PC-2	PIC	PI
Home occupation, § 612.7.c below	—	—	—	—	BR	BR	BR	CU
Residential conversions, § 612.7.e below	CU	CU	CU	CU	CU	CU	CU	CU
Professional or business offices	NP	NP	NP	NP	—	—	—	CU
Cultural studio	NP	NP	NP	NP	CU	CU	CU	CU
Cultural facility	NP	NP	NP	NP	CU	CU	—	CU
Guesthouse, as accessory, § 612.7.f below	CU	CU	CU	CU	CU	CU	CU	CU
Bed-and-breakfast, § 612.7.g below	CU	CU	CU	CU	CU	CU	CU	CU
Inn	NP	NP	NP	NP	BR	BR	CU	CU
Restaurant, tearoom, cafe, confectionery	NP	NP	NP	NP	—	—	CU	CU
Combination of permitted uses	NP	NP	NP	NP	CU	CU	CU	CU

Key for chart:

- BR = By right
- CU = Conditional use
- NP = Not permitted
- = Already available in base district

- b. Design standards. The following design standards shall apply, except where specifically noted to the contrary in the subsections below, to any of the additional use opportunities specified in § 612.7.a above. Compliance with all other sections of this chapter, including, in particular, "Screening" (§ 608), "Lighting" (§ 615), "Off-street parking and loading" (§ 607) and "Signs" (§ 606), shall be required as applicable.
- (1) Buildings may not be enlarged for residential conversions. For the remaining additional use opportunities shown in § 612.7.a, no historic resource may be enlarged on the sides of the structure beyond what is minimally necessary to accommodate the additional use and permitted by the applicable zoning district. As a guideline, no historic resource should be enlarged by more than 50% of its existing footprint to utilize these opportunities.
 - (2)

Unless otherwise specified in § 612.7.c through g hereinbelow, any rehabilitation, alteration, or enlargement of an historic resource to utilize the opportunities listed in § 612.7.a should be in substantial compliance with the standards contained in § 612.5.a.

- (3) Plans for any rehabilitation, alteration or enlargement deemed necessary by the applicant to utilize any of the opportunities listed in § 612.7.a shall be submitted to the Zoning Officer for review with the building permit, conditional use, special exception or land development application as applicable. Such plans shall be in sufficient detail to allow the Township to determine the plan's level of compliance with the standards contained in § 612.5.a.
 - (4) Within the applicable time period prescribed for final Township decisionmaking, the Zoning Officer shall review the plans for compliance with the standards and guidelines in § 612.5.a and shall submit his/her findings in a written report to the applicant. The report shall indicate what specific changes in the plans are necessary to bring them into substantial compliance.
 - (5) In any case where the proposed use is permitted only as a conditional use, as provided in § 612.7.a, the Board of Supervisors, may deny the request for additional use or uses where it determines that the degree of noncompliance with the standards and guidelines in § 612.5.a is unacceptable and destructive to the integrity of the historic resource.
 - (6) Where the additional use opportunity listed in § 612.7.a is available only by conditional use, landscaping must be provided in accordance with § 612.9. In residential districts, utilization of an additional use opportunity specified in § 612.7.a requires compliance with the standards in §§ 602.1 and 603.
- c. Home occupations. In conjunction with the residential use of a property, a home occupation may be located in any historic resource on a particular property, but there shall be no more than one home occupation per structure. In addition to the standards for home occupations contained in § 602 and the general design standards in § 612.7.b, home occupations placed in historic resources must comply with these additional requirements:
- (1) Any rehabilitation, alteration or enlargement of an historic resource (other than the principal dwelling) to accommodate the home occupation must be in substantial compliance with the standards contained in § 612.5.a.
- d. Restaurant, tearoom, cafe, confectionery. As specified in § 612.7.a, a restaurant, tearoom, cafe, or confectionery may be located in an historic resources by conditional use, provided the following are adhered to in addition to those standards in § 612.7.b.
- (1) In a residential district, the historic resources must be located on a lot not less than four acres. In all other cases, the base zoning district lot size shall apply.
 - (2) There shall be no paving within 50 feet of the side and rear lot lines.
 - (3) Lighting shall be in accordance with § 615 and any additional requirements of the Board of Supervisors.
 - (4) Signs shall be in accordance with § 606.
- e. Residential conversions. As specified in § 612.7.a, the conversion of any historic resource into residential use by conditional use must comply with the following requirements in

addition to § 612.5.a, the criteria in § 612.8 below, and the general design standards in § 612.7.b:

- (1) Site and architectural plans for the conversion of the building shall be submitted, together with an application for a conditional use.
 - (2) Such plans shall provide adequate and suitable parking or storage space for at least three automobiles per dwelling unit.
 - (3) Required parking spaces shall be located between the building and the required minimum yard areas, and provided parking shall be prohibited in the front yard.
 - (4) The lot area per dwelling unit shall not be reduced to less than the lot area required for the residential zoning district in which such lot is situated. For nonresidential zoning districts, the lot area per dwelling unit shall not be reduced to less than 20,000 square feet per dwelling unit, provided that the property is served by public sewer and water.
 - (5) The applicable area and bulk requirements of the underlying zoning district shall be met.
 - (6) There shall be no external alteration of the building except as provided herein and as may be necessary for reasons of safety; fire escape and outside stairways shall, where practicable, be located to the side or rear of the building.
 - (7) The resulting dwelling units shall have a minimum floor area of 500 contiguous square feet.
- f. Guesthouse, as an accessory dwelling. As specified in § 612.7.a, historic resources may be used as guesthouses if more than one historic resource exists on a property. Utilization of this additional use opportunity shall be contingent upon compliance with the general design standards contained in § 612.7.b and these additional requirements:
- (1) No guest, individual or family may stay longer than 90 consecutive days during any consecutive period of 180 days.
 - (2) Any other amenities shall be for the benefit of guests only; no walk-in trade shall be permitted.
 - (3) A minimum of two off-street parking spaces, in addition to those required for the principal dwelling units, shall be provided.
- g. Bed-and-breakfast. As specified in § 612.7.a, historic resources may be used as a bed and breakfast. Utilization of this additional use opportunity shall be contingent upon compliance with the general design standards in § 612.7.b and these additional requirements:
- (1) No guest, individual or family may stay longer than 90 consecutive days during any consecutive period of 180 days.
 - (2) There shall be no separate kitchen or cooking facilities in any guest room. Meals shall be served to guests only.
 - (3) Any other amenities shall be for the benefit of guests only; no walk-in trade shall be permitted.

- (4) For each room, a minimum of one off-street parking space, in addition to those required for the primary dwelling units, shall be provided.

612.8 Integrity of historic setting.

- a. The subdivision or land development of a lot that contains an historic resource shall be accomplished in such a manner that the resulting lot that will contain the resource is large enough to preserve the integrity of the historic setting of the resource. A goal of the Township shall be to preserve outbuildings, significant site features and immediate yard areas significant to the resources on the lot with the resource.
- b. The size and configuration of the subdivided lot shall depend upon the class of the historic resource and the natural characteristics and the landscaping of the subdivided lot and adjacent lots. Lot boundaries shall, in general, conform to the lines of identifiable natural features, including landscaping, topography, geology, lot configuration, etc., on the site. Site development shall be based, in general, upon § 612.5. Review and recommendations regarding the resource, its subdivided lot, and the proposed land developments may be made by the Zoning Officer to the Planning Commission and the Board of Supervisors. The Board may require that a lot size be increased above the minimum lot size for the underlying zoning district in which the resource is located.

612.9 Landscaping.

- a. Applicability. In addition to applicable buffering requirements under § 608 of this ordinance, a landscape plan for the grounds surrounding an historic resource may be required by the Board of Supervisors when a tract proposed for subdivision or land development contains an historic resource and when such historic resource is proposed for use by conditional use.
- b. Landscape plan. The plan must be prepared by a landscape architect or a qualified nursery and show all pertinent information, including the location, size and species of all individual trees and shrubs to be planted or preserved. Through screening, buffering and selection of plant material, the plan should strive to protect the integrity of the setting, including any historic plant material.
- c. Review by Zoning Officer. The landscape plan will be reviewed for appropriateness and effect by the Zoning Officer within the applicable time periods prescribed for Township decisionmaking on the application. The Zoning Officer shall set forth his/her comments in a written report.

612.10 Residential open space option and planned single-family development.

[Added 12-9-2013 by Ord. No. 2013-06]

- a. In developments proposing to use the residential open space option and planned single-family development in accordance with §§ 609 and 613, one additional lot may be created in excess of the maximum number of lots otherwise permissible under the terms of this chapter where such lot will contain an historic resource to be preserved as part of the development plan.

Uwchlan Township Class 1, 2 & 3 Historic Resource Inventory

11-12-13

Class 1 Historic Resources						
HR#	Owner	Name/Info	Address	Tax Parcel	Year	NR Designation
028	First Industrial PA LP	Phillips properties	200 Phillips Rd	33-5-20.13	1750	NRHP
098	Uwchlan Conservation Trust, Inc.	Friends Meeting House	3 N. Village Av	33-4G-3	1756	NRHP
Class 2 Historic Resources						
005	Nelson Realty Trust	Happy Days Tenant	25 N. Pottstown Pike	33-4-28	1930	DOE
006	Nelson Realty Trust	Happy Days Farm Barn	25 N. Pottstown Pike	33-4-28.1	1730	DOE
026	Liongate Homeowners Association	Liongate House	Liongate Ave	33-2-617	1780	DOE
042	St Paul's Church of Christ of Lionville	Church	101 Worthington Rd	33-5-17	1884	DOE
043	St Paul's Church of Christ of Lionville	Fetters White school/cemetery	101 Worthington Rd	33-5-17	1859	DOE
084	Eagleview Residential Community Assoc 7	House @ Gardens	607 Cricket La	33-3A-112	1722	DOE
099	Uwchlan Township	Edith P. Moore School	9 N. Village Av	33-4G-1	1859	LHD
100	Pura Vida Health LLC	William Minister house	13 N. Village Av	33-4-24	1926	LHD
101	Fargo Hotels Pool C Limited Realty LP	Ernest Cornwell Estate	10 N. Pottstown Pk	33-4-25	1712	LHD
102	Michael M. Colgan	Collery house	26 N. Village Av	33-4-20	1920	LHD
103	Chi-Belle Real Estate Holdings LLC	Warren Supplee house	30 N. Village Av	33-4-21	1916	LHD
104	Paul B. Mihranian	Lighting by Design	8 DowlIn Forge Rd	33-4-64.8	1720	LHD
105	Brett Boden	LaRosa house	572 Uwchlan Av	33-4G-5	1884	LHD
107	Dr. Charles I. & Ann E. Varga, Jr	Henderson/Acker house	816 Whitford Rd	33-4H-32	1850	LHD
108	Luludoli, LLC	Richard White house	814 Whitford Rd	33-4H-33	1843	LHD
109	West Chester & Barley Sheaf Players, Inc.		810 Whitford Rd	33-4H-34	1861	LHD
110	Mohamed Maaty	Dauman's tinshop	808 Whitford Rd	33-4H-34.1	1869	LHD
111	Humphrey & Constance T. Happersett	James/Dauman/Happersett hs	804 Whitford Rd	33-4H-27	1796	LHD
112	Henry F. Casey & Mary Ellen Plante	Ann Thomas house	807 Whitford Rd	33-4H-50	1826	LHD
113	Alice K. & Toni A. Rossi	Red Lion Inn	817 N. Whitford Rd	33-4H-35	1740	LHD
114	Harold E. & Shirley L. Trego	Smedley house	6 S. Village Av	33-4H-37	1864	LHD
115	Sandra D. Donaghy	Donaghy house	10 S. Village Av	33-4H-38	1922	LHD
116	Dean E. & Roseann Benner	Warren Smith house	12 S. Village Av	33-4H-39	1925	LHD
117	Warren K. Obenski	Nathan Harper wheelwright	16 S. Village Av	33-4H-40	1833	LHD
118	Handman South Village, LLC	Pechin's store	20 S. Village Av	33-4H-41	1834	LHD
119	Nantmeal Improvement Co LLC	Benjamin Hawley house	24 S. Village Av	33-4H-42	1835	LHD
120	Alan S. Braverman & Linda V. Brignola	Joseph Hawley house	26 S. Village Av	33-4H-43	1839	LHD
121	Chester R. & Diane P. Hershey	Chester Hershey house	28 S. Village Av	33-4H-44	1929	LHD
122	Arthur & Patricia Meister	Evans/Smedley/Gordon house	30 S. Village Av	33-4H-45	1865	LHD
123	Maurice W., David A. & Allison A. Kring	Evans/Smedley/Gordon house	32 S. Village Av	33-4H-46	1865	LHD
124	Michael W. Cihlar & Jessica W. Zeigler-Cihlar	Moses Hartman house	34 S. Village Av	33-4H-47	1820	LHD
125	Philip & Janet DiGiore	John Hartman house	36 S. Village Av	33-4H-48	1839	LHD
126	Dwight & Diana Neatrou	Old St Paul's parsonage	40 S. Village Av	33-4H-49.1	1860	LHD
127	Dwight & Diana Neatrou	Old St Paul's Lutheran church	40 S. Village Av	33-4H-49.1	1852	LHD
128	St. Paul's Evangelical Lutheran Church	New St Paul's church & parson	104 S. Village Av	33-4H-71	1813	LHD
129	St. Paul's Evangelical Lutheran Church	Church cemetery	104 S. Village Av	33-4H-71	1790	LHD
130	Lionville Commons	Wagonseller house	50 W. Welsh Pool Rd	33-4H-17.1A	1813	LHD
131	F G Real Estate LLC	MaryButler/Anna Dewees house	89 S. Village Av	33-4H-8	1834	LHD
132	Progress Bank	Springhouse	720 W. Uwchlan Av	33-4H-370.3	1813	LHD
133	Lionville Fire Company		7 S. Village Av	33-4H-7	1929	LHD
134	William W. Long III & Ann D. Duke	Underwood house	9 S. Village Av	33-4H-6	1910	LHD
135	William C. Trego	Samuel Dull house	7 S. Village Av	33-4H-5	1832	LHD
136	Dean Street Fund I		5 S. Village Av	33-4H-4	1834	LHD
140	Trustees of Friends Meeting of Lionville	cemetery	5 N. Village Av	33-4G-3	?	LHD

141	Harold E. Trego	Trego bungalow	809 N. Whitford Rd	33-4H.50.1	1930	LHD
203	St. Paul's Evangelical Lutheran Church	cemetery	104 S. Village Av	33-4H-49	?	LHD
206	202 Phillips Road Associates		202 Phillips Rd	33-5-20.14	1750	DOE
220	Lionville Professional Center	Ruark's carriage barn	7 Dowlin Forge Rd	33-4G-366.17	1900	LHD
223	Harold E. & Shirley L. Trego	Red Lion carriage barn	6 S. Village Av	33-4H-36	1890	LHD
Class 3 Historic Resources						
002	Mary L Blake	Blake/Stiteler house	90 W. Township Line Rd	33-1-34	1730	DOE-U
007	David C. McFadden	Tanner's home	490 Byers Rd	33-1-20	1730	DOE-U
008	Zeina C. Keruly	Tannery building	500 Byers Rd	33-1-21	1730	DOE-U
009	Hillary W. Latham	Hannum Farm log section	468 Lionville Station Rd	33-1-24	1820	DOE-U
010	Downingtown Area School District	Stone section 1780-1860	450 Lionville Station Rd	33-1-25	1700	DOE-U
011	Downingtown Area School District	Street house	401 Lionville Station Rd	33-1-27	1809	DOE-U
012	Lionville Retail Center LLP	Harry Ruth, quilt shop log	371 Gordon Dr	33-4-34	1820	DOE-U
014	Ronald D. Inverso	Quilt shop -- part log	72 E. Uwchlan Ave	33-4-31	1820	DOE-U
016	David Geipel		12 Welsh Pool Rd	33-4H-13	1929	DOE-U
017	William L. Finkbiner		10 Welsh Pool Rd	33-4H-14	1929	DOE-U
018	Salvatore Daprano		8 Welsh Pool Rd	33-4H-15	1929	DOE-U
019	Lion Associates, LP	Whelen/Thompson tenant	101 Gordon Dr	33-4-38.8	1790	DOE-U
020	Arturo V. Burigatto	Vickers Tavern	192 Welsh Pool Rd	33-4-37.1	1820	DOE-U

Class 3 Historic Resources (continued)						
IR#	Owner	Name	Address	Tax Parcel	Year	NR Designation
021	Franklin Land Management, Inc.		255 Gordon Dr	33-4-32.2	1910	DOE-U
023	Lionville Station SC Associates	Samuel Butler house	473 E. Uwchlan Av	33-1-32	1884	DOE-U
024	Melba J. & Samuel Matthews	Milky Way Farm	521 E. Uwchlan Ave	33-1-31	1763	DOE-U
025	RDG Land Corp	Gardener's house/barn	545 E. Uwchlan Ave	33-2-1.3	1820	DOE-U
027	Paul J. DeChristopher	John Stiteler house	530 Davis Rd	33-2-3.3	1817	DOE-U
029	Craig H. Gendel		200 Upper Pine Creek Rd	33-5-23	1789	DOE-U
030	David J. Brown	Small house	246 Stoughton Ct	33-5F-348	1790	DOE-U
031	Betty Lou Paul	2-story apartment	621 Newcomen Rd	33-5-53.2	1710	DOE-U
032	Betty Lou Paul	Converted stone barn	617 Newcomen Rd	33-5-53.1	1800	DOE-U
034	Thomas K. Phillips	Cloverlea school/spring house	504 Pine Creek Rd	33-5G-38.1	1750	DOE-U
035	Michael J. Santangelo	Stone house	415 Newcomen Rd	33-5-53	1820	DOE-U
036	James G. Lehman	Stucco house	411 Newcomen Rd	33-5-53.1	1843	DOE-U
037	Michael Patrick Ryan	Whittaker property	414 Newcomen Rd	33-5-62	1930	DOE-U
038	Uwchlan Township	Township building	715 N. Ship Rd	33-5-57.1	1730	DOE-U
039	Rhonda Homeowners Association	Bausman farm	525 Carmarthen Dr	33-3F-10	1730	DOE-U
040	Steven P. Grenz	Worthington orchard house	220 Caernarvon Ct	33-5E-174	1895	DOE-U
041	Marchwood Associates	Cadwalader House	105 Cadwalader Dr	33-5-43.2	1720	DOE-U
044	Lionville Commercial LLC	Lion Share	804 N. Pottstown Pike	33-4H-114	1730	DOE-U
045	James R. Hart		113 S. Village Ave	33-4H-21	1920	DOE-U
046	Cletus Bonds III		111 S. Village Ave	33-4H-20	1920	DOE-U
047	Kevin Davis		109 S. Village Ave	33-4H-19	1920	DOE-U
048	Jane T. George Trust		107 S. Village Ave	33-4H-18	1920	DOE-U
049	Carol J. March	McTyler house	109 Broad Meadows La	33-4H-350	1820	DOE-U
050	Helen Costello	Part stone house	127 Township Line Rd	33-5-30	1875	DOE-U
051	Maureen Mcosker	Stone house	321 Biddle Dr	33-5-32	1840	DOE-U
052	Susanne B. Collins		218 Louis Dr	33-5N-21	1810	DOE-U
053	Edwin L. Bauer	House & barn	602 N. Whitford Rd	33-4-116.1	1750	DOE-U
055	Michael Stevenson		703 N. Whitford Rd	33-4M-198	1750	DOE-U
056	Richard P. Orser	Levi John house	707 N. Whitford Rd	33-4-125	1750	DOE-I
058	Downingtown Area School District		536 W. Uwchlan Ave	33-4-109	1920	DOE-U
060	John D. Reece	Weaver house	419 Creekside Dr	33-7-80	1810	DOE-U

062	Stephen E. Pacinelli		102 Buggy Way	33-4-71.94	1830	DOE-U
063	Michael Keough		513 Dublin Dr	33-4-50.64	1760	DOE-U
064	Harald Jan Holka		209 Trowbridge La	33-4K-161	1830	DOE-U
065	Kathleen McQuail Schoner		745 Peck Rd	33-4-45	1812	DOE-U
066	Lorraine S. Armstrong Trust	Wm John house	361 Fillman Rd	33-4-40.2	1790	DOE-I
067	Robert E. Maguire	Mt Airy schoolhouse	550 Peck Rd	33-4-41	1859	DOE-U
068	Thomas T. Stoner	Stoner house/barn ruin	475 Peck Rd	33-4N-75	1730	DOE-U
069	Robert E. Fleming	Painter house	204 Painswick La	33-4N-26	1730	DOE-U
070	Paul. R. Houser		205 Santillo Way	33-7A-95	1780	DOE-U
071	Michelle Brandt Lee	Altman est/p/o Dowling Forge	883 S. York Dr	33-6D-82	1829	DOE-U
072	Kevin M. Wiggins		1581 Dowlin Forge Rd	33-6-9	1785	DOE-U
073	Andrew J. Kerr	Wagoner	1601 Dowlin Forge Rd	33-6-8	1780	DOE-U
074	Rita S. Jones	Part of grist mill	1531 Dowlin Forge Rd	33-3-25	1811	DOE-U
075	Lisa Teman Rosenburg		1401 Dowlin Forge Rd	33-3-24	1860	DOE-U
076	James F. Osborn		1370 Dowlin Forge Rd	33-3-12	1860	DOE-U
077	Scott & Linda Darling	Forge farm house	415 Shelmire Rd (po HR180)	33-3-4.41	1732	DOE-U
078	Amanda Richards	Forge farm tenant	913 Brittany Terrace	33-3-17.2	1820	DOE-U
079	Arthur W. Rothe	Dean farmhouse (barn HR179)	460 Shelmire Rd	33-3-18.2	1780	DOE-U
080	Albert J. Maas	Shamona grist & sawmill	1000 Dowlin Forge Rd	33-3-20	1820	DOE-U
081	Barbara Jane Ingram Court	Ingram farm	103 Corredale Ct	33-3-19.4	1860	DOE-U
082	Judith Sabbi	House & outbuildings	851 Milford Rd	33-3-21	1730	DOE-U
083	Pennypacker Country Club Inc.	Barn	186 Pennypacker Rd	33-3-21.1	?	DOE-U
085	Diana E. Simpson		840 Milford Rd	33-4-7.1	1807	DOE-U
086	David J. Leandri	Converted barn	841 Milford Rd	33-4-2.1	1815	DOE-U
087	Eileen G. McKernan	House (tenant HR226)	825 Milford Rd	33-4-6.1	1722	DOE-I
088	Kenneth W. Arters		667 Dowlin Forge Rd	33-4-458	1820	DOE-U
089	Francis D. Ruthkosky	House (barn HR144)	491 Dowlin Forge Rd	33-4-13.1	1820	DOE-U
090	Robert H. Benedix III		426 Dowlin Forge Rd	33-4-61	1840	DOE-U
091	Philip J. Imperial	Jean Bicking house	392 Dowlin Forge Rd	33-4-57	1830	DOE-U
092	Loretta A. Hoffman		393 Dowlin Forge Rd	33-4-16	1860	DOE-U
093	John R. & Carol A. Cary	(Melanie A. Waxman?)	371 Dowlin Forge Rd	33-4-17.2	1860	DOE-U
094	Richard L. Schwab	House & barn	309 Dowlin Forge Rd	33-4-18.2	1850	DOE-U
095	Tnaja J. Gustafson		227 Dowlin Forge Rd	33-4-18.4	1850	DOE-U
096	Rose Marie Saporito		131 Lynnwood La	33-4-62	1850	DOE-U
097	Martin J. Klein		213 Scott Dr	33-4-63.2	1820	DOE-U
144	Tim N. Warner	Barn (house HR089)	511 Dowlin Forge Rd	33-4-13.3	1890	DOE-U
152	David E. Stewart		521 W. Uwchlan Ave	33-4-84	1929	DOE-U
166	Julie K. Nordberg		231 Horne Pl	33-4-117	1910	DOE-U
178	Williamsburg HOA	springhouse	Williamsburg HOA	33-6H-54	?	DOE-U
Class 3 Historic Resources (continued)						
HR#	Owner	Name	Address	Tax Parcel	Year	NR Designation
179	Frederick W. & Patricia D. Galnes		204 South Side Ct	33-3-18	1811	DOE-U
180	Andrew S. Weintrab	Barn p/o HR077	425 Shelmire Rd	33-3-4.40	1772	DOE-U
181	Welsh Ayres OS	Dean farm springhouse	Shelmire Rd	33-3-182	?	DOE-U
182	Eric Ansart	Forge School manager's house	1400 Dowlin Forge Rd	33-3-11.2	1795	DOE-U
184	Silvio Pietrinferni	Tenant houses	1380 Dowlin Forge Rd	33-3-11	?	DOE-U
185	Uwchlan Township	Log road	1351 Dowlin Forge Rd	33-3-25.1	1811	DOE-U
189	Uwchlan Township	grist mill	1351 Dowlin Forge Rd	33-3-25.1	1811	DOE-U
193	Eric DeSantis	springhouse	Along Uwchlan Trail @ Fillman	33-3-14.3	?	DOE-U
199	Walter F. Kasker		520 Byers Rd	33-1-22	1890	DOE-U
205	Claremont Apartments LP	Thomas farm converted barn	400 Hidden Farm Dr	33-4-464	1750	DOE-U
207	Michael Picarella	Barn (house HR035)	506 Pine Creek Rd (508?)	33-5G-38	1750	DOE-U
208	Edward M. Heald	Converted barn	248-250 Stoughton Ct	33-5F-348.1&2	1790	DOE-U

211	Michael J. Santangelo		413 Newcomen Rd	33-5-53.2	1895	DOE-U
221	Uwchlan Township	Ice house	1351 Dowlin Forge Rd	33-3-215.1	?	DOE-U
287	Claremont Village	springhouse	689 Dowlin Forge Rd	33-4-468	?	DOE-U
289	Rickey G. Fisher	Ingram farmhouse, springhouse	880 Peck Rd	33-3-32.4	?	DOE-U
290	Kathleen McQuail Schoner	barn	740 Peck Rd	33-3-31	?	DOE-U

Legend to the properties listed on the State Bureau of Historic Preservation (BHP) GIS Map and the Township Historic Resources Map & Inventory dated 11-12-13

NR – Listed on the National Register of Historic Places by the National Park Service (NPS)

LHD – Listed within Lionville Historic District by the NPS based upon recommendation of the BHP

DOE – Listed as receiving a Determination of Eligibility from the NPS based upon recommendation of the BHP

DOE-I – Recorded as ineligible for a DOE based the review and determination of the BHP

DOE-U – Recorded by the BHP, but no evaluations have been conducted or completed

Classification of Historic Resources as defined within §612 of the Uwchlan Township Zoning Ordinance Amendment dated 2013:

Class 1: Historic buildings and structures certified by the Secretary of Interior and listed by the National Park Service (NPS) on the National Register of Historic Places (NRHP).

Class 2 DOE-Eligible: buildings and structures (including those within the Lionville Historic District) part or all of which were built prior to 1900 and have received an approved Determination of Eligibility (DOE) by the NPS based upon the review and opinion of the Bureau of Historic Preservation (BHP) of the Pennsylvania Historical and Museum Commission (PHMC) and are listed as eligible for inclusion on the NRHP.

Class 3: buildings and structures part or all of which were built prior to 1900 that are included in the Historic Resources Map and Inventory and i) which are documented on a Pennsylvania historic resource survey form and retain local, state, or national significance per National Register criteria or for their local significance or ii) which meet two (2) or more of the criteria listed below:

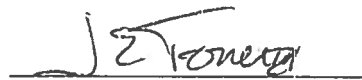
- (a) Associated with events that have made a significant contribution to the broad patterns of local, state or national history. (b) Associated with the lives of persons significant in local, state or national history.
- (c) Possess the distinctive characteristics of a type, period, or method of construction 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.
- (d) Exhibit a high degree of original architectural integrity. This integrity should be judged in light of the architectural period best represented by the buildings and not conjecture on how the resource once appeared.
- (e) Yielded or may be likely to yield, information important in history or prehistory.
- (f) Architecturally significant.

Approved this 4th day of December 2013

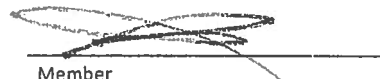
UWCHLAN TOWNSHIP BOARD OF SUPERVISORS



Chairman



Member



Member