



COMMISSIONERS

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TOWNSHIP MANAGER

Jason M. Bobst

TO: Board of Commissioners

FROM: Jason Bobst
Township Manager

Draft Inventory of Historical Structures

As part of the requirements of the former Part 13A and the draft version of the new Part 13A, Section 13A-04 General Regulations Part A reads:

“A. A building may be erected or used and a lot may be used or occupied only for a purpose permitted in RA Residential Districts and for the following residential uses:

- (1) Single-family detached dwellings.
- (2) Single-family semidetached dwellings.
- (3) Two-family detached dwellings.
- (4) Apartment and other multifamily dwellings, as conversions of structures listed on the Township's Inventory of Historic Structures. Reconstruction, alteration or restoration of historic structures shall conform to the current requirements of the United States Secretary of the Interior's Standards for Rehabilitation..”

The purpose of this memorandum is provide historical structures for the purpose of fulfilling Section 13A04, Part A(4) in creating a Township Inventory of Historical Structures. This memorandum is strictly for **discussion purposes only** and does not constitute a final listing of structures. This list can change based upon the input of residents, township staff and any individual the Board of Commissioners wishes to consult in the creation of this inventory. *The History of West Norriton Township* and the input of Chet Wurtz served as the basis in creating this memorandum.

For reference, I have provided the current requirements of the Secretary of the Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its 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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
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, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall 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 shall 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.

Properties for Consideration

1. 1676 Sheridan Lane
2. 1541 W. Main Street
3. 1707 W. Main Street
4. 1737 W. Main Street
5. 1763 W. Main Street
6. 1770 W. Main Street
7. 1803 W. Main Street
8. 1804 W. Main Street
9. 2005 W. Main Street
10. 2007 W. Main Street
11. 2009 W. Main Street
12. 312 Burnside Ave. – Dubon
13. 70 School Lane
14. 351 Burnside Ave. – Stoneybrook
15. 180 N. Whitehall Road
16. 455 Burnside Ave.
17. 130 & 162 Egypt Road – Pathway
18. 294 Egypt Road
19. 732 Port Indian Road – Cording
20. 741 Port Indian Road – DeSolms
21. 296 Egypt Road – Dickinson
22. 298 Egypt Road
23. 106 S. Schuylkill Ave. – Branco & Jarman
24. 125 S. Whitehall Road
25. 2484 Stinson Lane
26. 1180 Wayfield Drive
27. 300 S. Whitehall Road
28. Happy Hollow – property located Norristown Farm Park
29. 1803 W. Marshall Street
30. 1515 Sterigere Street – Samuel Brown

It has been suggested that this list be provided to the Township's Planning Commission in order to review and provide comment. In addition, I suggest this list be posted to the website in order to solicit addition feedback from our residents.