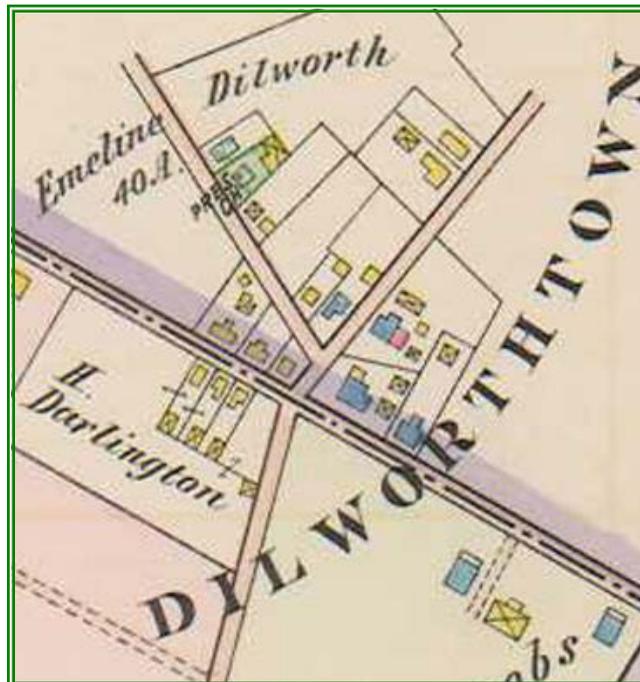


from the 1913 Mueller Atlas



Historical & Architectural Review Board

HARB



Hoffman's Mill,
now part of
the Brandywine River Museum

Historical Architectural Review Board ("HARB") districts are state certified districts within a municipality which have distinctive character recalling the rich architectural and historical heritage of Pennsylvania. If a property lies within the boundaries of a HARB district, plans for new construction and exterior building changes require a "Certificate of Appropriateness" prior to getting a building permit and beginning work.

Historical & Architectural Review Board

The Historical & Architectural Review Board ("HARB") serves as an advisory board to the Board of Supervisors. The eight member Board includes at least one registered architect, one licensed real estate broker, one township building official, one merchant with a business in Chadds Ford Township's Historic District and three knowledgeable persons with an interest in the preservation of the Historic District.

The HARB reviews plans for new construction and changes to exteriors on all buildings within Chadds Ford Township's two Historic Districts.

Signage, awnings, fence construction and most importantly, building construction, reconstruction, alteration, restoration or demolition must be reviewed by the HARB.

The HARB does not review interior changes or repair and maintenance projects where the color, size, texture, shape and composition of building materials remain unchanged.

The HARB considers:

- The effect which the proposed change will have upon the general historic and architectural nature of the Historic Districts,
- The appropriateness of exterior architectural features which can be seen from a public street or right-of-way, and
- The general design, arrangement, texture, material and color of the building and the relation of these factors to similar features of buildings in the Historic Districts.

The HARB reviews projects once a month in the Township building, 10 Ring Road, Chadds Ford, PA 19317. After the HARB's review, recommendations are made to the Board of Supervisors about the appropriateness of the proposed work. Final approval is given by the Board of Supervisors and a "Certificate of Appropriateness" is granted. With this certificate, the Township can issue a building permit for the proposed work. Should the HARB disapprove the proposed work, alternative suggestions are given to the owner who can then re-submit a revised proposal.

Historical & Architectural Review Board Preservation “Rules of Thumb”

Use the Secretary of the Interior’s *Standards for Rehabilitation* 10 points in determining the appropriateness of the proposed project. A copy of the “*Standards*” is available at the Township Building.

First Priority: Preserve original architectural features and materials, as is.

Second Priority: Repair of existing features is preferred to replacement.

Third Priority: Replacement of architectural features with new materials to match the original design is possible if historic materials are ruined and deteriorated beyond repair.

Regulations for Signs

Chadds Ford has extensive ordinances regarding signs and their size and shape, and you should get a copy from the Township before designing one. Any new sign must conform to these ordinances, and older signs may not be altered outside of painting, repairs and wording changes. If it is within either of the historic districts, it must also be reviewed by the HARB.

During the design process the applicant should select the sign’s size, shape, material, color, graphics, and lighting (as reflected in the zoning ordinance) to complement the building’s character and to convey the applicant’s business message.

HARB’s review process exists to encourage compatibility and to provide a visual connection with the building and with the Chadds Ford historic districts. The applicant should realize that what might be appropriate in one location may not be appropriate in another.

Preservation Issues Frequently Encountered

Windows - Replacement is discouraged. Investigate the replacement only if there are deteriorated parts. If replacement is required, match new to old in appearance. The overall dimensions, glazing pattern, and size of the dividers and frame are important. Do not: eliminate, enlarge, or reduce existing window openings; change glazing patterns; or change window types.

Exterior Color - Determine the approximate construction date of your building. Through various time periods there were definite architectural color trends. Investigate original paint colors and duplicate where possible. Select and place colors as they would have been during the period in which your building was built.



Recommended

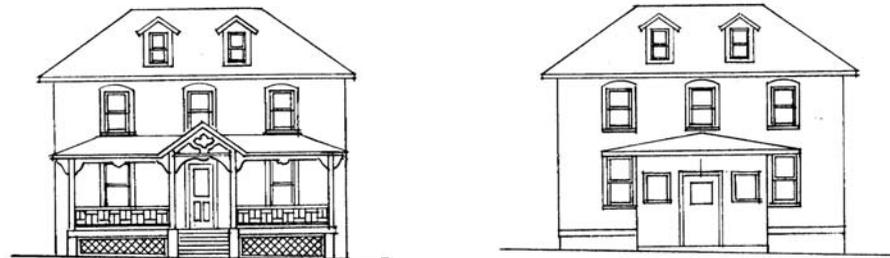
Not Recommended

Exterior Siding - Retain and preserve distinctive features whenever possible. Retain the size and proportions of all historic wood trim. This includes the cornice and brackets, windows and door trim, corner and sill boards, and the width of the clapboard.



Recommended

Not Recommended



Recommended

Not Recommended

Porches - Porches are often a very significant and unique part of a building’s architecture. In general, they should not be removed, enlarged or enclosed. Porch railings, if deteriorated, should be reconstructed to match the old. Pressure-treated wood decks and board railings are inappropriate for a front façade.

Step-By-Step Procedures

1. Determine if your property is located within Chadds Ford Township’s Historical Architectural Review Board’s (“HARB”) districts; refer to map. If your property is located in the HARB district and you are planning changes to its exterior appearance, you will be required to have HARB review your project. If you are uncertain if your property is located in the HARB districts, contact Chadds Ford Township Code Enforcement Officer, 10 Ring Road, Chadds Ford, PA 19317; hours Monday through Thursday 9:00 a.m. to 1:00 pm.; 610.388.6368 phone, 610.388.5057 fax.
2. Describe construction, reconstruction, alteration, restoration and/or demolition work to be done according to directions on the HARB application form. Indicate in which historic district the building is located, its known date of construction, and its historic name, if it has one.
3. **Take photographs** of your property which clearly illustrate the physical location of the proposed work. Applications without photos will not be reviewed.
4. Collect samples of actual materials and specific colors to be used in the exterior alterations. If your proposed work includes the construction of an addition, please present scaled drawings illustrating finished dimensions and/or appearance.
5. Sign and submit the HARB application **WITH PHOTOGRAPHS** to the Code Enforcement Officer. To appear on the meeting agenda, applications **must be complete** and received ten (10) days prior to a HARB meeting.
6. Attend the HARB meeting. Failure of the applicant or a representative to appear will result in delay in an application.
7. Await final approval by the Board of Supervisors. Upon approval by the HARB, a recommendation will be made to the Board of Supervisors to issue a Certificate of Appropriateness. The Certificate is required prior to receiving a building permit or beginning construction of your proposed work in the Historic District. The Board of Supervisors’ review usually occurs within one (1) week of the HARB recommendation.
8. Complete proposed work within one (1) year from the date of the Board of Supervisors’ Certificate of Appropriateness.

For further information and assistance
with your historic rehabilitation project

Chadds Ford Township
10 Ring Road
Chadds Ford, PA 19317-9101
T: (610) 388-8800
F: (610) 388-5057
www.ChaddsFordPA.gov

PA Historical and Museum Comm.
Bureau for Historic Preservation
400 North Street
Harrisburg, PA 17120-0093
(717) 783-8946