

Residents Guide & Application to Historic-Architectural Review Board

The Historic District of Langhorne Borough was enacted in 1975, expanded in 1987 and comprises 309 parcels listed on the National Register of Historic Places. Rich in architectural, historic and cultural history of Pennsylvania, this collection of architecture exhibits a succession of building styles from pre-Colonial, Victorian through early 20th Century residences all within this small village of just one-half square mile.

Seven members provide assistance for all alterations to your residence, buildings and structures in order to preserve the district landmarks now and into the future. HARB recommends issuance of a Certificate of Appropriateness [COA] by Borough Council each month which is a document evidencing approval for work proposed by the Applicant.

Our **Purpose** is to promote the historic & significant architectural construction of buildings through:

- Preservation, protection and regulation in order to safeguard their heritage for the future.
- Preserve & enhance the environmental quality of the Borough.
- Establish and improve property values.
- Encourage eligibility for tax & other advantages available to property owners who preserve historic or deteriorated buildings.

When considering alteration or modification of your historic residence, it will be required to apply for a **COA** at the Borough Office or online and a **Building Permit**, when necessary.

Preparation for HARB Meeting

You will be asked to furnish information to assist HARB to become familiar with your new project. Drawings to scale, photographs and manufacturers brochures of specific building materials and/or information sheets must be furnished.

Signs

You will be requested to provide a rendering, color chart or samples, photographs &/or drawing showing design, its location on building or property as well as hardware & fixtures for illumination.

Windows Repair whenever possible

In the event that repair cannot be made, wood is preferable. Composite windows may be acceptable in some instances. Vinyl is not permitted. True Divided Light is required – no interior grills.

Doors Repair whenever possible

Wood doors are required in style appropriate to period of residence. Metal & vinyl is not permitted.

Porch & Porch Projections Repair whenever possible

Replacements should be made using acceptable materials similar to those being replaced. Wood & in some instances composite. Drawings or samples can be submitted. Vinyl is not permitted.

Exterior Surface & Siding Repair if possible

Replacement materials are stone, brick, stucco, wood clapboard & cement-board products. Vinyl & aluminum are not permitted.

Paint Color

Many paint companies have researched historically appropriate color and colorways. Use of such colors is desirable within period or style of residence. Choices can be submitted by color chart(s) for COA.

Architectural Details

They provide the most significant element of your historic residence. Consider repair first. Once removed, an exact copy can be made. Drawings or samples can be submitted for approval.

Steps

Natural materials conforming to existing is acceptable. Replacement should be made using materials similar to those being replaced.

Fences

Design should be appropriate to style of residence. Acceptable materials are wood, wrought iron & aluminum replication of period designs. Vinyl is not permitted.

Signs & Advertising

Design & materials should be appropriate to building. Maximum area is 12 sq. ft. Lettering styles, colors & location must be provided. Internally illuminated signs are prohibited.

Roof Materials

Materials, design & color should blend with style of residence. Design & materials should be approved by HARB.

Design Review – New Construction

We encourage owners to seek a Design Review prior to construction. An informal discussion with members who maintain extensive building & construction experience which can be helpful in this process.

Procedure for Application to Historic-Architectural Review Board [HARB] Exterior Modifications Only

- Visit Langhorne Borough Office or Website for Application. **COA & Building Permit** [when necessary].
- If you are considering a modification or replacement to any of the above, return the completed application for next scheduled meeting of HARB
- **OR** Attend meeting ahead of submission to discuss, seek feedback and suggestions that may clarify and hasten approval.
- Once Approved by Borough Council a **COA &/or Building Permit** will be issued and work can begin

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