

MUNICIPALITY OF NORRISTON
A HOME RULE MUNICIPALITY
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE MUNICIPAL OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE MUNICIPALITY OF NORRISTOWN HARB ORDINANCE TO AMEND CERTAIN PROVISIONS TO ELIMINATE HARB ZONE B, TO REDEFINE THE BOUNDARIES OF HARB ZONE A, AND TO RESTATE AND REVISE THE PRESERVATION GUIDELINES CRITERIA APPLICABLE TO HARB ZONE A UNDER SECTION 31-10.F; REPEALING ALL INCONSISTANT ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Municipality of Norristown is a Home Rule Municipality organized operating in accordance with the Charter of the Municipality of Norristown as permitted by the Home Rule Charter and Optional Plans Law, 53 Pa. C.S. 2901 *et seq.*

WHEREAS, in accordance with the Charter and Pennsylvania law, the Municipal Council has the authority to enact and amend at any time it deems proper the provisions of the Municipality’s General Laws including those provisions relating to historic preservation within the Municipality; and

WHEREAS, the Municipality previously enacted a HARB Ordinance as codified under Chapter 31, §§ 31-1 *et seq.*, which HARB Ordinance created a HARB Zone A and a HARB Zone B and set forth, *inter alia*, various rules and regulations pertaining to historic preservation within each zone; and

WHEREAS, after review of its General Laws, particularly its existing HARB Ordinance, and discussion at public meetings, Municipal Council has determined it would be in the best interest of the Municipality and consistent with the Municipality’s existing Comprehensive Plan to amend various provisions of Chapter 31 to eliminate HARB Zone B, to redefine and slightly expand the boundaries of HARB Zone A, and to revise various provisions relating to the applicable preservation guideline criteria for HARB Zone A, including to allow for Slate Roofing Replacement to Asphalt/Fiberglass Shingles and Wood Window Replacement to Vinyl or any other suitable window material provided that certain conditions are met.

NOW, THEREFORE, be it **ORDAINED** that Norristown Municipal Council amends its General Laws as follows:

SECTION I. Amendments to Article II, Section 31-4 of the HARB Ordinance.

Article II, Section 31-4 titled “Definitions” is hereby revised to delete the definition for the term “HARB ZONE B,” and to amend the definition for the term “HARB ZONE A” to read as follows:

HARB ZONE A

That area within the National Register District in the Municipality of Norristown which is intended to be provided with the highest level of protection and delineated by the HARB Zone map attached to this chapter and by the metes and bounds and other description in Article III of this chapter.

SECTION II. Amendments to Article II, Section 31-5 of the HARB Ordinance.

Article II, Section 31-5 titled “Delineation of HARB Zones” is hereby renamed as “Delineation of HARB Zone” and further revised to state as follows:

§ 31-5. Delineation of HARB Zone.

A. The Municipality of Norristown HARB Zone shall be described in writing in this section and delineated on a map designated as the HARB Zone Map of the Municipality of Norristown. The HARB Zone Map of the Municipality of Norristown shall be located in the office of the Building Inspector and made available for public inspection.

B. The Municipality of Norristown HARB Zone is the area inside the boundary lines shown on the HARB map and as described below:

(1) HARB Zone A:

(a) The boundaries of HARB Zone A in the West Norristown Historic District are as follow: The north boundary is the northernmost property lines of those properties bordering the south side of Oak Street between the eastern side of Hurst Alley and the western side of Hope alley. The east boundary is the eastern boundary of the West Norristown Historic District. The south boundary is the southernmost property line of those properties bordering the south side of Main Street. The west boundary is the western boundary of the West Norristown Historic District.

(b) The boundaries of HARB Zone A in the Central Norristown Historic District are as follow: Beginning at the west boundary of the Central Norristown Historic District adjacent to the Stoney Creek running east, along the northernmost property lines of those properties on the north side of Marshall Street until intersecting the center line of Maple Alley (just west of Swede Street), then running north along the center line of Maple Alley until

intersecting the continuation of the center line of Scott Alley (just north of Elm Street), then running east along the continuation of the center line of Scott Alley until intersecting Ross Alley (just east of DeKalb Street), then running north along the continuation of the center line of Ross Alley until intersecting the northern edge of the Central Norristown Historic District, then running east along that edge until intersecting the easternmost property lines of those properties bordering the east side of DeKalb Street, then turning south until intersecting the center line of Penn Street, then turning east until intersecting the eastern edge of the Central Norristown Historic District, then turning south until intersecting the southern boundary of the Central Norristown Historic District, then following the southern edge of the Central Norristown Historic District until intersecting the western edge of the Central Norristown Historic District, then turning north along that edge until reaching the starting point of this description.

C. The HARB Zone boundaries may be modified, or added to, by the creation of, or modification of, certified, or eligible, National Register Historic Districts and corresponding Municipal Historic Districts.

SECTION III. Amendments to Article III, Section 31-6 of the HARB Ordinance.

The title for Article III, Section 31-6 shall be renamed to state “Delineation of Municipal Historic Districts. All other remaining provisions shall remain the same.

IV. Amendments to Article III, Section 31-7.

Article III, Section 31-7 titled “Creation and membership,” Subsection A is hereby revised to state as follows:

A. A Historical Architectural Review Board, hereafter referred to as HARB, is hereby established to be composed of seven members appointed by the Municipality of Norristown Municipality Council. The membership of the HARB shall be as follows:

- (1) One member shall be a registered architect;*
- (2) One member shall be a licensed real estate broker;*
- (3) One member shall be a Norristown Municipality Building Inspector;*
- (4) One member shall be a member of the Board of Directors of the Norristown Preservation Society;*
- (5) One member may be a person with knowledge of the building trades; and*

- (6) *Two members shall be persons with demonstrated interest, knowledge, ability, experience or expertise in restoration, historic rehabilitation or neighborhood conservation or revitalization who have interest in the preservation of the HARB Zone, each of whom reside in the Municipality's Historic District.*

SECTION IV. Amendments to Article V, Section 31-10.F of the HARB Ordinance.

Article V, Section 31-10 titled "Preservation guidelines criteria" Subsection F is hereby revised to state as follows:

F. HARB Zone A. The general design, arrangement, texture and material of a building or structure, and the relation of such factors to similar features of other buildings or structures in HARB Zone A, shall be considered by the HARB when making recommendations on the issuance of a certificate of appropriateness. These factors shall be limited to the following:

(1) Relationship of textures: preserving the predominant textures of the district which may be smooth such as stucco or rough such as brick with tooled joints or horizontal wood siding or other textures, or such as stone textures, including, but not limited to, marble and slate.

(2) Relationship of architectural details: preserving character defining features of buildings such as architectural details, including but not limited to, cornices, lintels, arches, quoins, balustrades and iron work, chimneys, roofs, etc.

(3) Fenestration of building facades: fenestration appropriate to building style, includes the arrangement of windows and doors, the proportion of wall openings, the height to width proportion and size of window openings and panes and the dimension of mullions and muntins.

(4) Proportion of buildings front facades: preserving the historic relationship between the width of the front of the building and the height of the front of the building.

(5) Proportion of openings within the building: preserving the relationship of width to height of windows and doors.

(6) *Rhythms of solids to voids in the front facade: preserving the relationship between a recurrent alteration of strong and weak architectural elements thereby maintaining a rhythm of solids to voids.*

(7) *Rhythm of spacing of buildings on streets: preserving the existing rhythm of recurrent or repeated building masses to spaces between each building.*

(8) *Rhythm of entrance and/or porch projections: preserving the existing rhythm of entrances or porch projections to maintain a pedestrian scale.*

(9) *Relationship of materials: preserving the predominant materials of the district such as brick, stone, stucco, slate, wood siding or other material.*

(10) *Relationship of roof shapes: preserving compatible roof shapes such as gable, mansard, hip, flat, gambrel and/or kinds of roof shapes.*

(11) *Walls of continuity: preserving physical elements which comprise streetscapes such as brick walls, wrought iron fences, building facades or combinations of these which form visual continuity and cohesiveness along the street.*

(12) *Directional expression of front elevation: preserving the orientation of structural shapes, plan of openings and architectural detail that reflect a predominantly vertical or horizontal character to the building's facade.*

(13) *Scale: preserving the scale of the built environment created by the size of units of construction and architectural detail. In addition, preserving building mass in its relation to open space.*

(14) *Variations. The HARB shall grant variations in a manner that will be in harmony with the character of other buildings or structures on the street and/or district. The following variations may be permitted provided that the corresponding criteria and/or requirements are met:*

(a) *Slate Roofing Replacement to Asphalt/Fiberglass Shingles: The replacement shingle should be visually similar in shape or decorative shape, size and profile to the existing slate*

shingle being replaced. Roof fascia's and trim may not be capped when new roofing is installed. An exception may be made when the trim was capped prior to roof replacement.

(b) Wood Window Replacement to Vinyl or any other suitable window material: The new vinyl window, wood window (clad type) or any other suitable window material shall have simulated divided lite muntins (SDL's). The windows must clearly illustrate the size of the window, frame, sash and all details for comparison with the original windows. (such as one over one, two over one etc.) The new window units must fully fill the existing window opening, without infill or blocking materials. The new window units may not be capped when installed. An exception may be made when the trim was capped prior to window replacement.

SECTION V. Amendments to Article V, Section 31-10.G of the HARB Ordinance.

Article V, Section 31-10, Subsection G shall be deleted and Subsection G shall now state as follows:

G. Reserved.

SECTION VI. Amendments to Article VI, Section 31-11 of the HARB Ordinance.

Article VI, Section 31-11 titled "Activities requiring certificates of appropriateness" shall be revised to state as follows:

§ 31-11. Activities requiring certificates of appropriateness.

A. Any activity visible from a public way, excluding alleys, requiring the issuance of a demolition or building permit by the Municipality for the erection, alteration, reconstruction, repair, restoration, demolition or demolition by neglect of all or a part of any building within the HARB Zone A shall require the issuance of a certificate of appropriateness by Municipality Council.

B. The following activities shall be exempt from the provisions of this chapter:

(1) Work outside of the HARB Zone A.

(2) *Demolition or construction of any building, structure or feature not visible from a public way, excluding alleys.*

SECTION VII: SEVERABILITY

In the event that any section, sentence, clause, or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this Ordinance.

SECTION VIII: REPEALER

All ordinances or resolutions or parts thereof inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specially repealed.

SECTION IX: EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its approval as required by the law.

ENACTED AND ORDAINED this _____ day of _____, 2020.

Seal:

**Municipality of Norristown
Municipal Council**

By: _____
Derrick Perry
Council President

Attest: _____
Crandall O. Jones
Municipal Administrator