

***Springfield Township
Historical Commission Newsletter***



The Historical Commission of Springfield Township is pleased to announce that in January of 2020 the Board of Commissioners of Springfield Township appointed a Historical Commission. Over the past few months the Historical Commission has developed a set of guidelines to evaluate the historical homes and properties within our Community. The goal is to preserve our rich history for the generations to come. This work was done with the help of the Springfield Township Historical Society and their many volunteers over the years. In addition to the contributions made by Montgomery County Planning Commission and Temple University.

The Historical Commission has developed a working list of properties of interest. Over the next year our goal is to reach out to you the property owners, in an attempt to obtain a better understanding of your property and its

unique value to our community. As you may already be aware, in December of 2019 the Springfield Township Board of Commissioners adopted the Historical Preservation Ordinance, “Ordinance #962”. This ordinance provides the basis for the preservation of properties of historical importance. In addition, it provides incentives for the continued use of these properties and provides options for the reuse of these sites without the demolition and destruction of these one of a kind structures.

As you may not be aware, involvement in this program is voluntary. The goal of the Ordinance is to preserve these properties, provide beneficial low impact uses that do not penalize the property owner or the surrounding property owners.



A copy of Ordinance #962 is available at www.springfieldmontco.org. Any questions you may have can be directed at Mark Penecale @ 215-836-7600, ext. 1114.

Springfield Township Historical Commission

Established by Ordinance #962

THE HISTORICAL COMMISSION MEMBERS WERE APPOINTED IN
MARCH OF 2020 BY THE SPRINGFIELD TOWNSHIP BOARD OF
COMMISSIONERS.

THE HISTORICAL COMMISSION WOULD LIKE TO THANK YOU IN
ADVANCE FOR ATTENDING TONIGHT'S PRESENTATION.



The Historical Commission has reviewed several lists of properties of interest and historical value over the course of the last eight months.



The decision was made to start with the 28 properties already identified within the Springfield Township Comprehensive Plan.

The goal of the Historical Commission is to create a historical resource inventory that will be a working partnership with the property owners and Springfield Township.

As a partnership, participation in this program is 100% voluntary.

The Historical Commission will identify the properties of interest and provide a presentation on the benefits this program offers.

The property owner opts in or out.

Ordinance #962 provides the list of benefits of having a property contained within the overlay district.

Springfield Township's Board of Commissioners approves the addition of the property into the overlay district.



The Historical Commission is tasked with identifying the properties and property owners.



Advising both property owners and the Board of Commissioners of exterior alterations, proposed changes in use and/or the demolition of these properties.

The Historical Commission is responsible for maintaining and publishing the historical resource inventory list.

Advantages of having your property included on the historical resource inventory list:

Any use permitted in the underlying zoning district, to include legal existing non-conforming uses remain in place.

A variety of uses that are permitted by way of a special exception from the Springfield Township Zoning Hearing Board



Those uses include

a bed & breakfast

cultural studio

home office

academic research

food prep & catering

personal service business

small repair shop/no automotive repair

assisted living facility

gallery museum or antique shop

accessory apartment

conversion to multi family dwelling



Application procedures for a special exception.

Submit a completed zoning hearing board application.

Include the name, address and contact information of the owner of record & the applicant.

Submit a set of recent photos of the property involved in the application.

A detailed narrative of the proposed use or change.

A description of the proposed physical alterations to the property.

Proposed modifications to the on-site parking if required.

A historical resource impact study if land development is proposed for the property.

This application packet is required to include a copy of the current deed for the parcel and can be submitted to the Community Development Office.

Criteria for approval

The main objective is to clearly detail how the proposed use or alteration would not jeopardize the historical resource.

Provide testimony that the proposed alteration or use will not detrimentally affect the surrounding properties.

Provide details outlining how the integrity of the historical resource will be maintained thru traffic controls, on-site parking, landscape buffers and appropriate signage.

If structural alterations are proposed, provide detail on proposed renovation and offer proof that the character of the distinguishing resource of the home or property will be maintained.

Provide the Historical Commission, Zoning Hearing Board and the Board or Commissioners as much information on the proposed change of use or exterior alteration as possible.





The focus is on preserving Springfield's historic homes and buildings.

Offering alternative uses to the property owners in the hope of offsetting the subdivision of these properties and/or demolition of these cherished structures.



To protect the surrounding residential properties by increasing the density of landscaped buffer, offering limited hours of operation for the proposed alternative uses and allowing limited signage for these non-residential uses.

If you elect to have your property included on the Springfield Township Historical Resource Inventory Listing and exterior alterations are proposed the following procedure must be followed:

A permit must be submitted for review.

The township will have 15 days to determine if the application is complete.

The Historical Commission will review the application within 30 days from receipt of the application. This review will be completed at a public meeting

The Historical Commission shall make a recommendation to the Board of Commissioners within 60 days.



If approved, the Community Development Office will issue the permit and conduct the required inspections as they would with any other approved building permit.

Please be aware that Zoning Hearing Board approvals {the special exception} stay with the property for the life of the use or structure.

We would like to take this opportunity to thank you again for the time you have committed to this presentation.



Contact Information

Mark A. Penecale
Director of Planning & Zoning
Springfield Township
215-836-7600, ext. 1114

mpenecale@springfieldmontco.org

