

Recommendations

Jersey Shore

JMT Architectural Historians recommend further investigation of four properties identified as potentially eligible for listing in the National Register of Historic Places during the survey of Jersey Shore to establish their individual eligibility status.

Properties that require further study

The following properties warrant further research to determine whether or not they are potentially eligible for listing in the National Register of Historic Places or warrant further documentation via a Pennsylvania Historic Resources Survey Form.



433 S Main Street



1236 Allegheny Street



300 Front Street



328 S Main Street
McHenry-Bone House
CRGIS Key# 001214

Muncy

JMT Architectural Historians recommend further investigation of ten properties identified as potentially eligible for listing in the National Register of Historic Places during the survey of Muncy to establish their individual eligibility status.

Properties that require further study

The following properties warrant further research to determine whether or not they are potentially eligible for listing in the National Register of Historic Places or warrant further documentation via a Pennsylvania Historic Resources Survey Form.



301 S Main Street



220 S Main Street



108 S Market St



302 S Main St

Potentially eligible properties in Muncy that require further study, continued



15 S Water Street



108 S Market Street



206 S Market Street



206 S Main St

Potentially eligible properties in Muncy that require further study, continued



46 S Main Street



5 N Market Street

Montgomery

JMT Architectural Historians recommend further investigation of three properties identified as potentially eligible for listing in the National Register of Historic Places during the survey of Montgomery to establish their individual eligibility status.

Properties that require further study

The following properties warrant further research to determine whether or not they are potentially eligible for listing in the National Register of Historic Places or warrant further documentation via a Pennsylvania Historic Resources Survey Form.



43 E Houston Street



110 Montgomery Street



84 Broad Street

Areas for further survey

Because this survey focused specifically on the Boroughs of Jersey Shore, Muncy, and Montgomery, JMT Architectural Historians recommend further survey and investigation of historic properties in the remainder of the County. Areas that JMT Architectural Historians have identified for further study include rural and agricultural properties, Civilians Conservation Corps (CCC) Camps, as well as a more inclusive survey of the county at large. Particular subjects for further consideration include the potential for thematic designations of schools, bridges, and industrial properties throughout the county.

References

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Appendix A- List of Surveyed Properties

JERSEY SHORE

Current Owner	Parcel Address	Parcel_ID	Historic Function	Current Function	Building Type	Style	NRPH Eligible	CRGIS Key	Notes
PRESBYTERIAN CHURCH,	235 S MAIN ST	19-001-111	Religious/Funerary	Religious/Funerary	Church	Gothic Revival	No		
ROBINSON, TOBEY M	300 FRONT ST	19-001-134	Residential	Residential	Single Family Dwelling	Second Empire	Potentially		
FEERRAR , ALAN C ET AL	433 S Main St	19-001-220	Residential	Residential	Single Family Dwelling	Vernacular	No		Neighbor similar but altered material
HALE, LARRY W & LISA	328 S MAIN ST	19-001-409	Residential	Residential	Single Family Dwelling	Other	Potentially	0001214	
SOVEREIGN BANK,	226 Allegheny St	20-001-205	Commercial	Commercial	Business/Retail	Vernacular	No		
FEDERAL NATIONAL MTGE ASSOC,	1236 Allegheny St	21-004-315	Residential	Residential	Single Family Dwelling	Other	No		Some replaced windows small addition in rear

MUNCY

Current_Ow	Parcel_Add	Parcel_ID	Current_Fu	Historic_F	Building_I	Style	CRGIS_Key	NRPH_Eliga	Notes
SOVEREIGN BANK,	20 S Main	38-002-206	Commercial	Commercial	Business_Retail	Classic Revival		No	
VELKOFF, C TOWNSEND & LOIS J	305 S MAIN ST	38-002-419	Commercial	Residential	Business_Retail	Vernacular		No	
J MURRAY MOTOR COMPANY INC,	100 N Main St	39-001-236	Commercial	Other_Unkown	Business_Retail	Federal		No	
RICHARDS, JAY E SR	9 N Main St	39-002-226	No Activity	Commercial	Other	Vernacular	155875	No	Ritz Theater
ST ANDREWS LUTHERAN CHURCH,	201 S MAIN ST	37-002-714	Residential	Religious/Funerary	Church	Gothic Revival		No	
MUNCY BAPTIST CHURCH,	11 W Penn Street	38-002-119	Religious/Funerary	Religious/Funerary	Church	Other		No	
ST JAMES EPISCOPAL CHURCH,	215 S Main Street	37-002-719	Religious/Funerary	Religious/Funerary	Church	Gothic Revival		Yes	Saint James Episcopal Church
BRUCH, JOHN L JR	306-308 MAIN ST	37-002-519	Residential	Residential	Single Family Dwelling	Federal		No	
BRUCH, JOHN L JR	306-308 Main St	37-002-519 A	Residential	Residential	Single Family Dwelling	Federal		No	
BROWN, RAYMOND C JR & KATHRYN M MONCADO	208 S Main	37-002-527	Residential	Residential	Single Family Dwelling	Vernacular		No	
MUNCY BANK & TRUST COMPANY,	2 N MAIN ST	39-001-224	Commercial	Commercial	Business_Retail	Colonial Revival		No	
SUSQUEHANNA BIBLE INSTITUTION,	206 SOUTH MARKET STREET	37-002-405	Religious/Funerary	Religious/Funerary	Church	Other		Potentially	
SHULL, MARYLYN H	312 S MAIN ST	37-002-517	Residential	Residential	Multi Family Dwelling	Vernacular		No	
COPPES, MICHAEL B & NICHOLE M	302 S MAIN ST	37-002-521	Commercial	Commercial	Business_Retail	Vernacular		Potentially	
CAMPBELL, ELIZABETH D	220 S MAIN ST	37-002-523	Residential	Residential	Single Family Dwelling	Vernacular		Potentially	
TOOHEY, JAMES F	214-216 S Main St	37-002-525	Residential	Residential	Single Family Dwelling	Queen Anne		No	
DODSON LIVING TRUST, PAMELA W	206 S Main St	37-002-528	Residential	Residential	Single Family Dwelling	Vernacular		Potentially	
PRYOR, LYNN A & CHARLES S DIXON	201 S MARKET ST	37-002-532	Residential	Residential	Single Family Dwelling	Queen Anne		No	
ST JAMES EPISCOPAL CHURCH,	210 S WASHINGTON ST	37-002-711	Residential	Residential	Single Family Dwelling	Queen Anne		No	
COLBURN, JAMES F	223 S MAIN ST	37-002-722	Residential	Residential	Single Family Dwelling	Federal		No	
DOYLE, DANIEL J & MARY A	301 S MAIN ST	37-002-723	Residential	Residential	Single Family Dwelling	Vernacular		Potentially	
VELKOFF, C TOWNSEND & LOIS B	305 S MAIN ST	37-002-724	Residential	Residential	Single Family Dwelling	Other		No	Vertical wood siding
SMITH UX, DAVID & MARIE L	307 S MAIN ST	37-002-725	Residential	Residential	Single Family Dwelling	Federal		No	
PARKER, ROBERT S & ALICE A	213 W PENN ST	38-001-130	Residential	Residential	Single Family Dwelling	Other		No	
DORWARD, DENNIS R & CHRISTINA	116 S MARKET ST	38-001-200	Residential	Residential	Single Family Dwelling	Queen Anne		No	
EDKIN, DAVID J & CRYSTAL R	112 S MARKET ST	38-001-201	Residential	Residential	Single Family Dwelling	Queen Anne		No	
GRIGGS, KELLY M	110 S market st	38-001-202	Residential	Residential	Single Family Dwelling	Other		No	
LEONARD, CHARLES A & DEBORAH L	109 W PENN ST	38-001-214	Residential	Residential	Single Family Dwelling	Queen Anne		No	
STAHL, BRIAN A	118 S MAIN ST	38-002-104	Residential	Residential	Single Family Dwelling	Vernacular		No	
STORM, NELLA & BRUCE J	114 S MAIN ST	38-002-105	Residential	Residential	Single Family Dwelling	Federal		No	
KNARR, LESTER L III	105 S MARKET ST	38-002-113	Residential	Residential	Single Family Dwelling	Queen Anne		No	
BETZER, GALEN R & JOSETTE S	38 S MAIN ST	38-002-202	Residential	Residential	Single Family Dwelling	Queen Anne		No	
U S POST OFFICE,	101 S Main Street	38-002-309	Other/Unkown	Other/Unkown	Other	Colonial Revival		No	
BOERCKEL, GARY M & BERNADETTE U	127 S MAIN ST	38-002-316	Residential	Residential	Single Family Dwelling	Vernacular		No	
CAMPBELL, BARRY R & JULIA M	129 S MAIN ST	38-002-317	Residential	Residential	Single Family Dwelling	Vernacular		No	
EISWERTH, JAY H	43 S MAIN ST APT 1	38-002-426	Residential	Residential	Single Family Dwelling	Vernacular		No	
WALDRON PLACE LLC,	46 S Main St	38-002-200	Commercial	Institutional	Other	Second Empire		Potentially	Margaret E Waldron Bldg; Lycoming County Mutual Insurance Co. Bldg; Penn Hall Bldg
WALBURN, EUGENE E	5 N MARKET ST	39-001-230	Residential	Residential	Single Family Dwelling	Federal	117201	Potentially	
BRUCH, JOHN L & SARAH H JR	15 S Water St	39-002-229	Cultural	Other/Unkown	Other	Vernacular	155877	Potentially	Mozley's Opera House
CROSBY, EDWARD G & BERNADETTE ITLE	108 S MARKET ST	38-001-203	Residential	Residential	Single Family Dwelling	Vernacular		Potentially	
TROUGHT, JEFFREY G & WANCY	109 S MARKET ST	38-002-115	Residential	Residential	Single Family Dwelling	Queen Anne		Potentially	

MONTGOMERY

Current Owner	Parcel Address	Parcel ID	Historic Function	Current Function	Building Type	Style	NRHP Eligible?	CRGIS Key	Notes
BURNS, TERRY L & DEBRA C UX	82 KINSEY ST	35-001-203	Residential	Residential	Single Family Dwelling	Queen Anne	Yes	117939	SHPO Eligible
FOUST, MICHAEL J & DEBORAH L	84 BROAD ST	35-002-108	Commercial	No Activity	Business/Retail	Other	Potentially		High material integrity
MONTGOMERY AREA PUBLIC LIBRARY,	32 S MAIN ST	35-002-112	Commercial	Institutional	Other	Classic Revival	No		
GRACE UNITED PRESBYTERIAN CHURCH,	105 2ND ST	35-003-200	Religious/Funerary	Religious/Funerary	Church	Other	No		
WETZEL, DAVID W & CONNIE M	24 BROAD ST	35-003-305	Residential	Residential	Single Family Dwelling	Vernacular	No		
CHRISTIE, HUGH E	43 E HOUSTON AVE	35-004-107	Residential	Residential	Single Family Dwelling	Queen Anne	Potentially		
SANGUEDOLCE LLC,	125 S MAIN ST	35-004-118	Commercial	Commercial	Other	Other	No		
PFEIFFER, FREDERICK G & SUSAN L	102 Montgomery Street	35-004-313	Residential	Residential	Single Family Dwelling	Other	No		
MILLER, CRAIG A & JILL J	110 Montgomery Street	35-004-315.A	Residential	Residential	Single Family Dwelling	Other	Potentially		
BOHNER, JESSE D & JAMIE L	81 E HOUSTON AVE	35-004-330	Residential	Residential	Single Family Dwelling	Other	No		
EVANGELICAL LUTHERAN CHURCH,	50 E Houston	35-004-404	Religious/Funerary	Religious/Funerary	Church	Other	No		
MILLER, CRAIG E & CHRISTY S	88 PENN ST	35-004-724	Residential	Residential	Single Family Dwelling	Other	No		
BARBIER, RICHARD L & DEBRA L	94 Penn St	35-004-902	Residential	Residential	Single Family Dwelling	Vernacular	No		

Appendix B - Muncy Zoning Ordinance Article 7

ARTICLE 7

SUPPLEMENTARY HISTORIC PRESERVATION REGULATIONS

700 GENERAL PURPOSES

The purpose of these provisions is to:

- A. promote the retention of community character through preservation of the local heritage by recognition and protection of historic and cultural resources;
- B. establish a clear process by which proposed changes affecting historic properties are reviewed;
- C. mitigate the negative effects of proposed changes affecting historic properties;
- D. encourage the continued use of historic properties and facilitate their appropriate rehabilitation and adaptive reuse;
- E. encourage the preservation of historic settings and landscapes;
- F. discourage the demolition of historic resources;
- G. utilize historic preservation as a tool for economic revitalization, to promote the general welfare, education and culture of the Borough; and
- H. implement the following sections of the PA Municipalities Planning Code:
 - 1. Section 603(g)(2) which states that "zoning ordinances shall provide for protection of natural and historic features and resources";
 - 2. Section 604(1) which states that "the provisions of zoning ordinances shall be designed to promote, protect and facilitate any or all of the following ... preservation of the natural, scenic and historic values in the environment, ..."; and
 - 3. Section 605(2)(vi) whereby uses and structures at or near places of unique historical, architectural or patriotic interest or value may be regulated.

701 APPLICABILITY

A. Boundaries of the Historic Preservation District

The Historic Preservation District shall be all those portions of Muncy Borough which are included within the designated Historic Area approved as part of the community's inclusion in the National Register of Historic Places on July 3, 1980. (See Map at back of this Ordinance.) For the purposes of this

Ordinance, the Historic Preservation District shall be an overlay to the existing underlying districts as shown on the Borough's Official Zoning Map. As such, the provisions of this district shall serve as a supplement to the underlying district provisions. Where there happens to be any conflict between the provisions of the Historic Preservation District and those of any underlying district, the more restrictive provisions shall apply.

B. Covenants and Easements

It is not the intent of these regulations to repeal, abrogate or impair any existing covenants, easements or deed restrictions which may have been in place prior to March 4, 2003, the date of enactment of Ordinance # 472, the Borough's original Historic Preservation District provisions.

C. Historic Commission

The provisions set forth in this Article shall be administered by the Muncy Borough Historic Commission. The Historic Commission review process shall be as set forth in Section 706 C. below.

702 IDENTIFICATION OF HISTORIC RESOURCES

A. Identification

1. Buildings. All buildings located within the identified Historic Preservation District shall be identified as historic resources based on their potential contribution to the overall character and integrity of the district. All such resources shall therefore be subject to the provisions of this Article.
2. Other Historic Resources. Other historic resources, including unimproved lots or land areas, cemeteries and similar features situated within the boundaries of the Historic Preservation District may also provide a significant contribution to the integrity of an historic neighborhood. As such, proposed alterations of these resources shall be subject to the provisions of this Article.

B. Compliance

Change to any building located in an Historic Preservation District, or other designated historic resource, shall occur only when in compliance with the terms of this Article and other applicable regulations.

C. Revisions

The specific identification of historic resources located within the Historic Preservation District may be revised by Borough Council from time to time in accordance with the procedure set forth in Article 13 of this Ordinance governing amendments to the Zoning Ordinance. All proposed revisions shall be

submitted to the Borough Historic Commission and Borough Planning Commission for review and comment prior to consideration by Borough Council.

703 ALTERATIONS, ADDITIONS, RECONSTRUCTION AND REHABILITATION

A. General Requirements

Zoning Permits for alterations, additions, reconstruction or rehabilitation, visible from a public street, alley, public way or public property to any principal structure or any accessory structure enclosing more than 200 square feet of gross floor area located in the Historic Preservation District shall not be issued by the Zoning Officer prior to review and recommendations by the Borough Historic Commission, except as may be provided otherwise in Section 706 of this Ordinance.

1. The definition of terms used in this Article and not specifically defined in this document shall be the definition contained in the International Building Code or its successor.
2. No Permit shall be required for repairs or maintenance of any building, structure or grounds provided such repairs do not change the use or otherwise violate the provisions of this section.

B. Historic Preservation Guidelines

Any proposed alteration, addition, reconstruction or rehabilitation of any principal structure or any accessory structure enclosing more than 200 sq.ft. of gross floor area located in the Historic Preservation District shall be in substantial compliance with the most recent version of The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings published by the U.S. Department of the Interior, National Park Service. The Historic Commission shall utilize the following standards as guidelines in evaluating requests for modifications to existing buildings in the Historic Preservation District.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships 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 elements from other historic properties, shall not be undertaken.

4. Changes to a properties that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, 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 the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeologic resources shall be protected and preserved in place. 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, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic features, size, scale and proportion, and massing to protect the integrity of the property and its environment. (See also Section 705 below for additional guidelines for new construction.)
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 will be unimpaired.

C. Application Procedures

Applications for any proposed alteration, addition, reconstruction or rehabilitation shall comply with the provisions of this Section. The completed application shall be submitted to the Borough Zoning Officer and shall include the following information.

1. A written description of the proposed alteration, addition, reconstruction or rehabilitation; *and, where applicable*;
2. A site plan at a scale designated by the Zoning Officer;
3. A schematic architectural drawing(s) for proposed new construction or building additions, showing exterior elevations from all visible sides; and

4. A materials list and arrangements proposed for disposition of existing materials.

704 DEMOLITION OF BUILDINGS ON HISTORIC DISTRICT PROPERTIES

A. General Requirements

1. No principal structure nor any accessory structure enclosing more than 200 square feet of gross floor area located in the Historic Preservation District shall be demolished, removed or otherwise relocated without a Zoning Permit. Demolition, removal or relocation of such a structure shall be regulated as a Special Exception, thereby requiring approval of the Borough Zoning Hearing Board.
2. No Zoning Permit authorizing demolition, removal or relocation shall be issued prior to the recording of an approved subdivision or land development plan for the property where the demolition, removal or relocation is proposed, where such is applicable, nor prior to the issuance of any necessary demolition approvals.
3. Emergency demolition approval in unique cases of immediate threats to public health and safety may be issued only in accordance with the procedures set forth in the most current version of the Borough's Demolition Ordinance.

B. Application Procedures and Content

An applicant for a Special Exception to demolish, remove or relocate a building in the Historic Preservation District shall submit the required application and application fee to the Borough Zoning Officer who shall forward a copy to the Historic Commission for its review and comment. Following review by the Historic Commission, the Zoning Officer shall forward the application to the Borough Zoning Hearing Board for their consideration and action.

The following data and documentation shall also be included with any application proposing to demolish, remove or relocate a building in the Historic Preservation District.

1. A report from a structural engineer describing the structural condition of the building proposed to be demolished, removed or relocated;
2. Documentation of all efforts to sell the property;
3. Recent interior and exterior photographs of the building proposed for demolition, removal or relocation, acceptable to the PA Historic and Museum Commission;
4. Proposed arrangements for disposition of materials;

5. A time line for implementation of proposed use of the property;
6. The assessed value of the land and improvements thereon; and
7. Proof of record ownership.

C. Additional Required Documentation

An applicant proposing to demolish, remove or relocate a building in the Historic Preservation District shall also provide credible evidence that:

1. the demolition, removal or relocation of the building in question will not adversely effect the historic significance or architectural integrity of neighboring historic buildings or the historic character of the community.
2. there is no feasibility to continue the current use, or adaptive reuse permitted by the underlying zoning district;
3. other uses permitted within the underlying zoning district, either as permitted uses, special exception uses or conditional uses, have been denied or are not feasible due to constraints on the building proposed to be demolished, removed or relocated from the property;
4. adaptive use opportunities do not exist due to constraints related to the building proposed to be demolished, removed or relocated or the lot on which it is to be located;
5. the proposed new building, structure or use of the property will not adversely effect the historic character or architectural integrity of the neighboring historic properties, the neighborhood or the community; and
6. that the applicant has not contributed to the existing conditions, either through neglect or prior renovation, conversion, alteration or similar physical action.

705 NEW CONSTRUCTION

A. General Requirements

No Zoning or Building Permit shall be issued for the construction of a new or replacement building or buildings on a vacant parcel located in the Historic Preservation District until such proposed construction has been reviewed by the Borough Historic Commission in accordance with the procedures set forth in Section 706 below.

B. Design Guidelines

New construction in the Historic Preservation District shall be considered

appropriate if it is compatible with the scale and basic design elements of adjacent and surrounding buildings. The intent is not to require or encourage new buildings to look like old buildings, but to assure pleasing and harmonious relationships between old and new that will maintain and strengthen the architectural character of the historic district. The following design guidelines shall be considered in the evaluation of the appropriateness of new construction.

1. No new building shall exceed the height of the tallest adjacent building by more than ten (10) percent. Further, new buildings shall be constructed to a height within ten (10) percent of the average height of adjacent buildings.
2. The relationship between the height and width of the front elevation of a new building shall be within ten (10) percent of the average proportions of adjacent buildings.
3. The relationship of height to width of windows and doors of a building shall be within ten (10) percent of the proportions of windows and doors of adjacent buildings.
4. The rhythm of solids to voids in the front facade of a building shall be similar to adjacent buildings.
5. Basement sill lines and header and sill lines of a building shall follow the horizontal lines of adjacent buildings.
6. Setbacks and side yards of new buildings shall be similar to those on adjacent parcels. Placement of sidewalks and projections of porches shall be similar to adjacent buildings.
7. The shape, style and material of the roof of a new building shall be similar to the roofs of adjacent and surrounding buildings.
8. Building materials shall be compatible with materials commonly used within the historic district.
9. The use of specific architectural elements and details such as porches, dormers, cornices, brackets, balustrades and the like shall be used to strengthen the relationship of new construction to the existing architecture of the district. However, such detailing shall not be considered sufficient if the structure is not related to its surroundings in terms of massing, rhythm and proportions.
10. The use of plant materials that are traditional in the district shall be encouraged. Similarly encouraged shall be the use of paving and fence materials that are traditional in the district.

706 ADMINISTRATION

A. General Procedures

No Zoning Permit shall be issued for the erection, reconstruction, alteration, restoration, demolition or razing of any building within the Historic Preservation District except in accordance with all applicable requirements of this Article. This Section outlines the general process for considering and deciding upon proposed applications in the Historic Preservation District.

B. Administrative Review

All provisions set forth in Section 1302 of this Ordinance regarding the issuance of Zoning Permits (including exemptions) shall apply to proposals for the erection, construction, reconstruction, alteration or restoration of a building, structure or land located in the Historic Preservation District.

C. Historic Commission Review Process

The following process shall be observed by the Historic Commission when reviewing applications for any proposed alteration, addition, reconstruction or rehabilitation of a building or for any new construction in the Historic Preservation District where such is deemed appropriate by the terms of this Article.

1. Completed applications must be received seven (7) days before the next regularly scheduled meeting of the Historic Commission to be placed on the agenda for review at that meeting.
2. At the time the completed application is submitted, the applicant will be notified of the expected date, time and place at which the Historic Commission will review the application. The applicant will be encouraged to attend to explain the application.
3. When reviewing applications for modifications to existing buildings in the Historic Preservation District, the Historic Commission shall use the most current version of The Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings as guidelines. (See Section 703 B. above for a listing of said guidelines.) When reviewing applications for new construction, the Commission shall use the design guidelines set forth in Section 705 B. above. Any proposed work requiring a Zoning Permit shall be in substantial compliance with the applicable guidelines.
4. Within five (5) days of the meeting, the Historic Commission shall submit their written recommendations to the Zoning Officer to:
 - a. Approve the Permit;

- b. Deny the Permit; or
 - c. Approve the Permit subject to specified changes and/or conditions to bring the proposed activity into compliance.
5. The Historic Commission's recommendations shall be in writing and shall include findings of fact related to the specific proposal and shall set forth the reasons for the recommendation for approval, with or without conditions, or for denial.
 6. The Zoning Officer shall review the recommendations of the Historic Commission and shall take action upon the permit application in accordance with the provisions of this Ordinance and the PA Municipalities Planning Code and within the time limits set forth in this Ordinance.

707 MODIFICATIONS TO AREA AND BULK REGULATIONS

The subdivision of an historic property shall be accomplished in such a manner that the resulting lot(s) are of adequate size and configuration to preserve the integrity of the setting of the resource.