

ZONING

200 Attachment 4

APPENDIX B Historic District

(Ordinance No. 132, enacted February 12, 1979, as amended by Ordinance No. 193, enacted December 9, 1985, and by Ordinance No. 345, enacted December 6, 2004, and by Ordinance No. 398, enacted February 18, 2015.)

§ 1. Purpose.

This Appendix B is enacted for the purpose of protecting an historic area located within the Township of Lower Makefield, known as the Village of Edgewood. The Board of Supervisors hereby finds that the Village of Edgewood has a distinctive character recalling the rich architectural and historical heritage of Pennsylvania and that it is a source of inspiration to the residents of the Township by awakening interest in the Township's historic past and to promote the general welfare, education and culture of the community in which this distinctive historical area is located.

§ 2. Definitions.

As used in this Appendix B, the following terms shall have the meanings indicated:

ADDITION — Any increase in the square footage of an existing building or structure.

ALTERATION — Any act or process requiring a building permit and any other act or process not requiring a building permit, but specifically listed in this Appendix B as a reviewable action, including without limitation the repair, replacement, reconstruction, demolition or relocation of any structure or object, or any part of a structure which is visible from the public way.

CERTIFICATE OF APPROPRIATENESS — The approval statement signed by the Township of Lower Makefield Board of Supervisors which certifies to the historical appropriateness of a particular request for the erection, alteration, reconstruction, restoration, demolition or razing of all or a part of any building or structure within a historic district and authorizes the issuance of a building permit for said request.

COMPLETED APPLICATION — A completed permit or certificate of appropriateness application is an application which conforms to the submittal criteria for specific historic preservation projects, as determined by the Historical Architectural Review Board.

LOWER MAKEFIELD CODE

DEMOLITION — The dismantling or tearing down of all or part of any building and all operations incidental thereto, including neglecting routine maintenance and repairs which can lead to deterioration and decay.

ERECTION — The result of construction such as a building, structure, monument, sign or object on the ground or on a structure or building.

NEW CONSTRUCTION — A property where construction is being proposed and where there is no existing structure.

RECONSTRUCTION — The act or process of depicting, by means of new construction, the form, features and detailing of a nonsurviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

REPAIR — The act or process of renewing, restoring and putting back into good condition after damage or decay.

REPLACE — The act of providing a substitute or equivalent to take the place of an original object.

RESTORATION — The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

§ 3. Historic area.

See attached Exhibits A, B, and C.

§ 4. Uses.

Any building or property located within the Historic District may be used for any use permitted in the zoning class or classes as set forth in Chapter 200, Zoning.

§ 5. Prohibition.

No building located within the Historic District shall be erected, expanded, reconstructed, altered, restored, demolished or raised which is located in whole or in

ZONING

part within the Historic District unless or until a certificate of appropriateness, as hereinafter, provided has been issued by the Lower Makefield Township Board of Supervisors.

§ 6. Historical Architectural Review Board (HARB) established.

An Historical Architectural Review Board (HARB) is hereby established to be composed of seven members appointed by the Board of Supervisors, one of whom shall be a registered architect, one a licensed real estate broker, one the Building Inspector of Lower Makefield Township and four additional persons with a knowledge of and interest in the preservation of the historic buildings and the district. All members of the HARB shall serve terms of four years, except the Township Building Inspector's term shall be continuous with his/her service as the Township Building Inspector and further, subject to the exception that an appointment to fill a vacancy existing prior to the end of the term for which the member was appointed, shall be only for the unexpired portion of the term. Any member of the HARB may be removed from office for misconduct, for consistent absence from meetings or for other just cause by a majority vote of the Board of Supervisors following a hearing held for that purpose. The position of any member of the HARB residing within Lower Makefield Township at the time of appointment who thereafter moves his residence from the Township or of any member of the HARB appointed in his capacity as a registered architect, a licensed real estate broker or the Building Inspector of the Township of Lower Makefield who ceases to be so engaged shall be automatically considered vacant, except the registered architect, the licensed real estate broker and the Building Inspector of the Township of Lower Makefield need not be a resident of the Township of Lower Makefield prior to or during the course of his/her appointment to the HARB.

No member of the HARB shall participate in or make any decision in connection with the operation of the HARB if the member has any interest whatsoever in the property subject to the HARB's jurisdiction, including ownership, as a professional employee of the owner or in any other capacity whatsoever. If any member has any interest in the property being reviewed by the HARB, then that member shall excuse himself or herself from any consideration whatsoever related to that property.

§ 7. Authority of board; quorum; service without compensation; reports; employees; expenses.

The HARB shall give counsel to the Board of Supervisors of Lower Makefield Township regarding the advisability of issuing any certificates required to be issued pursuant to this Appendix B and the enabling legislation pursuant to which it was adopted. For this purpose the HARB may make and alter rules and regulations for its organization and procedures, consistent with ordinances of the Township and the laws of the commonwealth. A majority of the HARB shall constitute a quorum and action taken at any meeting shall require the affirmative vote of a majority of the entire Board. The members of the HARB shall serve without compensation and shall make an annual

LOWER MAKEFIELD CODE

report of their transactions to the Board of Supervisors. The HARB may, pursuant to appropriations by the Board of Supervisors, employ secretarial assistance, pay salaries and wages for secretarial assistance and incur other necessary expenses; provided, however, that the HARB shall not incur any expense whatever without a prior resolution of the Board of Supervisors authorizing such action.

§ 8. Applicability.

The following parcels are located within the Historic District and are subject to a review by HARB:

Tax Map Parcel Numbers	N/F OWNERS
20-21-1	Yardley-Langhorne Road
20-21-2	Yardley-Langhorne Road
20-21-3	Edgewood Road
20-21-4	Edgewood Road
20-16-62	Lower Makefield Center
20-16-64	1700 Yardley-Langhorne Road
20-16-65	1679 Edgewood Road
20-16-67	1667 Edgewood Road
20-16-68-1	Edgewood Road
20-16-68-2	Edgewood Road
20-14-1	1797 Yardley-Langhorne Road
20-14-2	1793 Yardley-Langhorrie Road
20-14-3	1785 Yardley-Langhorne Road
20-14-4	1767 Yardley-Langhorne Road
20-14-5	1761 Yardley-Langhorne Road
20-14-6	1761 Yardley-Langhorne Road
20-14-7	Yardley-Langhorne Road
20-14-8	Yardley-Langhorne Road
20-14-9	1724 Yardley-Langhorne Road
20-12-2	Stony Hill Road
20-12-2-1	Stony Hill Road
20-12-3	Stony Hill Road
20-12-4	1766 Yardley-Langhorne Road
20-12-4-1	Yardley-Langhorne Road
20-12-5	Yardley-Langhorne Road
20-12-11-6	Tomlinson Store, Yardley-Langhorne Road
20-16-47	Yardley-Langhorne Road
20-16-47-1	Yardley-Langhorne Road
20-16-48	Yardley-Lang home Road

ZONING

§ 9. Duties of Building Inspector upon receipt of application for building permit for exterior work.

Upon receipt of an application for a building permit for exterior work to be done in the Historic District, the Building Inspector shall act in accordance with the procedure presently being followed in that office except as those procedures are necessarily modified by the following requirements:

- A. He/she shall forward to the office of the Historical Architectural Review Board a copy of the application for a building permit and a completed application for certificate of appropriateness, where applicable, together with a copy of the plot plan and the building plans and specifications filed by the applicant. In addition, the HARB may require elevation drawings of any modifications.
- B. He/she shall maintain in his/her office a record of all such applications and of his/her handling and final disposition of the same, which shall be in addition to and appropriately cross-referenced to his/her other records.
- C. He/she shall require applicants to submit a sufficient number of additional copies of material required to be attached to an application for a building permit to permit compliance with the foregoing. (Ordinance No. 132, enacted February 12, 1979.)

§ 10. Meeting by HARB to consider its counsel to the Board of Supervisors.

Upon receipt by the HARB of notice that an application for a building permit for the erection of a new structure or modifications to the exterior of an existing structure located within the Historic District has been filed in the office of the Building Inspector of Lower Makefield Township, the HARB shall schedule a meeting to consider the counsel which the HARB will give to the Board of Supervisors of Lower Makefield Township. To ensure consideration at a particular Board of Supervisors meeting, applications must be submitted at least two weeks prior to said meeting. The person applying for the permit shall be given not less than five days' written notice of the time and place of said meeting of the HARB and that he/she may appear to explain his/her reasons therefor; provided, however, that the applicant may execute and file a written waiver of the five-day notice requirement if he/she elects to do so in order that the meeting may be scheduled at an earlier date. The HARB or the applicant may invite such other persons as it desires to attend its meeting.

LOWER MAKEFIELD CODE

§ 11. Considerations in determination of counsel to be given.

In determining the counsel to be presented to the Lower Makefield Township Board of Supervisors concerning the issuing of a certificate of appropriateness for a permit for the erection, reconstruction, alteration, restoration, demolition or razing of all or a part of the exterior of any building within the Historic District, the HARB shall consider the following criteria:

- A. The effect of the proposed change as related to Chapter 200, Zoning, applicable to the area in which the property is situated.
- B. The nature, texture, finish and color of the materials, products and elements introduced or altered within the district.
- C. The HARB shall also consider Edgewood Village Design Guidelines, adopted in 2003, which contain Guidelines for Rehabilitation. "Rehabilitation" is defined as the act or process of making possible a compatible use for a property through repair, alterations and additions which preserve those portions or features which convey its historical, cultural or architectural values. The guidelines for rehabilitation set out in the Edgewood Village Design Guidelines and as listed below are the Standards for Rehabilitation as they appear in The Secretary of the Interior's Standards for the Treatment of Historic Properties, published in 1995 by the United States Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, Washington, DC. The standards are intended to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.
 - (1) A property will 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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
 - (3) Each property will 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, will not be undertaken.
 - (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

ZONING

- (5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 - (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - (9) New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
 - (10) New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - (11) The scale of any new addition or infill structures shall be reviewed by HARB to ensure that they are designed to a scale in keeping with the scale of adjacent buildings. New wings or additions shall be secondary in scale to the principal structure.
 - (12) Where there are multiple buildings for nonresidential purposes, the average gross square footage for a two-story building shall not exceed 3,000 square feet, provided that the second floor area is no less than 40% of the first floor area, and the average gross square footage for a one-story building shall not exceed 1,500 square feet.
- D. The HARB shall not consider any matters not pertinent to the historical aspect and nature of the district.
- (1) A property will 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.

LOWER MAKEFIELD CODE

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- (3) Each property will 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, will not be undertaken.
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

§ 12. Procedure in counseling against grant of certificate of appropriateness.

If the HARB, on the basis of the information received at the meeting and from its general background and knowledge, decides to counsel against the granting of a certificate of appropriateness, it shall indicate to the applicant for a building permit the

ZONING

changes in plans and specifications, if any, which in the opinion of the HARB, would protect the distinctive historical character of the Historic District. The HARB shall withhold its report to the Board of Supervisors following its decision, until the applicant gives written notification to the HARB whether or not he/she will abide by the suggested changes in his/her plans and specifications or until the expiration of 10 days, whichever first occurs. If the applicant determines that he/she will make the suggested changes, he/she shall so advise the HARB which shall counsel the Board of Supervisors accordingly. (Ordinance No. 132, enacted February 12, 1979.)

§ 13. Report of HARB concerning issuance of certificate of appropriateness.

The HARB, after the meeting provided for in § 8 above and after the making of any changes in the plans and specifications as provided in § 10 above, shall submit to the Lower Makefield Township Board of Supervisors, in writing, its counsel concerning the issuance of a certificate of appropriateness for the grant or refusal of a permit for the erection, reconstruction, alteration, restoration, demolition or razing of all or a part of any building within the Historic District. The written report shall set out the following matters:

- A. The exact location of the area in which the work is to be done.
- B. The exterior changes to be made or the exterior character of the structure to be erected.
- C. A list of the surrounding structures describing their general exterior characteristics.
- D. The effect of the proposed change upon the general historic and architectural nature of the district.
- E. The appropriateness of exterior architectural features, including signs and fences which can be seen from a public street or way only.
- F. The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the district.
- G. The opinion of the HARB (including any dissent) as to the appropriateness of the work proposed as it will preserve or destroy the historic aspect and nature of the district.
- H. The specific counsel of the HARB to issue or to refuse to issue a certificate of appropriateness.

LOWER MAKEFIELD CODE

§ 14. Consideration by the Board of Supervisors; issuance or refusal of certificate.

Upon receipt of the written counsel of the HARB as provided in § 11 above, the Lower Makefield Township Board of Supervisors shall consider at a regular or special meeting the question of issuing to the Building Inspector a certificate of appropriateness authorizing a permit for the work covered by the application. The Township Manager shall give the applicant not less than five days' written notice of the time and place of the meeting at which his/her application will be considered and of the fact that he/she has the right to attend and be heard as to his/her reasons for filing the same; provided, however, that the applicant may execute and file a written waiver of the five-day notice requirement if he/she elects to do so in order that the meeting may be scheduled at an earlier date. In determining whether or not to certify to the appropriateness of the proposed erection, reconstruction, alteration, restoration, demolition or razing of all or part of such building, the Board of Supervisors shall consider the same factors as the Historical Architectural Review Board set forth in § 9 above and the report of the HARB. If the Board of Supervisors approves the application, it shall issue a certificate of appropriateness authorizing the Building Inspector to issue a permit for the work covered. If the Board of Supervisors disapproves, it shall do so, in writing, giving reasons therefor; and a copy thereof shall be given to the applicant, to the Building Inspector and to the Pennsylvania Historical and Museum Commission. The disapproval shall indicate what changes in the plans and specifications would meet the conditions for protecting the distinctive historical character of the district.

§ 15. Disapproval of application for building permit; appeal.

Upon receipt of the written disapproval of the Board of Supervisors, the Building Inspector shall disapprove the application for a building permit and so advise the applicant. The applicant may appeal from the disapproval as provided by law and the ordinances of Lower Makefield Township.

§ 16. Proceedings for enforcement.

The Building Inspector shall have the power to institute any proceedings at law or in equity necessary for the enforcement of this Appendix B in the same manner as in his enforcement of other building, zoning or planning legislation or regulations of Lower Makefield Township.

The Township shall have the power to institute any proceeding at law or in equity necessary for the enforcement of the provisions of this Appendix B.

ZONING

§ 17. Certificate of appropriateness unnecessary.

A certificate of appropriateness shall not be required where the modifications, alterations or repairs are limited to interior modifications only. Where exterior modifications, alterations or repairs do not alter the appearance of the building, a certificate of appropriateness may not be required as determined by the Lower Makefield Township Building Inspector.

§ 18. Penalties.

For any and every violation of the provisions of this Appendix B, the owner, general agent or contractor of a building or premises where such violation has been committed or shall exist, the owner, general agent, contractor, lessee or tenant of any part of a building or premises in which part such violation has been committed or shall exist and the general agent, architect, building contractor or any other person who knowingly commits, takes or assists in any such violation or who maintains any building or premises in which any such violation shall exist shall be liable on conviction thereof in a summary proceeding, to be sentenced to pay a fine of not more than \$500. In default of payment of the fine, such person, the members of such partnership or the officers of such corporation shall be liable to imprisonment for not more than 60 days.

The Building Inspector shall give official written notice to the violator, by registered or certified mail, that he is committing a violation. The Building Inspector's official written notice of violation shall be considered as an order, requirement, decision or determination of the Building Inspector. Each day's continuance of such violation after such notification shall constitute a separate offense punishable by a like fine or penalty. Such fines shall be collected as like fines are now collected by law.

§ 19. Severability.

If any section, paragraph, subsection, clause or provision of this Appendix B shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Appendix B as a whole or any other part thereof.

LOWER MAKEFIELD CODE

ZONING

EXHIBIT A

Structures within Edgewood Village that are listed on the National Register of Historic Places as contributing to the Historic District

1. Chapel, Presbyterian Congregation of Newtown (Edgewood Rd.): 1881, 11/2 stories, clapboarded, pedimented entrance, steeple with balustrade. (#20-021-004)
2. Makefield Community House (Edgewood Rd.) 1 1/2 stories, masonry, brick buttresses. Grange Hall. (#20-016-067)
3. Tenant House (Edgewood Rd.) 2 1/2 storied fieldstone and clapboard, pent roof porch. Original stone section built by John Docherty, Tailor, c. 1790. Frame additions 19th Century. (#20-021-003)
4. Stapler Tenant House (Edgewood Rd.) 2 1/2 stories, clapboard sided, double house, late 19th Century. (#20-021-003)
5. a. Heacock House (Edgewood Rd.) 2 1/2 stories, pent roof, 2 story flat-roofed addition on east, gable roofed addition on south, midlate 19th c. (#20-016-065)
b. Original outbuilding.
6. Bennett Garage/Post Office (Yardley-Langhorne Rd.) Circa 1890-1910, wood frame, 1 1/2 stories, 1 story lean-to on west, and outbuilding. (#20-021-002)
7. Fieldstone foundations of three separate buildings, (Intersection of Yardley-Langhorne Rd. and Stony Hill Rd.) Site of Phineas Thackery House built in 1797 by Jesse Palmer.
8. Tomlinson's Store (Intersection of Yardley-Langhorne Rd. and Stony Hill Rd.) 2 1/2 stories, fieldstone, frame addition on west, gable roof, Victorian porch, early 19th c. (#20-012-05)
9. a. Worrell House (a/k/a Schlicher Home for Aged) 2 1/2 stories, frame, Victorian, late 19th c. (#20-012-06)
10. Heston Hall (Yardley-Langhorne Rd.) C. 1870, Friends School, Grange, 2 1/2 stories, masonry over fieldstone, 20th Century additions on east and west, and outbuilding. (#20-012-05)

LOWER MAKEFIELD CODE

11. a. Flowers' House (Yardley-Langhorne Rd.) Circa 1815 for Dr. Biles, 2 1/2 stories, wood frame, gable roof, flat-roofed porch. (#20-012-004-001)
 - b. Barn I, wood frame, lean-to, early-mid 19th Century
 - c. Barn II, wood frame, early-mid 19th Century
 - d. Outbuilding, barn board sided, square footprint, early-mid 19th Century
 - e. Outhouse, four seats, wood frame, early-mid 19th Century
12. Mitchell House (Yardley-Langhorne Rd.) 2 1/2 stories, wood, plaster over fieldstone, gable roof, pent roof porch, built by Joshua Mitchell c. 1824-1828. (#20-014-007)
13. Biles' Corner (Intersection of Yardley-Langhorne Rd. and Stony Hill Rd.) 2 1/2 stories, masonry over fieldstone, double house, built by Jesse Palmer in 1799, ell north on Stony Hill Rd. has pent roof porch; Victorian frame addition to ell has pent roof porch. (#20-014-007)
14. Heacock Tenant House (13 Stony Hill Rd.) wood frame house, Victorian trim, pitched roof, c. 1910. (#20-014-007)
15. Heacock Tenant House (15 Stony Hill Rd.) Wood frame double house, c. 1910. (#20-004-007)
16. Heacock Tenant House (16 Stony Hill Rd.) Wood frame, 2 1/2 stores, pitched roof, Victorian porch, c. 1910. (#20-014-007)
17. Heacock Tenant House (17 Stony Hill Rd.) 2 stories, wood frame, various additions, early 20th Century. (#20-013-003)
18. Berrell's Store and Post Office (Intersection of Yardley-Langhorne Rd. and Stony Hill Rd.), Wood frame double house, c. 1900. Site of Thomas Stradling House built c. 1787. (#20-016-036)
19. Blacksmith Samuel Webster House (Yardley-Langhorne Rd.) Wood frame, 2 1/2 stories, gable roof, pent roof porches front and west sides, additions on north and east. Originally part of house built by Joseph Stradling, c. 1820. (#20-014-009)
20. Harris House (Yardley-Langhorne Rd.) 2 1/2 stories, wood frame, double house, gable roof on doorway shelters, north addition of two stories, built by Joseph Stradling for his son Elias Stradling, c. 1820. (#20-021-001)

ZONING

21. Foundation of Blacksmith Shop (Yardley-Langhorne Rd.) (#20-014-002)
22. Bennett House (Yardley-Langhorne Rd.) 2 1/2 stories, clapboard sided, gable roof, blacksmith and wheelwright residence, mid-19th Century (#20-021-002)
23. a. "Old Shade" (Miller-Yardley-Langhorne Rd. at Mirror Lake Rd.) Licensed tavern 1796-1799, west side fieldstone dated 1765, 2 1/2 stories; 1810 fieldstone addition, gable roof; 1 story 20th Century addition on North. (#20-016-047)
- b. Carriage House, 2 stories, barnboard siding, c. 1800.
- c. Spring House, late 18th Century.

ZONING

EXHIBIT B

Boundary Description of Historic Village of Edgewood, Township of Lower Makefield, Yardley, Pennsylvania

BEGINNING AT THE CORNER of Mirror Lake Road and Yardley-Langhorne Road, SW 800' on Yardley-Langhorne Road, then S 700' to a point on the south side of Edgewood Road, then E 200' on Edgewood Road, then S 200', then W 150', then S 110' to a point, then NW 410' to Edgewood Road, then W 75' along Edgewood Road, then SW 582.82' to a point on the west side of Stony Hill Road, then NW 225' along Stony Hill Road to a point, then SW 350', then SE 350', then W 100', then N 425' to a point on north side of Yardley-Langhorne Road, SW 600' along said road, then NW 400' to a point on 1-95, then N 600' along 1-95, then SE 200', then NE 475', then NW 100', then NE 100' to a point on the west side of Stony Hill Road, then SE 650' along Stony Hill Road, then NE 175', then NNE 100', then SE 150', then E 400' to a point on Yardley-Langhorne Road, then 200' along north side of Yardley-Langhorne Road, then due N 675', then E 800' to a point on Mirror Lake Road, then S 75' on west side of Mirror Lake Road to a point of BEGINNING.

ZONING

EXHIBIT C

**Pennsylvania Historical and Museum Commission
List of Intrusions Within the Village of Edgewood,
Township of Lower Makefield, Yardley, Pennsylvania**

1. Moyer, Roy and Vera (#20-016-066) 2690 Edgewood Road, ranch house.
2. Anderson, Richard and Marie (#20-016-048) Yardley-Langhorne Road, one story frame bungalow.
3. Flowers, James P. (#20-012-004) Yardley-Langhorne Road, two stories, colonial.
4. Schwartz, Norman J. and Blanche (#20-016-047-01) unseated lot.