

Spring House Farm/The Ingersoll Estate—a History Worth Preserving

Known by more than one name, Spring House Farm/The Ingersoll Estate on Old Bethlehem Pike (behind the LGT Municipal Building) is one of the oldest standing structures in the township. Believed to be built in the early 1700's atop an ancient spring that still flows to this day, it is also believed to be the inspiration for the naming of the village upon which it stands—Spring House¹. In fact, when the Ingersoll family acquired the estate, it was called Spring House Farm.

Spring House Farm sits alongside Willow Run Creek, which flows into Wissahickon Creek and is partly fed by its underground spring.

Before the arrival of European settlers to the area, the Spring House area was a village site inhabited by members of the Lenni-Lenape tribe—as well as a stopping point for Native Americans coming from the Hudson River Valley to trade with the tribes of the Delaware Valley. The natural springs in the area were likely a reason for settlement here. This trade route was called the Minsi Trail. The Minsi Trail cut south from New York through the Pocono Mountains and ran through another Lenni-Lenape village called Pokasie—which is now modern-day Perkasio in Bucks County. From Perkasio, the trail made its way to Spring House. It was from Spring House that another trail, the Maxatawny, branched off to the west. This trail then became what the European settlers called “The Great Road.” Today we know it as Sumneytown Pike.

Further research gleaned from *Historical Collections Relating to Gwynedd* (Howard M. Jenkins, 1884) reveals a reference to a "stone spring house" as the starting point of a “new road” built in 1760 leading from said spring house to Boehm's Church in Blue Bell. That road is today called Penllyn-Blue Bell Pike. Jenkins states in a footnote to the reference, "here doubtless, is the origin of the name of the present village the Spring House"². Knowing that the house was standing before the road was built, places the date of the house's construction before 1760. Its adjacent barn and stables have an inscription and date that reads: E. C. 1787.

The E. C. stands for Ezekiel Cleaver. Ezekiel was a descendant of the Quaker Peter Klever, a German immigrant from the Rhine Valley and one of the first of the settlers of Germantown in Philadelphia³. The Cleaver family owned the house and property for 125 years. At some point after this period, the house was owned by Philadelphia financier Francis Bond. Francis Bond's sister was Adelaide Josephine Bond and she married Stephen Warren Ingersoll. The Bonds lived at Spring House Farm until 1907 when they moved to a new home in Gwynedd Valley (that home, which they named Willow Brook, is now Assumption Hall at Gwynedd Mercy University). Francis Bond's son James, the famed ornithologist and namesake of Ian Flemings fictional spy, lived at Spring House Farm in his youth⁴.

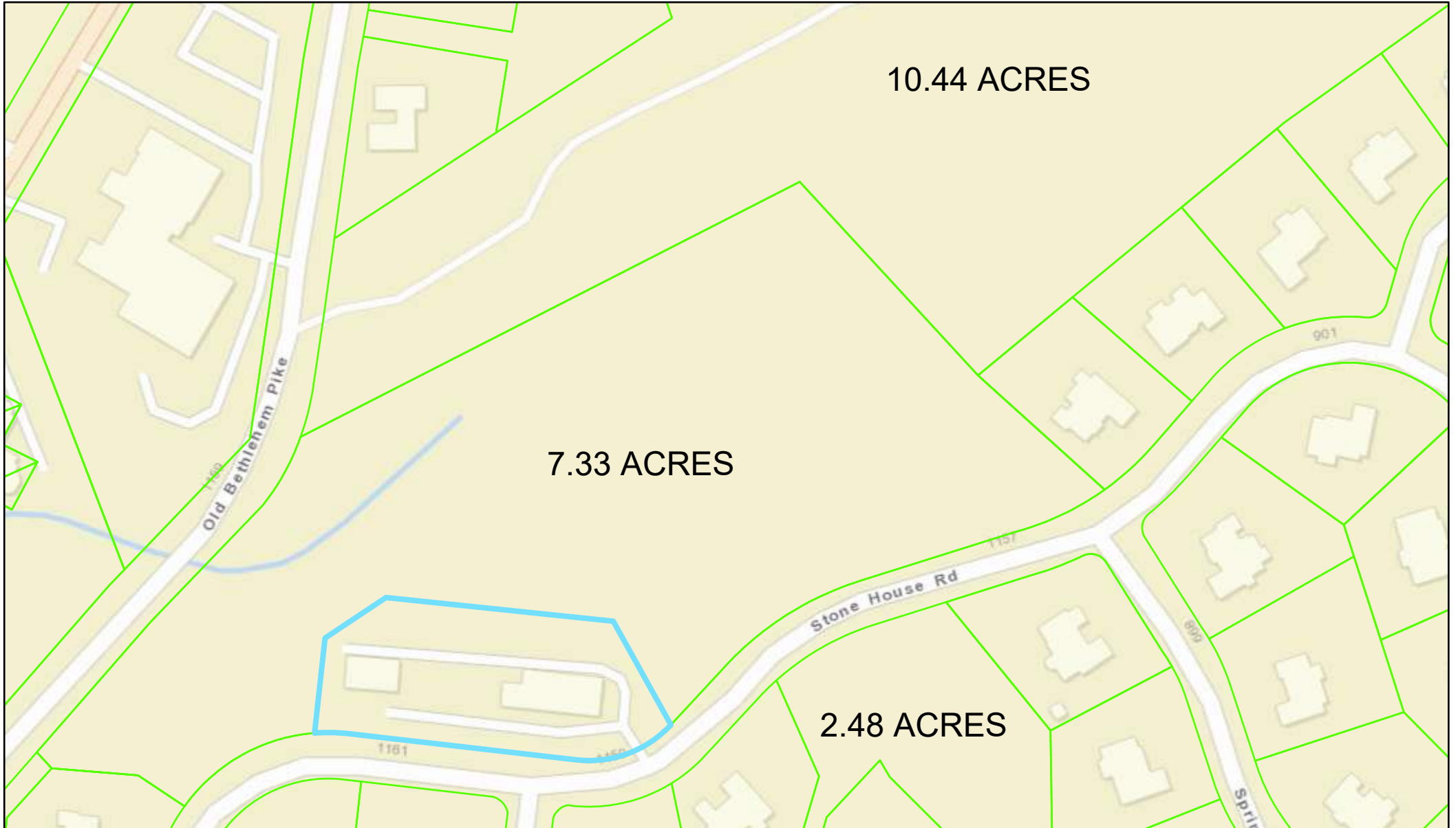
According to the memoir of R. Sturgis Ingersoll, the Bond's gave Spring House Farm to their nephew Edward Ingersoll and his wife, Emily Vaux Ingersoll. This is how The Ingersoll Estate came to be called The Ingersoll Estate! Sadly, tragedy struck the Ingersolls, when in 1918, upon returning home from World War I, Edward contracted the Spanish Flu and died at Spring House Farm. The house passed on to Edward and Emily's son Warren Ingersoll and his wife Betty. They were the last Ingersolls to live there. They died in 1995 and 1997, respectively.

Warren and the Ingersoll's that came before him were descendants of Jared Ingersoll, an American Founding Father, member of the Continental Congress and signer of the United States Constitution.

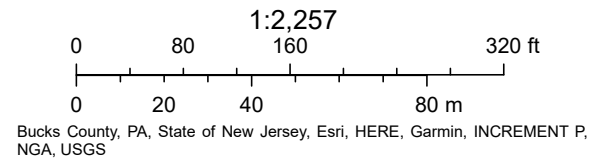
Spring House Farm (including its house, barn, and stables), with its close connection to the Lenni-Lenape, the village of Spring House, and the prominent Bond and Ingersoll families of Lower Gwynedd Township justifies its preservation for future generations of township residents.

References: footnotes 1,2,3 from *Historical Collections Relating to Gwynedd* by Howard Jenkins, 1884; footnote 4 from *Fair Land, Gwynedd* by Philip Johnson Ruth, 1991

Ingersoll Open Space

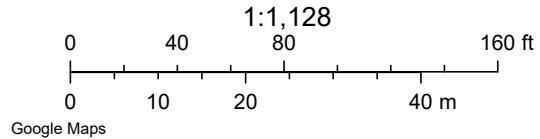


June 3, 2024





March 25, 2024



§ 1298.19 Historic resource protection standards.

[Ord. 441. Passed 5-15-200]

Purposes.

(1)

To address Section 105 of the Pennsylvania Municipalities Planning Code, to promote the preservation of the Commonwealth's historic resources, and to encourage the preservation of historic resources through rezoning.

(2)

To address Section 603 of the Pennsylvania Municipalities Planning Code, especially Section 603(b)(5) regarding the protection and preservation of historic resources; Section 603(c)(7) regarding provisions to promote and preserve areas of historic significance; and Section 603(g)(2) whereby zoning ordinances shall provide for protection of historic features and resources.

(3)

To address Section 604 of the Pennsylvania Municipalities Planning Code, involving zoning purposes for preservation of historic values in the environment.

(4)

To address Section 605 of the Pennsylvania Municipalities Planning Code, involving classifications, especially Section 605(2)(vi) by regulating uses and structures at or near places having unique historical, architectural or patriotic interest or value.

(5)

To help implement the Lower Gwynedd Township Comprehensive Plan.

(6)

To discourage the unnecessary demolition of historic resources.

(7)

To encourage the protection of historic resources, including historic buildings, historic structures, historic sites, historic places, and historic landscapes.

(8)

To encourage the continued use of historic resources and to facilitate their appropriate reuse.

(9)

To help mitigate the adverse effects of proposed changes to historic resources.

(10)

To establish a process by which proposed changes affecting historic resources are reviewed by the Zoning Hearing Board.

(b)

Definitions. The definitions contained herein shall apply to this chapter and no other chapter, and shall apply in particular to this Section 1298.19:

(1)

Alteration. A rearrangement of the exterior of a building such as the roof, walls, windows or doors; or any increase or decrease of the size of a building or structure; or the moving of a building or structure from one location to another.

(2)

List of eligible historic resources. A building or structure listed on or determined to be eligible for listing on the National Register of Historic Places; or listed to be shown on the Lower Gwynedd Township Historic Resources Eligibility Map. Such buildings or structures shall meet one or more of the following qualifying criteria:

A.

Resource is associated with events that have made a significant contribution to the broad patterns of our history.

B.

Resource is associated with the lives of persons significant in our past.

C.

Resource embodies the distinctive characteristics of a type, period, method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D.

Property has yielded or is likely to yield information important in prehistory or history. [Section 1298.19(b)(2).]

(3)

Change. Any proposed rehabilitation, alteration, or enlargement of the exterior of a Historic Resource; or any proposed reuse of a historic resource; or any demolition of a historic resource.

(4)

Demolition. The dismantling, removal, relocation, or tearing down of all or part of the exterior portion of a building or structure.

(5)

Demolition by neglect. The act of passively allowing a building or structure to deteriorate by neglecting to effect minimal repairs or stabilize the structure in order to maintain its historic and structural integrity, or leaving a building or structure or other resource open to vandalism or vulnerable to decay by the elements.

(6)

Determination of eligibility for the national register (DOE). The process wherein an historic resource is determined by the U.S. Department of the Interior as meeting the criteria on the National Register of Historic Places, but is not listed on the register.

(7)

Additional eligibility criteria for the Lower Gwynedd Township Historic Resources Map. Sites, areas, and structures which are either more than 50 years old and valued due to their significance as examples and/or locations of architecture, construction techniques, events, customs, skills, arts, and/or persons of the past.

(8)

Historic Resource(s). All buildings, sites, and structures shown on the Lower Gwynedd Township historic resources Map. These are sites, areas, and structures which are valued due to their significance as examples and/or locations of architecture, construction techniques, events, customs, skills, arts, and/or persons of the past.

(9)

Lower Gwynedd Township Historic Resources Map. The map in the Appendix of this Code,[1] showing eligible historic resources and their respective locations, where the property owner has

"opted in" to the coverage and regulations of this section by requesting "historic resource" designation for an eligible property pursuant to § 1298.19(f)(1).

[1]

Editor's Note: The map is not included herein but is attached to Ord. No. 441 and on file in the office of the Township Secretary.

(10)

Public way. A street, road, bridge, or other thoroughfare that is owned and maintained by the state, the Township, or the county.

(11)

Rehabilitation. The act or process of making possible a compatible use for a property through exterior repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values, in accordance with the use provisions of the Secretary of the Interior's Standards.

(12)

Secretary of the Interior's Standards. The Secretary of the U.S. Department of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

(13)

Standards. Regulations set forth in Section 1298.19(g) to evaluate the appropriateness of various proposed changes to historic resources or proposals to demolish historic resources. Such criteria enable the Township to make informed decisions when evaluating changes and demolition on a case-by-case basis.

(c)

Use regulations.

(1)

The use regulations for any historic resource shall be in accordance with those set forth in the district in which the historic resource is located, and the following:

A.

A bed and breakfast facility may be allowed at an historic resource in any district as a special exception, according to the regulations for same in Sections 1252.03, 1298.19 and 1298.20.

B.

Any new use proposed for a historic resource shall be evaluated as a special exception by the Zoning Hearing Board in accordance with the standards of Section 1298.19(g).

C.

Any proposed demolition of a historic resource shall be evaluated as a special exception by the Zoning Hearing Board in accordance with the standards of Section 1298.19(i).

(d)

Area and bulk regulations. The lot area and width regulations, as well as the yard regulations, and lot coverage regulations of the applicable zoning district within which the historic resource is located may be varied in order to protect and preserve the historic resource when approved as a special exception by the Zoning Hearing Board.

(1)

Instead of the demolition of an historic resource, a landowner or developer may (except in the case of a bed and breakfast application), as a special exception, be allowed to reduce the

otherwise applicable area and bulk regulations, provided that all other zoning ordinance requirements related to the Flood Plain Conservation District are met. As a special exception, the Zoning Hearing Board may allow a reduction to the applicable area and bulk regulations, in the AA, AA-1, A, and A-1 Districts, provided that the historic resource meets or will be renovated to meet the standards in Subsection (g) below and is deed restricted (in a manner acceptable to the Township) to insure permanent protection from demolition and facade alteration (except with the written permission of the Township after a public hearing) for the historic resource lot, and further provided the following are met:

A.

A lot area of not less than 18,000 square feet is provided for each lot and both public water and public sewer are available.

B.

A lot width of not less than 85 feet at the building line is provided.

C.

The front yard shall be not less than 25 feet.

D.

The side yards shall be not less than 15 feet.

E.

The rear yard shall be not less than 50 feet.

F.

The total building coverage shall not exceed 25%.

G.

The total impervious coverage shall not exceed 40%.

(2)

As a special exception, the Zoning Hearing Board may allow a reduction to the applicable area and bulk regulations for the historic resource lot in the B District, provided that the historic resource meets or will be renovated to meet the standards in Subsection (g) below and is deed restricted (in a manner acceptable to the Township) to insure permanent protection from demolition and facade alteration (except with the written permission of the Township after a public hearing), and further provided the following are met:

A.

A lot area of not less than 10,000 square feet is provided and both public water and public sewer are available.

B.

A lot width of not less than 60 feet at the building line is provided.

C.

The front yard shall be not less than 20 feet.

D.

The side yards shall be not less than 10 feet.

E.

The rear yard shall be not less than 40 feet.

F.

The total building coverage shall not exceed 30%.

G.

The total impervious coverage shall not exceed 45%.

(3)

As a special exception, the Zoning Hearing Board may allow a reduction to the applicable area and bulk regulations for the historic resource lot in the C District, provided that the historic resource meets or will be renovated to meet the standards in Subsection (g) below and is deed restricted (in a manner acceptable to the Township) to insure permanent protection from demolition and facade alteration (except with the written permission of the Township after a public hearing), and further provided the following are met:

A.

A lot area of not less than 6,500 square feet is provided and both public water and public sewer are available.

B.

A lot width of not less than 50 feet at the building line is provided.

C.

The front yard shall be not less than 10 feet.

D.

The side yards shall be not less than 5 feet.

E.

The rear yard shall be not less than 30 feet.

F.

The total building coverage shall not exceed 35%.

G.

The total impervious coverage shall not exceed 50%.

(4)

As a special exception, the Zoning Hearing Board may allow an increase to the building and impervious coverage regulations in the nonresidential districts D, D-1, D-2, D-3, D-4, F, F-1, MD, and PO, provided that the historic resource is saved and provided the following are met:

A.

The building coverage limits that would be otherwise applicable may be increased up to 5% to allow for the adaptive reuse of an historic resource.

B.

The impervious coverage limits that would be otherwise applicable may be increased up to 5% to allow for the adaptive reuse of an historic resource.

(e)

Historic overlay concept. For any property shown on the Historic Resource Map, when the property owner chooses to pursue a special exception, the requirements of this section shall apply, in addition to the otherwise applicable requirements of the Subdivision and Land Development Ordinance, and the underlying zoning district regulations.

(f)

Historic resources Map.

(1)

Historic resources in Lower Gwynedd Township shall be as shown upon the map attached to and made part of this chapter which shall be known as the official "Lower Gwynedd Township Historic Resources Map," which shall be adopted by the Lower Gwynedd Township Board of

Supervisors and which may be amended from time to time by the Board of Supervisors. The said map and all the notations, references and other data shown thereon is hereby incorporated herein by reference into this section and shall be as much a part of this section as if all were fully described herein.[2] Only eligible properties which have been requested (in writing) by the owner to be historic resources shall be shown. Historic resources which have not been protected by a permanent, historic deed restriction may be removed from the map (and from coverage by the regulations of this section) by written notice to the Township from the property owner.

[2]

Editor's Note: The map is not included herein but is attached to Ord. No. 441 and on file in the office of the Township Secretary.

(2)

Revisions or amendments to map. The Historic Resources Map may be revised from time to time by resolution of the Board of Supervisors.

(3)

Official inventory. Lower Gwynedd Township shall maintain an updated Inventory of properties eligible for historic resource listing (as determined from time to time by the Historic Advisory Committee or the Township Planning Commission) using the criteria of Section 1298.19(b)(6) and (7) above to be shown on the Historic Resources Map. (This list shall be available at the Township office.)[3]

[3]

Editor's Note: The Historic Resources Eligibility List is included as Appendix II at the end of this Part.

(g)

Standards for rehabilitation of historic resources.

(1)

Any proposed change to a historic resource shall comply with the D.S.D.I. Secretary of the Interior Standards, latest edition, adapted as follows:

A.

New buildings and structures shall not be constructed within 100 feet of an historic resource, without the completion of a historic resource impact study in accordance with Section 1298.19(h).

B.

A property shall be used as it was historically or be given a new use (consistent with this section or the Zoning Ordinance) that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

C.

The historic character of historic buildings, structures, and sites 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. Historic building features such as porches, chimneys, and dormers shall not be demolished or modified to obscure their character.

D.

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.

E.

Changes to a property that have acquired significance in their own right shall be retained and preserved.

F.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Samples of proposed repair, renovation or restoration materials shall be submitted for approval by the Township.

G.

Deteriorated historic features shall 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 shall be substantiated by documentary and physical evidence satisfactory to the Township.

H.

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. Materials to be treated shall be tested in concealed areas before their use is authorized by the Township.

I.

Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

J.

New additions, exterior alterations, or related new construction shall 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. Such new work shall not attempt to match the original design of the historic resource.

K.

New additions, and adjacent or related new construction within 100 feet of a historic resource 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 would be unimpaired.

(h)

Historic resource impact study.

(1)

Applicability. An historic resources impact study shall be required when any of the following are proposed:

A.

Subdivision or land development plans which will lead to the new construction of buildings, roads, driveways, parking areas, and other structures within 100 feet of the exterior walls of a historic resource.

B.

A permit application or construction plan which propose demolition of a historic resource.

C.

General bridge or road construction or substantial repair of same, passing within 200 feet of any exterior walls of a historic resource.

(2)

The historic resource impact study shall be prepared and submitted with the subdivision, land development or other permit application.

(3)

Contents. The study shall contain the following information:

A.

Background information.

1.

A general site description, including topography, watercourses, vegetation, landscaping, existing buildings, structures, drives, and other features.

2.

Identification description and classification of all historic resources located on the subject tract, on tracts immediately adjacent to the subject tract or road, and within the area reasonably affected by the proposed construction on the subject tract or road.

3.

Physical description of all historic resources.

4.

Statement of the significance of each historic resource, relative to the Township, the county and the state.

5.

A sufficient number of four-by-six-inch photographs to show every historic resource in its setting and from public ways, with four views, if possible, showing all four sides of the historic resource.

6.

Narrative description of the historical development of the subject historic resource, tract or road.

B.

Proposed change.

1.

Site plan depicting all existing and proposed buildings and structures on the property.

2.

Existing and proposed floor plans.

3.

Description of impact on each historic resource, with regard to architectural integrity, historic setting and future use.

4.

General description of effect of noise, traffic and any other impacts generated by the proposed change on each historic resource.

5.

Timetable or phasing plan.

C.

Mitigation measures.

1.

Recommendations shall be included for mitigating the project's impact on historic resources, including design alternatives, construction alternatives, buffering and landscaping.

D.

Authorship.

1.

The historic resource impact study may be prepared by a land planner, architect, architectural historian, or other qualified professional, who has prepared at least one other similar study in Pennsylvania.

(i)

Demolition of Historic Resources.

(1)

No historic resource as depicted on the Historic Resources Map may be demolished unless the property owner first submits an historic resource impact study in accordance with Section 1298.19(h), then obtains a permit for such demolition after fully complying with the requirements of this section. The "demolition" referenced in this section specifically includes demolition by neglect. Unoccupied structures are required to be tightly sealed and weathertight, with utilities turned off for safety.

(2)

Permit requirements. No historic resource within Lower Gwynedd Township shall be demolished unless in compliance with the requirements of this chapter. In particular, the Building Inspector, or such other person or agency charged by the Board of Supervisors with the issuance of permits for demolitions, shall not issue a permit for any proposed demolition that is not in compliance with this chapter.

A.

If such an historic resource is determined to be a victim of neglect and the owner, after written notice, fails to rehabilitate the resource or apply for a demolition permit, the Township may determine that the historic resource is being demolished and may require the owner to participate in the permit process.

B.

Proposed demolition of historic resources. Any complete application to demolish a historic resource received by the Township shall be forwarded by the Zoning Officer for formal acceptance of the application at the Board of Supervisors' next public meeting. This meeting will begin the demolition permit review period. The review period begins with the formal acceptance of the application at the Board of Supervisors' meeting, and ends 90 days after formal acceptance of the Application.

(3)

Timetable for review and action on an application for a demolition permit related to the historic resource.

A.

The application shall include all information required by Section 1298.19(i)(5) and all applicable statutes, ordinances and regulations. Fifteen copies of the application and supporting documentation shall be initially submitted.

B.

The Zoning Officer shall determine if the application includes all of the information required by Section 1298.19(i)(3)(A). If any application is incomplete, it shall not be accepted for filing, the formal review period shall not begin and the application shall be returned to the applicant with a written list of the missing information.

C.

The application shall be accepted for filing when the Zoning Officer determines that the application is complete. The Township shall advise the applicant in writing of the filing date of the application. Complete applications shall then be accepted at the next following Board of Supervisors' public meeting, and action on such application shall be required by the Township within 90 days of such formal acceptance.

D.

The filed application shall be reviewed by an Historic Advisory Committee appointed by the Board of Supervisors or, if no such Committee has been appointed, by the Planning Commission or a subcommittee thereof. The review and recommendations of the Historic Advisory Committee or Planning Commission shall be in writing and shall be delivered to the Board of Supervisors within such time as to permit the Board to meet the deadline for action on the demolition permit application provided for above.

E.

During the course of the review of the application and prior to any action by the Township within the required ninety-day period, the application may be revised by the applicant. Fifteen copies of any revised application shall be submitted and shall note the dates of any and all revisions and a summary of the nature thereof. Upon the submission of the revised application, any previously submitted application shall be deemed withdrawn from consideration and a new ninety-day time period shall commence from the date of the filing of the revised application.

F.

The decision of the Township on the permit application shall be in writing and shall be communicated to the applicant personally or mailed to the applicant at the address shown on the application within the above-mentioned ninety-day period.

G.

The decision of the Township shall be appealable under the Local Agency Law.

(4)

Review of all demolition permit applications. All applications for demolitions received by the Township shall be reviewed against the Historic Resources Map. If the application concerns an historic resource, the Zoning Officer shall advise the applicant that he must comply with the procedures and requirements of this section.

(5)

Application requirements for the demolition of historic resources. In addition to applicable requirements under the Building Code, an applicant seeking a permit to demolish an historic resource shall submit 15 copies of a written report, including the following information with regard to that resource:

A.

Owner of record.

B.

Reasons why the demolition cannot be avoided.

C.
Proposed method of demolition.

D.
Future uses of the site and whether historic elements or materials from the demolished resource can be incorporated.

E.
Alternatives to demolition which have been explored and why they have been rejected.

(6)

In reviewing the application, the following shall be considered:

A.
The effect of demolition on the historical significance and architectural integrity of neighboring contributing historic resources.

B.
Economic feasibility of adaptively reusing the resource proposed for demolition.

C.
Alternatives to demolition of the resource;

D.
Special incentives to encourage the owner to maintain the structure.

(7)

Subject to the exception set forth in Section 1298.19(i)(7)(C) below, the Board of Supervisors, after reviewing the written recommendations of the Historic Advisory Committee or the Planning Commission, shall choose one of the following courses of action:

A.
The demolition permit shall be issued if, in the opinion of the Board, the applicant demonstrated by substantial evidence that one or both of the following factors exist:

1.

The structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the applicant that is self-created or the result of any failure to maintain the structure in good repair cannot qualify as a basis for the issuance of a demolition permit.

2.

The denial of the application would deny the owner of the structure all economically viable use of the property. The applicant shall have the burden of providing all information, financial or otherwise, necessary to determine whether one or both of the foregoing factors exist.

B.

If the Township determines that the demolition permit shall issue, the Township's order may provide that the Township or its authorized agents shall be permitted an additional period of 45 days to document the resource proposed for demolition, prior to the actual demolition of the resource. Such documentation may include photographs, floor plans, measured drawings, archeological survey, and any other comparable form of documentation desired by the Board, or recommended by the United States Department of the Interior, National Park Service, Historic American Buildings Survey, and the Historic American Engineering Record.

C.

Notwithstanding the presentation of the economic or financial criteria set forth in Section 1298.19(i)(7)(A), the Board of Supervisors may direct that the demolition permit be denied because of the architectural or historic significance of the historic resource and the permit not be issued if one or more of the following factors exist:

1.

The structure is of such unique or important historic significance that its demolition would be materially detrimental to the public interest.

D.

In the event that the owner withdraws the application, the Board shall issue a report indicating same. Any request to withdraw an application shall be in writing and submitted to the Board.

(8)

Information. In making the determination, and in order for the applicant to meet its burden, under Section 1298.19(i)(7)(A), the Board of Supervisors may request that the applicant provide some or all of the following information:

A.

Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship, whether business or familial, if any, between the owner and the person from whom the property was purchased.

B.

Assessed value of the land and improvements thereon according to the most recent assessment.

C.

For depreciable properties, a financial statement prepared by an accountant or broker of record.

D.

All appraisals obtained by the owner in connection with his purchase or financing of the property, or during his ownership of it.

E.

Bona fide offers received for sale or rent of the property, and prices asked, if any.

F.

Any consideration by the owner as to profitable, adaptive uses for the property suggested by the Township or others.

(9)

Reasonable costs incurred by the Board for the review of the plans or studies submitted by the applicant shall be reimbursed by the applicant to the Township.

(10)

Enforcement.

A.

Remedies, fines and penalties. Any person who violates the requirements of this section shall be subject to the remedies, fines and penalties imposed under this chapter, and under any other applicable law