

**Meeting Agenda
State College Borough
Historical Architectural Review Board
December 3, 2019
Room 220 / 7:00 p.m.**

I. Call to Order

II. Roll Call

Rosalie Bloom-Brooks
Eric Boeldt
Richard Bryant
Harry Burd
Chuck Gambone
Alan Popovich
Eric White

III. Approval of Minutes

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Work Program

A. House Plaque – 136 Ridge Avenue

An application for 136 Ridge Ave has been submitted by the property owner to purchase a plaque for their home which is located in the College Heights Historic District. Beginning on page 6 of the agenda packet is the plaque application and historic information of the property. The following text is for the Board to consider and approve.

Bungalow

Built in 1922

College Heights Historic District

National Register of Historic Places

Board action: Members are requested to consider the draft text as suggested by the staff. A motion is required to approve.

VII. Submittal for 517 Hetzel Street

A. 517 Hetzel Street

On November 7, 2019, applicant Rabbi Hershey Gourarie submitted a Certificate of Appropriateness application to demolish the carport on the south side of the property at 517 Hetzel Street, a contributing structure in the Holmes-Foster/Highlands Historic District. The applicant states this project is necessary because of the aged and deteriorating condition of the structure and because the height of the carport is inadequate for parking a tall vehicle. The applicant also states that the carport will not be rebuilt because of construction difficulties such as the roof height and slope that would conflict with that of the original structure. Therefore, this application only considers demolition and no subsequent new construction.

Attached to the agenda on pages 6-19 is the Certificate of Appropriateness application, the HARB checklist for Additions or Renovations (to help with the review), and the review letter from Winter & Company. It is the opinion of Winter & Co. that this application should be approved, and the applicants be permitted to proceed with the proposed work.

HARB Action: The HARB is asked to make a recommendation to Borough Council for approval or disapproval. Comments made by the Board will be incorporated into the report sent to Borough Council.

VIII. Draft 2020 Meeting Calendars

A. 2020 Meeting Calendar

IX. Adjournment

**Meeting Minutes
State College Borough
Historical Architectural Review Board
October 1, 2019**

The Historical Architectural Review Board (HARB) met on Tuesday, October 1, 2019 in the State College Borough Municipal Building, 243 S. Allen Street. Chairman Boeldt called the meeting to order at 7:00 p.m.

Members Present

Eric Boeldt, Chairman; Rosalie Bloom-Brooks; Richard Bryant; Harry Burd; and Alan Popovich

Members Absent

Eric White, Vice Chairman and Chuck Gambone

Others Present

Ed LeClear, Director of Planning; Isabel Storey, Planner; and Denise Dobo, Administrative Assistant

Approval of Minutes

A motion was made by Ms. Bloom-Brooks and seconded by Mr. Bryant to approve the June 4, 2019 minutes as corrected. The vote was unanimously in favor.

Chair Report

No report was given.

Public Hour - Hearing of Citizens

No comments or concerns were heard during the public hour.

Work Program

House Plaque—103 E. Hamilton Avenue

An application for 103 E. Hamilton Avenue had been submitted by the property owner to purchase a plaque for their home which was located in the Holmes-Foster/Highlands Historic District. The following text was for the Board to consider and approve.

*Tudor Revival Cottage
Built in 1941
Dean Kennedy, Architect*

*Holmes-Foster/Highlands Historic District
National Register of Historic Places*

DRB comments included:

- A discussion was held regarding the information on the plaque. Mr. Popovich inquired if the date of construction of the building was confirmed and Mr. LeClear replied it was correct.
- Mr. Burd asked if there was any direction regarding the placement of the plaque at homes. Mr. Bryant replied there was none and believed since the homeowner pays for the plaque, placement should be their choice.
- Mr. Burd asked the purpose of the plaque and Ms. Bloom-Brooks replied the plaque shows the historical aspect of the home.
- Mr. Popovich suggested developing guidelines and Mr. Bryant disagreed, stating since the homeowners pays, they should be placing the plaque where they wish. Mr. LeClear added the program had operating in this manner since 1995.
- Ms. Bloom-Brooks recommended including the plaque information in the next Borough newsletter to gain interest.

A motion was made by Mr. Bryant and seconded by Ms. Bloom-Brooks to approve the plaque text at 103 East Hamilton Avenue. The vote was unanimously in favor.

Staff Updates

Mr. LeClear introduced Isabel Storey, Borough Planner. Ms. Storey introduced herself and stated she was born in State College and has returned to work at the Borough.

Mr. LeClear reported he submitted 10 HARB requests for the 2020 Budget. He also noted the Borough will be posting the Planner of Redevelopment position soon.

Mr. LeClear stated an inquiry was made regarding demolition of a property at 315 S. Atherton Street. He noted it was a contributing property and the potential buyer would like to demolish the building and construct a three-story building with first floor office space. Mr. LeClear asked HARB if they would prefer to require an application for the new building plans be submitted at the time of the demolition application permit. Questions were posed about the restrictions on demolition and Mr. LeClear replied the ordinance required a written reason by HARB for the demolition. He went on to explain a Certificate of Appropriateness must be submitted and then a recommendation to

Borough Council (BC) for demolition. The property would continue to be considered a contributing property under HARB.

Adjournment

There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Denise Dobo
Administrative Assistant

HISTORIC AND ARCHITECTURAL REVIEW BOARD OF STATE COLLEGE, PENNSYLVANIA

Certificate of Appropriateness (COA) Application

This is a request for issuance of a Certificate of Appropriateness (COA) by Borough Council and the Historic and Architectural Review Board (HARB) for work proposed to be performed on the exterior of a **contributing structure or new construction** located in the College Heights or Holmes-Foster/Highlands Historic Districts. Please complete all sections of this form. COA is not complete until the project complies with the Zoning Ordinance.

APPLICANT AND PROPERTY OWNER INFORMATION

Applicant Name: TZVI GOURARIE	Owner Name & Phone Number: (if different from Applicant)
Address: 517 Hetzel St.	Owner Address: (if different from Applicant)
Phone Number: 814 441 9985	
Email Address: hirschelg@gmail.com	

PROPERTY INFORMATION

Tax Parcel No. 36-013-, 426-0000	Property Address: 517 Hetzel St., State College
Zoning District: R2	
Historic District: <input type="checkbox"/> College Heights	<input checked="" type="checkbox"/> Holmes-Foster/Highlands
Type of Project: <input type="checkbox"/> New Addition to the front 50% of the house	<input checked="" type="checkbox"/> Full/Partial Demolition removal of building features or building <input type="checkbox"/> New Construction

BUILDING IMPROVEMENTS

Describe the proposed project including materials and dimensions. Attach a separate sheet if necessary.

Please see attached.

ITEMS REQUIRED WITH SUBMITTAL

Staff reserves the right to request any additional information necessary to complete the review of the requested work. Documents may be submitted digitally or in 8.5" x 11" format. Please fold to appropriate size if larger.

- Dimensional Site Plan to include:
 - Scale, north arrow, street names and address
 - Footprint of all existing and proposed structures
 - Location/type of driveways and sidewalks
 - All existing and proposed building setbacks (front, rear, and side)
 - All existing and proposed parking and fencing
 - All known easements
- Photographs; including all property structures and streetscapes
- Dimensioned sketches or architectural floor plans; all four elevations, and building sections of the proposed work drawn to legible scale. Drawings shall clearly distinguish between existing and proposed work.
- Specifications, materials, and sample of materials to be used

11/7/2019
ESH
mca

HISTORIC AND ARCHITECTURAL REVIEW BOARD
 OF STATE COLLEGE, PENNSYLVANIA
 Certificate of Appropriateness (COA) Application

SUBMISSION INSTRUCTIONS

To submit applications to Planning Department:

- email documents to planningdept@statecollegepa.us (attachments must be less than 10MB)
- <https://wetransfer.com> may be utilized for larger documents, or
- contact staff to set up an appointment to drop off a thumb drive and nine (9) sets of all materials, including photographs.

MEETING SCHEDULE

- Applications are due by **4PM, 14 calendar days** in advance of the HARB meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following HARB meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline.
- The HARB will not accept new material or redesigns presented at the HARB meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and board members.
- The owner or agent for the owner must be present at the meeting of the HARB at the time this application is reviewed. **Failure to be represented will result in the application being denied.**

HARB monthly meetings are held the first Tuesday of every month at 7PM at:

**Borough of State College
 Municipal Building**

243 S Allen St.
 State College, PA 16801

2018 MEETING DATES	COA APPLICATION DEADLINES
November 6	October 22
December 4	November 19
2019 MEETING DATES	COA APPLICATION DEADLINES
January 8	December 24, 2018
February 5	January 18
March 12	February 25
April 2	March 18
May 7	April 22
June 4	May 20
July 2	June 17
August 6	July 22
September 3	August 19
October 1	September 16
November 5	October 21
December 3	November 18

AFFIDAVIT

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which the work authorized by the permit sought will be performed. All work will be performed in accordance with all applicable laws of the Commonwealth of Pennsylvania and this jurisdiction.

 Signature of Owner or Authorized Agent

 Print Name

Obtaining a Certificate of Appropriateness (COA) for the Borough of State College

*Flowchart**

Start Here
Applicant makes an appointment with Planning Staff for the HARB
**not required, but recommended*

Applicant returns a completed application for HARB review

Application returned for modification or additional information

Applicant attends HARB meeting to discuss application

Application approved and recommended by HARB to Borough Council

Application not recommended by HARB and submitted to Borough Council

Borough Council approves application and sends letter to Applicant

Borough Council disapproves and sends letter to Applicant

Borough Council approves application and sends letter to Applicant

Borough Council follows recommendations and sends disapproval letter to Applicant

Borough Council approval authorizes Planning Staff to issue COA Permit to applicant

Applicant may consider a new proposal

Borough Council approval authorizes Planning Staff to issue COA Permit to applicant

Applicant may consider a new proposal

The applicant would have to reapply or appeal Council's decision.

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Applicant proceeds to zoning permit for project (if necessary)

Applicant proceeds to zoning permit for project (if necessary)



Questions?
planningdept@statecollegepa.us
814.234.7109

* Note: This chart provides a simplified look at the process of working with the HARB.

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11/7/2019

HISTORIC AND ARCHITECTURAL REVIEW BOARD

OF STATE COLLEGE, PENNSYLVANIA

Certificate of Appropriateness (COA) Application

STAFF USE ONLY _____

Missing or incomplete items:

APPLICATION PAID \$50

Application accepted _____ Yes _____ No _____

Yes No _____ *ESM*
Cash _____ Check _____ CC

RECOMMENDED BY STAFF

RECOMMENDED BY THE HARB

Approval Date: _____
 Disapproval

Approval Date: _____
 Disapproval Vote: _____ For _____ Against

REVIEW AND ACTION OF BOROUGH COUNCIL

I hereby certify that a Certificate of Appropriateness was granted denied by the Borough of State College Council on the _____ day of _____, _____.

Borough of State College Planning Department

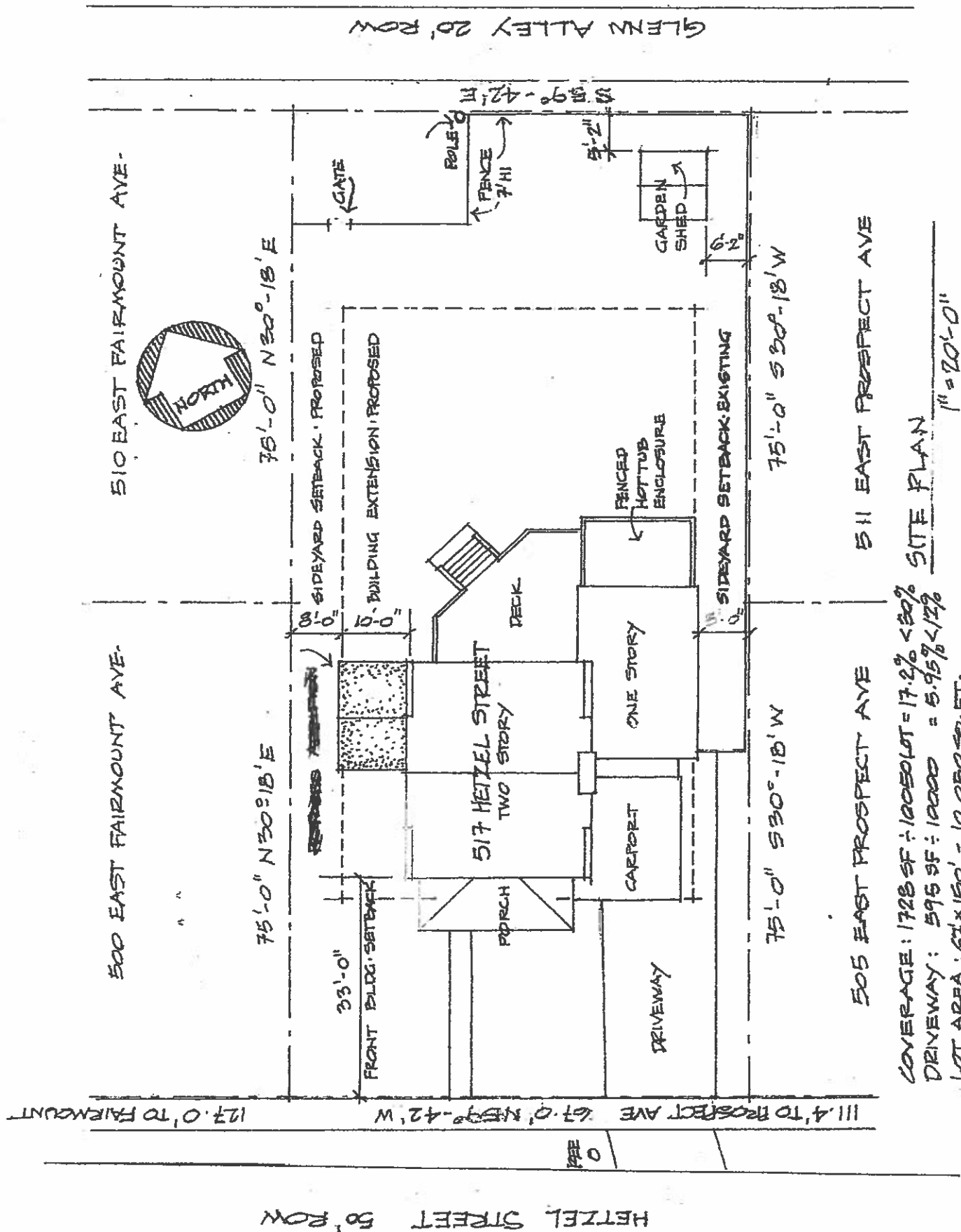
Date

RECORD OF EVENTS

REVIEW	DATE
Received by Planning Department	
Reviewed by Planning Department	
HARB Review	
Approval <i>Recommend Approval to Borough Council</i>	
Disapproval <i>Recommend Disapproval to Borough Council</i>	
Borough Council Review and Action	
Approval: Certificate of Appropriateness	
Disapproval: Letter to Applicant	
Planning Department	
Permit Issued	
Final Inspection by Staff _____	

Permit issued by:

Permit No.



COVERAGE: $1728 \text{ SF} \div 10050 \text{ LOT} = 17.2\% < 20\%$
 DRIVEWAY: $595 \text{ SF} \div 10000 = 5.95\% < 12\%$
 LOT AREA: $67' \times 150' = 10,050 \text{ SQ. FT.}$

1" = 20'-0"

BH

COA Application for 517 Hetzel St State College, PA 16801

We would like to remove our existing carport from the south side of the house.

This request is being made due to the aged / deteriorating condition of the structure and because the height of the carport is inadequate for parking a tall vehicle (which is under consideration).

It is evident that the carport is not original to the 1925 house. Centre Region Code Administration does not have a record of a permit being issued for the construction. Based on the construction materials and the use of vinyl ceiling panels, it can reasonably be estimated to have been built during the early to late 1980's or later.

Rebuilding the carport is not really practical, being that in order to achieve adequate roof slope, the new roof height would cause the construction to intersect the house's original gambrel roof overhangs in a manner that would not only be difficult to construct but would also detract from the house's architectural style. As a result, we would like to eliminate the structure altogether.

Thank you for your understanding.









MEMORANDUM

TO: Isabel Storey, Planner, Borough of State College
State College Historic and Architectural Review Board (HARB)

FROM: Winter & Company

DATE: November 22, 2019

RE: Review of HARB Application for 517 Hetzel Street

On November 7, 2019, applicant Rabbi Hershey Gourarie submitted a Certificate of Appropriateness application to demolish the carport on the south side of the property at 517 Hetzel Street, a contributing structure in the Holmes-Foster/Highlands Historic District. The applicant states this project is necessary because of the aged and deteriorating condition of the structure and because the height of the carport is inadequate for parking a tall vehicle. The applicant also states that the carport will not be rebuilt because of construction difficulties such as the roof height and slope that would conflict with that of the original structure. Therefore, this application only considers demolition and no subsequent new construction.

General Compliance with the Heritage State College Design Guidelines

As submitted, it is the opinion of Winter & Company that this application should be approved and the applicant should be permitted to proceed with the proposed work, considering the comments noted below. While the application proposes the removal of a component within the front 50% of the building, the applicant notes that the carport is not original to the 1925 house, and is more likely an addition made in the 1980s. Centre Region Code Administration does not have a record of the building permit for the carport, as stated by the applicant and confirmed by the consultant, but it is reasonable to assume its later construction date due to materials used (vinyl), roof slope differing from that of the historic building, and differing roof materials, as seen from Google Earth. The photograph on page five (5) of the application also indicates that the carport was built around the original house, as seen by a window matching the configuration of the windows on the front of the house (six over six, with shutters) and the original chimney location. The removal of this non-contributing feature, therefore, will help restore the integrity of the historic structure. All components of the original structure - including the siding, window and shutters, roof line and chimney - will remain untouched.

Demolition

The demolition considerations for Partial Demolition, as outlined on page 46 of the Heritage State College Design Guidelines document, note a few primary considerations:

- The visibility of the demolition from the public realm.

- The historic significance of the components of the building being proposed to be demolished.
- The integrity of the remaining structure so that it is not compromised when removing the proposed component(s).

It is clear that the demolition of the carport will be visible from the public realm, but as it is likely not original to the historic structure, the components being demolished likely have no historic significance. Therefore, the focus should be on maintaining the integrity of the remaining structure. A careful plan to demolish the carport should be determined prior to any deconstruction in order to ensure the historic structure is protected and not damaged in the process. Key features of the historic structure, including the roof form, windows and chimney, should be noted prior to the demolition process as well. The consultant recommends that the applicant work with a contractor experienced in working with historic structures to determine a demolition plan that eliminates any potential negative impacts to the historic structure. Following the demolition, any siding, roof components or other features of the historic building that are negatively impacted should be repaired.

2020 Historical Architectural Review Board (HARB) Meeting Calendar-Draft

JANUARY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

New Years/MLK Holiday

FEBRUARY						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

President's Day

MARCH						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
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29	30	31				

PSU Spring Break

APRIL						
S	M	T	W	T	F	S
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	Memorial Day					

JUNE						
S	M	T	W	T	F	S
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14	15	16	17	18	19	20
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28	29	30				

JULY						
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19	20	21	22	23	24	25
26	27	28	29	30	31	

Independence Day/ Arts Fest

AUGUST						
S	M	T	W	T	F	S
						1
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23	24	25	26	27	28	29
30	31					

SEPTEMBER						
S	M	T	W	T	F	S
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27	28	29	30			

Labor Day

OCTOBER						
S	M	T	W	T	F	S
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER						
S	M	T	W	T	F	S
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22	23	24	25	26	27	28
29	30					

Veteran's Day/Thanksgiving

DECEMBER						
S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Winter Holiday

 - Holiday  - Arts Fest
 PSU Spring Break

 HARB 7PM