

CHAPTER 4

BUILDINGS

PART 1

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PART 1

HULMEVILLE HISTORICAL DISTRICT

§4-101. Establishment of Historical District.

1. The Borough of Hulmeville is of a character which recalls the rich architectural and historical heritage of Pennsylvania. In order to protect the buildings of architectural and historical distinction therein, and to promote the general welfare, education and culture of the Borough of Hulmeville, an Historical District is hereby established as shown on a map available in the Borough Office and designated the "Historical District of the Borough of Hulmeville."
2. The provisions of this Part shall apply to those buildings, structures and sites which are shown on said map which is incorporated by reference and made a part hereof.
3. These buildings, structures and sites, which are located within the "Historical District of the Borough of Hulmeville," are hereby declared to have historical or architectural significance.

(Ord. 169, 4/23/1986, §1)

§4-102. Board of Historical Architectural Review.

1. A Board of Historical Architectural Review is hereby established to be composed of residents of the Borough, if possible, and to consist of seven members appointed by Borough Council, one of whom shall be a registered architect, one a licensed real estate broker, one the Building Inspector, and the remaining members to be persons with a knowledge of and interest in the preservation of the historically and architecturally significant buildings and areas, including a member of the Planning Commission.
2. The terms of the seven members initially appointed shall be as follows: Three shall serve until the first Monday of the first January; two shall serve until the first Monday of the second January; and two shall serve until the first Monday of the third January following the adoption of this Part. Their successors, upon appointment, shall serve for a 3 year term. The members of the Board shall serve without compensation.

(Ord. 169, 4/23/1986, §2)

§4-103. Rules and Regulations of the Board.

The Board of Historical Architectural Review shall give advice to the Council of the Borough of Hulmeville regarding the advisability of issuing any certificate which the

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Borough Council may issue pursuant to the Act of June 13, 1961, as amended, and this Part. For this purpose the Board may make and amend rules and regulations for their own organization and procedures, consistent with the ordinances of the Borough and the laws of the Commonwealth. A majority of the Board shall constitute a quorum and action taken at any meeting shall require the affirmative vote of a majority of the Board. The Board shall keep a permanent record of its transactions and shall make an annual report of the Borough Council. The Board, pursuant to appropriations by the Borough Council, may employ secretarial assistance, pay salaries and wages, and incur such other necessary expenses as arise; provided, however, that the Board shall not incur any expense whatever without prior resolution of Borough Council authorizing such action.

(Ord. 169, 4/23/1986, §3)

§4-104. Recommendations; Certification of Appropriateness.

No permit for the erection, reconstruction, alteration, restoration, demolition or razing of any building or structure in whole or in part within the Historical District shall be issued until the Council of the Borough of Hulmeville has reviewed the recommendations of the Board of Historical Architectural Review and issued a Certificate of Appropriateness as provided for herein. Subject to the foregoing, any building, structure or site located within the Historical District may be used as permitted in the zoning class or classes as set forth in the Zoning Ordinance [Chapter 27].

(Ord. 169, 4/23/1986, §4)

§4-105. Application for Permit.

Upon receipt of an application for a zoning and/or building permit for work to be done in the Historical District, the officer responsible for issuing such permit shall act in accordance with the ordinances, regulations and practices then in effect with regard to the issuance of such permits, and in addition:

- A. He or she shall forward to the Office of the Board of Historical and Architectural review a copy of the application for a zoning and/or building permit, together with a copy of the plot plan, building plans and specifications filed by the applicant.
- B. He shall maintain in his or her office a record of all such applications and of his handling, and the final disposition of the same, which shall be in addition to and appropriately cross-referenced to his other records.
- C. He or she shall require applicants to submit a sufficient number of additional copies of material to be attached to an application for a zoning and/or building permit, together with such additional information and material as may be reasonably required by the regulations of the Board of Historical Architectural Review in order to permit compliance with the foregoing requirements.

(Ord. 169, 4/23/1986, §5)

§4-106. Notice of Application.

Upon receipt by the Board of Historical Architectural Review of a notice that an application for a Zoning and/or Building Permit has been filed, the Board shall determine whether this Part applies and transmit its recommendations that it does apply to the Council of the Borough of Hulmeville or its recommendation that it does not apply to the Officer responsible for issuing such permit. If this Part applies, the Board of Historical Architectural Review shall consider the application. The person(s) applying for the permit shall be advised of the time and place of any applicable meetings and be invited to appear in support of the application, such meeting to be held no more than 20 days after the filing of the application; provided, that the applicant has received at least 5 days notice thereof.

(Ord. 169, 4/23/1986, §6)

§4-107. Considerations of the Board.

In determining the advice to be presented to the Council of the Borough of Hulmeville, concerning the issuing of a certificate of appropriateness with regard to the erection, reconstruction, alteration, restoration, demolition or razing of all or any part of a building or structure, the Board shall consider the following:

- A. The effect of the proposed change upon the general historical and architectural nature of Hulmeville Borough.
- B. The appropriateness of exterior architectural features which can be seen from a public street or way.
- C. The general exterior design, appearance, arrangement, texture and material of the buildings or structures and relation of such factors to similar features of buildings and structures in the area.
- D. The Board shall not consider any matters not pertinent to the preservation of the historic aspect and character of the District. Nothing in this Section shall be construed to mean that materials cannot be substituted for the original materials used in the building or structure under consideration; provided, the historical architectural character or appearance is preserved.

(Ord. 169, 4/23/1986, §7)

§4-108. Counsel Against Granting of Certificate of Appropriateness.

If the Board, on the basis of the information received at the meeting(s) and from its general background knowledge, decides to counsel against the granting of a certificate of

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Appropriateness, the Board shall indicate to the applicant(s) for the permit the changes in plans or specifications, if any, which, in the opinion of the Board, would preserve the historical aspect in nature; and in this event the Board shall withhold its report to the Borough Council for a period of 15 days following its notice to the applicant in order to allow the applicant to come to an agreement with the Board. If an agreement is reached, the Board shall take appropriate action. If the applicant determines that he will make the suggested changes, he or she shall so advise the Board which shall accordingly note such suggested changes in its report to the Borough Council.

(*Ord. 169, 4/23/1986, §8*)

§4-109. Advice Regarding Issuance of Certificate of Appropriateness.

The Board, after the hearing provided for in §4-106 of this Part, and after noting any changes in the plans and specifications as provided for in §4-108 of this Part, shall submit to the Council of the Borough of Hulmeville, in writing, its advice regarding the advisability of issuing a certificate of appropriateness with regard to the proposed erection, reconstruction, alteration, restoration, demolition or razing of all or any part of a building or structure. The written report shall set out the following matters:

- A. The exact location within the district in which the work is to be done.
- B. The proposed exterior changes and/or the exterior character of the building or structure to be erected.
- C. A list of the surrounding buildings and structures within the Historic District, together with a description of their general exterior characteristics.
- D. Their opinion of the effect of the proposed change upon the preservation of the general historic and architectural nature of the area in which the building or structure is located.
- E. The appropriateness of exterior architectural features which can be seen from the public street or way.
- F. The general exterior design, appearance, arrangement, texture and material of the building or structure and the relation of such factors to similar features of buildings or structures in the area.
- G. The opinion of the Board (including any dissent) as to the appropriateness of the work proposed with regard to the preservation of the historic aspect and nature of the District.
- H. The specific advice of the Board as to the issuance of a certificate of appropriateness by the Borough Council.

(*Ord. 169, 4/23/1986. §9*)

§4-110. Determination of Issuance of a Certificate of Appropriateness.

Upon receipt of the written advice of the Board as provided in §4-109 of this Part, the Council of the Borough of Hulmeville shall consider at its next regular or at a special meeting the question of issuing a certificate of appropriateness with regard to the work covered by the application. The applicant shall be advised by the Borough Secretary of the time and place of the meeting at which the application will be considered at its next regular or at a special meeting with at least 5 days notice to the applicant (unless waived in writing by the applicant to permit an earlier meeting), and the applicant shall have the right to appear at such meeting, either in person or by attorney, to support the application. In determining whether or not to issue a certificate of appropriateness, the Borough Council shall consider the same factors as the Board of Historical Architectural Review as set forth in §4-107 of this Part and the report of the Board of Historical Architectural Review. If the Borough Council approves the application, it shall issue a Certificate of Appropriateness authorizing the Officer responsible for issuing such permit to issue a permit for the work covered. If the Borough Council disapproves the application, it shall do so in writing, and shall forward a copy of its decision to the applicant, and to the Pennsylvania Historical and Museum Commission. The disapproval shall indicate suggested changes in the plans and specifications which would meet the Borough Council's conditions for issuance of a certificate of appropriateness.

(Ord. 169, 4/23/1986, §10)

§4-111. Approval or Disapproval of the Application.

1. The Borough Council shall advise the Building and Zoning Officers responsible for issuing permits of its approval or disapproval. If the Borough Council has approved the application and issued its certificate of appropriateness, the Officers shall issue permits for the erection, reconstruction, alteration, restoration, demolition or razing involved, provided the application meets the requirements of the Zoning Ordinance and Building Code.
2. If the application is disapproved the Officers shall refuse to issue the permits and shall so advise the applicant. The applicant may appeal from such disapproval as provided by law.

(Ord. 169, 4/23/1986, §11)

§4-112. Annual Meetings.

The Council and the Board of Historical Architectural Review shall meet annually in order to review all permits and decision for the purpose of determining the feasibility of expanding, subtracting from, or leaving status quo, the Historical District.

(Ord. 169, 4/23/1986, §12)

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§4-113. Requirements.

The requirements of this Part shall be in addition to other applicable ordinances and laws.

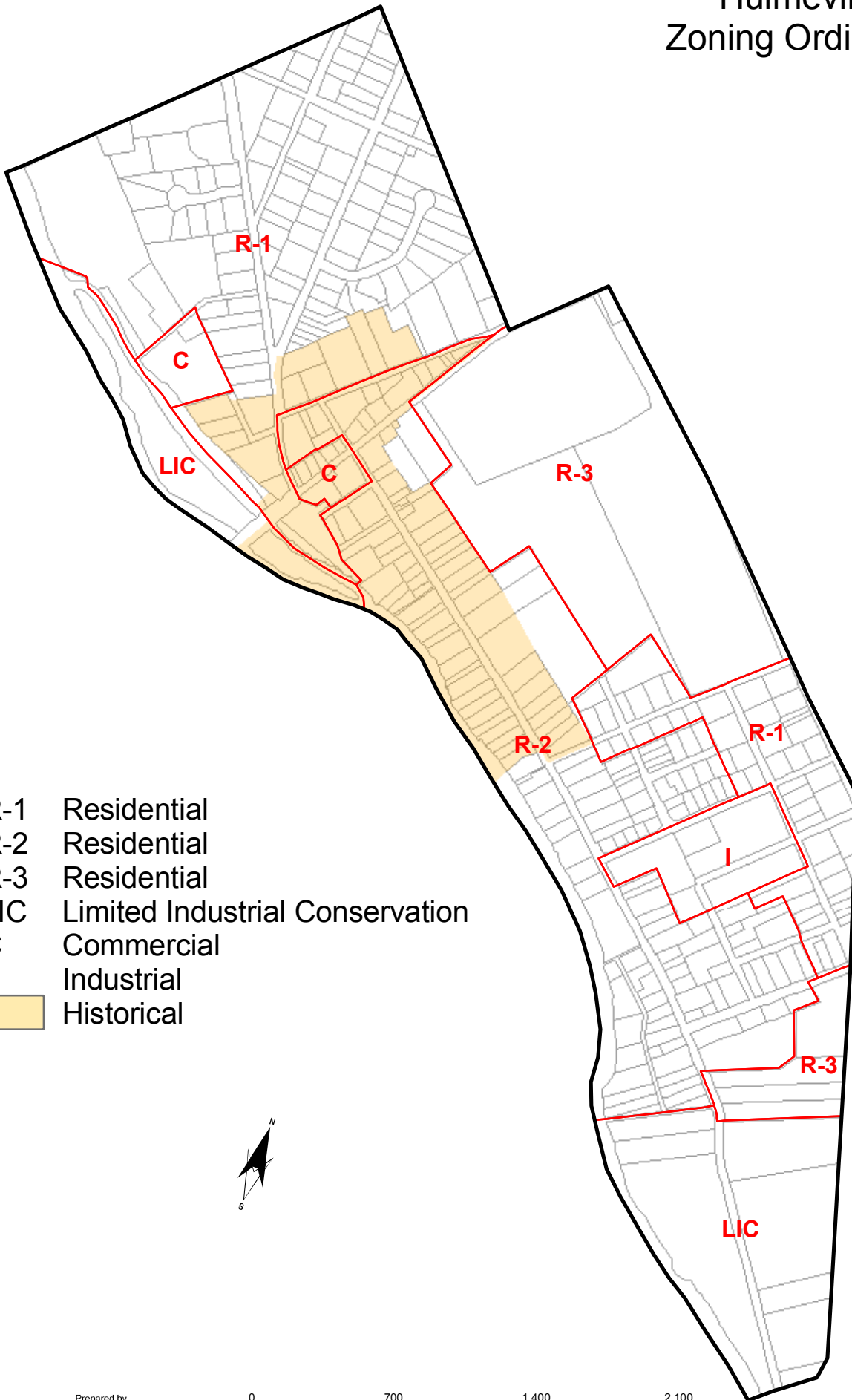
(Ord. 169, 4/23/1986, §13)


§4-114. Enforcement.

The Borough of Hulmeville or any person or agency charged by law or local ordinance with the issuance of building or zoning permits shall have the power to institute any proceedings at law or in equity for the enforcement of this Part in the same manner as in the enforcement of the Zoning Ordinance and/or Building Code of the Borough of Hulmeville as such ordinances are presently enacted, or as they may be from time to time amended.

(Ord. 169, 4/23/1986, §14)

Hulmeville Borough Zoning Ordinance Map



- R-1 Residential
- R-2 Residential
- R-3 Residential
- LIC Limited Industrial Conservation
- C Commercial
- I Industrial
-  Historical

