

**Meeting Minutes
State College Borough
Historic Resources Commission
April 19, 2016**

The State College Borough Historic Resources Commission (HRC) met on Tuesday, April 19, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Chairman Boeldt called the meeting to order at 7:00 p.m.

Members Present

Eric Boeldt, Chairman; Susan Bardo, Gary Patterson and Eric White

Others Present

Anne Messner, Planner/Zoning Officer; Denise Rhoads, Staff Assistant; Michael Haluga, Architect and Charles Tabb, Sweetland Engineering, Inc.

Approval of Minutes

A motion to approve the March 15, 2016 minutes as submitted was made by Dr. White and seconded by Ms. Bardo. The vote was unanimously in favor.

Chair Report

Chairman Boeldt stated he needed to make a correction on the one million dollar house on Fairmount that he reported was sold. He stated it has not sold yet.

Public Hour

No one was in the audience who wished to discuss matters not on the agenda.

Land Development Plan

Preliminary Plan for proposed Improvements, Additions and Renovations to 243 South Pugh Street, Project Design by Michael C. Haluga, Inc., Registered Architect, Dean and Linda Spanos, Owners.

Ms. Messner's overview included:

- This structure at the corner of Orchard Alley and South Pugh Street is a rental property.
- The property is in the Commercial District.
- This property is a contributing building to the Holmes Foster/Highlands Historic District.

Mr. Tabb's overview included:

- He noted the lot is very narrow, but deep.
- The parking lot configuration illustrates that 15 parking stalls exist and the proposal requires 9 parking stalls. One of those will be an ADA stall.

- Mr. Tabb stated there is a 3-story existing house on the site and they will add on another 3–story addition to the property.
- They will put in underground retention for storm water on the existing lot.
- There will be minimal site grading to the front side.
- There will be a small retaining wall on the side of the building.
- There will be 9 spaces for parking with one being an ADA stall
- The existing porch will be removed and a side porch will be placed

Mr. Haluga’s overview included:

- Upgrades will be ADA accessibility in the rear yard with a ramp into the building that would provide for wheelchair access.
- There will be a vertical, enclosed staircase which will access both the existing and additional buildings.
- There will be a temporary chain link fence during the construction phase.
- Per the International Building Code (IBC), there cannot be any operating windows within five feet of a boundary line. However, they can provide some faux windows instead to soften up the blank wall.
- The existing building exterior is brick with a mansard roof. They do not intend to try to match the textures and colors for the new building. They will be using a wood grained material on the new addition. They are going to try to match the architectural style.

Commissions’ comments included:

- Chairman Boeldt asked if there will be three windows on the third floor to match the existing building. Mr. Haluga stated there will be.
- Ms. Bardo asked what the retaining wall material would be. Mr. Haluga stated it would be a split face block.
- Chairman Boeldt suggested saving the demolished porch pillars and taking them to the Habitat for Humanity Restore.
- Chairman Boeldt asked Mr. Haluga to get him some additional information on the IBC code.

Work Program

Historical Architecture Review Board

The continued discussion of the *Model Historic District Ordinance for Local Governments In Pennsylvania* (2005 version) included the comments below.

- Further discussion of alley access.
- Unreasonable hardship.
- Policy to be reviewed.
- Revisions of “Alterations” definition to include a master list of what is to be included.
- Edit the language to make sure the acronym HARB is consistently used.
- Remove a Planning Commission (PC) member and an attorney from the membership.

- Remove the language “120 days to fill a vacancy” and replace with “as soon as possible”.
- Add language of “no more than a two-member replacement during a calendar year”.
- Use the Borough’s Conflict of Interest policy instead of what is in the 2005 version.
- Remove language pertaining to “Training” for members.
- Remove the “Board Role Making Power” paragraph.
- Use meeting language staff uses when other Authorities, Boards and Commissions (ABC) have meetings.
- Change title “Walls of Continuity” to “Maintenance of Streetscape”.
- Remove the height component from the language.
- Remove raised planting beds from the language.
- Move the “Board Review of Applications” after the “Time Frame for Board Decision”.
- Review Article VII.
- Fix typos.
- Review “Demolition by Neglect”.
- Review Chairman Boeldt’s comments which included:
 1. Review the definition of “Alterations”.
 2. Add a new definition of “Architectural Character”.
 3. Think about whether the new definition of “Façade” is really needed.
 4. Add a new definition of “Replacement in-kind”.
 5. Suggested forming a board of seven members.
 6. Remove Section 401: “Powers and Duties”.
 7. Keep Section 401: “Annual Report” short using a running table of numbers.
 8. Remove Section 401: “Training”.
 9. Remove Section 500: “Design Guidelines” regarding his suggestion on metal roofs.
 10. Think about adding “retaining walls” to Design Guidelines (item F10) Maintenance of Streetscape.
 11. Add new item to Design Guidelines (item F14): Color of Paint.
 12. Think about adding a new item: “Storm Windows – Aluminum storm windows should be painted to match the window trim”.

After some discussion, it was the Commissions’ agreement to establish this as a separate ordinance.

Official Reports and Correspondence

Planning Commission (PC): Ms. Messner reported the PC reviewed their State of Preservation (SOP) report and the final draft will be reviewed on April 21. They will also be looking at updates to the Neighborhood Plans, the Homestead Investment Program (HIP) and the Student Home Licensing.

Borough Council (BC): Ms. Messner reported Council will be meeting with the PC to discuss the ruling on the Ph.D. issue on May 4, 2016 at Noon.

Design Review Board (DRB): Ms. Messner reported the DRB did not meet today.

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 8:50 p.m. was made by Ms. Bardo and seconded by Mr. Patterson. The vote was unanimously in favor.

Respectfully submitted by:
Denise L. Rhoads, Staff Assistant