

**Meeting Minutes  
State College Borough  
Historic Resources Commission  
September 20, 2016**

The State College Borough Historic Resources Commission (HRC) met on Tuesday, September 20, 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 and Rocky Boer, B3 Architects

**Approval of Minutes**

A motion to approve the August 16, 2016 minutes as submitted was made by Dr. White and seconded by Ms. Bardo. The vote was unanimously in favor.

**Chair Report**

Chairman Boeldt had nothing to report.

**Public Hour**

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

**Land Development Plan**

408 East Fairmont Avenue Building Expansion, Fraternity Use, Zoning District, R2  
Zoning District, Omicron Association, Owner

Mr. Boer's overview included:

- The project involves a minor expansion of a fraternity in the historic district in order to modernize the kitchen facilities, construct a walk-in cooler and construct bathroom facilities.
- This is a two-story addition.
- They will add an accessible ramp and restripe the parking spaces.
- This project was granted a dimensional variance because it is considered a non-conforming building. The variance was required in order for the project to proceed to land development.
- He noted the walk-in cooler will have a roof over it and brick around it to make it fit into the design style of the fraternity house.

The Commissioners' comments included:

- Dr. White asked who the owner is. Ms. Messner stated the alumni owns it.
- Dr. White asked if all the renovations are in preparation for the return of the fraternity. Mr. Boer stated it is.
- Chairman Boeldt noted the ribbon windows do not match. Mr. Boer stated the reason behind that is for privacy and to let in more light. He did state they could use some kind of frosted glass for privacy.
- Chairman Boeldt noted that they should consider putting in a fake window for the walk-in cooler.

## **Work Program**

### Historical Architectural Review Board (HARB) Continuation of Review of Ordinance and Draft Design Guidelines

Chairman Boeldt stated he wants to get this draft to Council sooner rather than later. He stated he hoped that Council would approve this sometime in March 2017.

Chairman Boeldt asked Ms. Messner if she had any questions or concerns with his edits to this draft. She stated she would like to keep the sign section in compliance with the current sign ordinance.

Dr. White asked Chairman Boeldt if there was an item in particular he would like the Commission to look at. Chairman Boeldt asked them to look at Section 200 (N), Reviewable Actions and asked them if they would prefer having a short or long list inserted there.

Ms. Messner noted that staff is responsible for letting the Borough Manager know when any of the board's produce documents. The Borough Manager will notify Council who will, in turn, put it on their agenda.

A motion was made to approve the draft ordinance as amended with the Commission's edits and to forward onto Council for review and approval by Dr. White and seconded by Mr. Patterson. The vote was unanimously in favor.

Chairman Boeldt noted he had forwarded the Design Guide to each member and noted it should be incorporated with the draft ordinance.

## **Official Reports and Correspondence**

Borough Council (BC): Ms. Messner reported the ordinance enacted by Borough Council to merge the Design Review Board (DRB) and the Historic Resources Commission will be effective January 1, 2017. She also stated she discussed with the DRB a date for a "meet and greet" for the two Commissions. She noted she is looking at a date towards the end of October and a Noon time frame was discussed. She stated Council also started to review the Property Maintenance Code (PMC) and asked for additional time for review.

Planning Commission (PC): Ms. Messner reported the PC will be reviewing Penn State University's (PSU's) East Halls and their Nursing Building entrance alterations and the Autoport subdivision and lot consolidation.

Design Review Board (DRB): Ms. Messner reported the DRB reviewed the Penn State University's (PSU's) East Halls and their Nursing Building entrance alterations and the Autoport subdivision and lot consolidation. She noted they also looked at their work program and decided to postpone the Focus on Appearance award until January 2017.

### **Adjournment**

With no further business to discuss, a motion to adjourn the meeting at 7:58 p.m. was made by Ms. Bardo.

Respectfully submitted by:  
Denise L. Rhoads, Staff Assistant