

**Meeting Minutes  
State College Borough  
Historic Resources Commission  
October 18, 2016**

The State College Borough Historic Resources Commission (HRC) met on Tuesday, October 18, 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; Richard Bryant, Chairman of the Design Review Board; Gary Patterson and Eric White

**Others Present**

Anne Messner, Planner/Zoning Officer and Denise Rhoads, Staff Assistant

**Approval of Minutes**

A motion to approve the September 20, 2016 minutes as submitted was made by Dr. White and seconded by Chairman Boeldt. 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.

**Work Program**

2016 State of Preservation Report

Ms. Messner noted, since the last report, there have been no demolitions of contributing buildings. There have been four house plaques requested for review and approval.

She asked that the report be revised so it can be presented at the end-of-year update to Borough Council in December. She stated the Commission was welcomed to add additional items if they wish.

Commissioners' comments included:

- Chairman Boeldt stated they should add something to the effect that the HRC is disenfranchising and combining with the Design Review Board (DRB).
- Dr. White suggested adding the fact that the Commission is working on an Historical Architectural Review Board (HARB) ordinance for the Borough.

## HARB Work and Continued Review – PART 1

Ms. Messner noted the Pennsylvania State Historical and Museum Commission (PHMC) is mandated to approve the HARB map that will be the official map used to identify which properties fall under HARB review.

She discussed the two maps (one for College Heights and one for Holmes-Foster/Highlands historic districts) that were attached to this agenda that reflect the current historic district boundaries for the two Borough historic districts. These maps also reflect the current conditions of lot configurations not the lot configurations of the approved 1994 submission. Therefore, lots that have been consolidated in some locations cross the district boundary. Ms. Messner stated it should be noted most of the lot consolidations included demolition of contributing properties and, therefore, there is no structure eligible for HARB review.

Ms. Messner noted that the PHMC would like to have an application submitted for approval. She stated she has asked PHMC for samples of applications and they have not responded yet.

She also stated once the draft maps and application is reviewed and accepted by the PHMC staff, the HARB ordinance and district map can be introduced to Borough Council for their consideration. Additional steps are required after the review and approval by Council with PHMC.

Ms. Messner stated that Council will not look at this until 2017.

Commissioners' comments included:

- Chairman Boeldt suggested not including those properties in the HARB districts that no longer have a building on it.
- The Commissioners' in general suggested not including the upcoming Metropolitan building in the HARB district.

## HARB Work and Continued Review – PART 2

Ms. Messner discussed the draft ordinance and the modifications that the Planning Department has made to clarify the document based on local ordinance practices and advice from PHMC.

She noted she had a conversation with the contact from PHMC and he stated we are not limited to the model and if there are things that we want to add we can do so.

She briefly mentioned the sections on the "Delineation of Historic Districts" and "The Creation and Membership of the Historical Architectural Board".

Ms. Messner noted she will rewrite the description of the "building code inspectors" section.

She stated under Section 402 (F), (s & t) would be the most challenging.

Ms. Messner also stated she tweaked the section on “Contents of Written Report”.

She also noted that she envisions both Sections 700 and 800 will come under a lot of discussion with Council.

She stated there are some items that she will have our Borough Solicitor look at to make sure the language is up-to-date.

Commissioners’ comments included:

- Chairman Boeldt stated the Commission decided to add a paragraph about use of solar panels.
- Mr. Bryant asked if this ordinance pertains to both the exterior and interior and Ms. Messner stated exterior only. Mr. Bryant suggested that we make sure it is listed in the ordinance.

### **Official Reports and Correspondence**

Staff Update: Ms. Messner stated a date of November 9, 2016 has been set for the joint meeting of the DRB/HRC at Noon in Room 241.

### **Adjournment**

With no further business to discuss, a motion to adjourn the meeting at 7:39 p.m. was made by Mr. Bryant.

Respectfully submitted by:  
Denise L. Rhoads, Staff Assistant