

**Meeting Minutes
State College Borough
Historical Architectural Review Board
February 5, 2019**

The State College Borough Historical Architectural Review Board (HARB) met on Tuesday, February 5, 2019, in the State College Borough Municipal Building, 243 S. Allen Street. Ms. Wargo called the meeting to order at 7:00 p.m.

Members Present

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

Members Absent

Chuck Gambone

Others Present

Jenna Wargo, Planner; Anita Genger, 400 South Gill Street property owner; and Sandra Lieb, Administrative Assistant

Election of Officers

A motion to nominate Mr. Boeldt for Chairman was made by Mr. Bryant and seconded by Dr. White. The vote was unanimously in favor.

A motion to nominate Dr. White for Vice-Chairman was made by Ms. Bloom-Brooks and seconded by Mr. Boeldt. The vote was unanimously in favor.

Approval of Minutes

A motion was made by Mr. Boeldt and seconded by Mr. Popovich to approve the November 6, 2018 minutes as amended. The vote was unanimously in favor.

Chair Report

There was no report given.

Public Hour

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

Certificate of Appropriateness Application

Since the property at 400 South Gill Street was owned by Chairman Boeldt, he stepped aside and turned the meeting over to Dr. White for the review of the application.

400 South Gill Street

Ms. Wargo stated, on January 10, 2019, applicants Eric Boeldt and Anita Genger submitted a Certificate of Appropriateness application to repair the side porch roof by re-roofing and re-sloping the porch facing South Gill Street, a contributing structure in the Holmes-Foster/Highlands Historic District. As the applicant's stated, the project was necessary because "poor original design and settling have resulted in roof leaks." Since the application involved removing the roof of the porch, which was a character-defining

feature of the house, and adding a new roof, the project was considered an addition, and therefore, must be reviewed by the HARB to determine compliance with the Heritage State College Guidelines.

Mr. Boeldt gave background information of his application. He said the roof had been re-roofed twice in 30 years. He added it was leaking again, and they would like to change the slope of the roof and put on a metal roof to stop the problems.

Dr. White asked if the roof would be visible from the street. Mr. Boeldt stated there was one place where the roof would be visible from the street.

Mr. Popovich asked if the roof would be steel or aluminum. Mr. Boeldt said it would be steel, and they would like to match the stone. Mr. Boeldt added they would use copper gutters to match the other gutters.

Mr. Boeldt provided pictures of the streetscapes of the surrounding houses.

Mr. Popovich stated the details showed the steel but asked if the facia would be re-wrapped. Mr. Boeldt said the facia would be painted like the rest of the house. He included pictures of the other features on the property. He added the cottage would need a new roof in a few years.

Mr. Burd asked if there were other metal roofs in the neighborhood. Mr. Bryant confirmed there were other metal roofs which were visible.

Mr. Burd stated the request met the checklist and recommended it be approved.

Dr. White asked if the HARB applications would be sent to Winter & Company. Ms. Wargo replied Winter & Company was contracted to do the reviews because the board did not have the historical background. She added a report would be sent to them, and they would send back their recommendation. Both would be forwarded to Council.

Dr. White made a motion to approve the removal of the old roof and add the new roof with the changes. Mr. Bryant seconded the motion. The vote was unanimously in favor. The vote was 5-0 with Mr. Boeldt abstaining.

Ms. Wargo stated the application would be forwarded to Borough Council for final approval.

Submittal for 251 South Pugh Street

251 South Pugh Street

Ms. Wargo noted the review was advisory only since the structure was contributing within the National Register Nomination but was not located within the Local Historic District.

She indicated the application was to demolish the existing front porch and add an addition to the front of the house.

Mr. Popovich asked if they were to review the submittal. Ms. Wargo stated the review was required by the zoning ordinance, and they could make a recommendation to the Design Review Board (DRB). She added that the Historic Resource Commission (HRC) needed to review this application, and since the Historic and Architectural Review Board (HARB) has absorbed the HRC's duties, this was now their responsibility.

Mr. Boeldt asked if the Board could make suggestions. He suggested that maybe they could add more windows in the attic.

Mr. Boeldt then stated the application does not give enough information to recommend this project. Mr. White agreed.

Mr. Popovich asked if they could review the guidelines to enhance it from an architectural point of view.

Mr. Boeldt asked if everyone agreed that there were not enough details to make a recommendation. Everyone unanimously agreed there was not enough information.

Work Program

State of Preservation Report

Mr. Boeldt indicated he would present The State of Preservation Report to Borough Council on February 11, 2019. He asked for input from the board for the report to Council. Ms. Wargo added that any edits should be submitted by Friday, February 8, 2019.

Ms. Wargo noted every other year the HRC reviewed the draft State of Preservation Report and provided the Biennial State of Preservation Report for members to review. Ms. Wargo stated, since the HARB is now acting as the HRC, this is now the HARB's responsibility to review the report.

Miscellaneous

2019 Conflict of Interest Policy

Ms. Wargo stated on April 18, 2005, Borough Council adopted a "Conflict of Interest Policy and Code of Conduct with Regard to HUD Programs". Elected and appointed officials were to receive a copy of the policy at a regular meeting of their respective council, authority, board, or commission. The document was for informational purposes only.

Mr. Popovich stated that if he was involved in a CDBG project, and the project came before the Board, he would have to step aside because of a conflict of interest.

Upcoming Meeting

The next meeting was scheduled for March 12, 2019 at 7 p.m.

Ms. Wargo stated that if an application was submitted by February 25, 2019, there would be a HARB meeting on March 12, 2019.

Mr. Boeldt stated they were not going to expand their boundaries this year, but maybe they would have meetings next year without applications being submitted.

Adjournment

There being no further business, Dr. White made a motion to adjourn the meeting and Mr. Burd seconded the motion. Chairman Boeldt adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Sandra M. Lieb
Administrative Assistant