

**Meeting Agenda
State College Borough
Historical Architectural Review Board
March 11, 2019
Room 220 / 7:00 p.m.**

I. Call to Order

II. Roll Call

Eric Boeldt, Chairman
Eric White, Vice-Chairman
Rosalie Bloom-Brooks
Richard Bryant
Harry Burd
Chuck Gambone
Alan Popovich

III. Approval of Minutes – February 5, 2019

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Submittal for 205 East Beaver Avenue

A. 205 East Beaver Avenue

On February 21, 2019, staff received a land development plan for 205 East Beaver Avenue. This application is being reviewed under the zoning ordinance requirements pertaining to the former Historic Resources Commission.

205 East Beaver Avenue is a contributing structure in the 1995 National Register Nomination for the Holmes-Foster/Highlands Historic District and the Local Historic District. The applicant is not altering the structure to prompt a Historical Architectural Review Board (HARB) review; all proposed work will be completed within the structure.

Attached to the agenda on **pages 7-10** is the submitted land development plan from OGP Architects, LLP.

NOTE: This review is ADVISORY only since this land development plan is not prompting a HARB review. This review is to fulfill requirements from the zoning ordinance.

VII. Work Program

A. Jane's Walk

Jane's Walk is an annual festival of free, citizen-led walking conversations inspired by Jane Jacobs. On the first weekend of May, Jane's Walk festivals take place in hundreds of cities around the world. Jane's Walk encourages people to share stories about their neighborhoods, discover unseen aspects of their communities, and use walking as a way to connect with their neighbors and honor their cities.

Jane's Walk is a community-based approach to city building that uses citizen-led walking tours to make space for people to observe, reflect, share, question, and re-imagine the places in which they live, work, and play.

Visit www.janeswalk.org for more information. Attached to the agenda on **page 11** is a *Getting Started Guide* for Jane's Walk.

HARB Action: Discuss whether or not this activity would be an event the HARB would like to organize.

VIII. Upcoming Meeting

April 2, 2019 at 7 p.m.

IX. Adjournment

**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 fascia would be re-wrapped. Mr. Boeldt said the fascia 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



1 SOUTH ELEVATION/ BEAVER AVE ELEVATION
Scale: 3/16"=1'-0"

Renovation & Alterations
Scholar^x
Hotel
Glennland Building
205 East Beaver Avenue
State College, PA 16801

Developed By
Scholar State
College, LLC
30 Ardmore Ave, Suite 381
Ardmore, PA 19003
Revision No. _____ Date _____

102 North Main Street
Hightstown, NJ 08520
phone : (609) 448 - 3888
www.ogp-architects.com



Barry Scott Gordon, AIA PA: RA 015355B
Project No: 18026 Date: _____
Scale: 3/16"=1'-0" 02/08/2019

Building
Elevation



1 EAST ELEVATION
Scale: 3/16"=1'-0"

Renovation & Alterations
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Barry Scott Gordon, AIA PA: RA 015355B
Project No: 18026 Date: _____
Scale: 3/16"=1'-0" 02/08/2019

Building
Elevation

A7



1 NORTH ELEVATION
Scale: 3/16"=1'-0"

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Building
Elevation

Getting Started

You can put a Jane's Walk in as little as a couple of days. Once you've decided to lead a walk, get in touch with your City Organizer for specific instructions. It's a little different in each city, but here's how to lead a Jane's Walk in 5 simple steps.

Decide on a topic, theme, or neighborhood to explore.

Think of a place or idea you'd like to explore in your city. What do you know that you want to share with your community? What do you not know that you want to learn about? What do you care about and wish others cared about, too? What do you love about your city? What would make your city better? For ideas and inspiration, check out the city pages, where we've compiled photos and stories from walks that have taken place around the world.

Plan your route and discussion.

Plan a route and stops. Walks can happen anywhere, from bustling downtowns to suburban neighborhoods. Most walks include 3-7 stops, but many walks are much longer or shorter. Decide what you want to talk about. Remember that this isn't a lecture and you don't need to be an expert in history, architecture, heritage, or urban planning. A Jane's Walk is a unique story about how you see, interact with, and feel about a place or topic. Pick a date and time. Most walks happen during the global festival in the first weekend of May, but they can also take place all throughout the year — both day and night.

Consider accessibility.

While the nature of some neighborhoods, routes, and the act of walking itself mean that not every walk will be fully accessible, we hope you will be conscious of accessibility and thoughtful about your route. Try to strike a balance between talking, movement, and rest. Think about stops that have access to water fountains, restrooms, benches, and shaded areas to recharge. Consider terrain, curbs, staircases, gates, and other barriers that could hinder someone's ease of movement. Think about whether there are portions of your walk with dim lighting, underpasses, strong odors, excessively loud noises, traffic, or large crowds. Everyone experiences space differently, so think broadly and empathetically about what could make others feel physically vulnerable or even unsafe. Also consider how you will speak on your walk. Avoid jargon and brainstorm ways of speaking and asking questions that will engage a wide range of participants. Think about what language you will speak and whether you might want volunteer translators or interpreters.

Get the word out.

Your City Organizer can usually help with this, but you should also promote your walk yourself. Create a Facebook event or share on Twitter. Your City Organizer may have official hashtags and social media accounts they use to promote walks. Talk to neighbors, store owners along the route, and friends! You can also ask local community groups to help spread the word. Invite journalists to your walk and add it to any community event listings in local newspapers or magazines.