

**Meeting Minutes
State College Borough
Design Review Board
February 19, 2019**

The State College Borough Design Review Board (DRB) met on Tuesday, February 19, 2019 in the State College Municipal Building, 243 S. Allen Street. Chairman Jones called the meeting to order at 2 p.m.

Members Present

Laird Jones, Chairman; Michael Sanzotti, Vice-Chairman; Eric Boeldt; Richard Devon; and Veronica Iacobazzo

Others Present

Anne Messner, Planning/Zoning Officer; Alan Sam, Arborist and Environmental Coordinator; Erin Carlisle, Studios Architecture; David Pike, Sweetland Engineering; Albert Drobka, Architect; and Denise Dobo, Administrative Assistant

Approval of Minutes

A motion to approve the November 27, 2018 minutes as amended was made by Mr. Boeldt and seconded by Mr. Sanzotti. The vote was unanimously in favor.

A motion to approve the January 22, 2019 minutes as submitted was made by Ms. Iacobazzo and seconded by Mr. Sanzotti. The vote was unanimously in favor.

Chair Report

No report was given.

Public Hour – Hearing of Citizens

No comments or concerns were heard during the public hour.

Land Development Plan(s)

Final Plan Pennsylvania State University Willard Building; UPD Zoning District Subdistrict 5; The Pennsylvania State University (PSU), Owner; Sweetland Engineering, Engineer; Studios Architecture, Architect

Ms. Carlisle's overview included:

- Revisions have been made to the building's elevation.
- Windows would be replaced, and the building would be insulated for improved energy performance.
- A new Americans with Disabilities Act (ADA) access would be incorporated at the front of the building off Pollock Road.
- The building addition to the south would house a newsroom studio and a black box studio with no windows.
- A stone base would tie into the current building and a reflective panelized system would be incorporated which would give the appearance of windows.

DRB comments included:

- Mr. Devon inquired if the infill would have windows. Ms. Carlisle replied reflective panels would be used because the studios require darkness and no access to daylight.
- Mr. Devon remarked the plan does not improve the aesthetics of the building.

Mr. Pike's comments included:

- There were no changes to the site plan.
- He noted at the back of the property, parking spaces would be removed, and the parking area would be reconfigured.
- A new sidewalk system would be installed for better ADA access, and the refuse area would be refurbished.
- Permitting from the Centre County Conservation District and sewage planning would need to be obtained.

Mr. Devon inquired if the building would be air conditioned and Ms. Carlisle replied it would be fully conditioned and new windows would be installed. She also noted occupancy was expected fall of 2020.

Mr. Boeldt suggested a podium where people could congregate.

No recommendations were made.

Preliminary Plan Hamilton Shopping Center; University Park Plaza Corporation, Owner; CP3 Zoning District; PennTerra Engineering, Engineer; Albert Drobka, Architect

Mr. Drobka's overview included:

- The new building would be located along Fraser Street and would be a three-story building with a wooden frame.
- Each floor would house six apartments, 4 three-bedrooms and 2 two-bedrooms.
- There would be no elevator but would have two stairwells.
- Each floor would have a mechanical room and laundry area.
- The roof would be sloped on three sides and have a flat roof in back with plans to install solar panels at a later date.
- The base of the building would be faux stone and the composite shingle roof would be dark brown.
- HardiePlank siding would be applied on the exterior with a shake-cut HardiePlank with wood texture for the gable areas and smooth texture for the trim.
- There would be no basement.
- The landscape plan indicates trees around the sidewalk as well as perimeter trees around the parking lot and would maintain the existing trees in the rear of the property.

DRB comments included:

- Mr. Devon proposed landscaping the area above the cliff in the rear of the property.
- Mr. Jones recommended fencing.
- Mr. Boeldt suggested a larger kitchen. Mr. Drobka mentioned the living space would be a large room.

- Mr. Devon inquired about the type of heat and Mr. Drobka replied they would be PTAC units.
- Mr. Sam asked about bicycle racks and Mr. Drobka replied there would be two.
- Mr. Sam inquired if there would be fencing in the backyard and Mr. Drobka stated most likely and would be similar to Cliffside Apartments.
- Mr. Devon asked about recreational areas and Mr. Drobka replied there were none planned.
- Mr. Boeldt suggested a composite roof.
- Mr. Boeldt believed the plan was appropriate for the location.

Work Program

2019 Holtzman Award Nominations

Ms. Messner reviewed two properties as candidates, The Edge at 254 E. Beaver Avenue and The Penn State School of Music Recital Hall at Allen Road.

DRB comments included:

- Mr. Jones remarked The Edge implemented all suggestions made by DRB and believed it should be rewarded for its efforts.
- Mr. Devon felt the Recital Hall was an excellent candidate.
- Ms. Iacobazzo noted the expectation was the University would have a beautiful building but believed The Edge merits recognition for following recommendations from DRB.

Ms. Messner explained a preference may be voted upon or the candidates could be ranked. She went on to explain the Borough Manager would be person who decides based on recommendations by DRB. All agreed to recommend both candidates for the award.

Official Reports and Correspondence

Borough Council (BC)

BC has been working to revise the 2009 strategic plan.

A request to vacate an alley on Fraternity Row, between East Foster Avenue and East Fairmount Avenue, was approved by BC. The vacation of the alley would make it possible for adjacent property owners to consolidate those vacated sections onto their property.

Planning Commission (PC)

PC would review the Willard Building and Hamilton Shopping Center plans along with two text amendment requests from State College Area School District (SCADS) and PSU's James Building. The SCASD's request would amend the lighting height at the South Track and have proposed to do a similar arrangement to Memorial Field. The James Building's request included a reduction in parking requirements.

Mr. Jones asked why a track needed lights and Ms. Messner explained SCASD would utilize the infield for various uses. She went on to explain the lights would be the industry standard for safety to aid athletes in visualizing the field with targeted lighting.

Mr. Boeldt added the Historical Architectural Review Board reviewed their first application at 400 S. Gill Street.

Adjournment

There being no further business, Chairman Jones adjourned the meeting at 2:43 p.m.

Respectfully submitted,

Denise Dobo
Administrative Assistant