

**Meeting Minutes
State College Borough
Design and Historic Review Board
May 1, 2018**

The State College Borough Design and Historic Review Board (DHRB) met on Tuesday, May 1, 2018, in the Municipal Building, 243 South Allen Street. Chairman Boeldt called the meeting to order at 2:00 p.m.

Members Present

Eric Boeldt, Chairman; Richard Bryant, Vice-Chairman; Richard Devon; Laird Jones; Wendy Schneider, and Eric White

Others Present

Anne Messner, Planner/Zoning Officer; John Wilson, Zoning Officer; and Judy Altieri, Office Manager

Chair Report

Mr. Boeldt announced he recently attended the Mayor's breakfast, where a good discussion took place on the Historical and Architectural Review Board (HARB) and plans for implementation within the Borough.

Public Hour - Hearing of Citizens

No comments or concerns were heard during the public hour.

Sign(s)

State College Area School District (SCASD) High School, 650 West Hamilton Avenue, CP2 Zoning District.

Ms. Messner stated the High School had recently submitted a sign permit application for proposed wall signs on the new building. She noted the high school was in the commercial district and one of the signs was already installed. She added the district planned to install the same sign on the back side of the school, where buses dropped off students and potentially a third sign would be added down the road.

The Board made minor comments regarding the type face, size, and the color of the sign.

Mr. Devon motioned to approve the SCASD request for sign design and permitting; Mr. Jones seconded the motion. The motion was approved unanimously.

915 Robin Road, Structural Alternation to a contributing building in the Holmes-Foster Highlands Historic District

Mr. Wilson noted the property, located at 915 Robin Road, contained a single-family stone-faced dwelling, which was designated as a contributing building (built in 1935) in the Holmes-Foster Historic District. He noted the property owners proposed to construct a new front porch and modify the existing dormers on the front and rear of the house.

Ms. Messner noted the Board should critique the design and offer any suggestions they deemed appropriate.

Adam Fernsler, an architect with Fernsler-Hutchinson, provided a brief overview of the plans for the open front porch addition to the building's south facing façade. The plan also proposed a metal roof (copper) with white trim. He added they proposed to add gables to the flat dormers on the front and rear of house.

Ms. Schnieder confirmed the renovations would have no impact to the garage structure.

The homeowner, Gregory Hayes, indicated Robin Road was added after the house was built, adding original front access from Sparrow Lane. He noted the addition of the open front porch (no railings) would help to reorient the front of the house to Robin Road. He added the original garage was now their kitchen and they had added additional garage space on the back of that structure. Mr. Fernsler noted the porch was less than 30 inches off the ground, and within code to not have railings.

He continued, indicating the original stone badminton court was still there, and they hope to raise the elevation to keep some terraced space in that area. They also planned to add a small walkway to the back porch. He added the design of the home was a farmhouse replica (three stone sides, one side cedar siding). He added gutters would wrap around the structure and come off the back of the house.

Mr. Boeldt suggested that Mr. Hayes view a couple of other homes (520 and 529 W. Nittany Avenue) that had original copper roofs, that were now green in color. He suggested the homeowner find a metal roof that simulates the patinaed color to begin with. He commented on the notch under the soffit (great place for birds) and suggested some insulation for the porch.

The Board thanked the homeowner for providing the plans and noted it was a good design.

Mr. Devon stated the homeowners were trying to preserve the home's architecture, which helped to protect the historic neighborhood.

Land Development Plan(s)

Preliminary Plan, Pennsylvania State University (PSU) Library Renovation Project, UPD Zoning District Subdistrict 5, Pennsylvania State University, owner, WTW Architects, architect

Ms. Messner stated the PSU proposed to renovate and infill an interior courtyard at the Pattee Library Building. She noted the exterior entrance and court yard at the southwest corner of the library would also be renovated and reconstructed, while there are no changes planned for the exterior building façade. The completed project would result in a net increase in impervious area of approximately 900 square feet. She added the existing trees both within the internal and external courtyards, as well as the trees along the sidewalk between Pattee and Sparks buildings, would be removed. Lastly, she reminded the Board their recommendation was advisory and would be forwarded to the Planning Commission.

Richard Manning, Design Services at PSU, presented the project to the Board. He noted the infill renovation of the courtyard would increase the square footage by 9,200. Access to the library would be improved with graded walkways that met accessibility guidelines. He added the project would slightly increase the impervious coverage and they planned to maintain tables and chairs in the terraced green space, along with bike racks, charging stations, and a stone wall for seating. New canopy trees, low woody shrubs, and perennial plantings would be planted when construction was completed. Lastly, he added stormwater would be retained in an underground system. He noted they hoped to begin construction soon with planned occupancy in the fall of 2019.

Mr. Devon asked how the increased square footage would be utilized. Chad Spackman, PSU Project Manager, added there would be casual seating on the main level, several ground level connection points, while the upper floors would be used for group study and collaboration, as well as digital library services. He added they had also discussed using some of the space for a 3D visualization room.

Ms. Messner noted the Borough's Arborist had reviewed the plans and had no comments or concerns.

The Board had no specific concerns or comments regarding the scope of the presented project.

Tom Flynn, also from PSU, took a moment to introduce the University's new planner, Neil Sullivan.

Official Reports and Correspondence

Borough Council

Ms. Messner noted Council had recently approved a “pilot” parking program for the Highlands Neighborhood. She also indicated Council would review the Historical and Architectural Review Board (HARB) design guidelines at their May 14 meeting. She noted DHRB members would discuss and provide feedback at their next meeting. She added she anticipated Council would approve the final HARB guidelines in late June, and once implemented, a re-evaluation would be done after 18 months.

Planning Commission

Ms. Messner noted a Planning Law Class, from Indiana University of Pennsylvania, recently attended a Planning Commission (PC) meeting. She noted PC recently reviewed a zoning map change request that was submitted from the owners of the Fresh-n-Fill, which was currently zoned ROA. The PC would make a recommendation on the request at their next meeting.

Adjournment

With no further business to discuss, Chairman Boeldt adjourned the meeting at 2:40 p.m.

Respectfully submitted,

Judy Altieri
Office Manager