

**Meeting Minutes  
State College Borough  
Design Review Board  
May 7, 2019  
Room 241 / 2 p.m.**

The State College Borough Design Review Board (DRB) met on Tuesday May 7, 2019 in the State College Municipal Building, 243 South Allen Street. Chairman Laird Jones called the meeting to order at 2 p.m.

**Members Present**

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

**Members Absent**

Veronica Iacobazzo

**Others Present**

Anne Messner, Planning/Zoning Officer; Alan Sam, Arborist/Environmental Coordinator; Amy Kerner, Borough Engineer; Jasmine Fields, AmeriCorps Representative; Dean Spanos, DSR Properties; Mike Evanko, Evanko-Renwick Engineering; Jeff Spackman, Pennsylvania State University (PSU); Maria Papacharalambous, HOK Architects; and Denise Dobo, Administrative Assistant

**Approval of Minutes**

A motion was made by Mr. Sanzotti and seconded by Mr. Devon to approve the March 26, 2019 minutes. 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, 251 South Pugh Street; Dean and John Spanos and Vicki Dimitriou, Owners; C Zoning District; Evanko-Renwick Engineering, Engineer

Mr. Spanos' comments included:

- Mr. Spanos' proposal included adding two additional units to an existing two-unit building to make the building a multi-family structure. The proposal included removal of the porch and an addition to the front and the back of the structure.
- He noted additional windows have been added to the structure as suggested by DRB.
- Bands would be added between floors and Everlast would be installed at the bottom level and shakes at the top. He also added 4 more windows were added on the Pugh Street side.
- Additional trees were added to the proposal.
- Colors have not been chosen at this time.

Staff comments included:

- Mr. Sam shared his concern of the Norway Spruce located at the property and asked if the tree's root system would interfere with the proposed retaining wall.
- He suggested a smaller tree be planted under the power lines.

Mr. Spanos asked for suggestions for the façade on another property he owned, and a short discussion followed with suggestions and comments regarding the property.

Preliminary Plan, The Pennsylvania State University Henning Building Replacement Project, UPD Zoning District Subdistrict 5; The Pennsylvania State University, Owner; Sweetland Engineering, Engineer; HOK Architects, Inc., Architect

Mr. Spackman and Ms. Papacharalambous' comments included:

- Mr. Spackman explained the Henning Building would be removed and replaced.
- He noted the building would house the Department of Veterinary and Biomedical Science and the Department of Animal Science Department.
- Mr. Devon asked about life expectancy and if some of the existing materials would be utilized. Mr. Spackman noted the building would be a 50-year building and the existing materials would not be re-used.
- Ms. Papacharalambous explained the Japanese Pine located at the corner of the proposed building would be retained.
- She explained the administrative windows would be looking down onto a green roof.
- The façade would be inset to create a canopy.

- The colors would be beige fieldstone to compliment the red brick of the ASI Building.
- She noted the students would enter the building through a secondary entrance.
- She stated the fieldstone would be sandblasted for a smooth finish.

DRB comments included:

- Mr. Devon asked about life expectancy and would some of the existing materials be utilized. Mr. Spackman noted the building would be a 50-year building and the existing materials would not be re-used.
- Mr. Devon asked if the old building would be detonated and Mr. Spackman explained removal would begin on the inside.
- Mr. Devon conveyed his satisfaction with the thoroughness of the plans
- Mr. Devon asked if exhausts would be located on the top of the building and Ms. Papacharalambous explained a wind analysis had been performed.
- Mr. Devon asked if this was a LEED building and Mr. Spackman replied it was.
- Mr. Devon asked about the energy and Mr. Spackman replied it was central steam and campus chillwater.
- Mr. Boeldt suggested adding conduit for solar at a later day.

Staff comments included:

- Mr. Sam inquired of the existing trees on the south side and Ms. Papacharalambous explained the sycamore trees would be preserved.
- Mr. Sam asked if there would be pedestrian access to the green roof and Ms. Papacharalambous replied it would have access but not public access.
- Ms. Messner noticed there was a small increase in impervious area and asked if there were any challenges in accommodating the increase. Mr. Spackman replied there was a retention area and it would drain to the Fox Hollow drainage area.

## **Community Planning**

### Stormwater MS4 Permit

Ms. Fields gave a presentation about the Phase II Municipal Separate Storm Sewer System (MS4) plan. Ms. Fields explained all municipalities were required to develop a plan and the municipalities work together in the Centre Region to save costs. The plan required the development of a Stormwater Management Program and would provide for the education to all appointed officials

She also explained the MS4 required the municipality to develop a written plan, distribute educational materials, hold a public meeting, develop an illicit discharge plan, and report illegal dumping among many things.

## **Official Reports and Correspondence**

### Borough Council

Ms. Messner reported a hearing for consideration of the lighting at south track for the State College Area School District was tabled and would be revisited later. She also noted the Local Economic Revitalization Tax Assistance (LERTA) ordinance for improvements to buildings was approved and 25 properties were eligible.

### Planning Commission

PC would be reviewing the same items as SRB as well as a lot line at Nimitz Avenue.

## **Adjournment**

There being no further business, adjourned the meeting at 3:11

Respectfully submitted,

Denise Dobo  
Administrative Assistant