

**Meeting Minutes  
State College Borough  
Design and Historic Review Board  
June 5, 2018**

The State College Borough Design and Historic Review Board (DHRB) met on Tuesday, June 5, 2018, in the Municipal Building, 243 South Allen Street. Chairman Boeldt called the meeting to order at 2:01 p.m.

**Members Present**

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

**Members Absent**

Richard Bryant

**Others Present**

Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; and Judy Altieri, Office Manager

**Approval of Minutes**

Mr. White motioned to approve the May 15, 2018 meeting minutes. Mr. Devon seconded the motion, which was unanimously approved.

**Chair Report**

Mr. Boeldt reminded everyone about the upcoming House Fair in Bellefonte. He noted there was a panel discussion on Saturday regarding Historic and Architectural Review Boards.

**Public Hour - Hearing of Citizens**

No public comments were taken at the meeting.

**Sign(s)**

State College Area School District (SCASD) High School (North Building), 653 Westerly Parkway, PO Zoning District

Ms. Messner asked the Board to provide feedback on the SCASD's sign design for the North Building. She noted the sign would be placed over the main entrance to the building, which provided access to the gym, locker room and Delta program. She added the color and font of the sign would be the same as the South Building sign they had recently reviewed.

Board comments included:

- The sign was confusing, as there was not a South athletics or Delta building.
- Split the verbiage into two lines - North Building, followed by Athletics and Delta on the second line.
- Put the academic program before athletics.

Mr. White motioned to approve the sign with the Board's recommendations for revision. Mr. Jones seconded the motion, which was unanimously approved.

## **Land Development Plan(s)**

Final Plan, 140 North Gill Street, Albert A. Drobka Architect, West Side Manor LP, Owner, UV Zoning District, Adaptive reuse of church to office and multi-family structure

Ms. Messner noted the property proposal was to renovate into three apartment units and 1,250 square feet of office space. Parking was planned onsite and at 145 North Gill Street with a planned shared parking agreement. She asked the Board to review the application and make a recommendation to the design team regarding the façade treatments. She added the Board's recommendation was advisory and would be forwarded to the Planning Commission.

Mr. Drobka reviewed the history of the property, which was in the Urban Village noting the property had been used as a church for the last 20 years. He indicated the property owners did not plan to spend much money on exterior renovations. He noted after completion of the zoning rewrite project, there might be other opportunities made available. He noted the front of the building had wood siding while the back of the building was concrete block and three sides of the building was built on the property line. There was some space in the rear to locate several parking spaces. He added the additional parking would be located across the street.

He reviewed the proposed interior floor plans, which included two (two-story) apartments on the front, a one six-bedroom apartment located at the rear of the building. The middle of the building would be used by the West Side Village Rental Office.

Several Board members commented on the lack of landscaping and the number of windows. Ms. Messner reminded the Board the building predated the current zoning ordinance.

Mr. Drobka noted the renovations to the commercial space would include a recessed entry door. He added the existing windows, along with some reconfiguration, met current requirements.

Board comments included:

- Suggested the creation of a permeable parking area at the rear of the building.
- Improve the greenery in the limited landscaping space.
- Repaint to complement the existing stone work.

## **Official Reports and Correspondence**

### Borough Council (BC)

Ms. Messner noted BC recently held a public hearing for the proposed KFC at Creekside. She indicated no comments were made and the only question Council had was related to parking.

She noted BC had a discussion regarding the sewer connection for the Toll Brothers development into the Borough's lines versus forcing them to go around for access to the sewer treatment plant. She noted no decision had been made.

Lastly, she noted Council had begun review of the Capital Improvement Plan with adoption planned in July.

### Planning Commission (PC)

Ms. Messner indicated the PC would review the Gill Street land development plan.

She asked the Board to mark their calendars for July 2, 2018, for an open house to review developer plans to convert the Glennland Building to a hotel. She noted the building was in the Historic and Architectural Board (HARB) district.

She noted the Zoning Revision Advisory Committee continued to review information from the consultants. She indicated they were continuing to consolidate some of the districts and expand definitions, but also noted neither the Borough, nor the consultants, could predict what the future would be. She stated if things were to become too defined, it would make things difficult in the future. She noted staff expected to have the final document in the fall and it would be well over 300 pages. She also noted the map would not be developed until the very end of the process.

Ms. Wargo noted the full implementation of the HARB was pushed out a month, so residents were allowed more time to comment on the design guidelines.

### **Adjournment**

With no further business to discuss, Chairman Boeldt adjourned the meeting at 2:43 p.m.

Respectfully submitted,

Judy Altieri  
Office Manager