

**Meeting Minutes
State College Borough
Design and Historic Review Board
July 17, 2018**

The State College Borough Design and Historic Review Board (DHRB) met on Tuesday, July 17, 2018 at 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 Devon; Laird Jones; Wendy Schneider; and Eric White

Members Absent

Richard Bryant

Others Present

Anne Messner, Planning/Zoning Officer; Alan Sam, Arborist and Environmental Coordinator; and Denise Dobo, Administrative Assistant

Approval of Minutes

Mr. White made a motion to approve the June 5, 2018 meeting minutes. Mr. Devon seconded the motion, which was unanimously approved.

Chair Report

There was no chair report.

Public Hour - Hearing of Citizens

No comments or concerns were heard during the public hour.

Sign(s)

New Sign, Ten Thousand Villages, 1341 South Atherton Street Avenue, CP2 Zoning District

Ms. Messner reported that the proposed sign met the requirements of the sign ordinance. Mr. Devon motioned to approve the request from Ten Thousand Villages and Laird Jones seconded. The motion was approved unanimously.

New Signs, Hamilton Shopping Center, 224 West Hamilton Avenue, CP3 Zoning District

Ms. Messner reported the signs for Hamilton Shopping Center met the requirements of the sign ordinance. She noted that one was facing Hamilton Avenue and one was facing South Atherton Street. Mr. Devon made a motion to approve and Mr. Jones seconded. The motion was unanimously approved.

New Signs, RISE, 532 East College Avenue, C Zoning District

Ms. Messner reported that the sign for RISE exceeds the height limit of 25 feet and that a variance was requested. Because of the heavy emphasis of glass on the building, the ability to have signage was reduced. The sign would be positioned at the second floor which placed the sign at approximately 30 feet above grade. She also noted the second-floor sign was one of two signs that will identify the building. Mr. Boeldt said it was not that much higher, but he felt that it may be difficult to see.

Ms. Messner continued, noting two colors would be used at the College Avenue and High Street locations to differentiate future tenants from resident tenants.

Mr. White asked if the sign would include the street address and Ms. Messner replied that it would.

Mr. Jones recommended that the background be a light color to allow the sign to be more visible. Mr. Devon asked if the sign would be backlit and Ms. Messner replied that it would.

Ms. Schneider made a motion to approve the sign variance request for the RISE and Mr. Devon seconded. The motion was unanimously approved.

New Signs, KFC, 1780 South Atherton Street, CP2 Zoning District

Ms. Messner explained that there were a couple of items that exceeded the sign ordinance. She stated that there were currently two ground pole signs and that KFC would like to have an additional menu board sign which constitutes a third sign exceeding the ordinance's limit of two signs. She also noted that the request exceeded the permitted sign area by 22 feet; therefore, KFC was requesting a variance.

Mr. Devon felt the menu board should not be considered as part of the sign since it is not visible from the street. The Board made a recommendation that the menu board be excluded from the request since it was not readily visible from the main thoroughfare. Mr. Boeldt made a motion to approve and Mr. Jones seconded. The motion was approved unanimously.

Land Development Plans

Final Plan, 1780 South Atherton Street, Kentucky Fried Chicken, Creekside Real Estate Joint Ventures, Owner, CP2 Zoning District, PennTerra, Engineering Inc., GLMV Architecture, Architect

Ms. Messner asked if the Board was satisfied with the plan revisions, which reduced the size of the signs on the façade of the building. Mr. Boeldt noted that the building had been moved from the original footprint and the parking lot had been changed which increased parking and included one drive thru lane and one bypass lane.

Comments were made about the revision to the façade of the building, which reduced the size of the signs and replaced their typical color scheme to more muted earth tones. Mr. Devon asked what color they were proposing, and Carmen Onken, GLMV replied it was a creamy off white. Mr. Devon indicated he preferred it to not be a bright white and that he prefers the muted colors. The exterior was a synthetic stucco.

Regarding the landscape plan, Mr. Sam noted that the maples could not be saved because of the parking lot. He felt that the honey locust was acceptable. He did suggest that an alternate evergreen be substituted for the hemlock since it would require extensive treatment. Mr. Sam said he would review any replacement plans. Ms. Messner also noted that there were no stormwater comments.

Mr. White thanked KFC for toning down the project per the Board's request.

Final Plan, Pennsylvania State University Library Renovation Project, UPD Zoning District, Subdistrict 5, Pennsylvania State University, Owner, WTW Architects, Architect

Richard Manning, of Pennsylvania State University (PSU) Design Services, presented the expansion project for Pattee Library which adds 9,100 square feet to the existing building. The change would make it a connective building. The concrete area will be replaced by a building infill which is approximately 2,300 square feet. The exterior façade will remain the same. The exterior entrance and courtyard will be renovated with seating and better accessibility, which will open the area up to West Hall views. Three to six new bike racks will be located off Fraser Road. He noted that they addressed all comments previously received.

Mr. Devon asked if the location was beside the coffee shop and Tom Flynn, PSU, replied that the coffee shop would be moved. Mr. Manning also noted that the courtyard area would have a sandstone seating wall with 3'4" treads, which are leaned back for lounging. He stated the project met ADA standards and

there would also be seating areas, tables, and charging vessels for devices. He noted that construction was set to begin Fall 2018 and demolition had begun. They expected to occupy the space Fall 2019.

Mr. Devon liked the bench seat and Mr. White felt the new plan opened the area up. Additionally, Mr. Sam had no input on the landscape design, which removes the existing trees and replaced them with new canopy trees and shrubs.

Official Reports and Correspondence

Borough Council

Ms. Messner reported that Council discussed the Historical Architectural Review Board (HARB) and general guidelines. She noted staff interpreted the edits made to date were acceptable. All members were not present, and a council member requested a delay in action until the entire board could review. The approval meeting was now scheduled for August 20.

Mr. Sam reported that the 2022 Sustainability Plan had been approved without comment.

Ms. Messner also mentioned that Council appointed Michael Sanzotti to the DHRB Board.

Planning Commission

Ms. Messner noted that Planning Commission (PC) would be reviewing the same land development plans at their next meeting. She also noted PC had concerns about the vacation of Holly Alley.

Ms. Messner said the Centre LifeLink expansion plan and 132 S. Garner Street would be reviewed August 7. She noted that John Wilson would have a review of the contributive building.

She also mentioned that a landlord at 243 S. Pugh Street had asked for suggestions for an alternative acceptable treatment for the façade of the building. Code does not address this type of material and feels that it does not meet requirements for fire protection standards. He was looking for suggestions from the Board that would be acceptable.

Ms. Messner noted a joint Borough Council and Planning Commission meeting would be scheduled to discuss the Historical Architectural Review Board. A meeting was held two weeks ago to give the groups an update and a better overview. She discussed that there was a large amount of text in the draft document and that staff was trying to make the document more palatable. Mr. Boeldt said they broke up into small groups and discussed several items including heights, district boundaries, and the West End.

Ms. Messner noted that HARB was now anticipating a start date in October. She also mentioned that Board members who were appointed to both the DHRB and HARB must let us know if they could not attend a meeting so that quorum could be met.

Mr. Sam reported that the spotted lantern fly (a plant sucking insect from Asia) had been found in Berks County and there had been an unofficial report in State College. He noted that they populate incredibly fast and attack any plant or shrub. The Department of Agriculture was currently investigating the report.

Mr. White gave an update on the Glennland Building. He reported that a dentist had signed a three-year lease.

Adjournment

There being no further business, the meeting was adjourned at 3:02 p.m.

Respectfully submitted,

Denise Dobo
Administrative Assistant

