

**Meeting Minutes
State College Borough
Design and Historic Review Board
August 7, 2018**

The State College Borough Design and Historic Review Board met on Tuesday, August 7, 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; Michael Sanzotti; Wendy Schneider; and Eric White

Members Absent

Richard Bryant

Others Present

Edward LeClear, Director of Planning; John Wilson, Zoning Officer; and Denise L. Dobo, Administrative Assistant

Approval of Minutes

Eric White made a motion to approve the July 17, 2018 meeting minutes. Laird Jones 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

Replacement Signs, USA Vein Clinics, 313 Logan Avenue, CP3 Zoning District, Fastsigns, Contractor

Due to the change in business name, a new sign package was submitted. Three signs were proposed and two of the signs met the sign ordinance. Mr. LeClear noted that the ground pole sign needed reduced because the sign does not meet the sign ordinance of 25 square feet. The proposed sign is 24.93 square feet.

No suggestions for changes were made by the Board, but the following questions/comments were captured:

- Mr. Jones asked if the total signage met ordinance requirements.
- Mr. White asked if the door sign was included as part of the sign package.
- Mr. Devon remarked that the Board had been very strict in relation to signs.

Mr. Devon motioned to approve the sign request from USA Veins Clinics and Mr. White seconded. The motion was approved unanimously.

Review of Construction on a Contributing Property

The property owners of 220 Hillcrest Avenue proposed removing the existing roof and constructing a new roof with a steeper pitch and adding three dormers. The structure is a contributing historic home in the College Heights Historic district.

Mr. Wilson noted that the ordinance requirements had been met and that the project was presented at the Zoning Hearing Board in July.

Property owner Michael Palombo explained the house was built in 1938 and acknowledged that the roof was in bad shape. Mr. Palombo continued, stating that the house was purchased December 2017. The gable ends of the house are currently brick but will be replaced with hardy board siding. He stated the brick from the gable end will be saved for future projects. The chimney height will be increased by two feet. The chimney has two flues and one will be capped since natural gas will be installed. All gas will be vented via polyvinyl chloride pipe.

Mr. Jones noted the increase in the roof line will make the roof more visible. Mr. Palombo stated that he is unsure of the original roof materials and that they will be installing conventional shingles. Mr. Jones suggested the property owners consider a rubberized roof.

Mr. Wilson asked if dormers were originally on the house. The property owner was not certain about the dormers on the original house. Mr. Boeldt asked if dormers were considered for the back of the house. Mr. Palombo said that he will have his architect explore that possibility. Although he did remark there were two windows located on the back unlike the three windows in the front which could pose a problem.

Mr. Devon asked if the shutters were functioning. Mr. Palombo remarked that they are functioning and appear to be original to the house.

Ms. Schneider remarked that the proposed construction will be great for the neighborhood and their proposed work was appreciated.

Land Development Plans

Preliminary Plan Centre Lifelink Building Expansion, 732 East Marylyn Avenue, Public Activities Zoning District, Alpha Community Ambulance Service Inc., Owner, PennTerra, Engineering, LLC, Engineer

Mark Toretta, Penn Terra, proposed the addition of a maintenance garage which would be used for light maintenance. He noted that two garage bays and a doorway would be added, that will match the current garage doors and roof.

Mr. Devon asked how much property there was at the location. Mr. Toretta said it was a large parcel with an existing house on the property.

Mr. Devon inquired about the speed limit at the property and the Mr. Toretta felt it was fine. He did explain that the Pennsylvania Department of Transportation installed warning signs, but they were never connected to anything. He also said there is no alarm to alert the public at that location.

The Board had no comments about the building.

Final Plan and Lot Consolidation, 132 South Garner Street, Ronald and Edward Friedman and Hillel Foundation, Owners, CID Zoning District, Penn Terra Engineering, LLC, Engineer, and Shepley Bulfinch, Architect

This project consists of the consolidation of five (5) lots to develop a multi-use building located in the Signature Development project area and the application for the conditional use permit was approved by Council.

Jonathan Baron, Shepley Bulfinch, explained this project proposes 227 multi-family units and commercial space, which includes space for Hillel Foundation. The new address for the property will be 131 Heister Street. A possible phase 2 for the project is being considered. The residential entrance will be located on Heister Street and planted areas are proposed for Beaver Avenue and Garner Street. The building would consist of 2 ½ floors of parking (two of which would be underground).

Mr. Devon suggested extra spaces for deliveries. He also suggested consideration for electric vehicles and Mr. Baron stated that there would be charging stations at each level. He also noted there are plans for 124 spaces for bicycle parking. Mr. Devon asked if there would be signs indicating when the lot was full and Mr. Baron replied yes.

Mr. Baron noted that the trash room would be located off Calder Way and the main entrance would be on Heister Street as well as the garage entrance. The transformers are also located on Heister Street and residents will have key fobs for access.

Mr. Baron also said there would be two sets of elevators in the building with the set at the retail level only accessing three floors. He stated a coffee shop and terrace at the Beaver Avenue level was a possibility.

Levels 3 through 11 consisted of residences and terraces and the top floor would also have a clubroom and outdoor terrace. The roof would also house eight pop-up units.

The exterior of the commercial space would have full windows with fiber cement panels, while metallic panels would be used for the upper levels. Mr. Devon confirmed that the panels would be matte. He noted he liked that smaller and larger windows were used in the design.

The Beaver Avenue exterior would have a skywalk connecting the two wings. Mr. Devon asked if there were any areas where one could see through the building. Mr. Baron noted that from Garner Street there would be transparency through the courtyard. He mentioned that there would be a planted roof installed for stormwater mitigation.

Mr. LeClear noted there were areas on the exterior with considerable wall space and asked if that would be filled with signage. Mr. Baron stated these areas were covering wall braces

Mr. Devon inquired if phase 2 would connect with the first phase of the project. Mr. Baron replied that they were not proposing any elevated connections.

Mr. Devon made comments about the color palette and the general consensus was that the palette contained an abundance of gray. Mr. Baron noted that the metal panels have one-foot wide seams that have indents which would give texture to the building. Mr. LeClear noted that comments from the DHRB had been made about other development projects not having any texture. Mr. Boeldt asked that the exterior not be stucco but rather a product that changes with the sunlight. He felt that developers should take into consideration the “November” grayness when choosing the palette.

Mr. Devon stated the ends of the building appeared heavy and perhaps the street level views would keep people from looking up.

Ms. Schneider asked about the electric poles around the property. Mr. LeClear explained that the State College Borough Public Works and Planning Departments worked extensively with West Penn Power to prevent this but burying the lines would have added additional above ground poles.

Mr. Devon encouraged the developer to create a public activities venue. Mr. Baron confirmed that the addition of Spanish steps was for creating a space for public use.

In summation, DHRB concerns included color, texture, and a parking area for trucks.

Official Reports and Correspondence

Borough Council

Mr. LeClear mentioned that the vote for the Historic & Architectural Review Board (HARB) guidelines had been scheduled for August 20. There would be HARB training on October 11, 2018 for members of the HARB and Borough Council.

Planning Commission

A joint meeting of the Planning Commission and Borough Council was scheduled for August 13, 2018 to discuss parking minimums and how to handle parking with the new buildings. Mr. Jones shared some concern about vehicles using flashers and causing a potential hazard on the roadways. He suggested the Borough consider designating areas on the streets for these types of vehicles.

Mr. LeClear discussed incentives such as redesign and rebuilding and the question of whether topics were being addressed properly within the Borough.

He also discussed transitional zones and what the Borough would like to see developed in the next 10-20 years. Mr. Jones discussed buildings constructed in the 1970's and '80's and felt many of those buildings were eyesores.

Mr. LeClear mentioned that condo buildings were going to be a challenge because of ownership.

Mr. Devon said that there was no definition of aesthetics; Mr. LeClear explained that zoning cannot legislate aesthetics.

Adjournment

There being no further business, Chairman Boeldt adjourned the meeting at 3:38 p.m.

Respectively submitted,

Denise Dobo
Administrative Assistant