

**Meeting Minutes  
State College Borough  
Design and Historic Review Board  
August 21, 2018  
Room 241 / 2 p.m.**

The State College Borough Design and Historic Review Board met on Tuesday, August 21, 2018 at the Municipal building, 243 South Allen Street. Chairman Boeldt called the meeting the order at 2:12 p.m.

**Members Present**

Eric Boeldt, Chairman, Richard Devon, Laird Jones, and Eric White

**Members Absent**

Richard Bryant, Michael Sanzotti, and Wendy Schneider

**Others Present**

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

**Approval of Minutes**

Mr. White made a motion to approve the August 7, 2018 meeting minutes. Mr. Devon asked to make a few comments regarding the previous meeting minutes. Mr. Jones seconded the motion for further discussion.

- Mr. Devon explained his comments regarding strictness with signs, he believes there should be consistency with respect to code. He noted that if you forgive, it becomes meaningless and that there must be a good reason to make an exception.
- Mr. Devon mentioned that chimneys must three feet higher than the roof for downdraft purposes.
- Mr. Devon also commented on the 132 South Garner Street project and noted his concern with the color palette was that the dark main building sharply contrasts with the smaller white building.
- Regarding the Lifelink proposal, Mr. Devon expressed his concerns about the speeds of traffic and emergency vehicles at the entrance of the property. He also noted his concern regarding the warning lights which have not been connected at that location. Ms. Messner explained that the engineer will be working with the applicant to resolve this matter.
- Mr. Devon expanded on his comment regarding aesthetics and said he felt a document could be developed that would indicate how current board members are interpreting aesthetics.

Mr. Devon seconded the motion to approve with comments, which was unanimously approved.

## **Chair Report**

There was no chair report.

Mr. Boeldt announced that the Historic Architectural Review Board (HARB) design guidelines were approved at the Borough Council meeting on August 20, 2018.

## **Public Hour - Hearing of Citizens**

No comments or concerns were heard during the public hour.

## **Review of Modification to Contributing Building**

### 704 West Fairmount Avenue

The property owners at 704 West Fairmount Avenue have proposed to construct a small shed dormer on the existing roof. This structure is a contributing historic home in the Highlands National Registered Historic District.

Mr. Wilson noted that property owners, Caitlin Grady and Matthew Rau, will be creating an additional bathroom on the second floor by erecting a small shed dormer to the roof.

Brian Chilton, Chilton Designs, LLC noted the proposed construction will be visible from Sparks Street. Ms. Grady commented that cedar shakes will be used for the exterior which match the porch directly below the proposed roof.

The board had no comments.

## **Land Development Plan**

### Preliminary Plan, 430 West Irvin Avenue and vacant lot, Mixed-use development, CP3 Zoning District, Albert Drobka, Architect, PennTerra, Inc., Engineer

Albert Drobka, architect, reviewed the proposal to consolidate two parcels which were previously professional offices. The new building has been proposed to be a mixed-use building with ground floor commercial and two floors of multi-family housing. The project contains 12 multi-family units and 10,079 square feet of commercial space. He stated that the project will include 59 parking stalls.

The second and third floors will house six apartments per floor. Each floor will consist of 5 units that will contain three bedrooms and the remaining unit which will contain two bedrooms. There will be two stair tower entrances, one of the entrances will house the elevator.

The Board was presented with computer generated images of the proposed project and Mr. Drobka explained that his clients prefer a contemporary look. Mr. Devon suggested a different color palette than the image portrayed.

Mr. Devon asked about a roof over the entrances and Mr. Drobka remarked that canopies will be installed over the entrances. He said the roof will be white which would be reflective.

Mr. White noted the commercial space is in an obscure area and asked what type of commercial business this space would attract. Mr. Drobka said he was looking at a daycare, but the parking restrictions make it difficult to undertake. Mr. Boeldt suggested Mr. Drobka offer his recommendations during the zoning re-write and he felt this space would be a great location for a daycare center.

Mr. Devon suggested plug-ins for cars and Mr. Drobka proposed installing conduit for future use. Mr. Devon mentioned the area is remote and needs lighting. Mr. Drobka stated there will be exterior lighting and security cameras.

Alan Sam remarked the removal of the trees will change the view of the apartments but that it was unavoidable. Mr. Drobka said there would still be a green area.

Mr. Devon asked about the colors of the exterior and Mr. Drobka said the budget would dictate the exterior.

## **Official Reports and Correspondence**

### Borough Council

Mr. Boeldt announced that the HARB guidelines were approved as well as changes to parking at the Borough Council meeting. In addition, the conditional use hearing for Centre Lifelink was held.

Mr. Devon discussed the Federal Taphouse and he noted the windows were spectacular and the space was beautiful but the views outside were not. He felt the Frasier Street view was fine, but the Calder Way view was not a particularly good view. He remarked that when buildings are being designed that are lower than the building next to it, there needs to be consideration on how the roof of the adjacent building appears. Mr. Boeldt stated that perhaps a roof garden could be considered for rooftops. Mr. Jones added that Calder Way was originally developed to be utilized as a service area and redevelopment would need to be implemented for change.

### Planning Commission

Ms. Messner stated the Planning Commission meeting scheduled for August 23, 2018 was cancelled.

## **Adjournment**

Meeting was adjourned at 3:00

Respectfully submitted,

Denise Dobo  
Administrative Assistant