

**Meeting Minutes
State College Borough
Design Review Board
November 19, 2019**

The State College Borough Design Review Board (DRB) met on Tuesday, November 19, 2019 in the State College Municipal Building, 243 S. Allen Street. Chairman Laird Jones called the meeting to order at 2:01 p.m.

Members Present

Laird Jones, Chairman; Eric Boeldt; and Richard Devon

Members Absent

Michael Sanzotti, Vice-Chairman and Veronica Iacobazzo

Others Present

Greg Garthe, Senior Planner – Planning & Community Development; Karl Shellenberger, Buchart Horn, Inc.; Jeff Spackman, The Pennsylvania State University (PSU); Denise Dobo, Administrative Assistant, and Esther Matthews, Administrative Assistant

Approval of Minutes

A motion was made by Chairman Jones and seconded by Mr. Boeldt to approve the October 1, 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 Plans

Preliminary Plan - West Campus Substation; The Pennsylvania State University, Applicant; UPD Zoning District; Buchart Horn, Engineer; Michael J. Burns, Architect

Mr. Spackman's presentation included:

- The project site, located on PSU's campus, houses an existing electrical power substation which provides power to approximately 30 buildings on campus.
- The existing equipment was approximately 50 years old and PSU would replace it to provide more reliable power to that section of campus.
- The project would involve a new building; they will replace some of the equipment so that both buildings can remain in service until the switch over occurs.
- New screening walls would be built to enclose the new building using similar stone to match the existing walls.

DRB's comments included:

- Dr. Devon asked if upgrades would include new equipment which would provide higher capacity and Mr. Spackman explained he believed the plan was to upgrade to the most current technology available.
- Dr. Devon inquired what areas of campus the substation serviced and Mr. Shellenburger said it serviced the western central region of campus.
- Chairman Jones asked if it would entail an underground structure or if it would be all above ground inside an enclosure to which Mr. Spackman said it would be above ground with some of the structure underground and that the new wall will extend above the existing.
- Mr. Boeldt asked if it would have a flat roof or no roof. Mr. Spackman replied that it would have a flat roof.
- Dr. Devon asked if there would be drainage holes in the parapet and Mr. Spackman noted they were moved back inside the wall after the drawings were submitted.
- Dr. Devon asked if there were any details available about the stone being used. Mr. Spackman said they chose stone which would match the existing stone walls around the Walker Building side of the site.
- Mr. Boeldt asked if they would be destroying part of an existing stone wall and Mr. Spackman said yes. Mr. Boeldt then asked if the old stone would be recycled to which Mr. Spackman said he did not know if it was proposed or not.
- Chairman Jones noted the old stones were 1920's sandstone cut by hand with all the chisel marks and someone on campus may want to save them to be used for repairs elsewhere on campus to match existing stonework.
- Dr. Devon noted there was a small landscape feature in front of the substation and asked if it would be moved. Mr. Spackman responded no.
- Mr. Boeldt asked if they planned on doing anything with the other trees and plantings. Mr. Spackman there are some trees in one corner of the property which would be removed but the memorial tree would be retained.
- Mr. Boeldt suggested adding a fake window or other feature to break up the exterior.

- Chairman Jones asked if it was a 2” face or actual stone for the wall. Mr. Spackman replied it is actual stone.
- Chairman Jones commented they could put a pattern into the bricks which would break up the exterior.
- Mr. Boeldt remarked they could highlight the memorial tree and patio area. Mr. Spackman said the patio would be removed and grass would be added.

2020 Meeting Schedule

Draft 2020 DRB Meeting Calendar

No objections, Chairman Jones said they could decide on time at the first meeting in December.

Official Reports and Correspondence

Borough Council (BC)

No report given

Planning Commission (PC)

No report given

Adjournment

There being no further business, Mr. Jones adjourned the meeting at 2:20 p.m.

Respectfully submitted,

Esther Matthews, Administrative Assistant