

**Meeting Minutes  
State College Borough  
Historical Architectural Review Board  
May 7, 2019  
Room 220 / 7:00 p.m.**

The State College Borough Historical Architectural Review Board (HARB) met on Tuesday, May 7, 2019, in the State College Borough Municipal Building, 243 S. Allen Street. Chairman Boeldt called the meeting to order at 7:00 p.m.

**Members Present**

Eric Boeldt, Chairman; Eric White, Vice-Chairman; Rosalie Bloom-Brooks; Richard Bryant; Chuck Gambone; and Alan Popovich

**Members Absent**

Harry Burd

**Others Present**

Jenna Wargo, Senior Planner Redevelopment; Amy Kerner, Borough Engineer; Jasmine Fields, AmeriCorp Representative; Chris Boskey, Kieran Timberlake; Todd Stager, Pennoni; and Denise Dobo, Administrative Assistant

**Approval of Minutes**

Vice-Chairman White noted, in the comments of March 11, 2019, the minutes stated he heard Penn State University purchased the Glennland Building. He explained he read this rather than heard it. Chairman Boeldt also said he would like the minutes to state the recommendation would be passed onto planning commission. A motion was by Ms. Bloom-Brooks and seconded by Mr. Popovich to approve the March 11, 2019 minutes with corrections. 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.

**Submittal for 123 South Burrowes Street**

123 South Burrowes Street

123 South Burrowes Street was a contributing structure in the 1995 National Register Nomination for the Holmes-Foster/Highlands Historic District. The applicant proposed to demolish the structure and construct a six-story, 95 FT building in its place.

Mr. Stager and Mr. Boskey's comments included:

- Mr. Stager stated there would be a full replacement of the James Building.
- He explained they meet all zoning ordinance requirements and would not need any variances.
- There would be a lower level parking lot.
- Mr. Boskey explained the building was built in 1920 and was 30,000 square feet.
- He noted there was a floor below ground which held the Daily Collegian.
- The current building was above grade and the handicap access was located in the rear of the building.
- There was no sidewalk and the proposed building would be set back further to accommodate a sidewalk.
- The building would be a multi-tenant building.
- The proposed building would have 6 floors with 85,000 square feet.
- The building would be utilized as an entrepreneurial hub and makerspace.
- He explained the building would tie the campus into the downtown and would have multiple entrances.
- Mr. Boskey noted there would be 32 spaces below grade for parking including Americans with Disabilities Act (ADA) parking.
- The top floor of the building would have a view of Old Main on campus.
- The groundfloor has a taller floor to floor height

HARB comments included:

- Mr. Bryant asked if the Dean of Earth and Mineral Science would be housed there and Mr. Boskey replied yes.
- Vice-Chairman White asked about energy conservation and Mr. Boskey replied Pennsylvania State University (PSU) was seeking gold or platinum LEED certification.
- Chairman Boeldt suggested conduit for future solar connectors on the roof.
- Mr. Bryant asked about the time frame and Mr. Boskey explained the current tenants would move out in late September. He added PSU would prefer approval in December and completion in 2021.
- Chairman Boeldt suggested utilizing the trim of the old building into the new structure.
- Chairman Boeldt inquired what the exterior would be, and Mr. Boskey remarked a rain screen system would most likely be applied.

## MS4 Presentation

Ms. Fields gave a presentation on the MS4 plan. Ms. Kerner explained the presentation was required by the Environmental Protection Agency (EPA) to educate appointed officials

Ms. Fields explained the MS4 permit was on an extension and has 6 minimal control measurements:

1. Public Education - A public education plan must be developed.
2. Public Involvement & Participation – One meeting per year was required.
3. Illicit Discharge Detection and Elimination – Illicit discharge would be anything but stormwater discharging into sewer system.
4. Construction Site Stormwater Runoff Control – Administered by the PA Department of Environmental Protection (DEP) and the Centre County Conservation District.
5. Post Construction Stormwater Management – Applies to new construction and has ordinance requirements as well as best management practices.
6. Pollution Prevention and Good Housekeeping for Municipal Operations – Includes training of staff.

Ms. Field stated the important part of permit would be the Chesapeake Bay Pollution Reduction Plan which would include impaired waters. Ms. Kerner explained there was approximately 730 acres of sinkholes within the State College Borough. She explained DEP and EPA have differing definitions of ground water and the Borough must revise the plan.

HARB comments included:

- Mr. Gambone asked what the solution was for sinkholes. Ms. Kerner noted it was important the water entering sinkholes be clean as possible since it goes into the drinking water.
- Mr. Gambone asked about water exacerbating the sinkholes. Amy explained it could and sinkholes could form or be more active with the addition of more water or removal of water.
- Chairman Boeldt asked about leaves in the gutter and Ms. Kerner said it would be considered illicit discharge in the new permit.
- Mr. Bryant asked about washing cars in a driveway. Ms. Kerner explained a person could be fined if you wash a car in the driveway with detergent and it should be washed in the yard.
- Vice-Chairman White inquired about carwashes and Ms. Kerner noted they recycle the water.
- Mr. Bryan noted ice melting products
- Mr. Popovich asked about salt on roads and its impact. Ms. Kerner noted there are some municipalities who use beet juice.
- Ms. Bloom-Brooks asked about rainwater from the roof and Ms. Kerner replied it was not considered illicit discharge at this time.

## **Adjournment**

There being no further business, Chairman Boeldt adjourned the meeting at 7:57 p.m.

Respectfully submitted,

Denise Dobo  
Administrative Assistant