

**Meeting Minutes
State College Borough
Design Review Board
September 3, 2019**

The State College Borough Design Review Board (DRB) met on Tuesday, September 3, 2019 in the State College Municipal Building, 243 S. Allen Street. Chairman Jones called the meeting to order at 2:00 p.m.

Members Present

Laird Jones, Chairman; Michael Sanzotti, Vice-Chairman; Eric Boeldt; Richard Devon; and Veronica Iacobazzo

Members Absent

Richard Devon and Veronica Iacobazzo

Others Present

Greg Garthe, Senior Planner – Planning & Community Development; Alan Sam, Arborist/Environmental Coordinator; Isabel Storey, Planner; Albert Drobka, Architect; John Sepp, Penn Terra Engineering; and Denise Dobo, Administrative Assistant

Approval of Minutes

A motion was made by Mr. Boeldt and seconded by Vice-Chairman Sanzotti to approve the August 6, 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 Plan(s)

Preliminary/Final Plan - 142 East College Avenue (Queenstown Restaurant); General Commercial Zoning District; AKE Enterprises, Owner; PennTerra Engineering, Engineer; Albert A. Drobka, Architect

Mr. Drobka's presentation included:

- Mr. Drobka explained additional square footage would be added to the structure which included an expansion into the former Family Clothesline and into the second floor of the Homarella Building.
- He noted two projects would be occurring at the building including the existing renovations to the former Rathskeller and the proposed development at the former Spats location.
- The plan included a second floor.
- An Americans with Disabilities Act (ADA) accessible ramp would be located at College Avenue.
- Entrances would be installed at College Avenue and Pugh Street.
- An additional 541 square feet would be added to the building.
- A 36" doorway with sidelight would replace the current front doors.
- Larger windows would replace the current windows on College Avenue and Pugh Street.
- The vinyl siding would be painted a darker shade to coordinate better with the existing brick.

DRB's comments included:

- Mr. Boeldt suggested leaving the windows in the front to maintain the old structure. Mr. Drobka noted the owner would like the street to be visible.
- Mr. Boeldt said he felt the windows on Pugh Street should match up and Mr. Drobka explained the windows could not match up because of the load-bearing wall which requires the windows to be placed.
- Vice-Chairman Sanzotti asked about the structural integrity of the building and Mr. Drobka said it was built well structurally as well as being sprinklered.

Staff comments included:

- Mr. Sam discussed the street trees and asked if anything needed to be done with the utilities, he added a tree permit would be needed.

Official Reports and Correspondence

Borough Council (BC)

No report given.

Planning Commission (PC)

Mr. Boeldt said the new sign ordinance would be reviewed. Mr. Garthe explained PC would be looking at the current sign ordinance and further stated a new ordinance was being considered. Chairman Jones recalled a previous issue with signage which was visible from the street.

Adjournment

There being no further business, Chairman Jones adjourned the meeting at 2:21 p.m.

Respectfully submitted,

Denise Dobo
Administrative Assistant