Meeting Agenda
Historical Architectural Review Board
June 4, 2019
7:00 p.m.

I. Call to Order

II. Roll Call

III. Approval of Minutes

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Work Program
   A. House Plaque—204 Woodland Drive

VII. Upcoming Meeting(s)

VIII. Adjournment

Documents:

Complete Historical Architectural Review Board Agenda - June 4, 2019.pdf
I. Call to Order

II. Roll Call

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

III. Approval of Minutes – May 7, 2019

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Work Program

A. House Plaque—204 Woodland Drive

An application for 204 Woodland Drive has been submitted by the property owner to purchase a plaque for their home which is located in the College Heights Historic District. Beginning on page 7 of the agenda packet is the plaque application and historic information of the property. The following text is for the Board to consider and approve.

This Colonial Revival Home
was built in 1939 for
A.W. Clyde, Professor of Agricultural Engineering
by Architect, Albert W. Bartges

College Heights Historic District
National Register of Historic Places

Board action: Members are requested to consider the draft text as suggested by the staff. A motion is required to approve.
VII. Upcoming Meeting

July 2, 2019 at 7 p.m.

VIII. Adjournment
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
State College Historic District
House Plaque Program

Two National Register Historic Districts were established in the Borough of State College in 1995. The State College Borough Historic Resources Commission is proud to commemorate the designation of these Districts through its Historic Building Plaque Program. Your home or property can be recognized by purchasing a bronze plaque identifying it as part of the College Heights or Holmes-Foster/Highlands National Register Historic Districts.

Each 10 x 7 inch plaque is individually cast in bronze for mounting on the exterior of the building. Plaques will have a black background, polished border and beveled edges. The plaque will identify the property as a contributing building to its respective historic district and provide customized text, such as its date of construction, architect, builder, original owner, building name, status as a mail order house or other unique fact. Each line of customizable text is approximately 7 inches in length and can contain up to 21 characters. Each character is 3/8” upper case in size.

Plaque price is available upon request, which includes tax, shipping, and handling costs. This does not include installation. A sample of the type of plaque being offered is available for inspection at the State College Planning Office, Room 221 at the State College Municipal Building.

To participate in the Historic Building Plaque Program, please complete the application form and send it to the State College Planning Department at the address listed on the form. The Historic Resources Commission will draft and approve the text based on the information provided by you on this form.

Application

Name: Holly Nguyen
Mailing address: 204 Woodland Dr. State College
Telephone: 301-512-4643
E-MAIL: hollynguyen@psu.edu
Address of building to receive plaque: 204 Woodland Dr.
Date of Construction (if known): 1939

[Please enclose a copy of the deed or title search for the period of time when the building was constructed to assist us in verifying the wording for your plaque. If you have any questions, please contact the State College Planning Department at 234-7109.]

If you have additional information on the building, its uses, or former owners, please identify: I do not know about its history. I believe it is a Colonial Revival home?

Please send this application to, State College Planning Department, 243 South Allen Street, State College, PA 16801. Once price is confirmed, you will be notified and a check should be made payable to the Borough of State College, submitted to the Planning Department at the above address.

Thank you for supporting historic preservation in State College

BP#210
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<tr>
<th>ADDRESS</th>
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<tr>
<td>TAX PARCEL</td>
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<tr>
<td>PREVIOUS ADDRESS</td>
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<tr>
<td>YEAR</td>
<td>Pre 1939</td>
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<td>FACADE MATERIALS</td>
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OUT BUILDINGS? _____ YES _____ NO

HISTORICAL NAME, IF KNOWN

CURRENT OWNER

ADDRESS

HISTORY

PREVIOUS OWNER (1939) A.W. Clyde - Prof. ag. engineering

(1939) A.W. Clyde - Prof. ag. engineering

LANDSCAPING
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Ordinance No. 91

Application for Zoning Permit

For new buildings, garages, additions, alterations, repairs, removal or tearing down of any building or part of same.

IMPORTANT

INSTRUCTIONS: Before any permit is issued to erect or alter any building or structure of any kind in the Borough of State College, the following information must be given and rules complied with.

1. Plans are to be submitted drawn to scale showing—plot plan and street elevation for inside lot; plot plan and two street elevations for corner lot—and to show the actual dimensions of the lot to be built upon, the size of the building or structure to be erected or altered, the relative position on the lot of such building or structure and existing structures, and the height of the building from the curb level or adjacent grounds.

2. Grade and line are to be established by the Borough Engineer before any building progresses.

   If it be desired to erect temporary frame shop give size... (Must be removed within 30 days after completion of work, and must not be placed outside of property lines without special permission.)

3. No signs of any kind may be erected under this application.

State College, Pa., April 24, 1939

The undersigned, owner or builder, hereby makes application for a Zoning Permit, under the provisions of Borough Ordinances on the subject.

State name and address of:
1. Owner... A. W. Clyde
2. Builder... Albert W. Bertges
3. Architect... "

Location of lot: Woodland Drive

Is lot within fire limits: No State Zone... II... 2

Dimensions of lot... 62 x 114

Give distance of building from property lines: (As viewed from front walk)

1. Right side yard... 26'
2. Left side yard... 17'
3. Rear yard... 56' 6
4. Front set-back... 20'

Proposed building will be:

(New erection X; Alteration to existing building...; Addition to or enlarging of existing building...; Removal of existing building...)

1. Dwelling: One family... X... Duplex House... Fraternity...
   Two family... Multiple Dwelling... Apartment...

2. Or...

3. Garage: State kind... Concrete Block... No. of cars... 1... State if to be built within house walls... In basement... Height...

4. Materials: Foundation... Block... Side walks... frame & stone...
   Roof... Composition...

5. Approximate Cost... $8,000.00
STATE OF PENNSYLVANIA
COUNTY OF CENTRE

Albert W. Baslge, being duly sworn according to law, deposes and says: that the facts set forth in the proposed application for a zoning permit are true; that said building will be erected in accordance herewith and in accordance with the plans and specifications hereto annexed; that the location, plans, specifications and materials of the proposed building comply with the provisions of the zoning ordinances of the Borough of State College; that the affidavit is made for the purpose of procuring a Zoning Permit for erection of said building.

Before me this 24th day of April 1932

Notary Public

Dimensions to be filled in by applicant.

NOTE: All dimensions are to be shown neatly in ink. Kindly show in outline location of garage, outbuildings, etc. as well as location of proposed construction.