

**Meeting Minutes  
State College Borough  
Historical Architectural Review Board  
March 11, 2019**

The State College Borough Historical Architectural Review Board (HARB) met on Monday, March 11, 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, Chair; Eric White, Vice-Chair; Rosalie Bloom-Brooks; Richard Bryant; Harry Burd; and Alan Popovich

**Members Absent**

Chuck Gambone

**Others Present**

Jenna Wargo, Planner; Denise L. Rhoads, Administrative Assistant; Gary Brandeis and Alex Hails, Real Estate Capital Management; Barry Gordon, OAP Architects; and John Sepp, PennTerra Engineering, Inc.

**Approval of Minutes**

A motion was made by Dr. White and seconded by Mr. Popovich to approve the February 5, 2019 minutes as submitted. The vote was unanimously in favor.

**Chair Report**

Chairman Boeldt had no report to give.

**Public Hour**

No one was in the audience who wished to discuss items not on the agenda.

**Submittal for 205 East Beaver Avenue**

205 East Beaver Avenue

Ms. Wargo stated, on February 21, 2019, staff received a land development plan for 205 East Beaver Avenue, the Glennland Building. The application was being reviewed under the zoning ordinance requirements pertaining to the former Historic Resources Commission.

She noted the applicant was not altering the structure to prompt a HARB review; all proposed work would be completed within the structure.

Mr. Brandeis' presentation included:

- His company was partnering with the Campbell family.
- It would be a 72-room boutique extended stay hotel.
- Building was almost empty.
- They were not adding floors or roofs.
- Some changes he noted were: 1) exterior lighting for a safer environment (to blend into the building, 2) demolish the interior, 3) replace the awning, 4) would change some of the front landscaping and hardscape.
- Amenities would be included.
- Currently, there was only one extended stay hotel in State College called the Residence Inn.
- Brick, windows, and façade would remain the same.
- They were contemplating the name to be either the Scholar x or the Glennland Scholar x.
- Planned bistro with the entrance to be at the corner of Pugh Street and Beaver Avenue. This would be open to the public.
- Planned to demolish the single-family home at the corner of McAllister Street and Beaver Avenue which was not included in the HARB district. This area would be turned into the loading and unloading area for the hotel.
- Lower level would still be used for offices, and they planned to keep the American Red Cross office.
- Planned to bring the building up to code along with ADA accessibility.
- Mr. Brandeis stated they would be protecting and maintaining the historic aspect of the building on the outside and the inside would be modern and brought up to code.
- Planned to include a co-working space similar to New Leaf.
- There would be efficiency's, one bedrooms and traditional hotel rooms.
- Because there was only an 8-foot-wide elevation to the back of the building, not many changes would be made there.
- He noted his company gathered some pictures of the building to be placed in the lobby to show the history of the building.
- Federal and Historic Tax Credits would be used for the project.
- The HVAC units would be placed on the roof.

HARB comments included:

- Dr. White stated he heard Penn State University (PSU) had bought the building. Mr. Brandeis stated that was not the case.
- Mr. Burd asked if the plan met all the zoning requirements. Mr. Brandeis stated they did. Mr. Burd asked if ADA requirements were being looked at. Mr. Brandeis stated there would be ADA units.
- Mr. Burd asked how many floors the room dimensions would accommodate. Mr. Brand stated four floors.

- Mr. Popovich asked where the lighting was to be placed. Mr. Brandeis stated the lighting would be on the outside of the building with an LED light strip at the top of the building.
- Mr. Popovich asked if the façade was brick bearing. Mr. Gordon stated it was some kind of masonry.
- Mr. Bryant asked about the terracotta cornice. Mr. Gordon stated the cornice was all masonry. Mr. Brandeis stated they were going to reinforce it.
- Mr. Burd asked if the group was looking into energy efficiency. Mr. Brandeis stated they would be placing air conditioning using a mini-split system.
- Mr. Bryant asked what the timeframe was. Mr. Brandeis stated all of the leases expire in July. They would like to start construction in August 2019 with completion in August 2020. Planned to submit construction plans to code by May 1, 2019.
- Mr. Boeldt stated he was pleased with using the tax credits. He would like the owners to come talk to Borough Council once they received their check. He also asked if there was space, in the current parking area, to put two levels of parking without disturbing the drop off area. Mr. Sepp stated there was not enough width to do that.
- Mr. Popovich asked if the storefronts would be replaced. Mr. Gordon stated they would match what was current.
- Mr. Popovich asked if the Rob Fisher sculpture was staying. Mr. Brandeis stated it was.
- Mr. Bryant asked if the name was a solid choice or would they choose something else. Mr. Brandeis stated it could potentially be named the Glennland Scholar x. They would also be keeping the plaque currently on the building.

Mr. Burd thanked the group for presenting a “terrific” project and wished them the best. He was very glad to see the building was going to be restored.

Dr. White stated some in State College were skeptical of historic preservation. He stated he was very glad to see this project come to pass.

Ms. Bloom-Brooks stated PSU businesses could benefit from this project.

Mr. Boeldt summarized that everyone on the Board was pleased with the project and would pass on the recommendation.

## **Work Program**

### Jane’s Walk

Ms. Wargo presented the following to discuss whether or not the activity would be an event the HARB would like to organize. She noted:

- Jane’s Walk was an annual festival of free, citizen-led walking conversations inspired by Jane Jacobs. On the first weekend of May, Jane’s Walk festivals took place in hundreds of cities around the world. Jane’s Walk encouraged people to

share stories about their neighborhoods, discover unseen aspects of their communities, and use walking as a way to connect with their neighbors and honor their cities.

- She noted it was similar to the HARB boundary walk that was done.
- Jane's Walk was a community-based approach to city building that used citizen-led walking tours to make space for people to observe, reflect, share, question, and re-imagine the places in which they live, work, and play.
- She stated, for more information, go to the website [www.janeswalk.org](http://www.janeswalk.org).
- Included in the agenda packet was a *Getting Started Guide* for Jane's Walk.

The Board stated they would like to think about it.

Dr. White stated he and Laird Jones would be involved with a walk for OLLIE in June as well.

### **Upcoming Meeting**

April 2, 2019 at 7 p.m.

### **Adjournment**

There being no further business, Dr. White made a motion to adjourn the meeting at 7:46 p.m., and Mr. Bryant seconded the motion. The vote was unanimously in favor.

Respectfully submitted,

Denise L. Rhoads,  
Administrative Assistant