

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
January 13, 2015**

**Present:** Sam McGinley, Tamara Schuster, Megan Tooker, Pat Long, Walt Schneider, Robert Lingenfelter,

**Absent:** Alan Uhler,

**Staff Present:** Vana Dainty,

**Guests:** Troy Krecht; Karen Welsh; Nancy O. Miller; Michael Shadow; Joanne Tosti-Vasey; Chad Stafford

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**Call to Order:**

S. McGinley called the meeting to order at 8:30 AM.

**Additions/Corrections to the Agenda:**

None.

**Declaration of Conflict of Interest:**

None.

**Declaration of Ex Parte Communication:**

None.

**Approval of Minutes:**

T. Schuster made a motion to approve the meeting minutes of December 10, 2014. P. Long seconded the motion. A voice vote was unanimous to accept the minutes as presented.

**Project Review and Public Comments:**

**Project Review #1**

**429 North Spring Street**

**Represented by:** Michael Shadow

**Description of Proposed Work:** Solar Array

**HARB Discussion:** Joe Vasey and Joanne Tosti-Vasey would like to put a solar array on the roof of their house to offset their electricity usage. Mr. Shadow provided a 3-D model of what the house would look like. The majority of the panels would appear to be solid black from the angle of the street and would be slightly visible. The panels are approximately 40" x 65" and would be placed on the south side of the house. They are flush mounted. The lighter section is the roof and the dark is the solar panels. The other side will be the regular roof. This would be the first house in the historic district with solar panels. Pat Long asked even though this won't be visible from the street what will be done when the next person

comes and asks to do this. Sam McGinley feels anything done in the historic district is case by case. If it isn't visible that is wonderful. The next time if it is very visible they would probably be turned down because of the visibility factor. He believes they should be commended for wanting to do this. Energy efficiency is a primary concern. If it could work it would be wonderful. Walt Schneider said I come to the table wearing several hats. Wearing the fire department hat he stated solar panels on roofs are a concern to the fire service because you can't turn them off, which means this precludes roof work on that house. If there is a fire they won't touch the roof. To go on the roof we have to hook the roof and if a panel was hooked; they can generate enough energy to kill somebody. They are DC power. He teaches one of the courses in the fire service on solar panels. It is a concern. It isn't worth them putting someone in danger. He felt they need to know that plays into different strategies and tactics with respect to fire fighting activity on this. Mr. Shadow stated the fire service recommends using black canvasses be thrown over the solar panels. Walt explained the fire companies don't carry black canvas anymore because it is way too expensive. They typically carry the blue cheap tarps. Also, they would have to put a crew up there to put a cover over the array and he doesn't have the manpower to do plus there is no guarantee that enough cover was put on it to truly shed its ability to generate enough energy to cause problems. Megan Tooker stated the building isn't harmed by installing the solar panels they are not permeant; could they be looked at as temporary. It's not like they are replacing windows and losing historic information. Pat Long stated they need to be sure their homeowners insurance will cover them. Mr. Shadow said that would not be a problem. The national electric code is designed to protect properties and firefighters. Every reiteration of the electric code that comes out has had vast improvements to the system. They are not permitted to use plastic conduit inside the buildings. It must be metallic. They are also required to keep all conduit at least 10" away from the roof decking so when the firefighters are on the roof with their saws cutting through there is no chance of hitting the conduit. Everything is grounded in multiple locations. If a hook would break through a panel that would pull it to the frame and the frame is grounded. There are two sets of ground wires that are connected to the surface. There are multiple safety factors in place. When the 2014 building code gets passed there is actually a quick disconnect requirement in the code that provides for a one-location disconnect that shuts the entire system down within 30 seconds. Mr. Schneider stated based on what they are seeing in Harrisburg he doesn't anticipate the 14's coming into effect in Pennsylvania anytime soon. Harrisburg is in a deadlock on the codes and re-adoption. Mr. Shadow stated, there is one company that is making a quick disconnect. It would be a red box that hangs on the side of the building that enables a quick shutdown of the system. These panels are SunPower and the company actually purchased a company that will allow each panel to be monitored individual. It's not to market yet but will be shortly. With her system there would be 33 panels. It is broken into multiple strings and the most you would have is six or seven volts coming out of each panel when that system is in place. In 1999 the owners removed the asbestos shingles and installed something that was accurate for the time period, which was a standing seam roof. Mr. Shadow showed pictures of a system that was installed in State College, but the photo was taken before the project was actually completed. You cannot see this portion of the roof, but you can see it from the alley, which is a public right-of-way. The solar panels have a 25-year warranty but will probably last 40-50 years. There is one emergency disconnect that is available. Mr. Shadow will check into it. The homeowner would like to have it on even if it delays the project. Walt said the fire department will still avoid the roof and the panels because they don't have the time to know which panels have what. Mr. Shadow said the disconnect shuts all the panels down. The disconnect box is placed next to the electric meter. The solar panels are screwed into a clamp that clamps on the metal seam of the roof. It doesn't puncture anything. If Mr. Shadow is visiting homes he needs to tell them it cannot be done if it is visible. Pat suggested the contractors should be sent a letter.

**HARB Recommendation:** W. Schneider made a motion to table the project so HARB can research more information. P. Long seconded the motion

HARB would like Vana talk to some of the more prestigious HARB districts across the state and see what they have done. Mr. McGinley also requested that HARB members go past the home and view their roof. Mr. Shadow will be put on the agenda of the January 27, 2015 HARB meeting.

### **Administrative Approval:**

- None.

### **Information/Discussion Items:**

- Preliminary review of the MEWS Project (Garman House) - Karen Welsh addressed HARB regarding the Bellefonte MEWS project. She brought a presentation to show HARB that represents the Cadillac National Parks Service Historic Tax Credit application and all the features they will be touching at the Cadillac. She also is prepared to show the facade design for the Garman House. She plans to return in two weeks with actual material selections and any implementations of suggestions and comments from today.

At the Garman House as a measure of the funding commitment they were able to select one of three sources of sustainable energy. One was geothermal, one was solar thermal hot water heating and one was solar heating panels. They chose geothermal, but due to the rock encountered and the proximity of the buildings and vibrations that may cause disturbance they are going to switch and do a BRF Mitsubishi heat system so there won't be any grills on the outside walls. It will be a concealed system. They do need to do either solar thermal for a portion of their energy demand, which would involve panels on the roof or solar pv. After this meeting she will take photos from the alley, which would be the only place you potentially would see it. They would need to do an array of approximately 18' x 40'. The building is 60' x 120'. The back of the roof the building will be four stories. She asked HARB members to check their building. For the roof they have proposed TPO or PVC membrane. She may do it in black so the solar wiring would be less visible because it would be black. It is a very low sloped roof. 2/12. It is four stories high. It is very similar to the elevation of the Courthouse Annex addition. In her location, condition she has a number of things related to the utilities of the building. She will talk with Mr. Shadow about the solar panel disconnect. W. Schneider stated he doesn't know how that plays into the existing NEC. It may not be allowed. He stated in the Commonwealth of Pennsylvania the way the law is written even though it is new technology it still has to fit under the existing NEC. Even though its coming in the 14 NEC if it doesn't fit into the NEC that is in place today you can't jump to it. It's a weird thing in the Commonwealth. If the NEC is mute on it Walt can look at it. If it is more restrictive than the 2008 it can be looked at. If it is less restrictive than the 2008 NEC it can't be used. Walt stated the latest he has heard from last week is that there is a big push that basically if something changed in 2012 anything following that can't be considered because 12 wasn't addressed. Builders are pushing that hard.

Many of the items at the Cadillac Building will be repaired to look as it did originally. She talked about some of the changes and repairs.

There is a walk way between the Cadillac Building and the house next door. It is on Cadillac property. They propose to take out the concrete steps and door that had been added as an entry to the second floor. There are also recessed windows on that side that we would like to brick in the bottoms windows for a safety measure and the others for privacy. They face the building next door. Walt brought up maybe putting grill for safety. The bottom windows are on the second floor of the building. It was mentioned it would bring more light into the apartments.

Walt feels there needs to be an added feature to the apartment inside. That would be the apartment he would want because it would give a different feature. The light coming through the grills will give really different patterns on the wall. That is the second story of the building. You would get the shadow of whatever grill work is installed. You could use a translucent glass and get the privacy.

The chimney will be re-pointed and capped. The third floor interior there is nothing remaining that is of any value. The historic fabric has been stripped out of it except for one handrail that is unsalvageable. They are not proposing any tax credits for the interior of the building.

She showed the elevation of a second story window along Allegheny toward the rear of the building where they are proposing cutting away the sideway and replacing with a taller window. It is the shortest window (has only two rows of windows) and it does not match the adjacent window (which has three) due to the steep slope of the sidewalk. They are proposing cutting away the sidewalk at the heavy dotted line shown on the elevation at the bottom of that railing. It is definitely over 30" and that will require a 42" high railing, not what is presently there. Walt requested they match the other railings that are down lower. For drainage purposes and maintenance you could actually walk from the recessed entry

straight back to that window area as it creates an almost level sidewalk. Robert noted that the Streetscape Project approved a handrail that is going in at the bottom of Allegheny at the stair. It was proposed that all the railing could be removed and replaced so there is continuity all along the sidewalk and get rid of the non-historic looking round rail that is there now.

Walt stated this was kind of an interesting building in the fact that she originally hung the third floor, which gave a beautiful open floor plan on the second floor because of the Cadillac dealership. He is assuming they are going with a more traditional run it down through the building and augment the footings and so forth. Karen stated the columns that have been replaced inside the building have already been designed to carry a third floor load. The new columns they are proposing to finish that what was started will also carry the third floor load. She could have an open plan where the trusses will span wall to wall, but they will support the load from above. For a fire fighting situation it would be good. Walt said the third floor wasn't open floor plan. It was hung and there were double angles down through the party walls. The second floor was the open floor plan. He felt it was interesting. When they started opening the walls upstairs they found double angles all the way along that picked up. The roof trusses actually hung the third floor.

In the lower elevation in the front there are some large grills currently that are white. They would like to replace them with black. They feel most of the color details Anna Keichline use were black, white or red. She was very bold in her decisions. They would like to maintain that color scheme. On the upper elevation the recesses for the new entries...they can't tell what the originals were because they are all gone. They are currently recessed entries. They would like to do the side in white hardi panel and then a black aluminum framed entrance at those recessed new entries. The original store fronts are painted white. The window patterns you can see on the second floor are fiberglass white windows with all the panes to represent the formal industrial look. They kept the horizontal line on the front that lines up with the smaller flanking windows. The windows on the entire second floor originally were a pivot window. They can do a modern representation that still is an energy efficient window in a fiberglass awning type window. The upper stories are replicating historic photographs with the wider mullion between, the upper panes are divided, the lower panes are not. The dividers have the interior divider as well as the permanently fixed exterior dividers. They appear to be true divided lights from any way you look at them. The upper floors are double-hung as in the original photograph. Walt asked if any thought had been given to creating a vestibule at both entries and putting a second set of doors on the exterior base of the building similar to the original and keeping that industrial look where you would of had a set of doors on the exterior, but now would give the advantage that a vestibule is created going into the building for energy savings? They do have vestibules. They are taking vestibules from where they are now further inside. She could pull those out...there is a trash issue. On the right hand side, second bay in, is the recessed entry form. She revised the design and now has another interior vestibule. On the left hand side she needs to put individual trash bins, ten of them, in a place where it's convenient for the tenants, it's convenient to take the trash out to the curb. She was using that recess as a place for the tenants to take their trash into that trash room. If she keeps the recess it's functional. It cannot be a trash chute. With those sidewalks she doesn't know if she can swing out with her doors. She may need a landing for that. Walt said the pictures he has seen the doors look like they were four accordions that accordion to the side. He said there is a fire station in upstate New York and all their front doors are like that. It is a similar time period to this building. On the upper side, the second floor plan, there is currently a recess...she'll have to check the grade. She would like to keep the lower one recessed. One entrance is a primary entrance and one is a stair tower entrance. If you use a push pad and put it on the bollard there is a little bit of forgiveness because you opened the door prior to getting into that.

She showed the window details and the awnings versus the double hung. The door on the left front side of the storefront area appears to be original so they will keep that. The railings that lead from that door are not original but they are going to keep them. The door is actually not going to be used. On the right hand side the door will be replaced. It is not original and is in bad shape. It will have the same appearance as the door on the left.

The last thing is the roof. There is a cutout in the roof for the HVAC. Per the last discussion it was moved to the other side so it could be concealed. It is near in line with the chimney. She has a photograph from that side. In her roof plan she has the concealed gutters and has that cutout for the air conditioning unit. The chimney is just inside of it. From the side it will be very low visibility. If you are looking for it you will see it. It will be dark. She could install a grill or fence along the roofline to try to conceal any equipment. She will have a 42" railing that she will make dark.

For the guard she felt a black fence. It could be a shadowbox style. It was suggested that she do it as a parapet and shingle to match the roof.

She is not sure what the construction type will be yet. They are working with a construction engineer right now.

HARB thanked her for taking the time to do the presentation. She will work with Vana on the type of samples that she needs to bring to HARB.

Garman House - when she was designing the Garman House for real versus the application drawings she toured the town and looked at a variety of different features. She found a couple of consistent things that applied to their site and showed pictures. One is a single building and how they treat the sloping sidewalks with step storefronts. Another single building in the middle with step storefronts, but a consistent second or third floor window alignment. Another single building with step storefronts that has a balconettes like the Cadillac building did. Across the street there are the tower features, step foundation, sloping sidewalks and Mansards. Towers seem to be a prominent feature at entry points or corners, mansards obviously. Even at some of the smaller buildings towers and entries, mansards, and some door features. Near their property, the Courthouse Annex, there are several buildings that have a recessed brick feature that takes windows as another level of detail to the buildings and set them inside the recess. That happens at the Courthouse Annex and across the street, which is visible from their site. Each one of those tall bays are a three windows in a brick recess. She showed pictures of raised patios by a variety of different methods, whether on a sloped sidewalk or on corners. Looking down High Street you can see the Brockerhoff and the other buildings and the very residential style buildings to the left.

What they are proposing...on the left they have the existing law offices, painted brick, a towered feature at the entrance, a mansard and small bollards. On the right side they have the Courthouse Annex, tower features, mansard, recessed panels. What they have done is a brick tower at the center entry, which is the flush entry to the building. They have other tower features on the side. Balconettes at some selected windows to create some variation of the facade. Awnings over some of the storefronts - the storefront on the right and the center entry. On the left they just have signboards. They have a raised patio on the right hand side, which would be perch like. If it ends up being a coffee shop you could sit out there and drink your coffee and look over the Courthouse green. The mansard is not a true mansard. The mansard is actually a straight wall. They have a charcoal colored hardiplank that she would like to use. It's a vertical surface. They have accentuated the carriage or framework of what a mansard would have been. It allows the building lines, but it is not a sloped roof. It is a sloped roof at the cornice back to the mansard. Starting from the top down is the mansard, some accentuated details on the cornice, a brick facade. Each of the bays around the windows are a recessed bay. She is proposing charcoal colored windows on the upper level to make it read as a mansard and red windows elsewhere as an accent color. Some other brick detailing above some of the windows in the gables. On the left she has a step storefront with signboards on the first floor. At the center entrance it is a flush entry to the sidewalk. On the right is the raised patio with deep set but flush to the building French doors that would open on to the raised patio.

She showed a view looking up the street from the Courthouse green or the memorial. She had a close up view of the balconettes. She feels they are projecting too far. They are proposing to pull them back to the building face so they will only project out 4" so people cannot stand on them or put plants on them. They will serve as a guard to the windows, which will allow the windows to be lower. The railings are detailed to match some other railings in town. They have a stone veneered base and the brick above. You can see the cornice project provides the same canopy that a mansard would without it being a mansard.

A bird's eye view of the courtyard shows the recessed for the storefront entries. They are angled and the other main storefronts are right at the building line face.

The roof is the flat roof that is sloping towards the back. There will be some bump ups for the height of the elevator shaft; an access from a stair; as well as the solar panels. The cornice is a prefabricated aluminum cornice prefinished. The other cornice pieces, the braces, the fascia, the soffit and the lower cornice are all painted PVC. There are slate look shingles used on the cornice roof as well as the gable roofs and the peak roof. The brick will be a sleek clean line brick with not a lot of detail to distinguish it from the other older brick in town.

Looking down the street from the Stover McGlaughlin building she gets the line of what is the mansard cornice and she thinks the balconies are projecting too far, and the variations of the gables in the towers in the cornice line.

Question - the balconies are projecting too far. Karen agrees with that and that is a change that will be made. She feels 4" will be enough. They will not have a floor so they can't stand on it. It will be more of a grilled grate. All the balconies will be the same. They are just for decoration.

Walt said it is an incredibly awesome job. He likes the balconies the size that they are. He feels if there is no floor on them no one will crawl out on them. The purpose of the balconies is that she can have lower windows because of the protection from the balcony. She also feels they make a visual connection for the town.

The building will be a completely sprinkled building. It will be cream so the mansard can be gray. To be painted PVC it must be a lighter color. If she would do an actual mansard she would have to go to shingle versus the hardiboard. She is trying not to have sloped ceilings.

They are toying with the idea of having one red canopy across the front of the building and then eliminating the three on the side, which would give more of a focal to the center of the building. There was the suggestion of a cream colored roll-out canopy compared to individual umbrellas.

This building maintains the image of the surrounding buildings and in some respects fits better than what was there. It is going to look beautiful. It is a beautiful marriage. HARB members are very impressed.

The back facade of the building is brick on the first floor, hardi-panel above, some batten strips creating some bump outs, which makes it more than a plain facade. There will be windows on the back. She has photographs of the alley. She showed a floor plan that shows the recessed entrance from the rear, the elevator, the two side angled entrances to the storefront from the patio. The black area is the location of the HVAC system. It will be recessed under the building but there is 12' of clearance. Walt informed her that one thing that will be on both facades is an FDC on both facades. (Tape 2 turned here.)

...that's a Vana question. Is it a South Allegheny Street address or a West Bishop Street address. The FDC goes with the address so it's important to know where it will be addressed. There were two addresses before.

Karen showed the current sketch of the rear elevation. She is not sure what color she will use on the rear. There are many natural, rustic colors in the rear.

She will bring material samples to the next meeting.

### **Old Business:**

- None.

### **New Business:**

- Facade Grant - A Facade Grant was received under the Keystone Communities Program for \$50,000.00. It is not out to the general public because DCED releases the press release about it. HARB will begin reviewing projects for the Facade' Grant beginning with the first meeting in February. They will come to HARB first and then take their design committee who will choose like its moved forward. It will be on a first come, first serve basis. That will get done and be defined as it moves forward. As that happens everyone on HARB will understand how it works. Their project can be a \$10,000.00 project. They will receive \$5,000.00 and they must contribute \$5,000.00. It's a reimbursable grant. They get the money after the project has been completed. HARB will to try to keep things moving along as quickly as possible so it can all be done and closed out by the end of the year. You can get a grant every year for five years, which would be \$500,000.00 of facade improvements in the downtown if things are kept moving and a grant is obtained each year.

### **Adjournment:**

- With no further business to come before HARB a motion was made by W. Schneider to adjourn the January 13, 2015 meeting at (?) a.m. P. Long seconded the motion. A voice vote was unanimous.