

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
January 27, 2015**

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

Absent: Pat Long, Alan Uhler,

Staff Present: Vana Dainty,

Guests: Karen Welsh

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:

Mr. Schneider said due to the passing of Robert Davis there has been communications regarding trying to assist the design professionals in the Cadillac and Garman project in trying to get his work product and working with the family trying to get that information. This is not a conflict but he wanted HARB to be aware.

Declaration of Ex Parte Communication:

None.

Approval of Minutes:

W. Schneider made a motion to approve the meeting minutes of January 13, 2015. T. Schuster seconded the motion. A voice vote was unanimous to accept the minutes as presented.

Project Review and Public Comments:

Project Review #1

219 West Water Street

Represented by: Frank Sillman representing JJ Powell, Snappy Convenience Stores, and Subway

Description of Proposed Work: Signage

HARB Discussion: They would like approval to add two signs to their location. One would be a storefront sign to replace the current Snappy's Convenience Store sign. The second sign would be a 2 x 8 post sign. It would be at the same location as the current post that it is there. It would be a straight post with the sign centered on top of it. The signage meets the signage ordinance. They expect Subway to be open sometime in March. The building may be repainted all the same color because windows were closed to install restrooms. That portion will have new panels installed and will be the same color as the

current building. Ms. Dainty reminded them that they did not come to HARB to get approval to remove the windows. They need to bring it to HARB even though it is completed to get approval. This building is not a contributing building.

HARB Recommendation: T. Schuster made a motion to approve the signage at 219 West Water Street. M. Tooker seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of February 2, 2015.

Project Review #2

429 North Spring Street (Tabled at last meeting for more information.)

Represented by: Michael Shadow

Description of Proposed Work: Solar Panels

HARB Discussion: R. Lingenfelter sent a few articles to HARB members regarding solar panels. In reviewing these articles he said it falls back to how the building is treated and ultimately what affect does it have on the image from the street. When you look at their examples it appears that some appear to be very conspicuous and there were others that were inconspicuous. The goal would be how this would be viewed from the street. Ms. Dainty talked to several other HARBs. Lewisburg had several people ask about solar panels but no one ever came for final approval because they would tell people if you could see it from the street or public right-of-way it was not permitted so none of them ever moved forward. Carlisle approved one that was on a historic WYCA. It was somewhat visible but not really because it blended well. It was the same color as the roof. Once you got used to it being there you didn't notice the difference. She called several other places and they have not had to deal with this yet. They all said it had to be done case by case.

Mr. Shadow brought a clamp so HARB could see how they work. There would be no roof penetrations. T. Schuster feels the type being used it will be non-obtrusive and the attachment being used would not be an issue. The system weighs approximately 2 1/2 lbs. per square foot.

HARB Recommendation: M. Tooker made a motion to approve the solar panels as proposed at 429 North Spring Street. W. Schneider seconded the motion based on the criteria interpreted today from the Secretary of Standards on a case-by-case basis. HARB members approved the motion for recommendation to Borough Council at their meeting of February 2, 2015.

Project Review #3

209 South Allegheny Street (Cadillac Building)

Represented by: Karen Welsh

Description of Proposed Work:

HARB Discussion: Ms. Dainty called a niece of Anna Kechline, the designer of the building, so she could hear the discussion. Karen passed out the color selection spreadsheet. This was a complicated presentation for her to make. They have taken the comments from a previous HARB meeting. They will be restoring the windows with Pella fiberglass windows in white to match the design of the original structure and maintaining the original storefronts and entrance doors of the new storefront on the side of the building. The existing windows do not exist on the third floor, but the wood frames exist. The windows on the second floor are currently wood. The windows on the storefront of the first floor have some transoms that are missing and are boarded up. There are also some wood windows on the side that are boarded up. The only windows identified as being original are some transoms and some storefronts. The other windows have been replaced in the wood frames at some point. They are proposing removing those and installing new white fiberglass frames and windows in the upper floors and

keeping the storefronts on the first floor because they have the original glass in them. There is a window company in Bellefonte that is listed on the 3M website. The existing storefronts will be glazed. At the other presentation they provided previously with their National Park Service documentation of what they will be doing. They looked at the storefronts and recessing them versus not recessing them. The storefront entrance on the right there is an issue they have issue with the trash receptacles and the order. Even with pressurizing the room and exhausting, they are concerned about a smell, they would like to still maintain a recessed storefront entry. On the left-hand side they are able to pull the storefront out flush with the street as shown in the original photo of the original entrance. They plan to continue the railing along the street as all one. It went through Planning Commission approval last evening.

The other issue from last time was the fence at the equipment area on the roof. They have found a 42" black aluminum horizontal shadow box that will blend with the shingles. The shingles they are using are the black pearl CertainTeed Grand Manor shingles. The fence will be 42" total and because of the parapet will only be 36" above the parapet. You will be able to see it from Stoney Batter, Logan Street and Spring Street.

The proposal on this project on the various selections were: Pella Fiberglass Windows for all the windows except the storefront; the safety film on the storefront windows; new thermal entrances in black; the existing balcony to be painted satin black; and the roof top railing to be the fixed aluminum shadowbox roof screening horizontal fencing at the equipment area.

HARB Recommendation: W. Schneider made a motion to approve the project as presented. M. Tooker seconded the motion. The question was raised about the fiber glass material. In the past some of the fiber glass windows that have come through are not the same as the windows. Karen said these will look exactly the same. The industrial type windows were thinner sealed. By enhancing the frame they can get the profiles to look like they did before. W. Schneider really likes the continuity that the railing provides. He feels it blended everything together and he appreciates the fact that they were able to move the doorway out on the second division entry. He is disappointed about the first floor entry, but he understands the reasoning. The mounting of the railing will be a surface. HARB members approved the motion for recommendation to Borough Council at their meeting of February 2, 2015.

Project Review #4

110 East High Street (Garman/DoDe Old Location)

Represented by: Karen

Description of Proposed Work:

HARB Discussion: She began with the front elevation. She showed the view from Logan Street to explain what might be visible from the rooftop. She could not see the roof from the top of Allegheny Street. It will be difficult to see details. Karen does not know what color will be used on the Courthouse Annex Addition. Their idea for the Garman House is a red brick with an accent brick in the window inset; hardiplank painted trim; a cast-concrete special shape for above the window heads; a number of the lower portion of the masonry at the storefront level. She provided a printed copy of the colors they have chosen. For the windows they have chosen the Pella Wood Enduraclad Exterior Aluminum. There will be a hardiplank that is in iron gray for the upper mansard and an iron ore window. The roof will be Grand Manor in Black Pearl shingle. The cream color working down from it is Basket Beige, which is similar to the cream that is on the adjacent building and it works with the other colors in the rear of the building. The primary brick of the building is the building brick in iron spot. It will be an extruded modular size brick. The accent brick is consistent with the Pella aluminum clad brick-red windows. She showed the colors above the cornice. The cast concrete accents color is 122. The signboard above will be painted to match the cornice until a tenant moves in and comes before HARB for approval. The storefront will be the same red as the windows above. The green shown on the picture will be red. The doors will be red. Some of the HARB members like the green better. The Hartford Green could be the color for the storefronts. The question was raised as to whether there was any thought of the signboards being a different color at this point. Karen has looked at black, red and green. Walt felt the cream color is very stark. One of the things to him from the historic fabric is that line of color at the top keeps your eye up there but then all of a

sudden it brings it down real fast to the other banding. Perhaps the signboards could be the same color as the storefronts or the awning. He feels she created the plateau on the upper piece of the building. The commercial plateau is there and all the colors are the commercial plateau. The residential colors are above it and he feels by mixing the two colors they have mixed the commercial and residential piece. He feels if she gets rid of that color and keep something that is consistent with that commercial level it has that consistency feel that this is the commercial level of the building and then this is the residential portion of the building. Tamara suggested having more awnings. The question was raised to lighting at the main entrance versus the commercial areas and how that might work with the canopies or the commercial signage. Karen would like to come back with the storefronts and the lighting, but she is thinking there would be gooseneck lighting on each of four columns. Karen feels perhaps it would be good to control the awnings and lighting rather than allowing a tenant to choose this. Walt did not mean at the last meeting that he was against awnings. He wanted Karen to explore the potential of a retractable awning to allow for options and to clean up the facade at times but then also allow that awning to be able to roll out.

Tamara wants to pretend the awnings are all up. She said that then brings another quandary of the names of the storefronts. Walt said you mount the awning and it comes out underneath the six bands. You can change the colors of the awnings over time also.

The spaces above are proposed as painted Boral trim, which is not PVC, but it is composite and it is treated as wood. PVC can only be painted light colors, but this can be painted black. The six bands could be painted green at this time or she could come back as a different version of the signboards so that the signs could be treated as a separate approval.

HARB Recommendation: Walt Schneider made a motion to approve with the signage being a separate Karen stopped Walt and apologized for interrupting the motion. She said, "I thought you would like to rear of the building. In the rear elevation they are proposing very pillar colors. In the alley there are natural colors - stones, browns, rust and some white. In the rear they carried those three iron ore charcoal colors in the middle. The rest of the windows would be red, the same color as the front; the same brick; the same color palette as the front but done slightly differently. The other sidings there are also hardiplank. They are the Autumn Tan and the Woodstock Brown. The Iron Ore would be above them with the red windows. The lighter color is the siding. There is also lighter color in the squares. The darker color is a panel and also horizontal siding to give a textural difference. One thing that just occurred is that she has a request from a mechanical engineer to put painted vents in the back wall through the hardiplank in the rectangular panels on the second and third floors. The vents would be painted to match the hardiplank and they would look like what she showed. She said they desperately tried to take everything through the roof and there is a distance issue on some of them. They would be between each window. It would be symmetrical in a pattern and stacked and painted to match the hardiplank. They would be the square between the windows. The fourth one could be made to match it, even if it is a dummy. They would be in the same place on two floors. They are residential exhausts.

HARB members approved the motion for recommendation to Borough Council at their meeting of February 2, 2015. She would like to bring the signage at a different time.

The roof shot shows minus the solar panels. The solar panels will need to relocate to allow room. She must put two 4' x 6' mechanicals in the center of the building so the solar panels will need to make way for those and that may cause two rows of them in lieu of what she thought was happening. The mechanicals are not complete so she cannot present a final location as to where they are going. The roof is a TPO Membrane. She just learned yesterday that they no longer make black in PVC or TPO. It only comes in a dark gray. The question was raised whether she thought about moving the solar panels against the north facade. She did but she thinks you would see it. She feels they need to be as close to the center as possible. Mr. Schneider reported from an edge of the roof standpoint they are considered electrical. If they are within a 10' boundary there would be no handrails. He also noted that Firestone makes a 90 mil. EDPM that is truly black and a high-performance. She will research other materials because she wants the roof to be black. The equipment that will be sitting up there will probably be gray, which may cause a visibility problem. The rooftop access is on the right side above the stair tower. The elevator shaft will have a slight protrusion through the roof.

W. Schneider made a motion to approve the project short of signage and the rooftop equipment. T. Schuster seconded the motion. There is a company that is able to make whatever they want in balconies and what they want are rectangular balconies. They will not have the heavy corner posts.

They can have the railing style with circles in the top double rail as shown on a rendering. The balconies protrude out 1'4" and will have the same grate bottom as a rendering. The circles come in diamonds, which would be interesting because that area is the "Diamond" area. Karen said it could be changed to diamonds because that would work there.

R. Lingenfelter proposed to amend the hand and guard rails to the diamond ornament in lieu of the circle in the middle. W. Schneider seconded the amendment. A voice vote was unanimous to approve the amendment motion.

HARB members approved the motion for recommendation to Borough Council at their meeting of February 2, 2015.

- As a reminder, part of the DCED Memorandum of Understanding requires there be a public HARB meeting with all the consulting parties, which includes the Borough, Bellefonte Historical and Cultural Society...there is a list of consulting parties. The project is presented and an opportunity to speak is given.

Administrative Approval:

- None.

Information/Discussion Items:

- February meeting training - The training is to be how to blend the old with the new. The training must be a four-hour training. W. Schneider will be in Lewistown that week for training. He requests this just be a training time and not a HARB meeting. This is HARB training. Vana is not sure if the public may attend this. She will email the date to HARB members. W. Schneider recommends having the training from 8:00 a.m. to Noon.

Old Business:

- Facade Grant - Vana would like to establish a deadline when folks must come to HARB for the Facade Grant. The tentative deadline would be April 28, 2015.

New Business:

- W. Schneider reported there was a fire at the Verizon Store on Sunday morning. It was a good save. He was in Tulsa, Oklahoma listening to it third hand over the phone. The fire department did a good job getting there and getting the thing knocked out, but one of the things that absolutely helped is the original plaster and the lathe ceilings along with the tin ceilings were in place. This is a space that hadn't been messed with. It helped hold everything in place and buttoned up. If people maintain those original fire separations properly they can be a lifesaver because they can buy lots of time. The owner said he will remodel and rebuild. There was smoke damage in the apartments upstairs.

(Tape 1 ended.)

...volunteer their time so there Vana made sure there was money for it in the budget.

Adjournment:

- With no further business to come before HARB a motion was made by T. Schuster to adjourn the January 27, 2015 meeting at (?) a.m. R. Lingenfelter seconded the motion. A voice vote was unanimous.