

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
December 8, 2015**

**Present:** Sam McGinley, Megan Tooker, Pat Long, Alan Uhler, Rob Wagner

**Excused:** Robert Lingenfelter,

**Staff Present:** Vana Dainty; Ralph Stewart

**Guests:** Nancy O. Miller; Joe Jovinelly; Jason Little; Dan Mattern;

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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:** P. Long made a motion to approve the meeting minutes of November 24, 2015. M. Tooker seconded the motion. A voice vote was unanimous to accept the minutes as corrected.

**Project Review and Public Comments:**

**Project Review #1**

**122 West Bishop Street**

**Represented by:** Joe Jovinelly

**Description of Proposed Work:** Install two windows on the third floor. Install two doors.

**HARB Discussion:** The third floor has one window and is missing a window. He would like to install two matching windows. There was an air conditioner on the right and they boarded up the other half; and the left side never had a window but it did have a swinging storm window, which is there now. He wants to replace it with two windows that look exactly like windows on the second floor. They would be identical to windows that he had approved to use at 110-112 last winter. They are aluminum clad windows. The windows will be one-over-one, but he can make them whatever HARB requested. The windows will be the max they can be made for the size of the opening.

The question was raised whether he should make his windows match the second floor windows or match the windows on the buildings beside his building.

Ms. Dainty thinks the one he calls a storm window was probably the window in its day. Ms. Dainty will try to find a picture to show what the window looked like previously. It will be a double-hung window with a snap in grill.

The third floor has front and back bedrooms. As it exists the back bedroom door goes right out the fire escape. A second door needs to be added for the other bedroom to go out and hit the same fire

escape. Mr. Jovinelly uses a door with a glass panel on the top. He has used the door before, but not in the Historic District. He likes it because it has the blind inside the door. The door is aluminum clad. Ms. Dainty stated you can't really see the doors from the right-of-way. If you are walking up the street and strain yourself you may be able to see it. The fire escape and a chimney block the view of the doors. The second door does not currently exist. A permit exists for a window to be installed but now he needs to install a door. The door needs to be a fire rated door. Tempered glass is not the same as fire rated doors. The size and concept can be approved but Mr. Jovinelly needs to be sure they meet the code requirements. It was suggested the style of doors proposed be approved since it isn't visible from a right-of-way, but once he talks to code and finds out the materials of the door that can be approved administratively.

**HARB Recommendation:** M. Tooker made a motion to approve the proposed replacement windows for the third floor front façade of the building at 122 West Bishop Street to include the two-over-two with a snap in; for the new doors for the second floor bedrooms over the fire escape the design of the two doors is approved as proposed and after he checks with code to find out about fire resistance the materials will be added to the file or administratively approved. P. Long seconded the motion.

P. Long amended the motion to include review of checking with Fred Smith to see if there is a historic picture of the building to show what type of windows are there. R. Wagner seconded the motion. HARB members approved the amendment to the motion for recommendation to Borough Council at their meeting of December 21, 2015.

A voice vote was unanimous for the original motion. Alan Uhler abstained from voting.

## **Project Review #2**

### **Corning Pump House**

**Represented by:** Jason Little, Nittany Engineering; Dan Mattern; Ralph Stewart

#### **Description of Proposed Work:**

**HARB Discussion:** Mr. Stewart reported they took the recommendation of HARB back to Dan Mattern, the electrical engineer on the project. There were a host of issues that came up when discussing a pedestal arrangement for mounting the switch box. Mr. Little stated they are looking at mounting electrical cabinets on the face of the Corning Pump House, which would be the left face of the building off of SR#150. Per the last meeting they were asked to review pole mounting or pad mounting the cabinets. There are several issues that would occur if that were done. Dan Mattern said there were a couple considerations to consider. The two pieces of equipment need to be mounted on the wall because they are related to the backup power requirement for the pump house. One is a transfer switch and one is a distribution box where you make the connections from the generator. The Borough is talking about bring a portable generator to sit there when there is a need for backup power. Both pieces of equipment relate to that need. A couple things have to happen. First of all it is important that these pieces of equipment be mounted to something that is very rigid. It can't be something that has any movement at all because you put strain on the electrical connections. You don't want to mount it against a couple 6 x 6 posts in the ground because if you back a generator in there and hits the 6 x 6's they will move and put a strain on the electrical connections. You could build a wall and put the equipment on the back side of the wall. The wall will need to be 7 1/2' – 8' high and would need to be stone faced on both sides to match the stone on the building. It probably has an 8" CMU core to it, which would have vertical rebar in it with grouted solids so it becomes very rigid and the equipment would be mounted on the back side of this. There are some problems with this. First of all it sits right above the 2300 volt conduits coming into the building right now, so it will need to be hand dug because the power will be live when you are doing this. Secondly is the cost, which would be approximately \$10,000.00 - \$15,000.00 for the wall. The wall will need to be far enough away from the building to maintain the working clearance between the existing west wall of the building and the face of the equipment. They can't be mounted on the ground because the distribution box is designed to be fed – the temporary cables come into the bottom of the distribution box. The concerns from the last meeting are damage to the existing block and the visual impact to the building. He

isn't sure the visual is addressed with the wall or the scenario. They feel the better option is to address it with landscaping. You could have trees in front of it as long as there was clearance to open the cabinets. Each cabinet has four bolts. He doesn't feel there would be any major harm to the existing block face if the cabinets were removed in the future. The location of the generator is where the wall with the pad needs to be installed with the equipment. P. Long likes the idea of a wall. She does not like seeing the stuff on the building. A. Uhler stated the buildings are very architecturally pleasing they were built for a utilitarian purpose and to keep the purpose going you have to keep the water system going. He views it as a necessary evil.

Mr. Stewart reported approximately eight months ago HARB and Council approved a box being mounted on the wall. P. Long made a recommendation in the future that before HARB approves anything they know how big something is. Mr. Stewart brought in pictures of wall units. He stated you don't know until somewhere down the road the exact size. The unit will be visible from the park. Dan stated there are a couple things being done that will be an improvement. Three large pole mounted transformers will be removed.

**HARB Recommendation:** A. Uhler made a motion to approve the request as presented, particularly to the size dimensions, location and mounting of the transfer switch equipment; the mini-split condenser unit mounted on at grade stand; with vegetative screening as appropriate and where possible. R. Wagner seconded the motion. M. Tooker wants Borough Council to know HARB is approving this building mounted unit because the pedestal mount suggested previously is not feasible due to the fact that it has to be attached to a rigid structure. They did propose an 8' wall that could be coated with stone, but might interfere with the ability to get the generator in quickly. The wall mounted unit will have only four bolts into the wall. HARB members approved the motion for recommendation to Borough Council at their meeting of December 21, 2015.

### **Project Review #3**

#### **390 East Linn Street**

#### **Represented by:**

**Description of Proposed Work:** Replace existing black iron railing with two railings to be matching black powder coated iron railings.

**HARB Discussion:** The approved handrail wasn't long enough to go the length of the steps. It will be extending the rail. It will be very similar to what was there.

**HARB Recommendation:** P. Long made a motion to approve the replacement of the metal railing on the front stair case at 390 East Linn Street as submitted. M. Tooker seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of December 21, 2015.

#### **Administrative Approval:**

- None

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

- HARB Bylaws

- Modern Rule of Order

- New HARB Members – A resume was received from Mack Mahan to be the new HARB member. There are a few other people that will be sending in their resume. HARB members would like to wait until other resumes are received because they need to have alternates. It is felt that alternates need to have terms just like everyone else. The alternates should come to the January meeting where

the bylaws are discussed and come to a meeting occasionally throughout the year. The alternates could receive the agendas so they can be kept up to date.

The new HARB member needs to be an interested member and a resident of Bellefonte Borough. Preferably in the Historic District, but that is not necessary.

**Old Business:**

- None.

**New Business:**

-None.

**Adjournment:**

- With no further business to come before HARB, A. Uhler made a motion to adjourn the December 8, 2015 meeting. R. Wagner seconded the motion. The meeting was adjourned at 9:40 a.m.