

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

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

Absent: Pat Long, Alan Uhler,

Staff Present: Vana Dainty

Guests: Peter & Bonnie Setaro; Nancy O. Miller; Nancy Perkins

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:

- Tamara Schuster

Approval of Minutes: W. Schneider made a motion to approve the meeting minutes of October 13, 2015. T. Schuster seconded the motion. A voice vote was unanimous to accept the minutes as corrected.

Project Review and Public Comments:

Project Review #1

251 North Allegheny Street

Represented by: Peter & Bonnie Setaro

Description of Proposed Work: Demolition of the current Carriage House

HARB Discussion: The owners have another historic home in West Middlesex, which is older than this property. They take demolishing a historic building very, very seriously. The current structure is 35' x 24', approximately 824 square feet. It has two floors. One was a loft that someone previously tried to convert into an efficiency apartment. They cannot open the doors because the whole area is bowed in. When the previous owners installed the doors they cut into the original beams and took them out of the dwelling. The carriage house physically touches the parsonage, but it is not structurally bound. The parsonage kitchen vent goes over the top of this structure. They talked with the church about removing the building and they support whatever is done with the structure. The church knows they would have some touch-up work to do if the carriage house is removed. The foundation is a beautiful stone wall on the interior of the building but a structural engineer said you cannot rebuild on that foundation because it isn't safe. Someone had put some OSB or plywood to make the second story become habitable. There is nothing original on the top portion of the building. There are three 2x4's holding the entire center section of the building up and it is sitting on a little piece of stone. The beams that extend out from the back of the building to the front are just toed in to headers that have been slimmed down to 1/3 their size because

they stretched out the front of the building. The building cannot be secured and there has been some vandalism. The top floor has a lot of carpenter bee damage. The top floor looks like someone tried to sneak in some remodeling. The floor is below grade and when there is a heavy storm the building has 4" – 6" of water. The power is completely cut to this building.

HARB Recommendation: W. Schneider made a motion based on the level of fire hazard and the structural instability to approve the removal of the Carriage House with the caveat that it will be replaced by a structure that is approved by HARB. T. Schuster seconded the motion. Walt is familiar with the structure and from a structural standpoint it is a legitimate hazard to those on the property as well as those off the property. The property needs to be posted as no trespassing. The carriage house abuts the parsonage and if something such as a fire happens with the carriage house it would carry over to the parsonage.

W. Schneider added an amendment to his motion to say that a letter be received from the church acknowledging that they are going to have to reside the end of the parsonage where the carriage house abuts and that it is acceptable to the HARB. T. Schuster seconded the amended motion. Once the letter is received the homeowners can move forward with the carriage house demolition.

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

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

Project Review #2

251 North Allegheny Street

Represented by: Peter & Bonnie Setaro

Description of Proposed Work: Building of a new carriage house

HARB Discussion: The home owners would like to build a new carriage house and they would like to work closely with HARB in choosing the replacement. They would like to make it look like a miniaturized version of what they have. They would like to use the same clapboard boards; they would like to install a cupola on it to tie it with the original cupola on the tower at the front of the house; they would like to install arched windows in it to tie in with what is on the house. They would like to preserve as much of the history of the original structure as possible. They would like to try to incorporate some of the original beams into the building. They would like to use the stone that is in the foundation. The carriage house they would like to build is 31' x 31', which is slightly larger than what was there. They would like to install carriage style doors on the structure. The carriage house will be approximately the same height as the parsonage. It will be centered on the property. There will be 10' on one side and 20' on the other. It will be pushed back 5' off the alley. The home owner showed a footprint of what the carriage house will look like. It is taller than the current carriage house. The homeowners were advised to keep the carriage house under 35' in height. It is 24'4" off the alley. The building is no higher than any of the buildings around it. With the cupola it is 36'6" high. W. Schneider said the cupola does not factor in to the height. It was stated their proposed plan goes against the zoning ordinance which would have any new construction be 20' off the alley. Mr. Setaro continued to show views from all sides of the structure. There will be paved area going the length of the building. They would like to increase the elevation of the building to make it a little higher than the road so that it does not flood during rainy weather. They are trying very, very hard not to disturb the historic district.

HARB Recommendation: W. Schneider made a motion to approve the structure as presented with the caveat that it meets all the zoning requirements for the Borough of Bellefonte and building code requirements for the Borough of Bellefonte and the Commonwealth of Pennsylvania with the caveat that the siding be cement based siding similar to what was approved on other projects. The cement based siding is for fire safety. Walt withdrew his motion.

M. Tooker made a motion to approve the carriage house as presented with carriage style doors as discussed. T. Schuster seconded the motion. The proposed use of the structure is for storage. It will be a garage with a storage room.

Nancy Perkins from the audience asked if what they were proposing would be in the sight view of surrounding houses and the church parsonage.

Walt Schneider ask what are the plans for the carriage house would there be an apartment or something else.

Mr. Setaro said he has a workshop planned for the second floor of the carriage house. The structure looks high because the first floor is pushed into the hill. You see that from the alley but from the back of the house you only see two stories. It doesn't block any of the views for the adjacent properties because they are sitting above this structure. This structure is 7' higher than the original structure. This property has a sight line from Spring Street and it will block some of the view of the house from Spring Street. It was recommended that the homeowner see if the height could be reduced by at least 5'. HARB members would like the height to be similar to other carriage houses. W. Schneider would like a picture taken from Spring Street to see how the new carriage house would fit in to that rendering.

M. Tooker withdrew her motion.

W. Schneider made a motion to table the project until further information is available. R. Lingenfelter seconded the motion. A voice vote was unanimous.

Administrative Approval:

- None

Information/Discussion Items:

-None.

Old Business:

- Addition to HARB bylaws 2nd reading tabled to find time to review and update entire bylaws. These will be done at a future meeting when there are no projects to review. All HARB members are encouraged to be at this meeting.

W. Schneider made a motion to table until a later meeting that will be established by the administrator. T. Schuster seconded the motion. A voice vote is unanimous.

-The new HARB application is finished and online.

New Business:

- None.

Adjournment:

- With no further business to come before HARB, W. Schneider made a motion to adjourn the October 13, 2015 meeting. T. Schuster seconded the motion. The meeting was adjourned at 10:00 a.m.