

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
April 12, 2016**

**Present:** Sam McGinley, Nancy Perkins, Megan Tooker, Pat Long, Alan Uhler,  
Robert Lingenfelter, Walt Schneider

**Excused:**

**Staff Present:** Vana Dainty, Historic Preservation;

**Guests:** Joanne Tosti-Vasey; Traci Beck; Mack Mahan

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**Call to Order:**

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

**Additions/Corrections to the Agenda:**

- 152 Water Street is removed from the agenda.

**Declaration of Conflict of Interest:**

- Mr. Uhler will be representing a building he has an interest in.

**Declaration of Ex Parte Communication:**

- None.

**Approval of Minutes:** W. Schneider made a motion to approve the meeting minutes of March 22, 2016. A. Uhler seconded the motion. N. Perkins made a correction regarding the address regarding Ms. Joanne Tosti-Vasey. (An address across the street needs changed?). N. Perkins requested a grammar change on Jean Nolan's comment. W. Schneider suggested the tape be checked and whatever is said on the tape is what it should be. The motion passed with N. Perkins voting no.

**Project Review and Public Comments:**

**Project Review #1**

**216 West High Street**

**Represented by:** Traci Beck

**Description of Proposed Work:** Signage

**HARB Discussion:** HARB members have a picture of the proposed sign for the Donut shop. The sign would be a 3M vinyl sign in the window. It would be visible from the street. The sign meets the signage requirements. This is the old Subway location and the owner intends to open the shop in May. W. Schneider noted any modifications will require a building permit. The sign dimensions are 20" x 30". The background of the sign is white.

**HARB Recommendation:** W. Schneider made a motion to approve the project as presented. A. Uhler seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of April 18, 2016.

## **Project Review #2**

### **140 West High Street**

**Represented by:** Alan Uhler

**Description of Proposed Work:** New paint color for Knees on building.

**HARB Discussion:** A. Uhler is speaking on his own behalf with an interest in the building as opposed to a HARB member. The building is being repainted mostly in-kind. They plan to use the same colors, but in a different order to call out some of the architectural detail of the building. They painted a sample area of what they intend to do with the upper portion of the building. Mr. Uhler stated there is a lot of detail on the building that is lost in the fact of the distance and color.

**HARB Recommendation:** W. Schneider made a motion to approve. P. Long seconded the motion. There are two shades of gray and a brown. They are adding some detail to the paint on some of the woodworking items and the rest will remain the existing colors. On the top edge of the windows it will be painted brown. As previously stated, Mr. Uhler is requesting utilization of the same three existing colors in a little different style to call out the details. HARB members approved the motion for recommendation to Borough Council at their meeting of April 18, 2016. Mr. Uhler abstained from voting.

### **Administrative Approval:**

- Big Spring Spirits summer patio lighting – this is temporary. They will have lights on the patio during the summer and will be put away during the winter. They will be strung from the big round thing in the middle of the patio. Ms. Dainty provided the owner with a copy of the Zoning Ordinance so he knows how his lighting has to reflect. They are the old Edison style lights.

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

- W. Schneider said they have been in discussion with Tom Songer. He owns 215 South Spring Street. It is currently a rental property. He has a significant number of deficiencies that must be corrected. They have entered into a consent agreement with him to give him additional time for correction with the idea that he is not going to be correcting the deficiencies. It is his intent to remove the building. He will be coming into HARB. One of the things on the consent agreement in his indication that the corrections are too expensive and that he is not interested...he doesn't feel the property is worth investing the money into...he is required within sixty days to acquire permission from Borough Council for removal. It wouldn't be slated for removal until 2017. He has given notice to his tenants that the building will be removed and that they will be evicted at the end of 2016, December 31<sup>st</sup>. He will be coming to HARB for discussion on removal of the property. The property is in the Historic District.

Ms. Dainty needs to research the property to see if it is a historic structure. Mr. Schneider, as Code Enforcement Officer, has given them a sixty-day stay on correction of approximately \$15,000.00 - \$20,000.00 worth of work according to the owner. They have done all the immediate life safety violations. They have to produce approval by Bellefonte Borough Council within sixty days, the certificate to allow them to remove the structure, in which case they will be permitted to go until December 31, 2016 with occupancy as it is because they have also served notice to the tenants that they will be evicted. If, at that point, they choose to leave the building vacant for an eternity Mr. Schneider can't do anything about it. Their statement isn't that they can't afford it, but rather it's not worth putting the money into the building. Mr. Songer owns the academy property and the property behind the Dollar General.

W. Schneider brought this up now so everybody can do some research and when it comes up on the agenda they will be prepared. The building had handrail issues, stair issues, and a number of violations on the building.

The question for HARB is does the demolition of this building impact the Historic District. W. Schneider has heard rumor that he is planning to do other things on the property. If Mr. Songer doesn't make it the whole way through the process he immediately has to make the corrections that are required

on the building. P. Long stated Mr. Songer has enough rental properties around that he knows what code is and he knew with a code inspection there would be issues with the building that would not pass code. Part of the problem is his previous inspections by the previous code official didn't call them out.

Mr. Schneider feels the board should not discuss it before it comes up. That isn't done for other projects. Mr. Schneider questions if the building next to it would become better with this building gone.

- Postcards were passed out for the Old House Fair. There are continuing education credits available on Friday. One is on legal issues and one is on architectural preservation. Rodney Beard will be presenting. The banquet is Friday night with Donovan Rypkema. He is from Washington, D.C. Megan is speaking on Saturday. HARB members are encouraged to be in the audience to cheer her on.

Ms. Dainty sent out information for HARB members to get a scholarship to cover half the cost. She can still try to get the scholarship.

### **Old Business:**

- Bylaws review date – This will not be done until the fall.

- Awards were not done. There was previous discussion about doing all the years that were missed, but Ms. Dainty feels that is too cumbersome. She would like everyone to go through what was approved last year for recommendations. It was suggested that awards are only given for things that are completed in the year. Mr. Schneider feels it would be better to start off fresh, keep track of what was finished in 2016 and award in 2017. It was also recommended some photo documentation be done. There is a record of when projects are completed.

- The Façade Grant money has all been allocated. If approved projects are not started by a specified date then the money becomes available again.

### **New Business:**

-None.

### **Adjournment:**

- With no further business to come before HARB, W. Schneider made a motion to adjourn the April 12, 2016 meeting. A. Uhler seconded the motion. The meeting was adjourned at 9:15 a.m.