

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
April 26, 2016**

Present: Nancy Perkins, Pat Long, Alan Uhler, Walt Schneider Megan Tooker

Excused: Sam McGinley, Robert Lingenfelter,

Staff Present: Vana Dainty, Historic Preservation;

Guests: Michael W. Lucas; Elaine Ebeling; Gordon Repine; Doug Johnson; Mike Andriuccio;
Sue Hannegan; John Raiser;

Call to Order:

- M. Tooker called the meeting to order at 8:35 AM.

Additions/Corrections to the Agenda:

- The only change is the order of the projects.

Declaration of Conflict of Interest:

- None.

Declaration of Ex Parte Communication:

- None.

Approval of Minutes: A. Uhler made a motion to approve the meeting minutes of April 12, 2016. N. Perkins seconded the motion. A voice vote was unanimous.

Project Review and Public Comments:

Project Review #1

101 West Linn Street (Reynold's Mansion)

Represented by:

Description of Proposed Work: Hang glass doors in front of existing doors.

HARB Discussion: They would like to hang glass front doors in front of the existing front doors. The existing doors are chestnut on the outside and black walnut on the inside. They have warped due to the heat and weather. The door hardware is ineffective they are not able to latch it. The parts are impossible to get. He would like to leave the doors open with an appropriate glass door on the front. He provided a diagram of the doors. There will be a glass stationary panel on the top; there will be three 6" glass panels on either side; and a 40" door that would open. The side door is 26" and the front doors are 52", but you can only open one at a time. The interior doors will remain functional. This will basically be a glass storm door. There will be some brass across the top to hold the stationery piece.

HARB Recommendation: A. Uhler made a motion to approve as presented for installation of ½" glass sashless storm door with brass trim with 6" side panels and a 24" header. P. Long seconded the motion.

HARB members approved the motion for recommendation to Borough Council at their meeting of May 2, 2016.

Project Review #2

Project Review #1

517 Armor Street

Represented by:

Description of Proposed Work: Painting

HARB Discussion: What is currently faded out blue will be yellow and the medium blue shutters on it will become green. The house needs painted. There is a house around the corner that is in the same color palate, but a little bit bolder. Ms. Dainty looked up the Sears houses, which this is, and that is in that color palate. One of the members feels the yellow is bright. He stated they are going after the Butter Yellow, which is a documented color in the Sears houses. P. Long used to live in a yellow house and she said they look very large. She also noted that the yellow color will fade out.

HARB Recommendation: A. Uhler made a motion to approve the paint colors at 517 Armor Street to be Sunray Yellow and the dark green. P. Long seconded the motion. The homeowner will do a 5' test area on the back of the house. HARB members approved the motion for recommendation to Borough Council at their meeting of May 2, 2016.

Project Review #3

329 East Linn Street

Represented by:

Description of Proposed Work: Porch Railing

HARB Discussion: The house currently has no railing on the porch or the stairs. They would like to install railing for a safety issue. She provided two options. The first option is to put railing on the stairs. They would like to put railing around the porch also. She has research and not been able to find any original pictures of the house with railing on it. When they moved there in 1968 it had a makeshift railing that somebody put in with a 2 x 4 across the front with wainscoting. They would like to install a wrought iron railing, which is the second option. Around the top of the house and the top of the porch there is decorative detail and they chose railing with decoration that would be similar to that. They were thinking of having it color coded in an off-white color, which is the trim color. She provided a picture of a house that used the off-white wrought iron railing. There will be matching vertical on the steps also.

HARB Recommendation: W. Schneider made a motion to approve the railing design as presented with the heart insert with the color to be the frame color to match the trim; wrought iron railing both on the porch as well as the stairs. P. Long seconded the motion. W. Schneider recommended a minimum height of 36" with a maximum hole of 4". HARB members approved the motion for recommendation to Borough Council at their meeting of May 2, 2016.

Project Review #4

251 North Allegheny Street

Represented by:

Description of Proposed Work: Side Porches

HARB Discussion: The north porch that faces the church on the back of the house doesn't appear to be original to the house. The homeowners are having an issue with how the roof and the handrail damaged the original wood trim around the window. The intent is to take it down and put in a new 4 x 4 stoop that is small enough that the overhang and handrail don't interfere with the wood trim around the window. The awning will hang out approximately 18", which will give enough space for the window and frame to be there without being interfered with by the awning. The stoop will be 4' x 4' with four risers so a banister will be required. They would like to use PVC 3 1/2" floorboards that have a faux wood finish. That is a material that has been approved at other properties. The shingles will match the main roof of the house. The paint will match the colors that were previously approved. There will be one handrail on the far side away from the house in heights to meet code. A permit will be required for this. They are trying to bring it back to what it originally was and incorporate as many of the details from the house as possible. There is a shutter that needs to be replaced, and it is probably in the basement.

The south porch is original to the house. It has been deteriorating for some time. They would like to replace the handrail with something as original looking as possible. The handrails have rotted a little bit. The wider piece will go on the porch and the thinner piece will go on the riser of the stairwell. The gutter is half-round. The decorative railing will also be on the north porch. The roof will have shingles to match the house and the colors will be the same as previously approved. The floorboard will be the same PVC floorboards. They are going to try to install a 3' x 4' window. The existing window is in a room. The door is in a hallway. They would like approval for the window also.

HARB Recommendation: W. Schneider made a motion to approve removal of the north porch; replacement of the north porch with a 4 x 4 stoop that will have shingles to match the original; railing will be wrought iron that will also be used on the south porch; railing heights to meet code minimum; handrails to meet code minimum along the stairs; modification of the south porch and north porch walking surfaces to be able to use the composite walking surface as presented; south porch railings to be replaced using wrought iron rail; the more decorative to be used on the railing on the porch; the less decorative and narrower detail to be used on the railing on the stairs; replacement of the existing door on the second story with a window not to exceed 3' x 4', but to match the windows on the rest of the house anticipating that it will be stained glass; roof covering to match the rest of the roof covering on the house; colors to match existing house; all the above only to the south and north porches. A. Uhler seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of May 2, 2016.

Project Review #5

237 West Linn Street

Represented by:

Description of Proposed Work: Addition

HARB Discussion: The homeowners would like to add a two-story addition and a garage addition on the rear of the property. A scaled drawing of the lot was shown. There is an existing patio with a fireplace. There is an old smokehouse on the property that they would like to tear down. Seven pictures were shown that show how the structure is falling apart and caving in. At the grade level it has all pushed in from the frost. There is also a root cellar. Both structures are original, but both are in bad condition. If the demolitions are permitted they would like to do the addition. The demolition needs to happen to stay within the 50% impervious surface. A. Uhler has concerns with the demolition of the smokehouse and root cellar since they are historic buildings. He feels separating it into two projects concerns him. The details on the addition are available. The addition would be the hardi siding to match and they will repaint the existing house colors. He is presenting in his mindset was there was no sense in doing major drawings on an addition if those items cannot be removed.
(Side one of tape ended here.)

HARB Recommendation: P. Long made a motion to look at the details of the project so it can be discussed. N. Perkins seconded the motion. This was based on Historic Guideline #6. P. Long looked at the standards, which state deteriorated historic features will be repaired rather than replaced. She is not in favor of removing them for convenience. It can be rebuilt exactly in kind where. W. Schneider asked what he thinks will happen with the Zoning Hearing Board regarding the 50% impervious coverage if a letter was sent from HARB. Ms. Dainty thought that would help.

W. Schneider amended the motion that the request is denied for removal and provide a letter of support to the homeowner for the Zoning Variance to be able to exceed the 50% impervious coverage on the lot. A. Uhler seconded the motion. W. Schneider said one thing to be cautious of is some of the flavor of this district if not careful will all be gone. It is recommended that an application be made to the Zoning Appeals Board and then come back to HARB and present the entire project as presented to the Zoning Appeals Board. HARB members approved the amended motion. HARB members approved the motion for recommendation to Borough Council at their meeting of May 2, 2016. It should be noted to the Zoning Hearing Board that the hardship has been imposed on the homeowner by HARB.

Project Review #6

140 East Linn Street

Represented by:

Description of Proposed Work: Roof Replacement

HARB Discussion: The homeowners would like to replace the asphalt roof with a more architectural shingle. There is slate on the gables that may need some repair.

HARB Recommendation: W. Schneider made a motion to approve the request to reroof using architectural asphalt shingles with a slate line effect. A. Uhler seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of May 2, 2016.

Project Review #7

Centre County Courthouse

Represented by: Sue Hannegan

Description of Proposed Work: Storm Windows

HARB Discussion: The Commissioners are proposing to add exterior storm windows to the Courthouse Annex where there are currently no storm windows. A few years ago they did floors three and four with the same product. It's made by Allied Windows from Cincinnati. The color of the new windows will match what has already been placed on the building. They will be applying windows on the large arched windows, which are two stories high. One of the windows has no protection. Three of them have an interior storm that is not functioning well. Allied will divide the window sections to meet the divisions of the large arched windows. The storm windows will set within the heavy framework of the buildings on the outside of the building. The edging would be a narrow framed extruded metal.

HARB Recommendation: W. Schneider made a motion to approve the addition of storm windows on the first and second floors of the Courthouse Annex as presented in the matching color of the existing windows by Allied. A. Uhler seconded the motion. The metal is not a custom color because their standard color matches the trim on the building. HARB members approved the motion for recommendation to Borough Council at their meeting of May 2, 2016.

Administrative Approval:

- None.

Information/Discussion Items:

- Old House Fair – A reminder that it is this weekend.

Old Business:

- None.

New Business:

- None.

Adjournment:

- With no further business to come before HARB, W. Schneider made a motion to adjourn the April 26, 2016 meeting. A. Uhler seconded the motion. The meeting was adjourned at 9:55 a.m.