

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
August 23, 2016**

Present: Sam McGinley; Mack Mahan; Pat Long; Alan Uhler;
Robert Lingenfelter; Walt Schneider

Excused: Megan Tooker;

Staff Present: Vana Dainty, Bellefonte Keystone Coordinator

Guests: Christy Stetts, Stetts Signs; Richard Stetts 3; Katie Stetts; David C. Shultz;
Carl L. Schreffler; Phil Lowry

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: W. Schneider made a motion to approve the meeting minutes of August 9, 2016 as amended. M. Mahan seconded the motion. A voice vote was unanimous.

Project Review and Public Comments:

Project Review #1

114 East High Street

Represented by: Richard & Christy Stetts, Stetts Signs

Description of Proposed Work: Signage

HARB Discussion: They were hired by a National Sign Company for Dominoes Pizza to install a non-lit stud mounted letter type sign to the wall. The size and shape of the sign fit all the requirements according to the standards. The attachment is concealed. There are threaded studs in the back of the letters so you drill a hole in the wall and slide the stud into the adhesive. The sign will be made of either an aluminum composite, which is like a plastic core with thin aluminum on both sides, painted; or it would be like a solid thin aluminum sheet with studs mounted to it; or it could be high density urethane foam. The relief on the sign is typically no more than an inch thick material.

Dominoes is a national organization and this is their color scheme. It will fit in the allotted space. S. McGinley feels it is workable. W. Schneider feels it doesn't fit into what the architect originally planned and got approved with respect to the paneling over the windows. He feels it needs to be scaled back so it

fits. All the panels have a framed relief effect to them and he feels it needs to fit into that framed relief effect. He feels it needs to be scaled to 80-85% of the size to fit within that panel. The franchise needs to come in and do what they are going to do with sizing and material; and then come back to HARB.

HARB Recommendation: P. Long made a motion to approve the sign. A. Uhler seconded the motion. P. Long withdrew her motion. W. Schneider made a motion to table the project until details are fully known. P. Long seconded the motion. HARB members approved the motion.

Project Review #2

125 North Allegheny Street

Represented by: Carl Schreffler, David Shultz, Masonic Lodge Trustees

Description of Proposed Work: Painting Bricks

HARB Discussion: They would like to paint L-shape on the back of the building. He provided a paint chip showing the desired color. The third story was put on the building in 1902. S. McGinley suggested using a brick color that would match the rest of the building rather than a color that matches the neighbor's building. For preservation of the building A. Uhler is not a fan of painting soft brick. He feels like it has character. You don't want to seal soft bricks because you have to let them breathe. A new wash is made of coffee, tea and some ingredients and it would give it a stain and blend in some of the variations and let the brick type variations, which you can't do anything about. When P. Long looks at the building she immediately knows things were added and things were taken. It tells her a story about the building. P. Long said the bricks were fired on site and when you begin using bricks that are made today that are fired in ovens they don't blend. If they did a stain it would blend the mortar variations in closer to the brick color. The lodge said if they could not paint the bricks then it would stay like it is. The stain is a water based treatment that is organic and is not going to seal the brick. A. Uhler said there is an outfit in Philadelphia that specializes in brick materials. He will provide them with contact information. They are permitted to repair the mortar, but A. Uhler cautioned that they don't want something with Portland cement. V. Dainty suggested contacting Marie Day. The mortar composition is very critical.

HARB Recommendation: W. Schneider made a motion to decline the painting, but approve a staining project and they can work with staff on the color of the stain. A. Uhler seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of September 6, 2016.

Project Review #3

206 North Spring Street

Represented by: Phil Lowry

Description of Proposed Work: Painting; Door Installation;

HARB Discussion: The project is to repair mortar on the building, pressure wash it with water, and seal the baked hard brick. They plan to use super paint from Sherwin Williams matching the brick color as closely as possible with a flat color. He had paint swatches to show. The mortar is red. The brick is not currently painted. The purpose of painting is to try to seal the mortar and protect it. The project also includes installing a new front door. It would be a thermal double door. Everything on the door would be workable with code. The glass would be slightly smaller than what is currently there. There would be a comparable metal frame with the rain glass. There is a small area on the back that they would like cover with soffit – the same material that was used on the porches.

P. Long feels the brick is really nice and she would hate to see it painted just to cover up the mortar. Mr. Lowry said some of the joints are only 1/8" and it can be very sloppy trying to repair them. W.

Schneider said if the bricks are very hard then they could use something more aggressive than straight water to be able to take some tar and stuff off the building. That would get most of the dirt off of it. He feels that it is part of the character of the building when you can see where a porch was located. Mr. Lowry feels it would be very hard to get the tar off the brick. Even though the brick is hard it is still porous. HARB said if they begin painting the bricks they will have to repaint them every few years. If the building is re-pointed and you have hard brick you can use a harder mortar. W. Schneider has no problem with the tar lines and the history it tells about the building. He is far more opposed to the 1980 bump-out on the back of the building that P. Long mentioned with the fiberglass panel. On the door project they will need to go to the code office for a permit. A. Uhler said the building looks painted since the mortar is almost the same color as the brick. He feels to paint the brick would be a shame. He asked if anything in the door design could have some arches or some type of hardware to give it a more Victorian motif. The proposed door is a custom-made energy efficient door. The proposed door is much better than the current door.

HARB Recommendation: A. Uhler made a motion to approve the project at 206 North Spring Street. P. Long seconded the motion. A. Uhler amended his motion to approve the project with respect to replacement of the doors and deny painting of the brick; but recommend exploring the option of a sealant for the mortar. P. Long seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of September 6, 2016. If they choose to follow the recommendation V. Dainty needs to be notified within five days.

Project Review #4

445 East Curtin Street

Represented by: V. Dainty

Description of Proposed Work: Changed the garage door from white to a stain.

HARB Discussion: N. Perkins was sent a letter because she already did the project. She removed the paint from the white garage door and discovered it was a redwood door so she stained it to match the front door as closely as possible. She removed the storm door. A. Uhler feels V. Dainty did the correct thing in sending the letter. Ms. Perkins should have come to HARB before she did the project.

HARB Recommendation: A. Uhler made a motion to approve the project as completed. W. Schneider seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of September 6, 2016.

Project Review #5

115 South Allegheny Street

Represented by: V. Dainty

Description of Proposed Work: Awning

HARB Discussion: He has an opportunity to get one of the Allstate awnings without the lettering on it. Allstate has an extra awning without the wording. It will be on the Crider Exchange building. It will cover the whole entrance.

HARB Recommendation: W. Schneider made a motion to table the project until Tim & Brad can be at the meeting with appropriate pictures of the front of their building with more information. P. Long seconded the motion. HARB members approved the motion.

Administrative Approval:

- None.

Information/Discussion Items:

- None.

Old Business:

- Revise Ordinances – W. Schneider made a motion to push forward to Council what has been provided in front of HARB with respect to changes to Chapter 330 and Chapter 62 of Bellefonte Borough Code. P. Long seconded the motion. A voice vote was unanimous. This will go to the Council packet for Monday and with the indication that Council will vote to advertise.

New Business:

- P. Long wanted to know what is going into the vacant lot in front of the EMS building. V. Dainty said they came to Planning with a revised plan. They have someone who is interested in being a tenant. They have made a few changes to the land development plan. That was approved and has gone through. They will be coming before HARB at some point.

Adjournment:

- With no further business to come before HARB a motion was made by W. Schneider to adjourn the August 23, 2016 meeting. P. Long seconded the motion. The meeting was adjourned at 9:45 a.m.