

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

Present: Sam McGinley, Mack Mahan, Pat Long, Robert Lingenfelter, Rob Wagner,
Excused: Megan Tooker, Alan Uhler,
Staff Present: Ralph Stewart, Borough Manager
Guests: Brian Herman; Joyce Mills; Chris Gummo; Beatrice Jabco; Ann Walker, CDFC;
Lisa Erickson, Centre County Library;

Call to Order:

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

Additions/Corrections to the Agenda:

- Art Bench
- 128 South Allegheny Street

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 June 28, 2016. R. Lingenfelter seconded the motion. A voice vote was unanimous.

Project Review and Public Comments:

Project Review #1

116 North Thomas Street

Represented by: Chris Gummo

Description of Proposed Work: Sign

HARB Discussion: He would like to have an auto repair shop at 116 North Thomas Street. He would basically do the same things that Jack Catherman did regarding auto repair. He will be replacing the current sign with a sign of his own and it meets the zoning ordinance. The sign is made of PVC. There will be one sign.

HARB Recommendation: P. Long made a motion to accept the sign for 116 North Thomas Street as presented. M. Mahan seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of July 18, 2016.

Project Review #2

122 South Allegheny Street

Represented by: Joyce Mills

Description of Proposed Work: Sign

HARB Discussion: There will be one sign on the front of the building and there will be an attachment sign that hangs with the open/close sign off the side of the building. There is already a place where there was a bracket. She will use a new bracket. The store will be a women's clothing boutique and in the future they will add men's material. The sign will be wood and paint. If they decide to put the sign on hardwood flooring they will come back to HARB. The store will have a rustic theme and that is how they wanted to portray the sign. There was a request to give the sign a little more Victorian character so it fits in to the context of the street. This is the same sign that was approved before for the other business, but the only difference is that it is larger to fit in the space.

HARB Recommendation: P. Long made a motion to approve the signs for the property at 122 South Allegheny Street as presented. R. Wagner seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of July 18, 2016. There was one no vote.

Project Review #5

128 South Allegheny Street

Represented by: Brian Herman

Description of Proposed Work: Sign

HARB Discussion: A sign was previously submitted for the Mish Mosh but was not approved because of all the colors. It is similar to a sign that Wolfs had at one time. "The Great" will be smaller 6" letters; "Mish Mosh Antique Company" will be larger letters. "The Great" and "Antique Company" will be in black letters. "Mish Mosh" will be in red letters. The front of the building is off white. The Heilig Meyers sign was double the size of the proposed sign. If the sign looks stupid he will fix it. The front of the building is steel so they will need to use self tapping screws because there is a void behind it. It was asked if he considered making "Antique Company" a little smaller. He did not consider that. He likes it the way he presented but will check on letter sizes.

HARB Recommendation: P. Long made a motion to approve the sign as presented. R. Wagner seconded the motion. P. Long amended the motion to give conditional approval based on checking on a different size of letters for "Antique Company". R. Wagner seconded the amended motion. The amended motion carried. HARB members approved the amended motion for recommendation to Borough Council at their meeting of July 18, 2016.

Project Review #4

245 North Spring Street

Represented by: Beatrice Jabco

Description of Proposed Work: The structure on the rear of the property was just code inspected and it was determined that it is structurally not sound. It has a tin roof and tin siding. It currently is not used for anything. There are two very, very large trees in front of the building that are in danger of falling over and they can't get to the trees with the building there. They would like to tear the building down with no plans to rebuild anything in that location.

HARB Discussion: HARB does not like to have buildings torn down so they would like to see lots of documentation as to why it should be taken down. The foundation is good and the first floor is good. The first-floor ceiling is bowed and sinking. It would cost \$6,000.00 to take the building down. Ms. Jabco said the only thing that is good is the concrete foundation. Ms. Jabco said the garage is not shown on the Historic District maps. They will probably leave the base of the concrete for parking. There is also a concrete retaining wall that goes along the driveway that is falling over and part of the plan is to take that out and grade the property. When something is torn down HARB recommends that something replace it. From the pictures HARB members don't feel like it is falling down. Ms. Jabco said there is no access to it. It could possibly be used for parking if the structure was taken down. It was suggested to keep the foundation and install a carport and roof over it to maintain the footprint.

HARB Recommendation: P. Long made a motion to open up for discussion. R. Wagner seconded the motion. P. Long made a motion that the project to deny the project as presented without further documentation on the structure issues.. R. Wagner seconded the motion. M. Mahan would like someone to confirm that the building is structurally unsound. HARB members approved the motion for recommendation to Borough Council at their meeting of July 18, 2016.

Project Review #5

Art Bench

Represented by: Ann Walker, Lisa Erickson

Description of Proposed Work: Location of Art Bench

HARB Discussion: The Talleyrand Park Committee did not want the bench placed in Talleyrand Park. The bench is a four season's bench. There is already a bench located at the library and they would prefer the benches be placed in different locations. S. McGinley suggested placing one at the Match Factory towards the Philatelic Society. Ms. Dainty said there is a green area there by the stream, but it doesn't connect to Talleyrand Park. Another location suggested is Governor's Park, but it closes in the winter. Ms. Dainty said Masullo Park is another location. It would be a beautiful spot by the stream, but it isn't utilized a lot. There is a playground there and it is also a dog park. Spring Creek goes around the park. The future Rails to Trails will be near that location. Kids swim there. If they choose the Match Factory location approval will need to be gotten from the APS. If they choose Masullo Park it is not in the Historic District so they could go straight to Council. If they choose the Match Factory they just need to inform HARB. The Trinity United Methodist Church in Bellefonte said they would welcome a bench.

Lisa would like someone to look at the ramp in front of the museum and give some recommendations on how it can be repaired. She will then come to a HARB meeting to present it. Ms. Dainty will check it out.

Administrative Approval:

- None.

Information/Discussion Items:

- Masonic Lodge – There is a bump out in the back made of brick and they would like to paint the brick. This is a section of their building that is an eyesore. The bump out is a restroom. Previously they asked to put siding on it and that was turned down. It has been a quandary for them so they would like to have ideas from HARB. Ms. Dainty took some pictures and will email them to HARB members. The section is three stories high. They asked if it is permissible to paint brick in the Historic District that wasn't painted before. It won't be visible from the main street, but would be visible from the municipal parking lot that they lease to the Borough. Ms. Dainty said at the Old House Fair she did the masonry and stone tour. The reason it is different is because in the back they didn't use the same brick that was used on the

front of the building. Concern is that once you paint brick you always have to paint brick. M. Mahan will always push to leave brick and stone natural. It is requested that they bring paint samples to the next HARB meeting.

Old Business:

- None.

New Business:

- None.

Adjournment:

- With no further business to come before HARB a motion was made by R. Wagner to adjourn the July 12, 2016 meeting. M. Mahan seconded the motion. The meeting was adjourned at 9:34 a.m.