

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH**

MEETING MINUTES

April 25, 2017 - 8:30 a.m.

236 West Lamb Street, Bellefonte, PA 16823

www.bellefonte.net

CALL TO ORDER:

The regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Mr. McGinley in the Bellefonte Borough Municipal Building at 8:30 a.m.

ROLL CALL:

MEMBERS PRESENT: Mack Mahan
Pat Long
Sam McGinley
Robert Lingenfelter
Walt Schneider
Alan Uhler

ABSENT: Megan Tooker

STAFF MEMBERS Ralph Stewart

ADDITIONS/CORRECTIONS TO AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST: None.

DECLARATION OF EX PARTE COMMUNICATION: None.

APPROVAL OF THE MINUTES:

Mr. Schneider moved to approve the minutes of the April 11, 2017 HARB Meeting;
Ms. Long seconded the motion;
Motion carried unanimously.

PROJECT REVIEW AND PUBLIC COMMENTS:

163 E. Curtin Street – paint exterior of existing 30 x 50 barn/garage/workshop

(Discussed later in the meeting. No one was present to attest to the project).

425 N. Spring Street - Paint exterior of house

Ms. Emily Enders spoke to HARB about the “ugly brown Victorian” on N. Spring Street. She explained that her and her husband are renovating it. She stated that they would like to repaint the house. She passed around examples of the colors she would like to use, i.e. needlepoint navy, yellow, cream/buff. She explained what would be painted on the exterior. She explained that she got the paint from Sherwin Williams Victorian Classical collection. The blue color is for the house, window trim will be a cream color, spindles would be the yellow, and the gingerbread would be yellow as well.

Ms. Long moved to accept the color scheme for the project at 425 N. Spring Street, as presented.

Mr. Lingenfelter seconded the motion;

Motion carried unanimously.

Resident was informed that this project would still need to be approved by Borough Council on May 1, 2017.

Ms. Enders had a question about the roofing color. She was informed that if she replaced the roof in-kind she did not have to come before HARB and Council to do so. Door replacement was also briefly discussed.

107 W. Logan Street – Roof replacement

Ms. Karen Zerby was present to discuss the roof replacement. She stated that she would like to replace the roof with a metal roof. She has some information from an Amish contractor. The spouting would also be replaced. It would be light gray. Mr. Stewart informed Ms. Zerby that HARB would like to be aware of what type of seam will be used in the construction. Mr. Schneider suggested that, given the minimal information provided, it would be grand rim with snow guards. This style has a ridge about every 10 inches and they overlap each other, as opposed to a standing seam. The metal would be placed over the existing shingle roof.

Mr. Uhler moved to approve the roof as presented;

Mr. Mahan seconded the motion;

There was further discussion as the information was passed around the table. Mr. McGinley explained that the type of seam or profile was not provided in the information.

A standing seam would be most appropriate for an older home. The standing seam does not have any fasteners exposed. It is a little more costly than the grand rim roofing.

Ms. Long interjected that the type of roofing proposed reminds her of something that would be on a garage rather than a house. She prefers the standing seam model of metal roof. Keeping in character with the district, Ms. Long opined that she would like to see the standing seam.

Ms. Zerby was asked to check to see if her contractor would be able to provide a standing seam roof, under a conditional approval. Ms. Long also suggested perhaps the Masonite faux shingle roofing.

Ms. Zerby interjected that a person two doors down from her had a metal roof put on in the fall. She is unsure about what type of roof it is. She confirmed that her proposed roof would be a light gray color. Downspouts will be replaced in –kind. Her contractor is Brush Valley Construction.

Amended motion as follows:

**Mr. Schneider moved to approve the roof provided that the metal profile is the standing seam profile and the color will be the light gray.
Mr. Uhler moved to second the motion; and accept the amendment;
Motion carried unanimously.**

This project will go to Borough Council on May 1, 2017 for final approval. Confirmation of the roof style is requested. Ms. Zerby was instructed to let Mr. Stewart know of any issues.

Back to 163 East Curtin Street, Mr. McGinley stated that he felt that the project was pretty self-explanatory. Ms. Long inquired about the color (stain) of the garage (red). The color proposed is Cape Cod Red. The building was built in 1992 so it is not historic but conforms to the district.

**Ms. Long moved to accept the project at 163 East Curtin Street, to stain the building with Cape Code Red, as proposed, with white trim;
Mr. Mahan seconded the motion;
Motion carried unanimously.**

350 E. Curtin Street – Roof replacement

Mr. Stewart stated that the property owner contacted him and indicated that the contractors already commenced work and the work is almost completed. The roof went from a three tab shingle to an architectural shingle.

Mr. Schneider moved to approve the project on what was presented at the table and the fact that it is an in-kind change for shingles and the color does not detract from the property;
Ms. Long moved to second the motion;
Motion carried unanimously.

ADMINISTRATIVE APPROVAL: None.

OLD BUSINESS:

Willowbank Plaza at Willowbank and Phoenix

Mr. Stewart researched this project, in light of the discussion at the previous HARB meeting. The project was reviewed around 2010-11, and was going through Planning Commission as well. It appears that the diagram that is in the meeting packet is what was approved. The latest administratively approved Certificate of Appropriateness was done on March 20, 2017. Bill Long represented HFL at the HARB approval meeting. Ms. Long read through the minutes and she saw that Mr. Keal did not vote in favor of the project. Ms. Long agrees with this, although it is too late now. She prefers to see the parking area in the rear. Mr. McGinley opined that the plaza will look a lot better than an empty dirt lot. This intersection is on the MPO radar but there is no funding for it at this time. There are other issues as well. Mr. Stewart stated that it is at least on a 10-12 year plan to try to get some funding for the intersection. The intersection traffic light also needs to be warranted. The traffic volume is not high enough at this time. Ms. Long offered that maybe with cooperation between HFL, Philatelic Society, and PennDOT the signal would be possible. It is a safety hazard. Axeman and Mill Street alignment was briefly discussed. Parking was also discussed. The empty lot was used by residents for parking due to the shortage of off-street parking.

There will not be a retaining wall. HFL will raise the proposed building out of the flood plain. Mr. Mahan does not favor the external canopy as they do not correspond with anything in the Match Factory area. Mr. Stewart reiterated that this was previously approved by HARB. HARB members would like the canopy reviewed with them again when construction gets to that point. The previously presented color sketch of the canopy and the project was requested to be reviewed again, if feasible.

ADJOURNMENT:

With no other business to come before HARB

Mr. Schneider moved to adjourn the April 25, 2017 HARB meeting;
Mr. Uhler seconded the motion;
Meeting adjourned at 9:01 a.m.