

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH**

MEETING MINUTES

May 9, 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 Chair Sam McGinley, at the Bellefonte Borough Municipal Building at 8:30 a.m.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley, Chair
Mack Mahan
Megan Tooker
Rob Wagner (for Walt Schneider)
Alan Uhler

ABSENT: Pat Long

EXCUSED: Robert Lingenfelter

STAFF MEMBERS None.

ADDITIONS/CORRECTIONS TO AGENDA:

Karen Zerby, 107 West Logan Street, roof replacement, was added to the agenda.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

**Mr. Uhler moved to approve the minutes of the April 25, 2017 HARB Meeting;
Mr. Mahon seconded the motion;
Motion carried unanimously.**

PROJECT REVIEW AND PUBLIC COMMENTS:

126-28 North Spring Street

Matthew Nelson appeared before HARB to discuss replacement of five (5) exterior doors. The property at 126-28 North Spring is Second Empire. The two front doors are being replaced and are originally from 1940's rehab. Both are irreparable. Single slab doors will be replaced with a solid mahogany doors which are two panes of glass over two raised panels and wood. Drawings have been provided. The size is not being changed so the Second Empire theme will remain. Hardware is depicted in the materials provided.

Door 3 and 4, are exterior rear doors and currently are not of sufficient thickness and are actually interior door quality. One has been damaged with vandalism. Both doors are being replaced with a half glass over a single panel which is consistent with what is there now. Door height will be changed a little bit to standard door. It will be trimmed in white to make up the difference which is consistent with what is painted there now. Both will be solid mahogany and stained the same. Screen door will be kept.

The last door, No. 5, is a small access door which is three panes of glass over one large panel. This is on the Pike side of the property. This is not of sufficient thickness. It is an interior door placed on the outside, and is also in bad shape. It was also damaged during an attempted break in. A new solid door will be installed with limited windows. This will be mahogany and stained as such as well. The new casing will be consistent with what is in place now. Satin nickel door knobs will be installed on 3, 4, and 5.

**Mr. Uhler moved to approve this project as presented;
Mr. Mahan seconded;**

Discussion followed.

The front hardware was questioned and it was suggested that it be changed out for a lever for both sides. Mr. Nelson looked for this and could not find one. This was only suggested for mere convenience purposes. The mahogany door color was confirmed. The glass did not appear to be a distraction. Full glass would not last very long being that the property is tenant occupied. Triangle Building is doing the work on this project. Beveled glass was determined to be only a little more expensive.

Motion carried.

Property owner was informed that this project would still need to be reviewed by Borough Council on May 15, 2017 and that his presence is not required. He would receive a Certificate of Appropriateness in the mail.

107 W. Logan Street - Metal Roof

Ms. Karen Zerby returned to HARB to discuss the roof replacement. She indicated that she got pricing and is a little more than she was planning on spending - \$5,000 more for the standing seam. She contacted another contractor and his estimate was even more. Pictures were requested to visually have an idea of what the roof would look like. Mr. McGinley stated that Ms. Long, who is absent from the meeting today, was adamant about the standing seam at the last meeting. He indicated that more information would be needed.

Council approved the roof conditionally with a standing seam. Mr. McGinley stated that more information is needed to analyze. The more information the better. Ms. Zerby argued that the roof is not even visible from the street. She stated that the contractor is Amish, Alvin King with Brush Valley Construction, and he had only given her materials that showed the colors. A metal profile is needed to be seen by HARB members. Ms. Zerby reiterated that \$5,000 more for the standing seam was much more than she was planning on spending. She did not obtain pricing on a shingle roof.

Mr. McGinley indicated that he did not think enough information was provided to make a motion to do anything. Construction wise and architecturally wise, the standing seam is a better looking roof. The property one house away from Ms. Zerby's home had a metal roof installed last fall. She could not photograph it well, but it was determined that it was a rolling seam. Ms. Tooker felt that the regular seam looks like a barn roof and if HARB allows it here, everyone will want to put them up and that is not the look that the Borough is striving for.

Mr. McGinley reiterated that more information is needed at this point. Pictures will be requested from staff of the roof one house away from Ms. Zerby's for the next meeting. More information is requested too from Brush Valley Construction, i.e. pictures of roofs done in Bellefonte.

It was also suggested to Ms. Zerby that she price out shingle roofs as well and maybe get some additional quotes on the metal roofs.

As an aside, Ms. Tooker indicated that she felt it important to have more information on the roof and draw a line in the sand and take a stand. HARB standards need to be researched and applied. Research needs to be done to determine if HARB approved the roofs other than standing seam metal roofs. Staff will be directed to assist in researching the other metal roofs installed in the historical district of the Borough.

ADMINISTRATIVE APPROVAL:

None.

OLD BUSINESS:

None.

ADJOURNMENT:

With no other business to come before HARB,

**Mr. _____ moved to adjourn the May 9, 2017 HARB meeting;
Mr. _____ seconded the motion;
Meeting adjourned at 9:02 a.m.**