

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH**

**MEETING MINUTES**

**May 23, 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 Walt Schneider, at the Bellefonte Borough Municipal Building at 8:30 a. m.

**ROLL CALL:**

**MEMBERS PRESENT:** Walt Schneider  
Mack Mahan

Robert Lingenfelter  
Pat Long  
Alan Uhler (late arrival 8:35 a. m.)

**EXCUSED:** Sam McGinley, Chair  
Megan Tooker

**STAFF MEMBERS** Ralph Stewart, Manager (Alternate)  
Shannon Wright, HARB Administrator

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Mr. Stewart introduced Shannon Wright, HARB Administrator

**ADDITIONS/CORRECTIONS TO AGENDA:**

None.

**DECLARATION OF CONFLICT OF INTEREST:**

None.

**DECLARATION OF EX PARTE COMMUNICATION:**

None.

**APPROVAL OF THE MINUTES:**

*Minutes corrected to include Ms. Long as “present” at the meeting; correction noted.*

**Ms. Long moved to approve the minutes, as corrected, of the May 9, 2017 HARB Meeting;**  
**Mr. Mahan seconded the motion;**  
**Motion carried unanimously.**

**PROJECT REVIEW AND PUBLIC COMMENTS:**

**348 East Linn Street**

Harry and Denice Welles are doing a project that entails a shingle roof replacement. The roof is showing wear and they wish to replace the roof. The current shingles are Owings Corning and they no longer make these shingles. They provided pictures and information on an alternative. The proposed is by CertainTeed and goes by the same name as the previous shingle “Colonial Slate.” The only difference is that it is an architectural tab instead of the currently installed three tab shingle. The Welles consulted three roofers. The three tab shingle was not recommended. The Welles do not want this type of shingle. She chose Manasquan Roofing. She does not know when he can get to it with all this rain.

**Ms. Long moved to approve the replacement of the shingles at 348 East Linn Street with the CertainTeed architectural Colonial Slate, pewter color shingle.**  
**Mr. Uhler seconded the motion;**

Flashings will be replaced as needed. Snow birds will remain as well.

Ms. Long amended the previous motion to remove the words “pewter color.”

**Ms. Long moved to approve the replacement of the shingles at 348 East Linn Street with CertainTeed Architectural Colonial Slate shingles.**  
**Mr. Uhler seconded the motion;**  
**Motion carried via voice vote.**

This will go to Council June 5, 2017.

## **128 West Howard Street**

Christopher Passante, pastor of Trinity United Methodist Church presented the heat pump project for the church. They would like to install four heat pumps in the education building. There is no AC in that building and they are trying to add service with the new units. 38 x 30 units would be mounted 7 to 8 feet on the wall on the front and back of the building. This would service the first floor only. There is a daycare and child care facility there during the summer and it gets pretty hot in the down stairs.

**Mr. Uhler moved to approve the heat pump project at 128 West Howard Street as presented;**

**Ms. Long seconded the motion;**

There was concern with the obviousness of the units facing Howard Street. A ground level mount was recommended where there may be some landscape screening possible. The two on the back side are not visible and are fine.

The reason they are raised is their efficiency. The sidewalk goes against the building, per Pastor Passante, so there is an obstacle there.

Ms. Long inquired about lattice screening. She is okay with the raised units if it can be screened. Efficiency was discussed. Pastor Passante interjected about the chamber building and the wood lattice around their ground units. He indicated that he would do something like that. Mr. Schneider inquired about setbacks. Mr. Stewart indicated that they do own the side yard. The units come in different colors too. Perhaps a color can be ordered that will closely match the wall.

Mr. Uhler suggested that all four units go onto the back side of the building and run the line above the ceiling. Contractor indicated to the pastor that a lot of efficiency would be lost in installing the units that way. If three were on one and one towards the front, that may work. Cost and efficiency are the two key factors.

The white units on the front wall will stick out. Painting options were discussed. Screening was discussed again. Ground mounting would be ideal. Dimensions were discussed briefly. With the sidewalk, ground mounting of the units may be difficult. Pastor Passante felt that the best option would be put one in the front near the sign and screen and move the other three to the other side. Not as efficient, but better than no air at all. Perhaps putting them ALL in the back and spreading them out uniformly would be more appealing. Ms. Long did not see a problem with Pastor Passante's proposal for one in the front.

Amended motion:

**Mr. Uhler moved to recommend approval of the project either all four units mounted on the back side of the building or three mounted on the back and one mounted near the sign and screened, with staff approval of the final location of the units;**  
**Ms. Long seconded the motion;**  
**Motion carried.**

This will go before Council on June 5, 2017.

### **163 East Linn Street**

Mr. Sean Farrell presented his fencing project. He proposed a shadow box fence at the property line. A drawing was presented of the project. It would not be visible from Linn Street, but maybe from the alley. A deck is also proposed.

A picture of the current fencing was made available. There is a round porch on Linn Street. The fence height was discussed. Anything higher than 6 feet will require a building permit. This is a State requirement.

At the driveway, there is a little jog by the shed. Ms. Long inquired where the deck would be. Mr. Farret confirmed it would be in the back of the house. There is an existing concrete patio and it is broken. The deck will replace the patio.

**Mr. Uhler moved to approve the shadow box fence as presented not to exceed 6 feet in height;**  
**Mr. Mahan seconded the motion;**

With regard to the shed, the fence will run behind the shed and there will be a gate. Posts and pickets are vertical to sturdy up any fence that remains from the old fencing. The fence will be allowed to weather for up to a year and then painted with a possible white wash, i.e. white linen. The fence wood is pressure treated wood.

Motion was amended as follows:

**Mr. Uhler moved to approve the dog eared shadow box fence as presented, not to exceed 6 feet in height. Within 6 months the fence shall be stained with White Linen stain by Cabot.**  
**Ms. Long seconded the motion;**  
**Motion carried.**

This will go to Council for approval on June 5, 2017.

The deck project was presented in depth. Pressure treated deck is proposed, 18 inches above the existing patio. From grade to top of finished floor, it will be constructed of 2 x 12 floor joists and 5.25 deck boards. It is low enough that you cannot see it from Linn Street. The color of the deck is yet to be determined.

**Ms. Long moved to approve the deck as proposed, with staff approving the color when it is decided, prior to application;**

**Mr. Uhler seconded the motion;**

**Motion carried.**

### **Talleyrand Park Signage for Pollinator Garden**

The Bob Bowersox sign design was adopted already. It is 20 x 24. The garden is a pollinator garden and has a metal sign 16 x 9. Mounting was described. There is already a sign for the edible landscape garden. The same hardware will be used for this project. It will be mounted to the fence.

**Mr. Lingenfelter moved to approve as presented;**

**Mr. Uhler seconded the motion;**

The motion was amended to include Borough approval.

**Mr. Lingenfelter moved to conditionally approve the project as presented as follows: (1) the project meets zoning ordinance; and (2) Borough has final approval of the placement of the sign on their fence;**

**Mr. Uhler seconded the motion;**

**Motion carried.**

Ms. Long does not like to see too many signs posted to the fence. Location of the signage was discussed.

### **Talleyrand Park, Freight Building ADA Ramp Plan**

The concept plan for the stairs and ADA ramp at the freight building was discussed. The length is necessary to maintain the appropriate ADA ramp incline requirement. Materials were discussed. Feedback is requested. Ms. Long does not like the shiny metal. She prefers black or something dark. She opined it looked too utilitarian. It is an old building and the ramp looked too modern. Mr. Schneider agreed that it looked too modern, he preferred wrought iron look – black. A possible loading ramp was discussed.

Local welders and metal workers may be able to assist with keeping the ramps more within the period. Mr. Stewart will get some names for the developer.

Ms. Long questioned the foundation. Mr. Schneider confirmed that it went through HARB. The foundation could have been improved relative to the appearance. Ms. Long felt that it did not meet the aesthetics of the period.

There are few concepts relative to the entrance doors. The large window was discussed.

Mr. Schneider asked the developer to come back to a work session with other options so that it can be further reviewed and discussed. A site visit was arranged for after the meeting.

### **OLD BUSINESS:**

HARB awards tabled.

Future HARB samples was discussed. Perhaps someone taking pictures of approved HARB items, i.e. roofs, fencing to keep on hand so that residents can review before building.

### **NEW BUSINESS:**

HARB Training Opportunity, Bloomsburg, June 24, 2017 – Mr. Stewart will send it out to members.

Mr. Stewart mentioned the Zerby roof and looked at previous applications that were approved with the ripple roof. There are a few that were approved. He will put this in the next meeting packet with a memo.

Mr. Stewart indicated that a HARB grant was received but does not start until August 1, 2017. Ms. Long asked if a grant can be given to a resident, such as Ms. Zerby to put towards the roof that HARB would prefer. A fall HARB information session was proposed for residents to see what is acceptable for construction in the historical district.

### **ADJOURNMENT:**

With no other business to come before HARB,

**Ms. Long moved to adjourn the May 23, 2017 HARB meeting;  
Mr. Mahan seconded the motion;  
Meeting adjourned at 9:52 a. m.**