

HISTORICAL ARCHITECTURE REVIEW BOARD

BELLEFONTE BOROUGH

MEETING MINUTES

June 13, 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. Stewart at the Bellefonte Borough Municipal Building at 8:38 a. m.

ROLL CALL:

MEMBERS PRESENT: Mack Mahan
Pat Long
Alan Uhler
Maria Day

EXCUSED: Sam McGinley, Chair
Megan Tooker
Walt Schneider
Robert Lingenfelter

STAFF MEMBERS Ralph Stewart, Manager (Alternate)

GUESTS: Jeff Freewall
Randy Green
Karen Zerby

ADDITIONS/CORRECTIONS TO AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

Mr. Uhler moved to approve the minutes, as corrected, of the May 23, 2017 HARB Meeting;

Mr. Mahan seconded the motion;

Motion carried unanimously.

PROJECT REVIEW AND PUBLIC COMMENTS:

140 South Allegheny Street

This project is for the installation of an awning to include signage. Mr. Jeff Freewall spoke on behalf of this project. There is an almost identical sign and awning on North Allegheny Street. This is being moved to 140 South Allegheny Street. The awning will be re-covered with new fabric.

Ms. Long moved to accept the awning and signage as presented;

Mr. Uhler seconded the motion;

Motion carried unanimously.

This application will go to Council on June 19, 2017.

135 North Thomas Street

This project is for roofing. The roof is metal with ripples. Mr. Randy Green is present for this project. A sample of the profile was received by HARB. The color swatch is the gray color. The profile presented is the most affordable and easiest to install. Ms. Long indicated that the profile presented is a lot different than what is being seen in the district. Mr. Green indicated that their company installs the roof correctly, according to specs. Some of the others were installed not following specs or using accessory pieces. Ms. Zerby's roof project was used an example. Many of the homes on her street never came through HARB.

Mr. Stewart did some research per Mr. McGinley on the roof projects. There are at least two applications that were approved by HARB with the rippled roof versus the standing seam. The memo is in the packet. 115 West Logan Street (two doors down from the Zerby home) has vinyl windows and siding approved by HARB but not the roof. 125 W. Bishop does have the rippled metal roof and was approved by HARB in 2008. This can be seen from the public right of way. There is a home on North Spring Street, a duplex similar in style to Ms. Zerby's home, has an approved 2012 HARB roof with condition that the chimney be repointed.

Back to the project at hand, the standing seam is expensive and is usually twice the cost of the project presented. There is a shingle roof on the house right now. Ms. Long indicated that the HARB follows the Secretary of the Interior's standards – repair or replace in-kind.

The issue of persons not coming through HARB and just installing a roof without application was discussed.

Ms. Long suggested drawing a line in the sand from this day forward. HARB is getting stuck in the middle of what is supposed to be done and what actually happens. Guidelines for roofs are recommended.

The North Spring Street roof applicant talked about earlier never argued about their neighbor having something else. They had a standing seam metal roof on the house. HARB approved putting on a rippled roof as long as the chimney was repointed. Mr. Stewart indicated that perhaps that decision needs to be explained and why the answer is no at present.

Ms. Day felt that the accessories with the roofing discussed for the project at hand may give it a more finished look rather than garage roofing.

Spacing of the attachments along the ridge was discussed. Mr. Green continued to describe the process of how his company constructs the roof in great detail. He indicated that metal shingles triples the cost.

Options on the roofing were discussed. There is a 9 inch separation with two ripples in between. That is the set roof design. It will have an ice guard.

Ms. Long was adamant that from this point forward, the HARB needs to come up with a roofing policy which will be applied to ALL. If anyone is putting a roof on without a permit, they need to be stopped.

**Ms. Long moved to accept the roof replacement at 135 North Thomas Street as proposed with the color to be charcoal, MAC RIB A Panel, with ice guarding and flashing, gutters and downspouts;
Mr. Uhler seconded the motion;**

Snowbirds were discussed. Mr. Green indicated that the rail is better. The pitch is about a 10/12 pitch and is pretty steep. Most homes on Thomas are steep.

The front gable looks like it has wood. That can stay and accessory will be placed over that. New seamless, white, gutters are also included. Down spouting has been replaced already.

Motion carried with one nay.

This will go to Council on June 19, 2017.

107 West Logan Street

Karen Zerby is present, so Mr. Stewart moved her project up on the agenda. The Board was reminded about her application.

**Mr. Uhler moved to approve Ms. Zerby's application to install her roofing at 107 West Logan Street, as presented;
Ms. Day seconded the motion;
Motion carried with one nay.**

This will go to Council on June 19, 2017. Mr. Stewart thanked Ms. Zerby for coming to the meeting and for being so patient.

414 West High Street

No one is present in the audience to represent this project. Painting of the house is proposed, with trim replacement at the top of their roof near the eave of the roof. A photograph showed that this area had ornamental woodwork. Pictures and colors were passed around. Ms. Day was concerned with the rendition being more Victorian style than Craftsman.

**Mr. Uhler moved to approve the application to paint the home at 414 West High Street using Colonial Revival Stone, Walker Red and Pure White paints in the picture as shown and replace the architectural wood work at the top of the roof near the eave providing that the style is constructed as similar as possible to what was there according to the photograph;
Ms. Long seconded the motion;
Motion carried unanimously.**

144 West Linn Street Wall

No one is present for this project. This application has a pre-cast block in colors to match what we used on the water front blocks. Because of personnel changes, and things being left up in the air, research was done and the block wall was previously administratively approved. Mr. Stewart understands that this is only the lower wall, not the stone wall on private property. PennDOT, through a contractor, is doing this work. Mr. Uhler stated that he thought this was already approved. PennDOT has assured staff that the color of the wall is the same color as the one along the waterfront. The color approved was more limestone colored than pink. PennDOT will require a sample before the work is done. HARB requested that the Borough keep in touch with PennDOT until that sample is provided.

150 South Water Street Handrail

This project entails repair and replacement in-kind.

It was the consensus of HARB members that these projects were approved previously.

425 North Spring Street

Staff was notified that there was a project taking place in the historic district. Staff contacted the owner. She is building a pergola on the back of her house. She dropped of a picture this morning. A building permit was in question. This will be passed on to Code. This will probably be visible from the alley in the back and side of her home. You cannot see if on North Spring Street.

Mr. Uhler stated that it appears that this project is pretty much done. The picture presented is just an example and not the actual project footage.

Ms. Long indicated that this project was not done with HARB's blessing. She will not move to approve this.

Mr. Uhler moved to table this project and request that the homeowner attend the next meeting for further discussion;

Ms. Day seconded;

Motion carried.

Mr. Stewart confirmed that the Property Maintenance Code was approved, but as far as people starting projects without approval, there needs to be a discussion with Mr. Schneider about code enforcement. There is a small percentage of this happening. This will be improved going forward. If these projects are seen or a call comes in, they are acted on. Ms. Long indicated that there are no teeth in the ordinance. There is no penalty for not getting an application or a permit in. Ms. Long opined that residents know that nothing will happen to them.

Mr. Stewart indicated that the "teeth" is a process. When something is identified, typically the HARB administrator or Mr. Stewart attempts to contact the property owner or contractor to stop work until approval is given. Code is also contacted, if necessary.

Ms. Long opined that she has been before Council, and as elected officials, they do not want to upset the constituents. She said they did vote a project at Linn Street down, but it seemed that Council did not want to get anyone upset. If someone does something, and it is all finished, the consequences are nothing. They should be fined because they did not follow the Borough ordinances and rules. Ms. Long felt that HARB efforts are stifled by

people doing things that are not approved by HARB. She wants to keep up the historical essence of the Borough and the place that people come in on busses to visit. She believes that the guidelines should be followed. Ms. Long would like this issue researched to see how other historical districts and HARB groups handle these issues.

Mr. Uhler recognized that the homes must be preserved and also efficient so that they are able to be preserved.

Mr. Stewart will bring the HARB administrator up to speed on these discussions. He will also check in with Mr. Schneider regarding code enforcement.

ADJOURNMENT:

With no other business to come before HARB,

**Mr. Uhler moved to adjourn the June 13, 2017 HARB meeting;
Mr. Mahan seconded the motion;
Meeting adjourned at 9:40 a. m.**