

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH**

MEETING MINUTES

June 27, 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 at the Bellefonte Borough Municipal Building at 8:33 a. m.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley, Chair
Megan Tooker
Mack Mahan
Pat Long
Walt Schneider
Robert Lingenfelter

EXCUSED: Alan Uhler

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

GUESTS: Aaron Barto
Bonita Tatterson

ADDITIONS/CORRECTIONS TO AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

**Ms. Long moved to approve the minutes of the June 13, 2017, HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried unanimously.**

PROJECT REVIEW AND PUBLIC COMMENTS:

425 North Spring Street

This is for post project approval for the erection of a pergola over an existing deck. Ms. Tatterson, owner, spoke on the behalf of the project. She explained that it is going to be painted. Mr. Schneider mentioned that paint is a potential maintenance issue; recommended stain. Ms. Tatterson said that it is actually a tinted stain. Mr. Schneider mentioned that the project would require a building permit.

**Mr. Schneider moved to accept the pergola as presented;
Ms. Tooker seconded the motion;
Motion carried with one nay.**

This application will go to Council on July 3, 2017.

338 East Curtin Street

This project is for a mortar wash on the brickwork to improve visual consistency. There was very minimal information provided with the application and no representative. moved;

**Mr. Schneider moved to table this project and request that the homeowner attend the next meeting for project presentation;
Ms. Long seconded the motion;
Motion carried.**

105 West Logan Street

This project is for roof replacement from shingle roof to ribbed metal roof. There was some discussion about the historic significance of this property compared to its neighbor's roof, which was approved at the previous meeting.

Mr. Schneider moved to table this project and request that the homeowner attend the next meeting for project presentation;
Ms. Tooker seconded the motion;
Motion carried.

137 North Thomas Street

This project is for roof replacement from shingle roof to ribbed metal roof. There was some discussion about the historic significance of this property compared to the ribbed metal roof that was approved at the previous meeting.

Mr. Lingenfelter moved to table this project and request that the homeowner attend the next meeting for project presentation;
Ms. Long seconded the motion;
Motion carried.

100 West Linn Street/Bellefonte Elementary School

This was a discussion/feedback item for the erection of a three stop elevator in the rear corner of the building. Mr. Barto explained that they are still in the preliminary design phase and wanted to get input prior to making formal plans. He would like input on location and design. The proposed location is the recessed rear corner. The design would be a mix of brick and glass. There was discussion among the board that the location seemed appropriate and was one of the only locations possible for an elevator. Ms. Long and Ms. Tooker mentioned about the potential for the unique window design to be used in the elevator design since it will be blocking two columns of windows. Their fenestration is unique to the building and should be replicated. Ms. Tooker requested that a copy of the Secretary of Interior standards be given to Mr. Barto to pass along to the architect as they are the guidelines HARB follows when making decisions.

ADMINISTRATIVE APPROVAL: None

INFORMATION/DISCUSSION ITEMS:

Staff was approached by the owner of 233 N. Allegheny Street who would like to do some painting at her property. She would like to paint her window trim white (existing color), the window sash Hanging Vine 5005-6B (Valspar), and porch white (existing color). The green is already present on some windows on the first floor of the house. Ms. Wright wanted to know if this was a project that would be appropriate to be administratively approved. Mr. Schneider said that since there was already some windows existing with the green and white combination, that would be something staff

could approve. Ms. Wright asked what the difference would be between a paint project that should come before the board and something that can be administratively approved. The board said anything that is already on the building – either the entire building or part of it (like the windows of the current discussion) – and other minor projects. Large projects that change the color scheme of the house should come before HARB. When in doubt, have the applicant come before the board. Mr. McGinley mentioned that appropriate administrative approval projects will be a process that will be learned with time.

OLD BUSINESS:

Ms. Long and Mr. Mahan attended HARB member training in Bloomsburg as part of their continuing education credits. They both felt the training and networking was worthwhile.

NEW BUSINESS:

There is interest in meeting with Bellefonte Borough Council to get a better understanding of why council opposes a HARB Recommendation when it happens.

Administrative approval: Ms. Wright said the question was answered during the discussion about the windows for 233 N. Allegheny Street.

Mr. Schneider mentioned two projects that HARB should be aware of. The first is the Friend's Burial Ground or Quaker Cemetery. There is a historic wall, technically located in Spring Township and not in the historic district, that is caving in. It is in need of repair, but the trust supporting the cemetery has little to no money. He asked for ideas or suggestions to how the wall can be fixed. Mr. Stewart has been working on the project from the Borough side and updated the board on how the Bellefonte Historical and Cultural Association is working with the Quakers to obtain funding.

The second is a wall that needs to be fixed at 435 N. Spring Street. Parts of the wall have fallen and it is a safety issue. To be fixed or removed the project will need to come through HARB. Mr. Schneider relayed that to the homeowner, but they have not completed an application or contacted Ms. Wright.

There was discussion about writing design guidelines to help HARB make decisions and property owners understand how HARB makes decisions. Ms. Long was very in favor of guidelines. Ms. Tooker said the cost of having someone write guidelines was very expensive. Mr. Schneider suggested a grad or PhD student take the project on as part of a thesis or dissertation. Design guidelines are going to be looked into by Ms. Wright. Mr. Lingenfelter mentioned that the red book was a good resource for homeowners. Ms. Wright agreed. It was discussed that we should have more printed. Mr. Lingenfelter has a PDF copy of the book; he will distribute it to HARB members. Mr. Schneider will get more printed we will be able to disperse to home owners in the historic district. During

the discussion about design guidelines and metal roofs, it was determined that a work session needs to be scheduled so those items can be addressed.

ADJOURNMENT:

With no other business to come before HARB,

**Mr. Schneider moved to adjourn the June 27, 2017 HARB meeting;
Mr. Mahan seconded the motion;
Meeting adjourned at 9:45 a. m.**