

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES**

July 11, 2017 - 8:30 a. m.

236 West Lamb Street, Bellefonte, PA 16823

www.bellefontepa.gov

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 8:30 a. m.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley, Chair
Mack Mahan
Pat Long
Robert Lingenfelter

EXCUSED: Megan Tooker (late)
Rob Wagner (late)

ABSENT: Alan Uhler

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Cindy Polinski
Edwin Escalet
Randy Green
Emile Enders

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 27, 2017 HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried unanimously.**

PROJECT REVIEW AND PUBLIC COMMENTS:

424 North Spring Street

This project is for replacement windows for compliance with Code. Ms. Cindy Polinski presented the project details. Code indicated that the paint was peeling around the windows and this was not acceptable. In order to sand and paint them, the feeling was that the wood was not in good shape to hold the panes. There were double hung windows originally, being replaced with vinyl windows. The windows were replaced last month. This is a rental property. The first floor windows will be repainted with hope to replace them down the line for cost reasons. Mr. McGinley discussed the aversion to vinyl windows, indicating that they do not last. This project did not come through HARB. No one seemed to remember it coming through HARB. Mr. McGinley encouraged that the first floor window project come through HARB so that they can be replaced correctly with resources relative to refinishing and preservation. A suggestion to make the vinyl more aesthetically pleasing to the eye. The property owner will look into this. Dull coat can be applied to the stand out white so that it is not so shiny looking.

**Ms. Long moved to approve the existing window installation as presented;
Mr. Lingenfelter seconded the motion;**

The lower windows are believed to be original. Ms. Long discussed the practice of keeping one of the original windows so that any future owner of the property knows what was historically replaced on the home, and used as a guide. Normally HARB does not approve the vinyl windows for the front of the home. This is done on a case by case basis.

Ms. Long indicated that she could not give this project her blessing as the Church knew it was in the historical district and should have come through HARB first. She believed that there should have been a stop work order issued on the project. Due to personnel changes, it may have slipped through the cracks.

Ms. Long rescinded the previous motion.

**Ms. Long moved to deny the project due to improper procedure;
Mr. Lingenfelter seconded the motion
Motion carried unanimously.**

HARB suggested that if the church wished to do anything else at the property they need to come back to HARB before starting any project. This project will go before Council on July 17, 2017.

428 North Spring Street

This project is for roofing. Emile Enders, the property owner appeared to present the project. She is requesting that she be permitted to install a pewter grey roof on the house. Currently, it has a brown roof and has been patched a few times. Mr. McGinley would like to see a picture of the home when it is finished.

**Mr. Lingenfelter moved to approve the pewter grey shingle roof;
Ms. Long seconded the motion;
Motion carried unanimously.**

Project will go before Council on July 17, 2017.

338 E. Curtin Street

Property owner, Edwin Escalet appeared to present the project. This project is for a mortar wash. His wife came across an article on German Mortar Wash. There are other properties in the Borough with this wash on their brick. They would like to complete this by the end of the summer.

**Mr. Lingenfelter moved to approve the mortar wash project;
Mr. Mahon seconded the motion;**

The property owner explained that the process is not difficult and would apply it carefully. The house next to the Reynold's Mansion has this process done. The process does not damage the brick and is not "paint" per se.

Motion carried unanimously.

Project will go before Council on July 17, 2017.

137 N. Thomas Street/105 W. Logan Street

Randy Green presented the metal roof projects to HARB. He explained that these projects goes hand in hand, as both of these roof projects are neighbors of other projects that were approved by HARB two weeks ago.

Karen Zerby also was approved by HARB for her roof, which is the same profile as presented this evening. Mr. McGinley explained that approvals are on a case by case basis based on of the property is a “contributing” property or not. The Zerby property had not maintained all of its historical integrity over the years.

The historical integrity of the two homes at hand was discussed.

137 North Thomas Street was discussed first.

**Mr. Lingenfelter moved to disapprove the metal roof at 137 North Thomas Street due to the integrity of the architecture in place;
Mr. Mahan seconded the motion;**

Discussion was held on the project. The type of the roof is not what is traditionally seen on the historical homes in that area. The Zerby home was historically compromised so the roof was approved. This home is visible to the street and has maintained Victorian details. Ms. Long would rather see a shingle roof on this property. Mr. Green indicated that his company only does metal roofs. Mr. Green reiterated that Ms. Zerby’s roof was approved and his company did the work on her roof. He further stated that they are side by side homes. The roof will be grey like Ms. Zerby’s roof. The paneling is growing more popular due to cost and other factors. Mr. McGinley offered that the HARB needs to look at historical preservation. He suggested going to the Council. They have the final say. HARB is a recommending body. More information is suggested if they decide to go before Council.

Ms. Long stated that with the Zerby roof a box was opened. Here before HARB are two more projects requesting the same roof as Zerby. Soon historical roofs will be nonexistent. Regardless of the fact that Ms. Zerby’s home did not have anything architecturally historical to it, the property at hand does have detail remaining and the home is visible. Ms. Long opined that HARB will be dealing with this because some have been allowed and some property owners have gone and done the roofs without going through HARB approval.

Mr. Green stated that he felt that there was more to it than case by case basis in approving Ms. Zerby’s roof. Other homes that were approved by HARB with the same roof were brought up at the previous meeting and that was a leading factor as to how Ms. Zerby’s roof and Mr. Green’s prior project was approved. There was no consistency of approvals.

Mr. McGinley indicated that HARB needs to follow guidelines and the roof at hand does not fall within the guidelines. Council can override HARB's recommendation.

Motion carried unanimously.

This will go before Borough Council and property owners and contractor is welcome to attend the meeting to speak about the project.

105 Logan Street was discussed. Mr. Green indicated that it would be the same style roof as the 137 North Thomas Street roof.

Ms. Long moved to disapprove the roof project for 105 W. Logan Street;

Mr. Lingenfelter seconded the motion;

Discussion was held on this project. Ms. Long reiterated that even though it has vinyl siding, the home still maintains Victorian detail at the peak and arch window at the top. It has some nice features. It also backs up to the Cadillac Building which went into great detail to preserve the original architectural detail that remained there. This home should also have a shingle roof. The gutter would be replaced if the metal roof is permitted to be installed. It is a standard K gutter. There were some issues on the back side so the downspout would be re-routed. The property owner wanted it all taken care of at once so he could stop having issues.

Motion carried unanimously.

Mr. Green continued to plea his roof project with HARB and his company's work ethic and standards. The metal style roof proposed was not what HARB is looking for in replacement roofing in the historical district. Ms. Long reiterated the importance of coming to HARB first before a project is considered and time is spent in financing and contracts. The project starts with HARB approval not with a contractor. Mr. Wagner stated that property owners in the Borough of Bellefonte historical district need to know their building and need to understand the upkeep and financial obligation that is involved with owning a home in the historical district.

Mr. McGinley suggested perhaps coming back with a standing seam roof for the front of the property for the 137 N. Thomas Street project for review. HARB could review that with perhaps a better chance of approval. Samples will be needed to demonstrate the project clearly to HARB if this project comes before the Board again.

INFORMATION/DISCUSSION ITEMS:

464 E. Curtin St. – Window Replacement

Ms. Wright indicated that this property is replacing windows and has not come through HARB for approval. Scaffolding is up and they are working on the left side. A letter was sent last week and it was requested that someone come and speak with Ms. Wright. A stop work order needs to be issued until they come before HARB. The property is on the corner of Wilson and Curtin.

Ms. Wright indicated that the process needed to be clarified, i.e. stop work versus coming in to HARB for approval. Pictures were shown to HARB of what was able to be photographed. At this point, Ms. Wright will follow up at the property.

As a side, standards and regulations will be added to the HARB application packet.

217 N. Allegheny St. – Window Screens

No discussion was held.

OLD BUSINESS:

Council/HARB Joint Work Session date to be determined. Ms. Wright requested a work session with HARB to get on the same page before the meeting with Council.

Discussion points were reviewed, i.e. role of HARB, explanation of ten standards, and appropriateness vs. denial, in addition to the situation of an issue being brought back again and again. Mr. McGinley reiterated that Council could override the HARB recommendation.

Reasons for denial and approval should be clearly explained at the work session with Council, as well as HARB's task of reviewing each project case by case and the standards, means and methods used in the era of a building's construction versus upkeep of the building today and financial burden. Ms. Long wanted to make sure the record clearly states the aforementioned. She offered the scenario of just because a metal roof was approved prior with a similar style on a building with no integrity and are "non-contributing" to the historical district, does not mean it will be approved on another building with historical features still intact.

Work session dates were discussed for September or October. This issue will be brought back up at the first meeting in September to try to pin a date down.

Other:

HARB awards were briefly discussed.

The railroad building aesthetics were discussed briefly as well.

The HFL project was discussed as well. Ms. Long is concerned about what it is actually going to look like. The project will look similar to the Match Factory building. This project was approved.

Mr. Mahan spoke about the armory building for sale on Bishop Street. The Borough IDA is making a pitch with a layout of what can be done with this property i.e. covenants. The covenants are conveyable with the deed. The deed was transferred from the Borough to the IDA.

NEW BUSINESS:

None.

ADJOURNMENT:

With no other business to come before HARB,

**Ms. Tooker moved to adjourn the July 11, 2017 HARB meeting;
Mr. Lingenfelter seconded the motion;
Meeting adjourned at 9:50 a. m.**