

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES**

**July 25, 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 8:30 a. m.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley, Chair
Mack Mahan
Pat Long
Walt Schneider
Alan Uhler
Megan Tooker

EXCUSED: Robert Lingenfelter

ABSENT:

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Shawn Ulery
Ed Mulfinger
Brian Figlen
Mike Siggins
Heather Kirk
Dave Brockway

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 July 11, 2017 HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried unanimously.

PROJECT REVIEW AND PUBLIC COMMENTS:

211 West High Street/Talleyrand Tavern/Sign and Paint

This project is for a sign at the tavern. Mr. Dave Brockway presented the project. He intends to paint the one wall behind the sign with two gray colors. He originally wanted to put the sign on the roof, but that would not work with the zoning ordinance.

Mr. Uhler moved to approve the sign and paint project for 211 West High Street;
Mr. Mahan seconded the motion;
Motion carried.

This will go before Bellefonte Borough Council on August 7, 2017.

134 East Bishop Street/St. John Evangelist Catholic Church/ Gutters/Downspouts

Mr. Ed Mulfinger presented this project to HARB. He explained that there have been a lot of problems with the building, built in 1889. Gutters were replaced in perhaps the 1960s. The rain water is blowing the top of the clean-out with “geysers” during rain. The proper sized downspouts need to be installed to the proper profile. Water is running all over the place. It is going into the basement of the rectory as well. It is not accessible for cleaning on the street side because it has been paved up over. He suggests replacement with whatever is appropriate. The other side of the building has 5 inch corrugated painted downspouts. Although High Street is a PennDOT right-of-way, Mr. Stewart informed Ms. Wright that the sidewalk could be manipulated to mitigate the situation. Mr. Uhler indicated that the most important thing is replacing the line and building up out to the curb. Mr. Schneider indicated that the church needs to discuss with PennDOT the curbing. Mr. Uhler indicated that he was good with the downspout replacement. Piping material was discussed briefly. It was agreed that a 5 inch copper round piping would work best.

Mr. Uhler moved to approve the downspout project (5 inch copper round) with final details to be administratively approved;

**Mr. Schneider seconded the motion;
Motion carried.**

This will go before Bellefonte Borough Council on August 7, 2017.

120 W. Bishop Street/BMSHL Beauty/Painting and Sign

Ms. Heather Kirk presented this project. She indicated that this will be for a new business for a bridal make-up and hair studio. She would like to paint the outside of her store front to a more neutral color, black or something more neutral. Mr. Uhler stated that he does not see a problem with painting it more neutral, but needs more specifics. Ms. Kirk presented some paint samples. The inside of the building will have a lot of lighting and white so it will present good contrast against the darker neutral. Ms. Kirk indicated that the currently yellow section would be painted white and the red would be black to create some contrast. Another small white section would follow and then black again and more white to finish. Ms. Kirk will email samples for the file.

**Ms. Long moved to approve the project at 120 West Bishop Street for painting with the colors as proposed (black and white trim);
Mr. Uhler seconded the motion;
Motion carried.**

Lettering project was presented for the signage.

**Mr. Schneider moved to approve the proposed lettering in white;
Mr. Uhler seconded the motion;
Motion carried.**

This will go before Bellefonte Borough Council on August 7, 2017.

204 W. Linn Street/Egress Stairs

Mr. Brian Fisher presented this project. This is a five unit apartment building. Pursuant to the new code, the building either needs to be sprinklered or a fire escape needs to be installed on the existing third floor apartment. He is opting to install he fire escape, i.e. egress stairs.

Mr. Mike Siggins took over the presentation. He is the architect for the project. There is an existing porch off the second floor off the side of the building which has stairs to the rear and the sidewalk towards the elementary school. The only exit from the third floor is into a stair tower that serves the entire section of the building. It was most logical to take the existing window on the third floor that is on a landing from that stair, take it out and put in a new door leading out to a landing and taking the stair from the third floor out from the landing on the third floor back to hit the second floor landing so one could exit

down to the ground level. There is an easement to the property next door so there is no encroachment issue. The egress was discussed.

Mr. Schneider clarified the code relative to residential buildings, those “exceeding two stories above grade shall be provided with no less than two independent exits.” He went on to explain that this ordinance came out after the tragic fire in State College in or around 2003. This has been in place for a while and should have been called years ago. He indicated that for all intents and purposes it is still one exit because you are coming down to one spot. Mr. Schneider wants to see what has been done historically to be consistent.

Aesthetics were briefly discussed. Mr. Schneider offered that fires can start anywhere, not only in kitchens. Mr. Schneider would recommend that this project be tabled until more details are brought forward on this project.

Mr. Uhler moved to table this project;
Ms. Long seconded the motion;
Motion carried.

Water pressure and a sprinkler system were discussed briefly. If water pressure could not support a sprinkler system then obviously that option would be out completely. It was mentioned that the Reynold’s Mansion was fully sprinklered. A site meeting will be scheduled for direction and resolution of these issues.

217 N. Allegheny Street/Louvered Window Screens (Post Project)

Mr. Shawn Ulery presented this project. He indicated that his firm assists Clayton Engineering. They do a lot of work for Verizon. There is a lot of equipment inside the building. At this location the AC units are located in the interior and the windows were louvered to keep the area cool. They were not aware that this was in a historical district and they prepared drawings and went out to bid for removal of windows and installation of louvers. They did not know that the HARB process was skipped. Mr. Ulery was contacted to mitigate the situation. He reviewed the requirements and prepared documentation. The outside air is a requirement and if the equipment inside the building fails then essentially 911 fails.

There are two options on louvers, dark bronze or white, because it appears similar to the louver that was placed in the attic of the building, dark bronze was used. This project has already been completed. The louvers are functional and are believed to have been installed with a building permit back in November 2016.

Ms. Long would not be opposed to a white colored louver so it does not stick out so much.

**Mr. Schneider moved to deny the proposed dark bronze louvers on the installation at 217 N. Allegheny Street;
Ms. Long seconded the motion;**

Discussion was held on the color of the louver and the possibility of painting them. The dynamics of how the louver looks when opened was discussed. Ms. Long proposed to leave as they are and put a faux window grille outside to frame it. An example was given of the warehouse building on Water Street with the painted faux windows. This will create the illusion of a window while still allow the louvers to function as needed.

It was also suggested that the window could be restored and the louvers moved to a side window that would not be so obvious. If a fake grill was put on the side, it would be made to look less obvious. They would be white, going down the right hand side and put the original window back in.

As a side, it was mentioned that the work was done WITHOUT a permit per Mr. Schneider.

Ms. Long does not like anything distracting at this building as it is a nice building.

Mr. McGinley asked for action on this project.

Motion carried.

Mr. Ulery will relay back to the people that did this project, the options discussed. There was no HARB approval, no permit.

Mr. Schneider offered another option of reinstalling the window and adding horizontal louvers underneath the window at which time a buffer can be planted to hide it under the window.

**Mr. Schneider moved to table this project;
Ms. Long seconded the motion;
Motion carried.**

ADMINISTRATIVE APPROVAL:

134 E. Bishop Street/St. John the Evangelist Catholic Church/Railing

The church had a slip and fall incident in front of the rectory. Ms. Wright indicated to them if they can match the railing for what is in front of the church, the railing could be approved.

OLD BUSINESS:

464 East Church Street

Ms. Wright indicated that with regard to the possible windows being redone, they are taking all windows out and restoring and putting them right back in. He is doing all of the work himself.

105 W. Logan Street and 137 N. Thomas St. – Roof Projects

Mr. Randy Green went to Council with the roofing projects. Council approved the ripple metal roofs. The Certificates of Appropriateness were duly noted that Council approved them and not HARB. He argued affordability and Council approved the projects.

Ms. Long wants to add to the certificates that each application will be approved on a case by case basis or at least list this on the application. Every project is individual and separate and apart. Ms. Long spoke with SolarShield and indicated that HARB needs to speak with Randy's father, the owner of that company. There are certain products that are not permitted on Hollidaysburg as they are not permitted by their HARB. Ms. Long expressed frustration on the fact that they are seeing inappropriate roofs and other things on buildings that do not concur with HARB's regulations.

Ms. Wright indicated that she was not at the Council meeting at which the roofs were approved but she did view it on CNET. They discussed the work session meeting again.

Written, spelled-out regulations were discussed regarding roofs, i.e. ridge, panels, etc. with samples of a barn roof versus a standing seam residential roof.

Mr. Schneider indicated that HARB needs to meet with Council and ask what their expectation and charge are. It was suggested that a HARB representative is at Council when these projects are presented.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn the July 25, 2017 HARB meeting;
Ms. Long seconded the motion;
Motion carried.

Meeting adjourned at 9:41 a.m.