

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

**August 8, 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 8:32 a. m.

ROLL CALL:

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

EXCUSED: Megan Tooker

ABSENT: Alan Uhler

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: William Heffner
Donald and Mary Ann Cramer
Dustin Smith
Sean Burke
Joanne Tosti-Vasey
Joe Vasey
Brad Fisher

ADDITIONS/CORRECTIONS TO AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

Mr. McGinley stated that there is a Brockerhoff project on the agenda. He is part of the Board for the Brockerhoff. Ms. Long and Mr. McGinley are both members of the Housing Authority. The project is regarding signs so there is no conflict but Mr. McGinley wanted to bring it to HARB's attention.

DECLARATION OF EX PARTE COMMUNICATION:

Mr. Schneider indicated that he was contacted by both the contractor and architect on the Verizon building. The contractor contacted him on the need for a permit. Mr. Schneider referred them back to staff to resolve HARB issues. Ms. Wright indicated that they did not contact her.

APPROVAL OF THE MINUTES:

Mr. Schneider moved to approve the minutes of the July 25, 2017 HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried unanimously.

PROJECT REVIEW AND PUBLIC COMMENTS:

129 W. Linn Street – Fence

Mr. Cramer addressed HARB regarding a wrought iron fence (aluminum). He indicated that the hedges have already been removed.

Ms. Long moved to approve the fence project at 129 W Linn Street;
Mr. Schneider seconded the motion;

Discussion was held on the fencing and Ms. Long complimented the homeowner on the paint on the house. The homeowner indicated that he is putting the fence back about three feet from the property line. Ms. Wright will verify there is no right of ways affecting the fence's placement. The fence is only along Locust Lane and is 113 feet in length.

Mr. Schneider recommended amending the motion contingent upon giving staff approving the location of the fence based on setback requirements.

Mr. Schneider moved to approve the project contingent upon staff approving the location of the fence based on property lines and setback requirements;
Ms. Long seconded the motion;
Motion carried unanimously.

The project will go to the next Borough Council meeting.

101 S. Allegheny Street – Sign

Dustin Smith presented his sign project for his restaurant which will open October 1, 2017. He presented his logo sign to HARB.

**Mr. Schneider moved to approve the sign project;
Ms. Long seconded the motion;**

Mr. Schneider expressed concern with the aesthetics of the corrugated metal panel. There is concern that it is galvanized instead of aluminum and the potential for deterioration. Mr. Smith indicated that the material is flexible. The sign as designed will bring the design of the sign inside as well.

Mr. Schneider wished to amend the motion to assure that the sign is an aluminium corrugated panel sign.

**Mr. Schneider moved to approve the sign project conditionally upon
the sign being an aluminium corrugated panel;
Ms. Long seconded the motion;
Motion carried unanimously.**

Project will go before the next Council meeting.

429 N. Spring Street – Paint

Ms. Joanne Tosti-Vasey presented her garage door wood replacement and paint project. The trim work will be painted the same color as the house.

429 N. Spring Street – Bathroom Vent

Ms. Tosti-Vasey also presented the bathroom vent on the side of the house. She thought maybe this would just need administrative approval. Other design options were discussed. The vent will be painted the same color as the house.

**Mr. Schneider moved to approve the paint and bathroom vent
projects;
Mr. Lingenfelter seconded the motion;
Motion carried unanimously.**

The projects will go to the next Council meeting. Administrative approval and HARB policies were briefly discussed. The work session with Council was also discussed. Mr. McGinley stated that HARB has guidelines that need to be clarified and explained. HARB looks forward to that work session.

301 N. Spring Street – Metal roof

Mr. William Heffner presented the metal roof project. The roof will be replacing a 25 year three tab shingle roof. The metal roof proposed is a grand rib three to take the building back to a similar architectural look of what it used to be. The roof is not a standing seam. There was no profile provided to HARB. Ms. Heffner indicated that the roof is the same as the Moose on Spring Street. The home three doors up from the project address has the same. This roof was NOT approved by HARB, as indicated by Ms. Long and Mr. McGinley. The Moose Club did not get HARB approval either.

Mr. McGinley asked for evidence of what the roof would have looked like originally. Mr. Heffner indicated that the picture presented at the table was printed from the HARB website. [It should be noted that the HARB website links to the BHCA Galleries of Historic Photos and Postcards, which is where the picture was printed from.] No architectural cut of the roofing was provided.

**Mr. Schneider moved to table this project until HARB is provided with the architectural cut of the seam pattern;
Ms. Long seconded the motion;
Motion carried unanimously.**

More information is needed and once provided, this project will come back to HARB. The snow guard was briefly discussed. Mr. Schneider would like to see what the snow guard will look like as well.

As a side, it was confirmed that the building contains a brass plaque on the front of the building and is part of the National Register of Historic Buildings.

424 N. Spring Street – Discussion item: First Floor Window Replacement

Mr. Brad Fisher presented the first floor window project for this residence. The project will replace the downstairs windows which have rotted and will no longer hold paint. They are also single pain and they leak and rattle and are hard to put up.

Ms. Wright reminded HARB that this is only a discussion item and no formal action is required. Mr. Fisher spoke with Ms. Wright last week and she suggested talking this project through with HARB to see about recommendations. Windows are not consistent in size and look like they have already been replaced already. Energy efficiency is a concern as well. He asked HARB for a cost feasible solution that HARB will accept. Pella is the only company that will do a wood replacement window. \$25,000 was quoted for one floor. Mr. Fisher indicated that he can put vinyl in for about \$4,000. He is willing to put muttuns in the windows if that would make the project acceptable. He went through different scenarios to try to make this more cost effective and acceptable to HARB. Mr. McGinley said that the project could utilize a wood window with a vinyl

coating and that would be acceptable. Ms. Long stated that The Brockerhoff building has these windows.

Mr. Schneider stated that HARB is concerned with the integrity of the structure not only the look of the window. Ms. Long went on to state that HARB looks also for replacement of the windows in-kind. The wood and vinyl window would be acceptable and financial aspects of the project are not of HARB's concern, per the Secretary of the Interior.

The Garmin and Cadillac buildings were discussed briefly, relative to the windows and what was there when the building was originally designed. The Cadillac building matches closely to what was originally in place.

Mr. Fisher confirmed that a vinyl clad wooden window would be an acceptable replacement window.

ADMINISTRATIVE APPROVAL:

101 S. Allegheny Street – Exterior side door hardware - The door remained the same except for a panic exit, per Code.

302 E. Linn Street – Fence (along rear of the property) – This project was just an extension of the fence that was already in existence. The fence cannot be seen from the street.

Mr. Schneider would like to document these projects with pictures for the file.

OLD BUSINESS:

September 18, 2017 Council Work Session at 6:30 p.m. prior to the regular Council meeting.

ADJOURNMENT:

With no other business to come before HARB,

Ms. Long moved to adjourn the August 8, 2017 HARB meeting;

Mr. Schneider seconded the motion;

Motion carried.

Meeting adjourned at 9:19 a.m.