

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

**August 22, 2017 - 8:30 a. m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://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  
Maria Day  
Walt Schneider  
Robert Lingenfelter  
Megan Tooker

**EXCUSED:** Pat Long

**ABSENT:** Alan Uhler

**STAFF MEMBERS:** Shannon Wright, HARB Administrator

**GUESTS:** Shawn Ulery  
William Heffner  
Scott Smith  
Joann Knupp  
Matt Rupert  
Bruce Taylor

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**ADDITIONS/CORRECTIONS TO AGENDA:**

None.

**DECLARATION OF CONFLICT OF INTEREST:**

None.

**DECLARATION OF EX PARTE COMMUNICATION:**

None.

**APPROVAL OF THE MINUTES:**

**Mr. Lingenfelter moved to approve the minutes of the August 8, 2017 HARB Meeting;**  
**Mr. Mahan seconded the motion;**  
**Motion carried unanimously.**

**PROJECT REVIEW AND PUBLIC COMMENTS:**

**301 North Spring Street (metal roof)**

This project is for a metal roof at the property at 301 North Spring Street. Mr. Heffner presented the project. He presented a sample board of the proposed Grandrib3 roof panel. The roof color will be charcoal gray. There were historic photographs passed around.

**Mr. Schneider moved to deny this project due to configuration and cross section of the roofing material;**  
**Mr. Lingenfelter seconded the motion;**

Mr. Schneider indicated that this goes back to previous discussions at multiple meetings. The configuration of the panel itself is more consistent with what has been installed on a shed or barn and not a building. What is presented does not coincide with the period of the building. Mr. Heffner inquired why the borough building has this type of roof. It was explained that is not a historic building and was built in the 1960s.

Mr. Heffner went on to state that he would just repair the roof as it is. Mr. Schneider indicated that what he does is his choice, and that HARB's job is to ensure that the buildings maintain their historic character and integrity then make their recommendations to Council. He went on to explain that the material itself is not being denied, but the proposed profile configuration. He stated that standing seam roofs are readily available.

The structure was finished in 1894 and is not listed on the National Register of Historic Places.

Mr. McGinley stated that this project will go to the Bellefonte Council and that HARB is a reviewing and recommending body and Council gives the final approval or denial. One of the property owners spoke and indicated that finances are a deciding factor and they will just repair the roof. He also indicated a desire to put ADA access on the building but will put that on hold for now.

**Motion carried.**

**217 N. Allegheny Street (Window Louver)**

Mr. Shawn Ulery spoke to HARB about the Verizon building. He presented two options for the louver. He recapped the project for HARB. The building contains equipment that needs to be kept cool. Originally the building was an office building. The building was acquired by Verizon to house equipment. The reason for the louver in the window was due to energy code requirements. The window frame will be able to be copied using  $\frac{3}{4}$  inch material to replicate the window unit, with an upper sash 1.5 inches in thickness and lower sash at  $\frac{3}{4}$  inch material. The same molding profile on the remaining windows would be used for the replacement grille. It will not be a window, but have the appearance of one.

**Mr. Schneider moved to approve the installation of a faux window in front of the louver to mitigate the louver's installation;  
Mr. Mahan seconded the motion;**

The second floor fans in the windows are temporary. This is just during construction. The louver on the side is also visible from the street. The same grille can be added on that window. Mr. Schneider inquired about building the actual window without the glass so that later on the only thing that would need to be done would be to put in glass. There would be no molding around the window if this is done. Mr. McGinley offered that the faux window would work as a new window can always be installed by removing the faux window. Mr. Schneider also inquired if the louver can be painted to match the blinds inside the building.

**Mr. Schneider moved to amend the motion to approve the installation of the faux window in front of the louver and the louver being painted a similar color to the shades that are located in the other five windows and extended around the corner to the other louver;  
Mr. Mahan seconded the motion;  
Motion carried.**

Mr. Schneider reminded them to pull a building permit before the work is started.

This will go before Council in two weeks.

**121 N. Allegheny Street (Sign)**

Ms. Knupp explained that the Care for People sign was made prior to approval but has not been hung yet. She presented the actual sign. It was suggested to put the sign up higher to keep it out of the way of kids hitting it. It will be above the front door in the

masonry, close to the corner of Pike and Allegheny Street. Mr. McGinley asked that the sign be mounted into the mortar and not the brick.

**Mr. Schneider moved to approve the Care for People sign mounted into the mortar joint and not the brick and that the sign be secured at the bottom so that it does not swing in the wind;**  
**Ms. Day seconded the motion;**  
**Motion carried.**

This project will go to Council in two weeks for final approval.

### **131 W. High Street (Chimney Demolition)**

**Mr. Schneider moved to remove the chimney;**  
**Mr. Mahan seconded the motion;**

The chimney is in disrepair. There is no flu liner and this is causing inside structural damage. It has not been used in 20 plus years. When the property owner, Mr. Rupert, bought the building, the old boiler system was removed as it was causing problems. When it was capped off and dried up, the brick has deteriorated and is falling more and more. Mr. Schneider stated that they will need a building permit to demo the chimney as well as the patch and repair piece. The bad wood in the roof and new shingling will be put on the roof. It was confirmed that since it is a commercial building, a permit needs to be pulled.

Mr. Lingenfelter inquired about the brick from the chimney. The owner will dispose of it. Mr. Schneider indicated that the brick can be stockpiled with the Borough for later use. [This was researched after the meeting and this is not the case]. The building was built in 1948 but there is no date on the second addition. The chimney was not part of the original building. The first part of the building was block and stone. After that, the brick was added. From a fire department perspective Mr. Schneider indicated that this chimney is a hazard.

**Motion carried.**

This project will go to Council in two weeks for their final approval.

**ADMINISTRATIVE APPROVAL:** Nothing to report.

### **INFORMATOINAL/DISCUSSION ITEMS:**

Mr. Schneider stated that there will be continued problems with the roof projects until a meeting with Council. Ms. Wright indicated that the work session is scheduled for September 18, 2017 at 5:30 p.m. Mr. Schneider feels that if the whole group attends,

nothing will get done. He thinks only a few members should be present, do a PowerPoint and give them the educational piece. Mr. Stewart suggested in a previous conversation with Ms. Wright that everyone at the meeting so that everyone is on the same page.

Ms. Tooker offered that the issues that are most plaguing should be discussed first, with emphasis on character defining features of a standing seam roof and how it differs from what they are coming up with now – ripple effect and corrugated.

Mr. McGinley indicated that an outline will be put together. Metal roofs and windows and structure siding need to be discussed. Ms. Tooker suggested beginning with standards and then gear towards educating on the features do not match into what people want to do now. Mr. Schneider suggested getting guidance from other HARB's on this type of presentation. He would like to see a quarterly schedule with Council to always make an appearance with a hot topic project. Council needs to know that the buildings need to be kept up to code and that just because one threatens with patch repair instead of installing a new roof, does not mean an approval should take place.

Metal roof installation was discussed at length. The point was made that just because someone else installed an inappropriate roof does not mean that everyone that comes through HARB can get to do the same thing. Mr. \_\_\_\_\_ stated that all projects are free standing and all things around it do not influence the decision made on a particular project. Projects are case by case.

Discussion continued regarding HARB and regulations. HARB goes by the Secretary of Interior standards. Ms. Day indicated that she felt that the regulations were vague and Mr. Schneider stated that they are meant to be vague to allow for some wiggle room. Ms. Day felt that the information may be vague to the public and that is why there may be an issue with acceptability and standards.

The problem regarding people putting money down on a metal roof and going for an install and trying to get approval for the wrong roof. Residents need to be educated on what HARB considers acceptability standards and start with HARB before beginning your project.

Mr. Mahan stated that one of the problems is that people may not even know about HARB, and they have no idea of what HARB does. Ms. Wright feels that perhaps the language that HARB uses i.e. in-kind is not understood by the general public.

A public outreach was mentioned. Perhaps every Spring a mailer can be sent to the residents of the historic district about HARB. Mr. Schneider offered that the people who own the historic homes are in a sense, stewards for the historic preservation of those properties.

Ms. Wright indicated that another benefit of educating the residents of the district will refute the issue of people saying that they did not know they are living in the historic district.

Mr. Mahan suggested a presentation for the next Old House Fair. Ms. Wright agreed. Mr. Schneider suggested that C-Net video tape a segmented presentation. Once this is done, it will be on their website and HARB can link to it.

As a side, Mr. McGinley requested that members respond to Ms. Wright's email with the meeting packet stating if they can or cannot be at the meeting.

**ADJOURNMENT:**

With no other business to come before HARB,

**Mr. Schneider moved to adjourn the August 22, 2017 HARB meeting;  
Mr. Lingenfelter seconded the motion;  
Motion carried.**

Meeting adjourned at 9:40 a.m.