

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
March 10, 2015**

Present: Tamara Schuster, Pat Long, Robert Lingenfelter, Bill (?)
Absent: Sam McGinley, Megan Tooker, Alan Uhler, Walt Schneider,
Staff Present: Vana Dainty,
Guests: Nancy O. Miller

Call to Order:

T. Schuster called the meeting to order at 8:33 AM.

Additions/Corrections to the Agenda:

None.

Declaration of Conflict of Interest:

None.

Declaration of Ex Parte Communication:

None.

Approval of Minutes:

There was not a quorum so the minutes could not be approved.

Project Review and Public Comments:

Administrative Approval:

- Gorgeous Hair Design came back to Ms. Dainty and the sign is very nice. It is black and gold with white lettering. The scissors are gold, the background is black and it is white lettering.

Information/Discussion Items:

- Review what we learned over the last year with project review - Ms. Dainty did a report for the Certified Local Government Program they monitor certified HARBs (HARB district that are regulated by ordinance) and felt it would be nice for them to see what all HARB did. They reviewed 36 projects. There were a lot of big projects. There was the walkway by the creek; the Mews project, which is both the Cadillac and the Garman House; they had solar panels. Twenty-nine of the projects were approved; 0 were denied; 15 of them were alterations; 1 was a demolition (the Silk Mill); additions to new buildings 3; and 10 signs. The only thing that HARB would have denied, got tabled, it to replace with vinyl windows in the early spring late winter. Once it was tabled the project never came back with the window inventory. Sam was at 18 meetings; Tammy was at 23; Megan was at 18; Alan Uhler at 16; Robert was at 23; and Pat's name was missed. Training - Tammy and Vana had training last year.
- What we would like to have for training - Erin has decided to remove herself from Bellefonte at this time. However, HARB has a relationship with Preservation Pennsylvania, with a grant;

therefore, they will still be providing training from HARB with someone else. Pat has a three-hour class she will be attending. She will submit the information to Vana because it will count for training. It was suggested that some training could be done on solar panels. Another good one would be related to rehabilitation and demolition. One of the hard things with the Mews project was suggesting that what they were asked to approve was the demolition of the building with the hope that something would be rebuilt. There was some question as is the demolition of the building without an actual project...how does that fall into preservation? Maybe training on Interior Standards would be good. Pat thinks Progressive Development is doing an excellent job working with the Cadillac Building because it is going back to pretty much the original. Robert replied, the building wasn't demolished and that makes a big difference. It was suggested that is because they are going through so many layers of review - HARB, Federal and State Agencies. When things like the Waterfront Development come up how do you build something new in the Historic District without it looking too new? When it talks about rehabilitation it says you build it so you can take it down so you're not disturbing the other, but they're not saying put in modern or post-modern. What is historic, starts to differ, over a period of time. Vana stated it is supposed to have elements of today but blend with what you have surrounding it. There was talk of moving the freight building to Talleyrand Park and turning it into restrooms. They applied for a grant but did not receive it. The hope is if a developer doesn't want to use the building he could pay to have it moved. Although moving it from the original spot could take something away from it. It was suggested it could be used for a Visitor's Center at its current location. A small portion of the foundation is in the flood plain.

Ms. Dainty will tell Preservation Pennsylvania that HARB would like to look at the Interior Standards and how to incorporate something new into what there currently is, like the Waterfront. There are two trainings. That could be one and the second one could be perhaps a webinar or something. It was suggested that perhaps there is something on YouTube that could be used. There was one held at the Courthouse Annex a few year ago. There was a small charge for it to cover the cost of food. Hollidaysburg and Lock Haven were interested in doing training with Bellefonte. Pat said Boalsburg has a Conservancy, but they do not have a HARB. They only have a handful of original buildings. Vana suggested that perhaps having some training on how to incorporate historic elements into code. With doors you can go to Harrisburg to apply for a historic variance so your door doesn't have to comply with code. Code addresses exterior things such as chipped painting, broken windows, or if you have to have your brick re-pointed. It was suggested that Walt Schneider may know someone that could do that training.

- Power Point Presentation on Windows - Vana will sent this out to HARB members so they can view it at their convenience.

Old Business:

- Tri-fold - it is finished. Ms. Dainty now gets deeds of people who purchased properties in Bellefonte and those that have moved into the Historic District will be getting one in the mail. It is also on the Borough Website under HARB. There will also be some available for realtors. She will bring one for everyone at the next HARB meeting.

Ms. Dainty is trying to working with the vacant storefronts. While they are under construction they are permitted to have paper over the windows but that is the only time.

The Verizon Store is being repaired. The Insurance Company is slowing things down.

County Planning ask the Garman to take some off the front of the patio. Progress Development agreed and they will be bring the change to HARB. The County felt it was a safety issue for people coming and going out of their building.

New Business:

- None.

Adjournment:

- With no further business to come before HARB P. Long made a motion to adjourn the March 10, 2015 meeting. R. Lingenfelter seconded the motion. The meeting was adjourned at 9:15 a.m.