

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
May 12, 2015**

Present: Sam McGinley, Tamara Schuster, Megan Tooker, Pat Long, Walt Schneider

Absent: Alan Uhler, Robert Lingenfelter,

Staff Present: Vana Dainty,

Guests: Nancy Miller; Mary Ann & Don Cramer; Sue Hannegan; Lesley Larson;
Matt Garman; Sarah Walter; Chris Exarchos; Steve Dershem

Call to Order:

S. McGinley called the meeting to order at 8:30 AM.

Additions/Corrections to the Agenda:

None.

Declaration of Conflict of Interest:

None.

Declaration of Ex Parte Communication:

None.

Approval of Minutes: W. Schneider made a motion to approve the meeting minutes of April 28, 2015. T. Schuster seconded the motion. On project review #2 under HARB Recommendation it states "HARB members approved the motion for recommendation to Borough Council at their meeting of May 4, 2015. It was a tabling motion so it should indicate that HARB members approved the motion and there should be no recommendation to Borough Council. A voice vote was unanimous to accept the minutes as corrected.

Project Review and Public Comments:

Project Review #1

108-118 South Allegheny Street (Temple Court)

Represented by: Sue Hannegan, Centre County Planning and Community Development Office and Sarah Walter, Chris Exarchos, Steve Dershem

Description of Proposed Work:

HARB Discussion: The county made a proposal to a change the storefront of the Temple Court. A slide presentation was given. A historic view of the building was shown. The storefronts had side entrances rather than present day Center recessed entrances. A window on the end toward Cherry Lane still exists as it did in the historic photo; plus a picture of existing character defining features, of the building were shown, which were visible in the historic photo and still remain.

The County is redeveloping this site for office space. The center entry doors created a problem because the offices became small or configured very poorly for use. They felt if side entries were

returned, to the storefronts, the offices would become more usable. They would maintain the center stairwell door, with no changes, except for being refurbished and repainted. The window on Cherry Lane, that has been boarded up still has the transom and decorative trim that would have been above the store fronts. They will be replacing the glass in that window and all windows with double pane.

All entry to this building will occur on the East High Street side in the new Courthouse Annex addition. Egress is required for safety reasons and all the doors on Allegheny Street will be egress. They will be recessed. They must meet ADA requirements for width so a picture was shown with a side entry door with a side lite panel.

Chris added that the driving force behind requesting the changes, other than the office layout, the existing plate glass that is there is not original and it poses a security risk because it is not safety glass. Also it is not energy efficient. Historically it is not as significant as originally thought.

A picture was shown of trim that is two different styles - half-round and tapered. It appears as a single panel and the request is to make them double panels to improve the strength of the window.

In the past there were many changes made on this building over time. When the County went through the rehab for the Courthouse Annex they physically moved the big arched window and flip-flopped it with the door to make the space more usable.

HARB Recommendation: W. Schneider made a motion to approve the project and open it up for discussion. T. Schuster seconded the motion. HARB members approved the motion to reconstruct the storefronts so they are more historically correct, recommendation to Borough Council at their meeting of May 18, 2015.

There is a basement entrance right behind a railing and it narrows Cherry Lane slightly. There is no need to retain it because the basement entry will be closed. They would like the stairway be built in and Cherry Lane be widened back to its correct width with that space. It is not a character defining feature of the building.

HARB Recommendation: From a public safety standpoint W. Schneider made a motion to approve the removal of the stair to the basement and the door and window at the bottom of the stairs; plus the restoration of Cherry Lane back a wider width. P. Long seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of May 18, 2015.

Project Review #2

431 East Curtin Street

Represented by: Matt Garman

Description of Proposed Work:

HARB Discussion: The house has a screened back porch and a second floor balcony above the porch. The homeowners would like to extend out another 8'. Megan Tooker stated that a house directly east of there has a porch the same size extending out the back as what is proposed for this house. It will have a flat rubber roofing, which will be the floor of the balcony. They would like to strip it all down to bare bones so it can be tied back in and have it look seamless with what is already there. There will be new siding coming out from the house in the back to match the same reveals as what is existing. It is aluminum siding with an 8" reveal that is panned right now. The house currently has aluminum siding. There will be three openings across the front, of the porch, that will be 72" tall, 64" wide and will be screened in. The screen will be clearer than what was shown. There will need to be handrails on the second floor because there is a door. On the balcony there is currently a vinyl railing that is 32" tall and has no balusters. Walt reminded him that what he is proposing will require a building permit. If there is going to remain access to the second floor it must be code compliant railing. Currently the soffit and fascia is plywood with a crown molding around it. They will switch that to cedar board and use vinyl composite for the crown. The existing porch has a true foundation under it and this will be built like a deck. He will use a white vinyl lattice.

According to code the railing must have a 4" sphere and the height must be 36". It will need to be supported in some way. HARB members are okay with vinyl for the railing since it is already vinyl.

HARB Recommendation: P. Long made a motion to approve the project at 431 East Curtin Street with the addition of deck type screened in porch area to increase the size of the porch and 2nd floor balcony by 8'; The porch will be built on piers; the balcony will have a vinyl railing to meet code and access to the second floor to meet code standards; the under part of the deck to be enclosed with white lattice. T. Schuster seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of May 18, 2015.

Project Review #3

129 West Linn Street

Represented by:

Description of Proposed Work:

HARB Discussion: They were before HARB previously and were advised to bring pictures. They would like to use darker red and darker green than what is pictured.. They are using an accent color to go with the brick on the house. An Amish man will be doing the painting. The house has a lot of detail. They had an inspection with code and they are required to put railing around the front porch. This is a historic building that never had a porch. HARB members questioned whether there could be a waiver on the building. Walt will talk to the inspector and find out what the height of the porch is. It is requested that they come back to HARB when they are ready to install the railing. This is rental housing and that is why the railing is required. Walt suggested one option would be to run the rails straight up and block off the porch.

HARB Recommendation: T. Schuster made a motion to approve the paint colors at 129 West Linn Street being Tarragon, Woodwind Strawberry and Oakland Yellow using the Valspar paint. M. Tooker seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of May 18, 2015.

Project Review #4

221 West High Street Suite 100

Represented by: Lesley Larson

Description of Proposed Work: Signage

HARB Discussion: North Central Tech Services has been providing social services and prevention training to daycares and senior centers in Centre County. They are happy to have Bellefonte be their physical location for Centre County. She had proposed decals for the two large windows that are the storefront for Suite 100 for the West High Location. They tried to do it Victorian looking while keeping the brand colors, which are blue and white. She showed pictures of what the signs will look like. There is a temporary banner that will go away. On the picture shown the gray will be clear.

HARB Recommendation: P. Long made a motion to approve the signage at 221 West High Street Suite 100 for the North Central Site Services as presented. W. Schneider seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of May 18, 2015.

Administrative Approval:

- None.

Information/Discussion Items:

- None.

Old Business:

- None.

New Business:

- Council Preservation Proclamation. Council meeting May 18, 2015, 7:30 p.m. - HARB members are encouraged to attend the meeting.

May has been Preservation Month since 1973, a tradition started only seven years after the National Historic Preservation Act of 1966 was enacted. Thank you for being involved in your community, and let's celebrate historic preservation together this month. Thank you for all you do!!!

Bellefonte was in the first thirteen in the state of Pennsylvania to have a historic district that was done by ordinance.

Adjournment:

- With no further business to come before HARB P. Long made a motion to adjourn the May 12, 2015 meeting. W. Schneider seconded the motion. The meeting was adjourned at 9:25 a.m.