

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
June 23, 2015**

Present: Sam McGinley, Megan Tooker, Pat Long, Alan Uhler, Robert Lingenfelter,
Walt Schneider

Absent: Tamara Schuster,

Staff Present: Vana Dainty,

Guests: Nancy O. Miller; Linda Tobin;

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 May 26, 2015. P. Long seconded the motion. A voice vote was unanimous to accept the minutes as presented.

Project Review and Public Comments:

Project Review #1

316 East Curtin Street

Represented by: Linda Tobin

Description of Proposed Work:

Linda would like to replace the posts with ones deemed appropriate for the house and for the era; reattach the existing railings; remove the remainder of the vinyl aluminum for the facing board on the porch; and paint the post railings and fascia boards one color.

HARB Discussion: Linda owns a duplex on East Curtin Street. Last summer she removed the aluminum cladding around the porch railing and some of the facing boards. When she removed the cladding the porch posts had significant damage from water infiltration and insect damage.

She would like to replace the four porch posts with something architecturally congruent with the house and neighborhood as well as the era in which the house was built. She removed the railings from the posts and she would like to reattach the existing railings. She would like to remove the fascia board on top, do repairs and paint it in a light color.

The significant damage on the main cross beam that goes across the steps is insect and water. The water problem is due to the fact that when the half-round gutters were installed in 2007 they were not installed properly. She would like to remove the gutter, reposition things and then repair and paint.

Linda had a Power point presentation for HARB members. Linda did research on her property and feels the home was built between 1885 - 1900. The Sanborn maps show that as well. On the Sanborn maps the porch was not as large as it is now. There was a small porch covering each doorway. She is concerned about how to fix the house to get the right posts on it to make it look proper. When the aluminum cladding is removed the paint shows that something was there prior. She is unsure whether it was a bracket or double posts. She feels the current posts were installed in 1992 when the house was encased in vinyl cladding. She showed pictures of various homes with posts.

She had two paint chip colors. One is an Oyster White and the other is the Maui Mist, which is her first choice.

She would like guidance from the group. The final decision will be based on appearance; affordability; durability and ease of installation.

Linda is struggling to find a wooden porch post, which is what she would like to use. She was informed that she would need to build up the post. Mr. Schneider advised her to use pressure treated lumber that has been dried; build up the column using 2x6 or 2x8 and laminate a column. It will perform better overall. Once it is laminated she will use millwork for whatever she is trying to form. Posts in polyurethane are molded. She needs to be sure the physical structure of the column does not sit directly on concrete and the moldings can hide that. He recommended using polyurethane molding on the bottom so it won't rot. He stated some posts are hollow in the middle and that depends on how much load is on them.

She asked whether she should do single column or guess that there was something else. It was suggested she hold up the roof and determine what is going on from a structural standpoint there based on the deterioration. She is anticipating doing structural work across the front of that piece. It was suggested design wise she could go with a double if she wanted.

From a safety standpoint Mr. Schneider would prefer a solid wood column built out of 2x8 rather than the poly column because it would melt if there were a fire.

She would like to install some doorways on the inside to make it a single family house but she would leave the outside as it is.

HARB Recommendation: A. Uhler made a motion to approve the project including removal of the aluminum cladding as much as possible; address the structural issues; paint using either the Maui Mist or Bakery Moss; remove and replace the handrail; remove and replace the gutter as appropriate; reconstruct the beams with wood cladding and paint in the same color; the final beam should be a square box style beam; the final design to be administratively approved. W. Schneider seconded the motion.

Mr. Schneider made a motion to amend the motion to reattach or replace the gutter to match what is there. P. Long seconded the amended motion. HARB members approved the amended motion for recommendation to Borough Council at their meeting of July 6, 2015.

HARB members approved the main motion for recommendation to Borough Council at their meeting of July 6, 2015.

Because she is doing structural issues she will need a building permit.

Project Review #2

117 South Thomas Street

Represented by: Ms. Dainty

Description of Proposed Work: Amend trim colors

HARB Discussion: The owner had to work and could not be at the HARB meeting. Ms. Dainty presented the colors she would like to use. She is only doing the shutters and the trim. The house is a vinyl siding.

HARB Recommendation: W. Schneider made a motion to approve as presented. A. Uhler seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of July 6, 2015.

Administrative Approval:

- West Penn Power meters for Garman and Cadillac - They had planned to put the meters on the inside, but West Penn Power stated the meters had to be put on the outside. Ms. Dainty showed a picture of where the meters will be located. On the Cadillac Building it will be placed on the south side of the building. The meters will be recessed and not be seen.

On the Garman there will be a box that will be painted the same color as the wall and all the meters will be inside the box.

- Black Rail on Roof of Garman (Code requirement) - The railing will be on the roof and will not be seen from any right-of-way. It is around the air conditioning unit as a safety precaution.

- 241 Howard Street (repairs and painting in kind) - Everything is being done in kind. It is the house that is attached to Wetzlers'.

- Temple Court - Above the door they felt it could be one big transom, but it is too wide. The doors they ended up with didn't go as high so it will be a piece of plain glass that matches the doors on the side and the transom will be across as shown.

Information/Discussion Items:

- P. Long said the realtors always get blamed for anything that is wrong. Realtors don't do title searches before listing the property. They usually go back to the tax record and that could be when the tax record picked up that house in the 20's.

Ms. Dainty is seeking architects in the Bellefonte area to use as a reference when people have those type of questions.

It was felt that the one project had some confusion with restoration and rehabilitation. That is where the HARB consultant comes in. Ms. Dainty said she went over it with her many times and Linda was getting very irritated and upset so Ms. Dainty chose to just let it go.

If the owner replaced in-kind she would need to use vinyl clad. She is trying to restore to a previous era, but doesn't have the information she needs.

HARB needs to determine what their role is. Is HARB going to be the consultant because there isn't a consultant or have the applicant hire a design consultant. Ms. Dainty feels HARB has a dual purpose. She feels they are an advisory group. She also feels applicants need to come better prepared.

The homeowner needs to realize HARB can't make a decision until they see the design and the products that are going to be purchased.

It was suggested to gather a list of design professionals and make it available to applicants.

Reggie (?) was not approved by Council as a substitute for HARB.

Borough Council is not going to hire a consultant or pay for one. HARB members are not expected to be architects. HARB is here to review and approve or deny projects. HARB members would like applicants to come in prepared to present what they want without asking HARB what they think.

W. Schneider stated from a residential standpoint from the Code Office is if they can't approve it based on what is in the IRC directly the statement is go get a design professional.

Ms. Dainty can put (?) online and direct people to that.

Old Business:

- None.

New Business:

- None.

Adjournment:

- With no further business to come before HARB, A. Uhler made a motion to adjourn the June 22, 2015 meeting. W. Schneider seconded the motion. The meeting was adjourned at 9:35 a.m.