

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
July 14, 2015**

Present: Sam McGinley, Tamara Schuster, Megan Tooker, Pat Long, Robert Lingenfelter, Robert Wagner

Absent: Alan Uhler,

Staff Present: Vana Dainty,

Guests: David Gause; John Hartranft; Jeremy Davis; Gary V. Hoover; Duane Kleckner; Damon Keeler; Phil Lowry

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:

- T. Schuster serves on the Chamber so she cannot vote on the Train Station project.

Declaration of Ex Parte Communication:

- None.

Approval of Minutes: P. Long made a motion to approve the meeting minutes of June 22, 2015. M. Tooker seconded the motion. A voice vote was unanimous to accept the minutes as presented.

Project Review and Public Comments:

Project Review #1

234 West Curtin Street

Represented by: David Gause

Description of Proposed Work: Shed installation

HARB Discussion: He would like to put a shed on the southeast corner of his property. He provided a picture of the proposed shed with the batten board to match the current garage, that it will be placed beside. For the roof he would like to use either a green metal or a black shingle. It will be 14' x 20'. Ms. Dainty reported the shed does meet with zoning. Currently there are bushes there and the shed would not be visible. The shed will be on top of the retaining wall. There will be 6' between the shed and the garage.

HARB Recommendation: T. Schuster made a motion to accept the project at 234 West Curtin Street for placing a 14' x 20' shed by the garage in the back with the batten board to match the current shed. If bushes are cut down they will be replaced with some other planting; with either a black shingle roof or a green metal roof. P. Long seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of July 20, 2015.

Project Review #2

141 West Howard Street

Represented by: Phil Lowry

Description of Proposed Work: Replace fascia boards and gutters on side porch.

HARB Discussion: Originally Ms. Dainty approved the project administratively because everything was being done in-kind, but they ran into a problem and now it is no longer being done in-kind.

He is working on the side porch and stairs. There was an internal gutter and the water laid in the gutter and destroyed the rubber roofing, which caused everything structural underneath to rot. Mr. Wetzler would like to install a traditional gutter so the water comes off and goes into the gutter. Also, instead of putting the, in-kind aluminum, back up, on the roof, they propose using AZEK, on the fascia. It is a fiberglass that looks much like wood. It has wood grain but doesn't rot, and is guaranteed for twenty-five years. Any place where you would see white aluminum he would like to use AZEK. It can stay white or be painted. P. Long ask what type of gutters he would be using as a replacement. The thought was it would be standard gutters. P. Long requested he use the half-round gutter. Mr. Lowry replied but other locations on the building have the standard gutters. He would need to discuss the half-round gutter with Mr. Wetzler.

For a future project he asked if there is rotted fascia wood trim around doors or windows could he use AZEK as a replacement for wood. He would need to come to HARB for any changes in the Historic District if he is not replacing items in-kind.

HARB Recommendation: P. Long made a motion to approve the project at 141 West Howard Street using AZEK to replace the fascia boards on the front porch; it is strongly recommended that half-round gutters be used on the side porch. T. Schuster seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of July 20, 2015.

Project Review #3

The Train Station

Represented by: Gary Hoover, John Hartranft

Description of Proposed Work: Installation of a heat pump

HARB Discussion: They would like to improve the Train Station by improving the heating and cooling system in the Train Station. Currently it has oil heat. They are proposing the installation of a heat pump. The unit, which would be outside, is pictured in the packet. They would like to disguise the unit to look like a pallet of wood sitting on the Train Station scale. It can either be painted dark brown to match the trim of the Train Station or be left natural to look like a pile of newly stacked lumber. The cover would be 4' x 4' x 4' to allow for the required air flow around the outdoor unit. The scale is approximately 6' x 6'. The back side of the cover will be open but there wouldn't be enough room to walk behind the unit. It was suggested that a plaque could be installed that would indicate the scale. The pallet of would be made of outdoor pressure treated lumber. HARB members suggested locating the unit in a spot between the door and the ramp on the side. Since it will be located on the back side, of the train station, it is recommended that it be painted to match the color of the trim.

HARB Recommendation: R. Wagner made a motion to allow them to put the unit on the end of the building around the corner from the scale and approve the cover that will be painted to match the dark brown trim. M. Tooker seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of July 20, 2015. T. Schuster abstained from voting.

Administrative Approval:

- None.

Information/Discussion Items:

- None.

Old Business:

- Traffic signals at West High & Water; Spring & West High; and West Lamb & Water - Presented by Mr. Stewart. Ms. Dainty provided pictures of the traffic signals, what is proposed, and what is in Lemont. Mr. Stewart stated: the traffic poles are in the design phase and at the end of the year they will go to bid. Black is the standard color of the poles. The ornamental pole, such as Lemont has, is not standard. Mr. Stewart obtained the cost differences and was told that the more historic poles are 1.5 times higher than the typical cost of a standard pole. There are two Mast Arms at each intersection and four pedestrian poles. The cost of the single standard mast arm is \$13,500.00. With the decorative pole it would be approximately \$20,000.00. The pedestrian pole average base cost is \$1,500.00. The ornamental pole would be \$2,200.00. The average cost per intersection would be between \$15,000.00 and \$20,000.00. After Mr. Stewart received this information he scheduled a Streets Committee meeting. They discussed this last Monday evening in the Committee meeting. Cost is always an issue. If the Borough does this it takes money away from street paving and street maintenance projects.

Mr. McGinley suggested it would be wonderful to have the decorative posts at the main intersections such as W, High/Water and W. High/Spring streets. M. Tooker expressed concern with the thickness of the standard poles. HARB members do not want to see aluminum poles used. They want black poles everywhere and HARB members feel the focal point with the decorative poles should be the High Street corridor. It was suggested that the two be approved and one tentatively passed as is and in the meantime search for grant money and if funds are available then do all three intersections. Structurally the type of pole being used needs to be determined so the appropriate foundation can be put in place. HARB members feel this would be a good investment for Bellefonte and create a more welcoming entrance, especially with the significant revitalization efforts taking place at the waterfront area. This investment will last for forty years.

R. Lingenfelter made a motion that all light standards should be black; ornamental historic lights are recommended for the High Street corridor and as an alternate Lamb & Water. P. Long seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of July 20, 2015.

New Business:

- A presentation on a new line of Marvin Windows by Triangle Building - Duane Kleckner. The windows they introduced are two lines that are part of the Marvin family of windows that have been around for a few years. The full line of aluminum clad Marvin windows have been used nationwide in Historic Districts, as well as in Bellefonte. Full-line Marvin provides a tremendous amount of options for features, glass options and trim options, but they are expensive. They want to introduce the Marvin Integrity wood Ultrex (fiberglass) product and the Marvin Infinity all Ultrex (fiberglass) product. Many times when people want to replace trim and wood that has been rotted they remove the structure and install a new window. Other times an insert window is used that sits inside the existing frame of the window. Compared to the full-line Marvin products the Infinity is approximately a 20% reduction in cost and the Integrity is a 25% reduction in the overall cost of the full-line Marvin product. They would like HARB to consider these two windows for window replacement in the Historic District. One of the big differences is the full-line Marvin is an all-wood product with an aluminum clad exterior and the options are endless. The other two windows provide a value to the homeowners since they are made of fiberglass. P. Long doesn't have a problem with the type of window but she has a problem with the Infinity in the profile because it looks wider and the glass looks smaller. She considers this to be much like a

vinyl window. From the outside you cannot tell the difference between the all fiberglass window and a half wood/half fiberglass window. They need him to have a wood window, an aluminum clad and a vinyl window for them to look at. Duane showed on a vinyl window parts that will be filled in with the frame of the window and the sash parts are moved in, which reduces the visible daylight opening considerably. To install this product the only thing that has to come off the existing window is either an internal or external stop. The sashes are popped out, it sets into the existing window frame, there are three locations on the jamb where screws are put into the existing frame, put the caps on and reapply the stock. Sometimes residents like to insulate the weights and chains portion of the window. They use fiberglass insulation for that. The warranty is ten-years that cover any manufacturing defects on the product and the glass is warranted for twenty years. Jeremy said they also offer a ten-year warranty on the installation.

Jeremy Davis presented a few other products. He is gearing his company toward being able to provide an entire exterior solution for the historic applications. They will have a branch launched in Harrisburg with the same intention. They are focusing on James Hardy siding, which is a fiber-cement product. It comes finished in factory colors and is also a paintable product. It comes in plank boards; gives the ability to do shake and shingle style look and it gives them the ability to make a board and batten application. He feels this is the best product in conjunction with the AZEK. They can mirror whatever is on a house. What they can't mirror they can make. There is a twenty-year warranty on the factory finish. They recommend you paint the product every ten years.

Jeremy had a question about fire escapes. He is considering approaching several historic boards with cast iron spiral staircases as an option. They could do the decorative wrought iron look. R. Wagner stated they would have to comply with the codes regarding spiral stairs.

They are making an intentional focus to get into Historic Boards to offer a package to homeowners in the Historic Zone and go through the entire approval process. They are located in Centre Hall but plan to open a storefront in Bellefonte within the next year.

HARB members appreciated this presentation.

Adjournment:

- With no further business to come before HARB, the meeting was adjourned at 9:50 a.m.