

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
June 28, 2016**

**Present:** Sam McGinley, Pat Long, Walt Schneider, Robert Lingenfelter,

**Excused:** Megan Tooker, Alan Uhler,

**Staff Present:** Vana Dainty

**Guests:** Maria Day, Tim Maness, Mack Mahan

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**Call to Order:**

- S. McGinley 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:** W. Schneider made a motion to approve the meeting minutes of June 14, 2016. P. Long seconded the motion. A voice vote was unanimous.

**Project Review and Public Comments:**

**Project Review #1**

**302 East Curtin Street**

**Represented by:**

**Description of Proposed Work:** Proposal to replace two or four windows on the back side of the home. The windows are replacement windows from the early '90's. Four of them are single panes. On the picture he circled those four windows. On the inside there are 2 x 2's painted white and screwed in making them look like a movable sash. They are proposing fully operable windows, which will make them easier to clean also. This is a portion of the house that was always enclosed and the other side was probably open porch because it has porch floor boards on the inside. They are trying to do some interior remodeling. He would like to install an Anderson double hung window. The old windows were double hung. The original attic windows are stored in the attic.

**HARB Discussion:** The windows will be painted to match the existing.

**HARB Recommendation:** W. Schneider made a motion to approve the project as presented. R. Lingenfelter seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of July 5, 2016.

**Administrative Approval:**

- None.

**Information/Discussion Items:**

- None.

**Old Business:**

- The building structure is still on Water Street. The homeowner has until July 7<sup>th</sup> to take it down.

**New Business:**

- Interviews to fill vacancy:

Mack Mahan – Mack is still working on the AME Church, which is an ongoing endeavor. It is a very frustrating situation. There is a recreational facility being put in next door and the excavation is going on. Mack is very concerned about the drainage situation because the drainage is very poor now and he is very fearful that what they are doing is going to further exist their problems in regard to drainage. Walt asked because the church is in the Historic District and because Mack is still a practicing architect does he see a potential for significant conflicts of interest. The church will be an ongoing conflict of interest but with continuing to practice is the intent and goal to do more work in the Historic District in Bellefonte under practice. Mack said yes. He would need to abstain from voting on those projects. There is an advantage to being involved in HARB because when talking to potential clients it's much easier to get then familiar with what kind of situation you are getting in to prior to applying for a permit or proposing a project. He feels like that is something that would be beneficial to them. The Secretary of Interior Standards for rehabilitation, the ten points that HARB uses in their review classes and Vana includes in the project reviews...is he familiar with them. Mack said yes he is. Vana will print him a book of the standards. It could be linked to the website. HARB members would like Vana to email them a PDF of the documents. Mack has been filling in with HARB and Sam asked his thoughts of the process. Mack said it is a good process and he supports the efforts. He feels it is very beneficial to Bellefonte to have this and to perpetuate the historic character of Bellefonte. With the Waterfront Development coming on the historic character of Bellefonte is an integral part of attracting businesses and development here. There are a number of current historic sites, but it is always beneficial to maintain the other areas and develop new ones.

Mack's interview was adjourned.

Maria Day – Maria has lived in Bellefonte approximately fifteen years and in Centre County since 1982. She and her husband own a historic restoration company. They have been in business five years. They are familiar with the area because they have done a lot of work in Bellefonte and Penns Valley. With the focus of the business they have come to really love the character of the area and she thought applying for the position would be a really good way for her to get more involved. She graduated from Penn State in 2005 in English. She apprenticed with the Little Stone Mason for five years while they started their business so she is mainly the masonry aspect. Her husband does a lot of the carpentry. She lives on Linn Street within the Historic District. She is familiar with the Secretary of Interior Standards for Rehabilitation. She has not had an occasion to apply to the HARB for any work that they have done so far in Bellefonte. She knows HARB exists and she understands when applications are necessary. They have replaced in-kind. Their intent is to restore what is there and that includes windows, frames, sashes, repointing stone work, repointing a wall on East Linn Street. Their intent is to make it seem like they were never there. It was a lot of work with their windows. There was a lead component involved. They are certified with EPA to do renovations with lead. They went to the Old House Fair and attended the window talk and that was one of the things that she was sad to see that she didn't discuss the lead aspect of that. It can be a pretty significant danger depending on who is in the house, how much work you are doing, the way they are moved and replaced. They are quite knowledgeable about the lead issue. She has been certified for three years now.

She asked when the meetings are. They are the second and fourth Tuesdays from 8:30 a.m. until whenever HARB is finished. HARB members are required to get eight hours of training every year. The training is on Historic Restoration.

Alternates are encouraged to attend as many meetings as they can. If there isn't a quorum the alternate would be brought up to the table. The alternate would need to attend at least six meetings.

Pat asked if she felt she may have a conflict since she has a company that does work in the Historic District if somebody came in with a project in the Historic District that her company had looked at or was going to do work on. Maria said she didn't feel it would be a conflict unless it would be inappropriate to do it. If that was an issue she could always abstain.

Both candidates were asked to leave the room so HARB could discuss the interviews. The resumes were reviewed.

W. Schneider made a motion to recommend to Bellefonte Borough Council that Mr. Mahan be appointed to the full-time HARB position and Ms. Day be appointed to the alternate HARB position. P. Long seconded the motion. HARB really appreciates everybody's interest and continued interest and really look forward to both of them being active on HARB. HARB members approved the motion for recommendation to Borough Council at their meeting of July 5, 2016.

Benches – W. Schneider asked if anything was heard regarding the benches. Ms. Dainty said that came back to HARB to find a location for one bench that was not approved to be put in Talleyrand Park. . They are just looking for HARB to recommend a location. The benches are interactive artwork. It was suggested maybe it be put in the Children's Garden at the Centre County Historic Library. Another suggestion would be Reynold's Park. Ms. Dainty will ask them to come to the next HARB meeting. Another suggestion is to put it at the Philatelic Society and ask them to change their design and paint it with stamps. The High School would be another suggestion.

**Adjournment:**

- With no further business to come before HARB W. Schneider made a motion to adjourn the June 28, 2016 meeting. P. Long seconded the motion. The meeting was adjourned at 9:07 a.m.