

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
March 22, 2016**

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

Excused: Alan Uhler,

Staff Present: Ralph Stewart, Borough Manager;

Guests: Joanne Tosti-Vasey; Joseph Griffin; Sally Houser; Gordon Repine; Bud Halderman;
Doug Johnson; Nancy Perkins; Terry Reis ; Mack Mahar (?)

Call to Order:

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

Additions/Corrections to the Agenda:

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 February 23, 2016. R. Lingenfelter seconded the motion. A voice vote was unanimous to accept the minutes as presented.

Project Review and Public Comments:

Public Comments

Joseph Griffin, Chair of the 2016 Old House Fair. Bellefonte Borough secured a \$1,000.00 grant to support the fair. One of the aspects is they really want certified local governments to learn all they can. They agreed that any member of the Bellefonte HARB is welcome to attend the fair free of charge. On Saturday that means a savings of \$10.00. On Friday that means a savings of \$60.00. Mr. Griffin passed out information. The registration process is entirely online and you cannot register without a credit card number, but HARB members could contact Mr. Griffin at 814-548-7177 and let him know if they would like to attend. On Friday there is a 3 ½ hour workshop that is very substantial. The Saturday schedule is very complicated. If HARB members let him know what parts they would like to attend he will register them online and will pay for their registration through their miscellaneous line item. This would qualify for the HARB annual training.

Jeanne Newlin attended the meeting to contest the nomination of Buddy Halderman to HARB because of Conflict of Interest. She feels it is a provocative move. The IDA was responsible for the Garman and the other property. It became a conservator and was legally required to protect the building, whereas he declared well in advance of her first meeting at the BHCA in July where he was attending to tell that he they were not to bothered to try to save the Garman, but he published in May 2013 an article defending and bragging about his plans to raze the Garman. She feels this is a conflict of interest with the Historical HARB.

Project Review #1

435 North Spring Street

Represented by: Theresa Reis

Description of Proposed Work: Replace Carriage House shingle roof with metal roof

HARB Discussion: The garage is located on the back side of the property on Shugart Lane. It is in plain view of the alley, which is a public right-of-way. The shingles are in poor condition. She is proposing the installation of charcoal gray metal roofing, which would match the color of the shingles on the house. She feels metal is more economical and more friendly to the environment. There is approximately 110' between the house and the garage. The neighbors at 425 and 429 North Spring Street both have metal on their houses and garages. The house is gray asbestos siding. The proposed roof will be galvanized steel that would match the other properties. At the end of the building where she is putting metal it will look just like it does now. She is using Yoders Builders and they will be using the foam closure on the eaves. She would like to remove the shingles on the end of the garage and replace those with the metal roofing.

Ms. Tosti-Vasey owns 429 the neighbors at 424 and 425, has a roof that looks somewhat similar to what she wants on the carriage house. They have had constant problems with it. She feels it looks like a barn style roof rather than a carriage style roof. S. McGinley said the roofs are as good as the person that installs them. W. Schneider said HARB cannot approve or disapprove contractors. P. Long said there are some metal roofs in the Historic District that HARB did not approve. Options were given and the homeowners chose to go the less expensive route. Basically the profile on this garage roof...it is shed material and shed material should not be used on the main house and people use it there. It stains and does other things. Standing seam roofs are what you would see, and that is what is on the one garage. For the record HARB has not approved the garage shed roofs on houses. W. Schneider concurs that it is a profile that traditionally is used on a barn or utility structure.

The shingles on the end of the garage are currently asphalt shingle. W. Schneider feels historically they would not have used metal. He recommends using hardi-plank to replace the shingles. That would give a clapboard look, which would be consistent with what was there originally. There is currently wood under the shingles and the homeowner would like to cover that wood with metal to preserve the wood. W. Schneider said that is where the hardi-plank over top would protect the wood. R. Lingenfelter suggested she contact the contractor for comparable pricing. Hardi-plank is a concrete based material that is used as siding.

HARB Recommendation: W. Schneider made a motion to approve the roof. R. Lingenfelter seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of April 4, 2016.

W. Schneider made a motion to disapprove the removal of the shingles on the end of the garage. P. Long seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of April 4, 2016.

Project Review #2

384 East Linn Street

Represented by: Gordon Revine, Contractor

Description of Proposed Work: Adding a dormer using James Hardy siding painted to match existing house; flat black rubber roof.

HARB Discussion: He would like to make a small dormer to provide better access to the existing finished third floor. Currently you have to crawl on your hands and knees to get up there. The intent was

to take all the sidings off and fascia everything the same color, style and use the hardy siding on the side of it to make it look exactly as it is. He would like to use a rubber roof on the surface, which would not be visible from a right-of-way. The roof is a 1/12 pitch. The house is L-shaped and the dormer will be put on the back inside the L so it won't show much.

HARB Recommendation: M. Tooker made a motion to approve the dormer at 384 East Linn Street. W. Schneider seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of April 4, 2016.

Administrative Approval:

- None.

Information/Discussion Items:

- There is an Executive Order from the Commonwealth of Pennsylvania Governor's Office for HARB members to review. The subject is Diversity, Inclusion and Small Business Opportunities in Commonwealth Procurement and in Pennsylvania's Economy.

- Information is in the packet on a free Historic Workshop on Wednesday, April 6, 2016 from 9:00 a.m. – 4:30 p.m. at Williamsport City Hall Community Room, 245 West Fourth Street. Reservations are required.

Old Business:

- M. Tooker made a motion to nominate Nancy Perkins for the HARB position. P. Long seconded the motion. P. Long said Nancy has attended the HARB meetings for the past year. A voice vote was unanimous.

W. Schneider made a motion to install the remaining two candidates as alternates on HARB. P. Long seconded the motion. A voice vote was unanimous.

New Business:

-None.

Adjournment:

- With no further business to come before HARB, W. Schneider made a motion to adjourn the March 22, 2016 meeting. M. Tooker seconded the motion. The meeting was adjourned at 9:14 a.m.