

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
May 10, 2016**

Present: Sam McGinley, Nancy Perkins, Pat Long, Robert Lingenfelter,
Walt Schneider

Excused: Alan Uhler,

Staff Present: Vana Dainty,;

Guests: Ann Walker; Tom Songer; Tim Maness; Ed Burke; Mack Mahan

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 26, 2016. M. Tooker seconded the motion. A voice vote was unanimous.

Project Review and Public Comments:

Project Review #1

128 South Allegheny Street

Represented by: V. Dainty

Description of Proposed Work: Signage.

HARB Discussion: It is the Heilig Meyers building. Where the former Heilig Meyers sign was the owner would like to install wooden letters that are 20" tall.

HARB Recommendation: W. Schneider made a motion to deny the project. P. Long seconded the motion. W. Schneider said his contention is when you look at what is next to it the flavor and the consistency of the signs are getting closer and closer to what he expected to see in the late 1800's and early 1900's. What they want to put on the front of the building has no Victorian or Historic feel like the rest of the signage that is being encouraged. HARB members approved the motion for recommendation to Borough Council at their meeting of May 16, 2016.

Project Review #2

440 Armor Street

Represented by: Ed Burke

Description of Proposed Work: Replace front porch roof.

HARB Discussion: His home is an old Sears Aladdin home. His front porch roof is flat so he has had major problems with ice jams and water problems coming down the front of his house. He purchased the home approximately thirty years ago and has always wanted to put a pitch on his front porch roof. He said it will actually look like an old Sears Aladdin home should look. There will be a false gable on the front of it. It is a 1919 home. They plan to bring new trusses in. They will tear the whole front porch roof off. They will install new spouting. Ms. Dainty showed pictures on the screen of the proposed project. The shingles will be the same color scheme. With the shake shingles they will use a gray shake shingle that will match the stone. It will take two weeks for the trusses to be built.

HARB Recommendation: W. Schneider made a motion to approve the project. R. Lingenfelter seconded the motion. The building permit process has begun through Centre Region Code. The porch roof is nearly flat. The entire roofline on the front will be reframed. The ridge line will go up to make the project work. When the front porch is made a certain height will need to be maintained. W. Schneider estimated the ridge would go approximately 2' higher. R. Lingenfelter is interested in seeing more drawings of the proposed roof. This will make a significant difference on the appearance of the house. The shingles will be the same as what is on the home. The wall surface around the window will be gray shake shingles. HARB members approved the motion for recommendation to Borough Council at their meeting of May 16, 2016.

Project Review #3

302 East Curtin Street

Represented by: Tim Maness

Description of Proposed Work:

HARB Discussion: It will be the same size as the one across the street. They removed a big tree from there in February and did a little landscape there trying to keep traffic off. It is a nice corner marker. It will be 36" high maximum. It will be painted the same color as the house, which is a light grayish green. There will be 16' across the front and 18' down the property line.

HARB Recommendation: W. Schneider made a motion to approve the project. M. Tooker seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of May 16, 2016.

Project Review #4

118 West Bishop Street

Represented by:

Description of Proposed Work:

HARB Discussion:

HARB Recommendation: W. Schneider made a motion to table the project because nobody was at the meeting to represent it. P. Long seconded the motion. A voice vote was unanimous.

Project Review #5

Library

Represented by: Jen Krape

Description of Proposed Work: Benches

HARB Discussion: Ms. Dainty showed pictures of the proposed benches. They would like to put a bench in front of the library and another bench in Talleyrand Park. The benches weigh approximately 50 pounds. They are constructed so there is a steel shaft that comes down to the bracket. The benches are made of fiberglass. Their goal is to have four or five benches in each school district. They are funded by a grant from Centre Foundation. The paint on the benches should not wear. It is a protected, outdoor paint that is sealed. They will come back and do touchup if necessary. They are designed so water runs off and they weather well. An artist does the benches and he focuses on the Historic end of things. His paint colors and styles are very suitable for the Historic District.

HARB Recommendation: W. Schneider made a motion the proposed benches. P. Long seconded the motion. M. Tooker mentioned there is a toolbox of approved furnishings and she has concern of many different types of benches in the future. She wants to clarify that this is a piece of artwork rather than a bench. The artwork is donated to the library and the park so the ownership of the bench becomes Bellefonte's. The bench should last at least twenty-five years. Ms. Dainty noted that the Talleyrand Park Committee will have to approve the bench also. W. Schneider feels they should be given to the Borough. He feels Borough Council needs to approve and then agree to accept them and agree to take care of them. The benches will be bolted into wherever they are placed.

W. Schneider amended his motion to note that HARB is recommending the addition of two pieces of artwork to the Borough; and those pieces of artwork are donated; the two pieces of artwork that will be mounted in the Borough are the benches as presented. P. Long seconded the amended motion. HARB members approved the amended motion for recommendation to Borough Council at their meeting of May 16, 2016. HARB members approved the primary motion as amended for recommendation to Borough Council at their meeting of May 16, 2016

Project Review #6

215 South Spring Street

Represented by: Tom Songer

Description of Proposed Work:

HARB Discussion: Mr. Songer owns the property next to the NAPA store; the Academy Heights Property. The Academy property has the old Master's Home, which has four apartments. There were a few minor code issues that have been taken care of. They purchased the building with the vision that something new would be built on the Academy Heights property. If the NAPA building ever became available he felt something nice could be done in the area to compliment the historic character of Bellefonte, would be all new construction, and would comply with code. The building he is discussing was inspected by code in February and it has many deficiencies and it is financially impractical to do everything that is required to move forward. The home is an old frame structure that requires continuous maintenance on the exterior and interior. With the approval of code they gave their three tenants notice that at the end of this year they would no longer rent the home. If they move out before the end of the year they will not rent the property to anyone else. The plan would be to raze the home, clean up the site and find someone that would like to redevelop the area. They are requesting permission to follow through with the action to raze the structure. W. Schneider informed HARB that Mr. Songer requested an extension on work pending the outcome of this HARB meeting. The order that was made from the code

official standpoint was that the immediate life safety issues were taken care of in a timely fashion so the residents are not in danger; but based on the expense they had made known their want to remove the property or discontinue renting the property a condition was made of that stay going through this process and getting notification in the beginning of June that it has cleared the whole process and permission by Borough Council to remove the structure has been granted. If it's going to move forward and not go through that process then corrections need to be made or evictions need to be made. W. Schneider will not be voting on this project because it is in a direct order from their office to go through this process. He will be participating in the discussion. Ms. Dainty reminded that cost cannot be considered. P. Long feels she is running into Standard #6.

HARB Recommendation: M. Tooker made a motion to not approve the demolition of the property based on the fact that it would have an adverse affect to the Historic District being a historic home. P. Long seconded the motion. HARB members feel it would be easier to approve demolition if there was a rebuild project presented. Mr. Songer said six years ago he was at HARB to discuss the Head Master's Home. He was told that since the third floor burnt in the fire it was no longer on the house that the house no longer had a historic value and it could be demolished as part of an overall redevelopment of the site. Mr. Songer would consider selling the property to someone that would like to restore it. HARB members can only look at preservation, not tear down, but Council can. W. Schneider asked if the house could easily be turned back into a single family home, which Mr. Songer feels it cannot because it has been compromised on the inside. He said you could build a new home that looks just like it for less money than it costs to rehab it. Mr. Songer said there are modern code requirements to build modern homes so the homes do last. Mr. Songer said the recession has really slowed things down. They are trying to find someone to partner with to do an all encompassing project. He respects the position of HARB and what they are permitted to do. He will plead his case to Council. HARB members approved the motion for recommendation to Borough Council at their meeting of May 16, 2016. W. Schneider abstained from voting.

Administrative Approval:

- None.

Information/Discussion Items:

Old Business:

- None.

New Business:

-None.

Adjournment:

- With no further business to come before HARB P. Long made a motion to adjourn the May 10, 2016 meeting. W. Schneider seconded the motion. The meeting was adjourned at 9:30 a.m.