

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
May 24, 2016**

Present: Sam McGinley, Megan Tooker, , Robert Lingenfelter, Walt Schneider, Mack Mahan

Excused: Alan Uhler,

Staff Present: Vana Dainty, Historic Preservation;

Guests: Beatrice Jabco; Chad Spotts; Tim Yates; Doug Johnson

Call to Order:

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

Additions/Corrections to the Agenda:

- 152 North Water Street

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 10, 2016. R. Lingenfelter seconded the motion. A voice vote was unanimous.

Project Review and Public Comments:

Project Review #1

111 West Curtin Street

Represented by: Ron Idarola

Description of Proposed Work: Pool and Fence

HARB Discussion: Ms. Dainty said the pool and fence are all within the zoning. Megan asked In terms of visibility will it be seen ; Mr. Idarola stated only a little bit. Everything will be in the rear. The materials are pressure treated 6 x 6 posts that will be accented. The fence will set back in approximately 2". The fence will hide most of it from the road. W. Schneider informed him he will need a building permit for the pool.

HARB Recommendation: W. Schneider made a motion to approve the fence as presented. R. Lingenfelter seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of June 9, 2016.

Project Review #2

116 South Spring Street

Represented by: Tim Yates, Pastor of Watermark Church

Description of Proposed Work: Signage

HARB Discussion: They would like to remove the current signage and install their own signage with the church color scheme. Mr. Yates presented pictures of the proposed logos. The Mishocks took their two-sided sign when they closed the business and Mr. Yates felt they could use a sign the same shape. The brackets are still there. The signage meets the requirements.

HARB Recommendation: W. Schneider made a motion to approve the signage request. R. Lingenfelter seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of June 9, 2016.

Project Review #3

118 West Bishop Street

Represented by: Beatrice Jabco, Jabco Realty

Description of Proposed Work: They would like to replace the existing asphalt shingle type siding with vinyl siding which will make it more aesthetically pleasing.

HARB Discussion: There are other buildings on the same block that have either vinyl siding or aluminum siding.

HARB Recommendation: W. Schneider made a motion to disapprove the request. R. Lingenfelter seconded the motion. Mr. McGinley said the back side of the building has vinyl siding and other buildings around it have vinyl siding. He feels the asphalt shingles are in a terrible state. Ms. Tooker's concern is the historic building next to it. Mr. McGinley said up the street there is a building that has stone on one side and siding on the other side. Mr. Schneider asked if there would be a reason she wouldn't go with a hardiboard clapboard siding compared to the vinyl. Ms. Jabco said he wants it to be maintenance free and doesn't want the upkeep of the hardiplank. Mr. Schneider has two concerns – one is architecturally/historically and the other concern is from a fire department standpoint and that is a concern with vinyl siding. Buildings do somewhat okay if a fire starts inside them. If the fire starts on the outside with vinyl siding the fire gets up into the roof structure and it's very difficult to control the fire. It's a fact of life. M. Tooker said they worked hard to bring the buildings across the street back to the historic character. Ms. Jabco said the building across the street also has vinyl siding. She said this street has a mixture between the bricks, the vinyl siding and the aluminum siding. The motion carried. The project has been denied. They do have the right to go to Borough Council at their June 9, 2016 meeting.

Project Review #4

152 North Water Street

Represented by: Chad Spotts

Description of Proposed Work: Ms. Dainty said he does not yet have a zoning permit. It needs to come through HARB because there will be some expense before he is issued a zoning permit. A building behind the house, on the cliff, across the street from the Waterfront District.

HARB Discussion: The framing of the building is pressure treated lumber. The building is a shed 8' x 8'. It will be natural wood. It takes about three years before pressure treated wood takes the natural color. From Water Street it is less visible when the leaves are on the trees, but it is visible. The shed

may meet the zoning requirements. HARB is looking at the design. The property is a rental. Harry Brooks is the person on the deed. Mr. Spotts is renting to own. The construction is not complete. Mr. Spotts has a list of items he needs to do to complete the project. Mr. Spotts built this so he had a place to put his shovels. It is just a cliff behind his house. He used old window sashes to build his building.

HARB Recommendation: M. Tooker made a motion to approve the shed. M. Mahan seconded the motion. Homeowners are permitted to install a shed. Ms. Dainty reminded that HARB is to look at each individual property. Mr. McGinley asked how it fits into the streetscape. W. Schneider said most sheds in Bellefonte are small enough to fit behind the house. This is a feature across the street from the Waterfront Development Project. M. Tooker said the rest of the street is industrial in feel and historically that area has been industrial in feel. W. Schneider said it doesn't appear as a shed, but more like a tree house. It was suggested that it looks more like a greenhouse or potting shed. W. Schneider feels the color isn't the issue but the fact that it is now a predominant feature on the property. Ms. Dainty took most of the pictures from across the street. At first the shed was a deck with a pergola but then he put the windows on it. His girlfriend wanted a place to be away from the road and grow vegetables. The design doesn't fit the house. The motion was denied.

R. Lingenfelter read the two guidelines that struck him as part of the standard regarding this. He struggles with the fact that this is an industrial neighborhood. You need to decide if it is appropriate for the site. W. Schneider said if it was sitting behind the house it would be different. It is presented as a shed and it is inconsistent as a shed because it is a dominant feature on the site both visually and in terms of its placement. It is an interesting feature but its appropriateness is the question. Mr. Spotts asked if there was something that would make it more appropriate. He is out of compliance because he has no zoning permit or HARB permit. This is illegal construction at this point. Mr. Spotts has received letters regarding this. W. Schneider said the shed would be more appropriate if it were put on the side of the building.

W. Schneider made a motion to deny the project based on Standard #9. M. Mahan seconded the motion. The motion passed and the project was denied. Mr. Spotts would like a copy of the standards. Mr. Spotts will need to do a property survey before he gets a zoning permit. A letter from a neighbor does not count. The next Borough Council meeting will be June 9, 2016.

Administrative Approval:

- None.

Information/Discussion Items:

- None.

Old Business:

- None.

New Business:

- None.

Adjournment:

- With no further business to come before HARB W. Schneider made a motion to adjourn the May 24, 2016 meeting. R. Lingenfelter seconded the motion. The meeting was adjourned at (?) a.m.