

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES**

**September 26, 2017 - 8:30 a. m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Mr. McGinley at the Bellefonte Borough Municipal Building at 8:30 a. m.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley, Chair
Mack Mahan
Maria Day
Walt Schneider
Robert Lingenfelter
Pat Long

EXCUSED: Megan Tooker

ABSENT: Alan Uhler

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Richard Carson
Joe Sehoch
Dave Paouan
Joanne Tosti-Vasey
Michael Andriaccio

ADDITIONS /CORRECTIONS TO THE AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

Mr. Schneider moved to approve the minutes of the August 12, 2017 HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried unanimously.

PROJECT REVIEW AND PUBLIC COMMENTS:

126 South Thomas Street - Deck

Mr. Carson re-presented his deck plan to HARB. This was tabled from the previous meeting to allow the homeowner the opportunity to provide more information to HARB members on the decking proposed. Mr. Carson provided a rendering with a railing proposed. Sidewalk will need to be removed in order to construct this project. This is not a pedestrian sidewalk but a sidewalk on the property itself. The project contains a wrought iron look railing with a fencing to go around the home and enclose the back yard.

Mr. Schneider moved to approve the deck project;
Ms. Long seconded the motion;
Motion carried.

Project will go to the next Council meeting on October 3. A zoning permit will be needed as well.

126 South Thomas Street – Roof

Mr. Carson left the meeting room prior to discussion. Ms. Wright recapped that he proposed a black shingle roof. He did not have a color sample and HARB asked for a color sample upon returning to HARB. Ms. Wright will contact the homeowner.

Mr. Schneider moved to conditionally approve the roof project with the understanding that it will be handled administratively.
Ms. Long seconded the motion;
Motion carried.

101 West Linn Street – Porch Railing

Michael Andriaccio presented his project to HARB relative to a porch railing around his porch at his property. He believes this will be the second or third railing to be installed at the 133 year old structure. He proposes to replace it with something similar to what is there now. It will be raised per Code regulations.

**Mr. Schneider moved to approve the porch railing project;
Ms. Long seconded the motion;**

Ms. Day expressed concern over railing it up and blocking the windows. Mr. Schneider suggested a polycarbonate top to provide the barrier yet virtually invisible. The property owner indicated that the window is not very visible from the street or right of way. A picture was distributed to the table, demonstrating what the railing looked at back in the 1800s.

Recommendation was made to raise the bottom rail four inches off the ground instead of two inches, as snow and ice will come off and not build up behind it.

Motion carried.

This project will go to Council October 3, 2017.

315 Stoney Batter – Metal Roof

David Provan presented this metal roof project to HARB members. His roof is leaking at this time and proposes to install a metal replacement roof. He presented a rendition of the roof that he would like to install. Mr. McGinley stated that the style presented does not fit in the historic district. Although some homes have this style, they are considered non-contributing or they have installed the roof without HARB approval. He explained that HARB requests that the metal roof be standing seam or something similar or to replace the roof in-kind.

**Mr. Schneider moved to deny this roof project based on the proposed replacement roof;
Ms. Long seconded the motion;**

Mr. McGinley indicated the property at 315 Stoney Batter is contributing and is next to another contributing structure. There may be other alternative roofs as well. The length of the roof was a contributing factor for the homeowner's choice to switch from shingle to metal. It is the Knight of Columbus building, and none of the members can re-roof it. The metal roof will last a long time. Mr. McGinley commented that he did like the color that he picked out.

With such a prominent roof, Ms. Long stated that she would rather see a 30-40 year shingle put on this roof. It is a beautiful, well-maintained historical structure. She does not know how the metal roof will weather either.

Mr. Schneider offered that while he doesn't have a problem with a metal roof, the standing seam profile is desired. He does not have a problem voting in favor of the roof with a standing seam profile. The roof presented is for garages or barns, not historical structures. He would also like to see a slightly darker color so that it stands out from the building. His biggest issue is the seam of the proposed roof.

Another color was proposed on the color sample. Mr. Schneider stated that he was thinking of more of a charcoal color to accent the structure and asked that the color stay traditional, thinking back to when the building was constructed.

Mr. McGinley suggested research on roofs that have the appearance of a standing seam metal roof. In-kind replacement was discussed. Mr. McGinley stated that if there is any change from the traditional shingle or color, HARB would need to see it.

Mr. Schneider retracted his earlier motion;

Mr. Schneider moved to approve a slate-line architectural shingle or similar shingle and that staff shall administratively approve the color as well as the texture;

Ms. Long seconded the motion;

Motion carried.

Mr. Schneider moved to accept a standing seam alternative, and that staff shall administratively approve the color and verify seam;

Ms. Long seconded the motion;

Motion carried.

ADMINISTRATIVE APPROVAL:

Nothing to report.

INFORMATION/DISCUSSION ITEMS:

Freight Station Improvements –

Mr. Mahan indicated that the Freight Station got approval from Council but has decided that they did not want to do the window on the rail side and they just want to have the door mounted on the wall. They would also like to change the single door to a double door. The opening would remain the same width. Ms. Long suggested that the door should remain the same "look." The door is a "new element" and the intention is not to

try to replicate the historical look of the already modified freight station. Mr. Mahan will invite the project back to HARB so that members can see what the proposed door will look like.

OLD BUSINESS:

Council Meeting Re-Cap

Mr. McGinley reported on the presentation given to Council. Ms. Tosti-Vasey suggested regular updates to Council. Most of Council does not reside in the historic district and most do not understand the HARB regulations and guidelines. She suggests more education for Council members. She spoke about the metal roof issue and the difference between the barn roof and the standing seam and new versus different as demonstrated with the freight station. Mr. McGinley stated that perhaps meeting with Council on a quarterly basis with a few topics to cover on an educational basis; i.e., samples and audio/visuals. A window workshop was briefly discussed.

NEW BUSINESS:

Solar Ordinance Review –

Ms. Tosti-Vasey recapped the history of this ordinance. There is a section on the historical district regulations for solar panels. Tesla panels were discussed briefly. Decommissioning solar panels would need to come back through HARB for this process. Ms. Wright suggested adding a definition for “primary elevation.”

Mr. Schneider had a few comments on non-HARB sections of the ordinance. He indicated that Section 3 will preclude systems from being installed; i.e., certification criteria. He stated that he would like to see “or demonstrate expertise” for individuals who wish to install their own panels. The issue of who would be approving the contractor or installer came up and it appeared that the Zoning Officer could not make the call of qualifications. Under the ordinance, the Code office would have no authority to remove the system if it was installed by an uncertified installer. System removal under penalty was also not addressed in the ordinance. Mr. Schneider will put something together to remedy this issue. Another comment was with regard to the collector being discharged. Mr. Schneider indicated that if the panel is drawing from the sun it is still being charged. This is relative to removal of abandoned or non-working units. Mr. McGinley offered that there is a section which requires the homeowner to provide a report on energy use over a 12 month period. Ms. Tosti-Vasey stated that emails are sent to the property owners on energy generation on a monthly basis. Mr. Schneider indicated that this was invasive and that property owners may take offense to this requirement.

He also stated that under the Municipal Planning Code (MPC), a zoning permit cannot be revoked after a permit is closed. He offered that some of the things relative to damage and maintenance should be under the property maintenance code.

Ms. Wright indicated that Planning Commission would be getting comments back to her within the week and that she would request the same from HARB to keep the ordinance moving through back to Council. Mr. Schneider will provide red-lined changes per his comments as well.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn the September 26, 2017 HARB meeting;
Mr. Lingenfelter seconded the motion;
Motion carried.

Meeting adjourned at 9:36 a.m.