

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH**

MEETING MINUTES

October 24, 2017 - 8:30 a.m.

236 West Lamb Street, Bellefonte, PA 16823

www.bellefonte.net

CALL TO ORDER:

The October 24, 2017 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
Alan Uhler (late arrival)

EXCUSED: Megan Tooker
Robert Lingenfelter
Pat Long

ABSENT: None

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: James Duane

ADDITIONS /CORRECTIONS TO THE AGENDA:

251 Allegheny Street was added to the agenda to discuss later.

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 September 26, 2017 HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried unanimously.**

PROJECT REVIEW AND PUBLIC COMMENTS:

Freight Station – Light Fixtures

Mr. McGinley stated that he thought that the light could be administratively approved as there is now a fixture that is prominent in many of the buildings that are in town. Ms. Wright will do so in the future.

**Mr. Schneider moved to approve the light fixtures;
Mr. Mahan seconded the motion;
Motion carried unanimously.**

This will go before Council for their approval.

Freight Station – Door

The plan has been changed to offer two thirty-inch doors instead of one door with side lites. This will allow larger equipment to be moved in and out of that entrance. This will involve moving the staircase out a little and making a larger platform. Changes in the plan are highlighted in orange.

**Mr. Schneider moved to approve the plan changes as presented;
Mr. Mahan seconded the motion;
Motion carried unanimously.**

This will go before Council for their approval.

ADMINISTRATIVE APPROVAL:

Ms. Wright reported on the administrative approvals.

315 Stoney Batter Street (KOC) – Roof

A picture of the color that was approved was included HARB member's packet. The gray is a bit lighter than what was suggested, but was approved because the color matches well with the stone.

141 West High Street (Cool Beans) – Railing

The owners need to change the railing to meet Code. They wanted to do a railing that matched 106 N. Allegheny Street. Ms. Wright saw that 106 N. Allegheny was previously approved by the board, so she administratively approved the railing choice for Cool Beans.

106 North Allegheny Street – Ramp

This ramp will significantly improve what is there now. It will be light gray in color and will blend in well. Mr. Schneider indicated that there may be an issue with slope and this may have to come back as a set of stairs after Code review.

126 South Thomas Street – Roof

When the project came through HARB, the applicant proposed a black shingle. This shingle is dark gray/black, but includes red tints throughout. Due to its difference, Ms. Wright emailed the board prior to issuing approval to verify no board members opposed and wished to have the project come before HARB. She received no opposition and approved administratively. The red color will complement the brick of the house. The board confirmed they approved of the administrative approval.

INFORMATION/DISCUSSION ITEMS:

251 North Allegheny Street -

Mr. McGinley indicated that it appears that they have been doing work at this residence without HARB approval. While much of their work is in kind, and it appears they are trying to do it right, they still used some materials that were not in kind and would have needed board approval. The entire porch was removed and replaced; there is what appears to be white shingles on the porch roof. When it was in the McGinley family, it was a standing seam tin roof. This was not a replacement in kind. The work is being done in a long, drawn out way.

Ms. Wright opined that she does not think people understand the term "in kind" replacement. It was discussed if the architectural details were going to be applied back over the pressure treated posts currently supporting the porch. Ms. Wright noticed that they do appear to be saving the architectural detail (it is in a pile), but she is unaware if they intend to put those items back on the home.

(Mr. Uhler arrived)

Mr. Schneider indicated that except for the roof structure, there would have not been any permits required. The owners came before HARB over a year ago for permission to raze the barn in the back; this work has not been completed. That still may be on their list of items to do. The barn discussion was the last time they attended a board meeting, to Mr. McGinley and Mr. Schneider's recollection. They were given permission to remove the sleeping porch over the back side of the house that was not original to the property but in bad shape. The back porch rebuild was approved by HARB.

Mr. McGinley does not want to see them skipping over the HARB approval procedures. After review of the ordinance, Mr. Schneider indicated that if a homeowner alters, changes, erects, destroys or demolishes, raises, or constructs anything in the district, it must come through HARB. The ordinance was re-written to essentially direct homeowners that if they "touch the place" it needs to come through HARB. No matter the project, an application needs to be submitted and Ms. Wright needs to be the one to decide if it is in kind, an administrative approval, or a board reviewed project. An inspections process also need to be implemented. There is a time-frame in the ordinance. If the project is not completed in a timely fashion, in accordance with the ordinance, HARB has the authority to finish it. It may be relatively easy to seek a Certificate of Appropriateness and then change the project and no one will ever realize it without an inspection. Documenting in-kind projects is likewise important.

The Department of Interior guidelines state that homeowners should re-use and re-furbish as much of the original materials as possible. Mr. Uhler gave an example from Key West wherein someone completely restored a 10 x 15 shed which could have possibly been replaced in-kind for less money. Use of the best materials available now to make something look just as good but be more sustainable was discussed.

Ms. Day offered that some of the more modern materials cause the problems. She discussed how lead paint worked well in the day and preserved wood. Latex does not do this.

Ms. Wright has an appointment Thursday afternoon at 2 p.m. with the owners of 251 Allegheny. Mr. McGinley is also going to try to be there. They will speak with the owners. Mr. Schneider indicated that the porch project MUST come before HARB.

OLD BUSINESS:

None.

NEW BUSINESS:

Habitat for Humanity - Storage Option

Ms. Wright indicated that they are building a new habitat house. While she was speaking with them about that project, she questioned if they might be able to store architectural materials for the historic district. It was mentioned a few meetings ago to save historic brick from a chimney being removed. But after research, Ms. Wright found there was no place to store the materials. The ReStore actually has a lot of empty storage space in their building and they would be more than happy to store historical architecture materials for the Borough that can go right back into the district when needed. They will not be sold to the public or to the district residents. It was explained that the areas available can be used for storage but not for retail or public use. Mr. Schneider will need to go over the fire inspection. A record would be kept of what is stored so that Ms. Wright would know the inventory. HARB felt this might take too much time and coordination.

The HARB project/property inspection process was discussed, and Ms. Wright indicated that there needs to be a process created because there is no formal process established. This can be put on future agendas for discussion.

ADJOURNMENT:

With no other business to come before HARB,

**Mr. Schneider moved to adjourn the October 24, 2017 HARB meeting;
Mr. Mahan seconded the motion;
Motion carried.**

Meeting adjourned at 9:06 a.m.