

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

**December 12, 2017 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The December 12, 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
Alan Uhler
Robert Lingenfelter

EXCUSED: Megan Tooker
Pat Long
Walt Schneider

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Rod Beard
Chuck Kormanski
Terry Phillips
Michael Andriaccio

ADDITIONS /CORRECTIONS TO THE AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

Mr. Uhler and Mr. McGinley both announced conflicts of interest relative to the Bockerhoff Building.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

Mr. Uhler moved to approve the Minutes of the November 14, 2017 HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried unanimously.

PROJECT REVIEW AND PUBLIC COMMENTS:

106 North Allegheny Street – Awning

Mr. Chuck Kormanski presented this awning project to HARB members. The name of the store will be Pappy Chuck's Candy Shoppe. It will be a candy store with main brands like Ashers, Jelly Belly and nostalgic candy assortments. He will also be serving soft serve ice cream, sundaes, and root beer floats.

He wishes for this store to be a destination spot. It will look like an old-fashioned candy shop and ice cream parlor from the 1950's. There will be an ADA bathroom facility and a small dining area. The ramp has already been approved. He hopes to open shop end of March beginning of April.

The awning color first choice is Capri Blue, which is a neutral blue color with a nice match with the CO2 Lime Color. The prior awning was a Royal Blue so there is not much difference. The awning will be fabric. There are two alternate colors.

Mr. Uhler moved to approve the awning as submitted;
Mr. Lingenfelter seconded the motion.

Mr. McGinley preferred the darker blue color – the Mediterranean blue color. Mr. Uhler felt that any of the three were a good color choice for the district. The awnings are temporary in the grand scheme. Lifespan of the awning is about 10 years. Ms. Day was okay with all three colors as well.

Motion carried unanimously.

The metal grate replacement was discussed briefly. This was done administratively, per Ms. Wright.

137 W. High Street – Standing Seam Metal Roof

Mr. Michael Andriaccio presented the roof project for 137 W. High Street. The roof presently has a cedar shingle roof, which is leaking. He likes the look of the standing seam and would like to place one on this building in a dark burgundy color. It will only be installed on the front half of the building. There was no material sample of the roof presented.

Mr. McGinley explained that there has been some controversy with metal roofs in the historic district, so he explained that HARB members request a lot of information on metal roof projects when they are presented.

**Mr. Mahon moved to approve the standing seam metal roof project;
Mr. Uhler seconded the motion;**

The roof is traditional standing seam. Ms. Day explained the difference between traditional standing seams roofs and the barn type of metal roof. Mr. McGinley explained that there has been a salesman going around to homes in Bellefonte, showing pictures of barn roofs. Barn roofs are not appropriate for Victorian homes in the historical district. Mr. Andriaccio did provide a drawing depicting a standing seam metal roof on the building and also specified that it would be the same roof that is on the Bellefonte Art Museum, which was agreed was a traditional standing seam.

Mr. Andriaccio indicated that he would not be opposed to matching the roofs from the two buildings next door if a standing seam would be an issue. Those buildings have architectural shingles in a gray color. Mr. McGinley explained that an architectural shingle which would match what is already on the roof now and would be more appropriate in his opinion. He opined that it may be less expensive too. Mr. Andriaccio stated that there is only a few hundred dollars difference in cost.

Mr. Uhler indicated that he was fine with the standing seam, and explained that the board is a little gun shy and wants to make sure the roof is what is proposed; a standing seam roof. Mr. Lingenfelter indicated that approval should be conditioned upon getting a sample and more information on the profile for the metal roof. Mr. McGinley explained to the property owner that he would be required to show Ms. Wright the roofing proposed before the project is started. Mr. Lingenfelter explained that the board has seen many profiles of metal roofs but were rejected because they were not the traditional standing seam roofs. He felt that if administration agreed once shown the material profile, the project could be approved as submitted, if it is truly a standing seam roof.

Mr. Andriaccio indicated that this would be the only standing seam roof on High Street. Mr. Lingenfelter opined that if the roof is appropriate and that the visual of roofs from

High Street is minimal. Ms. Day opined that if the roof is a true standing seam, she is okay with it and she does not see any reason to deny it on High Street. She hesitated with the color choice, thinking that it should be darker, maybe the charcoal gray color on the provided sheet.

Motion was amended.

Mr. Mahon moved to approve the standing seam metal roof project based on submission of documentation and confirmation that the roof is a true standing seam roof. Color in either dark burgundy or charcoal gray, property owner to choose;
Mr. Uhler seconded the motion;
Motion carried unanimously.

Mr. Andriaccio was instructed to be in touch with Ms. Wright relative with proof of the true standing seam roof with a dark gray/charcoal color.

120 S. Water Street – Sign

Rod Beard presented a project for a sign at 120 S. Water Street, representing the Bellefonte Keystone Community Development Association (Belle Key). The property is the former Big Trout Inn and sits across from Talleyrand Park, close to Water Street. It has two residential apartments on the upper level and the bottom has been renovated and is home to the Springboard Incubator facility. There is a vinyl banner in the window containing the Springboard logo. It is difficult to see when one drives by the building. An advisory committee for BelleKey would like to do something with the signage to allow more visibility for the incubator. The landlord of the building is okay with either an awning sign or a blade sign; the application is for a blade sign. It would be anchored on the building probably near the door nearest the Match Factory side. That is the main entrance to the facility. The sign needs to be 7.5 feet from grade, per zoning.

Mr. Uhler moved to approve the blade sign as presented;
Mr. Lingenfelter seconded the motion;
Motion carried unanimously.

The sign swinging in the wind was discussed briefly.

105 South Allegheny Street- Security Camera Installation

Due to conflicts of interest, there are not enough board members present for a proper discussion and a vote on this project. Mr. McGinley suggested deferring this until the next meeting when there are more voting members at the meeting. Discussion will be held but no vote on the project.

Mr. Uhler, who is representing the project, discussed the security camera project with HARB, stating that there have been some security issues at the building site. They have recently locked down the foyer and a buzzer is needed to obtain entrance to the building.

The first two cameras would be located under the portico. They would be mounted on the underside of that up underneath and tucked under the corner as much as possible. The other two cameras will be installed around the side of the building. They will be installed just under the window sill of the second-floor hallway window and looking down into the bottom of the stairwell to monitor what is going on down there. The cameras are small, and they are white in color so hopefully they will blend in with the building. These are motorized cameras that can be adjusted easily.

The biggest challenge with the camera install is not having a very easy means of installing the wires. Long-term maintenance was also taken into consideration with the chosen locations for the cameras. Painting the cream color of the camera to blend in better with the building was discussed.

Mr. Uhler wanted to get the camera project expedited because of the security concerns. The question was raised regarding waiving Mr. McGinley's status as a non-voter. Mr. McGinley indicated that he would not vote one way or the other. It was also suggested to ask Mr. Stewart to vote as an alternate. Ms. Wright indicated that two alternate members are not permitted to vote at one time, per the bylaws.

Mr. McGinley stated that there will not be a HARB meeting on December 26, 2017 as the Borough offices are closed. The next meeting will be the second week in January. There was a discussion on how to expedite the project approval through HARB.

A vote was discussed despite the lack of a fuller board presence. Mr. McGinley interjected that with Mr. Uhler and himself have an interest in the project, he would not want to have the absent board members or community question the vote. He would prefer more members present.

Ms. Wright indicated that perhaps the HARB by-laws can be updated to allow call-in participation or allowance of two alternates to vote on an approval to help in the future.

Further discussion was held on the camera locations and if rising the cameras up would get a better angle and better video footage. Color of the cameras was discussed again. Ms. Day suggested that a black camera would blend better. Considering moving the cameras to the third-floor level was discussed to try to hide them better. The cameras are approximately five inches in diameter.

Mr. McGinley again asked the opinion of HARB on recommendation for approval or tabling this project until more members were present. He opined that he personally favored tabling this project.

**Mr. Lingenfelter moved to table this project;
Mr. Mahon seconded the motion;
Motion carried unanimously.**

105 South Allegheny Street – Portico Handrail

Mr. Uhler noted that a plan to re-roof the building will be coming up in the spring. The top of the portico rubber membrane will also be replaced. Additionally, the railing does not meet code requirements and is only 32 inches tall. With a new rubber surface on the patio, it will lift things up another inch and a half. For safety reasons, the railing needs to be raised up. In a site visit with Code, Mr. Schneider suggested putting a polycarbonate rail behind it. In doing so, it raises the angle back on the area, and would have to be eight inches behind the railing. This would always show dirt. Mr. Uhler showed some architectural panels that may fit with what is there already. This would match with the ironwork down below. These can be fabricated, and they can run the entire length. They would be bolted on. The existing rail has a half inch by inch and a half cap strip on it. It would be painted to match the existing ironwork.

Back where it attaches to the wall, a triangle ending will need to be improved and a few more uprights and an angle piece will need to be filled in there. This is against the building. This can be blended so it will not stand out. It was confirmed that the top rail will remain in place. Mr. Uhler suspects that the current railing is original. The doorways out to the top of the portico do not have evidence of modification. The building was constructed in approximately 1863.

The roof was confirmed to being replaced in-kind and that would not have to go through HARB approval.

Mr. McGinley noted that there is an anchor on the slate work near Napa Auto. No one seems to know why that is there.

ADMINISTRATIVE APPROVAL:

126 South Thomas Street – siding

This is the house with the enclosed porch and deck that came through HARB a few months ago. When they started working on this, a lot of the aluminum siding needed to be replaced. The homeowner needed to replace it with a similar sized vinyl since the aluminum was not available. This was administratively approved.

240 Match Factory Place – sign

The Careerlink needed to update their logo and thus their sign. It will remain in the same location and stay the same size as the previous sign. This was administratively approved.

OLD BUSINESS:

None.

NEW BUSINESS:

Mr. McGinley reminded members that there is no meeting on December 26, 2017. He wished everyone a Merry Christmas and Happy New Year.

ADJOURNMENT:

With no other business to come before HARB,

**Mr. Mahon moved to adjourn the December 12, 2017 HARB meeting;
Mr. Uhler seconded the motion;
Motion carried.**

Meeting adjourned at 9:31 a.m.