

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

**February 13, 2018 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The February 13, 2018 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
Maria Day
Pat Long
Megan Tooker
Robert Wagner
Alan Uhler

EXCUSED: Mack Mahon
Robert Lingenfelter

STAFF MEMBERS: Ralph Stewart, Borough Manager

GUESTS: Gay Dunne. HARB Alternate
David Dimmick

ADDITIONS /CORRECTIONS TO THE AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

Ms. Long moved to approve the Minutes of the January 23, 2018 HARB Meeting;
Mr. Wagner seconded the motion;
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

135 South Allegheny Street – Door

David Dimmick was at the meeting to present this project. The project was reviewed at the last meeting. The project was denied as a metal door did not fit the persona of the building. Mr. Dimmick explained that there is in need of replacement. It cannot even be locked and be assured it will stay locked. Additional pictures were sent in. The main issue is replacement of the wood door. One of the problems was that a replacement wood door would just recreate the same situation in a couple of years. The reason being that there are a lot of people coming in and out of the door, with shopping carts and misuse of the door (banging the door with the cart). Secondly, being the primary access to the food bank, it gets a lot of use, from both customers and food deliveries. To replace it with wood, it will deteriorate quickly with the wear and tear. Relative to wood with a metal grate, in consultation with the supplier and contractor for the door, it will only look worse.

The door proposed is aluminum and will be factory painted the same color as around the store front and under the windows. The bottom will be solid, and the top will be glass. There will be a doorbell for people who are unable to open the door. Estimated project cost is \$4,010.00. The proposed door replacement will have the same opening dimensions as the existing door. The opening will not be changed. Hardware of the door was discussed. Mr. McGinley would like to see a more period appropriate grip for the door.

ADA requirements were discussed. In replacing the door, no ADA compliancy would be needed. The width of the door is wide enough, per Mr. Wagner. Button for ADA access is not a required element of the code. They are an alternative that needs to be approved by the State as the door should be accessible. That would be difficult to achieve at this location.

The bottom panel of the door where it is solid, with no glass, will be painted the same color as it is now. It is a factory finish and not an amateur paint job.

Ms. Long stated that she is not happy with the aluminum door. She does not know what else to do to remedy the problem. Mr. Schneider indicated at a prior meeting, that an accessibility issue may arise later. Most Bellefonte stores do not comply with the accessibility codes for access. The back entrance was discussed. The product from the trucks that come in the back access are long term storage in the basement. The product coming in the front door usually goes out the next day.

Mr. McGinley stated that the door is recessed and cannot be readily seen from the street. It is not like the Faith Centre door situation. Mr. Dimmick reiterated that the store could not have a glass door because of the shopping carts smashing into it all the time. The glass has not been broken in the past, but he indicated that it is just a matter of time. He offered that many of the customers do

not use their best judgment when entering and exiting the store and often they just smash the cart into the door. It is only a matter of time before it breaks. Prior, an automatic opener was discussed, and it was not cost effective. It was a consideration to keep the door for any future tenant or owner, if the door can be reused in the future. The door can be stored on site.

Ms. Long asked how replacing the door will help with the door frame being damaged. Mr. Dimmick stated that a metal plate can be placed on the jam. It is the lock side that is the issue. It is a security issue as well. The hinges are loose. The jam is solid enough to hold the new door.

A more detailed picture of the door was requested by Ms. Tooker. Ms. Wright and Mr. Stewart will review the door and the hardware. Ms. Tooker would like to see the original handle being used on the new door.

**Mr. Uhler moved to approve the project as presented based on the following conditions: painted matte, hardware consistent style of what is currently on the door; the original door shall be stored in the basement or on the premises; the door frame will not be replaced; if full replacement of the frame is required, the project will come back to HARB;; an artistic rendering or photograph of the finished product and the hardware will be provided for staff for administrative approval;
Ms. Long seconded the motion;
Motion carried.**

ADMINISTRATIVE APPROVAL:

None.

INFORMATION/DISCUSSION ITEMS:

Ms. Long discussed an article in *This Old House* magazine, *Saving History*. This was an article on new doors that look like old doors. They are used on the Capitol and other historic buildings and custom made. If they stand up at the Capitol and other places they can stand up in Bellefonte. Period Perfect Doors – Vintagedoors.com. Sooner or later this may come up again, due to the number of old doors located in town. She is donating the books to HARB for reference and guidance. Mr. Stewart suggested contacting the manufacturers for catalogs.

OLD BUSINESS:

None

NEW BUSINESS:

Appointment of Gay Dunne as HARB Alternate.

Ms. Dunne was in the audience and HARB welcomed her aboard. She just finished her tenure on Council. Council has appointed her as an alternate.

A side discussion was held on the traffic light at Water and E. High Street and the length of the light time once pedestrian crosses.

Mr. Uhler stated that the handrail at the Brockerhoff Building was reviewed. The price doubles if the measures are taken per recommendations at the last meeting. The next meeting, they will be asking for a reconsideration of that decision.

Mr. Wagner inquired about inspections of projects that did not go through HARB or when they do come through HARB and choose to do something different. No one checks on this. This process was discussed. The home around the corner on Linn and Spring was discussed. The egress was replaced with pressure treated wood. Mr. Stewart stated that "in kind" replacement is sometimes misconstrued. Mr. McGinley stated that it is hard to police these situations, if no one knows of the problem. Going forward, inspections are desired and HARB needs to know if the property owner is doing what HARB approved them to do. The more Ms. Wright is out there, the more things may be noticed.

Ms. Dunne brought up that awareness of the historic district and to raise consciousness as much as possible. There are several different approaches including historical signage identifying the district. The Old House Fair can be an opportunity to raise awareness of the historic district and appropriateness with the district. This is an opportunity for education and can draw some decision makers in State College into the event, since they now have a HARB. Practical matters of living in a historic district may be a good educational topic. The fair is in June.

ADJOURNMENT:

With no other business to come before HARB,

**Mr. Uhler moved to adjourn;
Ms. Long seconded the motion;
Motion carried.**

Meeting adjourned at 9:12 a.m.