

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

**April 24, 2018 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The April 24, 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
Robert Wagner
Mack Mahan
Robert Lingenfelter
Megan Tooker
Pat Long

EXCUSED: Gay Dunne

ABSENT: Alan Uhler

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Gary Lucas
Cindy Polinski

ADDITIONS /CORRECTIONS TO THE AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

Mr. Lingenfelter moved to approve the Minutes of the April 10, 2018 HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

120 W. Curtin Street – Metal Roof

Gary Lucas appeared before HARB to request a metal roof on his property. This project came before HARB at their last meeting. At that meeting, the project was tabled for more input.

Mr. Lucas proposed a metal roof or a shingle roof. The shingle roof is very similar to most of the neighbors. He prefers the look of the metal roof. The current roof has been there since the mid-1980s. Ms. Tooker stated that the roof replacement most likely would have been wood shingles based on the year the house built and the style of the home. The pitch of the roof was a concern for Ms. Long. There was discussion whether it was a 3/12 or 4/12 pitch roof. There is currently a leak in the front of the house when it is windy and rainy.

Ms. Long moved to discuss the metal roof installation for 120 W. Curtin Street;
Mr. Wagner seconded the motion;

Ms. Long did not like the metal roof on this home; she does not have a problem with the shingle roof at all. Ms. Tooker explained that the metal roof concerns stem from that style roof never having been on that style of house. There is also some concern with glare. She also mentioned the ornamentation of the snow birds. Mr. Lucas explained again that their preference was the metal roof but with a concern about how they would do the bay window. A shingle roof would be acceptable to him. Four out of six homes near him have the style shingle that he is proposing.

Ms. Long further explained that she does not have a problem with the shingles and that HARB is trying to steer away from the metal roofs in the historic district.

Mr. McGinley stated that the motion on the table is to discuss the project, but not to recommend approval.

Ms. Long amended the motion.

Ms. Long moved to recommend approving a shingle roof at 120 W. Curtin Street to be installed with the color Sierra Gray;
Mr. Wagner seconded the motion;
Motion carried.

This project will go before Council at their next meeting for final approval of this project.

141 S. Allegheny Street - Sign (via teleconference)

Suzie from Image Signs was conferenced into the meeting to discuss this project. Mr. McGinley inquired about the handouts picturing where the sign will be and if it was to scale. Daisy stated that she understood that it is true to scale, and it will be positioned over the windows that have the rose color pink in it. She believed that they open into the store, but they are blocked off right now. They have pink shades and cardboard in some of them.

Ms. Tooker inquired about the size of the sign and meeting zoning requirements. Daisy explained that they only install the sign and the sign design was done by another company. Ms. Tooker's concern was that it was drastically different from the store on the other side because the sign is covering up more. The trim should be kept equal on both sides of the store. Since the Verizon lettering itself is not very large, the sign may be able to be amended to fit the smaller area rather than the entire space. Suzie confirmed that HARB wanted to decrease the height of the sign. She further explained that they would still have to come over the fascia board on the top and bottom so that they would have something to screw the sign to.

Mr. Wagner suggested fitting the window size and coming up with an attachment that either hangs up or down like a mirror on a wall. He does not like that it is covering the entire top. He opined that it was an enormous sign. Mr. Mahan stated that it breaks up the whole block of the window. Susie stated that the installation hardware needs to be hidden. She will go back to the designer and ask them to do this and show what the hardware would look like. She offered that they will most likely run along the board on the top and the bottom and then the pan would fit between it and it would be screwed in from the top and the bottom of the pan into the aluminum angle bracket. Ms. Long stated that she has more of a problem with breaking up the front windows.

Suzie's professional opinion would be to hide the hardware even if it is an inch or too larger than those windows. If the angle is run for the screws, it will not look as nice as having the pan be a couple inches larger than the windows. Mr. Wagner stated that there are other ways to fasten. Suzie stated that the windows are vulnerable with the little pieces of wood. She said that they are worried about getting close to them. Mr. Wagner offered that if someone needs to make repairs first they need to be made. He stated that the sign should not be covering up windows that are rotted out.

Discussion was held on painting the hardware. HARB members would prefer to see some type of brackets. If they are noticeable, they can be painted the same color as the wood they are anchored to, per Mr. McGinley. Suzie will go back to the company that designed the sign and ask them to redraw that sign and resubmit it. Ms. Day suggested a Z Channel Flashing – something flush against the top and bottom that will kick out a little and cover the sign as a full-length clip.

Administrative approval of this project was discussed. If there are any concerns, the project will be brought back to the next meeting. Mr. McGinley stated that the project would still have to go to Borough Council for final approval.

Discussion was held on removing the other signs. The window sticker signs do not need to be approved.

Ms. Tooker moved to approve a Verizon sign in the property windows but not to the height as proposed; sign should just cover window openings (approx. 2 feet 3 ½ inches) understanding that some brackets would be shown but painted over to be less visible. With the changes to be administratively approved.

**Mr. Mahan seconded the motion;
Motion carried.**

This project will go before Council for final approval at their next meeting.

Discussion after the motion included a canopy sign being more appropriate and comparables around the Verizon store.

145 W. Linn Street – Shingle Roof

Cindy Polinski brought the shingles in for review. This would be an in-kind replacement. The roof is now shingle and she is proposing another shingle roof. The original section of the building is 1880.

**Ms. Long moved to recommend approval of the shingle roof project at 145 W. Linn Street in Moire Black;
Ms. Day seconded the motion;
Motion carried.**

This project will go before Council for final approval at their next meeting.

ADMINISTRATIVE APPROVALS: None.

INFORMATION/DISCUSSION ITEMS: None.

OLD BUSINESS:

Application Review

Ms. Wright explained that the application was amended to include some additions. She asked for feedback from HARB. Members will let her know if they have any comments. Ms. Long stated that she would like to see samples. The ordinance does not specify what the property owner needs to provide to HARB.

When incomplete applications are received, Ms. Wright needs to go back to the property owner and get more information from them. It ends up taking up administrative time and can get frustrating. Ms. Long stated that she would like to see something added that if the application is not completely filled out it will not be considered. Ms. Wright stated that almost every application is incomplete.

The “for official use only” page was discussed. Ms. Wright has never used it and asked if anyone knew where the form came from. She has never seen it used. She confirmed that she stores information digitally for perpetuity purposes.

Ease of use and information on the website was discussed briefly.

School Elevator Project

Ms. Wright relayed the discussion with HARB to them. Essentially administrative approval can be done if the window is added. The engineer stated it would have to be approved by the school district. She has not heard back from them. Their certification has not been issued. She needs to get confirmation that they will follow the recommendation.

Walking Tour – National v. Local Districts

Mr. Mahan made maps of both districts. The national historical district was signified with hexagons. The blue line designates the Bellefonte local district. There are some overlaps. The heavy red borders show the jail is not included in the local district but is in the national; all the other larger area coming down Lamb Street and more. Ms. Tooker stated that both areas should be included in the local district as well as the national historic district. The local district is larger but is lacking properties included in the historical district. The national district should be included in HARB reviews.

Ms. Wright suggested that perhaps the map was just incorrectly surveyed. She will do some research. It may be just a mapping issue.

Mr. Mahan added that the historical map is clearly defined. Ms. Wright believes that the map in question was done in 2010. The ordinance covers only local district. HARB began in 1970. Mr. Wagner corrected the location of the jail as actually being Undine fire department. The thick red lines designate the national historical district but not included in the local historical district. The boundary lines were discussed further.

Ms. Tooker suggested looking into the surveying as it appears it is an error. She offered that maybe the language needs to be changed to include properties in the national district. Ms. Tooker stated that even though the national district is national by name, the state historical representatives are the ones that administer it. It is the Commonwealth's responsibility to do this. Boalsburg's historic district was discussed briefly.

Ms. Tooker stated that she would like to see both maps up and state that all properties within a historic district need to come before HARB for project approval. Mr. Mahan suggested taking the current map down showing the defined districts as it is unusable. Ms. Wright added that the County GIS mapping has an overlay of the Bellefonte Historic District and it has some information but not all. She does not know who put the information in the data base as some of the information is not accurate.

Ms. Wright also stated that the ordinance contains the official map and that is what the ordinance states is what HARB reviews. Nothing can be updated in the ordinance without an ordinance amendment. She will look into options.

Working to do list

Metal roof regulations were discussed briefly. Mr. Wagner stated that if there is a more defined reason to say "no" it would make it easier to explain it to the property owners. As explained

earlier in the meeting, single story homes in historical districts would never have been built with a metal roof so the single-story homes can be eliminated as considerations for metal roofs.

An aerial photo of Bellefonte was discussed. Access to this picture would be a great asset for the roof projects category.

NEW BUSINESS:

None.

ADJOURNMENT:

With no other business to come before HARB,

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

Meeting adjourned at 9:38 a.m.