

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

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

CALL TO ORDER:

The May 8, 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
Walt Schneider
Mack Mahan
Megan Tooker
Pat Long
Gay Dunne (Non-voting)

EXCUSED: Alan Uhler
Robert Lingenfelter

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Kathryn Spielvogel
Jenn Kahler
Lori Fisher
Gabrielle Yunis

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 April 24, 2018 HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

133 N. Allegheny Street – Porch

Lori Fisher appeared before HARB to talk about the porch project. They acquired a \$50,000 grant to renovate the porch on the left side of the building. The first level side porch was originally installed with glass. She does not know when it was removed. They would like to bring it back to the original state. Additionally, they received a \$20,000 grant from the Pa. Convention Bureau. The contractor was expected at the meeting with samples of the windows that they would like to use. The porch (upper or lower level) is not usable in any capacity. The wood is rotting, and it is not up to code standards. It was clarified that only the first-floor porch will be closed with the windows.

The museum has several ideas for the space, and they have not narrowed it down to one just yet as they want to see what the space will allow. The porch may be used for a reception area for First Sunday events.

Mr. Schneider moved to approve the project;

It was noted that John Searly is the contractor for the project.

Mr. Mahan inquired about the historical configuration compared with what is planned for today. The pictures that they have are from the 1980s, so they were there then, but Ms. Fisher does not know why the windows were removed. Ms. Tooker inquired about the columns on the upper porch and the proposed vinyl balusters and replacement railings. Ms. Dunne commented on the importance of seeing the materials.

The contractor did not arrive during the discussion.

Mr. Schneider moved to table.
Mr. Mahan seconded the motion;
Motion carried.

203 W. High Street – Signage

Gabrielle Yunis appeared before HARB to present her sign project. She is proposing a wooden sign on the exterior of the building right next to the door. The dimensions will be 60 inches by 24

inches. It will be mounted with silicone. She presented samples to HARB members. It is a hand painted sign. Ms. Wright will verify that the sign is within Borough ordinance regulations.

**Ms. Tooker moved to recommend administrative approval of the proposed wood painted sign to be mounted between the window and the door;
Ms. Long seconded the motion;**

It was confirmed that the sign will not be illuminated. The property owner is asking Ms. Yunis not to drill into the brick. She is trying to keep the sign project as simple as possible. She will not be getting the sign until August.

Mr. Schneider was uncomfortable with approving a sign that is a commissioned art piece with no pictures. HARB should always see some sort of rendering before approval of the sign. Administrative approval was discussed. The colors would be black, white, and gold and the font of the letters will be like the sample. If the sign is radically different than what HARB saw in the sample, the project will come back to HARB.

Ms. Yunis confirmed that she will send a photograph of the sign to Ms. Wright when it is completed.

Motion carried.

127 S. Allegheny Street – painting

Jenni Kahler and Kathryn Spielvogel purchased the old Eagle club which was a bar for many years. They wish to restore the building in its entirety. The exterior rehab includes painting the exterior of the building. The current paint is painted brick. The original facade would have been brick with a dark autumn storefront. The yellow paint may not be able to be removed due to lead, so it must be painted. They propose painting the lower facade black. Paint samples were passed around.

Brief discussion was held regarding tenting the building. (*talking amongst members*). Mr. Schneider offered that DuPont will send a test kit of their removers. Removing the paint and keeping it brick versus painting over the old paint was discussed.

All the brick would be painted. The brick starts on the second floor. The bottom would be painted black including around the door. It is now black, yellow, and red and chipping (*talking amongst members*).

**Ms. Tooker moved to approve the project at 127 S. Allegheny Street to include painting the lower facade woodwork in the black color proposed, the tiling of the threshold and to include new lighting as proposed in the examples, and restoring the original glass store front;
Mr. Schneider seconded the motion;**

The lighting was discussed, and the property owner proposes a small light. The tiled threshold is ADA compliant. Ms. Tooker confirmed that the idea is to return the building to its original look, historically.

Mr. Schneider offered that the motion be amended for the project to go back to the original brick facade with a backup plan of approving the paint colors as proposed. Ms. Dunne opined that she liked the arches of the windows and would not want to lose that feature.

Ms. Tooker amended the motion.

Ms. Tooker moved to approve the project, restoring the original the brick back to the original natural brick but if that is not possible due to lead paint removal and the condition of the uncovered brick, HARB would approve painting the brick.

Mr. Schneider discussed the sampling process and the best way to go about it. Masonry issues also need to be corrected and Ms. Wright suggested doing that when the testing was occurring so as not to have to rent scaffolding twice.

Ms. Dunne offered that she liked the gray and black as it would go with the buildings across the street. The Brockeroff Building has a lot of the same colors. Ms. Kahler stated that the yellow just does not work on the building. Mr. McGinley suggested that if restoring the brick does not work out, the property owner can come back to HARB with paint swatches. Ms. Wright asked HARB members to also consider that the building is currently painting. Ms. Long stressed that the work done can not be cost based work.

Mr. Schneider stated that even through it may not get the result as far as visual, it would be advantageous to strip the building in that when that is done, most of the contamination is removed now before regulations become more rigorous. He discussed a project he did at Beaver Stadium. Removal regulations were discussed.

The project was recapped.

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

This project will go before Bellefonte Borough Council for their final approval.

133 North Allegheny Street – Porch (continued)

John Spearly, the contractor arrived at the meeting and discussed materials. The upper porch will be replaced in kind except for the decking. That will be manufactured product that will drain water off without worry about it going into the proposed enclosed porch area below. The original railings on the plan are treated wood, painted at some point. Mr. McGinley stated that HARB has concerns with vinyl. Regarding the windows, Martins and Anderson have comparables. They are both insulated glass. The exterior is aluminum clad wood, but it will not be that visible.

The railing on the upper porch will be wood, as confirmed by Mr. Spearly. The height of the railing proposed will bring it up to code. Ms. Tooker stated that the railings need to be 42 inches high per code. She inquired about visually hiding some of the railing and giving the appearance of a full railing. The railing needs to come off the porch to do the decking. The whole thing is coming down, except for the roof, per Mr. Spearly. Mr. Schneider offered that if it meets load and sphere requirements it should be acceptable.

The porch is recessed, and discussion was held if the higher railing would really be noticeable from the street. Ms. Wright offered that configuring the railing other than raising it would call more attention to the railing project. The door to the upper level porch is in the office area of the museum. Ms. Fisher does not believe that the upper porch will be as used as the lower area. She does not know how much use the upper area would get.

The deck was discussed. Mr. Spearly stated that it will be a composite deck which allows it to be water tight and not allow water into the lower area. It would have a wood grain pattern in it.

**Mr. Schneider moved to recommend to approve the project as presented;
Mr. Mahan seconded the motion;
Motion carried with two nays.**

Mr. McGinley explained that this project will go before Borough Council for approval.

106 W. Bishop Street – Signage

Ms. Wright explained the newly proposed music and art shop. The shop owner is proposing to put the sign where the pink is on the facade of the building. There may have been a previous sign there. The building was built in approximately the 1880s. There is temporary signage in the window but that will be removed when the proposed sign goes up. The dimensions of the sign should cover the whole area of the pink. Ms. Wright will confirm this.

Ms. Long would like the blue color amended just like Dominos had to match the HARB pallet. Ms. Wright does not have a color pallet to hand out to residents.

Mr. Schneider moved to recommend to approve the addition of the new sign to cover the entire pink area with staff administratively approving the exact hue of blue to be used;

Ms. Wright stated that she gets frustrated when other projects are approved in similar shades. She offered that something needs to be developed if this is going to be a sticking point on projects, as there is nothing to give anyone to compare color pallets. She also feels that the sign should reflect their business. She hesitates to ask someone to change their sign to a historical color when the sign is not part of the building, it is free standing and temporary for their store. She gave examples of Allstate blue sign and Pappy Chuck's blue sign.

Ms. Long recapped the Domino's Pizza sign project. She suggested going to speak with Dominos and finding out what color it was. The color will have a name and they should have that name. She stated that Dominos wanted to mount on the building.

Ms. Dunne inquired about pantone colors HARB has approved. Ms. Wright state she does not have a list of approved colors. Other properties; colors were approved in the past that appeared very much the same as the color proposed, per Ms. Wright.

The language in the ordinance is in reference to franchise stores in the historical district, not to privately owned stores. First National Bank was discussed in that their red was too red.

Ms. Long suggested having a work session to choose colors that HARB is okay within the historic district. (*discussion amongst members*). Ms. Wright suggested tabling this project and asking the business owner to come to a meeting.

A suggestion was made to offer assistance when signs are being designed. Ms. Tooker suggested doing some research as she did not remember the Dominos sign being turned down.

Mr. Schneider suggested the idea of tabling the project, but there was no formal motion.

Mr. McGinley stated that he thinks that the sign is an approvable sign. Mr. Schneider stated that the big thing with the Dominos sign was the size of the sign on the building. The rendering proposed was jumping out from the building. Mr. Mahan stated that in speaking with Dominos, they could amend their corporate sign for historical buildings. They are a large company. The company at hand is not.

**Ms. Long seconded the original motion;
Motion carried.**

This project will go before Bellefonte Borough Council for their final approval.

ADMINISTRATIVE APPROVAL:

Bellefonte Elementary School

Ms. Wright informed HARB that the school is going to put in the third window. That was confirmed with them.

INFORMATION/DISCUSSION ITEMS:

Mr. Uhler wanted to resign from HARB. He is receptive to being an alternate. That would move Ms. Day into Mr. Uhler's role and move Ms. Dunne into first alternate position and Mr. Uhler would be the second alternate. Ms. Dunne understood that he did not wish to be an alternate. Ms. Wright spoke with him after the email was sent. It was her understanding that he still wanted to be involved with HARB but could not regularly due to his schedule. He was okay with being an alternate. His availability was discussed and his ability to serve that role.

OLD BUSINESS:

Ms. Wright is trying to pull maps for when the historic district was expanded in the 1990s and when Council approved it. Her research is ongoing.

NEW BUSINESS:

Indow

Working to do list.

2015 Building Code

Mr. Schneider offered that Pennsylvania passed Act 36 which mandated that the state shall evaluate the building code 2015 addition. It allowed 6 months to review. The entire code was reviewed, and a report was send to the L&I on May 1 as required by law. As of October 1, 2018, the 2015 codes will be in place. There are a few exceptions.

The Borough sidewalk repair program was discussed briefly.

ADJOURNMENT:

With no other business to come before HARB,

**Mr. Schneider moved to adjourn;
Mr. Mahan seconded the motion;
Motion carried.**

Meeting adjourned at 9:57 a.m.