

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

**July 10, 2018 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The July 10, 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, Chair
Maria Day
Pat Long
Robert Lingenfelter
Gay Dunne

EXCUSED: Mack Mahan
Megan Tooker, Vice Chair
Walt Schneider

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Cindy Knishah
Joe Vasey
Mike Siggins
Francy Shreve
Richard Shreve

ADDITIONS /CORRECTIONS TO THE AGENDA:

New Business Item – Faccade Grant – Ms. Wright

DECLARATION OF CONFLICT OF INTEREST:

Maria Day – 429 N. Spring Street – Porch Project

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

Mr. Wagner moved to approve the Minutes of the June 12, 2018 HARB Meeting;
Ms. Long seconded the motion;
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

115 W. Howard Street – Window and Door Replacement

The property owner introduced the Bellefonte Little House window replacement proposal. She gave a brief overview of the history of the house, explaining that the Girl Scouts owned it since the 1920s. There were over 300 in the United States, now only 11 remain. In 2016 the Girl Scouts could not longer afford the house, and three women decided to keep the house and use it for troop meetings. They would like to replace the windows on the house.

Mr. Shreve took over the presentation regarding the windows. All of the windows in the building are wood windows with aluminum frames. He received bids from two window companies and two local suppliers. They chose the vinyl type that wraps around the front frames. He presented some specs of the window to HARB members.

Ms. Dunne moved to approve the windows as presented;
Ms. Long seconded the motion;

Mr. McGinley stated that the building is not a contributing building due to it being compromised. It is also off the beaten path and not able to be seen by any major arterials. Ms. Long stated that the windows definitely need to be replaced. The project will use just the basic vinyl window. Mr. Lingenfelter inquired about a warranty on the replacement windows.

Motion carried with Mr. Lingenfelter abstaining from the vote.

Project will go to Bellefonte Council on Monday, July 16 for approval.

The doors were discussed separately by HARB members. An example picture was presented to members for review. Mr. Shreve received prices from Lezzer Lumber on a flat panel fiberglass door. The front door will have a window. Security is a factor.

Ms. Long did not like the look of the door. A solid door will be on the back of the house. Ms. Long did not think that the replacement door did much to improve the look of the house. The front should be what people see when they come by the house and it should make a statement. She opined that the door that was chosen looks like a work shop door. Mr. McGinley would like to see panels on the door to get a feeling for what was existing.

**Ms. Long moved to approve the replacement of the doors with similar style doors of wood clad vinyl, fiberglass, or metal with similar detail to existing doors. The doors will be approved administratively;
Ms. Dunne seconded the motion;
Motion carried.**

This door project will also go before Council for final approval.

429 N. Spring Street – Porch reconstruction

The property owner wishes to recreate the front porch based on a ca. 1927 photograph, showing what is likely the original porch. Mr. Siggins, AIA, offered that the design was based on the photograph. He scaled everything he could take from the photograph. There was also an original site plan (a Sanborn Fire Insurance Map from the 1800s), which gave a general idea of the geometry of the porch.

The materials would be wood and stone along the perimeter with a standing seam metal roof. There was no prior pictures or drawings regarding the ceiling, but Mr. Siggins is doing his best to estimate what the materials would have been given the home's age. It will be bead board. There was also a series of planters along the edge of the porch. Mr. Vasey also showed the board the likely paint scheme. The body of the house will likely be a gray color and the sashes will be cottage red, with the porch coordinating; the shutters are undecided at this time. Post would be painted the dark gray. Once the final scheme is determined, they will work with staff for administrative approval if possible or will come back before the board if necessary.

**Mr. Lingenfelter moved to approve the porch project as presented
Ms. Long seconded the motion;
Motion carried.**

Project will go to Bellefonte Council on Monday, July 16 for approval.

ADMINISTRATIVE APPROVAL:

140 E. Linn Street – Front Steps and Roof

Ms. Wright explained that this is an in-kind replacement of the concrete front steps of the house.

307 E. Linn Street – Roof

Ms. Wright stated that this project is an in-kind roof replacement. The property owner will add skylights at the rear near the sunporch and they will not be visible. After input from Mr. Wagner, it was unclear whether the skylights were a replacement of existing or actual new ones.

INFORMATION/DISCUSSION ITEMS:

Walking Tour – National v. Local

Ms. Wright has not been able to find much information on the issue of the historical mapping overlap. She was told that in the early 1990s when the district was expanded, a few sections were taken out. Ms. Wright offered that she believed that Mr. Mahan's concerns were based on making sure that HARB was reviewing everything within our purview. Since Ms. Wright has not been able to locate material in the office, she will check with the SHPO.

There was discussion regarding the protection being listed on the National Register of Historic Places provides. It only recognizes the property and does not requires it be historically maintained, unless a project involves Federal money, per Mr. Lingenfelter. Ms. Wright explained, that the only way to protect a historical building would be to put a covenant on that property. Covenants carry down in perpetuity. The armory building was discussed briefly. Covenants are essentially donated to an organization and that organization would be responsible for overseeing that the covenants were upheld.

Ms. Long suggested compiling a listing of the homes that are not in the local HARB listing, stated that they are still governed by the Pennsylvania Historical Museum Commission so that they are known to HARB and the public.

Ms. Wright stated that in order for that to be enforceable it would need to be in the ordinance somewhere. Covenants nor National Register listings outside of our HARB district, are not the responsibility of HARB or the Borough, but the responsibility of whomever holds those covenants and/or owns the property.

The Lamb Street neighborhood has some nice vernacular architecture, that should be acknowledged in some way, per Ms. Dunne. However, residents do not want HARB to expand their district into other neighborhoods. It may be because they do not understand what HARB actually does.

Ms. Wright confirmed that the current ordinance does not reference the National historic district, just the HARB district (local district) and represents the map. Mr. Wagner stated that it would to identify the structures in the National District that HARB would like to promote protecting. Ms. Wright explained that relative to identifying those structures, is unfortunately not in the scope of her position as HARB Administrator or the ordinance HARB enforces. She agreed that it was a worthy project, just not one she thought made sense to dedicate the HARB allotted time to. She suggested possibly partnering with another organization that could do the research, i.e. BHCA, and then HARB could help make the information available to the public. Mr. Wagner suggested even just taking pictures of those structures would be helpful.

OLD BUSINESS:

Working to do list – nothing to report

NEW BUSINESS:

Facade Grant

Ms. Wright discussed applying for the façade grant this year. The previous grant was before her time, so she wanted to check with the board as to how it worked with them. They said there was

a HARB representative on the review panel. Since Ms. Day is already a part of the committee that will be working on the Facade Grant review, she nominated her for the liaison position.

There are guidelines for the application that may include the entire group of residents or focus on a few streets who may be interested in the grant. The grant allows the applicant to limit the focus area for the grant. It was also suggested that perhaps writing the application so that if the entire amount was not spent on the smaller focused amount, the focus area would be expanded so that the grant money is not lost. The grant money is \$5,000 but needs to be matched by the property owner. It would be a 50/50 match.

The last time the grant came through, there were about 12 projects that participated. Mr. Lingenfelter also suggested using a particular zoning district as a focus area.

Ms. Long discussed the museum porch project. The project was recently approved. Mr. Wagner confirmed that there was an exception for it, so it is moving forward. Ms. Long believed that the building should have been brought back to the way it was and should have been taken in to consideration. She stated it was “upsetting.”

ADJOURNMENT:

With no other business to come before HARB,

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

Meeting adjourned at 9:32 a.m.