

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

**August 14, 2018 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The August 14, 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
Walt Schneider
Gay Dunne

EXCUSED: Megan Tooker, Vice Chair

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Margaret Shaner
Lara Sahakian
Ron Gallagher

ADDITIONS /CORRECTIONS TO THE AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

Mr. Schneider stated that he and Shannon had a meeting with a gentleman on Curtin Street and expected to see him in the coming weeks relative to handrails as a condition of a rental housing permit.

Thursday, Mr. Schneider had a conversation with Korman with a potential apartment in the Petrican Hall Building.

APPROVAL OF THE MINUTES:

Ms. Long moved to approve the Minutes of the July 10, 2018 HARB Meeting;
Ms. Dunne seconded the motion;
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

128 E. High Street – Repainting Exterior of House

Ms. Margaret Shaner appeared before HARB with a painting project. She plans to repaint the exterior of her home. It is currently two-tone gray and red. She would like to make it cream, dark green and moss green color combination. They plan to repaint the window areas of the house, including trim, fascia, and door trim. The outer trim will be dark green, and the accent will be cream. The porch will have dark green spindles with moss green to accent. Ms. Shaner further explained that the light gray will basically be the suggested cream color. The handrails and the porch floor will be painted darker green. Around the windows it will be cream with a darker accent.

Mr. Schneider moved to accept the paint colors as presented as they are consistent with a Victorian home;
Ms. Long seconded the motion;

Mr. Schneider stated the color palette is consistent with a Victorian palette, under the guidelines that HARB works under. It was the consensus of HARB that if the property owner is unsure about a color or changes the color, she would speak with Ms. Wright and get administrative approval.

Motion carried.

This project will go to Bellefonte Council for their final approval.

372-380 Phoenix Avenue – Signage

Ms. Lara Sahakian presented the signage project to HARB members. The developer would like to add five tenants to the building. As of now, there will be one tenant going into this property. She would like to add signs above each of the storefronts. The signs as shown to HARB would

be about 2 feet high 7 ½ feet wide. The color will match the existing awning. It will be maroon trim with a cream color interior. The lettering would be the logo colors of the tenant.

**Mr. Schneider moved to accept the signage proposal as presented, with the exception that each individual sign, would come back for individual sign approval;
Ms. Long seconded the motion;**

Mr. McGinley stated explained further that the proposal is acceptable, but HARB needs to see each individual stores' signs. The boot shop moving in soon, sent Ms. Sahakian her proof last evening, and it is just going to be black lettering. Mr. Schneider suggested approving the overall signage package and handle the tenant at hand individually.

Motion carried.

Ms. Sahakian inquired if it would be better for her to tell tenants that interior color should be one particular color to keep it uniform. Mr. Schneider stated that HARB meets every two weeks and one can come into the HARB meeting for approval of their individual sign or for review of the sign design. He gave the example of Dominos on High Street wherein some minor alterations were made to the design, but the sign is relatively close to their corporate.

Mr. Schneider said that the background sign and size are good and as the tenants come in and want to do their signs, they should have a conversation with HARB. Each tenant would need to complete an individual application for their individual sign with artwork, per Ms. Wright.

This project will go before Council for approval.

135 E. Curtin Street – Porch and Siding

Mr. Ron Gallagher, property owner, presented the porch project to HARB. The porch flooring is rotted at present. He wanted to replace the porch with square pickets. He wanted to change the color of the porch to a brown color. The home was built in the 1880s. The floor decking is compromised but not the actual porch structure. The posts are 4 x 6, and he would like to change them to 6 x 6. He originally wanted tongue and groove cedar flooring for the porch, but none of the home improvement stores carry it for the porch.

Mr. Schneider recommended against painting as it becomes slippery when wet and the stain would work best. Mr. Gallagher discussed coming back to HARB in two weeks relative to the flooring, giving him time to look at some stain colors, etc.

The property owner wishes to replace the existing posts with square 6 x 6. The original was turned in design, and the railing went up and swooped in. Mr. Gallagher used to have a picture but cannot find it.

Mr. Schneider suggested that when Mr. Gallagher comes back, he would like to see some architectural detail. The Amish sawmill may be able to make the posts with the detail that is

similar to what is pictured. Ms. Long inquired about proper footing versus in-kind replacement. Mr. Schneider agreed that it would be in-kind replacement. The footing is stone.

Mr. Gallagher is also doing siding. The current siding is aluminum. He has not looked into a suggested hardy plank siding. It is a cement-based siding material that is noncombustible and takes stain well and looks like wood. Mr. Gallagher will look into this as well, for when he returned to HARB. Ms. Long is not in favor of vinyl siding. Since the siding is already there, she inquired if painting the siding was an option.

Mr. Schneider recommended that Mr. Gallagher do the research he needs to do. Ms. Wright will do a site visit next week, and she can reach out with the HARB members if she needs guidance. The building would be considered a contributing structure. Mr. Schneider encouraged the property owner to reach out to HARB as a resource. The house will remain apartments with the property owner living on the first floor.

Sprinklering was discussed briefly.

**Mr. Schneider moved to table the project until next meeting for clarification;
Ms. Dunne seconded the motion;
Motion carried.**

ADMINISTRATIVE APPROVAL:

254 N. Allegheny Street – Steps/Block Repair

This project was a replacement of the sidewalk steps on Lamb and Allegheny Streets. The Borough required him to replace them as they are in disrepair. Because it is in the public way, it is not under Code's jurisdiction, although Mr. Schneider recommends putting a hand railing there. He asked that Ms. Wright give the owner a call to see if he would put a railing on, although it is not required.

Mr. Schneider also suggested asking the property owner if he is willing to give up the stone as it may be worth the Borough taking as it matches other things in the Borough. He suggested to the secretary of HARB to ask Council for space to store materials at the Musser Lane site. Ms. Wright asked about storing materials the last time the HARB board suggested it, and she was told that the Borough could not store materials.

She confirmed that the property owner is only replacing stone on the wall area as needed not replacing the entire wall. They are cutting the stone themselves and staining each individual stone to match where they are putting it, so you cannot tell the difference between the old and new stones. The property owner said that he is willing to come to HARB to talk about his project. The board was confident in Mr. Jovinelli's proposal and reputation for good in-kind projects and is fine with this administrative approval.

413 E. High Street – Roof

This was a roof project with a small deviation from the current color. The second-floor ceiling caved in from leaks from the rain, so it was a critical approval process.

INFORMATION/DISCUSSION ITEMS:

Ms. Wright did a memo in the last Council packet about filling the vacancy left by the passing of Mr. Mahan. She would like to fill the seat with another architect. The board agreed. Mr. Schneider may have someone that would be interested. Ms. Dunne recommended getting in touch with the Old House Fair to see if they had any contacts. Attracting a qualified member was discussed briefly.

OLD BUSINESS:

None.

NEW BUSINESS:

Extended work session – August 28, 2018

This was planned to review HARB's processes for reviewing new construction projects. Ms. Wright will keep anything else besides projects off of the agenda to clear the time. Board members should plan on being at the work session from 8 am to 10 am.

ADJOURNMENT:

With no other business to come before HARB,

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

Meeting adjourned at 9:32 a.m.