

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

**October 9, 2018 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The October 9, 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
Walt Schneider
Gay Dunne
Robert Lingenfelter

EXCUSED: Pat Long
Megan Tooker, Vice Chair

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Al Drobka
Denny Meleshenko
Mike Leakey
Todd Taylor
Joanne Tosti-Vasey
Jenni Kahler

ADDITIONS /CORRECTIONS TO THE AGENDA:

425 North Spring Street should appear as 429, under administrative approvals.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

Mr. Schneider moved to approve the Minutes of the September 25, 2018 meeting;
Mr. Lingenfelter seconded the motion;
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

107 E. High Street – Porch Railing

Property owner was advised by Code that the railings on her building were too short. They are proposing to make them identical to the one in the picture, just meeting Code requirements. They will be wood.

Ms. Dunne mentioned it seemed like HARB was seeing many railing requests and wondering if it was going to continue to increase. Ms. Wright agreed and stated that she spoke with Mr. Wiker of Centre Region Code who performs rental inspections in the Borough about this. He explained that existing railings are able to remain on existing rentals as long as they do not present a safety concern (a trip hazard, very low, etc). A new rental would automatically be required to bring the railing to conforming height and opening standards.

Mr. Schneider moved to recommend to Council to approve as presented with the identical replication except for height;
Mr. Lingenfelter seconded the motion;
Motion carried.

This will go before Bellefonte Bourgh Council at their next meeting.

243-247 Allegheny Street – Paint

Property owner discussed her paint project. She proposed a gray. Paint chips were provided. The white is not a bright white.

Mr. Schneider moved to recommend to Council to approve gray as the primary color with white as a secondary color;
Ms. Dunne seconded the motion;

Discussion was held on the paint samples. The color white is Westhighland White, and the gray is Westchester Gray, both Sherwin Williams colors.

Motion carried.

This project will also go to Bourgh Council at their next meeting.

145 S. Thomas Street – Fire Escape

Al Drobka, AIA, appeared to represent this project to HARB. Denny Meleshenko is the property owner and was also at the meeting.

Mr. Drobka stated that in 2016 they proposed an exterior existing stairway for the right side of the building of pressure treated wood. The building is three stories high and is apartments. Code requires a second means of egress out of the two apartments on the upper floor. Currently there is only one stair on the back and the unit on the left side is allowed to keep that as a single as existing.

Due to issues with protecting adjacent properties, with difficult setbacks for fire escape, etc., they looked into sprinklering the building. However, there was not enough water pressure available at the property to do so. He spoke with Ms. Wright and she stated since they were changing to metal and the Certificate of Appropriateness expired, it would have to come back to HARB.

This is the same layout as the wood one - but only 22 inches wide – with no setback issues. This will be typical black iron, fire escape. It is on the right side of the building and only the right-side apartment would have access to the new fire escape.

Plans were distributed to HARB members. The property is two parcels. To protect any future buyers, the property could be consolidated. If they became one tax parcel, they would always be owned by one owner. To be consolidated, Ms. Wright stated that they would have to meet every provision relative to setbacks and lot sizes, etc, in the zoning ordinance. It is possible, but she cannot say for sure without looking at all of those items.

**Mr. Schneider moved to recommend to Council to approve the addition of a metal fire escape on the north side of the dwelling, as presented;
Ms. Dunne seconded the motion;**

Code has worked with the property owner and the plan, as presented, will be approved by Code. Windows will need to be changed out. Mr. McGinley opined that the metal stairs will be much aesthetically pleasing than a wooden stair. Fire resistant glazing can be wired and non-wired, and it needs to be metal sashes. It will still look like the ones on the property already. The door will be replaced to match the rest of the property. The trim will match existing.

Motion carried.

This will go before Borough Council at their next meeting.

135 S. Allegheny Street – Storefront Replacement

Mike Leakey, AIA, Todd Taylor, and Scott Fravel (contractor) appeared before HARB to present the storefront replacement at 135 S. Allegheny Street.

They presented paper plans of the storefront existing conditions and future conditions. The storefront is falling apart, and Code has given them a time limit on repairs. The process was started in early summer. All the broken glass should have been removed. The current glass is plate glass and is not original. They are proposing energy efficient slim lined, 2-inch extruded aluminum

glazed store front. They would like to bump the door out while still keeping the recess so the street remains consistent. There would be a set of double doors instead of a single door.

Mr. Schneider stated that they may want to make the doors swing out instead of in. Colors were discussed as well as ADA.

The bottom of the storefront right now is just painted plywood. There is no brick in there and it is open down to the basement. The rendering shows a red color and they will work with Ms. Wright to determine the shade that will most appropriately match the color already present on the facade. The color underneath would be matched to the tan or off white.

A push pedestal can be considered for ADA. Mr. Schneider recommended the push button. The push pedestal is also an option to do wirelessly. With this there will be less damage to the door and will make it more inviting and easier for both handicap individuals and restaurant staff.

Mr. Schneider moved to recommend approval of the proposed storefront with the following changes: doors to outswing, colors to be finalized with staff, and the addition of an ADA door operator, left, or right aligned with the vertical post.

**Ms. Dunne seconded the motion;
Motion carried.**

This project will go before Council.

ADMINISTRATIVE APPROVAL:

430 N. Allegheny Street - Porch Floor - this is an in-kind replacement, painting of the same color.

348 E. Linn Street – Porch Floor - decking above the porch is not visible from the street. The decking will be a synthetic material to prevent deterioration that is happening with wood.

156 E. Curtin Street – Sidewalk – the public sidewalk is being replaced per the Borough and the walk going to the front door will be replaced at the same time but be stamped.

133 N. Allegheny Street – Sign Replacement - the art museum is getting new signs to replace three existing signs on the door, on the side in the back, and hanging by the front door. They are the same size just updating the logo; the hanging sign will be a bit larger. Because they already had signs in all three places, Ms. Wright approved them.

429 N. Spring Street – Paint – The rendering was seen at a prior meeting with no opposition. Paint chips were provided.

INFORMATION/DISCUSSION ITEMS:

435 N. Allegheny Street – Ms. Wright updated the board on the work happening at 435 N. Allegheny. The paint had been removed from this building without HARB approval. Ms. Wright talked to the owner and believes there was a misunderstanding between HARB and the owner, who thought the project was approved. When he checked his files he could not find any approvals. He and Ms. Wright agreed he needed to come to HARB for retroactive approval and approval of

the next phases of the project. Ms. Wright gave him a deadline to present at a meeting on or by the first meeting in November.

The owner stated that this is probably going to be an ongoing project. Ms. Wright stated that perhaps HARB would want to consider extensions on the certificates. Mr. Schneider opined that the time of project can always be recognized but there are certain protections in the one-year limit.

OLD BUSINESS: None.

NEW BUSINESS:

Lengthy discussion was held on the new forms and application process.
Grants were discussed.

ADJOURNMENT:

With no other business to come before HARB,

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

Meeting adjourned at 10:14 a.m.