

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

**February 26, 2019 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The February 26, 2019 regular meeting of the Bellefonte Borough Historical Architectural 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
Megan Tooker, Vice Chair
Pat Long
Maria Day
Robert Wagner
Robert Lingenfelter

NON-VOTING MEMBERS: Gay Dunne

EXCUSED: Walt Schneider

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Nancy Perkins
Dave Kurtz

ADDITIONS /CORRECTIONS TO THE AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

**Mr. Wagner moved to approve the minutes of the January 8, 2019 meeting;
Ms. Tooker seconded the motion;
Motion carried.**

PROJECT REVIEW AND PUBLIC COMMENTS:

124 South Potter Street – Freight Warehouse

Dave Kurtz designed this project and Nancy Perkins is working on the signage and other aspects of the project. When the doors were put in, they were primer gray and needed to be painted. The color chosen was a Dovetail Gray, which was a warmer gray. Sherwin Williams paint chip was given to HARB for the record. The color is warmer and goes better with the red exterior of the warehouse. She is requesting approval of the color.

**Ms. Tooker moved to approve the dovetail gray color paint for the exterior doors;
Ms. Long seconded the motion;
Motion carried.**

401 W. High Street – Awnings/Flower Boxes

Bonfatto's wishes to put awnings at the new location on High Street. Dave Letterman provided Ms. Wright with a rendering. Currently there are awnings over the doors and he is proposing replacing those and adding additional awnings over the windows, all in black. Both approved signs have been put up at the site. The flower boxes will be black as well.

Ms. Dunne brought up that the rounded and bubble type awnings were not appropriate for that time period. The slanted is good as the true purpose was to block out the light. The building was constructed in the early 1900s. The existing awnings are not period. Ms. Wright reminded HARB members that they are replacing something that is already there. The ordinance permits someone to replace something that is already there in kind. Mr. Lingenfelter similarly brought up that the awning frames over the doors would remain and would likely just be recovered. It was recommended by HARB members that a recommendation to do a plainer, period awning is made, and Ms. Tooker suggested that Bonfatto's go back to what would have been on that building originally. Mr. Wagner suggested that if the frames are ever replaced, that they be changed to the period appropriate awning shape.

A permit will be needed to install the awnings, per Mr. Wagner.

**Ms. Tooker moved to approve the proposed black awning at 401 W. High Street;
Mr. Wagner seconded the motion;
Motion carried.**

The window boxes were discussed. The location of the boxes and the material of the boxes was unknown to Ms. Wright. Hardy board was suggested. Since the board needed more information, Ms. Wright will verify and approve the details administratively.

**Ms. Tooker moved to approve the flower boxes proposed at 401
W. Allegheny Street, with the details to be approved administratively;
Ms. Day seconded the motion;
Motion carried.**

ADMINISTRATIVE APPROVALS:

106 N. Allegheny Street – Handrails

This is the project where they installed yellow ramp. They needed handrails per code. Ms. Wright administratively approved it to match the existing railing.

107 S. Allegheny Street – Sign

This sign was discussed via email after the last cancelled meeting. The sign was changed minimally since the last time the board saw it. Ms. Dunne opined signs should just not be a nice sign, but should go with the building, leaving room for creativity. The entire row of stores have their signs in the same location.

INFORMATION/DISCUSSION ITEMS:

203 N. Allegheny Street – Roof

This was the roof that was discussed at the prior meeting (there was no quorum). There was only a discussion. When the board president came in, they suggested a synthetic slate roof. He wanted to replace similar to what was on the library currently. The roof is faux slate shingle. They do not make that material anymore. An architectural shingle may work.

Ms. Wright wanted to run the material of the roof by all members to see which material would be best, shingle or synthetic slate look. There was slate on the building originally. The Sanborn map revealed that there was originally shingles on the roof in 1887 and a slate was present a few years later, per Ms. Dunne. Ms. Tooker opined that while Sanborn maps are a good resource, they are not always completely accurate; the close proximity in dates to the different materials was a red flag of a possible error.

Ms. Wright remarked that if we think about this in terms of appropriateness and you're standing on the street looking at the roof, would one truly notice a difference between faux slate or architectural shingle. The library would prefer to do an architectural shingle.

Ms. Wright stated that there is no proof of how the faux shingle would weather or wear after years. Another resident had the faux shingle installed and has not had a problem with it. The company is Eco-Star.

This project was not up for approval at this time. HARB members agreed that since the faux slate currently on the building is no longer available, the property owner needed to look at options, but HARB members were not fond of the plastic type shingle currently available. He is leaning towards architectural shingles.

OLD BUSINESS:

304 N. Allegheny Street – Roof

As previously discussed, Ms. Wright sent a letter regarding the installation of the metal roof. The homeowner did call Ms. Wright after receiving the letter, but never submitted an application. She does not believe she needs to go through the HARB process because of hardship so the homeowner will be writing a letter to Council. Mr. Stewart asked that Mr. Schneider not do anything relative to enforcement until she speaks to Council. (*talking among members*).

Mr. McGinley offered that a sit down may be warranted with Council to discuss the differences between the types of metal roofs and the procedures and policies. Ms. Long opined that the metal roof is risking the integrity of the neighborhood homes. Ms. Wright stated that the true issue is beyond material and project to being able to enforce an ordinance.

Mr. Wagner stated that he would like Mr. Stewart to tell Council that HARB's opinion is that Council deny the request and remand her back to HARB for project discussion. Ms. Tooker stated that if Council approves this project, it takes away legal standing for the HARB board. It is unfair that most property owners are required to comply but not all. By bypassing what was requested in the letter and going right to Council, the process has gone away. The appropriate action would be to remand the project back to HARB.

Mr. Lingenfelter suggested a memo to Council referencing the chapter of the ordinance. If Council is aware that they are not following their own ordinance, they may defer the project back to HARB. Ms. Wright stated that a memo would normally come from her and inquired about a memo coming from the Chair of HARB as well; the board agreed. Mr. McGinley intended to have a meeting with Mr. Holderman, after the HARB meeting to discuss the matter further.

106 N. Allegheny Street – Ramp

A new ramp was ordered and will be light gray.

CLG Grant Status

The letters are behind. Ms. Wright spoke with Mr. Stewart and Ms. Tosti-Vasey regarding the new standards. She does not think that the guidelines are as daunting as they seem. Some of the aspects of the guidelines were discussed and will be updated. The prior survey that was completed was discussed.

HARB Awards

NEW BUSINESS:

Reorganization

HARB reorganization was tabled until the next meeting when all of the regular members are present.

ADJOURNMENT:

With no other business to come before HARB,

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

Meeting adjourned at 10:06 a.m.