

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

**May 14, 2019 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The May 14, 2019 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
Megan Tooker, Vice Chair
Robert Lingenfelter
Robert Wagner
Pat Long
Maria Day

NON-VOTING MEMBERS: Gay Dunne

EXCUSED: Walter Schneider

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Phil and Katy Breidenbaugh
Barry Kroeker
Bud Halderman
Deb and Randy Frazier
Bob Bowersox

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 23, 2019 HARB meeting.
Mr. Wagner seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

191 E. Curtin Street - Railings

Property owner discussed the proposed improvements to the house. He would like to do an occasional rental at the property and to do that, the property was reviewed by code and came under some code required upgrades. The four items cited in the Code review were relating to stairs.

There is a stone stair well in stone to the left of the property that needs guards, behind the property there is a rock garden, and there has never been a rail at that location either. On the right side, there is a side porch, and wrap around veranda, that would need a rail installed down the steps. The property owner would like to add the rails where there are currently no rails and update rails that currently do not conform. There are four locations for upgrade. There was also some damage by the weather, which increased his need to fix the porch problem.

On the side porch, there is a gap at the bottom area which is too wide for code and the railing is low. The primary pillars are tall enough to raise up a wooden railing. He does not want to go ornate but simpler. Ms. Wright remarked that during their on-site meeting, it appeared that the side porch railing system was likely not original.

Ms. Tooker had concerns about the plain style of the railing matching the ornate frontage. The front porch is not being changed per code. Once some landscaping improvements are made, that will bring the front up to where it needs to be.

Ms. Day recommended installation of a black iron pipe at the top which would fill in the space and not be visible. The bottom would also need to be done, per the property owner. The gap needs to be closed in to 4 inches.

The style of the iron railings were discussed. Governor's Gate Apartments have the same style a proposed at this property, for reference. Ms. Tooker had concerns about the side railing being visible and not matching. She thought that it was modern in feel and thought the style should just stay with the wooden rail at the streetscape side.

Ms. Tooker moved to approve the project at 191 E. Curtin Street as presented with the following conditions that the rail down both sets of steps

visible from the side match for consistency and modifications to the side porch balusters match in character to the existing front porch. The railing down the steps to be administratively approved.

Ms. Day seconded the motion.

Motion carried.

214 N. Allegheny Street – Sign

The property owners are changing 214 N. Allegheny Street to a bed and breakfast. Their project entails a sign. They presented a picture of the sign to HARB.

Ms. Long moved to approve the sign at 214 N. Allegheny Street as proposed.

Ms. Day seconded the motion.

Motion carried.

163 E. Curtin Street – Garage

The property owner discussed his garage project. His home was built in 1896. He believes the garage was built in the 1930s. He lived in the house for 48 years and would like to make the garage look nicer. He proposed vinyl siding. He would place shutters all the way around. He would also like to replace the roof with the same shingles that are on the house at present.

Ms. Long moved to approve the project as proposed.

Ms. Tooker seconded the motion.

The roof does not leak but has mold on it from the trees. The roof proposed is agreeable to HARB members if it is the same as the roofing on the existing two structures.

Ms. Dunne opined that she liked the cedar siding rather than the vinyl siding. The property owner is looking for low maintenance upgrades and the garage is barely visible from a public right-of-way. McGinley stated that there are other homes on Curtin Street that are vinyl sided and he believes that since it is a garage and not very visible, it is reasonable.

Motion carried.

118. E. Howard Street – Roof and Gutters

The property owners are proposing to replace the roof, gutters, and downspouts. Part of the reason for the roof upgrade is damage from the wind storm a few months ago. The roof currently is a galvanized silver. It was last painted 40 years ago.

The property owners presented a sample of the roofing material – it is a true standing seam roof. The property owner is open as far as colors. (*talking amongst members*)

Bronze, burgundy, black and charcoal colors were discussed. It was agreed that the gutters and roof colors should match; the property owners stated a bronze gutter is an option and they could get the bronze roof to compliment.

As a result of the same storm, some brick repair is also necessary. The property owner will have a mason repoint the brick at the same time the roof is replaced.

Mr. Lingenfelter moved to approve the roof replacement in-kind per the sample with gutters to match (bronze tone) and the brick repairs.

Ms. Tooker seconded the motion.

Motion carried.

100 North Allegheny Street – Signs

Bob from Victorian Signs appeared at HARB. He was approached by Confer Jewelers/Co2 relative to signage. They discussed removal of the awnings and perhaps going to signage instead. He proposed that if the awning changes, people may not notice the change, so he presented a concept sign with goose neck lighting and raised gold elements. The sign would contain 23 carat gold lettering which will be raised on the background of all the signage for both stores. There will be a little diamond placed on the sign for Confers.

If the awnings are removed from the building, there is an old metal drip edge which may have been a cover for an old crank awning. If that is removed, all the water will be coming down on the front of the building and begin seeping into the older glass that is in place at the store front.

Once the awnings come down, the ledge will be removed, and it will be sandblasted and put back up in the same place to prevent the water from falling back onto the building. The ledge is metal. It will be repainted black.

The gooseneck lights will be black and done by Strouse Electric. Information was provided in the packet. The conduit that will be run will be painted black so that everything blends. The lighting will be soft and non-intrusive. The background of the signs will be a satin paint. The material will be 1 ½ in. HTU which is a composite that will not deteriorate.

The coloring for both stores will be the same color scheme. The sign on Co2 is not as big as there was not a lot of room for a larger sign. The current awnings are pretty old and worn. Nothing will be removed until the new project is ready to be put up.

Ms. Wright clarified for the board that the sign projects are listed as two separate projects on the agenda.

Ms. Tooker moved to approve the sign as proposed for Confer Jewelers.

Ms. Day seconded the motion.

Ms. Long mentioned that the awning provide some protection to the glass from the weather, etc. The drip edge will keep the rain from dripping into the window. Ms. Dunne had questions about the brick showing and making it blend in.

Motion carried.

104 N. Allegheny Street – Sign

The air conditioner above the door, which the current awning is covering, was discussed briefly. The consistency with both signs was discussed. The same color scheme is being used at Co2's Lock Haven store. Co2 was clarified to mean Confers 2. Mr. McGinley suggested a small awning to put over the air conditioner. He opined that you see air conditioners up in windows all over downtown. (*talking amongst members*)

Ms. Tooker opined that the air conditioner unit is ugly, and she would like to see some sort of camouflaging. The sign contractor recommended an open frame awning. The air conditioner is most likely being used. Mr. Bowersox will talk to Monteca and Dan about the air conditioner and will work with staff for a solution independent of the signage project.

Ms. Tooker moved to approve the project at 104 N. Allegheny Street as presented.

Ms. Day seconded the motion.

Motion carried with one nay (Ms. Long).

ADMINISTRATIVE APPROVALS: None.

INFORMATION/DISCUSSION ITEMS:

Ms. Wright will not be at the next HARB meeting. Kathy will sit in to take minutes. Ms. Wright has not received any applications yet and will cancel the meeting if it remains that way. She will keep the board updated.

OLD BUSINESS: Nothing to report.

NEW BUSINESS: Nothing to report.

ADJOURNMENT:

With no other business to come before HARB,

Ms. Day moved to adjourn;

Ms. Long seconded the motion;

Motion carried.

Meeting adjourned at 9:25am.