

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

**September 24, 2019 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The September 24, 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
Alan Uhler
Pat Long
Maria Day
Robert Lingenfelter

EXCUSED: Walt Schneider
Megan Tooker

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Laura Sarge Miller
Sam Stoltzfus
Ron Iadrola

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 September 10, 2019 meeting.
Ms. Day seconded the motion.
Motion carried.**

PROJECT REVIEW AND PUBLIC COMMENTS:

101 South Thomas Street (Paint)

The property owner would like to paint the porch floor boards. They are currently gray and chipping badly. They are also looking to paint the front door. They may also paint the fence as well as the garage. There were pictures presented. The white will remain.

The front door is proposed to be a purple color. The fence and the garage will be gray.

**Mr. Uhler moved to approve the project.
Ms. Long seconded the motion.
Motion carried.**

125 W. Curtin Street (Roof)

The property owner discussed the roof with HARB members. He would like to put a standing seam roof on the property in gloss black and extend the soffit and fascia on the end like on the front of the building. The reason he would like to extend that is because he does have issues with water coming in. He did some repair and the leak is stopped at this time, but he would like to do this work early in November. J&E Roofing will do the project.

He discussed doing the ends next year as the application is approved for a year. He discussed ideas with HARB members. The roof's visibility from the right of way was discussed and it is not very visible. The roof is dark brown at present and the rubber is black. He will add three additional awnings to the front of the building next year. They will match what is existing on the property now.

**Mr. Uhler moved to approve the project.
Ms. Long seconded the motion.**

A sample of the roofing was presented to HARB. The snowbirds will be placed on the roof.

He wants to relocate the downspout because it is causing a water mess. When it rains heavy the rain comes down Curtin and swings down to Allegheny and into his driveway. There will be spouts installed in the back of the property when the roof is replaced.

Mr. Uhler amended his motion

Mr. Uhler moved to approve the roof project as presented to include the replacement of soffit and fascia to be replaced with black aluminum to match the roof and k-style gutters added to the rear of the building, with the down spout to be painted to match the building.

Ms. Day seconded the motion.

Motion carried.

The property owner will come back to HARB with additional projects next Spring/Summer.

He asked about putting a standing seam roof on his residence which was built in 1955. The property will need a roof. He will bring the project back to HARB and Ms. Wright will discuss options before he comes in to HARB.

103-117 Allegheny Street – Roof Post Project Approval

The property owner already did the work. The roof material was slate and replaced with asphalt shingle. A sample of the shingle was at the table. It was replaced with a shingle in Highland Slate.

The existing roof had a tarp over it. Before the current property owner took over the property, the former property owner was cited to have the roof be fixed. The agreement was to go halves for the roof. The former property owner never mentioned any permit work involved. It was about ¼ way done and it was discovered that a permit was needed. Ms. Wright clarified that he needed both a building permit and a HARB certificate.

The property owner also replaced his roof at 101 South Spring a number of years ago without a permit. It was in-kind. He never came through HARB for that project.

Mr. Uhler moved to approve the retroactive installation of the Highland Slate color architectural shingle roof on the north facing gable end of the Crider Exchange Building.

Ms. Day seconded the motion.

Mr. McGinley discussed with the property owner the importance of coming through HARB and doing the right thing, especially with a building of such historical significance as the Crider Exchange Building. Going forward, Mr. McGinley stated that there will be maintenance issues there and HARB would appreciate him coming to HARB first.

Mr. Uhler expressed his appreciation for everything that is being done with the building. He emphasized that a focus should be placed to repairing the front facade of the building. Ms. Long reiterated doing work in the historical district required permitting. She stated that the property owner needs to start with HARB.

Alternatives to slate shingles were discussed. There are a lot of nice alternatives available for use. The water issues were discussed again.

Ms. Long echoed Mr. Uhler's desire to see the front of the building being taken care of. Preservation of the building was discussed, and Mr. Uhler again expressed gratitude for putting the effort into restoring the building.

Motion carried with Ms. Day voting nay.

152 N. Water Street – Metal Roof

This roof is proposed to be replaced with a ripple metal roof which HARB normally does not approve. Ms. Wright clarified that the house currently is roofed with corrugated metal. She feels that this would be a better replacement and is an improvement from what is there. It is a non-contributing building as mostly all historic material has been removed or covered.

The color of the roof was discussed – dark grey or charcoal.

**Mr. Uhler moved approve the roof in a dark gray or charcoal color.
Ms. Long seconded the motion.**

Mr. Lingenfelter stated that the replacement is in-kind replacement. The resident proposed a galvanized color, but Ms. Wright suggested a gray color instead and the property owner was fine with that.

Motion carried.

ADMINISTRATIVE APPROVALS:

241 W. Lamb Street – Roof

Ms. Wright stated that the roofing project was administratively approved because it is an in-kind replacement with the color the same as existing with an architectural shingle style roof.

INFORMATION AND DISCUSSION ITEMS:

Mr. Uhler discussed Sam Stoltzfus' history with the Borough. The Spring Street property was discussed and the things that were done with the railing that were not right. Ms. Long stated that he is aware that he needs permits.

He was also issued a stop work order and did not stop work. Mr. Lingenfelter stated that there is an ordinance and if he came back retroactively, it is HARB's job to agree with the project or not. The slate is falling off and he is investing in the property, per Mr. Uhler. According to Ms. Wright, he ignored the cease and desist and the ordinance prior to coming to HARB. The role of HARB was questioned.

Mr. McGinley feels that he was given a free pass and does not expect to see any future free passes for Mr. Stoltzfus. There are alternatives to fit the project if the property owner would have

just come before HARB. The roof has been bad for years, per Mr. McGinley who worked in a bank in the building.

Mr. Uhler does not want to see property owners being confronted and walking out avoiding HARB in the future. He does not deny that things were not done properly in the past, but HARB is not sitting on enforcement, they are sitting on the board to say what is appropriate.

Ms. Wright inquired how the discussion should have played out. Mr. Uhler said that the discussion should have been handled first and after the motion was done, a secondary discussion could have taken place that lack of permitting or coming through HARB cannot happen again.

Ms. Wright explained that the difficulty for the Board is that this is the third or fourth time these discussions have taken place this summer and everyone may be getting frustrated. Enforcement versus coming before HARB was discussed.

Mr. McGinley offered that HARB can only hope going forward that Mr. Stoltzfus will be back and will contact Ms. Wright the next time he wants to do a project.

OLD BUSINESS:

Downtown Maintenance Ordinance

No updates were available. Ms. Wright wanted to make sure that the topic was kept on the agenda.

Ms. Wright did speak with Eph at Centre Region Code, who does most of the Borough's inspections. He agreed with what Mr. Wagner stated about the property maintenance code encompassing the maintenance issues.

The sidewalk ordinance was discussed by Ms. Day briefly.

NEW BUSINESS:

Nothing presented.

ADJOURNMENT:

With no other business to come before HARB,

Ms. Long moved to adjourn.
Mr. Lingenfelter seconded the motion.
Motion carried.

Meeting adjourned at 9:20 a.m.