

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

**December 11, 2018 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The December 11, 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
Megan Tooker, Vice Chair
Pat Long
Walt Schneider
Gay Dunne

EXCUSED: Maria Day
Robert Lingenfelter

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: David Letterman
JoAnn Knupp
Michael Young

ADDITIONS /CORRECTIONS TO THE AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

Mr. Schneider has discussions on the project at 121 E. Howard Street relative to Code.

APPROVAL OF THE MINUTES:

**Mr. Schneider moved to approve the Minutes of the November 13, 2018 meeting;
Ms. Tooker seconded the motion;
Motion carried.**

PROJECT REVIEW AND PUBLIC COMMENTS:

121 E. Howard Street - Air Exchange System

Michael Young from the American Legion appeared before the HARB committee to discuss his Air Exchange System project. He spoke with Mr. Schneider prior regarding Code issues.

The system will be in the front of the building but will not be visible. It is an air exchange system to remove smoke air and replace it with fresh air. The smoke eaters that were put in years ago are outdated. The device is 9-feet long with two ducts – one will suck air out and the other will intake the fresh air to the HVAC duct work above the bar area.

There are stairs in the front of the building that are no longer used. It has lattice on it. Mr. Young proposes to cut the wrought iron stair handle and move it approximately 90 inches down to the left to be located on the other side of the front door that is no longer in use. Another fence will be placed in the front down along the front until it joins the other fence coming out from the other side of the door.

There are two windows sealed up and they are not being used. The duct work will go through there. Nothing will be visible from the sidewalk or the road. Once inside the building, the wall board will be taken off inside and a new stud wall will be built to give new room for the duct work inside and they will then insulate the wall as well. There is a great heat loss there now.

Mr. Young reiterated that it will not be visible from the street and does not make noise when it runs.

**Mr. Schneider moved to approve the project based on the following conditions: install a section of black wrought iron fence to match the existing all the way down to the corner of the stone building, a gate will be placed in the front that would coincide with the front door and that it will have a graspable handrail to the west side where the stairs go up;
Ms. Tooker seconded the motion;**

The purpose of the project is to bring clean and healthy air inside the establishment. It will be run through the HVAC system to remove as much bad air as possible. The smoke smell will be dispelled into the exterior of the building. Ms. Long had concern about the public now smelling the smoky air. Mr. Schneider said that it will have to be up to Code and the device does have filters.

The facility currently allows smoking. Mr. Young stated that people do not want to come to the establishment because of the smoke at the bar. Installing this system will help gain back some of

the customers and help the Legion financially. Mr. Schneider stated that Code will address where the air will go. He does not believe there will be a cloud of smoke around the building. Ms. Tooker was not happy with losing part visibility of the door, but she opined that the gate is a good addition. She does not feel that the change is compromising the historical integrity of the structure.

Once the new fence is installed there, the lattice will still be in place and the decorations will remain to assure concealment, per Mr. Young. (*talking amongst members*). Pictures were provided of the building and where the project would be located.

Ms. Wright confirmed that the windows did not have shutters on them. Mr. Schneider asked that when the windows are repainted if they can appear to be closed shutters. The two windows will be disturbed during the project and he asked if when they are repainted, if they can appear like closed shutters by putting a black line down through it. It will look like closed shutters from the street.

Mr. Schneider amended his motion.

Mr. Schneider moved to approve the project based on the following conditions: install a section of black wrought iron fence to match the existing all the way down to the corner of the stone building; a gate will be placed in the front that would coincide with the front door and it will also have a graspable handrail to the west side where the stairs go up. The unused windows will be painted to have the appearance of closed shutters; Ms. Dunne seconded the motion;

Mr. Young stated that the painting probably would not be done until spring. He stated that they will inform Ms. Wright and she can inspect the painting.

Motion carried.

The project will go before Council for final approval at their next meeting.

441 N. Spring Street – Sign

JoAnn Knupp came before HARB relative to a sign/plaque installation. She would like to put the sign to the left of the inner window to be seen from the street when driving by. It is brass with a brown background. Ms. Dunne discussed that several homes in the area have this plaque sign.

**Mr. Schneider moved to approve the brass plaque with brown background as presented;
Ms. Tooker seconded the motion;**

The plaque is 8 x 12. Ms. Knupp stated that she has been working on the historical plaques in town as well and has identified about 58 homes that would be eligible for the plaques. She stated that she would like to notify the homeowners that they can obtain a plaque. She would ask that the requirement to come through HARB be waived and approval would be done through staff.

Mr. Schneider stated that this would be delegated to staff for review and approval. Ms. Tooker stated that it would depend on where the property owners would want to put it.

Discussion was held in speaking with the vendor for a bulk discount for marketing purposes.

Motion carried.

Ms. Wright will review future requests for the plaques and if she deems them appropriate, they could be approved. Mr. Schneider discussed in-kind replacement briefly.

401 W. High Street – Sign

David Letterman came before HARB to discuss his sign proposal. He gave a brief history of Bonfatto's. The front door will be on High Street. Mr. Schneider inquired about future signs on the building at a later time.

**Mr. Schneider moved to accept the sign as presented;
Ms. Tooker seconded the motion;**

The location was discussed. Mr. Schneider would like to see another sign over the front door. Mr. Letterman stated the sign will cost them \$2,200. He does not know if it can be done anytime soon. Putting the sign over the side door will draw people into the side door. That is not the intent. Mr. Schneider stated that something plainer and shorter could be put on the front door and the awning color could be changed to make the sign stand out more. The door on High Street will not be a usable door although patrons may come to it.

Mr. Schneider asked if HARB members felt comfortable with the second sign being in the same taste and concept to allow staff to review and approve. HARB was in agreement.

**Mr. Schneider moved to approve the sign above the front door and a second sign to be approved by staff;
Motion carried.**

This project will go before Council for approval.

Mr. Letterman requested HARB to apply for a grant to fix the facade of the building. The seals are not angled properly and the windows were not caulked properly and a lot of water has leaked behind and is deteriorating some of the brick. He would like to see the building cleaned up and make it more attractive. Historical Bellefonte, Inc. may have some funds available., per Mr. McGinley.

Ms. Wright stated that perhaps in the upcoming year, a grant can be applied for. There have been a lot of requests put in for the funding.

Mr. Letterman stated that he is excited to be coming back downtown. He hopes to be open in February and will still have subs!

ADMINISTRATIVE APPROVALS:

None.

INFORMATION/DISCUSSION ITEMS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Reappointments – Day and Tooker (will exp. 12/31/23)

The two members have agreed to continue on HARB. Council will reappoint them.

Vacancy – Architect seat (will exp. 12/31/23)

The HARB vacancy was discussed. Mr. Schneider recommended that Rodney Beard, Esquire, be approached for the vacancy. His position would be for alternate. Mr. Schneider also has a lead on an architectural engineer. He will pursue that. Ms. Wright stated that legally an architect is not required at this time on HARB, but one would be desired.

The next meeting will be Tuesday, January 8, 2019.

ADJOURNMENT:

With no other business to come before HARB,

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

Meeting adjourned at 9:27 a.m.