

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

**June 23, 2020 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The June 23, 2020 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. Members met virtually due to Covid-19 restrictions.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley
Nicole Mendinsky
Gay Dunne
Megan Tooker
Pat Long
Robert Wagner

EXCUSED: Maria Day
Walter Schneider

STAFF MEMBERS: Don Holderman, Assistant Borough Manager

PARTICIPANTS: Jim Boris
Shawn Olery
Patrick North

ADDITIONS /CORRECTIONS TO THE AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST: None.

DECLARATION OF EX PARTE COMMUNICATION: None.

APPROVAL OF THE MINUTES:

**Ms. Dunne moved to approve the minutes of the June 9, 2020, HARB Meeting;
Ms. Long seconded the motion;**

Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

217 North Allegheny Street (Verizon Building) – Generator, Fencing, Stairs

Shawn Olrey spoke regarding the proposed generator, fencing, and stairs for the Verizon building. They have plans to install an oil tank and proposed placing the tank in the corner of the rear parking lot. There is a landscaped hedge buffer. The project includes the new generator, new vinyl fencing, as screening for the generator, and new concrete stairs due to the generator location.

A slide show was presented. Mr. Olrey explained that the generator needed to be upgraded due to the 911 communications system. The generator will be located inside the building, but the fuel tank needed to be placed outside. There are currently two temporary generators at the site.

Vinyl fencing was chosen due to its historical longer wear, and the fence will be 8 feet tall. This fencing will screen the tank entirely since there is a residential lot next door. Bollards will be installed to keep cars out.

Ms. Tooker stated that HARB has not approved vinyl fencing anywhere else in the historic district. She inquired about visibility from the right of way, but she would rather see the vinyl fence than wood that is not maintained.

Ms. Tosti-Vasey inquired about the yellow color of the bollards. Mr. McGinley stated that since they are in the back of the building, he did not have much of a problem with the yellow. Black and gray were discussed although some members liked the yellow in the parking lot.

Ms. Dunne confirmed that the generator would not create any noise. The generator will test twice a month and will shut off. It will not run unless there is a power outage.

A reflective band around a darker bollard was discussed and the Verizon personnel agreed that a darker color would be okay with a reflective band.

Ms. Long moved to accept the project as presented, with the exception that the bollards around the structure will be painted a darker color with a reflective band.

Ms. Dunne seconded the motion.

Ms. Dunne would like to see the vinyl fencing be a darker color so it would not stand out, even from Locust Lane or the parking lot on the other side of the building. Other colors were discussed, i.e. beige, musket brown. The colors and possible other textures (faux wood) will be presented to Borough staff for administrative approval. A rendering will be drawn up relative to the colors.

Amended motion:

**Ms. Long moved to accept the project as presented, with the exception that the bollards around the structure will be painted a darker color with a reflective band and a darker fence color will be presented, with a possible faux wood texture to be administratively approved
Ms. Dunne seconded the motion.**

Vinyl stone fencing was discussed briefly.

Motion carried via roll call vote, unanimously.

224 West Linn Street - Paint and Roof Work

The building needed to be painted and was not painted for 40 years. The rubber roof will not be replaced. The porch brackets were saved and will be refurbished at a future date, coming before HARB for approval.

The prime color chosen was Plumb Dandy. Trim colors were Jersey Cream, and Cool Avocado with the front door being painted black. The roof color was grayish with heathering of green.

**Ms. Dunne moved to approve the paint and roof project work as presented by the property owner, the shingle roof being a complete replacement.
Ms. Long seconded the motion.**

Ms. Dunne inquired about the avocado color. She thought it did not look green. HARB members looked forward to the improvements to the property. The purple colors are muted and not bright at all.

Motion carried via roll call vote, unanimously.

Mr. North was told the next Borough Council meeting will be held July 6, 2020. This project will go before Council for final approval and if approved, a COA would be issued shortly thereafter.

ADMINISTRATIVE APPROVAL:

135 E. Linn Street – Replace shingles, rubber in-kind

INFORMATION/DISCUSSION ITEMS:

OLD BUSINESS:

118 East Howard Street – Review at the July 14, 2020, HARB Meeting

The building had a very leaky roof and the brickwork was going to collapse. The project was started for repair and they found they needed to do more work. The work is done and the HARB approvals will be done post-work. There are other projects in the HARB district, per Mr. McGinley, that appears to be going on. The roof installation was discussed briefly.

NEW BUSINESS:

Sign up for PMHC Emails/newsletters at Keystone Preservation Bulletin for Training and Other Opportunities

Ms. Dunne reviewed the February minutes of HARB and there was an announcement regarding a student intern to assist with a welcome packet regarding HARB. She inquired whether this was still a possibility. She would like to make contact with the public to bring HARB's relationship with the historical district closer. Mailings were discussed.

Mr. Holderman offered that community outreach was done years ago, but he stated that many of the owners in the historical district probably have changed hands by now. Getting the information out to realtors was discussed as well.

Mr. McGinley stated that if the Borough had the resources, someone could keep an eye out for properties for sale and the realtor would be advised of the HARB process and the responsibility of the property owners. Mr. Holderman stated that this was done in years prior and the information would be placed during showings and open houses for prospective buyers to see.

Mr. Holderman will provide an electronic copy of the materials to HARB members. A question was raised related to materials and color pallets.

Ms. Tosti-Vasey suggested that HARB members report projects that may be done without HARB approval to the Borough staff. If you see something, say something.

ADJOURNMENT:

With no other business to come before HARB,

Ms. Long moved to adjourn.

Ms. Tooker seconded the motion.

Motion carried.

Meeting adjourned at 9:23 a.m.