

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
(Virtual Meeting)
July 14, 2020 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The July 14, 2020, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Mr. McGinley at 8:30 a. m. Members met virtually due to Covid-19 restrictions.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley
Nicole Mendinsky
Gay Dunne
Pat Long
Robert Wagner
Maria Day

EXCUSED: Megan Tooker

STAFF MEMBERS: Ralph Stewart, Borough Manager

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 June 23, 2020, HARB Meeting.
Ms. Dunne seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

455 E. Linn Street - Fence

This project was for a fence. The property owner was available for a presentation. The backlot runs along Church Lane and they wished to put a fence up for privacy. It would start at the shared drive to the garage leaving a small walkway between both. It would be a six-foot pressure treated fence. It would be about 40 feet in length total and painted white. Fences over 4 feet require a permit.

Ms. Dunne moved to recommend approval of the 455 E. Linn Street Privacy Fence Project as presented.
Ms. Long seconded the motion.
Motion carried via roll call, unanimously.

412 E. Curtin Street – Brian and Jenny Emery – Fence

They plan to install a fence and change some colors on the house. The property owner gave an overview of the house colors. They are due to close on the house at the end of July 2020. They proposed to change out the reddish color to the cream which would match the cream color already on the home. The stairs have an existing green color above the brick that would be painted cream as well to tie everything together.

Ms. Long moved to recommend approval of the paint colors at 412 E. Curtin Street with the cream color for the pillars being approved administratively.
Ms. Day seconded the motion.

The home is yellow so the entire home would not be cream. There is some green color in the home as well, as they are just taking away the red color. It would not be as bright. Most colors will remain as is. The detail being kept on the pillars was a concern. A darker cream color was recommended by Ms. Long to assure the detail would still be able to be seen. The property owner stated that that would be an option. Ms. Dunne agreed with Ms. Long's concern. Three distinct colors of cream were discussed. The cream colors shall be submitted for administratively approval. Ms. Dunne would like to see photos of the pillars.

The property owner will do a rendering. A picture of the home will be sent to staff to present to HARB members when the project is completed. Ms. Long inquired about painting something a little darker above the pillars so that they would stand out. That would prevent the posts being lost to the rest of the house. Old House Guy was mentioned relative to the house colors being chosen. He has a good eye for the type of colors that work for various eras of houses, as suggested by Ms. Day. www.oldhouseguy.com

Motion carried, via roll call, unanimously.

The proposed fence was discussed next. It would be a black aluminum fence. The fence would be installed all around the property. With two dogs and two small children she felt she needed the fence. She planned on planting some plants in between the spaces. A manual gate would be installed at the back corner of the home. The neighbor to the right has a retaining wall and picket

fence on top of that. The fence would not be tied in at that place. A corner post would be installed and it would be run to the back of the property to Church Lane and tie back into the opposite side of the garage. Property owner presented stock photos of the fence. The fence would be four feet tall.

Ms. Day moved to recommend approval of the project as presented.

Ms. Dunne seconded the motion.

Mr. Dunne would like to see a rendering of the fence as it would appear on the property and to the neighborhood. The initial photo of the house was shown to help with the view of the fence. The fence would not be tied into the neighbor's fence. Spaces would be filled with plantings. The air conditioning unit was also not conducive to the continuation of the fence. Ms. Long inquired about mowing the grass in between the fence. They planned on placing some larger taller grasses so the back would not need to be mowed as the back is wooded. The property owner confirmed that neighbors have fences as well.

Ms. Dunne confirmed that the fence was for the safety of her children. Mr. Wagner stated that he thought the fence would fit into the neighborhood.

Motion carried, via roll call, unanimously.

118 East Howard Street (Old Fire House) – roof changes, other exterior changes

Mr. Stewart introduced the property owners, Kathryn Spielvogel and Jenni Kahler, who presented a power point of what was retroactively done at the property. There was also a chronology prepared of what happened at the project. The building was acquired on January 30, 2020. The building was in disrepair and needed a roof this Spring/Summer. They tried to save the building by purchasing it quickly. With the Covid shutdowns nothing could be done. The building was hit by a windstorm on April 13. The storm picked up the 100-year-old roof and the cupola and the hatch and the roof were damaged. It also collapsed the brick wall at the edge of the roof.

Code contacted the property owner to quickly figure out how to secure the building. Bricks fell on cars and heavy metal fell onto cars as well. The employees of the post office felt that they were in danger. Mr. Stewart and Mr. Schneider from Code were contacted to get an emergency placement. Once that was obtained someone came to look at the roof. Water was coming in the building. There were two videos provided. The rain came in so heavily in April that it picked up all the interior tiles and they now need to be replaced.

The roof is difficult to see from the road and obtaining materials was difficult due to everything being shut down. The state of the building was dire, and they were trying to do the best they could to save the building. A preservation specialist sent her some ideas of what to do about the roof. Standing seam was discussed but the specialist was unsure if what was on there was a standing seam to begin with. A standing seam would not have been timely to save the building.

The property owners expressed that they wished that they had more time, but due to the condition of the building and the emergency shut down they had to act quickly. They were told that they could not tarp the roof temporarily due to the damage that was done and the risk of the building collapsing.

Ms. Long would rather have the building there than not, although she is not happy with the roof. The property owners did contact numerous people for advice on what to do about the building. They wanted to abide by the shutdown order. They described what happened to the building as a nightmare as it occurred during stay at home orders and no contractors were working.

The darker color roof was chosen to not allow the roof to stand out. In the future if they receive a grant, they will switch the roof out for the standing seam roof. The property owners did not have an issue with that. They were just trying to secure the building as quickly as possible.

Mr. Wagner suggested contacting Marcon Roofing, who does metal roofs in the area. They are based in State College. Mr. Stewart stated that the situation was very difficult in trying to make a decision with all the restriction factors and trying to save the building. Ultimately, he and Mr. Schneider felt that it was better to try to save the building and change the roof later. If there is no building, the efforts would have been lost.

Discussion was held on having a listing of resources together that is available for residents. The property owner would like to see a historical preservation resource guide with vendors, etc. It is hard to track down people and materials in this part of the state. She has properties in eastern PA.

Ms. Day thanked the property owner for doing what they were able to do to save the building. In the end the building was saved and that was the most important part. Maybe a note could be placed in the file about the roof and if it needs to be replaced in the future, a similar type roof should not be installed.

Ms. Day moved to recommend approval of the roof retroactively as installed with the caveat that it was installed under duress and during the pandemic and options were limited. HARB would not have necessarily approved this roof under normal circumstances, but due to what happened, the roof was recommended for approval. The file will be noted that future roofs on this building shall not be in-kind and shall be installed as a standing seam or more appropriate roof. Ms. Long seconded the motion.

Mr. Wagner mentioned that the gutters are different than was originally on the building. The previous owners did the HARB application, and the gutters were previously approved. Mr. Stewart understood the same. K-style gutters were approved in 2019.

Motion carried, via roll call, unanimously.

Paint and trim project - (same building)

The property owners discussed the painting and trim project. The windows and trim and garage doors would be painted. The property owners showed colors of the proposed items. The windows will be black trim. The doors are proposed to be painted the same color. Ms. Long did not like the black window trim color. There are other buildings with black trim in the historical district, as remarked by Mr. McGinley. The Bonfatto's building was comparable. The building was built in 1897.

The original doors were arch doors but the garage doors are currently not, windows were put in and were rotted. One of the issues is that the doors need to be functional. They need to open, and the center door needs to be ADA compliant due to the main door being arched. It will match the other doors that are there now.

The building will be used for organic prepared foods. They are working with a local chef. Greenery will be used in the front as shown on their demonstration.

There is some flashing proposed in the alleyway. A metal flashing is proposed to allow the water to be directed away from the building. Any color can be picked. Something needs to be done in the ally as the water is going into the building and eroding the bricks. Decatur Street is a hill. Ms. Dunne asked if there was anything, they could do up the hill to mitigate the water from flowing down. It is a stormwater issue there. The footprint of the building does not have a property line due to the post office being located next to it. A French drain may be an option.

Staff and Ms. Dunne will administratively approve the metal color since she is familiar with the neighborhood. She would like to see the sheet done in one piece as seams will be an issue.

Ms. Long stated that she does not like that the water runs into the building and she offered that the grading is incorrect. She would like to see the Borough assist with this. The bricks will deteriorate very fast. Piping with cold patch were discussed as an idea to mitigate the water.

A bronze color with the black trim might help match up a bronze colored flashing and blend in better with the building.

Ms. Long moved to recommend approving the project as presented at 118 East Howard Street – the windows in the front, the garage doors, the flashing and control of water on the side of the building with the color to be administratively approved.

Ms. Dunne seconded the motion.

Motion carried, via roll call, unanimously.

The Bellefonte Preservation Foundation was discussed briefly. Information sharing with them would be essential in the historical district. The property owners would like to put together a group to meet with DBI regarding economic development and other useful items, such as a salvage bank.

ADMINISTRATIVE APPROVAL:

217 North Allegheny Street – Verizon Building – administrative approval on the color of the fence. The color chosen was red cedar.

INFORMATION/DISCUSSION ITEMS: The PHMC emails were discussed.

OLD BUSINESS: Nothing presented.

NEW BUSINESS:

Historic Bellefonte, Inc. reviewed the applications for the grant, and it was awarded to the Diamond Deli for a new awning.

Bill Masullo’s building has bricks falling off the building. He wanted to put up a board to cover the bricks. Code was asked to check the façade. The building was for sale. Ms. Long stated that the building needs to be fixed. It is a hazard. Mr. Stewart stated that the property owner has been notified and is taking action. Mr. Wagner stated that when required maintenance is not done it damages buildings. Owner responsibility was discussed.

Ms. Dunne discussed the HARB application. There is a place to record date of construction, original erection of the building, and some historical information. She does not see it accompanying any of the presentations at present. Mr. Stewart discussed time constraints on trying to put the meeting materials together. The office is short-staffed due to Covid.

Mr. Wagner did not like the suggestion of stormwater sumps to the owners at 118 East Howard. There is no space around the property to dig. Typically, engineers design those types of projects. He wanted HARB members to keep this in mind for the future. Ms. Dunne would like to see a recommendation made with an engineer to maintain long-term preservation. Mr. Wagner stated that there simply is no room to get the water safety off the property without placing it on a public road or private property.

ADJOURNMENT:

With no other business to come before HARB,

Ms. Long moved to adjourn.
Ms. Dunne seconded the motion.
Motion carried.

Meeting adjourned at 9:30 a.m.