

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

**February 27, 2018 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The February 27, 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
Maria Day
Pat Long
Walt Schneider
Alan Uhler
Robert Lingenfelter (late)
Gay Dunne

EXCUSED: Megan Tooker

STAFF MEMBERS: Shannon Wright

ADDITIONS /CORRECTIONS TO THE AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

None.

APPROVAL OF THE MINUTES:

Mr. Uhler moved to approve the Minutes of the February 13, 2018, HARB Meeting;
Ms. Long seconded the motion;
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

None.

ADMINISTRATIVE APPROVAL:

Talleyrand Park – Pollinator Garden Sign

This project was seen by HARB prior. The pollinator garden changed the sign. This sign was administratively approved. It looks very similar to the edible garden sign.

102 S. Allegheny Street – Railing

Some people fell down the steps, so the Courthouse wished to have railings installed. Ms. Wright told them they would need to be in touch with Code. The railing is the exact same railing as another location. There will be a railing on both sides.

125 W. Bishop Street – Awning

The awning was approved a few months ago at a different location. The business owner moved so the same awning is approved for the new location. There was a small awning-type structure at the new site already.

Ms. Dunne stated that the color of the awning did not look as nice as it did at the former location. Mr. McGinley indicated that the building is not in the best shape, and he offered that the awning will enhance the look of the building and make the business stand out. Although some were displeased with the color of the awning, it was already installed. Ms. Wright indicated that since she began working with the Borough, HARB has never made anyone change their sign color. Dominos was asked to change their blue color. Additionally, this same awning was approved in another location. Mr. Schneider offered that a previously approved item may not look as good on another location. Something to keep in mind in the future.

INFORMATION/DISCUSSION ITEMS: (moved to the beginning of the meeting)

Gamble Mill Project Presentation

Gary Werkheiser and Shawna McClure, Glenn Vernon and Claudia Albertson appeared before HARB for the presentation. The structure is under contract for purchase. The bankruptcy caused some delays, but they are moving forward as quickly as they can. The architect has developed a preliminary design plan for the layout of the building. The plan is to redo the property as a

boutique hotel with 16 rooms, including three 2-level suites, a fine dining restaurant, a pub in the basement with space for private parties and continue brewery operations in there. Ms. Albertson spoke about the design challenges of the structure. The main floor has a very compact floor plate and to utilize the upper floors of the structure, two egress stairs need to be added. At this point the design is looking at having one fire stair inbound in the original block and pulling the elevator core and the second stair outside of the building. With this, the construction will be contrasted with the piece of the original building. This allows enough floor space to be freed to make the room to accommodate the rooms required to make the project financially viable. The stair will be on the raceway side and the stair would have to discharge to a public right of way.

PHMC representatives were out at the site to review the proposed plans and the stair tower. They are aware of the complexities of the structure and the many levels inside of it. The project is in the very preliminary design stages.

Mr. Uhler stated that he was in support of the project. He stated that HARB will be looking for the structure to maintain some of the historical fabric of the exterior building. Ms. Albertson interjected that they may be looking at doing this project as a historic tax credit project and the building itself will be maintained so it will be appreciable and visit from the exterior as well as the interior. There will be more of the structure revealed than now and reopening the original carriage way, so it will be a double-sided entrance. This will change the visual from the interior. Mr. Werkheiser explained that the exposed brick will be kept in the hotel rooms and the high ceiling and large beams will remain as well. The water will remain flowing through the site. It is a nice feature and they wish to keep it. The sound of the water flowing down the raceway enhances the historic nature of the building. They are also hoping to capture some of the water flow for electricity generation. They also would like to keep the project as green as possible, hoping to have it LEED certified.

The original windows will be restored with the possible addition of an energy panel. The doorway and windows on the top floor will be opened up. They are presently closed with steel fire doors. They are looking to adding to the pitch roof above the pub. They will enlarge those dormers and add another set of dormers. That itself was not part of the original historical structure. That was originally a four-story block and roof was built in the 1980s.

Ms. Dunne mentioned the apartment and the owners stated that they had hoped to live there themselves, but it will be converted into hotel space. It is two levels.

The restaurant will have a seating capacity of 60-70 and the pub will be about 40 plus hotel guests. The parking lot will be leased across the street. It is owned by SEDA-COG and had been leased by the prior owner of the Gamble Mill. There are about 45 parking spaces there and there is another parcel of land across from the tracks which had also been used. There was talk about leasing that parcel as well. There is also talk about leasing another small parcel from the Borough of Bellefonte for an outside pavilion structure.

The outside staircase will be glass. Glass and metal industrial will enhance the structure to compliment the older style of the building. These enhancements will be fashioned after some of the historical rehabs in Pittsburgh. The railroad indicated that they would be accommodating during the construction period.

A small material structure may need to be built to house mechanicals. The building is in the flood plain and the basement level cannot be used to house the mechanic equipment. The small garage structure is the target location for the mechanical equipment house.

HARB members thanked the property owners for their efforts and expressed their excitement for the project.

OLD BUSINESS:

Ms. Wright crafted a letter to the State College Borough HARB.

Working to-do list – Ms. Wright will include this for every meeting that the agenda is not full.

Brockerhoff Building – Roof railing/panel

Mr. Uhler wished to revisit the discussion held on the Brockerhoff Building. The panel fabrication was discussed. He stated that the break line would be visible. With a limited budget, putting the panels on the top, would be \$6,000 plus other costs. In order to cut the entire handrail loose and raise it up would cost just under \$12,000. The board members felt that it was not a wise expense to invest in. They would like to come back to HARB and asked for reconsideration of the scroll panel. He showed photos to HARB. Mr. McGinley declared a conflict of interest due to his role on the Board of the Brockerhoff Building.

**Ms. Long moved to accept the Brockerhoff project as presented;
Ms. Day seconded the motion;**

Ms. Wright reminded HARB members that it would be painted to match so everything would blend in together. The sphere size of the decorative piece was discussed. A four-inch sphere would fit. It will have a scroll work “B” to place over that.

The load requirement was discussed. There is also a pressure requirement. Mr. Uhler will double check this - 50 lbs. for linear foot or 150 at any point was concluded.

The residents of the building like to go onto the roof during the summertime so closing the doors off is not an option. Ms. Long like the solution to the issue. She felt it was a handsome solution.

Motion carried with Mr. Uhler abstaining from the vote.

National Historic District/Borough Historic District Discussion

Mr. Mahon brought discussion up regarding no clean mandate in involvement in the national historical district. The areas that do not overlap are not involved with HARB, as once out of the Borough, the district is out of the Borough’s jurisdiction. That has been the interpretation for many years. A question under the Borough Ordinance is whether the national historical district should be included in the Borough Historical district. Ms. Wright explained that there are three levels – national, state, and local. None of them would be reviewed unless a board is established.

There is only a review board for the local district. That does encompass some of the national. The ordinance only mentions the historical district map.

The map that Ms. Wright found demonstrates both districts. The HARB outline is significantly different. According to the map, the HARB map includes the national district as well. There are a couple of blocks that are in the national district but are not included in the HARB district. Part of Lamb Street is included in national but not HARB. The concern is that some of the national district is being left out of the Borough district. If someone comes into HARB not in the Bellefonte historical district, but in the national, the national regulations rule those properties. There is no body that is monitoring what is going on in that district. The Borough reviews all demolitions. If federal money is used, they must go through the PHMC. Work done still needs to go through Code. Ms. Long suggested umbrellaing the section not under HARB but Ms. Wright offered that a lot of people would not agree with this.

Mr. Schneider offered that if the ordinance is opened, everything would be game at that point in time. An amendment can be made, but the entire ordinance would be opened again. Ms. Dunne could not clarify the ordinance as it pre-dated her tenure on Council. The national historical district was established before the local. Ms. Long felt that she needed to know what streets were being considered.

Mr. McGinley inquired about what is going on in the historical district that Mr. Mahon brought this up as a concern. He lives at the corner of Lamb and Ridge and at Ridge there is a lot of activity. As far as he knows, they began demolition of the property and did not have a permit. Ms. Wright indicated that they do have a permit now.

Ms. Long inquired whether HARB is working well the way it is with the map it has. The ordinance is not unclear. There is also a listing of all addresses and street names that go with the mapping. There should be no reason for a property owner to look at the list and map about any ambiguities Mr. Uhler suggested highlighting the couple of areas in question for the next meeting. Maybe take a drive and see if the areas are in question. Mr. Schneider stated that the potential loss from opening the ordinance would be great. There is nothing significant enough to warrant opening the ordinance. It would not only be Council's decision, but it would be open for public discussion. That is a great concern for the Borough.

Ms. Dunne offered that the district sought to be expanded several years ago and was met with a lot of contention from the public. State College's HARB was referenced. Mr. Uhler agreed that the potential damage from opening the ordinance is not worth it. Ms. Wright offered that if there is concern about demolition in that area, instead of adding to the HARB ordinance add to the demolition ordinance to reference the National Historical District. That would make more sense and be safer. The State College Borough HARB was discussed further.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn;
Mr. Uhler seconded the motion;

Motion carried.

Meeting adjourned at 9:33 a.m.

DRAFT