

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

**May 22, 2018 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The May 22, 2018 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Ms. Tooker at the Bellefonte Borough Municipal Building at 8:30 a. m.

**ROLL CALL:**

**MEMBERS PRESENT:** Megan Tooker, Vice Chair  
Maria Day  
Mack Mahan  
Gay Dunne  
Pat Long  
Robert Lingenfelter

**EXCUSED:** Sam McGinley

**STAFF MEMBERS:** Shannon Wright, HARB Administrator

**GUESTS:** Brian Bonner

---

**ADDITIONS /CORRECTIONS TO THE AGENDA:**

None.

**DECLARATION OF CONFLICT OF INTEREST:**

None.

**DECLARATION OF EX PARTE COMMUNICATION:**

None.

**APPROVAL OF THE MINUTES:**

Discussion was held on the minutes and the approval/or suggested tabling of the sign. Ms. Wright confirmed that nothing was tabled. The language will be clarified relative to the actual motion that was made.

**Ms. Long moved to approve the Minutes of the May 8, 2018 HARB Meeting, as amended;**  
**Mr. Mahan seconded the motion;**  
**Motion carried.**

**PROJECT REVIEW AND PUBLIC COMMENTS:**

None.

**INFORMATION/DISCUSSION ITEMS:**

**135 South Spring Street – Mattress World**

Brian Bonner addressed HARB members regarding the above property for a high scale retail artisan cooperative facility. Part of the pre-purchase inspection included going through the building to check utilities, etc. The building is in the historic district and there is no ADA accessibility. There is a lot of broken glass that needs to be repaired and at some point, the facade will be redone to allow ADA accessibility. He presented an idea on paper to HARB of his idea for the facade. The store front currently is more of a “hazard” than a facade. Mr. Bonner stated that the building will not change use. It will still be retail. Code gave him a list of upgrades that will need to be done. They are assessing costs. Because there is no change of use, the facade would not be required to be redone but the new owners will redo it to make it more appealing and ADA accessible. He inquired about HARB expectations relative to colors, textures, etc.

There are four pillars that support the facade structure. Mr. Bonner was thinking of replacing the aluminum with a more industrial feel. He believes the building dates back to the 1850s. The barn in the back is board and batten. The building is made up of all different materials and components. No one knows for sure what was original. He is seeking some historical photographs from someone in State College and hopes to be able to obtain them. Years ago, it was Brachbill Furniture.

Mr. Lingenfelter inquired whether it was a contributing building. He offered that historical pictures would be very helpful to understand the original context of the structure. He also discussed materials and how they should be chosen. He stated that he would like to see what Mr. Bonner has in mind. Mr. Lingenfelter stated that at this time, he sees nothing of historical value about the structure and commented that what Mr. Bonner is proposing does look better and is an improvement that HARB can work with in improving the aesthetics.

Ms. Dunne commented that the buildings across the street are well preserved that that is something to consider. Mr. Lingenfelter discussed the national rehabilitation standards. Mr. Mahan inquired about the original exterior wall in the back of the structure and if anything was known about the original features. Mr. Bonner stated that it is a stone foundation and at some point, in the 1950’s the portion in the back by the VFW was faceted cinderblock. The front is a

more modern brick and cinder block. He can see from the interior that this is slab on grade and a half basement on one side, and stone foundation with iron and steel.

After the heavy rain last week, there was dripping inside the building but the roof leaks off the front are still behind that overhang, so you can see a galvanized pipe inside the building.

Upgrades need to be made before the building can be occupied and there are some grants available depending on what is required of the new owners. Ms. Dunne opined that even if the building is deemed noncontributing, it should still be compatible.

Ms. Long pointed out the Watermarke Church across the street a multiuse building and Dollar General next to it. They should be considered and, she stated that the mattress building will look much better than what is there now. She offered that those other buildings may have been there before a historic district or a HARB, but they are not attractive. The integrity of the neighborhood is already compromised by those buildings. She offered that she would be happy if someone just took care of the mattress building and fixed it up.

Signage was discussed, and they may consider an awning and window decals. Mr. Bonner is planning on keeping it low key and not gawdy. The windows will be replaced. The property owners do not have a projected time frame, as they are waiting on financing. He was thinking maybe a two year build out to have the full building rented out. There will be 85 spots assigned in the layout plan. They will phase the renovations in two phases, starting with the first floor.

The grant funding was discussed briefly. The facade grant application opens in July and they do intend to apply for one. The building has been neglected in the past twenty years and there is a lot of work to be done. Rent price was discussed. He hopes to market it as a retail incubator.

## **OLD BUSINESS:**

### **Sanborn Maps- Roof Materials Discussion**

The maps show roofing types going back to 1887. That should give a good basis for HARB when someone comes in asking for a metal roof. It is an easy way to historically show what was there. Ms. Wright pulled the home on Curtin Street that wished to have a metal roof installed, and that showed as a shingle roof prior in or about 1922. She also pulled Mr. McGinley's childhood home and it is not marked as shingle. It is slate. (discussion amongst members). Tin roofs were noted on the maps as well. Metal was available, and the roofs were standing seam. The various roof top designs from the 1800s was discussed. Next time there is a roofing request, Ms. Wright will pull the Sanborn maps to compare what was historically in place.

The designation of the historic district was discussed from back in the 70s. Contributing buildings were 50 years or older; many historic sites pick a period of significance. The park service established it this way because when looking at a park property you are looking at an interpretative value. Ms. Tooker used Gettysburg Battlefield as an example. The list of contributing properties should be updated, especially since in 2020, the historic district will have been in place for fifty years. As such, any structures built the year the district was enacted, could be considered historic and contributing. Ms. Tooker attempted this as a mitigation strategy with the waterfront redevelopment, but it did not go over well.

Ms. Long would like a work session on creating color schemes for the historic district. Ms. Wright cautioned that every project is viewed differently and if paint palettes are being recommended, many homes could end up looking very similar. She inquired if HARB wanted to view paint as predetermined palettes or something that is changeable and can be expressive of the owner's personal taste while being compatible with the district. Ms. Long offered that she would like to attempt to tone down some of the bright signage colors that are being seen. Ms. Wright stated that the buildings are historic, and the signage would be considered new, but does need to remain compatible.

Some research will be done, perhaps contacting another historical district to see how they address these issues. Carlisle and York were recommended. The Eagles building was discussed briefly.

Ms. Wright stated that she has concern about telling people what to do instead of letting them have some freedoms. She opined that she did not want the HARB to get a reputation and have people be afraid to come forward with their projects and plans for renovations. She stated that she did not feel that HARB should require people go back to a specific era or use a set of approved colors, as she thought it was okay on a case by case basis to mix both the modern and historic together.

Ms. Long discussed the Masons building. They wished to paint it and HARB said no. History would have been lost if it was painted. The Masons were agreeable. Ms. Day inquired about state HARBs sharing resources or ordinance in place. Ms. Wright stated that there is really no system for that she is aware of. PHMC and SHPO are available for resources.

Ms. Tooker discussed the state mandated historical guidelines. She stated that she reviews all the national register nominations that come through the SHPO office. It is a State appointment. She believes it is coming up in June. There is east, central, and western districts. For each of those, reps are assigned. Each HARB is individually operated but governed by the municipality and under the state.

### **Old House Fair**

Ms. Long discussed the Old House Fair. Ms. Wright stated that HARB members that wish to attend will be paid for by the Borough.

### **NEW BUSINESS:**

#### **Indow**

Ms. Wright explained that this is an interior storm window. She found this in Preservation magazine. She offered that it may be an option to promote instead of exterior storms or replacement windows. She provided information to the table. It would not be visible from the outside but does the job on insulating without disturbing the outside window. There are different colors available and if a commercial order is placed, they will do custom colors. (talking amongst members).

Ms. Wright announced that she will not be able to attend the next HARB meeting and Mr. Stewart is unavailable as well. Kathy Stanton will attend to do the minutes.

**ADJOURNMENT:**

With no other business to come before HARB,

**Ms. Long moved to adjourn;  
Mr. Mahan seconded the motion;  
Motion carried.**

Meeting adjourned at 9:53 a.m.

DRAFT