

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

**March 12, 2019 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The March 12, 2019 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  
Maria Day  
Gay Dunne  
Robert Lingenfelter

**EXCUSED:** Walt Schneider  
Pat Long

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

**GUESTS:** Virginia DiRienzo

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**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 February 26, 2019 meeting, as amended;**  
**Ms. Tooker seconded the motion;**  
**Motion carried.**

**PROJECT REVIEW AND PUBLIC COMMENTS:**

**233 North Allegheny Street – Partial Demolition and New Addition**

*Conceptual and Preliminary Approval – New Construction*

Ms. Wright stated to HARB members that since this is a new construction project, she spoke with the homeowner and they discussed approval of the conceptual and preliminary plan together. The conceptual phase included the height, scale, and mass of the addition, and then the preliminary phase would be the beginning stages of material and color and what the general architectural design would be. She wanted everyone to keep these points in mind while going through the presentation.

Ms. Tooker inquired about a vote being required on the demolition of the existing. Mr. McGinley reiterated that both the demolition, conceptual, and preliminary phases would be voted on at the meeting. Ms. Wright stated that it could be approved in one motion. She also reiterated that it would require final approval by HARB prior to moving to Council for final approval.

The property owner spoke about 233 North Allegheny Street. They purchased it about one year ago with the intention that this would be their next home. Once the tenant moves out, there will be no replacement found. Eventually modification would be made to the front of the porch to be consistent with other porches regarding railings and they would modify the color scheme of the front of the home.

The addition project under consideration today will not impact the view from Allegheny. On the other side of the home there are walkways and the home is right on the property line. The only thing you can see from the street is the former Worldwide Travel Agency. As part of the project, they would like to demolish this site and it will not be replaced which will greatly improve the sunlight into the Brockway's home. The home has been a duplex for quite some time, but the floor plan indicates it was built as a single family home. The travel agency addition went on sometime in the 1970s.

The property owner showed different angled views of the property from different corners of the streets. Once down Locust Lane and down the carriage house which was marked on the presentation slides, the addition cannot be seen down Locust Lane. The view from Spring Street has minimal public view. The property owner does not know when the rear addition was put on. The kitchen is 1950s vintage but structurally the addition has sunk significantly, and the kitchen floors and bath have a 6-inch slope.

Lot lines were shown from the County mapping. The house is sitting right on the lot lines. The existing north side view was shown to members. It is basically missing under the addition, but it is just a standard rear addition onto the home. On the Brockway side of the house, an addition was shown and then the addition of the travel agency. Between the shed and the original porch is really just corrugated plastic used to cover a sun porch, being used as a roof. The side porch reflects a section of porch flooring covered by the corrugated plastic roofing and then the door opens into the travel agency and the previous owners built a room off of the kitchen of the addition into that space for their tenant. It is now just used for storage.

The property owner showed an architect's drawing of the existing rear of the home. She proposes removing the deck completely and not replacing it. A photograph of the rear of the house showed the general aspects and unattractive nature of the house.

She would like to remove the travel agency addition completely, including the portion of the porch and the deck during demo. These will not be replaced. The roof peak and the rear addition would be removed and replaced with the new design. The roof height would be kept the same in the rear and it is just an extension of the roof height. The footprint will not be made larger only reshaped. There would be a small setback for architectural interest of about 5 feet with a little porch at the end to enter into the basement. There would be a nice extension to the gable to represent some trim from the front to the rear including the Juliet balcony.

The windows were discussed, and it was confirmed that the windows will remain the same. The brick portion of the home was built no later than 1887. She anticipates that there may have been a two-story sleeping porch at the rear of the home and at some point, the porch was repaired with another deck which was at some point in the 1900s enclosed, but without touching the foundation which caused the sinking. She believed that some time before the 1970s the addition was covered in siding.

The foundation is deficient, and it was recommended to demolish the addition so that it meets code. This way everything could be tied in effectively. Per zoning, they are permitted to use the existing footprint. They would install a concrete foundation with a stone face on the concrete foundation to match the stone portion of the foundation that is visible and existing already. Nothing proposed would be visible from Allegheny Street but viewable from Locust Lane and Spring Street, from the limited vantage points on Spring Street.

Two existing windows in the basement will be re-exposed; one is hidden by the travel agency and the other is hidden by the deck. Those two windows would be exposed and underneath the addition carriage style garage doors are proposed so that during the winter months the unheated space would be closed off. The large bank of windows on the first floor is a two-story kitchen. The balcony with the two windows above that would be a home office.

The railing on the rear of the home would match detail with the front of the home to make it look more consistent so that the gable trim, the Juliet balcony, and the little porch on the basement door would all be replicated with trim detail from the front of the home to the rear to keep consistency.

The first-floor front porch has been replaced at some point in time and the side porch is original. The front porch will be modified to look more like the original and match the side porch. The homeowner will be back before HARB relative to that project when they are ready to begin. The homeowners plan to essentially turn a 7-bedroom home into a 4-bedroom home modifying other spaces and installing an elevator from the basement to the second floor only. They plan to live out their lives in the home and would need access to the other floors.

Color scheme was discussed. Heathered moss may be used for the primary siding color and the accent colors considered are sailcloth which is a beige color and mountain sage is dark green with sales clothe and country line red for the door into the rear porch. She wanted to give HARB members a general idea though of her color choices. The materials would be more of an item for the final approval.

The roof will also need to be redone. The existing shingles were not applied properly. Sheathing was not used in the last install. They are interested in an architectural shingle but doing a pattern with a row of hexed and straight shingles. The carriage garage doors were discussed briefly.

Mechanically the home will be all new except for the structure of the house with new pipes, wires, and roof. She invited HARB members to tour the house when it is complete.

**Ms. Tooker moved to approve the demolition, conceptual, and preliminary phases of this project;**  
**Ms. Dunne seconded the motion;**  
**Motion carried.**

The project will go before Bellefonte Borough Council for approval after HARB reviews and recommends on the final phase submittal of the project.

As this was the first project that came through HARB using the three-phased new construction and large project review, Mr. Lingenfelter inquired how Ms. DiRienzo felt the new forms and applications were as far as usability and if she felt the process went smooth. The property owner found it helpful to sit down with Ms. Wright and she did not find that the guidelines were too technical or hard to understand. She thought the process went very smooth and was very well outlined on the forms she used.

#### **ADMINISTRATIVE APPROVALS:**

##### **401 W. High Street – Sign Lighting**

Ms. Wright stated that this approval was for the lighting above the Bonfatto's signs.

#### **INFORMATION/DISCUSSION ITEMS:**

Nothing to report.

#### **OLD BUSINESS:**

### **304 N. Allegheny Street – Roof**

Ms. Wright updated HARB on the metal roof that was deferred back to HARB. Council took HARB's recommendation to require the property owner come to HARB and get approval or denial of the roof and then move on to Council. Mr. Stewart wrote the property owner a letter at the end of last week outlining Council's requirements. She is required to submit an application by the end of March so that it can be reviewed at the last meeting in March or the first in April. If an application is not submitted by March 28, Mr. Schneider will move forward with fining the project.

### **NEW BUSINESS:**

#### **Reorganization**

HARB reorganization was tabled until the next meeting when more of the regular members are present. The open seat was discussed. The seat would require a landscape architectural experience. Residency requirements were discussed.

### **ADJOURNMENT:**

With no other business to come before HARB,

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

Meeting adjourned at 9:30 a.m.