

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

**April 23, 2019 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The April 23, 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:** Megan Tooker, Vice Chair  
Gay Dunne  
Robert Lingenfelter  
Walt Schneider  
Pat Long  
Maria Day

**EXCUSED:** Sam McGinley, Chair

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

**GUESTS:** Elizabeth Hay  
Virginia DiRienzo  
Jacob Beury, Architect, WMF

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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:**

**Mr. Lingenfelter moved to approve the minutes of the April 9, 2019 meeting;  
Mr. Schneider seconded the motion;  
Motion carried.**

**PROJECT REVIEW AND PUBLIC COMMENTS:**

**107 S. Allegheny Street (Sign)**

This sign project was approved administratively after a cancelled meeting (weather). The property owner wished to update the color of the sign.

**Mr. Schneider moved approve the sign as presented;  
Mr. Lingenfelter seconded the motion;**

The sign was discussed. The sign is proposed to have rose red lettering. The awning is burgundy in color and is compatible with the awning. No color chip was presented.

Amended motion:

**Mr. Schneider moved to approve the sign as presented with administrative control over the exact color;  
Mr. Lingenfelter seconded the amended motion;  
Motion carried.**

Project will go before Council on May 6, 2019.

**233 N. Allegheny Street – addition – final approval of new construction**

Plans were presented to HARB at a prior meeting. There were no changes to the architectural style of the structure since the prior meeting. The property owner is presenting the final material selections to HARB.

Currently the house is a red brick exterior with white trim. Some of the windows have been outlined in a mint green. For the roof, they propose to use a CertainTeed shingle. The style is Grand Manor, and they would do a stripe of CertainTeed Carriage House, color Black Pearl, which would be applied to the front and rear of the home. The side porch dormers and rear porch would be Grand Manor with no stripes.

A standing seam commercial roof is proposed for the front porch in the color Copper Penny. It is by M.S. Metal Sales. The style is Mini-Batten 1 ½ inch. That means that the standing seam is 1 ½ high. A 16-18 inch is traditionally used relative to the space between seams, per Ms. Wright, and she recommended choosing one of those options. Mr. Schneider recommended finding out what the width of the roof is before determining this so there is not an odd sized edge. The pitch is appropriate for the metal. Snow guards will be applied, if necessary.

The proposed color scheme was discussed. At the peak, where there is red at present, Evening Blue is proposed which is a standard hardy color but similar to Hale Navy from the Benjamin

Moore Historic Preservation Collection. Horizontal siding on the rear addition in the color Monterey Taupe is proposed. This would be used as an accent on the front. The trim will be Navajo Beige and Azak on the rear. The property owner showed a digitized sample of the colors on the structure.

The windows on the first and second floor are original, and the third floor have some original and some replacements. All the windows on the third floor are in some state of disrepair and the property owner will come to HARB regarding third-floor window replacement at some point in the future.

On the rear of the house, at the foundation of the addition will be Architectural Series Get Real – Coyote Gray, Random Ashlar – which is real stone, not synthetic, and should blend well with the existing foundation. The supplier is Brick and Stone, Boalsburg. There should be no visible area where the new stone and old stone will butt up against each other.

The property owner will need to custom-order the carriage doors due to the nature of the project (bifold). There are a few places local that have been suggested. The side porch door is a  $\frac{3}{4}$  light with two panels below. The property owner is proposing a Masonite exterior door in Evening Blue for the man door to the basement on the addition.

There will be a fixed double hung window in the kitchen and double hung window in the home office room which is behind the Juliet balcony. They are planning on using wooden windows (JELD-WEN W-2500) which is a good match to the original windows. The Anderson 400 series is similar and is also a consideration. There are arched windows in the front at the first and second level. The side and rear windows are not arched and the addition windows will not be arched for consistency.

Ms. Day opined that she thought there may be too many light colors on the front of the house and would like to see it blended more. There is a lot of white on the house. (*talking amongst members*).

The rafter tails could be the Monterey Taupe color. The front porch posts will be eventually changed out as well and perhaps they can be painted the taupe color as well.

Mr. Schneider offered that the beige and taupe are too close in color for contrast. He can see the rafter tail and the rafter piece something else. From a distance, the taupe appears in a shadow and it may look like the crème color is a shadow. He suggested a color that would stand on its own. Ms. Wright stated that perhaps when they are ready to paint, they could experiment with placement and she could administratively approve the color choices if they need to be darkened or changed.

The property owner opined that the house was not gingerbread style enough to do multiple colors and Mr. Schneider agreed. He suggested having some of the blue brought down in a band under the front porch as well as the railing system pattern in the middle. Mr. Lingenfelter did not agree with the blue.

**Mr. Schneider moved to approve the colors and materials as presented, with administrative assistance and approval of placement of the colors;**  
**Ms. Long seconded the motion;**

**Motion carried.**

**102 S. Allegheny Street – Vestibule Addition**

Jacob Buery from Weber, Murphy, Fox, is working with the Centre County Government on renovations to the historic Centre County Courthouse. The majority of the renovations are interior but there is a small exterior component for public safety, security and accessibility. The addition was built in 1964 and the original courthouse was built in 1805 and added to the National Register in 1976. Changes to the historical portion of the structure were not proposed.

The current ramp is in disrepair and elevation was shown on the right and left of the building as it goes up the hill. The far end of the left-hand side would be demolished. Mr. Buery is working directly with the Sheriff relative to security protocols for the building. There will be a new accessible ramp, stairs to the parking lot, new accessible parking stall, and air-lock vestibule and security apparatus.

Removal of three parking spaces will be required and members were concerned about a lack of parking. Ms. Wright stated that because it is located in the Central Business District, removing a few spots likely would not affect their requirements. She reminded HARB members that parking is a zoning issue and should not be considered by HARB in approval of the project. The current ADA parking stall does not comply with current regulations, and Mr. Buery stated that this project will correct that.

*(talking amongst members)*

**Ms. Long moved to approve the vestibule addition project at the rear of the Courthouse as presented;  
(there was no second at this time)**

The presentation continued showing elevations and the small existing entrance that would be demolished and rebuilt. The proposed sketch shown to HARB shows the proposed rear elevation. Brick would be chosen to match the existing front of the courthouse and a metal panel would coordinate with the front with black handrails.

Glengarry S181 was chosen as a match to the existing stone to ensure that it matches as closely as possible. Existing building has some simple precast elements and that would be pulled in as well. The door would be a Conier in a dark bronze and small metal accents would be from Ataps in classic bronze color. Handrails would be a historic profile to fit the building. Existing lighting would remain. Emergency lighting would be above the door.

The stairs are symmetrical throughout the front leading up to a small raised porch and the enclosed air-lock vestibule would lead into the security area. With visibility a key factor in working with the Sheriff's office, the changes have been made accordingly. Clearance is good for the door.

Additional ADA upgrades have been planned for the interior. There is one ADA space and an accessible ramp.

Mr. Schneider inquired about other requirements for ADA parking for the building and if WMF was planning on doing anything else exterior. The remaining ADA work would be performed inside, per Mr. Buery. Mr. Schneider discussed the Safe Harbor Clause. What the County chooses to do or not to relative to ADA is up to them. 20% of the budget is allocated to ADA upgrades.

**Mr. Schneider seconded the motion;  
Motion carried with an abstention by Mr. Lingenfelter.**

### **375 E. Curtin Street – Window Reconstruction**

Ms. Wright discussed this project. The property owner proposed reconstructing a window that was once removed. It will be wood, match existing windows and it will be put back in the same spot. The window will be custom made to match what is existing. The General Contractor is Kris Kerns and a packet with specs was sent to Ms. Wright, some which is included here.

**Ms. Long moved to recommend to Council to approve the  
window project as presented;  
Ms. Dunne seconded the motion;  
Motion carried.**

### **ADMINISTRATIVE APPROVALS:**

#### **170 E. Linn Street – Roof**

Ms. Wright stated that in two areas the property owner is proposing siding instead of shingles and then painting it to match the existing house.

### **INFORMATION AND DISCUSSION ITEMS:**

#### **COAs April 9, 2019 Meeting**

##### **Galvanized Fence**

Council approved the galvanized fence as opposed to the black vinyl fence which HARB approved. There was a lengthy discussion on this. Ultimately it came down to the fact that they did not feel right requiring the property owner to have the black vinyl when two neighbors within a short distance from the home in question had galvanized fencing. (*talking amongst members*).

Ms. Tooker stated that if she was at the Council meeting, she would have pointed out that the two other fences mentioned are not visible; one has a hedge around it and the other one has a red picket in front of it. The part that is inward is split rail. She clarified the email regarding the living fence. An actual living fence is made out of vegetation.

Ms. Dunne stated that there are no historic period dog fences which puts a different dimension on the issue.

##### **Swartz Roof**

Ms. Wright stated that Council denied the request for the roof and decided not to penalize the property owner in any way. In the file, there is record that the roof was not HARB approved. Moving forward, when someone else takes over ownership, or if the property owner wished to replace the roof in the future, it will assure that the proper roof is installed at that time.

### **OLD BUSINESS:**

#### **Ordinance Review**

Ms. Dunne discussed the prior proposed ordinance relative to listing of approved contractors for the Borough. She inquired about a sample ordinance of this nature. Mr. Schneider did start a draft. He does not have a sample.

#### **Replacement of Carriage House**

Mr. Schneider stated that a meeting was held with the property owner and they are having the design work done for the replacement. Ms. Wright and Mr. Schneider met on April 22 with the representatives from the Episcopal Church next door to the carriage house. They were informed that the carriage house was being rebuilt and the church will need to retrofit the church with a fire separator between the church and the neighbors. Their electric work in the basement is attached directly to the carriage house. There is nothing in the form of a wall in the basement area. This process is ongoing. (*discussed at the end of the meeting*).

### **NEW BUSINESS:**

#### **HARB Training – May 14, 2019 9:30 a.m.**

Ms. Wright stated that at the meeting on May 14, HARB training will take place after the regular meeting. Glenn and Claudia of Albertin Vernon Architects will teach the training. The regular meeting will begin at 8:30 a.m. and training will follow after that for about an hour.

### **ADJOURNMENT:**

With no other business to come before HARB,

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

Meeting adjourned at 10:15 a.m.