

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

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

**CALL TO ORDER:**

The November 12, 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  
Sam McGinley  
Walt Schneider  
Gay Dunne  
Maria Day  
Robert Lingenfelter

**EXCUSED:** Pat Long

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

**GUESTS:** Joanne Tosti-Vasey  
Brendan Coyne  
Jon Virgilio  
Glenn Vernon  
Claudia Albertin

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**ADDITIONS /CORRECTIONS TO THE AGENDA:**

**Old Business** was updated to add an update of the waterfront project.

**DECLARATION OF CONFLICT OF INTEREST:** None.

**DECLARATION OF EX PARTE COMMUNICATION:**

Ms. Day stated that she met with owners of the Gamble Mill to discuss aspects of the mill project, but none that were for discussion today.

**APPROVAL OF THE MINUTES:**

**Ms. Dunne moved to approve the minutes of the October 22, 2019 meeting.  
Ms. Tooker seconded the motion.  
Motion carried.**

**PROJECT REVIEW AND PUBLIC COMMENTS:**

**160 Dunlap Street – Windows and Paint**

Jon Virgilio gave a brief history of their backgrounds and their experience with the area and with historical buildings. There is a lot of work to be done at the Gamble Mill and they are excited to begin the work.

Glenn Vernon and Claudia Albertin of Albertin Vernon Architecture were present to present the project. They gave a presentation on restoration of the windows and painting and repair work. Everything on the building is brick red at the present time. Everything is even and monotone. They are looking to update the color scheme. PHMC approved the application. In the application they stated that they would select the colors with HARB. The application now sits with the National Park Service for review and approval.

The taller side of the building is the side with the historic integrity. That is the older side of the building. The roof is not original to the building. Anything done to the windows in the newer part is not of historic fabric and that is how it was presented to the state.

There are some openings that are changing in the elevations. The project will be done in accordance with the Secretary of Interior standards for rehabilitation. The replacements now will be done in 21<sup>st</sup> century product. One of the big goals is with regard to the carriage way which used to be an open carriage way. They will try to increase the visibility and transparency through the building at that grade level. The existing door systems and vestibule area failed to meet ADA standards and will be removed and replaced. The rear entrance door system will be removed and there will be a new entry to provide accessibility and movement entirely through the carriage way.

The color scheme will give the structure greater contrast, a little more depth than the brick red. The building is industrial themed so the changes will respond appropriately with that. Ms. Dunne inquired about the impact of the future waterfront development on the property. The developer stated that with the green space opposite the building, the visibility will remain.

There are already existing storm windows on the first and second floor which will be replaced with energy star qualified storm windows. They will be extended on to the upper floors. They will be exterior storm windows to provide the energy efficiency needed. The walls will not be insulated.

The storm windows will be black. There will be charcoal gray to bring a little contrast. Pictures were provided of a building in Williamsport with comparable color scheme. There is some siding and that will be contrasted in gray. The dormers were discussed briefly.

The sided clerestory at the top of the building will also be painted gray. That was used to raise and lower grains when the building was a mill.

Two options are considered for the carriage way entrance. One would be a single door with vestibule. And the other would be a double door option. Regardless, it would be a dark matching black. Two potential products will be considered – painted wood or aluminium door system which would also be painted black to match. A narrow sight line is desired.

The basement areas of the main mill block will be used. New windows will be provided in the existing window openings that were filled.

Changes at the north elevation include new exist doors from the boiler room/office area. There are also windows at the pub which are currently enclosed with wood. They will be opened up again. They will be 6 over 6 with a new sash. The French doors will be replaced with a Martin door system. The French doors are in poor condition. Cable railing will also be added.

The existing fire doors which are located at the fourth attic floor are going to be fixed in an open position. New fully glazed doors will be installed as that area will be used for residential units. There is significant deterioration here with the brick. They will be repaired with repair mortars that will match to the brick composition in color. The look will remain the same.

The south elevation will not change much with the exception of adding a sash to a window. It will not be changed, but basically repaired. The half-moon windows were discussed briefly.

The doors were discussed. Economics may come into play in choice of material. Either door suits the building and reflects the general concept for transparency. The storm windows will be semi-gloss to prevent them from looking faded or dirty. Sample colors were passed around to HARB members.

**Mr. Schneider moved to approve the project as presented with the option of a single or double door being left to the property owner.**

**Ms. Tooker seconded the motion**

Mr. Schneider preferred the double door for ease of access. If they chose a one door option, they may want to consider three panel doors which will swing. That will give the option to open the front up and get things in and out easily. The floor configuration will be maintained with the attic space being residential.

The proximity of the railroad tracks to the access points of the structure was discussed.

Ms. Wright discussed the brick repair. Some test panels will be done first. The approval includes the in-kind brick and mortar repairs.

**Motion carried unanimously.**

This project will go before Borough Council on Monday, November 18.

**ADMINISTRATIVE APPROVAL:**

**143 E. Linn Street – Roof**

This project was an in-kind roof replacement.

### **460 E. Linn Street – Roof**

This project was also an in-kind replacement of the roof. It also included gutters. The gutters will be pebble clay.

### **460 E. Linn Street – Window**

The property owner will replace in-kind in tan color. The gutters and window will match.

## **INFORMATION AND DISCUSSION ITEMS:**

### **Open Board Seat**

Ms. Wright would like to be considered for the position on HARB that is vacant once the position transition occurs. Mr. McGinley recommended pursuing having Ms. Wright on the board. Consideration of her application will begin when her contract with the Borough is finished. Qualifications were discussed.

The HARB position with the Borough was discussed. Ms. Tosti-Vasey stated that it has been advertised until filled.

## **OLD BUSINESS:**

### **Downtown Maintenance Ordinance**

Ms. Wright inquired how HARB would like to move forward with this initiative. There are items that can be addressed under the maintenance ordinance that are not being enforced as strictly as they could be. She offered that someone needs to push for that to be changed. Mr. Schneider stated that the Centre Region Building and Property Maintenance Code has the tools in place and the administration enforces the set of regulations based on the temperature of Council.

Code will proactively pursue things or deal with things on a complaint basis, based on the want of Council members. Each ordinance Centre Region Code operates under is based on the needs and wants of the individual municipalities. Things can be tightened up if Council wishes. The porch ordinance was discussed as an example. The newly proposed ordinance will deal with anything on the porch not just combustibles. Anything considered junk could be regulated, per Mr. Schneider.

Mr. Schneider offered that in his opinion, the only thing that HARB should be doing is sending correspondence to Council indicating that it requests that these items be looked at closer and that Council then provide direction to the appropriate enforcement personnel to follow through with what they feel should be done.

Mr. Lingenfelter stated that if HARB has an issue, it write a letter to Council asking Code to address the issue. Peeling paint, awnings that were ripped were discussed previously, per Mr. McGinley.

Ms. Tosti-Vasey stated that the ordinance has been advertised and will be voted on at the next Council meeting. Personally, she interpreted the changes to include the issues raised. The design

committee from the DBI has been concerned with the condition of the buildings in the historic district. She agreed that HARB could discuss and make recommendations on those issues. Mr. Lingenfelter offered that the maintenance ordinance and HARB ordinances were two different things.

Ms. Dunne discussed the wooden containers at State Burger. That may fall under this category.

With the updates made, it appears to cover the issues that HARB was discussing relative to the maintenance code, per Ms. Wright. The design committee for DBI is invested in those issues being resolved as well. It should be kept on the radar for the future.

### **Waterfront Update**

Ms. Wright stated that the waterfront developers are comfortable with a conceptual approval until they look at more of the details for materials, etc. They will not be back to HARB until 2020. They will be at the Planning Commission meeting to get some of the land development plans presented and the final subdivision plan.

HARB members were encouraged to attend the Planning Commission meeting. Ms. Tooker had concerns with the building's layout on the site and its response to the existing context.

### **HARB Ordinance Revisions**

Ms. Wright offered that perhaps a few members could look at the ordinance, make revisions, and present the changes. She stated that the revised ordinance needed to address the issues seen by HARB with the contractors, roofs, etc. The hardship clause may cover other things discussed.

Ms. Wright asked for volunteers to amend the ordinance. Standards would be inserted prior to circulation. Ms. Tosti-Vasey discussed the procedure that Council follow when changing an ordinance. Brian Sweden can be consulted for the final review. Ms. Dunne and Mr. Lingenfelter volunteered their services for the revisions to the ordinance.

### **NEW BUSINESS:**

#### **November Meeting**

Ms. Wright stated that the next meeting is the week of Thanksgiving. She inquired if anyone would be unavailable for cancellation purposes. There is nothing on the agenda at this time.

### **ADJOURNMENT:**

With no other business to come before HARB,

**Ms. Day moved to adjourn.**  
**Mr. Lingenfelter seconded the motion.**  
**Motion carried.**

Meeting adjourned at 9:45 a.m.