

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

**February 25, 2020 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The February 25, 2020 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: Pat Long
Sam McGinley
Walt Schneider
Gay Dunne
Pat Long
Maria Day
Robert Lingenfelter
Megan Tooker

STAFF MEMBERS: Ralph Stewart, Borough Manager
Don Holderman, Assistant Borough Manager

GUESTS: Tom Songer
David Kleckner
Peter Lauck
Mark Morath
Ed Olsen
Joanne Tosti-Vasey
Jeremy Davo
Theo Thwing
Nancy Perkins
Debbie Cleeton
James Dunne

ADDITIONS /CORRECTIONS TO THE AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST:

Mr. Lingenfelter recused himself from voting on the Bellefonte Waterfront Associates' project.

DECLARATION OF EX PARTE COMMUNICATION: None.

APPROVAL OF THE MINUTES:

Mr. Schneider moved to approve the minutes of the January 28, 2020 HARB meeting.

Ms. Long seconded the motion.

Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

**Bellefonte Waterfront Associates-
Commercial Development Details**

This project was contingently approved several meetings ago, per Mr. McGinley. The developer came back to HARB with more details and follow up to the project.

Mr. Tom Songer presented the details of the project to HARB with his colleagues, Mr. Ed Olsen, and Mr. Mark Morath. They presented the preliminary submission of the Waterfront project. He remarked that things are moving along well.

The architects, Messrs. Kleckner and Lauck, presented details on the project. Mr. Lauck understood that the project was already introduced to the HARB members. He outlined the intent of the building design and proposed finishes. The owners are interested in maintaining the harmony and fabric of the community.

The hotel, Phase I was discussed. The hotel will face Spring Creek, and this will allow for premium views of the water and the downtown area. The rooms facing High Street will have views of Talleyrand Park. The hotel will be a five-story structure.

The first floor is 13,179 sq. feet and the upper floors are each 13,085 sq. feet. The first floor will contain the main lobby. This would also support a small retail area along Dunlap Street and a restaurant that will overlook the creek. Outdoor dining will also be accommodated. The main entrance will be located on Dunlap Street. The second floor will house meeting rooms and banquet facilities and hotel laundry and four guest rooms. The third floor will house guest rooms and a fitness facility for guests. The fourth and fifth floors will accommodate guest rooms. There are 80 guest rooms proposed at the hotel facility.

The building itself mirrors a collection of individual buildings with integration of the waterfront walkway and easy access along High Street and pedestrian friendly environment along Dunlap Street. The building incorporates many influences from the Borough of Bellefonte. The building and the design is heavily influenced by the downtown historic area.

The building will be anchored on each end with a cut stone base with texture, made of Cordova stone. The other areas will be finished in a thin brick which is adhered to the wall system. Glengarry manufactures the brick. This is real brick manufactured in the same process as

conventional brick. The upper floors will have hardy plank siding which is low maintenance and blends with the historic fabric. It does not require painting. Trim boards are also available.

The remaining areas will be covered with a Synergy coating which is applied over continued installation. Windows will meet the historical integrity and maintain clean historical reference to the exterior while providing a wood interior. The tower roofs will be finished with fiberglass slate line shingle which will have the appearance of a historical roof.

The promenade and entrance on Dunlap will have a standing seam roof with a gray color. Other accent pieces will maintain a historical look with stone. The railings will be historical profiles and composite materials for durability.

The proposed parking garage will be a pre-engineered component structure. The structure will maintain the same color and detail as the hotel. Retail spaces will be integrated into the parking garage which will front Dunlap Street and the creek. This will contribute to the pedestrian relationship along the entire site.

Mr. Schneider inquired about the massive brick façade of the garage and asked if there was anything that could be done to break that up. Mr. Lauck offered that other materials may be able to be interjected and they will examine other ways to do this. The architects are also entertaining design ideas for a covered walkway to allow for persons to get out of the weather. They may bring that down to tie in with the garage structure as well.

The roof design was discussed briefly. The garage is still under the design phase and is not 100% complete at this juncture. The brick siding was discussed and how the brick will transition into the Synergy project. The anticipated longevity of the Synergy product was unknown at this time.

Ms. Dunne inquired about what percentage of the materials being used on the hotel and garage were made of recycled materials. Mr. Lauck will provide that information to HARB.

The tower at the High Street end of the building will have an actual working clock at three faces. Dunlap Street will have sidewalk as it will have increased use and pedestrian activity. Mr. Songer explained that the street has been approved to be a private street; the ends are technically still owned by the Borough.

Dunlap will have metered parking, just as the rest of the Borough will. He does not anticipate congested traffic in the area. There are two traffic lights and a stop sign may very well be installed as well. Mr. Songer will consult with the Borough engineer relative to any stop signs but remarked that certainly the safety of pedestrians was paramount. The traffic flows were discussed briefly.

Solar power is still in consideration and the developer has a consultant reviewing that aspect. Ms. Tosti-Vasey reminded Mr. Songer of the Borough's solar panel ordinance.

The connector bridge once proposed may be eliminated, per the developer, for safety purposes.

HARB members discussed the review of the hotel and the materials as it would most likely be the final time that HARB sees the hotel materials and preliminary plan. Ms. Tosti-Vasey had concerns about how wear of the Synergy face may look from the rest of the townscape. Mr.

Songer stated that the Synergy product has a 50-year warranty. Mr. McGinley interjected that as with other buildings in Bellefonte, the hotel will need maintenance in the future.

**Mr. Schneider moved to approve the façade project as presented.
Ms. Long seconded the motion.**

There was some discussion about the Department of the Interior standards and the façade meeting those standards. The façade will contain a stucco brick and hardy board. The true standing seam roof and slate shingle were consistent with the standards as well.

It was clarified that the motion did not include approval of the bridge and included the project as presented at the HARB meeting.

Motion carried with Mr. Lingenfelter abstaining.

ADMINISTRATIVE APPROVAL:

452 East Curtin Street – Shutter

The shutter is to be painted same color, as existing paint is fading. The homeowner contacted Mr. Stewart and asked if she could repaint a fresh paint color. He administratively approved this painting project.

INFORMATION AND DISCUSSION ITEMS:

Ms. Tosti-Vasey offered that on March 21, 2020 at 12:30 p.m. at the APS, the Old House Fair is doing a presentation from Ohio University presenting three place making projects followed by a panel discussion as the projects relate to Bellefonte Borough.

OLD BUSINESS:

Administrative Review Information from Brian Van Sweden, Community Preservation Coordinator

Mr. Stewart stated that he received information from Van Sweden on administrative review processes. That was provided to HARB.

Administrative review sample process from Gettysburg Borough

CLG Training Opportunities

Mr. Stewart will contact them to see if they offer one-day workshops as in the past.

NEW BUSINESS:

Sample HARB Information Packet

This would be made available online and could be sent to property owners to get people knowledgeable about HARB and inform them perhaps better than was done in the past. HARB members will review and discuss at the next meeting.

Ms. Tosti-Vasey met with fellow Councilmember, Gina Thompson last week to discuss a student project which would include helping to create the information packet.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn.

Ms. Day seconded the motion.

Motion carried.

Meeting adjourned at 9:15 a.m.