

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

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

CALL TO ORDER:

The August 25, 2020, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Mr. McGinley at 8:30 a.m. Members met virtually due to Covid-19 restrictions.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley
Gay Dunne
Pat Long
Megan Tooker
.
Maria Day
Walter Schneider

STAFF MEMBERS: Ralph Stewart, Borough Manager
Guests: Claudia Albertin, Jonathan Virgilio
Joanne Tosti-Vasey

ADDITIONS /CORRECTIONS TO THE AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST: Ms. Day stated that she worked on the Bonfatto's project that is on the agenda.

DECLARATION OF EX PARTE COMMUNICATION: None.

APPROVAL OF THE MINUTES:

**Ms. Long moved to approve the minutes of the August 25, 2020, HARB meeting.
Ms. Dunne seconded the motion.
Motion carried.**

PROJECT REVIEW AND PUBLIC COMMENTS:

160 Dunlap Street (Gamble Mill)

Ms. Albertin reviewed the proposed changes to the previously approved HARB project. The drawings that were approved were resubmitted to HARB members, and then included proposed modifications.

The approved east elevation was discussed on page five. They had initially proposed commercial doors systems for the east and west carriage way entrances. The owner has requested that the doors be changed to site build wood. They do not look much different. The owners would like to locate them immediately behind the archway which is directly behind the location of the original carriageway doors. The entire masonry yard would be exposed. The third change to the east elevation is a potential tenant has been found for the waterworks building, and they would like to convert ta into a store front in lieu of repairing the existing carriage doors. They would like to infill those openings with new wood store front. They will be painted black to match the windows.

Page seven showed the approved North elevation with changes on Page eight. Ms. Albertin offered that in lieu of replacing the existing apartment French doors with new Marvin doors, they would simply like to maintain them as is and paint them black to match everything else.

The existing doorways of the south mill block, in lieu of putting operable doors and table rails, they would like to maintain the existing with no table rail. They would also be painted black to match. The owner would like to keep the _____ on the existing doors. It was mentioned that the new door on the first floor was previously approved by HARB.

There is also a change to the man door to the waterworks building. That will be converted into a storefront window unit to give additional light into the new tenant space.

The existing beam at the archway was discussed briefly. It will be black to match the storefront. The black and gray colors were discussed briefly. The charcoal gray is only being used on the existing side of the 2nd story and on the dormers.

Mr. Schneider inquired about the proposed use for the waterworks building. It may be a retailer for baked goods with no baking on site. Access on the waterworks building was discussed. A separate package will be submitted to Code for that building. The waterworks building will have fewer than fifty occupants so only one egress is needed.

The owner proposed to use repair mortar for the brick, and at this point they would like to stabilize the brick, rather than rebuild the bases of the bricks. This would prevent further deterioration on the north upper façade. The sealant will not affect the color of the brick.

Ms. Long moved to recommend to Council to approve all of the changes as presented at 160 Dunlap Street, The Gamble Mill, with the black trim and the resealing of the brick, changing the dormers, and the entranceways of the proposed storefront area.
Ms. Dunne seconded the motion.
Motion carried via roll call.

This plan will go before the next Borough Council meeting for final approval.

ADMINISTRATIVE APPROVAL:

**401-404 West High Street –
Repair bricks on rear of building and paint color change to match existing**

Mr. Stewart discussed this project at Bonfatto's. They repaired the small bricks on the rear upper floor of the building and changed color to match existing natural brick on the rest of the building which is currently green. He showed some pictures. Ms. Day was involved with this project and shared her expertise on this project. Being relatively a repair project, Mr. Stewart felt comfortable with an administrative approval of this project.

Ms. Day gave an overview of the project. The wall was coated with hard mortar due to joint work loss. There was water damage from the roof issue. Green color was used to paint to match the rest of the building. Pictures were shared of the project work.

INFORMATION/DISCUSSION ITEMS:

The Diamond Deli and the Bellefonte Shoppes were discussed briefly.

OLD BUSINESS: Nothing presented.

NEW BUSINESS: Nothing presented.

ADJOURNMENT:

With no other business to come before HARB,

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

Meeting adjourned at 9:04 a.m.