

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

**August 24, 2021, 2021 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The August 10, 2021 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Mr. Sam McGinley at 8:30 a.m. Members met *virtually* via Zoom.

**ROLL CALL:**

**MEMBERS PRESENT:** Sam McGinley  
Megan Tooker  
Phil Ruth  
Pat Long  
Rob Wagner

**EXCUSED:** Nichole Mendinsky  
Maria Day  
Gay Dunne

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Don Holderman (320 W. High St. – Train Station)  
Claudia Vernon (160 Dunlop St. – Creekside at the Gamble Mill)  
Joanne Tosti-Vasey

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**Introduction:**

**Additions / Corrections to the Agenda:**

**Declaration of Conflict of Interest:**

**Declaration of Ex Parte Communication:**

**Approval of the HARB meeting minutes:** August 10, 2021 meeting minutes

Ms. Long moved to approve the minutes. Ms. Tooker seconded. Motion carried.

## **Project Review and Public Comments:**

**160 Dunlop Street (Gamble Mill)** – Construction of a new approximately 520 square foot dining deck at the south end of the Gamble Mill to provide outdoor seating at Creekside at the Gamble Mill.

Claudia Albertin from Albertin Vernon Architects, LLC. was on the line to present to discuss the project. The deck would be located at the south end of the Gamble Mill. The floor elevation would be that of the adjoining restaurant and serve as a dining deck for the restaurant. The deck would be pressure treated wood with steel and cable rail guard rail that would match the new guardrails that have been installed throughout the Gamble Mill. It would not be highly visible from the roadway.

Ms. Tooker moved to approve the project as presented. Mr. Ruth seconded.

The elevation and access were discussed. The railing was clarified, and the decking will be left natural. The deck is independent from the existing structure and will have no impact on the existing structure.

Motion carried.

**320 W. High Street (Train Station)** - The Borough received a grant from PHMC to do work on the Train Station.

Don Holderman, Assistant Manager, was present to discuss the project. Mr. Holderman explained the project to the HARB members. Since the roof was leaking, he saw a grant opportunity and Council agreed to have the Borough apply for the grant funding.

The work would entail: 1) Replacing existing roof with EcoStar Rubber; 2) Re-painting all exterior wood; 3) Replacing and repairing all broken shakes. HARB input was requested for the paint colors. Brown and yellow was a color used for train stations in the past and those colors seem to remain today, per Ms. Long. Paint colors will be polled by others in the community that are involved with this structure. The colors currently are the old Pennsylvania railroad colors. The colors would be historically accurate, per Mr. Wagner.

Ms. Long moved to keep the colors on the railroad station as historically accurate as possible, with brown and yellow colors, or as close as they can be kept. Mr. Ruth seconded.

Ms. Tooker looked at a few websites during the meeting and she saw other colors which included, reds and greens.

Motion carried.

Ms. Long moved to approve replacing the roof as proposed and replacing and repairing the broken shakes. Ms. Tooker seconded. Motion carried.

**Information/Discussion Items:** Nothing presented.

**Old Business:**

**325 W. High Street (My Café Buzz)**

Mr. Lingle expressed interest in wanting to do the deck roof in matching shingles rather than standing seam metal roof. This was already conditionally approved by Council on June 21, so if HARB is in agreement about allowing the matching shingle roof. HARB had no objection to the Council approved shingle roof but their first preference was the standing seam roof. Cost was discussed.

**Other:**

The sign ordinance was discussed briefly. The feather signs were discussed. The parking at the Diamond was discussed briefly. The historical aspects of the Diamond were discussed and the impacts of a roundabout. This item will be placed on the next agenda.

409 West High Street was discussed briefly. Labor and Industry inquiry on behalf of HARB was discussed. Accessibility items and civil law was discussed. Consistency was discussed briefly. Ms. Thompson offered that the letter just stated HARB's support of the property owner's appeal to L&I. HARB was aware of the liability to the property owner and that discussion was held. The property owner did acknowledge that he would be liable if the appeal went through. The appeal was granted to the property owner. The design for the ramps altered the historical facade of the building.

Ms. Tooker offered that she believed that HARB made this decision prior to a store on Allegheny wherein the facade would have been altered if an accessibility access was installed.

**New Business:** Nothing presented.

**Adjournment:**

With no other business to come before HARB,

Ms. Tooker moved to adjourn the meeting. Mr. Ruth seconded the motion. Motion carried.  
Meeting adjourned at 9:43 a.m.