

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
January 11, 2022 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The January 11, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley
Megan Tooker
Pat Long
Gay Dunne
Maria Day
Walt Schneider
Phil Ruth

EXCUSED: Nichole Mendinsky

STAFF MEMBERS: Gina Thompson, HARB Administrator

Additions / Corrections to the Agenda: None.

Declaration of Conflict of Interest: None.

Declaration of Ex Parte Communication: None.

Approval of the HARB meeting minutes: December 14, 2021, Minutes

Ms. Dunne moved to approve the minutes as amended. Ms. Day seconded. Motion carried.

Project Review and Public Comments:

133 North Allegheny Street (Bellefonte Art Museum) - Lori Fisher was present at the meeting to discuss the project of exterior sign - The Makery. The sign will hang below the existing sign. The museum entered into a partnership with The Makery. They have taken over the children's program at the museum. The sign is only 25 inches wide the same as the current BAM sign and 12 inches high. It will attach to the existing sign.

Mr. Schneider moved to approve the sign project as presented. Ms. Dunne seconded. Motion carried.

135 South Allegheny Street - Exterior façade work and new entry way was presented was prepared by Bob Hoffman and Brian Roy of Hoffman Leakey Architects. Mr. Hoffman gave a brief background of the building owner and their wishes to renovate the building in the spirit of what is going on in Bellefonte today. During demolition they discovered some structure issues, i.e., walls leaning towards the street, some of the structure had cracked and the floor structure was in poor condition. The electrical system was dangerous and were given permission by the owner of the building to develop some electrical and mechanical plans for the building. The developer is asking permission after the proposal to go ahead with some of the interior renovations. The entry system needed to be reviewed as well. The front of the building structure is leaning towards the street. Due to cracks in the walls, the entry had to be worked on as well. They were not asking for a formal approval but more so suggestions. He invited members to walk through the building to see the structure.

The intention is to maintain the architectural integrity of the façade and the entry system. The intent is to develop the first floor as rental space, i.e., office or restaurant function. Mr. Hoffman explained the need for a second egress but intention to keep the property at its historical integrity. The owner will also want to replace windows and will come before HARB with that proposal. The painting of the building will also come before HARB in the future. All the brick in the building will be maintained.

The entrance of the building will be a gallery type space of photographs of Bellefonte. The entry system will have exposed brick which will give a more of natural material with a ramp taking you into the entry of the building. The space above the curtain wall will be illuminated at night to give the building a look of occupancy during the night. However, there are other options with vertical divisions between the glass. Elevator system will be installed.

Mr. McGinley stated that HARB would only be looking at the exterior of the building, not the interior. Mr. Hoffman was asking for input from HARB.

The bricks and exterior of the entry were discussed. The selection of the options for stabilization was discussed. The owner offered that he liked option 1 but architecturally option 2 is preferred. The back lighting will be researched relative to the ordinance. Apartment access was discussed briefly.

Option 2 will be presented to HARB at the next time this project is brought forth. The color of the brick was discussed briefly. The windows were discussed as well.

413 West High Street – Sign project. The property owners could not be present at the meeting. They would like a historic plaque 14 x 10.25 by 10.25 with black and gold lettering. The building was built in 1837 and Mr. Ruth stated that the address is

conflicting with the historical site on GIS. The style of plaque was discussed by Ms. Tooker. Ms. Dunne also had one on her home. They were commissioned by BHCA.

A recommendation for an administrative approval was agreed upon via HARB. Discussion was held on whose responsibility it was to verify the historical nature of the home. Modification to the sign ordinance was suggested by Mr. Schneider.

Mr. Schneider moved for administrative approval for the plaque. Ms. Tooker seconded. Motion carried.

Mr. Schneider moved to ask Council to amend sign ordinance verifying historical information before installation of historic plaques. Ms. Dunne seconded. Motion carried.

Administrative Approvals:

217 West Linn Street – Roof Replacement - This roofing project was administrative approved by Ms. Thompson. Replacement was done in timberline charcoal shingle.

Information/Discussion Items: New Council members were discussed. Mr. Brachbill was appointed Council President 2022.

Public Comment period will be added to the HARB agenda.

Old Business: Sign Ordinance – Ms. Thompson reviewed Planning Commission’s review of the ordinance. The feather signs were discussed and PC would like to allow them and have them removed each night. There is a height requirement with one per store front.

New Business: Mike Leakey – review of application and HARB appointment.

Adjournment:

With no other business to come before HARB,

Meeting adjourned at _____ a.m.