

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

**September 25, 2018 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The September 25, 2018 regular meeting of the Bellefonte Borough Historical Architectural 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:** Sam McGinley, Chair  
Megan Tooker, Vice Chair  
Maria Day  
Walt Schneider  
Gay Dunne  
Robert Lingenfelter

**EXCUSED:** Pat Long

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

**GUESTS:** Harry and Denice Welles  
Chris Keefer  
Brian Boner  
Rod Beard  
Toby Hood  
Lacy Thomas

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**ADDITIONS /CORRECTIONS TO THE AGENDA:**

101 N. Allegheny Street is a roof replacement.

**DECLARATION OF CONFLICT OF INTEREST:**

None.

**DECLARATION OF EX PARTE COMMUNICATION:**

None.

**APPROVAL OF THE MINUTES:**

**Ms. Dunne moved to approve the Minutes of the September 11, 2018 meeting;  
Mr. Schneider seconded the motion;  
Motion carried.**

**PROJECT REVIEW AND PUBLIC COMMENTS:**

**135 S. Spring Street – Storefront Replacement**

This project came back before HARB with additional information based on comments from the prior meeting. Iron prefab railings will be used instead of what was originally proposed. The ramp issue cannot be addressed on the outside as there is not enough room for the 18 inches. The ramp will be inside. The tongue and groove Hardie Board will be used for the siding on the first floor and the steel façade on the second floor will be painted. White trim will be used. The decking will be a slightly lighter bronze color or Russet as shown on the swatches. The storefront will be bronze in color. The board agreed that this rendition, especially with the lighter railing system, was a great improvement and they are pleased with the changes.

**Mr. Schneider moved to approve the project as presented with the exterior siding being Oxford Street and the trim being Silky White, the upper siding being Digital, and the wood deck being stained Russet. The storefront will be the Bronze color and the railing will be the Black iron.  
Ms. Tooker seconded the motion.  
Motion carried.**

This will go to Council for approval at their next meeting.

**348 E. Linn Street – Screen Room Replacement**

This project entails a screen room replacement. The wood portions in the brick arches are deteriorating and made of wood. The property owner would like to replace with an alternative to wood. The project would remove the screening system entirely, opening it back up and installing new inserts, clad with material that would resist rotting with glass installed instead of screens. This would basically be moving from a screened porch to a glass enclosed space which will not be heated or cooled. Zoning had no concerns with this. The concrete slab remains, and it has a tile surface. There is no intention to insulate or build the floor up at this time.

The questions was raised on a porch area becoming now, a three-season room. Ms. Tooker stated that five homes up the street they switched a porch to a bedroom. Mr. Schneider indicated that there is a gray area in getting into a semi-conditioned space and Code. He would have to do some

research on this. The exterior door between the actual house and this space would remain and the door to the screen room will still be a storm door.

The framing of the room would be timber and then SPF No. 2 and everything would be clad with a cellular PVC trim. Windows will be replicated using CNC so that some of the panels would be more detailed than the first go around with the wood screened room. The panel design will be consistent with the shutter design. They will be milled to bring out the detail nicely. Ms. Tooker inquired whether the window opening, and the door would remain the same size. They are just a bit smaller. There was some weather damage to the walls. The screened porch was installed about 8 years ago. The arched panel at the top will remain and incorporate a raised panel to match with existing and the new insert.

The screen walls were built as far out as the brick opening as it could go. With this project, they will be setback to allow for the same reveal as the window setback and decrease water infiltration.

**Ms. Tooker moved to approve the modification of the porch from screened to windowed as presented.**

**Mr. Lingenfelter seconded the motion.**

**Motion carried.**

This project will go before Borough Council at the next meeting for approval.

### **222 and 226 W. High Street – Sign**

The property owner would like signs above each entryway and decals on the doors. 226 W. High will be done first with 222 done later on. The signs are just a little different. The door would have the logo, phone, and website. The red bar that says Studio A will be the first and then B and C will be listed so the kids know where to enter.

Signs will be aluminum panels and do meet Borough code on size. The colors are exclusive to the company's colors and are not meant to match the brick. Ms. Wright had concerns with the orange in the brick not meshing with the red color. The red banners can be removed. Mr. Schneider further opined that even with the red banners gone, the sign is "screaming" at him. Ms. Tooker offered that there is a lot of white. Ms. Wright stated that the Springboard sign had the same problem as the bricks were tan and whatever white they would pick for the sign just stood out too much. They instead, picked out an off-white color and that meshed with the brick better. Ms. Dunne agreed that perhaps a different shade of white would work better. Ms. Wright can get the color white used on the Springboard sign for the property owner's reference. The white color in the dancer can remain as that it not the problem with the sign.

**Ms. Tooker moved to approve the signs at 222 and 226 W. High Street, with the following modifications: looking to modify the white so that it is not as bright, and removing the red banners.**

**Mr. Lingenfelter seconded the motion.**

Ms. Day recommended in the future that the owner consider also incorporating a bladed type sign, maybe with the dancers, to give some 3-d interest on the prominent corner building.

**Motion carried.**

This project will also go to Council for review and approval.

**ADMINISTRATIVE APPROVAL:**

None.

**INFORMATION/DISCUSSION ITEMS:**

**101 N. Allegheny Street – Roof**

Rod Beard discussed roof options on his building. There are a few spots on the top that are rubber. He would like to get those done quickly as the most recent repairs to the rubber roof were done with asphalt tape and tar which is now eating through the roof. It held for about eight years but now needs replaced.

A mulberry tree had been removed because it kept clogging the drain of the vault roof. It has walls that extend up about 12 inches beyond the roof. The stucco system on the back of the building is also failing. Mr. McGinley remembers when the copper roof was originally put on. The roof will be 60 mil. Mark Glick will be doing the roofing work. He is out of Howard. Mr. Schneider stated that there is a 90 mil that was used on the press box roof at the stadium. Mr. Schneider recommended the use of a Bitchutan with a recovery board on it. The concrete slab is cast above and that will become a waterproof membrane.

The original roofing was discussed. The building was built in the late 1800s and the roof was damaged in a fire. The roof looks very dark in older photos. It may have been slate, per Mr. Schneider. Custom designed aluminum shingles were considered. Mr. Beard said that they are flat, and it would not look the same. (samples were passed around). Synthetic slate was also a consideration. The McAllister building was used as a comparable. Mr. Schneider offered that the building seems like it should have a slate roof. The Brockerhoff House was also used as a comparable, as was the Crider Exchange. Ms. Dunne spoke about her slate roof and its popularity during that time period.

Ms. Tooker suggested that if someone could get into the attic it would show if it would structurally support a slate roof. Mr. Schneider stated that as long as the replacement is “period proper” it would be okay. Just because someone after the original roof decided on copper did not mean that the roof was locked into copper for the next two hundred years.

Mr. Beard was asked to do more research and make a few choices and bring it back to HARB for review.

**203 N. Allegheny Street/Bellefonte Little House – Door Replacement**

The Bellefonte Little House door replacement was discussed at a prior meeting. Ms. Wright presented samples of the doors that they are proposing. She wanted to run the proposed doors by

HARB members. The current doors do not fit the house. They are looking to replace both doors and one has a window in it. They are also replacing all of the windows. Ms. Wright does not think it is an issue but wanted to make sure everyone else was aware.

Ms. Wright was instructed by HARB to administrative approve the door replacement.

**OLD BUSINESS:**

Ms. Wright will try to work on the new applications and deadlines as discussed at a prior meeting. She will email them to HARB members for comments and changes. She would like to institute the new forms and deadlines beginning January 2019.

**NEW BUSINESS:**

None.

**ADJOURNMENT:**

With no other business to come before HARB,

**Ms. Dunne moved to adjourn;  
Ms. Day seconded the motion;  
Motion carried.**

Meeting adjourned at 9:37 a.m.