

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

**April 13, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The April 13, 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
Walt Schneider
Maria Day
Nichole Mendinsky
Megan Tooker
Phil Ruth
Pat Long
Gay Dunne

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Sarah Cundari
Mitch Bradley
Margaret and Bob Terry
Mark Dello Stritto
Laura Arnold

ADDITIONS /CORRECTIONS TO THE AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST: None.

DECLARATION OF EX PARTE COMMUNICATION: None.

APPROVAL OF THE MINUTES:

Ms. Day moved to approve the minutes.
Ms. Tooker seconded the motion.

Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

221 North Allegheny Street – Brick Paint

The brick had not been painted previously. HARB would not have recommended painting the brick if it was not already painted. The garage is made of cylinder block and not brick so that does not appear to be a problem. Ms. Tooker explained that painting brick is not a good idea and can actually cause damage to the house and this should be explained to the homeowner. Ms. Dunne and Ms. Long concurred. Administrative approval was requested on the final color for the carriage house paint.

Ms. Long recommended that the house is not painted but the garage could be painted to match the house with the color to be administratively approved.

Ms. Tooker seconded the motion.

Motion carried unanimously.

121 South Allegheny Street – Victorian House Antiques

Mitch Bradley spoke about the project. He would like to do general façade renovations, get awning cleaned, replace the skirt and lettering and repairs would be in-kind.

Mr. Schneider moved to approve the project as presented.

Ms. Long seconded the motion.

The missing brick was discussed. Schneider will reach out to the property owner to repair the brick work and work with the Borough with HARB approvals.

Motion carried.

118 North Allegheny Street – New Wave Salon - Signage

Property owner is looking for approval of a sign above the store front. HARB previously approved the other sign located at the property. The sign lettering and size was discussed briefly. The sign would replace the prior sign that was there in the same spot as before.

Mr. Schneider moved to approve the project and the owner will work with staff on the precise size of the lettering and graphics.

Ms. Dunne seconded the motion.

Motion carried.

105 West Curtin Street – Fence Replacement

The property owner would like to replace an old wood fence with vinyl fence. The home was built in 1958. The current fence is falling apart because of vines growing. They anticipate keeping the vines and once they return the wood will rot quickly. She explained that the choice of vinyl would allow for the fence to remain without damage.

Mr. Schneider moved to approve.
Ms. Long seconded the motion.

Ms. Long stated that she does not like vinyl as it grows mold and gets unsightly. Mr. Schneider was not happy with the vines as they hide the structure and does not fit the historic nature of the district. Ms. Tooker reminded HARB members that they just denied a vinyl fence a few weeks ago. She recalled other fences that were and were not approved. Treating a wooden fence was discussed. All of her backyard wood is rotting due to lack of sun.

Motion failed with all members voting nay.

452 East Curtin Street – Fence replacement due to wind

The property owner would like to replace the fencing with stockade fencing stained gray. They will not complete fence in what was already existing. This is an in-kind fencing replacement.

Ms. Tooker moved to approve the fence as proposed.
Ms. Day seconded the motion.
Motion carried.

378 East Curtin Street – Carport on west side of the property

The property owners propose a carport detached by on the side of their home.

Ms. Long moved to approve the project as presented.
Ms. Dunne seconded the motion.

HARB members stated that the project sketch looked nice and complimented the property.

Motion carried.

409 West High Street – ADA accessibility

Property owner presented a slide on the project. They are closing on the property in May 2021. It is zoned commercial. A change in use came in to play with the purchase of this building. The main tenants will be a website design company and Bellefonte.com and primarily virtual businesses. Rarely does anyone come in off the street. ADA ramp, landing and steps that goes down the other side. The railing will be on the front exterior of the building. Landing needs to be about 5 X 5 which encroaches into the sidewalk. He presented comparable picture of before and after the creation of the ramp and the railing.

Mr. McGinley reminded the presenter that they did not need to see interiors. The property owner may pursue a waiver. Mr. Schneider discussed grandfathering and the difference between that term and preexisting nonconforming structures in Bellefonte. Accessibility requirements come from four regulations, including ADA regulations. The Safe Harbor Clause in the ADA regulations went away about 10 years ago. The anticipation is that structures would comply. There are liability issues for the property owner to consider. Moving the ADA accessibility to the rear of the building was discussed. A possible agreement from the neighboring property owner may be an option. The parking spaces parallel to Potter Street may be able to be assigned as

ADA spaces. The project will need to be reviewed further. No action was taken as the application was withdrawn.

ADMINISTRATIVE APPROVAL: Nothing presented.

INFORMATION/DISCUSSION ITEMS: Nothing presented.

OLD BUSINESS: An update was provided on the Waterfront Project.

NEW BUSINESS: Nothing presented.

ADJOURNMENT:

With no other business to come before HARB,

Ms. Long moved to adjourn.

Mr. Ruth seconded the motion.

Motion carried.

Meeting adjourned at 10:02 a.m.