

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
December 13, 2022 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The December 13, 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.

MEMBERS PRESENT: Philip Ruth
Pat Long
Megan Tooker
Gay Dunne
Mike Leakey
Maria Day

EXCUSED: Walt Schneider

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Randy Brachbill
Courtney Beitz (Atelier)
Dustin Smith (State Burger)
Jamie ? (Witherite Property Management)

Additions / Corrections to the Agenda

- Chris Morelli and Amy Kelchner have applied for the HARB vacancy position.
- Joanne Tosti-Vasey has withdrawn her application
- There is an additional board vacancy in addition to Gay's seat
- Project Review: 127 S. Allegheny Street – business sign

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: None

Approval of the HARB meeting minutes:

- *Ruth motioned to approve the minutes of the November 8, 2022, meeting. Dunne seconded. There was no discussion. Motion carried.*

Public Comments: None

Project Review

101 N. Allegheny St – Replace current sign with new State Burger business sign.

- Size 28” x 28” x 1.5 (thick). Colors: Black, Gray, White. Materials: HDU Sign board. 3M Photo print with outdoor U/V lamination, epoxy primed, satin finish. Centered above awning where current sign is located. Sign and install by Victorian Signs.
- The property owner was present to discuss the project.

Day motioned to approve the project as presented. Long seconded. There was a brief discussion regarding the sign replacement. Motion carried.

147 E. Linn Street – Retroactive application for porch floor replacement.

- Property owners were sent a letter dated November 22, 2022 that it was noted there was exterior work done but no record of HARB approval. Replacement of existing front deck boards on deck due to age and rotting of wood. Replaced with (5/4) 6x8 for deck, (2) 10 x 12 for rim board and steps.
- This property is a rental.
- The property owner was present to discuss the project.

Tooker motioned to retroactively approve the project as presented, with the condition that in the Spring the project will be painted or stained to match the original color. Additionally, should the porch be replaced in the future, it needs to be replaced with appropriate materials, (tongue and groove), with prior approval by HARB. Seconded by Day. The motion carried unanimously. The project will go to Council for review and approval.

127 S. Allegheny Street – Atelier business sign

- The property owner was present to discuss the project.

Ruth motioned to approve the project as presented. Day seconded. There was a brief discussion regarding the sign replacement. Motion carried.

Administrative Approvals

- **AA1 – 125 W. High (YMCA)** – Replace existing rubber roof with a new rubber roof - Carlisle’s Sure-Seal EPDM Dusted Non-Reinforced membranes
- **AA2 – 245 N. Spring** – Half of the roof was replaced in 2011 by HARB approval. This replacement is the other half that was never replaced. Replace with same shingles as 2011 replacement – Owens Corning Estate Gray. Roof was leaking.

- **AA3 – 217 N. Allegheny Street**

1. New roof to replace existing slate roof using a synthetic recycled rubber slate replica product. (see attached information)
2. Replacement of EPDM roof system
3. Sidewalk repairs

Added by Ms. Thompson:

HARB member Ms. Day raised objection to the slate roof being replaced with the faux slate rubber roof. She stated that she didn't see any roof damage from the photos and inquired why they were being replaced. Ms. Dunne said she hasn't seen them working on the roof yet. Ms. Thompson apologized for the administrative approval, stating that this was done on other slate roofs and approved by HARB. She said she would reach out to the applicant to get more information on why the replacement was happening and encourage the applicant to spot fix with real slate. However, the AA has already been given for the replacement.

- **AA4 – 121 E. Curtin Street** – Re-paint door and shutters, change color from Robin Blue to Sherwin Williams 7075 Web Gray.

Information/Discussion Items

- Water Street/Rt150 wall repair
 - The wall has been temporarily repaired, with a permanent repair to be completed at a later date.
 - The wall will be replaced with concrete, not stone
- Ms. Thompson met with the father of the property owner for 106 E. Bishop Street. This owner also bought a house on W Curtin Street, (a 4plex unit), and is renovating both structures.
 - The owner asked for window reconditioning recommendations.
 - The owner is being asked to try to salvage the original windows, rather than replace.
 - The owner would like to restore the 4 unit structure to a single family home.
- Ms. Thompson asked for clarification and feedback on Business sign approvals.
 - Feedback included that HARB would like to continue to see the signs for approval and signs should not be approved generally as administrative approvals.

Old Business

- HARB met with Alan Uhler on 12/8/2022 to discuss plans for Refuse Enclosure for State Burger
 - Painting of brick
 - The decision to paint the brick will be made at a later time.

- o Future containment / cleanup of oil spillage

New Business

- Board appointments for next year: Pat Long (licensed real estate broker) & Gay Dunne (alternate)
 - o Both members are interested in seeking re-appointment.
 - o Joanne Tosti-Vasey has put in a volunteer application for the alternate seat.
 - She later withdrew her application

Day motioned and Ruth seconded to approve the 2 board re-appointments. No discussion. The motion carried.

- There was a brief discussion regarding the alternate position that is open.
- Bellefonte Borough 2023 Meeting dates (included in the packet)
 - o A question was raised regarding meeting virtually vs in person
 - It was determined that the first HARB meeting of 2023 will be virtual, and this issue will be re-discussed during that time.

Adjournment

- With no other business to come before HARB, meeting adjourned at 9:32am.