

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

**January 26, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The January 26, 2021 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Mr. McGinley at 8:30 a.m. Members met *virtually* via Zoom.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley
Megan Tooker
Maria Day
Gay Dunne
Walt Schneider

EXCUSED: Pat Long
Nichole Mendinsky

STAFF MEMBERS: Ralph Stewart, Borough Manager

GUESTS: Al Drobka
Joanne Tosti-Vasey

ADDITIONS /CORRECTIONS TO THE AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST: None.

DECLARATION OF EX PARTE COMMUNICATION:

APPROVAL OF THE MINUTES:

The January 12, 2021 meeting was canceled.
Ms. Dunne moved to approve the minutes of the December 22, 2020 HARB meeting.
Ms. Day seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

Exterior Fire Escape – 114 North Allegheny Street, Al Drobka, AICP

Mr. Drobka briefed HARB members on the history of the structure. The structure(s) contain apartments and needed to be sprinklered. Due to insufficient water pressure, that was not feasible. The fire escape was an alternative to the sprinklers. Photographs were shown to HARB members. The fire escape is proposed to be a wooden staircase. Everything meets code, per Mr. Drobka. The fire escape decking will be extended to the window to create a door escape. The supports will remain the same, with the extension to the window being the only change. A window can no longer be used as a means of egress so a door will be installed in the window opening.

Mr. Schneider inquired about the two tax parcels of each of the buildings. The garage is at 108 North Allegheny. There are two issues – one regarding the code setback for combustible material and the issue of approaching the edge of the property. The escape will be linking two buildings with two different tax parcels. The properties should be consolidated and that can be done through zoning, perhaps through an easement. Mr. Schneider also discussed the twelve-inch main that runs under Allegheny Street. The courthouse was just sprinklered so this may be an option without the need for a fire pump, as first thought. There may also be an issue with the distance to the power lines. Allegheny can refuse service.

Mr. Schneider moved to recommend approval of the extension with modifications to be handled by staff.

Ms. Day seconded the motion.

Ms. Dunne inquired about lighting for the fire escape. Emergency lighting is provided outside the door of each unit and as you decline the stairway and around the corner, all is lit via emergency lighting. Ms. Tooker confirmed that the opening for the door and the trim will remain the same. A fire shutter will also be installed. Mr. Schneider explained that when the fusible link gets hot enough from a fire, the link will fuse and release the shutter making it come across the window and gives protection to the fire escape by blocking the escape from fire.

Motion carried unanimously.

ADMINISTRATIVE APPROVAL: Nothing presented.

Mr. Stewart mentioned that Verizon will begin the work on the fence and bollard work that HARB recommended. The Gamble Mill signs are being manufactured, per HARB specifications. Mr. Stewart will go to the site during installation to assure they are being installed correctly. The waterfront project was discussed briefly. A few changes may render the need for the plan to come to HARB in the near future.

INFORMATION/DISCUSSION ITEMS: Nothing presented.

OLD BUSINESS: Nothing presented.

NEW BUSINESS:

Historical Ordinance Review. This will be discussed when new personnel is in place.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn.

Ms. Dunne seconded the motion.

Motion carried.

Meeting adjourned at 9:05 a.m.

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

February 23, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net

CALL TO ORDER:

The February 23, 2021 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Mr. McGinley at 8:30 a.m. Members met *virtually* via Zoom.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley
Megan Tooker
Gay Dunne
Walt Schneider
Pat Long
Nichole Mendinsky

EXCUSED: Maria Day

STAFF MEMBERS: Ralph Stewart, Borough Manager
Guests: Bob Bowersox, John Sengle, Denise Sticha, Joanne Tosti-Vasey

ADDITIONS /CORRECTIONS TO THE AGENDA: Mr. Stewart added an administrative approval.

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 January 26, 2021 HARB meeting.
Mr. Schneider seconded the motion.
Motion carried.**

PROJECT REVIEW AND PUBLIC COMMENTS:

Centre County Library, 203 North Allegheny Street

Roof replacement project has little or no view from the public right of way. John Sengle of the property committee discussed the project. The area was not a part of the original structure and was added sometime thereafter. The existing roof appears to be an intermeshed copper shingle. Gutters are an issue. They inquired about a standing seam roof on this addition or another option that Mr. Single may not be aware of. Denise Sticha spoke about the roof and the evidence of some water leaking inside the back porch. To redo the copper will cost about \$17,000.

Mr. Schneider recommended a rubber membrane. It will not be seen if it is done in black. The slope is slight. The heavier rubber would be the best option and that should last quite a long time. The origin of the date of the back porch was not known.

There was discussion on recycling the copper roof. Mr. Schneider indicated that due to the soldering it would be very labor intensive to do so. This discussion was informational only.

Sign Project – 372 Phoenix Avenue

The property owners require the signs to be like the other signs in the development. The logo colors for this new salon are black and all the background is consistent with the other signs on the property itself. The lighting on the sign was discussed briefly. There is no exterior lighting on any of the signs. All awnings are the same and the background of the signs are the same.

Mr. Schneider moved to approve as presented.

Ms. Long seconded the motion.

Motion carried.

ADMINISTRATIVE APPROVAL:

348 East Linn Street – The Welles would like to repair and replacement, where necessary, woodwork around their front door. The wood would be replaced with cedar where necessary. Administrative approval was granted on February 22, 2021.

INFORMATION/DISCUSSION ITEMS: Nothing presented.

OLD BUSINESS: Historic District ordinance revisions will be held off until someone is in place.

NEW BUSINESS: Council approved a \$25 application fee for HARB. No fee was charged until now. Other HARBs had been charging a fee i.e. Hollidaysburg Borough. This will help fund the position and take pressure of general fund taxes.

Ms. Long recommended getting this information out to the real estate community in Centre County.

The question was raised whether administrative approvals would require a fee.

An update was given on the Gamble Mill progress.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn.

Ms. Long seconded the motion.

Motion carried.

Meeting adjourned at 9:06 a.m.

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

**March 9, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The March 9, 2021 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Mr. McGinley at 8:30 a.m. Members met *virtually* via Zoom.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley
Walt Schneider
Pat Long
Maria Day

EXCUSED: Gay Dunne
Nichole Mendinsky
Megan Tooker

STAFF MEMBERS: Ralph Stewart, Borough Manager
Gina Thompson, HARB Administrator

Guests: Joanne Tosti-Vasey
Peter and Bonnie Setaro

INTRODUCION:

Ralph introduced Gina. Gina Thompson is the new HARB, Zoning and Planning Administrator for the Borough. She recently resigned from council, which she served on since December 2018. Previously, she was the Main Street Manager for Downtown Bellefonte Inc.

ADDITIONS /CORRECTIONS TO THE AGENDA:

DECLARATION OF CONFLICT OF INTEREST:

Ms. Day's company is working on a project with the Setaros. The project is unrelated to the two projects referenced in their HARB application.

DECLARATION OF EX PARTE COMMUNICATION:

APPROVAL OF THE MINUTES:

Ms. Day moved to approve the minutes of the February 23, 2021 HARB meeting.
Mr. Schneider seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

251 N. Allegheny Street – rebuild carriage house

Mr. Setaro presented the carriage house project at 251 N. Allegheny Street. A PowerPoint was presented to HARB members. The renovations to the carriage house were discussed. Landscaping was discussed briefly.
Mr. Schneider moved to approve the building as presented.
Ms. Long seconded the motion.

Mr. Schneider discussed the existing building size and the size of the addition. The property owners indicated that the addition goes out about 20 feet into the yard and is not as wide as the original carriage house. Mr. Schneider stated that he liked the design and did not feel that there was too many redeemable qualities to the existing structure and the renovations were a positive step forward.

The standing seam metal roof over the addition was discussed and the siding is real wood. Hardy-board would be better to use, per Mr. Schneider as it is non-combustible. The architect will consult with material and colors.

Mr. Schneider moved to approve the concept, including the dimensions, but materials and colors are excluded from that.
Ms. Long seconded the motion.
Motion carried.

215 N. Allegheny Street – rebuild north side porch

The second part of the project was the porch facing the church. Concepts of the porch from the backyard were shown to HARB members. The side porch will be tied in with the main porch that goes around the house with a curve. The floor will be continued around to the kitchen door.

Mr. Schneider moved to approve the new porch to match the construction and details of the existing rear porch on the south side with colors and detailing to be consistent with the other porch.
Ms. Long seconded the motion.
Motion carried.

127 East High Street (Porch Floor)

The property is owned by Centre County Government. Mr. Stewart reviewed the project in the absence of the property representative. The porch floorboards need to be replaced. The proposal

was not an exact in-kind replacement on the floor. The proposed flooring is modern deck board as opposed to tongue and groove.

Mr. Schneider moved to recommend that tongue and groove is used for the flooring project.
Ms. Long seconded the motion.

With typical deck board as proposed, over time, it will shrink a little bit and a different look will occur, per Mr. Schneider. Administrative approval of the tongue and groove will be done by staff.

Motion carried.

ADMINISTRATIVE APPROVAL: Nothing presented.

INFORMATION/DISCUSSION ITEMS: Nothing presented.

OLD BUSINESS:

Mr. Stewart discussed the Historical District Ordinance. With Ms. Thompson now on board, this will be scheduled for review in the near future.

The Gamble Mill was discussed briefly. They are under a very aggressive renovation schedule. The waterfront project was discussed briefly.

The old fire station was discussed briefly. The doors and permitting was discussed as well as the intended use.

NEW BUSINESS: Possible training was discussed.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn.
Ms. Day seconded the motion.
Motion carried.

Meeting adjourned at 9:14 a.m.

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

**March 23, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The March 23, 2021 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Ms. Gina Thompson at 8:32 a.m. Members met *virtually* via Zoom.

ROLL CALL:

MEMBERS PRESENT: Robert Wagner
Maria Day
Gay Dunne
Nichole Mendinsky
Megan Tooker
Phil Ruth

EXCUSED: Sam McGinley
Pat Long

STAFF MEMBERS: Ralph Stewart, Borough Manager
Gina Thompson, HARB Administrator

Guests: Joanne Tosti-Vasey
Adela Germano
Ashley Stark

HARB members welcomed new member Mr. Phil Ruth

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 of the March 9, 2021 HARB meeting.

Ms. Tooker seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

221 North Allegheny Street

Adela Germano appeared before HARB for roof replacement, exterior painting, driveway in the backyard and a fence at 221 North Allegheny Street. The history of the home was discussed briefly. She would like to do some paint change at the exterior of the building replacing the yellow with a khaki from Benjamin Moore. She would like to replace the roof with asphalt shingles in black. The garage in the back has red shingles and that roof would match the rest of the home. Ms. Germano proposed a wooden shadowbox fence in the back to obscure the view of the Verizon building. She is getting bids for a driveway in the rear in gravel.

Discussion was held on the paint scheme. The dormer was discussed. The brick on the home was discussed.

Ms. Tooker moved to approve the painting with the dormer being approved via administrative approval.

Ms. Dunne seconded the motion.
Motion carried.

Roof was discussed for approval. Gutters will remain the same color with replacements of any worn gutters in kind.

Ms. Tooker moved to approve the roof replacement with black architectural asphalt shingles.

Ms. Day seconded the motion.
Motion carried.

Ms. Tooker moved to approve a gravel driveway as shown in the sketch at the March 23, 2021 HARB meeting.

Ms. Day seconded the motion.
Motion carried.

Ms. Tooker moved to approve the natural colored pressured treated, sealed wooden fencing as presented.

Ms. Dunne seconded the motion.
Motion carried.

428 North Spring Street

This project is proposed to replace gutters and install a fence. Ashley Stark presented the project to HARB members. She proposed a fence for privacy on her back patio and to improve the view. She would like the fence to run from her back patio to about halfway to the yard where there is a full tree. The fence will be a white vinyl that she can power wash and that would also match the trim and accents on the house. The fence would be five feet in height running in seven-foot panels.

Ms. Day moved to deny the vinyl fencing due to the material.
Ms. Tooker seconded the motion.

Mr. Stewart inquired about replacement the choice with a painted wood fence. The property owner could not afford a wood fence and will make do. Mr. Stewart stated that the property owner could appeal to Council.

The property owner will also replace the gutters on her home. They are currently half round and the property owner would like to replace with a K-style if possible. She is missing gutters and the gutters currently on the house are hung too low. The gutters on the home are rusted through.

Ms. Day moved to approve the gutters replaced in kind with half round metal gutters with round or rosette downspouts to match the soffit and fascia color.

Ms. Tooker seconded the motion.
Motion carried.

218 North Spring Street

Ms. Thompson showed the Prendergast finished project at the home. The floorboard replacement turned into a bigger project and there may have been a miscommunication regarding in-kind replacement. The work took place last year. Ms. Day commented on the plywood blue skirt board.

Ms. Day moved to recommended to retroactively approve the project with the exception of the skirting board, which should be replaced with a bead board panel or tongue and groove material. The replacement shall be administratively approved.

Ms. Dunne seconded the motion.
Motion carried.

ADMINISTRATIVE APPROVAL

127 East High Street

HARB asked that the new porch board be replaced with tongue and groove. The applicant complied and the material was administratively approved.

INFORMATION/DISCUSSION ITEMS: Nothing presented.

OLD BUSINESS: Historical Ordinance will be discussed in the future.

NEW BUSINESS: Online training courses were sent to HARB members by Mr. Stewart.

ADJOURNMENT: With no other business to come before HARB,

Ms. Tooker moved to adjourn.
Ms. Dunne seconded the motion.
Motion carried.
Meeting adjourned at 9:48 a.m.

**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.

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

April 27, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net

CALL TO ORDER: 8:31 a.m.

The April 27, 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
Megan Tooker
Phil Ruth
Pat Long
Gay Dunne

EXCUSED: Nichole Mendinsky

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Bill Masullo
Margaret Wolfe
Eugene Clancey

ADDITIONS /CORRECTIONS TO THE AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST: Ms. Day excused herself from the 413 West High Street Project.

DECLARATION OF EX PARTE COMMUNICATION: None.

APPROVAL OF THE MINUTES:

Ms. Dunne moved to approve the April 13, 2021, minutes.
Ms. Day seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

413 West High Street – Repair Parapets

Ms. Day was involved with this project and discussed the repairs. Only the street-facing sections will be redone. The top brick will be repaired. She showed photographs of the design of the repairs. Bricks will all be reappointed with brick mortar with a matching color. There will be a copper cap which will protect it from dirt and also protect the joints.

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

Phase II of the project would repair the parapet on the other side.

Motion carried with one abstention.

102 East Bishop Street – Façade cleanup/Painting

This property was constructed in 1979 per the County tax roll records. The property owner spoke about the façade as being dreary and dark gray, black and burgundy. She wanted to lift it up and make it warmer and more welcoming. Warm beige with an earthy Sage green were chosen for the doors and trim work.

Mr. Schneider moved to approve the project at 102 East Bishop Street.
Ms. Tooker seconded the motion.
Motion carried.

123 South Allegheny Street – Brick replacement

The brick on the top of this building is falling down due to the plywood underneath. The property owner would like to remove it. The veneer bricks are very thin and was placed on the wood and it is rotting. He would like to finish off with maroon paint. He would like to sell the building and allow the next owner to give it the design they want.

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

Ms. Long did not think that this was an improvement to the building. Mr. Schneider stated it was constructed in 1961 and would not have been constructed with concrete block façade. Ms. Dunne stated that making a new façade would help the building sell. Affordability was discussed. Stabilizing the area in the interim was discussed. The property owner stated that the entire area is rotting. Drive-it system was discussed if not going back to brick veneer.

The property owner will do some research and come back to the board.

Mr. Schneider moved to table the motion.
Ms. Long seconded the motion.
Motion carried.

234 West Curtin Street – Fence

The property owners would like to enclose their yard with a wooden picket fence. The home was built in 1860 and renovated in 2006. The property owners discussed the fencing project. They would like to fence the yard for their kids and dogs.

Ms. Day approved the project as presented with administrative approval of the paint or stain. .
Ms. Dunne seconded the motion.

The fence will be pressure treated; 4 feet tall. Stain versus using paint was discussed.

Motion carried.

ADMINISTRATIVE APPROVAL:

203 N. Allegheny Street – side porch roof

Ms. Thompson reviewed the Centre County Historical roof project, which was reviewed by HARB at February 23, 2021 meeting. Porch roof replacement was administratively approved.

447 E. Linn Street – HVAC unit

The HVAC unit on the back of the house was administratively approved by Ms. Thompson

INFORMATION/DISCUSSION ITEMS: Nothing presented.

OLD BUSINESS:

At the last Council meeting, Council approved the vinyl fence for 105 West Curtin Street. The applicant appeared before Council and discussed the project. They voted on the premise that the house was built after 1950 and aesthetically because of the character of the house, the vinyl picket fence was appropriate.

The back of the Letterman property for use as an ADA accessible access was discussed. Mr. Letterman was unable to accommodate the neighboring property owner's request due to parking. The neighboring property owner will opt in with the letter to Labor and Industry as discussed at that HARB meeting. Mr. Schneider stated that he would like to see communication sent from HARB to the property owner asking him to seek counsel of his attorney with regard to this issue.

NEW BUSINESS: Nothing presented.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn.

Mr. Day seconded the motion.

Motion carried.

Meeting adjourned at 9:30 a.m.

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

**May 11, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The May 11, 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
Megan Tooker
Phil Ruth
Pat Long
Gay Dunne

EXCUSED: Nichole Mendinsky

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Pam & Jim Vaiana
Mark Filetti
Jenn Shufan

ADDITIONS /CORRECTIONS TO THE AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST: None.

DECLARATION OF EX PARTE COMMUNICATION: None.

APPROVAL OF THE MINUTES:

Ms. Schneider moved to approve the April 27, 2021, minutes.
Ms. Dunne seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

409 East High Street – Letter of Support

Per Mr. Schneider, the letter was on behalf of Bellefonte Borough and HARB. He suggested two letters one from each body.

Ms. Dunne moved to adopt the letter as presented to HARB and deleting the wording Borough of Bellefonte. Ms. Tooker seconded the motion. Motion carried.

433 East Curtin Street – Side Door Replacement

The property owner would like to replace the side door and window and remove concrete steps. The door is not part of the original architectural plans and replacing the window would bring it back to that original state. Property owner gave a brief history of the structure. The steps would be removed, and landscape would be added with a window above.

Mr. Schneider moved to approve. Ms. Day seconded the motion. Motion carried.

427 East Curtin Street – Roof Shingle Replacement

The Shufrans are replacing the shingled roof. The color is HDZ Charcoal. The property owners gave a brief history of the project.

Mr. Schneider moved to approve. Ms. Dunne seconded the motion. Motion carried.

109 South Thomas Street – Replacing five windows on first floor

The windows were replaced in the mid-90s and were approved by HARB. The property owner gave a history of the project. Photos were shared. Windows leak and air gets into the house. There are two facing the back and two facing the side of the back of the house facing an alleyway. He would like to replace with double hung, same as the second floor. They are custom sized by Renewal by Anderson. There is argon gas between the two layers of glass. Ms. Day inquired about maintaining the front windows on the site in case future owners may want to preserve the original look.

Mr. Schneider moved to approve. Ms. Tooker seconded the motion. Motion carried. Ms. Day voted against the motion to approve.

ADMINISTRATIVE APPROVAL: Hastings Mansion project was administratively approved. The roof of the building was replaced in 2014 but some sections were not replaced due to cost. The shingle was administratively approved. Ms. Thompson showed some photographs.

INFORMATION/DISCUSSION ITEMS: Ms. Thompson will re-send the historical ordinance to the HARB members and discuss possibly at the next meeting at a work session. From thereon, she would like to create a brochure to give new residents and realtors showing homes in the historical district. A lot of older brochures are handily available, but Ms. Thompson would like to create something new and updated that matches the new ordinance when crafted. Mr. Schneider suggested a QR code on the brochure and other materials.

Storm window education was discussed.

OLD BUSINESS: Nothing presented.

NEW BUSINESS: Nothing presented.

ADJOURNMENT:

With no other business to come before HARB,
Ms. Dunne seconded the motion.
Meeting adjourned at 9:24 a.m.

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

May 25, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net

CALL TO ORDER:

The May 25, 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
Rob Wagner
Megan Tooker
Phil Ruth
Pat Long

EXCUSED: Nichole Mendinsky
Gay Dunne
Maria Day
Walt Schneider

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 MINUTES:

Ms. Long moved to approve the May 11, 2021, minutes.
Ms. Tooker seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

429 N. Spring Street – Gutter Replacement

Resident is replacing the copper gutters on the home. The current gutters are rusted steel. The gutters on the north side fell down years ago. The current gutters are not big enough to handle the water flow off the road. Contractor suggested six-inch gutters to replace the existing five-inch.

Ms. Tooker moved to approve the proposed half round gutters.

Ms. Long seconded the motion.

Motion carried.

ADMINISTRATIVE APPROVAL:

St. John Evangelist Church gutter/downspout project was brought to HARB a few years ago. They considered it an in-kind repair at the time. After a few years of work, they are ready to replace only the downspouts. There are three that need to be replaced. They were administratively approved by staff in crème color.

Bellefonte Elks Lodge is replacing the roof on the back of the building which cannot be seen from the street at all. They will replace the corrugated metal and paint it white.

INFORMATION/DISCUSSION ITEMS: Nothing presented.

OLD BUSINESS:

Council voted to approve their letter of support for the Delastrado waiver for ADA accessibility from the State that was discussed at the prior HARB meeting.

The HARB ordinance update was discussed. Other HARB tools were discussed. A “welcome to the historic district letter” was discussed in sending to new people moving to the area into the district. Explaining to the new homeowners their responsibility to come to HARB and when to come to HARB for changes to their homes was discussed. ADA accessibility was discussed. Continuing the discussion in work session versus meetings was discussed. Zoom meetings were discussed.

The Delastrado property was again discussed in length.

NEW BUSINESS: Nothing presented.

ADJOURNMENT:

With no other business to come before HARB,

Ms. Long moved to adjourn the meeting.

Ms. Tooker seconded the motion.

Meeting adjourned at _____ a.m.

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

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

CALL TO ORDER:

The June 8, 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
Rob Wagner
Megan Tooker
Phil Ruth
Pat Long

EXCUSED: Nichole Mendinsky
Gay Dunne
Maria Day
Walt Schneider

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Steve Borgia (representing 134 W. Pike)
Heather Lingle (representing 325 W. High)
Cheri Sinclair (representing 338 E. Linn)

ADDITIONS /CORRECTIONS TO THE AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST: None.

DECLARATION OF EX PARTE COMMUNICATION: None.

APPROVAL OF THE MINUTES:

Ms. Long moved to approve the May 25, 2021, minutes.
Ms. Tooker seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

134 West Pike Street – Window Replacement

A representative from Burrell Construction appeared before HARB for the property owner. Three windows will be replaced, two in the living room and one in the master bedroom. The windows are interior.

Ms. Long moved to accept the project as presented. Ms. Tooker seconded.

Ms. Long stated that the house was compromised, and the windows are not the original windows of the house. She opined that since it was compromised, HARB should accept the window replacement.

Motion carried.

325 West High Street – My Café Buzz – Deck and Roofing

Roof

The property owner would like to extend the back deck onto the back of the building. There is a little balcony behind the building so the deck would continue about 8 feet past the balcony which would then give an exit route for safety. The deck would have a roof at the front end of the building which would be black metal roof.

Ms. Long moved to accept the project as presented. Ms. Tooker seconded the motion.

Discussion continued. The type of the roof requested is not what the HARB really looked for in the historical district. Mr. McGinley discussed standing seam roofs. Ms. Tooker opined that the metal roof may blend in better. Ms. Long would rather see a retractable awning and does not like the idea of a metal roof. Mr. Wagner did not like the idea of a shed like roof. He suggested going down into a V so when looked at from High Street it would not be so obvious and look like the front roof.

Mr. McGinley stated that the board would like to see other options.

Ms. Long moved to deny the project as presented with the recommendation to come back to HARB with other alternatives. Mr. Wagner seconded. Motion carried.

Deck

The deck extension was discussed. It will be extended 30 feet and look like the current deck.

Ms. Long moved to approve the deck as presented. Ms. Tooker seconded. Motion carried.

Window *(shown in conceptual drawings but not specifically part of application)*

A third project was discussed. She would like to replace a window with an 8-foot-wide window with doors that would open. The window is a trifold window for serving.

Ms. Long moved to approve the project concept with final approval being made administrative. Ms. Tooker seconded the motion.

The material of the window was discussed. There were no specifications for the window in the packet.

Motion carried.

338 East Linn Street – Roof Replacement and Painting of House

Cheri Sinclair presented this project to HARB. The property owner would like to remove the shutters, replace roof, and paint the house. There was a sample of the color in the packet. The material for the roof was discussed. The color is a taupe muted tone. A standing seam and shingle roof was discussed. The property owner would like a muted color. She would like the cheaper option and the roof does have a hole as it was struck by lightning. She is under a timeline.

Ms. Long moved to approve the paint color change on the house to Acer Gray. Ms. Tooker seconded the motion. Motion carried.

The roof pricing was discussed briefly.

Mr. Wagner moved to approve either a standing seam metal or a shingle roof in the color gray that the property owner prefers. Ms. Long seconded. Motion carried.

She will be replacing gutters in kind. For the sake of saving time, a shingle roof will be administratively approved.

ADMINISTRATIVE APPROVAL:

- 445 East Linn Street exterior projects were administratively approved. Project were in-kind.
- 125 N. Spring Street (Moose) roof repair was administratively approved. Repair is in-kind.

INFORMATION/DISCUSSION ITEMS: Nothing presented.

OLD BUSINESS: Ms. Thompson updated HARB on the tracking of new residents and checking deed transfers when they come out.

NEW BUSINESS: Meeting in person will be discussed at the next Zoom meeting.

ADJOURNMENT:

With no other business to come before HARB,
Ms. Long moved to adjourn the meeting.
Mr. Ruth seconded the motion.
Meeting adjourned at 9:39 a.m.

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

June 22, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net

CALL TO ORDER:

The June 22, 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
Megan Tooker
Phil Ruth
Pat Long
Maria Day
Gay Dunne

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: Ms. Day advised of ex parte communications with two projects.

APPROVAL OF THE MINUTES:

Ms. Tooker moved to approve the June 8, 2021, minutes.
Mr. Ruth seconded the motion.
Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

311 South Spring Street – Garage Roof

The property owner would like to replace and re-shingle slate on the garage roof. He is working with Ridley Construction on this project. The current roof is slate.

Mr. Schneider moved to approve the project as presented. Ms. Day seconded the motion. Motion carried.

251 North Allegheny Street – Retaining Wall

The property owner is redoing a retaining wall due to damage. The retainer will be replaced with a concrete natural limestone wall with wrought iron railing on top. The wall is in between the home. The first phase will be to remove the stone currently at the site. The fence will go the whole way of the property. The sidewalk will be repoured to straighten it out. It was noted that Ms. Dunne was presented for the entire project discussion.

Mr. Schneider moved to approve the retaining wall along the property line with the surface color to be tan. Ms. Long seconded. Motion carried with one abstention.

ADMINISTRATIVE APPROVAL:

St. John's UCCM on Linn Street continued to replace portions of the roof that were approved in 2018.

INFORMATION/DISCUSSION ITEMS: Nothing presented.

OLD BUSINESS:

338 East Linn

The property owner went with a shingle roof. The shutters are also being removed from the windows.

Café Buzz

Larry Lingle and Jim California were present at the meeting to discuss Café Buzz and the roof project. At the Council meeting, after much discussion, Council made a conditional motion for approval of the shed style metal roof with matching shingles to what is already on the main structure. Mr. Lingle showed the presentation that was presented at the Council meeting. The property owners agreed to a standing seam or a shingle to match as closely as possible. Structural issues were discussed as the building site is above the stream and not on ground. Ms. Long did not have an issue with the shed roof but the material needed to be quality.

Mr. Schneider moved to approve the roof project as a traditional standing seam in black and not a shed type standing seam. Ms. Long seconded.

Blending the roof in with the structure was discussed briefly. Ms. Tooker stated that she was not looking to have the roof look like it was part of the original building, but it is clearly part of the dining area. Ms. Day opined that as long it is looked proportionate it would be acceptable. The motion by Council was discussed and it appeared that the standing seam metal roof was accidentally omitted from their motion. A black roof was proposed.

Motion carried.

NEW BUSINESS: Meeting in person was discussed. Being able to review materials in person was discussed.

Mr. Schneider moved to continue with Zoom meetings through the end of 2021. Ms. Long seconded. Motion carried.

The signage ordinance was discussed briefly.

ADJOURNMENT:

With no other business to come before HARB,
Mr. Schneider moved to adjourn the meeting.
Ms. Long seconded the motion.
Meeting adjourned at 9:37 a.m.

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

July 27, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net

CALL TO ORDER:

The July 27, 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
Rob Wagner
Megan Tooker
Phil Ruth
Pat Long
Gay Dunne

EXCUSED: Nichole Mendinsky
Maria Day

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Lori Haines – Centre County Housing Authority
Lori Fisher – Bellefonte Art Museum

ADDITIONS /CORRECTIONS TO THE AGENDA: None.

DECLARATION OF CONFLICT OF INTEREST: Pat Long and Sam McGinley serve on the Housing Board.

DECLARATION OF EX PARTE COMMUNICATION:

APPROVAL OF THE MINUTES:

The July 13, 2021 meeting was canceled.

Mr. Ruth moved to approve the June 22, 2021 minutes.

Ms. Long seconded the motion.

Motion carried.

PROJECT REVIEW AND PUBLIC COMMENTS:

Laurie Fisher from the Bellefonte Art Museum presented a project for a directional sign to direct people back to the window art display from the front of the building. A rendering was shown to HARB members. It will be affixed onto the existing iron fence. The sign will be white with black lettering. The material is plastic core with aluminum covering to protect it in the elements. The sign size is 12 x 18.

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

INFORMATION/DISCUSSION ITEMS:

The storage containers outside State Burger/Brokerhoff House were discussed. Council mentioned that the containers outside of State Burger are looking a bit worn and they wanted to find a better solution for those containers. Solutions were brainstormed by HARB members and Lori Haines, Executive Director for the Centre County Housing Authority.

Mr. McGinley suggested Ms. Thompson reaching out to other historical districts to see how they remedy refuse containers in their districts. Pictures were shown of some storage containers. Ms. Long reiterated that it is not a good solution to have refuse sitting on the street in a historical district. Inground garbage cans may be a good solution. Keeping up with maintenance was suggested by Mr. Wagner. The smell of garbage sitting in the heat was also discussed by Ms. Long and having it sit on the diamond area was not an ideal situation.

Mr. Wagner stated that the containers are allowed to be there and from a HARB standpoint they need to maintain them and fix the containers that were approved. Ms. Haines stated that in addition to Bellefonte refuse cans, there are oil drums in there to dump waste frying oil. A third party removes the oil. Ms. Haines will do some investigation with Mr. Smith, owner of State Burger, for solutions. Maintenance was expected from the restaurant and not from Housing.

Ms. Long would like to see something in writing when the situation is remedied. (As to who is responsible for costs and maintenance.) The container with the oil is a mess and it appears that they spill it on the sidewalk. She is also concerned with rodents.

The containers were provided to State Burger in the beginning when the store was getting started and Ms. Haines stated that she didn't think that Housing Authority would be paying for replacements. It seems that the owner and she will share the cost of replacement or whatever the solution is, coming out of a hard 2020 for the restaurant business. They are trying to bounce back from the shutdowns.

Ms. Thompson will obtain information from other historical district and hopefully be able to supply some pictures. Ms. Dunne stated that being more material conscious is in the purview of HARB. The possibility of an expanded outdoor dining area in front of State Burger was discussed.

Mr. Wagner opined that the containers hold refuse and the refuse is the issue of the Borough. HARB is only to make sure that the container meets HARB standards.

ADMINISTRATIVE APPROVAL:

Ms. Thompson reviewed administrative approvals. Back staircase of Bellefonte Art Museum was repainted. 136 West High Street had a car run into their iron fence. They replaced the iron fence and the paint on the fence. 163 East Curtin Street a handrail is being installed due to a medical issue. It is going to match the back-porch handrail. Pizza Hut sign was administratively approved. The size and type match the other signs in the plaza. The CVS parking lot sidewalk was repaired and two parking spaces. 127 West Curtin Street the rubber mat material on the roof was replaced in-kind. 159 West Curtin Street replaced a windowsill in the rear of the house, in-kind.

OLD BUSINESS:

Ms. Thompson discussed the roof replacement on the historic museum. HARB approved a rubber roof for the back porch. That building was struck by lightning a few weeks ago and if a metal roof was put on, the building would have been destroyed. The rubber roof saved the building. A representative of CCLHM wanted to pass that along to HARB. She wanted to thank HARB for allowing the rubber roof.

The historic ordinance was discussed briefly. Ms. Thompson would like to come back to it until things calmed down a bit in zoning, HARB and planning.

NEW BUSINESS:

Sign ordinance was on the table for approval. The main change put time limits on temporary signs. There was a problem with the feather banners. Different types of temporary signs i.e. open for business were discussed. The organization of the ordinance and enforcement were discussed. PennDOT regulations were discussed. Approval of signs was discussed briefly.

The marketing aspect needs to remain because the businesses want people to know that they are there, per Mr. McGinley. Mr. Wagner opined that the temporary [feather] signs take away from the downtown historical area. There are some businesses that get creative, but the plastic signs are not appropriate. The feather signs, although tacky are permitted in the zoning ordinance. Mr. Wagner would like to see the feather signs banned. Council may consider banning them.

HARB made a motion to ban the use of feather signs in the Historic District. They also recommended that council consider banning feather signs in the entire borough.

The term zoning officer, rather than zoning administrator, remained in the ordinance, per Ms. Dunne. She had a few other changes she will get to Ms. Thompson.

The plantings in the right of way ordinance was discussed briefly. The parking at the diamond was discussed.

ADJOURNMENT:

With no other business to come before HARB,
Ms. Dunne moved to adjourn the meeting.
Ms. Tooker seconded the motion.
Meeting adjourned at 9:50 a.m.

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

**August 10, 2021, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
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
Gay Dunne
Walt Schneider

EXCUSED: Nichole Mendinsky, Maria Day
Gina Thompson, HARB Administrator

STAFF MEMBERS: Ralph Stewart, Manager

GUESTS: Bill Masullo (123 N. Allegheny)
Antionette Fry (137 W. Curtin)

Additions / Corrections to the Agenda: None.

Declaration of Conflict of Interest: None.

Declaration of Ex Parte Communication: None.

Approval of the HARB meeting minutes: July 27, 2021 meeting minutes

Ms. Dunne moved to approve the minutes as written. Ms. Long seconded. Motion carried.

Project Review and Public Comments:-

- **137 W. Curtin Street – install refurbished wrought iron fence.**

HARB members reviewed the project of an installation of a refurbished wrought iron fence along the perimeters of both Spring Street and West Curtin side of the property. Drawings were included in the materials. Ms. Long inquired if it would be painted. The property owner stated that they would paint it black when completed.

Ms. Long moved to approve the project for the wrought iron fence which will be refurbished and painted black. Mr. Schneider seconded. Motion carried.

Administrative Approvals:

- **125 W. High Street (YMCA) - Repaint all green trim on façade of building in a similar color green**

(Specific color forthcoming). Touch up white and beige areas too.

Information/Discussion Items:

123 S. Allegheny Street - Council would like HARB to find/allow temporary solution to the failing brick façade at 123 S. Allegheny Street. More brick is falling onto the sidewalk and there are liability issues. There has been no formal application submitted, the property owner spoke to HARB about the falling brick and his ideas for fixing the façade. A Dryvit-type exterior was proposed. A mural was a suggested option also. No action was required of HARB. It was stated by the property owner that all loose bricks have been removed.

320 W. High Street (Train Station) – The borough received a PA Historical Museum Commission (PHMC) Grant Contract for exterior work (new roof and painting of woodwork) on the Train Station. This may be discussed in depth at the next meeting.

Old Business: None.

New Business: None.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn the meeting. Ms. Dunne seconded the motion. Motion carried. Meeting adjourned at 8:57 a.m.

**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**

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

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.

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

**September 14, 2021, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The September 14, 2021 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Ms. Megan Tooker at 8:30 a.m. Members met *virtually* via Zoom.

ROLL CALL:

MEMBERS PRESENT: Megan Tooker
Phil Ruth
Pat Long
Gay Dunne
Maria Day
Walt Schneider
Sam McGinley (left at 9:00 a.m.)

EXCUSED: Nichole Mendinsky
Rob Wagner

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Brian Vonada
John Fehrenbach
Shawn Ulery
Amy Beauton
Bridget Taylor
Dave & Janice Provan
Terree Michel
Raymond Holsing

Additions / Corrections to the Agenda: None

Declaration of Conflict of Interest: None.

Declaration of Ex Parte Communication: None.

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

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

Project Review and Public Comments:

145 West High Street

The contractor was present to discuss this project (Susan's Fine Cuts). The project entails a mini-split heat pump and it is going under the fire escape. There will be one three- and half-inch diameter hold from outside to inside but mostly what the eye would see is the pump itself which is about 3 feet by 2 feet tall and a foot thick. Condensation was discussed. The lines would go down through the inside like the indoor unit. There will not be a mess on the sidewalk, per the contractor. The color of the unit is ivory colored, and the brackets are not able to be seen. A platform was discussed under the unit. Measurements and possibility conflict was discussed.

Mr. Schneider moved to accept the proposed unit to be mounted to the High Street side of the elevation of the fire escape with the line set coming down and entering the building through the second pane from the left on the top row, working with staff it does not measure right, and that the line set should be painted black to match the fire escape adjacent to it. Ms. Day seconded. Motion carried.

460 East High Street – Door and window replacement project.

Two doors are being replaced and windows as well. Anderson Renewal are doing the work. Visuals were shown to HARB. The back of the home is not visible from any rights of way. Two doors are being replace, the front and side. The windows on the front and side will be replaced. Colors will remain the same style and color. Eleven windows totals will be replaced. Doors are being replaced due to wear and damage.

HARB members discussed the home's contributing factors due to the age of the home. The fibrex material of the windows was discussed briefly by Ms. Thompson.

Ms. Long moved to approve the window and door project to be replaced by Renewal by Anderson. Ms. Dunne seconded. Motion carried with one nay.

349 East Curtin Street - Shed at Rear of Property

Shed will be painted the same color as the main house. It is wood siding with a shingle roof to be installed by Nittany Structures. The shed will face the house. The shed will be placed on top of a platform. The colors will be gray and red around the door to match the house. The roof will either by metal or shingle depending on HARB's decision. The shed is 12 x 20, and the pad is larger than the shed. The roof will be architectural shingle.

Ms. Long moved to approve the shed as presented. Mr. Schneider seconded. Motion carried.

120 W. High Street (Elks)

This project is to install 4ft x 6ft canvas sign to be placed over front porch of Elks Lodge; red, white, and blue sign with Elks logo. The banner will be on the front porch with a time limit as indefinite as possible. They would like to rotate from the front to the back of the alley if that is more acceptable to HARB. The sign ordinance was discussed. Mr. Schneider suggested that the sign be more permanent than a banner since they are planning on keeping it up longer than just a banner. The banner is not very expensive and is something that can be moved i.e. parade or replaced if it weathers. Mr. Ruth did not like the sign submission and he would want to see what it would look like and where it was positioned and how long it would remain at the location. The location will be located on the left-hand side of the porch in the window area. Signage square footage was discussed per the sign ordinance. Mr. Schneider liked a more permanent sign design. Ms. Long does not like the idea that it is in the front of the building and would prefer it in the back. Ms. Dunne agreed with the prior members' discussion. According to the ordinance they can have three signs not to exceed the height of 25 feet. This may be considered a temporary sign. HARB did not feel they had enough information to approve something permanent at this time.

Mr. Schneider moved to table this project until such time as the sign ordinance has been approved by the Council of Bellefonte. Ms. Long seconded. Motion carried.

The banner will be approved as a temporary banner from a zoning perspective.

217 N. Allegheny (Verizon Building)

HVAC upgrades to the building to provide additional cooling for telephone equipment. Windows along the side wall are being replaced with louvers and (3) three condensing units are being placed on the roof. They are requesting approval for: new roof top condensing units, new louvers along the side wall facing adjacent residence.

The prior work was discussed. Mechanical work will be installed on the roof at a ten-foot set back. The rooftop units will be about 3 feet tall. The undone grill was discussed. Ms. Tooker would ask that that be covered with a grill as well to keep consistency with visibility when talking down the street.

Ms. Dunne inquired about the purpose of the grill other than visual. It is functional in bringing air in and exhausting air out. Mr. Schneider requested that the grill be put over the two windows that were not done on the first floor.

Mr. Schneider moved to approve the project with there being the light grillage on the two windows that are in the front section of the building, one on the first and one on the second floor and that the light shutters be added to the four windows on the front section on the North side to match the existing window shutters. Ms. Long seconded. Motion carried.

421 E. Curtin Street

Bed & Breakfast sign to be hung on a bar of existing lamp post in front yard of residence by public sidewalk. Sign will be aluminum with vinyl overlay; dark green with gold lettering; 18"x12" with photos presented to HARB. Ms. Tooker felt the sign was in scale with the pole. Mr. Schneider called the question.

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

Information/Discussion Items:

League of Women Voters Centre County – banner request (no HARB action needed)

The hometown hero banners do not have the eyelets on the bottom that was used in the example photo (from State College). Also, the poles are not as tall, so the hanging would not fit below the Hometown Hero banners. There is a significant labor cost involved to hang these banners. It was suggested that they hang a banner across the street instead during election season. (No discussion, time constraint).

Old Business: None.

New Business: None.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn the meeting. Ms. Dunne seconded the motion. Motion carried.
Meeting adjourned at 10:11 a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
September 28, 2021, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The September 28, 2021 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: Megan Tooker
Phil Ruth
Pat Long
Gay Dunne
Maria Day
Walt Schneider

EXCUSED: Nichole Mendinsky
Sam McGinley

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Susan & Glenn Williams
Brandon King
Joanne Tosti-Vasey

Additions / Corrections to the Agenda: None.

Declaration of Conflict of Interest: None.

Declaration of Ex Parte Communication: None.

Approval of the HARB meeting minutes: September 14, 2021 meeting minutes

Mr. Schneider moved to approve the minutes as written. Ms. Dunne seconded. Motion carried.

Project Review and Public Comments:

153 E. Curtin – Sue and Glenn Williams were present to discuss this project. They want to paint exterior of house, but main body is the only color change. COA for previous painting job was issued on April 3, 2007. Current color is Valspar, Summer Sparrow (1002-98). New body color will be Sherwin Williams, Naval HGSW3351-STRIP 335A. Accent and Trim will remain similar colors, but different brand. They will be Valspar Accent Burgundy, 1011-6; and Sherwin Williams Icicle, HSGW1457-STRIP145B.

Mr. Schneider moved to approve the selection of colors as presented. Ms. Tooker seconded.

Ms. Long did not recommend the color scheme for the house and she indicated that if they wished to do blue, the color needed to come down a bit with crème instead of white. The colors were discussed further. Ms. Day recommending going to the Sherwin Williams historical color pallets for more inspiration. The muddy blues were more subtle in the period of the house. The homeowner offered that they have a painter lined up to start very soon and with the changes recommended, they may have to wait until spring.

The shutters were briefly discussed with regard to removal.

The dark burgundy and dark blue were the challenge. Ms. Tooker opined that one of those colors needed to come down a little bit. Ms. Williams inquired why there was opposition to the red white and blue colors. She stated that she researched many colors for the period of her house. She stated they lived in the home 35 years and have had the house painted many times winning awards. She offered that if the colors needs to be changed up, they may just forego the painting of the house with the new colors and keep it the painting colors that are currently on the home. Mr. Williams offered that if the blue faded, it can always be repainted. He stated that it seems like there is always opposition from HARB and offered them to walk around the neighborhood and see other homes, i.e. faded. With an in-kind painting of the same color, HARB approval would not be needed and if he can get started next week that is what they would do with the house.

Ms. Dunne discussed a possible Wenchwood blue color as it may be more the color spectrum that Ms. Day is recommending.

Mr. Williams inquired about the suggestion to remove the shutters. Ms. Tooker stated that none of the blue Victorian homes had shutters. The shutters do not fit over the windows and serve the purpose of a shutter. Mr. Williams offered that the shutters on the house have been there since he purchased the home.

Mr. Williams recapped the HARB discussion as follows: if they want to do the blue color it needed to be changed and approved by HARB; if they want to repaint the house as is, then it would be administratively approved. He inquired if HARB wanted multiple samples of a muddy blue to pick from for the home. Ms. Day recommend going to a paint store that has experience in colors for exterior homes in the historic district i.e. West College Avenue.

Mr. Schneider overthrew his motion. He acknowledged the Williams' frustration.

430 E. Linn Street – Brandon King was present by phone to discuss the project. This was a window replacement project. He wishes to replace sixteen windows throughout house with Renewal by Anderson to match current style and color or current windows to keep the integrity of the house. He is replacing all of the windows as many of them are painted shut and he would like to install energy saving windows. The windows will be composite Fibrex. Two stairwell windows and one-bathroom window will have tempered glass due to safety concerns.

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

Discussion was held on the replacement of all of the windows and the historical value of the house and the home being part of a historical district.

Mr. Schneider called the question. Motion carried with one nay.

Administrative Approval –

125 N. Allegheny Street (Masonic Lodge) – Some of the bricks are falling off the building. A contractor was hired to point mortar/repair cracks on all (4) sides of building to seal up any and all water infiltration and access any further actions. All materials to be used to best match existing color and appearance of the building. Ms. Day has concerns with the mortar type and brick damage. The mortar should not contain lime. Color matching is important. Mr. Ruth discussed the age of the building.

Ms. Long departed the meeting early.

Information/Discussion Items:

Murals in Downtown Bellefonte: (meeting with DBI Design Committee on 9/22/21) – Ms. Thompson discussed meeting with DBI regarding murals in the Borough and potential projects that may include murals in the future. Murals fading was discussed.

Old Business: Nothing presented.

New Business:

Windows in the Historic District - Ms. Thompson would like to clean up the website relative to the windows section. She would like to insert a pdf for residents to read. Window restoration was discussed. Mr. Schneider would like this added to a future agenda when the district is not as busy with projects for a lengthy discussion on windows and the HARB opinion.

Some final comments were given on the paint and painting projects in the future.

Ms. Schneider moved to table the painting project until such time as the property owners return to HARB. Ms. Day seconded. Motion carried.

The Verizon building project previously reviewed by HARB was discussed. The homeowner next door came to Council to voice concerns about the condition of the louvers and noise from the building.

Adjournment:

With no other business to come before HARB,

Mr. Schneider moved to adjourn the meeting. Ms. Dunne seconded the motion. Motion carried.

Meeting adjourned at 9:53 a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
October 26, 2021, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The October 26, 2021 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
Phil Ruth
Pat Long
Gay Dunne
Maria Day
Walt Schneider

EXCUSED: Nichole Mendinsky
CRCA: Robert Wagner or Walt Schneider

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Madison Domanick (Monarch Salon)
Sydney Knapp (Monarch Salon)
Margaret Cook (130 E. High Street)

Additions / Corrections to the Agenda: Agenda item added re: HARB member

Declaration of Conflict of Interest: Ms. Day discussed a prior project.

Declaration of Ex Parte Communication: None.

Approval of the HARB meeting minutes: September 14, 2021 meeting minutes

The October 12, 2021 meeting was canceled. Ms. Long moved to approve the minutes as amended. Ms. Dunne seconded. Motion carried.

Project Review and Public Comments:

114 S. Spring Street (Monarch Salon) – Business sign. 3ft x 14ft. Materials: 0.125" Aluminum. The die cut letters on top of the sign panel will be laser cut plastic. The business owners would like to add this sign to the front of the building. It will be black and white 3 x 14 feet. The sign meets zoning requirements.

Ms. Tooker moved to approve the project as presented. Ms. Dunne seconded. Motion carried.

130 East High Street – Front Door (feedback) - property owner sought guidance from HARB on replacement of the apartment on the second-floor door. The current area was in disrepair and that was the reason for the change. It was suggested that the current door would be stored in the basement for possible future use. The reparability of the current door was discussed. Rehab versus replacement was suggested by Mr. McGinley.

Administrative Approvals

103-115 N. Allegheny Street (Crider Exchange Building) – Re-roof on back side of building with same shingles that was previously approved. Roofing was approved on 9/24/2019: roof replacement from slate to CertainTeed - Architectural Shingle, Highland Slate

113 N. Allegheny Street (Crider Exchange Building) – Replaced heat pump on the flat roof on the back side of the building. Cannot be seen from street.

223 W. Curtin Street – Poured a concrete pad in front of garage, approximately 12ft x 25ft. Garage sits in the side yard setback at a lower level than the street.

128 W Howard Street (Trinity United Methodist Church) – Phased project as funding allows: Re-mortar brick. Four different types of mortar were researched, the one they chose was most historically accurate. Bright white – what was found to be historic original to building. Brick has limestone wash. Photographs were shown to HARB members of the progress.

390 E. Linn Street - Roof replacement in-kind. Material: GAF Timberline Architectural Shingle, color charcoal

Information/Discussion Items:

Paint color review – how to handle this for future applications, based on PHMC recommendation. A meeting was held with Cory Kegerise regarding HARB not reviewing and recommending paint colors due to the personal choice of the property owners the ease of change. Ms. Long did not agree with HARB not being able to tame color choices. She realized that the colors were a personal choice but wanted to consider neighboring properties. Politicizing colors was discussed.

Ms. Tooker opined that she would rather not waste time on paint colors. Ms. Long offered that advising on colors is what helped the area maintain its integrity. Guidelines and the enforceability of those guidelines was discussed by Mr. Ruth. Ms. Thompson

discussed applicants and their feelings after coming before HARB and receiving recommendations. There are terms that a homeowner may not understand, and the terms are being given but the explanation may not be followed through on. Sometimes, when HARB makes a recommendation it may come off as an opinion than a recommendation as there are standards being the recommendations. Phrases like "I like this, in my opinion" appears not to be a true recommendation. Strong guideline standards were discussed by Ms. Thompson. It was suggested that Council add \$2,500 into the budget for design standards. Mr. Ruth recommended HARB look at the Titusville Design Guidelines that Cory Kegerise suggested as a model guideline.

Ms. Long moved to request the Borough to fund the design guidelines for the historic district. Mr. Ruth seconded. Motion carried.

Running the meetings if Chair is absent – Vice Chair should run meetings in Chair's absence. This was discussed briefly.

Old Business:

153 E. Curtin Street – paint colors approved by council

413 W. High St – exterior paint without HARB approval - A letter was sent to 413 W. High Street regarding painting the house without HARB certification. The issue was discussed briefly.

Federalist period colors were discussed. Mr. Ruth stated that the colors went out of popularity in the 1840s. The home was painted a bright blue. Mr. McGinley offered that the property owner be commended but would prefer they come through HARB next time. There was no formal application, so no motion was made for retroactive approval.

New Business: HARB membership/absent members were discussed. Ms. Thompson reached out via email. A licensed architect was recommended as a member of the HARB.

Adjournment:

With no other business to come before HARB,

Meeting adjourned at 9:59 a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
December 14, 2021, 2021 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The December 14, 2021, 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
Rob Wagner

EXCUSED: Nichole Mendinsky
Phil Ruth

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: John Sengle (CCLHM)
Denise Sticha (CCLHM)
Mike Hawn (363 E. Linn)
Scott Pister (363 E. Linn)

Additions / Corrections to the Agenda: Item omitted from the agenda – 135 S. Allegheny Street

Declaration of Conflict of Interest: Ms. Day is working on the church project.

Declaration of Ex Parte Communication: None.

Approval of the HARB meeting minutes: October 26, 2021 meeting minutes

The November 9, 2021 and November 23, 2021 meetings were canceled. Ms. Long moved to approve the minutes as amended. Ms. Dunne seconded. Motion carried.

Project Review and Public Comments:

363 East Linn Street - Fence Replacement Project

Ms. Thompson described the project to HARB members. The property owner was presented as well. The property owners would like to replace the fencing that is in disarray.

Ms. Long moved to approve the replacement of the wooden fencing at Church Lane and Calder Alley. Ms. Tooker seconded.

Photos were shown to HARB members. The fence will be replaced with a period appropriate black aluminum fence. There will be finials on each fence post.

Motion carried unanimously.

Centre County Historical Museum – Porch Replacement Discussion

Chilton Designs is working with the museum on the porch design. The two-story porch that fronts Howard Street has some obvious structural issues with the columns and posts that hold of the porch but also hold up a substantially sized roof that covers the porch. The porch will essentially need to be reconstructed. They anticipate working with Bria Children through the Spring to come up with a finalized design to submit formally to HARB. The intention is to replicate what is currently in place.

The entrance ramp off of Howard Street was discussed. It is currently concrete ramp up to the door. The museum would like to consider making the first-floor porch cement to avoid future weather-related deterioration. The project is anticipated to take multiple years to complete.

The ramp was discussed. Mr. Wagner discussed the lack of a landing at the top of the ramp. He wanted to make sure the work was done correctly. Handrails were also discussed briefly.

128 W. Howard Street (Trinity Methodist)

Hatch access to basement located on Howard Street is in disrepair and leaks water from street level into the basement of the church. Existing doors are intended to be replaced with black powder coated Bilco doors. Sterling Stonework will be doing the work.

Ms. Day explained the project to HARB members. She explained that the doors to be replaced have no real historical value. The current doors also do not line up to be able to lock and there is a security issue with that. The overall project will redo the stairwell as well.

Ms. Long moved to approve the replacement of the basement access doors as presented. Ms. Dunne seconded. Motion carried unanimously with one abstention.

The project deleted from the agenda was discussed briefly and the work done without permitting or HARB approval.

Administrative Approvals

413 W. High Street

Exterior work on rear of the house including scraping, sanding, replacing boards, change of paint were administratively approved.

Information/Discussion Items: Discussion about work already completed at **135 S. Allegheny Street**. The entrance way was reconstructed without coming to HARB or obtaining a zoning or building permit. Code issued a permit to Stickler Construction for an exploratory demo in 2020, but that did not include any exterior work. Ms. Thompson is to get photos of current façade and report back to HARB. Stickler Construction is the contractor. The property owner lives in California.

Old Business: Update was provided on sign ordinance. Feedback on proposed banning of feather signs is being sought from business owners for Planning Commission meeting on January 10, 2022.

New Business: Meeting format was discussed for 2022.

Ms. Dunne moved to continue in 2022 with Zoom meetings, until such time as in person meetings are deemed safe by HARB. Ms. Long seconded. Motion carried.

Ms. Long moved to cancel the December 27 meeting. Ms. Dunne seconded. Motion carried.

Adjournment:

With no other business to come before HARB,

Meeting adjourned at 9:59 a.m.