
AGENDA

BELLEFONTE BOROUGH HISTORICAL AND ARCHITECTURAL REVIEW BOARD

VIRTUAL MEETING

DATE: JANUARY 11TH 2022 TIME: 8:30AM

Call to Order:

Attendance:

Members		Alternates	Guests
Sam McGinley		Gay Dunne	
Megan Tooker		Robert Wagner	
Walt Schneider			
Nicole Mendinsky			
Pat Long			
Maria Day			
Philip Ruth			

Introduction / Public Comment: *For any items on or not on the agenda, please keep comments to 3 minutes maximum.*

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

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

Project Review:

- **133 N. Allegheny Street (Bellefonte Art Museum)** – exterior sign, The Makery.
 - *Lori Fisher, Deputy Director of BAM, will be present to discuss the project.*
- **135 S. Allegheny Street** – exterior façade work, new entry system
 - *Bob Hoffman and Bryan Ray, Hoffman Leaky Architects, LLC., will be present to discuss the project.*
- **413 W. High Street** – historic sign/placard
 - *The Cipro's are unable to attend meeting due to work conflict. If there are questions from HARB, I will follow up with them*

Administrative Approval

- **217 W. Linn** – Roof replacement from fire. Replacing roofing structure and materials as necessary and rebuilding the roof such that the exterior appearance of the roof looks as it did before the fire. Replacement shingle is Timberline HD Charcoal.

Information/Discussion Items:

- Council Reorganization Meeting
 - New council: Rita Purnell, Kent Brenier, Barb Dann, Johanna Sedwick, Shawna McKean.
 - Randy Brachbill was appointed the new Council President
- Resolution on Code of Conduct at Public Meetings

Old Business:

- **Sign Ordinance** – debrief from Planning Commission meeting on Jan 10.

New Business:

- Mike Leaky – review volunteer HARB application, consider appointment to HARB

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: MARCH 22ND 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members		Alternates		Guests
Sam McGinley		Gay Dunne		
Megan Tooker		Robert Wagner		
Walt Schneider				
Mike Leakey				
Pat Long				
Maria Day				
Philip Ruth				

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

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

Project Review and Public Comments:

- **135 S. Allegheny Street** – Façade renovations, new entry system
 - *Bob Hoffman and Bryan Ray, from Hoffman Leakey Architects LLC, will be present to discuss the project.*
- **(no formal action requested) 407 W. High Street** - Preliminary discussion on demolition and construction of new gateway structure.
 - *Glenn Vernon, Albertin Vernon Architecture, LLC., will be present to discuss the project.*

Administrative Approval

- **355 E. Curtin** – Roof repair and replacement with Northgate CertainTeed Max Def Moire Black.

Information/Discussion Items:

- **Review of Window Projects:** This document says “for discussion” and I was wondering if it was ever finalized or approved. If so, I would like to put it on the HARB website.
- **HARB member bios on the website:** Please submit a photo and bio for the website. This will allow residents to have a better understanding of the members and their role on HARB.

Old Business:

- **Containers outside State Burger** – recommend replacing them with new wooden containers that would be painted and maintained.

- **Updating the HARB ordinance** - Ralph was working on with HARB before I came on board. I am applying for a grant that will allow us to re-do our Design Guidelines. I'm not sure whether it would be helpful to have an updated HARB ordinance to help better inform those Design Guidelines, or if the Design Guidelines will help better inform an updated ordinance.

New Business:

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: APRIL 12TH 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members		Alternates	Guests
Sam McGinley		Gay Dunne	
Megan Tooker		Robert Wagner	
Walt Schneider			
Mike Leakey			
Pat Long			
Maria Day			
Philip Ruth			

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Approval of the HARB meeting minutes: March 22, 2022 meeting minutes

Project Review and Public Comments:

- **135 S. Allegheny Street** – Brick façade review of paint request
 - *Bryan Ray, from Hoffman Leakey Architects LLC, will be present to discuss the project.*
- **214 N. Allegheny Street** – Replace front and side porch and walkway due to deterioration.
 - *Phil Breidenbaugh, owner, will be present to discuss the project*
- **1 Perry Lane** – business sign
 - *Bill Beard, owner, will be present to discuss the project*
- **Waterfront Development Project** – Review of new additions to project and materials
 - *Tom Songer and other representatives from the project will be present.*

Administrative Approval

- **445 E. Curtin Street** – porch repair
- **116 S. Spring Street** – window replacement
- **455 E. Linn** – exterior paint
- **137 N. Allegheny** – new HVAC on roof

Information/Discussion Items:

- CLG Grant for updated HARB Design Guidelines submitted Monday, April 11.

Old Business:

New Business:

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: APRIL 26TH 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members		Alternates	Guests
Sam McGinley		Gay Dunne	
Megan Tooker		Robert Wagner	
Walt Schneider			
Mike Leakey			
Pat Long			
Maria Day			
Philip Ruth			

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Approval of the HARB meeting minutes: April 12, 2022 meeting minutes

Project Review and Public Comments:

- ~~108 & 114 N Allegheny Street – informal review/discussion only: demolition of alleyway garage and exterior renovations~~
 - ~~Albert Drobka, architect, will be present to discuss the project.~~

(Applicant withdrew project for informal review. Will return at later date)
- **237/239 N. Allegheny Street** – informal review/discussion only: exterior improvements: windows, porch, roof, etc.
 - *Blake Bratton, property owner, will be present to discuss the project*
- **203 N. Allegheny (CCLHM)** – porch replacement
 - *John Sengle, board member, will be present to discuss the project.*
- **136 S. Water Street** – exterior paint, roof, and fixtures
 - *Christina Lewis, property owner, will be present to discuss the project*
- **308-310 E. Linn Street** – shingle roof, Owen’s Corning Slatestone Gray
 - *Sarah Damion, home owner, cannot attend the meeting because of a work conflict.*

Administrative Approval

- **334 E. Howard** – roof repair / replacement with shingles
- **153 E. Linn** – exterior paint
- **176 E. Linn (Queen B&B)** - exterior re-paint in same colors

Information/Discussion Items:

- **128 W. Howard (Trinity United Methodist Church)** – project concerns

Old Business:

New Business:

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: MAY 24TH 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members		Alternates	Guests
Sam McGinley		Gay Dunne	
Megan Tooker		Robert Wagner	
Walt Schneider			
Mike Leakey			
Pat Long			
Maria Day			
Philip Ruth			

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Approval of the HARB meeting minutes: April 26, 2022 meeting minutes

Project Review and Public Comments:

- **134 E. Bishop Street (Saint John the Evangelist Roman Catholic Church_** – brick repair work on parish house; preliminary roof replacement
 - *Ed Mulfinger will be present to discuss the project*

Administrative Approval

- **131 S. Allegheny Street (Faith Centre building)** – replace roof with in kind shingles
- **433 E. Linn Street** – replace shingled roof on house with same GAF architectural shingle, color charcoal.

Information/Discussion Items:

Old Business:

New Business:

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JUNE 14TH 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members	Alternates	Guests
Sam McGinley	Gay Dunne	
Megan Tooker	Robert Wagner	
Walt Schneider		
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Approval of the HARB meeting minutes: May 24, 2022 meeting minutes

Project Review and Public Comments:

- **407 W. High Street** - demolition and construction of new gateway structure.
 - *Glenn & Claudia Vernon, Albertin Vernon Architecture, LLC., will be present to discuss the project.*
- **106-114 N. Allegheny Street** – The existing rear garage, storage spaces, and fire escape will be removed/demoed. The existing windows at 114 N. Allegheny Street will be removed and replaced with new windows.
 - *Albert A. Drobka, Architect LLC, will be present to discuss the project*
- **128 W. Howard Street (Trinity Church)** – On October 20, 2021 – Administrative Approval was issued to re-mortar brick at church with historically accurate mortar. It was discovered later that the brownstone sills were also replaced. This is the retroactive application for that project: Remove three cracked deteriorated brownstone sills with affordable, available, long-term material.
 - *Amy Kelchner will be present to discuss the project.*

Administrative Approval

- **254 N. Allegheny (Hastings Mansion)** – Continuation of roof replacement from last year. Replacement of lowest rear roof section (currently metal) to match the main building already replaced. Deteriorated metal will be replaced with Pewter Gray Landmark shingles

Information/Discussion Items:

Old Business:

- **214 N. Allegheny (Bellefonte B&B)** – project update and request for approval.

New Business:

- Sent letter to 141 S. Thomas Street – roof replacement that didn't come before HARB.
- Need to send letter to 150 N. Water Street – some exterior project going on.

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JULY 12TH 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members	Alternates	Guests
Sam McGinley	Gay Dunne	
Megan Tooker	Robert Wagner	
Walt Schneider		
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Approval of the HARB meeting minutes: June 14, 2022 meeting minutes

Project Review and Public Comments:

- **109-111 E. Bishop** – exterior façade work
 - *Kathryn Spielvogel, property owner, will be present to discuss the project.*
- **111 E. Bishop (Shae Nouveau LLC)** – business sign
 - *Linsey O'Rourke, business owner, will be present to discuss the project*
- **109 E. Bishop (All Things Kind, LLC)** – business sign
 - *Jaimie Holsinger, business owner, will be present to discuss the project*
- **141 S. Thomas Street** – Retroactive application for roof replacement. Applicants were sent letter dated June 2, 2022 that it was noted there was exterior work being done but no record of HARB approval. The old asphalt shingles are/were of indeterminate age (old) and needed to be redone before it started to leak. Replaced asphalt shingles and metal with the metal with metal staying closer to something historically appropriate. The original roof was 1/2"-3/4" Cedar Shake shingles. Only one layer so the metal roof was put overtop of the shingles.
 - *Johey Verfaille and Carlton Hopkins, home owners, will be present to discuss the project.*
- **133 W. Logan Street** – Retroactive application for roof replacement. Ms. Thompson went by the project site on July 6, 2022 and spoke with the construction crew about the project not getting HARB approval or a building permit application to do a roof replacement on a four-unit structure in the Historic District. Contractor and property owner were unaware that the property was located in the Historic District and promptly submitted the application and materials. The rear portion of the roof has been complete and the front has been halted until all necessary permits are approved.
 - *Mike Lloyd, Contractor from Money Saver's Construction, and/or homeowner Veronica Bubb, will be present to discuss the project.*

Administrative Approval

- **239 N. Allegheny** – exterior paint
- **439 E. Linn** – roof replacement

Information/Discussion Items:

Old Business:

- **214 N. Allegheny Street (Bellefonte B&B):** At the July 5 meeting, Council approved Mr. Breidenbaugh's request to allow for the two options he presented to HARB at the June 14th meeting:
 1. The original proposal – replace porch and walkway with stamped concrete, eliminating the brick façade from the step risers.
 2. All brick-like stamped concrete porch then add flagstone/bluestone on the top. This would show a brick type look in the riser but requires flagstone to be placed on top of the stamped concrete.

He cited that he was unsure of projected costs for these two options, but based on what he finds out he would like to have the option to do either, not just what HARB had approved at the meeting. Borough Council approved his request.

- **128 W. Howard Street (Trinity United Methodist Church)** – additional information on quality of materials that was presented at the last meeting.

New Business:

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JULY 26TH 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members	Alternates	Guests
Sam McGinley	Gay Dunne	
Megan Tooker	Robert Wagner	
Walt Schneider		
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: Mike Leakey is the architect for the Stage at Talleyrand project.

Approval of the HARB meeting minutes: July 12, 2022 meeting minutes

Project Review and Public Comments:

- **The Stage at Talleyrand** – Informal review of preliminary design and discussion about project
 - *Mike Leakey, architect for the project, will present*

Old Business:

- **141 S. Thomas Street** – Retroactive application for roof replacement.

Applicants were sent letter dated June 2, 2022 that it was noted there was exterior work being done but no record of HARB approval. The old asphalt shingles are/were of indeterminate age (old) and needed to be redone before it started to leak. Replaced asphalt shingles and metal with metal staying closer to something historically appropriate. The original roof was 1/2"-3/4" Cedar Shake shingles. Only one layer so the metal roof was put overtop of the shingles.

Carlton Hopkins came to the council meeting on July 18 to speak about the project under public comment. Some council members wanted to take action on the project, but could not since it was tabled and not on the agenda. Carlton asked then that this comes back to HARB for the upcoming meeting. Council would like HARB to make a recommendation for this project so they can vote on it at the next council meeting.

- *Carlton Hopkins, home owners, will be present to discuss the project.*

- **133 W. Logan Street** – Mike Lloyd, contractor, and George Powell, property owner, attended the council meeting on July 18 to speak about the project. Council voted to approve the roof project as is currently being constructed, but that, if and when the roof is replaced in the future, it will not be replaced in kind but rather replaced with a historically appropriate material.
- **251 N. Allegheny Street** – The Setaro's continue to do work on their house that was previously approved by HARB in 2020 and 2021.
- **150 N. Water Street** – I renewed the COA for a roof project that was previously approved on October 9, 2019.

New Business:

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: AUGUST 23RD 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members	Alternates	Guests
Sam McGinley	Gay Dunne	
Megan Tooker	Robert Wagner	
Walt Schneider		
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Approval of the HARB meeting minutes: July 26, 2022 meeting minutes

Project Review and Public Comments:

- **109 N. Thomas Street** – exterior repairs: roof, siding
 - *Vitaly Glushak, property owner, will be present to discuss the project.*
- **105 S. Allegheny Street (Brockhoff House)** – enhancement of waste area by State Burger
 - *K. Alan Uhler Jr, Uhler & Associates, design professional, will be present to discuss the project.*
- **224 W. High Street (Bush Arcade)** – roof replacement
 - *A representative from Forefront Group will be present to discuss the project.*
- **251 N. Allegheny Street** – stone wall
 - *Maria Day, Sterling Stoneworks, will be present to discuss the project.*

Administrative Approvals:

- **413 W. High Street** – parapet repairs, phase 2
- **329 E. Curtin Street** – exterior paint
- **219 S. Allegheny** – shingle roof replacement

Information / Discussion Items:

- Frank Grumbine from PHMC visited on Monday, August 15 and Tuesday, August 16. We reviewed our HARB ordinance, by-laws, and design guidelines for the CLG annual evaluation. We discussed the \$12,500 grant that PHMC has awarded to Bellefonte Borough to update its Design Guidelines. We toured the commercial downtown and residential areas of the historic district. Frank presented to council on what HARB is, why historic preservation is important, and some specific issues addressing Bellefonte.

Old Business:

New Business:

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: SEPTEMBER 27TH 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members	Alternates	Guests
Sam McGinley	Gay Dunne	
Megan Tooker	Robert Wagner	
Walt Schneider		
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Approval of the HARB meeting minutes: August 23, 2022 meeting minutes

Project Review and Public Comments:

- **409 W. High Street** – Business Sign: Blink 123
 - *Mark Dello Stritto, property and business owner, will be present to discuss the project*

- **125 N. Allegheny (Masonic Lodge)** – exterior brick repair and replacement
 - *Nick Raimondo, Masonry Restoration, will be present to discuss the project*

- **365 E. Curtin** – informal review of exterior projects
 - *Dan Sabatini, property owner, will be present to discuss the project*

Administrative Approvals:

- **369 Phoenix Avenue (EMS)** – rubber roof replacement.
- **133 N. Spring Street** – exterior paint
- **218 N. Spring Street** – exterior paint

Information / Discussion Items:

Old Business:

New Business:

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: NOVEMBER 8TH 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members	Alternates	Guests
Sam McGinley	Gay Dunne	
Megan Tooker	Robert Wagner	
Walt Schneider		
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

Public Comment (not related to project reviews):

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Approval of the HARB meeting minutes: September 27th, 2022 meeting minutes

Project Review and Public Comments:

- **134 E Bishop (St. John's)** – Roof replacement: This work will include installation, repairs and renovations listed below including replacement of all existing shingle roofing, underlayment, wood sheeting, replacement of all galvanized & aluminum flashings, valleys, slates
 - Photos online:
<https://onedrive.live.com/?authkey=%21APd67HXA8tPv7iY&v=photos&id=B66F1E20D6116092%212928&cid=B66F1E20D6116092>

Ed Mulfingher will be present to discuss the project.

- **219 S. Water Street** – exterior paint for new business. See photos for reference. Possibly add a small, fenced area for kids games and tables at the side of property for safety. Add second double door on side.
 - Main Body: Blue, Valspar Summer Splash 5002-9C
 - Trim: Pink, Valspar Very Berry 1002-1A
 - Exterior Doors, Valspar Very Berry 1002-1A
 - Block Wall on side of property – either pink or blue
- **219 S. Water Street** – Business sign. To be same size as current sign. 70” x 42”, polymetal, colors: white, pink, purple, and yellow.

Jess Brown, business owner, will be present to discuss the project.

Administrative Approvals:

- **AA1 - 460 E. Linn Street** – Replace oil furnace with gas furnace and vent out through front of house with 2” PVC. Vent pipes will be painted, if needed, to blend into house better. Pipe will be mostly covered by landscaping.
- **AA2 - 144 S. Allegheny Street** – Repaint all window trim and wood trim around signage. Color: Black Tie, DE6357 (Sherwin Williams)
- **AA3 - 177 E. Linn Street** – Pressure washing house. Repainting all trim, windows, and door. Repainting porches black with grey spindles and white ceiling.
- **AA4 - 469 E. Curtin Street** – 1) Replace house and garage roof shingles with GAF Timberline Natural Shadow 33.3-sq ft Pewter Gray Laminated Architectural Roof Shingles. 2) Replace the soffit, fascia, downspouts, and gutters if they cannot be saved. Use same color – white.
- **AA5 - 217 N. Spring Street** – Replace layer of existing shingles with GAF Timberline HDZ 33.33 sq ft Charcoal Laminated Architectural Roof Shingles
- **AA6 - 146 S. Water Street** – New business sign. 3 feet x 10 feet. Slim metal sign and rectangular in shape above garage doors on either side. Red background, white lettering with a small black strip between top and bottom.
- **AA7 - 121 E. Howard Street (American Legion)** – Emergency repair of exterior stone wall. Sidewalk / drainage project: During demo of sidewalk, major damage was discovered at the main stone foundation, steps are being taken to secure loose and deteriorated veneer stones. Faux windows used to have metal sheeting over them. The sheeting has been removed and it will be insulated and bricked, using a buff/tinted mortar with a grape vine joint.
- **AA8 – 455 E. Linn Street** – Replace current shingles with GAF Timberline HDZ, color: Charcoal
- **AA9 – 231 E. High Street** – Roof replacement following wind and tree damage sustained Fall 2021/Summer 2022. Existing metal roof replaced with another metal roof in kind. Previous color - silver/faded, new color Slate Blue. Pamphlet included.

Information / Discussion Items:

- Re-issue of COA 217 W. Curtin Street – porch reconstruction. Project was originally reviewed by HARB on August 12, 2014 and approved by Borough Council on September 2, 2014. It was then extended until September 2018. Homeowner’s son reached out, as the project was never completed due to health issues. COA is re-issued for the project originally presented to HARB.

Old Business:

- PHMC FFY2022 CLG Grant, \$12,500 to update the existing historic district design guidelines

New Business:

Adjournment:

AGENDA

“VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: DECEMBER 13TH 2022 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

Call to Order:

Attendance:

Members	Alternates	Guests
Sam McGinley	Gay Dunne	
Megan Tooker	Robert Wagner	
Walt Schneider		
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

Public Comment:

Additions / Corrections to the Agenda:

- Chris Morelli and Amy Kelchner have also submitted an app for the HARB vacancy position.
- Joanne Tosti-Vasey has withdrawn her application.
- There is an additional board vacancy in addition to Gay's seat, which I did not realize
- Project Review: 127 S. Allegheny Street – business sign (emailed to HARB)

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Approval of the HARB meeting minutes: November 8th, 2022 meeting minutes

Project Review and Public Comments:

- **101 S. Allegheny Street** – 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.
- **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.

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
- **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/150 wall repair

Old Business:

- 12/8/2022 Met with Alan Uhler on plans for Refuse Enclosure for State Burger
 - Painting of brick?
 - Future containment / cleanup of oil spillage

New Business:

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

HARB needs to make a recommendation to council for appointments for the January meeting.

- Bellefonte Borough 2023 Meeting Dates (in packet)
- Meeting: Virtual or in-person?

Adjournment: