

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
January 11, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The January 11, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**ROLL CALL:**

**MEMBERS PRESENT:** Sam McGinley  
Megan Tooker  
Pat Long  
Gay Dunne  
Maria Day  
Walt Schneider  
Phil Ruth

**EXCUSED:** Nichole Mendinsky

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

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**Additions / Corrections to the Agenda:** None.

**Declaration of Conflict of Interest:** None.

**Declaration of Ex Parte Communication:** None.

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

Ms. Dunne moved to approve the minutes as amended. Ms. Day seconded. Motion carried.

**Project Review and Public Comments:**

**133 North Allegheny Street (Bellefonte Art Museum)** - Lori Fisher was present at the meeting to discuss the project of exterior sign - The Makery. The sign will hang below the existing sign. The museum entered into a partnership with The Makery. They have taken over the children's program at the museum. The sign is only 25 inches wide the same as the current BAM sign and 12 inches high. It will attach to the existing sign.

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

**135 South Allegheny Street** - Exterior façade work and new entry way was presented was prepared by Bob Hoffman and Brian Roy of Hoffman Leakey Architects. Mr. Hoffman gave a brief background of the building owner and their wishes to renovate the building in the spirit of what is going on in Bellefonte today. During demolition they discovered some structure issues, i.e., walls leaning towards the street, some of the structure had cracked and the floor structure was in poor condition. The electrical system was dangerous and were given permission by the owner of the building to develop some electrical and mechanical plans for the building. The developer is asking permission after the proposal to go ahead with some of the interior renovations. The entry system needed to be reviewed as well. The front of the building structure is leaning towards the street. Due to cracks in the walls, the entry had to be worked on as well. They were not asking for a formal approval but more so suggestions. He invited members to walk through the building to see the structure.

The intention is to maintain the architectural integrity of the façade and the entry system. The intent is to develop the first floor as rental space, i.e., office or restaurant function. Mr. Hoffman explained the need for a second egress but intention to keep the property at its historical integrity. The owner will also want to replace windows and will come before HARB with that proposal. The painting of the building will also come before HARB in the future. All the brick in the building will be maintained.

The entrance of the building will be a gallery type space of photographs of Bellefonte. The entry system will have exposed brick which will give a more of natural material with a ramp taking you into the entry of the building. The space above the curtain wall will be illuminated at night to give the building a look of occupancy during the night. However, there are other options with vertical divisions between the glass. Elevator system will be installed.

Mr. McGinley stated that HARB would only be looking at the exterior of the building, not the interior. Mr. Hoffman was asking for input from HARB.

The bricks and exterior of the entry were discussed. The selection of the options for stabilization was discussed. The owner offered that he liked option 1 but architecturally option 2 is preferred. The back lighting will be researched relative to the ordinance. Apartment access was discussed briefly.

Option 2 will be presented to HARB at the next time this project is brought forth. The color of the brick was discussed briefly. The windows were discussed as well.

**413 West High Street** – Sign project. The property owners could not be present at the meeting. They would like a historic plaque 14 x 10.25 by 10.25 with black and gold lettering. The building was built in 1837 and Mr. Ruth stated that the address is

conflicting with the historical site on GIS. The style of plaque was discussed by Ms. Tooker. Ms. Dunne also had one on her home. They were commissioned by BHCA.

A recommendation for an administrative approval was agreed upon via HARB. Discussion was held on whose responsibility it was to verify the historical nature of the home. Modification to the sign ordinance was suggested by Mr. Schneider.

*Mr. Schneider moved for administrative approval for the plaque. Ms. Tooker seconded. Motion carried.*

*Mr. Schneider moved to ask Council to amend sign ordinance verifying historical information before installation of historic plaques. Ms. Dunne seconded. Motion carried.*

### **Administrative Approvals:**

**217 West Linn Street – Roof Replacement** - This roofing project was administrative approved by Ms. Thompson. Replacement was done in timberline charcoal shingle.

**Information/Discussion Items:** New Council members were discussed. Mr. Brachbill was appointed Council President 2022.

Public Comment period will be added to the HARB agenda.

**Old Business:** Sign Ordinance – Ms. Thompson reviewed Planning Commission’s review of the ordinance. The feather signs were discussed and PC would like to allow them and have them removed each night. There is a height requirement with one per store front.

**New Business:** Mike Leakey – review of application and HARB appointment.

### **Adjournment:**

With no other business to come before HARB,

Meeting adjourned at \_\_\_\_\_ a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
March 22, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The March 22, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**ROLL CALL:**

**MEMBERS PRESENT:** Megan Tooker  
Pat Long  
Gay Dunne  
Phil Ruth  
Mike Leakey

**EXCUSED:** Walt Schneider (off and on the meeting)  
Sam McGinley  
Maria Day

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Glenn & Claudia Vernon, Albertin Vernon Architecture LLC.  
Bryan Ray, Hoffman Leakey Associates LLC.  
Dave Letterman  
Joanne Tosti-Vasey  
Randy Brachbill

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**Additions / Corrections to the Agenda:** None.

**Declaration of Conflict of Interest:** Mike Leakey will recuse himself from the Allegheny Street Project.

**Declaration of Ex Parte Communication:** None.

**Approval of the HARB meeting minutes: December 14, 2022, Minutes**

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

## **Project Review and Public Comments:**

**135 South Allegheny Street** – This project was previously discussed by Robert Hoffman, AICP. Brian Ray presented the project more in depth for approval by HARB.

The project was brought higher to extend to blend in with the Faith Center building. To the left, a black wall for the stair tower, would be connected with historical pictures of Bellefonte. Above that would be a clear story entrance and night the unit would light up as one unit with backlighting in the far-left panel. Ground level the entrance and frame would stay but the door would be replaced as it did not match the historical references shown through out the building. Windows would be replaced in a darker tone with an arched top. Gutters would be painted gray color to blend in with the brick. Foundation would be a 12 x 12 tiles in slate to tie into the front of the building. Fire escapes would be extended for the drop floor space. Railing would be upgraded, and paint would match the rest of the building. Remaining stone would be repointed and maintained.

***Ms. Tooker moved to recommend approval of the renovations to 135 South Allegheny Street with the exception of painting of the brick and preference to the hardy board in the back and not vinyl. Ms. Dunne seconded.***

The material for the back was discussed. It is viewable from the back public right of way. Ms. Tooker preferred the vertical. She did not like the vinyl. The brick was already painted, and the new look would be a warmer tone. The rear fire escape was briefly discussed related to the code requirements. HARB members discussed painting the brick. Some members offered that the brick should not be painted. The architect argued that maintenance of any façade is crucial, and he offered that the paint would add to the appeal of the building. Administrative approval was discussed relative to the brick paint.

Roll Call vote, Ms. Tooker, Yes, Mr. Schneider, Yes, Ms. Long, yes, Mr. Ruth, Yes, Ms. Dunne, Yes with one abstention. Motion carried.

***Mr. Schneider moved to have the existing paint administratively approved. Ms. Tooker seconded. Motion carried.***

Roll Call vote, Ms. Tooker, Yes, Mr. Schneider, Yes, Ms. Long, yes, Mr. Ruth, Yes, Ms. Dunne, Yes with one abstention. Motion carried.

## **407 West High Street** – Demo and construction of a gateway structure

Glen and Claudia Vernon presented the project for Mr. Letterman, the owner of the building. The project will premise an outdoor dining terrace outside the back of the building of Bonfatto's. A brief history of the restaurant was given. The original parts of the structure were discussed and the areas that were replaced. The historical integrity was taken into consideration for this project. They are proposing a new paved brick gateway structure to provide a better access to the outside dining area. An example was given from Waynesport, PA. The structure would be a façade and gateway arch. Setbacks were discussed.

There was no action taken. This was an informal presentation to HARB.

**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 Ms. Thompson was wondering if it was ever finalized or approved. It will be on the website.
- HARB member bios on the website: Members should 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:** moved to future agenda due to length of meeting.

- Containers outside State Burger
- Updating the HARB ordinance

**New Business:**

**Adjournment:** With no other business to come before HARB, meeting adjourned at 10:14 a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
April 12, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The April 12, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**ROLL CALL:**

**MEMBERS PRESENT:** Sam McGinley  
Megan Tooker  
Pat Long  
Phil Ruth  
Mike Leakey  
Walt Schneider  
Gay Dunne – arrived at 8:52

**EXCUSED:** Maria Day

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Bill Beard  
Peter Lukas  
Ed Olsen  
Mark Morath  
Tom Songer  
Edward Tubbs  
Phil Breidenbaugh  
Bryan Ray  
Randy Brachbill  
Joanne Tosti-Vasey

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**Additions / Corrections to the Agenda:** None.

**Declaration of Conflict of Interest / Declaration of Ex Parte Communication:**  
Mike Leakey – 135 S. Allegheny Street project.

**Approval of the HARB meeting minutes:**

*Mr. Schneider moved to approve the minutes of the March 22, 2022, meeting. Ms. Long seconded. Motion carried.*

## **Project Review and Public Comments:**

### **135 South Allegheny Street**

*Mr. Schneider moved to approve the painting of the brick based on the fact that previously the brick was painted and HARB was unaware of this at the last meeting. Ms. Tooker seconded. Motion carried with one nay and one abstention.*

The presented updated on colors and brick repair. The color came from Benjamin Moore historical line of paints. Mitigation will be performed with polyfiber strips to the wall that is coming away from the façade.

*Mr. Schneider moved to approve the color change. Ms. Tooker seconded. Motion carried with one nay and one abstention.*

### **214 North Allegheny Street – Bellefonte Bed & Breakfast**

The property owner was present to discuss the project. They own the B&B. The step walkway needs repair. It is broken up between steps. They plan to repair the steps. They plan on using stamped concrete to get the similar look of what is there now. They will reuse the existing railing. It will be repaired and put back in.

Replacement with slate was discussed. Mr. Schnieder did not have a problem with the stamped concrete, but the brick has performed for an extended period. The water is pooling and deteriorating the brick. Loss of character defining features was a concern for Ms. Tooker. It was suggested to reappoint the brick on the front steps or to have a thin brick layer with concrete behind. HARB suggested several local brick masons.

*Mr. Schneider moved to table the project until the applicant can return with possible options to re-create the brick on the side and rise of the porch steps. Ms. Long seconded. Motion carried.*

### **1 Perry Lane – Rainbow Music**

Mr. Beard from Rainbow Music was present to discuss this sign project. He proposes a sign framed and put directly on the wall. Lighting if a propriety could be done with the electrical that is already installed. He is planning to be open 11 a.m. to 6. He didn't feel that lighting was that important.

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

### **Waterfront Development**

Tom Songer, Mark Morath, and others discussed the nuances of the changes of the waterfront project. The developer(s) presented a power point.

They are adding the top floor roof area to the project. Much else remains the same as from the prior HARB approval. The developers hoped to bring new members into



Bellefonte not only at the hotel but also to reside in the Borough. Geotechnical engineering was done, and test borings were done for the foundations for all three buildings in the project. The land development plan as a whole was presented, and Mr. Songer stated that the plan had not changed too much since what PC saw previously. Condos are proposed along the Spring Creek side of the property. Some preliminary concept plans were shown. The first level would be the commercial space that extends out along the promenade. There is lots of interest and the group stated that two and three bedrooms would be ideal. The revised plan includes these condos. They were also interested in the parking garage and liked the idea of the hotel to have the opportunity to meet new people coming into Bellefonte. New land development plans to include the condos will be submitted in April 2022. Dunlap Street was going to be built all the way through. There will be 333 parking spaces in the parking garage and there will be 77 surface spaces. They will be metered parking as in the Borough now. They intend to be able to compliment the rates that Bellefonte charges.

Mr. Songer discussed the patios of the condos. He reiterated that the first floor would be commercial and possibly office. They do have interest in a commercial space, but nothing is signed off on. Once the project moves forward Mr. Songer offered that the commercial space would rent up quite quickly. He described the hotel project briefly. The rooftop experience will give a new aspect to the experience of downtown Bellefonte.

They discussed windows, and materials of the structure. The structure will have a manufactured appearance to look like stone. The building will harmonize with the character of Bellefonte.

They are looking at 7 condos per floor and the plan could change somewhat from the conceptual plan shown. The first ones built will be the ones attached to the parking garage. The plan has been bumped up about 5,000 square feet from the original land development plan that was approved.

The ceiling height of the garage and condo are planned at 66 feet. The rooftop experience will be 70 feet 7 inches and that is the part of the project that is driving the zoning request change. The developer would like to raise the height to 75 feet if possible or at the very least 72 feet.

Ms. Long was not in favor of the additional floor being added and it reminded her of the State College high-rises. Ms. Thompson added that the two changes are the rooftop experience and the condos fronted at the garage to make the garage look more appealing from the Spring Creek side. Council conditionally approved raising the maximum height which could be a zoning amendment. They conditionally approved a height increase from 65 to 75 feet on getting feedback from the County Planning Office.

*Mr. Leakey moved to approve the additional story as presented. Mr. Schneider seconded. Motion carried with one nay.*

**Administrative Approval** – Ms. Thompson reviewed the various administrative approvals that she did since the last meeting.

**Information/Discussion Items:** PHMC encouraged Ms. Thompson to apply for the grant to pay for updating the HARB design guidelines. That grant became available at the end of February, and she did send the application in for the \$25,000 with a \$2,500 match. There is really no cost to the Borough as the Borough would get the \$25,000 back. The funds will be used to hire an architectural consultant to create guidelines for the Borough.

**Old Business:**

Ms. Thompson informed HARB that she would be approving the paint colors administratively.

Sign ordinance has a public hearing on Monday at the Council meeting. The zoning amendment for the height increase is also scheduled for a public hearing that date as well. The short-term rental ordinance has been presented to Council and will continue to be revised with Council.

**New Business:** Nothing presented.

**Adjournment:**

With no other business to come before HARB,

Meeting adjourned at 9:43 a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
April 26, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The April 26, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**ROLL CALL:**

**MEMBERS PRESENT:** Maria Day  
Megan Tooker  
Philip Ruth  
Mike Leakey  
Walt Schneider  
Gay Dunne

**EXCUSED:** Sam McGinley  
Pat Long

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Brian Chilton  
John Sengle  
Denise Sticha  
Christina Lewis  
Blake Bratton  
Joanne Tosti-Vasey  
Randy Brachbill

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**Additions / Corrections to the Agenda**

- There will not be a review of the 108 & 114 N Allegheny Street project.

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

- None.

**Approval of the HARB meeting minutes:** *Ms. Dunne moved to approve the minutes of the April 12, 2022, meeting. Mr. Schneider seconded. Motion carried.*

## **Project Review and Public Comments**

### **237/239 N. Allegheny Street**

- informal review/discussion only: exterior improvements: windows, porch, roof, etc.
- The property owner was present to discuss the project.

*There is a lot of rot around the porch area. They did a paint consult and got a historically appropriate paint scheme worked out that they will submit later.*

*They have a few structural issues. A lot of the rot around the porch stems from water running off the roof and hitting the sidewalk instead of soil. They are trying to find a solution to help the runoff issues. The porch skirt is wrong and might need to be removed/replaced. There was discussion regarding appropriate skirting/gutter options, including using composite material. The garage/carriage house will be a very straight forward repair. There is a rented apartment over the garage. The tenants will move out in the beginning of June. The apartment will be renovated before it is rented again. The owner hopes to have a more official plan/report within the next month.*

- No action required by HARB for this project.

### **203 Allegheny (CCLHM – Library and Historical Museum)**

- porch replacement
- John Sengle, board member, Denise, Brian Chilton were present to discuss the project.

*The columns in the porch, especially on the second floor are unstable. There is separation from the wall and roof which compromises the structural integrity of the building. The porch is not currently used for public events. The second floor is also not available to the public. The handicap access is a concern. They are looking for approval to replace the porch and columns.*

*The existing foundation is stone piers which have settled over time due to runoff and groundwater. The foundation will be replaced and the new porch will be a concrete slab. They will shore up the existing posts and do repairs to any existing structures/materials. The railings will be code approved. The look and shape of the existing columns and structure will be maintained. The project will aim to have better drainage. Concrete on the first floor is the most practical and safest option. The concrete will be stained to color match the existing structure. There was a question about being cautious with the foundation of the existing structure. The project does not require zoning because the footprint of the building is not changing.*

- Mr. Schneider made a motion to approve the project as presented. Ms. Tooker seconded. Motion carried unanimously. The project will next go to Council for approval.

### **136 S. Water Street**

- exterior paint, railings, roof, and fixtures

- The property owner was present to discuss the project

*Paint will be historical colors. The roof is a rubber roof which is not visible from the road – and it will be replaced with similar materials. The railings will be painted. The entire exterior is painted concrete. There is no lead paint. It was suggested to use potassium silicate paint, because this type of paint is better to use on concrete. It was also suggested to replace the roof before painting. There was a discussion about restoring some of the windows.*

- Mr. Schneider made a motion to approve the project as presented. Ms. Day seconded. Motion carried unanimously. The project will go to Council to be approved.

### **308-310 E. Linn Street**

- shingle roof, Owen's Corning Slatestone Gray
- The home owner cannot attend the meeting because of a work conflict.

*Discussion included agreement that the roof color will be a good match. There was a question about replacing the gutters – they will not be replaced.*

- Ms. Day made a motion to approve the project as presented. Ms. Tooker seconded. Motion carried unanimously. The project will go to Council to be approved.

### **Administrative Approval**

- Ms. Thompson reviewed the various administrative approvals that she did since the last meeting.

### **Information/Discussion Items**

- There was a concern raised about the replaced cast concrete sills (brickwork) at Trinity Church. HARB discussed whether the new sills will need to be removed/replaced. There is concern about financial hardship for the church. It was suggested that a letter be sent to the church detailing the concerns.

### **Old Business**

- Ms. Thompson asked that HARB members submit headshots and a brief bio for the website.

### **New Business**

- Sept 21-23, 2022, PMBOK Annual Conference in Bethlehem, PA, at the Bethlehem Hotel. The theme is historic structures.

### **Adjournment**

- With no other business to come before HARB, Meeting adjourned at 9:41 a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
May 24, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823,  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The May 24, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:32 a.m. Members met *virtually* via Zoom.

**MEMBERS PRESENT:** Maria Day  
Megan Tooker  
Philip Ruth  
Mike Leakey  
Walt Schneider  
Gay Dunne

**EXCUSED:** Sam McGinley  
Pat Long

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Joanne Tosti-Vasey  
Randy Brachbill  
Ed Mulfinger

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**Additions / Corrections to the Agenda**

- none

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

- none.

**Approval of the HARB meeting minutes:**

- *Ms. Tooker moved to approve the minutes of the April 26, 2022, meeting. Ms. Dunne seconded. Motion carried.*

## **Project Review and Public Comments**

### **134 E. Bishop Street**

- informal review/discussion only – brick repair work on parish house; preliminary roof replacement
- The property owner was present to discuss the project.

*This is the rectory at St. John's Catholic Church. They have done lots of projects on the property. There are new water runoff systems in place, new gutters, new cornice. The roof needs to be replaced. It's a complicated roof line. The caps are rusted.*

*There was extensive discussion about the roof/roofing caps. There was a recommendation to use copper for the caps.*

- *Ms. Dunne motioned to approve repairing the brick and mortar on the parish house. Second by Mr. Schneider. There was a brief discussion about the type of brick that would need to be used for the project. Motion carried. The project will be sent to Council for final approval.*

## **Administrative Approval**

- Ms. Thompson reviewed the various administrative approvals that she did since the last meeting.
  - 131 N. Allegheny Street (Faith Centre building) – replace roof with in kind shingles. They will need a building permit.
  - 433 E. Linn Street – replace shingled roof on house with same GAF architectural shingle, color: charcoal.

## **Information/Discussion Items**

- Armory Property: brief discussion of the property and renovating the historic property. The owners are aware that they will need to work with PHMC and HARB for the project.

## **Old Business**

- Ms. Thompson briefly discussed the grant from PHMC to redo the HARB design guidelines.

## **New Business**

- None

## **Adjournment**

- With no other business to come before HARB, Meeting adjourned at 9:00 a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
June 14, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The June 14, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**MEMBERS PRESENT:** Maria Day  
Megan Tooker  
Philip Ruth  
Mike Leakey  
Gay Dunne  
Pat Long  
Robert Wagner (Alternate for Walt)

**EXCUSED:** Walt Schneider

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Dave Letterman  
Sherri Letterman  
Glenn & Claudia Vernon  
Amy Kelchner  
Albert Drobka  
Phil & Kathy Breidenbaugh  
Randy Brachbill

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**Additions / Corrections to the Agenda**

- 214 Allegheny, the Bed & Breakfast, is going under Old Business.

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

- none.

**Approval of the HARB meeting minutes:**

- *Long moved to approve the minutes of the May 24, 2022, meeting. Ms. Dunne seconded. No discussion. Motion carried.*

**Project Review and Public Comments**



### **407 W. High Street (Outdoor dining addition to Bonfattos)**

- demolition and construction of new gateway structure.
- Glenn & Claudia Vernon of Albertin Vernon Architecture, LLC., were present to discuss the project. The owners, Lettermans, are seeking HARB approval for this project.

*There was extensive discussion regarding various aspects of the project, including light fixtures, windows, the gateway/arched entryway, roofing, drainage, the firewall and brick detailing and facade. There was also a question of Change of Use and ADA Accessibility. This issue was addressed and resolved.*

*Ms. Day motioned to approve the demolition of the existing structure that has no defining features left, and replace with the proposed brick entrance to a garden and outdoor eating area, with materials that will match the existing structure. Second by Tooker. There was no further discussion. Motion carried. The project will be sent to Council for final approval.*

### **106-114 N. Allegheny Street (Pike 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, was present to discuss the project

*The owners are planning to renovate the ground floor and the 2 apartments above The Apothocary. The 3<sup>rd</sup> floor apartments have been vacant due to lack of a fire escape. The plan is to sprinkler system the entire building, to eliminate the need for the fire escape. There was extensive discussion detailing all aspects of the entire project.*

*Ms. Long motioned to approve the demolition of the garage and painting and replacement of windows, and repair of decks. Ms. Tooker seconded. The motion carried. The project will be sent to Council for final approval.*

### **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 was be present to discuss the project.

*Ms. Kelchner reported that the next project the church hopes to complete is a new roof.*

*Long motioned to retroactively approve the work that has been completed on the church. Day seconded. The motion carried. The project will be sent to Council for final approval.*

## **Administrative Approval**

Ms. Thompson reviewed the various administrative approvals that she did since the last meeting.

- **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

### **Old Business**

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

This project initially came before HARB on April 12, 2022. The original proposal was to install a stamped concrete porch and walkway. However, since this would eliminate the brick façade from appearing underneath the steps in the riser, HARB tabled the original project proposal and asked the applicant to come back with different options that would maintain the integrity of the brick on the risers.

The applicant returned on June 14, 2022 with two options.

- 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.

The walkways would either be brick with slate, or all brick. It was noted that HARB does not have jurisdiction over walkways, only structures. However, there was some disagreement whether HARB had jurisdiction over the walkway if it was tied into the porch steps. There was extensive discussion regarding the steps and the walkway.

Ms. Tooker motioned to approve the poured concrete with natural stone (flagstone/bluestone) on top, with preference for brick façade along risers or poured concrete and natural stone. Re-use existing iron railing. There was no motion made about the walkway. Wagner seconded. Motion carried with one nay.

### **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.

### **Information/Discussion Items**

- There was a discussion regarding HARB's ability to keep homeowners and contractor's who live or work within the historic district in compliance with local ordinances.

### **Adjournment**

- With no other business to come before HARB, Meeting adjourned at 10:30 a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
July 12, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The July 12, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**MEMBERS PRESENT:** Walt Schneider  
Philip Ruth  
Mike Leakey  
Gay Dunne

**EXCUSED:** Megan Tooker  
Maria Day  
Pat Long

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Michael Lloyd  
George Powell  
Carlton Hopkins  
Jamie Holsinger  
Kinsey O'Rourke  
Kathryn Spielvogel  
Joanne Tosti-Vasey  
Randy Brachbill

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**Additions / Corrections to the Agenda:** none

**Declaration of Conflict of Interest / Declaration of Ex Parte Communication:** none

**Approval of the HARB meeting minutes:** Mr. Schneider moved to approve the minutes of the June 14, 2022, meeting. Ms. Dunne seconded. No discussion. Motion carried.

**Project Review and Public Comments**

**109-111 E. Bishop – exterior façade work**

- Kathryn Spielvogel, property owner, is present to discuss the project.

- Painting, awnings, lighting

*Mr. Schneider motioned to approve the project as presented, including paint color, awnings and lighting. Second by Philip Ruth. It was noted the awnings will require a building permit. Motion carried. The project will be sent to Council for final approval.*

**111 E. Bishop (Shae Nouveau LLC) – business sign**

- Discussion regarding the sign for the business.
- Linsey O'Rourke, business owner, will be present to discuss the project

*Mr. Schneider motioned to approve the project as presented. Mr. Leakey seconded. The motion carried. The project will be sent to Council for final approval.*

**109 E. Bishop (All Things Kind, LLC) – business sign**

- Discussion regarding the sign for the business.
- Jaimie Holsinger, business owner, will be present to discuss the project

*Mr. Schneider motioned to approve the project as presented. Mr. Ruth seconded. The motion carried. The project will be sent to Council for final approval.*

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

- Applicants were sent letter dated June 2, 2022 stating 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.
- Johey Verfaillie and Carlton Hopkins, homeowners, will be present to discuss the project.

*Discussion on the project. The metal roof is not standing seam. Questions about material and profile photos were made. 28-gauge roof. Contractors were Mike and Greg Robinson. Mr. Schneider motioned to table this project until more information on the roof material can be presented. Ms. Dunne seconded. The motion carried.*

**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 completed and the front has been halted until all necessary permits are approved.

- Mike Lloyd, Contractor from Money Saver's Construction, and/or homeowner are present to discuss the project.

*Mr. Schneider motioned to deny this project, based on the roof not being consistent with roofing used on a house vs a utilitarian structure, historically speaking. Ms. Dunne seconded. Discussion included details about the project and the structure. Roof material is approximately 36 inches wide x 19 feet long, rib to rib is 9 inches. Everlast metal roofing – corrugated. Building is not Victorian, but historic – built between 1922-1936 based on Sandborn map. The motion carried. The project will go to Council for their review.*

### **Administrative Approval**

Ms. Thompson reviewed the various administrative approvals that she did since the last meeting.

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

### **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 14<sup>th</sup> 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.
- Homeowner 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:** none

### **Information/Discussion Items**

- There was a discussion regarding the armory property.
- There was extensive discussion regarding the importance of HARB and how the project approvals are important to the overall Historical status of the borough, and also what is the best method to send information out to residents and property owners within the historic district.

**Adjournment:** With no other business to come before HARB, Meeting adjourned at 9:50a.m.

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
July 26, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The July 26, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**MEMBERS PRESENT:** Walt Schneider  
Philip Ruth  
Mike Leakey  
Gay Dunne  
Pat Long  
Maria Day

**EXCUSED:** Megan Tooker

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Stuart Echols  
Randy Brachbill  
Joanne Tosti-Vasey

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**Additions / Corrections to the Agenda**

- none

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

- Mike Leakey is the architect for the Stage at Talleyrand bandshell project.

**Approval of the HARB meeting minutes:**

- Pat Long moved to approve the minutes of the July 12, 2022, meeting. Gay Dunne seconded. There was a discussion regarding audio and video recording of the meetings. Motion carried.

**Project Review and Public Comments**

**The Stage at Talleyrand** – Informal review of preliminary design and discussion about project

- Mike Leakey, architect for the project, presented

- Details about access, parking, building, layout, pavilions, shade, restrooms etc, were all discussed.
- It was also discussed that the overall building design could include a rainwater feature.

Gina's additions:

Current Subway property owned by the Borough. Proposed to change the parking and re-do the building. Some elements to the stage would be changing rooms. A gallery space is considered, but not sure it's in the budget. The stage portion would be open at all times, but equipment room / changing rooms would be locked when not in use. There will be structures to the right and left at stage. Pavilion and gallery space could be used/rented by groups.

Historical considerations: The Match Factory is a dominant structure in that area, so the idea was to have a different approach as to not conflict with that. The limestone structures would be a nod to the Centre County limestone history. Mr. Roth commented on any consideration of height for the limestone stacks. Mr. Leakey noted that the dimensions (height/shape) could be changed, but it was to mimic the historic stacks around the area.

Mr. Echols noted that the inverted roof was to possibly allow for a water feature. Ideas of an artful rainwater in reference to how pig iron was made.

### **Administrative Approval**

- None presented

### **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 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.
- 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.

*Walt Schneider motioned to deny the application for the roof replacement, based on that the roof replacement is inappropriate for the structure. Pat Long seconded. Discussion included other roofing violations in the Historic District (HD), as well as steps that could*

*be taken to inform all property owners in the HD that they are located within the HD – in order to ensure future projects are approved. Motion to deny the project carried. The project was denied.*

### **133 W. Logan Street – roof replacement**

- 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, with the condition 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 – house restoration**

- The Setaro's continue to do work on their house that was previously approved by HARB in 2020 and 2021.

### **150 N. Water Street – Roofing project**

- Gina renewed the COA for a roof project that was previously approved on October 9, 2019.

### **New Business**

- none

### **Information/Discussion Items**

- There is a building project going on at 227 N. Allegheny. It is unclear what the project is. The street is blocked. Gina is going to check on the project later today.
- There was a question raised regarding HARB ordinances and HARB guidelines. Gina is working with PHMC to develop an RFP to get a grant to redo the guidelines.

### **Adjournment**

- With no other business to come before HARB, Meeting adjourned at 9:20am.



**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
August 23, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The August 23, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**MEMBERS PRESENT:** Walt Schneider  
Philip Ruth  
Mike Leakey  
Gay Dunne  
Maria Day  
Sam McGinley

**EXCUSED:** Megan Tooker  
Pat Long

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Lori Haines  
Andrey Dolgoplov  
Vitaly Glushak  
Randy Brachbill  
Joanne Tosti-Vasey

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**Additions / Corrections to the Agenda:** None

**Declaration of Conflict of Interest / Declaration of Ex Parte Communication:** Maria Day is working on the projects at 251 N. Allegheny Street and 413 W. High Street.

**Approval of the HARB meeting minutes:** Walt Schneider moved to approve the minutes of the July 26, 2022, meeting. Maria Day seconded. There was no discussion. Motion carried.

**Project Review and Public Comments**

**109 N. Thomas Street – exterior repairs: roof, siding**

- Vitaly Glushak, property owner, was present to discuss the project.
- A question was raised regarding which portion of the building is being repaired. It was clarified that repairs will be on 3 sides of the building.
- The roof will be repaired and replaced with similar type and color shingles.

**Schneider motioned to approve the replacement of the roof with asphalt shingles of dark gray color. Seconded by Day. Discussion included shingle type and color. The motion carried unanimously.**

- There was discussion regarding the siding, shutters and paint colors.

**Schneider motioned to approve the painting of the asbestos siding and replacement of the shutters with the chosen colors. Day seconded. Discussion included a question regarding an old door that is covered with plywood, and also exposed sheathing, and what repairs would be done to those areas. It was clarified that the areas would be covered in vinyl siding. It was suggested that a cement board siding might be more appropriate. The motion carried, with 3 in favor and 2 negative votes, with Ms. Day and Ms. Dunne with the nay votes.**

- There was discussion regarding repairs to the rear of the building and the replacement of the siding.

**Schneider motioned to approve the replacement of the vinyl siding and broken asbestos siding with hardy siding or faux asbestos siding with matching color. Ruth seconded. It was noted that asbestos siding cannot go into local landfills, and it requires special disposal. The motion carried unanimously.**

#### **105 S. Allegheny Street (Brockhoff House) – enhancement of waste area by State Burger**

- K. Alan Uhler Jr, Uhler & Associates, design professional, was not present to discuss the project. Lori Haines, Executive Director of the Housing Authority was present.

**Schneider motioned to approve the new screening as presented with a brick wall and iron gates as a privacy screen for their waste collection containers on the North side of the Brockhoff House. Brick color will be natural until reviewed by HARB. Seconded by Gay. Discussion included paint and brick colors. There was also a question regarding containment of oils and other waste debris. It was clarified that the property owners will address this issue. It was also noted that this project will require a building permit. Motion carried unanimously.**

#### **224 High Street (Bush Arcade) – roof replacement**

- A representative from Forefront Group was not present to discuss the project.
- Remove and replace shingles on the upper main roof, not including the roof over the Spires.

**Schneider motioned to approve the project as presented. Day seconded. Discussion included a comment that a building permit is required for this project. Motion carried unanimously.**

### **251 N. Allegheny Street – stone wall**

- Maria Day, Sterling Stoneworks, discussed the project.
- Putting in a stone wall on the south side of the property line, 18 inches tall, double sided, capped with bluestone, iron fence, iron railing.
- This is an extension of the retaining wall project that was approved last year.

***Schneider motioned to approve the project as presented. Ruth seconded. Motion carried unanimously. The motion carried.***

### **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**

- Ms. Thompson discussed the site visit from Frank Grumbine, PHMC Central Regional Coordinator and his presentation to Council. There was no discussion from HARB.
- There was a discussion regarding color choices for projects and whether it is appropriate for the board to approve or disapprove of colors in projects.

**Old Business:** none

**New Business:** none

**Adjournment:** With no other business to come before HARB, Meeting adjourned at 9:28am.

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
September 27, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The September 27, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**MEMBERS PRESENT:** Walt Schneider  
Philip Ruth  
Pat Long  
Megan Tooker

**EXCUSED:** Mike Leakey  
Maria Day  
Gay Dunne

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Nick Raimondo  
Dan Sabatini  
Mark Dello Stritto  
Joanne Tosti-Vasey  
Randy Brachbill

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**Additions / Corrections to the Agenda:** None

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

**Approval of the HARB meeting minutes:** *Schneider moved to approve the minutes of the August 23, 2022, meeting. Long seconded. There was no discussion. Motion carried.*

**Public Comments:** None

**Project Review**

**125 N. Allegheny (Masonic Lodge) – exterior brick repair and replacement**

- Nick Raimondo, Raimondo Masonry Restoration, was present to discuss the project.

- There was extensive discussion regarding the details of the project and the brick repair and replacement. The company is planning to restore the building according to all historical specifications.

Notes added by Ms. Thompson:

- About 70-80 ft above, bricks need to be replaced on left side of building.
- There's a failing lintel that could collapse. Wooden – will be replaced with another wooden lintel, try to match oak.
- Use salvaged historic brick
- The previous repairs were done incorrectly – replaced with a pumpkin brick, which is an interior brick, not exterior. The mortar that was used was Portland Cement, which is too hard for the historic brick.
- The incorrect mortar will be taken out and replaced with a high lime mortar.
- There will be future phases of repair on other parts of the building.

*Schneider motioned to approve the project as presented. Seconded by Long. The motion carried unanimously. The project will go to Council for review and approval.*

#### **409 W. High Street – Business Sign: Blink 123**

- Mark Dello Stritto, property and business owner, was present to discuss the project.
- 36 X 36 with black cabinet and housing with reversed white lettering and two green accent colors. Sign would be softly illuminated from within the cabinet. Sign will be mounted with two supports (not flush) to the area above the door and below the top window.

*Schneider first motioned to decline the project as presented. Seconded by Ruth. Discussion included that the sign, as presented, will not pass zoning, because it is an illuminated sign. The recommendation is to try to find a way to have the modern logo on a more historic sign. There is a design guide for business owners available for reference.*

*Schneider withdrew his motion to reject the project.*

*Schneider motioned to table this project, pending a re-submission of the project with compliance, according to the documentation provided. Ruth seconded. No further discussion. Roll call vote was unanimous. Motion to table carried.*

#### **365 E. Curtin – informal review of exterior projects**

- Dan Sabatini, property owner, was present to discuss the project.
- Informal review of exterior projects. No Board action required.
- Several aspects of the project were discussed.
  - Removing the staircase in the back
  - Restoring the first and second floors

- The property history is 3 units. It currently could be rented as two separate units. (Zoning will verify this.)
- There is an unfinished carriage house in the back of the property
- Next step would be a formal proposal of the project
- Windows, siding, deck, materials, colors, etc.

Notes added by Ms. Thompson:

- There's was extensive discussion on the multiple exterior house projects. Property owner is unsure where to start, but wants to start moving on renovations. Would like to rent it as two units, but after discussing with Schneider, that may not work. Schneider suggested a walk-thru to see what would need to be done for a rental, and in the process HARB members could join to comment on exterior projects. After lengthy discussion, it was recommended that the home owner possibly forgo trying to fix up the main house to rent and focus on fixing up the carriage house, as it would make a great rental unit.

**Administrative Approvals**

- **369 Phoenix Avenue (EMS)** – rubber roof replacement.
- **133 N. Spring Street** – paint the west side of the frame addition to the mostly brick house. South side of addition may be painted. South side is invisible from public right of way, except can be seen from lawn of the waterfront area. Only the main body of the building will be painted. Color: Lemon Twist (3006-ZB) 75206 Valspar
- **218 N. Spring Street** – Exterior paint: all Sherwin Williams  
Filoli Honey (main body, porch balusters)  
Verana Ivory (trim primary)  
Raspberry (brackets / other detail)  
Fruit Basket (window sash, shutters, porch columns)  
Mark Twain House Olive (porch decking)

**Information/Discussion Items:** None

**Old Business:** None

**New Business:** None

**Adjournment:** With no other business to come before HARB, Meeting adjourned at 10:08am.

**HISTORICAL ARCHITECTURE REVIEW BOARD  
BELLEFONTE BOROUGH  
MEETING MINUTES  
November 8, 2022 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The November 8, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

**MEMBERS PRESENT:** Walt Schneider  
Philip Ruth  
Pat Long  
Megan Tooker  
Gay Dunne  
Walt Schneider

**EXCUSED:** Mike Leakey  
Maria Day

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Jessica Brown, Pelican Snow Cones/Snowy Dreams, LLC  
Ed Mulfinger, St. John's Catholic Church  
Randy Brachbill

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**Additions / Corrections to the Agenda:** None

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

**Approval of the HARB meeting minutes:**

*Long motioned to approve the minutes of the September 27, 2022, meeting. Ruth seconded. There was no discussion. Motion carried.*

**Public Comments:** None

**Project Review**

**134 E. Bishop (St. John's) – Roof replacement**

*Ed Mulfinger was present to discuss the project.*

- 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. Gallery of

photos provided in an online album:

<https://onedrive.live.com/?authkey=%21APd67HXA8tPv7iY&v=photos&id=B66F1E20D6116092%212928&cid=B66F1E20D6116092>

*(Added by Thompson)*

Wedlake Construction is doing the project. Capping/flashing is copper and will be replaced with copper. The roof is at least 35 years old. Parts were caulked with no flashing. Flashing will be added. There will be a box gutter repair. Windowsills replacing with wood. There are shingles that look like slate and the dormers are slate – all will be replaced with slate.

*Schneider motioned to approve the project as presented. Seconded by Dunne. The motion carried unanimously. The project will go to Council for review and approval.*

### **219 S. Water Street – exterior paint for new business: Pelican SnoBalls / Snowy Dreams, LLC**

*Jess Brown, business owner, was present to discuss the project.*

- Add second double door on side.
- Main Body: Blue, Valspar Summer Splash 5002-9C
- Trim/Accents: Pink, Valspar Very Berry 1002-1A
- Exterior Doors, Valspar Very Berry 1002-1A
- Block Wall on side of property – either pink or blue
- Possibly add a small, fenced area for kid’s games and tables at the side of property for safety.

*(Added by Thompson)*

Discussion about the children’s area. There would be a concrete barrier and picket fence to protect from parking area and access to street. Owner plans for picnic tables and kids’ games.

*Schneider motioned to approve the project as presented. Seconded by Ruth. The motion carried unanimously. Kids’ play and picnic area will be approved administratively when more details are provided on how the area will look. The project will go to Council for review and approval.*

### **219 S. Water Street – Business sign, Pelican SnoBalls / Snowy Dreams, LLC**

- To be same size as current sign. 70” x 42”, polymetal, colors: white, pink, purple, and yellow.
- Jess Brown, business owner, was present to discuss the project.

### **Administrative Approvals**

- **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.



- **144 S. Allegheny Street** – Repaint all window trim and wood trim around signage. Color: Black Tie, DE6357 (Sherwin Williams)
- **177 E. Linn Street** – Pressure washing house. Repainting all trim, windows, and door. Repainting porches black with grey spindles and white ceiling.
- **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.
- **217 N. Spring Street** – Replace layer of existing shingles with GAF Timberline HDZ 33.33 sq ft Charcoal Laminated Architectural Roof Shingles
- **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.
- **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.
- **455 E. Linn Street** – Replace current shingles with GAF Timberline HDZ, color: Charcoal.
- **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.

#### **Old Business**

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

#### **New Business**

- Informal discussion about Downtown Lighting Project
- Informal discussion about the Waterfront Improvement Project

#### **Adjournment**

With no other business to come before HARB, meeting adjourned at 9:05am. Motion made by Schneider and 2<sup>nd</sup> by Ruth.

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

**CALL TO ORDER:**

The December 13, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

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

**EXCUSED:** Walt Schneider

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

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

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**Additions / Corrections to the Agenda**

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

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

**Approval of the HARB meeting minutes:**

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

**Public Comments:** None

## **Project Review**

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

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

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

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

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

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

### **127 S. Allegheny Street – Atelier business sign**

- The property owner was present to discuss the project.

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

## **Administrative Approvals**

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

- **AA3 – 217 N. Allegheny Street**

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

Added by Ms. Thompson:

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

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

Information/Discussion Items

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

Old Business

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

- o Future containment / cleanup of oil spillage

### **New Business**

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

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

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

### **Adjournment**

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