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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JANARY 10<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### Call to Order:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

#### New Business:

- Borough Council approved Amy Kelchner as the 2<sup>nd</sup> HARB alternate. Welcome Amy to HARB!

#### Public Comment:

#### Additions / Corrections to the Agenda:

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

**Approval of the HARB meeting minutes:** December 13<sup>th</sup>, 2022 meeting minutes

#### Project Review and Public Comments:

- **348 E. Curtin Street** - Conversion and restoration of existing duplex to single family home. Exterior approval requested for:
  - Street Facing - new wooden windows, cutting brickwork to accommodate increasing size of incorrect 1980s windows to match correct size of originals. Gird pattern 2 over 1.
  - Sides and Rear - new vinyl windows, matching color and exterior raised grid pattern of front wooden windows. Increasing size of incorrect 1980s windows to match correct size of originals.
  - Color approval - exterior is mismatched brick, which has previously been painted (both bricks and jointing.) Approval requested repaint full exterior of the property in accordance with attached paint schedule.

Please see application materials for more detailed information of these projects:

<https://www.dropbox.com/scl/fo/0gafs01386h5zzw081zgm/h?dl=0&rlkey=cig7nrupp9wbypscj9rrph2ux>

**Administrative Approvals:** N/A

**Information / Discussion Items:**

**Old Business:**

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

**Adjournment:**

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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JANARY 24<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### Call to Order:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

#### Public Comment:

#### Additions / Corrections to the Agenda:

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

**Approval of the HARB meeting minutes:** January 11<sup>th</sup>, 2023 meeting minutes

#### Project Review and Public Comments:

- **DBI Mural Project** – Downtown Bellefonte Inc. is working with A.H. Public Spaces Consulting, LLC (<https://www.ahconsultingllc.com/>) on a mural project in the downtown. HARB is asked to review the draft Property Owner Agreement between DBI and the (potential) property owner. I have included the DRAFT Property Owner Agreement and an email with notes/comments from the Consultant on the project. DBI will also have Rod Beard review the agreement before it is finalized.

There are three locations proposed:

- Site 1 - Back of Edward Jones building. 125 North Allegheny Street
- Site 2 - Back of Victorian House Antiques 121 South Allegheny or corner of West Cherry and Perry Lane. Municipal lot.
- Site 3 - 148 S. Allegheny Street (faces Hofbrau)

Here is the language on murals from the updated Sign Ordinance:

#### B. Murals and public art - <https://ecode360.com/16149576>

- (1) All murals and public art in the Historic Districts are subject to HARB review and must obtain a certificate of appropriateness, as well as a permit from Bellefonte Borough.
- (2) Mural content should be appropriate to the Historic District and the immediate surroundings.
- (3) A mural may not depict a commercial product, brand name or symbolic logo that is currently sold (this does not apply to historic "ghost signs" painted on historic buildings).
- (4) A mural should be incorporated as an element of the overall building design. It should complement the wall on which it is placed.
- (5) A mural should never obscure key features of a historic building.

- (6) In order to preserve historic architecture, a mural may be painted on boards that are then mounted on the building wall.
- (7) It is the responsibility of the building owner to maintain the physical appearance and upkeep of the mural. If an organization or third party wishes to take on this responsibility, a written agreement must be made between the entity and the building owner assuming responsibility for upkeep. A copy of said agreement must be submitted to the Zoning Administrator.

**Administrative Approvals:**

- **127-129 N. Spring Street** – Emergency stone wall demolition

**Information / Discussion Items:**

- 108 S. Ridge Street - I sent a certified letter about the roof replacement that didn't come before HARB. Letter was sent on 1/19/203.

**Old Business:**

**New Business:**

**Adjournment:**

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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: FEBRUARY 28<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### Call to Order:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

#### Public Comment:

#### Additions / Corrections to the Agenda:

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

**Approval of the HARB meeting minutes:** January 24<sup>th</sup>, 2023 meeting minutes

#### Project Review and Public Comments:

- **106-108 W. Bishop Street** – Full building renovation:  
*Tom Ventura, property owner, will be present to discuss the project.*
  - Replace existing 2nd & 3rd floor windows with 2/1 wooden replacements.
  - Restore/rehabilitate existing windows and doors on first floor.
  - Paint schedule for windows, doors, trim work and cornice.
  - Application materials, including window worksheets, can be found online:  
<https://www.dropbox.com/sh/t6jw4shk2ogz8zc/AAB4CSMkIVKsA9OkSASV69Nia?dl=0>
  
- **234 Locust Lane (carriage house at 233 N. Allegheny)** - Improve the curb appeal of the carriage house:  
*Virginia DiRienzo, homeowner, will be present to discuss the project.*
  - Replace roof, add soffits & fascia
  - Replace garage door - metal/paneled/no windows
  - Replace entry doors
  - Add entry awnings in standing seam metal roof - copper color to match main house
  - Repaint block to match house color scheme
  - Add shutters
  
- **233 N. Allegheny – porch rehab project (first presented to HARB in 2019)** –  
*Virginia DiRienzo, homeowner, will be present to discuss the project.*
  - Replace front porch posts/railing to match other porches and balconies on the house. Railing will be appropriate pattern and existing 2 square columns will be replaced by 4 posts and brackets along with 2 half posts affixed to the brick. This

will make the front porch consistent with side porch, which is original to the home. Color will not be changed.

### **Administrative Approvals:**

- **201 W. High** – Repairing 15 windows on the 3<sup>rd</sup> floor. Repair sash and window weights and replace glass with insulated glass. All paint colors will be matched to existing color schemes color on the windows.
- **105 E. Curtin** - Remove and restore existing double exterior doors to original wood finish. Recondition existing hardware. Door handle has mortise lock body that may not be able to be restored to functionality. If so, it will be replaced with a period piece.
- **102 S. Allegheny (Courthouse)** - Install Alpine PD 30 copper snowguards on approximately 15 squares of roof, 12 guards per square. Clean area at snowguard with water flux mixture and solder on new guard. Hose down roof with water daily to remove soldering flux.
- **315 Stoney Batter (Knights of Columbus)** - Replace wooden fence from Knights of Columbus Building around grotto and towards the entrance driveway. Replacement fence will be exactly
- **219 S. Water Street (Snowy Dreams, LLC)** - Approved for a wooden fence approximately 3 ft tall along the front side of the property and along the wall for a children's area. Wooden fence may be painted to match color scheme or business or kept natural. Vinyl fence would be permitted if temporarily installed and cost of wood is prohibitive.

### **Information / Discussion Items:**

#### **Old Business:**

- **127-129 N. Spring Street** – the stone from the wall demolition was saved and is being stored at Musser Lane. I was told that much of the stone had heavy concrete attached to it, so it's not clear how useful it will be to the Borough.
- **108 S. Ridge Street** - I sent a certified letter about the roof replacement that didn't come before HARB. Letter was sent on 1/19/203. The deadline to apply was 2/20/23 and I have not heard from the homeowner.
- **\*\*\* 217 N. Allegheny Street (Verizon Building)** – An entire roof replacement of the shingle to a EcoStar rubber roof was administratively approved and presented to HARB at the December 13, 2022 meeting.
  - *Jim Boris and Shawn Ulery will attend to speak about the project and to explain why they requested that the entire slate roof be replaced with the EcoStar rubber roofing material rather than replacing sections of the roof as needed.*

#### **New Business:**

#### **Adjournment:**

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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: MARCH 14<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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**Call to Order:**

**Attendance:**

<b>Members</b>	<b>Alternates</b>	<b>Guests</b>
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

**Public Comment:**

**Additions / Corrections to the Agenda:**

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

**Approval of the HARB meeting minutes:** February 28, 2023 meeting minutes

**Project Review and Public Comments:**

- **217 N. Allegheny Street (Verizon Building)** – Replacement of damaged slate with real slate, not synthetic.
  - *Please see the reviewed HARB application. Jim Boris and Shawn Ulery will attend to speak about the project*

**Administrative Approvals:**

**Information / Discussion Items:**

**Old Business:**

- CLG Grant for Design Guidelines

**New Business:**

**Adjournment:**

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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: APRIL 11<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### Call to Order:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

#### Public Comment:

#### Additions / Corrections to the Agenda:

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

**Approval of the HARB meeting minutes:** March 14, 2023 meeting minutes

#### Project Review and Public Comments:

- **148 Saint Paul Street** – Wood fence, between 5-6 feet in height and approximately 95 feet in length, with flat or dog-eared pickets. Intend to match existing fences on nearby properties.
  - *Ann Whittman, home owner, will be present to discuss the project.*
  
- **107 E. Linn Street** – Replace current roof with a standing seam painted (color: Burnished Slate) metal roof on main house with copper gutters and downspouts, including snow rail. No work will be done to house addition at this time. Contractor: MIDTECH Standing Seam LLC. Please see attached proposal for more details.
  - *William Tressler, property owner, will be present to discuss the project.*
  
- **301 N. Spring Street** – Two ADA accessibility entrances. Spring Street side is only slightly visible from r-o-w. Lamb Street will be concrete extension with railing.
  - *Mike Leakey, architect for project, will be present to discuss.*
  
- **301 N. Spring Street** – Ground mounted sign for tenants of Armory building. Size: 5' x 8', 2-sided Color(s): Black and White Materials: Metal. Maker & Contact Info: Bob Bowersox, Victorian Signs. Placement on building: Front yard of Spring Street side of building, near sidewalk. (See mock up for location)

#### Administrative Approvals:

- **134 W. Curtin Street** – Replacement of shingles with Owens Corning True Definition Duration Lifetime shingle. Color: Slatestone Gray



- **204 W. Linn Street** – Repair of existing retaining wall. Wall will be repaired to original position and condition. Stones in the wall currently will be removed and then reappointed
- **311 S. Spring Street** – Shingle roof replacement. Timberline HDZ shingles (50-year warranty, nice). Color will be Fox Hollow Gray to match closely to existing.
- **236 W. Lamb Street** – exterior paint; doors and trim to be painted black.

**Information / Discussion Items:**

**Old Business:**

**New Business:**

**Adjournment:**

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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: MAY 9<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### Call to Order:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

#### Public Comment:

#### Additions / Corrections to the Agenda:

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

Approval of the HARB meeting minutes: April 11, 2023 meeting minutes

#### Project Review and Public Comments:

- **113 E. High Street** – Demolition of rear garage.
  - *Joy Vincent-Killian will be present to discuss the project, property owner, will be present to discuss the project.*
  
- **114 N. Allegheny Street** – Replace door to the interior stairwell, paint existing exterior wood siding, and install stone tile floor at entry. Replace balcony partitions with black aluminum metal fence panel, installed vertically.
  - *Albert Drokba, project architect, will be present to discuss the project.*
  
- **141 S. Allegheny Street** – Install HVAC system with exterior unit.
  - *Marin Granteed, Director of Verizon Nation, or representative from Hazel will be present to discuss the project.*
  
- **438 E Curtin Street** – Replace current roof with a black metal shake roof. Color: charcoal. Manufacturer: TEK; Stone coated steel roofing system.
  - *Chris and Kate Taylor, homeowners, will be present to discuss the project.*
  
- **114 N. Allegheny Street** – Business sign: Mini Mart
  - *Jogender Singh, business owner, will not be present to discuss the project.*

#### Administrative Approvals:

- **129 E. Linn** – Exterior paint of house
  - Rockwood Blue Green, SW 2811, Rockwood Sash Green, Rockwood Shutter Green, Pure white (see application for specific color schedule)

- **163 E. Linn** – roof and porch repair
  - 1) Remove existing rolled salvage edge, tin and rubber roof materials on porch and pay window and replace with new plywood deck and flexion 50 mil single pL7 membrane to stop water damage to ceiling beams, columns, rails and floor on porch and living room ceiling.
  - 2) Repair porch celling, columns, beams railings and flooring with materials and colors to match existing. Repair celling in living room.
  
- **203 S. Spring Street (NAPA)** – The black EPDM rubber roof is being replaced with a white TPO rubber roof, and the roof edge and existing terra cotta will not be disturbed.
  
- **102 S. Allegheny (County Courthouse)** – pressure wash to clean the existing roof membrane. Apply a water-based primer to the existing EPDM membrane. Install AlphaGuard Bio base coat with a polyester reinforcing fabric. Install AlphaGuard top coat as the final coating.

**Information / Discussion Items:**

**Old Business:**

**New Business:**

**Adjournment:**

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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: MAY 23<sup>RD</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### Call to Order:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

#### Public Comment:

#### Additions / Corrections to the Agenda:

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

Approval of the HARB meeting minutes: May 9, 2023 meeting minutes

#### Project Review and Public Comments:

- **[RE-REVIEW] 114 N. Allegheny Street** – 106 – New black canvas installed on existing awning frame; 108 – Paint existing walls and replace entry door; 112 – Install new black metal lattice balcony dividers; 114 – Replace existing awning with similar and clean the existing metal.
  - *Albert Drokba, project architect, will be present to discuss the project.*
- **[RE-REVIEW] 438 E Curtin Street** – Replace current roof with a black metal shake roof. Color: charcoal. Manufacturer: TEK; Stone coated steel roofing system.
  - *Chris and Kate Taylor, homeowners, will be present to discuss the project.*
- **375 E. Curtin** – Replace rotting 22-year-old, painted cedar picket fence (HARB approved in 2001). Replace with 4' black powder coated aluminum fence.
  - *Betty Fenity, homeowner, will be present to discuss the project.*
- **120 Dunlop Street** – business sign(s)
  - *Heather Cowher, business owner, will be present to discuss the project*

#### Administrative Approvals:

- **144 S. Allegheny Street** – exterior wash of brick and windows.

#### Information / Discussion Items:

Old Business:

New Business:

Adjournment:

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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JUNE 12<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### Call to Order:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

#### Public Comment:

#### Additions / Corrections to the Agenda:

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

**Approval of the HARB meeting minutes:** May 23, 2023 meeting minutes

#### Project Review and Public Comments:

- **140 W. High Street / 110 S. Spring Street** – Install low retaining wall along property line at back of parking lot (adjacent to WCTU Hall), with 6-foot-high picket fence approximately 3 feet behind the wall. Space between the wall will be landscaped and three 2-foot-wide lattice panels will be affixed to the fence with roses planted in front of the lattice to break up the solid look of the fence. This project is necessary to stop the flow of foot traffic and vehicle trespass resulting from the apartment in the neighboring building.
  - *Alan Uhler, property owner, will be present to discuss the project*
  
- **214 N. Allegheny Street** - Paint a mural landscape on the exterior wall of the library facing north. This is intended to provide an aesthetic view from guest rooms. This is partially visible from the sidewalk along Allegheny Street. Approximate size is app 6ft x 15ft. Currently it is a mixed texture, multi white/off.
  - *Phil Breidenbaugh, property owner, will be present to discuss the project.*
  
- **420 E. Linn Street** – Replace current wood siding with James Hardie Board Siding. Will be using same width as present wood siding (7”). Propose use “Select Cedarmill” (natural cedar lock texture) and Dried Eucalyptus color. All white wood on house (soffit, fascia, etc.) will be white Azek.
  - *David & Megan McGoron, homeowners, will be present to discuss the project.*

#### Administrative Approvals:

- **325 E. Curtin Street** – Build a 2-foot-high stone retaining/landscaping wall at rear of property. Wall will be 5 feet away from Ardell Lane and run along the width of our property. Wall is behind any existing utility poles on Ardell Lane. There will be a mulch

bed and five shrubs as a border at the top of the retaining wall, and gravel at the base up to Ardell Lane. Colors to be used are Dakota Blend, Harvest Blend, and Pewter Blend.

- **111-113 E. High Street** – Paint rear window and door trim that is currently unpainted and aging. Includes 8 window casing, soffits, and back door frame. Process: surfaces will be cleaned, repaired and spot primed, painted with 2 coats of Superpaint. Use same color as trim on front of building: Sherwin Williams Classical White (SW-2829).
- **128 W. Howard (Trinity UMC)** – Complete shingle roof replacement with same color (or match as close to) current shingles. True Definition by Owens Corning. Color Onyx Black. \*\*\* *If product information changes, please notify Gina Thompson, HARB Administrator, of the change.*
- **245 W. Linn Street Rear** – Replace current shingles with Owens Corning TruDefinition Duration shingles, color: Brownwood. Also replace two skylights and make repairs to the roof as necessary.
- **166 E. Linn Street** – Replace shingles on 100% of roof. Current shingles are no longer effective and several areas are leaking into the attic during rain. Replacement shingles: GAF Timberline HDZ, color: Weathered Wood.

**Information / Discussion Items:**

**Old Business:**

**New Business:**

**Adjournment:**

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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: AUGUST 8<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### Call to Order:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

#### Public Comment:

#### Additions / Corrections to the Agenda:

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

**Approval of the HARB meeting minutes:** June 12, 2023 meeting minutes

#### Project Review and Public Comments:

- **384 E. Linn Street** – exterior window and door replacement.
  - *A representative from State College Design and Construction will be present to discuss the project.*
  
- **435 N. Spring Street** - Add L-shaped porch to cover the front of entrance. Replace cement with new cement as base for porch. Posts to support a steel metal roof to match the garage roof.
  - *Theresa Reis, property owner, will be present to discuss the project.*
  
- **469 E. Curtin Street** – Owner is undertaking a complete interior and exterior renovation of the subject property. Requesting HARB approval to: replace existing windows with new wooden windows (same style/grid patterns), paint all trim work and doors, add gutters and downspouts, add deck to rear of the home and replace accent roof(s).
  - Link to application materials:  
<https://www.dropbox.com/scl/fo/mpavhkhuhizem2ic7siaa/h?rlkey=7h9e4284suy78m6hblghc3hbc&dl=0>
    - HARB Application
    - HARB Presentation
    - Color Schedule for trim, porch, and window sash
    - Window worksheets (29 window replacements)
    - Window presentation (photos of all windows)
  - *Tom Ventura, property owner, will be present to discuss the project.*

### **Administrative Approvals:**

- **217 N. Allegheny Street (Verizon Building)** – Exterior site upgrades and maintenance, including: repairs to existing doors and windows, repair and paint the existing cornice woodwork to match the existing, repointing brickwork as needed, etc. Windows will not be replaced as part of this COA.
- **214 N. Allegheny Street (Bellefonte Bed & Breakfast)** – mural design for the exterior shared wall of library and Bellefonte Bed & Breakfast. CCLHM Executive Director, Denise Sticha, has approved of the design.
- **251 N. Allegheny Street (Setaro)** – Replace iron railing on front balcony to be period correct. Current railing was not original to house when built in 1879. Install roof finials that were originally on the house when built.
- **460 E. Linn Street (Taylor)** – replace all gutters and downspouts, install leaf filter on gutters. Current gutters are K-style and will be replaced with K-style.
- **223 E. Curtin Street (Simplicity Bed & Breakfast)** – 24” round wood sign, green and black to match house colors. Mounted to 4x4 black wood post (same as fence and light posts) and placed on the front yard, left side of property
- **203 N. Spring Street (Bellefonte Presbyterian Church)** - In-kind replacement of existing asphalt shingles, and gutters and downspouts. The South building (beside the parking lot) has three-tab asphalt shingles and the North building has architectural asphalt shingles. Roof shall be uniform with architectural shingles. All existing 'K'-Gutters and rectangular downspouts shall be replaced with eggshell gutters and downspouts to match the existing, including soffits and fascias.

### **Information / Discussion Items:**

- **128 W. Howard (Trinity UM Church)** – gutter replacement update

### **Old Business:**

- **DBI Mural Project** – Alex Hall from A H Public Spaces Consulting, LLC will be present to give updates on the mural project.

### **New Business:**

### **Adjournment:**



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## AGENDA

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### “VIRTUAL” HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

**DATE: SEPTEMBER 12<sup>TH</sup> 2023 TIME: 8:30AM**

**BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE**

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**Call to Order:**

**Attendance:**

<b>Members</b>	<b>Alternates</b>	<b>Guests</b>
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

**Public Comment:**

**Additions / Corrections to the Agenda:**

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

**Approval of the HARB meeting minutes:** August 8 2023 meeting minutes

**Project Review and Public Comments:** None

- **123 S. Spring Street (VFW)** – Removal of damaged and falling brick above solder course on front of the building. Top cap to be replaced with new flashing. Replace where applicable. \* *exterior to be painted at later date*

**Administrative Approvals:**

- **380 Phoenix Avenue** – Ground mounted sign of tenants for the Phoenix Plaza
  - Size: 102” tall x 59” wide
  - Materials and description: Iron frame is black. Individual tenant names colors to match those on building.
  - Located by parking lot in grass area (Matt Auman confirmed location is not in right-of-way)
  - Maker: Village Craft Iron, Brian Mannino
  
- **363 E. Linn Street** – Exterior paint of house. Brick will not be painted.
  - Trim (Primary) – Downing Slate SW 2819
  - Trim (Secondary) – Rockwood Sash Green SW 2810
  - Brackets/Corbels – Rookwood Red SW 2802 and Rookwood Amber SW 2817
  - Window Sash – Downing Sand SW 2822
  - Shutters – Black Majic SW 6991
  - Exterior Doors – Rookwood Amber SW 2817
  - Porch Ceiling - Rookwood Shutter Green SW 2809
  - Porch Columns / Posts - Downing Slate SW 2819
  - Porch Decking – Rookwood Shutter Green SW 2809
  - Soffits - Downing Sand SW 2822

- Backside addition - Rookwood Blue Green SW 2811
- **147 S Thomas Street** – Replacement of railroad ties with Rockwood retaining wall. The wall will be between 20-24 inches in height. The blocks will be mix of the Premier 6 and Premier 8 stone.
- **134 W. Curtin Street** – Replacement of shingles with Owens Corning True Definition Duration Lifetime shingle. Color: Cobblestone Gray.

**Information / Discussion Items:**

- **225 W. Lamb Street** – metal roof without HARB approval
  - The property owner did submit an application but it was not complete. It did not include photos or product information. The homeowner didn't have any information. Solar Shield did the work. I received from the homeowner a local contact form Solar Shield to get additional information.
- **434 N. Spring Street** – roof without HARB approval. sent letter, didn't respond by deadline, can we enforce our ordinance using Code?
  - I sent a letter on August 2, 2023 with a deadline of August 31, 2023 to submit an application for the roof replacement that was done without prior HARB approval.
  - I have not gotten a response by the deadline. Can we enforce our ordinance using Centre Region Code.
- **Gutters** – half round vs. K style
  - Does HARB want to require that all historic properties use half round gutters when doing replacements, regardless of whether there are already K-style gutters on the structure? (i.e. – Presbyterian Church)

**Old Business:**

- **CLG grant to update Design Guidelines** – A RFP was advertised in the local paper. RFPs are due by September 25 at 4pm and will be opened during our September 26 HARB meeting. I included the advertisement and a copy of the RFP.

**New Business:**

- Frank Grumbine, Central PA regional coordinator from PHMC, is here to do an overview of how to conduct HARB reviews. This includes referencing the Secretary Standards for Rehabilitation when reviewing projects and staying away from subjective language. A copy of the Standards have been included in your packet.
- **HARB will return to in-person meetings starting September 26, 2023.** Remote calling in is permitted but should not be abused. If repeated in-person absences persist, the HARB member may be asked to step down.

**Adjournment:**

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## AGENDA

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### HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: SEPTEMBER 26<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### Call to Order:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Pat Long		
Maria Day		
Philip Ruth		

#### Public Comment:

#### Additions / Corrections to the Agenda:

- 120 E Cherry Lane – AA included in emailed packet but not reported on agenda
- Amy Kelcher email about Trinity (at table)

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

**Approval of the HARB meeting minutes:** September 12, 2023 meeting minutes

#### Project Review and Public Comments: None

- **123 S. Spring Street (VFW)** – Removal of damaged and falling brick above solder course on front of the building. Top cap to be replaced with new flashing. Replace where applicable. \* *exterior to be painted at later date (proposed)*
  - Gina sent photos of the VFW to HARB on 9/19. They show that the brick was originally red and has been painted yellow. The paint is peeling all over the building and is in bad shape. The recommendation would be to scrape/remove the paint before adding another layer and if permitted to re-paint, to use a high-quality latex paint that won't be as susceptible to peeling in the future. Cleaning the brick and adding a primer first is recommended.
  - Photos can be found here: [https://bellefontepa-my.sharepoint.com/:f/g/personal/gthompson\\_bellefontepa\\_gov/Eimjs\\_pKRO5Gs\\_svw6rBbGdsBMPU9\\_90RfFdyhy85d0E2g?e=LbPa8C](https://bellefontepa-my.sharepoint.com/:f/g/personal/gthompson_bellefontepa_gov/Eimjs_pKRO5Gs_svw6rBbGdsBMPU9_90RfFdyhy85d0E2g?e=LbPa8C)

*Eric Williams, contractor for the project, and the Commander for the VFW will be present to discuss the VFW project.*

#### Administrative Approvals:

- **102 S. Allegheny Street (Courthouse)** – retaining wall and sidewalks
- **109 E. Bishop (Elisabeth Joseph Jewelers)** – Business sign
- **251 N. Allegheny (Setaro)** – Shed reconstructions in place of former outhouse
- **222 W. High Street (Bush Arcade)** – shingle to shingle replacement
- **464 E. Curtin Street (White)** – exterior paint (brick will not be painted)

- **120 E. Cherry (Herlocker)** – shingle to shingle replacement
- **410 N. Allegheny (Tressler)** – shingle to shingle replacement

#### **Information / Discussion Items:**

- **Gutters** – K-style vs. Half rounds

#### **Old Business:**

- **128 W Howard Street (Trinity Church)** – see Amy Kelchner’s email regarding the gutter replacement and installation and cost.
- **225 W. Lamb Street** – metal roof without HARB approval
  - I reached out to Solar Shield on 9/20/2023 and talked to a representative there. I explained the situation and asked that product information and spec information be emailed to me. I am waiting for that information.

*(Walt wasn't at the last meeting so I wanted to revisit this)*

- **434 N. Spring Street** – roof without HARB approval. sent letter, didn't respond by deadline, can we enforce our ordinance using Code?
  - I sent a letter on August 2, 2023 with a deadline of August 31, 2023 to submit an application for the roof replacement that was done without prior HARB approval.
  - I have not gotten a response by the deadline. Can we enforce our ordinance using Centre Region Code.

#### **New Business:**

- Pat Long resignation (*sent Sam McGinley a letter*)
- Marc McMaster, Real Estate Broker with Re/Max Centre Realty
  - Resume and volunteer application included in packet
  - Recommend approval for open real estate broker seat on HARB
- Opening of CLG proposals to update Design Guidelines

#### **Adjournment:**

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## AGENDA

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### HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: OCTOBER 10<sup>TH</sup> 2023 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB STREET, BELLEFONTE

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#### CALL TO ORDER:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Marc McMaster		
Maria Day		
Philip Ruth		

#### Public Comment:

#### Additions / Corrections to the Agenda:

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

**Approval of the HARB meeting minutes:** September 26, 2023 meeting minutes

#### Project Review:

- **348 E. Curtin Street** – Rebuild garage off alleyway of the property. Width to remain the same, however will go deeper onto property to accommodate modern vehicles. Existing foundation in poor condition, so will be removed and rebuilt. Colors to match house.
  - *Tom Ventura, property owner, will be present (virtually) to discuss the project.*
  
- **123 S. Spring Street (VFW)** – Removal of damaged and falling brick above soldier course on front of the building. Top cap to be replaced with new flashing. Replace where applicable. \* *exterior to be painted at later date (proposed)*
  - Gina sent photos of the VFW to HARB on 9/19. They show that the brick was originally red and has been painted yellow. The paint is peeling all over the building and is in bad shape. The recommendation would be to scrape/remove the paint before adding another layer and if permitted to re-paint, to use a high-quality latex paint that won't be as susceptible to peeling in the future. Cleaning the brick and adding a primer first is recommended.
  - Photos can be found here: [https://bellefontepa-my.sharepoint.com/:f/g/personal/gthompson\\_bellefontepa\\_gov/Eimjs\\_pKRO5Gs\\_svw6rBbGdsBMPU9\\_90RfFdyhy85d0E2g?e=LbPa8C](https://bellefontepa-my.sharepoint.com/:f/g/personal/gthompson_bellefontepa_gov/Eimjs_pKRO5Gs_svw6rBbGdsBMPU9_90RfFdyhy85d0E2g?e=LbPa8C)
  - *Eric Williams, contractor for the project, and the Commander for the VFW will be present to discuss the VFW project.*

**Administrative Approvals:** None

#### Information / Discussion Items:

- Marc McMaster's appointment to HARB was approved by Council. Welcome Marc!

- National Parks Service official update on Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors
  - Attached is the Brief #16 and the email from Frank Grumbine

**Old Business:**

**New Business:**

- Review CLG proposals to update the Bellefonte Historic Design Guidelines.

**Adjournment:**