
AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: APRIL 9TH 2024 TIME: 8:30AM

LARGE ROOM, 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

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		

Approval of the HARB meeting minutes: January 23, 2024 meeting minutes

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review: None

Administrative Approvals:

- * **121-123 N. Allegheny Street – roof repair**
 - Replace black shingle roof with Pinnacle Pristine architectural shingle, color Majestic Shake. Contractor: Equity Roofing
- **243 N. Allegheny Street – sidewalk replacement**
 - Remove and replace existing concrete sidewalk along North side of house. Sidewalk goes between the houses from the public walk to the back yard. Approximately 4'x42'. Replace set of (2) concrete steps onto rear porch with same. Concrete to match Bellefonte Borough approved colors.
- **429 N. Spring Street – wall cap for ventilation**
 - Wall cap for range hood ventilation system. Hood will vent to rear of house to the left of the set of kitchen windows on the first floor. The wall cap will include a backdraft damper. A passive vent will include a backdraft damper to replace a defunct dryer vent to replace air volume expelled by the range hood.
- * **140 W. High Street – rear roof replacement**
 - Re-roof rear portion of building with architectural shingles to match from portion, done in 2011. Color: Charcoal
- **120 S. Water Street (Studio 120 Bellefonte) – exterior paint**

- Paint the exterior doors and outside trim of building. Color: Black, Glidden, exterior flat
- **120 S. Water Street (Studio 120 Bellefonte) – business sign**
 - Size: 32” 25”; Colors: green, white, orange. Materials and description: Alumapanel, Victorian Signs & Graphics. Placement: Above door on right side of building. Hanger is already there.
- *** 102 S. Allegheny Street (Courthouse) – fencing**
 - Design and replacement of the existing fence (North and South sides) of East High Street, adjacent and parallel to the existing Centre County Courthouse building. Additional fencing will also be constructed from the sidewalks to the existing courthouse steps on each side of the building. There will also be new fencing installed to the east along each side of the courthouse. Montage II Classic, metal, black. Height of fence varies depending on location.
- **105 N. Allegheny Street (Pap’s Antiques & More) – temporary signs**
 - 22” X 29” wooden sign, colors purple and white. Will be hung above door from an existing pole. A vinyl sign with painted letters will be hung on the awning. Both of these signs are temporary until a more permanent sign can be made for the business. Signs will be permitted until May 1, 2024 and may be considered for extension at that time. I’m working with business owner on the exterior paint project.
- *** 113 S. Spring Street – shingle roof replacement**
 - Replacement of existing roofing shingles with new CertainTeed Landmark architectural shingle. Color: Georgetown Gray.
- **126 S. Allegheny Street (Magpie’s Nest) – business sign**
 - Business sign. Size: 19” X 32” X 1” ; Color: white and blue ; Materials: PVS. Placement: Left of storefront window, left of awning. Laser cut PVC to match company logo, white background with blue lettering.
- **349 E. Curtin Street – shingle roof replacement**
 - Current shingle roof is leaking and causing internal house damage. Replace current shingle roof with Owens Corning architectural shingle, color: Williamsburg Gray. This single will match the shingles on the shed, approved by HARB on 9/14/2021. Contractor: Double L Construction LLC.
- *** 130 S. Allegheny Street – door and transom window replacement**
 - Replace the entry door and install a new transom window in the existing opening that is currently boarded up and previously had an air conditioning unit. Current door and transom opening are not historically significant and this would be an improvement on the current condition of the exterior.

Historically wouldn’t have a transom that big, but it’s not clear what the architectural history is of the entryway. Even though the scale is wrong on the transom window, it fits the space that is currently boarded up and previously had an AC unit. The storefront has been vacant for several years, so these modifications would be an improvement over an empty storefront.

** These projects require a building permit from Centre Region Code Administration and have been indicated on the issued COA.*

Old Business:

- **225 W. Lamb Street** – retroactive review of metal roof installation
- **408 E. Linn Street** – retroactive review of window installation

Both of these projects were denied approval by HARB. On February 5, 2024, Council approved both of these projects after a lengthy discussion. I have included the minutes from that council meeting in your packet.

New Business: None**Information / Discussion Items:**

- I've included the feedback from the poster board questions that were presented at the February 27, 2024 Historic Design Guidelines Public Meeting.
 - We had a fantastic attendance for the meeting: over 40 people. The community provided valuable feedback for HARB and the Landmarks team regarding the necessary updates to the Design Guidelines. Among the feedback was a general consensus that high standards for our Historic District was critical in its preservation. A few community members mentioned a desire to find a way to promote our Historic District more publicly and also the need for education and guidance regarding the standards.
 - Landmarks SGA gave a brief presentation providing the history and importance of historic preservation and specifically the value it brings to Bellefonte Borough. They covered the rationale and process for updating the Bellefonte Historic Design Guidelines. I helped to address specific questions about our town and the ordinance. Community members were then asked to add their feedback to a series of questions that were posted around the room.
 - *photos of the event can be accessed here:* https://bellefontepa-my.sharepoint.com/:f/g/personal/gthompson_bellefontepa_gov/EIKUKyCU0lRGjpfhKlys628BbB16SnVyFrJ4jpnsgd7nZA?e=cmNNSZ

Frank Grumbine will be present at the meeting to discuss items that have come up for discussion. These are the items that have been mentioned:

- standards for Administrative Approvals
- HARB involvement in evaluating accuracy of published historical information.
- Historic tablets around town
- Council motion on HARB denials / enforcement / etc.

Adjournment: