
AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

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

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB 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		

New Business:

- Borough Council approved reappointments of Megan Tooker and Maria Day to HARB. This is a four-year term, beginning 1/1/2024 and expiring 12/31/2027.

Approval of the HARB meeting minutes: October 10, 2023 meeting minutes

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review:

Administrative Approvals:

- **236 Match Factory Place** – business sign (issued 10/6/2023)
- **109 N. Allegheny (Vape Depot)** – business sign (issued 10/18/2023)
- **420 E. Linn Street** – front door re-paint (issued 10/24/2023)
- **315 Stoney Batter (Knights of Columbus)** – sign for organization (issued 10/24/2023)
- **126-128 N. Spring Street** – shingle roof replacement (issued 10/26/2023)
- **423 N. Allegheny** – exterior paint (issued 11/21/2023)
- **133 N. Allegheny Street (Bellefonte Art Museum)** – art installation (issued 12/12/2023)
- **129 W. High Street (High Street Shops)** – replace two front windows (issued 12/29/2023)
- **243 N. Allegheny** – repair rotting wood on porch, replace porch roof with standing seam metal. (issued 12/29/2023)

Information / Discussion Items:

- **127 W Bishop (The Waffle Shop)** – Applied on 11/17/23. Submitted by Sekula Signs. The application is on hold because the signs include internally illuminated signs, which are not permitted.

Old Business:

- **225 W. Lamb** – blue metal roof installed without HARB approval. I did eventually get information from Solar Shield about the roof. It was installed over top of the shingle roof, and the shingles were not removed. Recommendation on how to proceed with this project.

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JANUARY 23RD 2024 TIME: 8:30AM

BOROUGH MUNICIPAL BUILDING, 236 W. LAMB 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 9, 2024 meeting minutes

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review:

➤ 225 W. Lamb Street – retroactive review of metal roof installation

On August 22, 2023 it was noticed that a new roof was installed on the house. The shingle was replaced with a blue, corrugated metal roof. This roof was not approved by HARB. A letter to the homeowner was sent on that same day. The homeowner brought in a paper application and payment, but did not have any information about the roof. He said that the contractor, Solar Shield, was supposed to get all the required permits for the project. I was told to contact Solar Shield to get that information. It took a while to get the product information from Solar Shield, but they were responsive and accommodating.

- Chuck Divey from Solar Shield will be present via Zoom to discuss the project.
- Homeowner, Michael Irvin, is unable to attend the meeting.

➤ 408 E. Linn Street – retroactive review of window installation

On January 3, 2024, I noticed that new windows were being installed in the front of the house, without prior HARB approval. I reached out to the homeowners via email on that same day and asked that they retroactively apply to HARB for review of the windows. The homeowners submitted the application within a few days. The two windows are Anderson 400 Series Casement and 400 Series Picture. Additional information is included in your packet.

- Homeowners, Liza and Matt Kelleher, are unable to attend the meeting.
- The contractor is Long Run Enterprise out of Mill Hall.

Administrative Approvals: None

Old Business:

133 N. Allegheny Street (Bellefonte Art Museum) – art installation

Lori Fisher, Deputy Director at the BAM, sent me an email after the last HARB meeting on 1/9/2024 addressing the concerns about the information regarding the Linn House's involvement with the Underground Railroad (UGRR). She would like to amend the verbiage on the art installation to remove information on the UGRR. The sculpture design will remain the same, but the verbiage will be updated as such:

This public art project and public art in general adds meaning to our town and uniqueness to our community. We gain value through public art - cultural, social, and economic value. Having this public art piece achieves one of the Bellefonte Art Museum's major missions - making the arts accessible to all.

The Underground Railroad occupies an important place in American History and in the local history of Bellefonte. This history serves as the inspiration for the "North Star" sculpture installation at the Bellefonte Art Museum. This North Star quilt pattern represents Polaris, or more commonly known as the North Star, which played a key role in helping freedom seekers find their way - a beacon to true north and freedom.

Please see my email correspondence with Lori Fisher. I informed her that since this was an administrative approval and the sculpture design was not changing, she did not need to reapply. I don't think this needs formal HARB approval, as the verbiage is not the prelude of HARB. However, I wanted to include this for your information.

New Business: None

Information / Discussion Items:

- Update on Jessica Stuck and Phil Wu from Landmarks SGA will be here on Friday, January 26 to conduct a site walkthrough and also look at physical documentation that I have here at the office. Landmarks SGA intends to hold their first Public Meeting sometime end of February, TBD.
- I'm working on the 2023 CLG reporting. If you have attended any professional development in the last year related to historic preservation, please send me that information and I will include it on our report.
- I haven't yet had a chance to talk with Frank Grumbine at PHMC about standards for Administrative Approvals or HARB involvement in evaluating accuracy of published historical information. He is scheduled to visit on February 14, so if I don't talk to him before then, we will discuss these items at his site meeting.

Adjournment:

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" X 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/EIKUKyCU0IRGjpfhKlys628BbB16SnVyFrJ4jpnsgd7nZA?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:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: MAY 28TH 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: April 9th, 2024 meeting minutes

(Unfortunately, the meeting did not record, so I had to piece together the minutes from my notes and memory. HARB members that were present are encouraged to review any discussion that may have been missing.)

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review: None

- **High Street / Dunlop Street (Bellefonte Waterfront Project)** – Revision to 2022 project: combines the proposed Building 2 and Building 3 into a single building for a parking garage, commercial space, and condominiums. Please see applicant's presentation for more information and visuals of project.
 - *Peter Laucks, Laucks Architects, PC, will be present to discuss the project.*
- **425 N. Spring Street (Tatterson)** – Replace deck and a few pavers. Deck will have the same footprint and design as current deck. Small material changes, building techniques, and aesthetic features. Deck will look similar to current. Painting will occur after the recommended drying period of the lumber manufacturer.
 - *Jacob Dorminy, contractor for project, will present to discuss the project.*
- **127 W. Bishop Street (Waffle Shop)** – Bellefonte mural project. See presentation for project description.
 - *Michael Pilato (artist) and Duane Reese (property owner) will be present to discuss the project.*

Administrative Approvals:

- *** 106 E. Bishop (Hofbrau) – shingle to shingle roof replacement**
 - Replacement of existing shingles: GAF Timberline HDZ, High-Definition Lifetime. Color: charcoal.

- **207 W. Linn Street (Harvey) – shingle to shingle roof replacement**
 - Replacement of existing shingles with Owens Corning True Definition, color: Estate Gray. Owens Corning Weatherlock Ice 3 Water Guard and Pro-armor Synthetic Felt for airtight house.
- **409 W. High Street (Blink) – business sign**
 - 36 x 24 black sign and housing with reversed white lettering and two green accent colors. Sign would be softly illuminated from the above hanger channel. Signage will be mounted perpendicularly with two supports (not flush) to the area above the door and below the top window. Materials: aluminum, carbon Steel supports.
- **111 E. High Street (Killian) – Re-paint front of building, sans brick**
 - Use same three historic color: Teal Stencil, Classical White, New London Burgundy. Contracted with RomanWorx, Dominick Romanini, for services. Clean and repair and cure mortar.
- **236 W. Lamb Street (Bellefonte Borough) – Exterior paint of trim and garage**
- *** 243 N. Allegheny (Bratton) – deck replacement**
 - Replace decking on rear porch, deck and wood stair treads. Roughly 12' x 18' pressure treated deck, extending from the original approximately 9.5' X 6.5' rear porch. The current decking boards and railings are rotten. Replace with composite decking (Veranda Stone Gray) and wood railings with white PVC railings (Veranda Traditional).
- **127 W. Bishop Street (Waffle Shop) – three non-illuminated business signs**
 - Originally submitted late 2023 but were internally illuminated. None of the sizes or designs have changed, but signs will no longer be internally illuminated. Colors: Orange, brown white, aluminum channel letters
 - One set of 1'-8" H and ½" cut out acrylic letters on the 2'-6" H x 11'-9" W alupanel background
 - One set of channel letters 9" W individually reading: Breakfast, Brunch, Lunch
 - One set of channel letters 3' H x 8'-6" W aluminum background and 5'-0" diameter

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

Old Business: None

New Business: None

Information / Discussion Items:

- Section 106 review, Mill Street Bridge – any questions?
- Email inquiry from Councilwoman, Johanna Sedgwick about the Gatehouse at 334 East Howard St. at the Union Cemetery regarding easement and Frank Grumbine's response.
- Discuss moving HARB review meetings to evenings. This will allow applicants that work during the day not to have to take time off of work to attend, and also provide more accessibility to public to attend meetings. (This was advised by Frank Grumbine at the last meeting.)
- Meeting minutes from Centre County Courthouse Concrete Coloration – 5-23-24

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JULY 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: May 28th meeting minutes

Public Comment:

Additions / Corrections to the Agenda:

- Discussion on Waterfront Building #2 design (under Information / Discussion Items)

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

Project Review:

- **177 East Curtin (Tooker)** – Replacement of existing deck in rear of house. Existing deck is pressure-treated wood and in poor condition. Proposed deck is slightly larger with bamboo wood decking material and white aluminum railings with a matching bamboo wood drink rail.
 - *Megan Tooker, homeowner, will be present to discuss the project*
- **(informal, via Zoom) 378 East Curtin** – external modifications from prospective buyer
 - *Wendi McNichol, prospective home owner, will be present to discuss the project*

Administrative Approvals:

- *** 127 East High Street (Centre County)** – Replacement of existing shingles with GAF Timberline HDZ SG shingles in similar color.
- *** 210 West Church Lane (Witherite)** – Replace the existing failing deck. Deck will be rebuilt with pressure treated lumber and have the same footprint and design as current deck. Will be 4' X 4' and 40" tall with five steps. Bottom will be finished with Lattice and deck will have a protection stain.
- *** 125 North Allegheny Street (Masonic Building)** – Replace and dispose of existing shingles. Supply and install Atlas Roofing System. Install EPDM on upper 3rd story low sloped roof and the lower 1st story low sloped roof areas.
- **111 East High Street (Vincient-Killian)** – Construct gate to prevent people from entering the courtyard illegally. Gate will be wooden slat, six foot high, attached to 9'-2" existing brick wall and will be twelve feet in length.

- *** 125 North Potters Street (Deibler)** - Remove existing shingle and replace with Certainteed Landmark Lifetime shingles. Color to be similar to current shingle.

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

Information / Discussion Items:

- (via Zoom) **Draft of the updated Historic Design Guidelines.**
- Resources for historic storm window replacement

Old Business:

- **Waffle Shop Mural** – Mural location and application approved at 5/28/2024 meeting and approved by Borough Council at 6/17/2024 meeting. Discussion about historical accuracy of content.

New Business:

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JULY 23RD 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: July 9th meeting minutes

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review:

- *** 127 East Curtin Street (Scutti)** – build a 22' x 24' 2-car garage off of Ardell Lane. Garage will have three windows, 1 man door, two garage doors on cement pad, 6-inches thick. Siding will T111 and colors to match house and shed on property. Walls will be 10' high with shingle roofing with 4/12 pitch.
 - *Mark Wolfe, contractor for the project, will be present to discuss the project*

Administrative Approvals:

(These were on the previous agenda, but I didn't get a chance to report on them)

- *** 127 East High Street (Centre County)** – Replacement of existing shingles with GAF Timberline HDZ SG shingles in similar color.
- *** 210 West Church Lane (Witherite)** – Replace the existing failing deck. Deck will be rebuilt with pressure treated lumber and have the same footprint and design as current deck. Will be 4' X 4' and 40" tall with five steps. Bottom will be finished with Lattice and deck will have a protection stain.
- *** 125 North Allegheny Street (Masonic Building)** – Replace and dispose of existing shingles. Supply and install Atlas Roofing System. Install EPDM on upper 3rd story low sloped roof and the lower 1st story low sloped roof areas.
- **111 East High Street (Vincient-Killian)** – Construct gate to prevent people from entering the courtyard illegally. Gate will be wooden slat, six foot high, attached to 9'-2" existing brick wall and will be twelve feet in length.
- *** 125 North Potter Street (Deibler)** - Remove existing shingle and replace with Certainteed Landmark Lifetime shingles. Color to be similar to current shingle.

- **223 North Spring Street** – shingle to shingle roof replacement. On 7/15/2024 I noticed roof work being done without any prior HARB approval. I spoke with the contractors and homeowner. They were responsive and submitted the application within hours. The roof project is a shingle-to-shingle roof replacement. Shingles are Owens Corning TruDefinition, color: Williamsburg Gray. Gutters and downspouts will also be replaced.
- **441 North Spring Street** – Breeze Easy HVAC Company will be installing 2 outdoor heat pump units on the ground for central air and heat. Approval for two locations: Below the fire escape, located on the rear (west) side of the house or on the south side of the house. Contractor prefers first option. Shrubbery will be placed around the units for shielding from public view.
 - HVAC unit dimensions: 40 inches high X 35-1½ inches wide X 35-1½ inches deep.
 - There will be 2 units (one for the first floor and one for the second floor).
 - There will be 3.5-inch cover guard to cover, or hide, any lines or power that is run to the exterior.
 - Use brown or grey to match, or blend in, with the exterior of the house.

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

Information / Discussion Items:

- **Resources for historic storm window replacement.** A gentleman that owns a historic house outside of the Borough stopped by to ask if HARB any resources for local companies that do storm window replacements. He's having difficulty finding a window company that does storm windows at all. He'd like to keep his original wood windows, but replace the storm windows.
- **Waterfront Development** - Building #2 design – any further thoughts?
- **125 N. Allegheny** – Brick work approved by HARB on 9/27/2022. Same work is being done to the other wide of the building. The same historical procedures as done previously. Nick Raimondo is the Contractor for the project. <https://www.raimondo.com/>. Project will continue as funding allows.
- **Administrative Approval Provisions** – any updates or changes to this document?

Old Business:

- **Waffle Shop Mural** – Mural location and application approved at 5/28/2024 meeting and approved by Borough Council at 6/17/2024 meeting. Discussion about historical accuracy of content.
- **Draft of the updated Historic Design Guidelines** – comments due by July 26th

New Business:

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: AUGUST 13TH 2024 TIME: 8:30AM

SMALL CONFERENCE 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 Leahey		
Marc McMaster		
Maria Day		
Philip Ruth		

Approval of the HARB meeting minutes: July 23rd meeting minutes

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review:

Administrative Approvals:

- **359 East Curtin (Rooker)** – shingle to shingle roof replacement
 - Replace shingle roof on both house and carriage house. Replace with: Owens Corning TruDefinition Duration architectural shingles. Colors for consideration: Peppercorn, Williamsburg Grey, Driftwood, Teak, and Estate Grey.
 - Contractor: Starway Roof System, 126 Hoy Road, Howard PA 16841
- **217 North Allegheny (Riffles and Runs B&B)** - Replace existing tongue & grove wooden porch floor with new flooring, also tongue and grove. Repaint with current color (blue).
- **306 East Linn (Serpi)** - Exterior paint of house.
 - Main Body: Gilded Glamor MQ2-06 Behr; Varnished Ivory MQ3-40 Behr; Trim Primary: Night Blooming Jasmine YL-W10 Behr; Trim Secondary: Wine Not MQ1-02 Behr; Window Sash: Vine Leaf N400-7 Behr; Porch Columns: Night Blooming Jasmine YL-W10 Behr; Porch Balusters: Night Blooming Jasmine YL-W10 Behr; Porch Decking: Gilded Glamor MQ2-06 Behr
- **352 East Curtin (Nastase)** – Scrape and paint wooden porch. Banisters and balusters will be painted white and floor will be painted light gray. Repair of porch boards may be necessary.
- **430 East Linn (King)** - Replacement of existing shingles with Owens Corning Duration, color: Onyx Black.

Information / Discussion Items:

- Match Factory / APS Historical Marker – I have been working with folks from the Philatelic Society about potential locations for directory signage for the Match Factory complex. They would like to have signage at the Willowbank / Phoenix Ave., but current signage and sight lines make it difficult. To alleviate some of this, PHMC has agreed to move the historic marker sign closer to the Match Factory.

Old Business:

- **Draft of the updated Historic Design Guidelines**
 - Jessica's response to my email outlining some initial comments to the draft (her responses are in red) – her email response is dated 7/25/2024
 - On 7/29/24: I forwarded Jessica's response to Frank Grumbine and talked with Frank about the contributing vs. noncontributing issue. He followed up with an email, which is included. His email is dated 7/29/2024.
 - Amy Kelchner has submitted comments to Jessica
 - Philip Ruth has submitted comments to Jessica
- **CLG Grant** – the ending date for the grant is September 30, 2024. I can request an extension is needed.

New Business:**Adjournment:**

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: NOVEMBER 12TH 2024 TIME: 8:30AM

SMALL CONFERENCE 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 Leahey		
Marc McMaster		
Maria Day		
Philip Ruth		

Approval of the HARB meeting minutes: August 13th meeting minutes

August 27th, September 10th, September 24th, October 8th, October 22nd meetings canceled

Public Comment:

Additions / Corrections to the Agenda:

- Conditional approval of another term for Sam McGinley, Chair, and Walter Schneider, CRCA representative.
- Zoning updates on property maintenance issues

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

Project Review: None

Administrative Approvals:

- **125 North Potter Street (Deibler)** - COA issued 10/10/2024: Replace existing decks (two) and stairs (one) using pressure treated lumber. Decks/stairs will not be painted and will maintain same footprint and design as current deck, with small modifications for Code compliance.
- **201 North Spring Street (Bellefonte Presbyterian Church)** – COA issued on 11/1/2024: Installation of new mini-split system heat pumps, with ten (10) indoor units and two (2) outdoor units. Outdoor units will be located on the west side of the Education Building, not visible from North Spring Street.
- **117 North Thomas Street (Kaphart)** – COA issued on 11/4/2024: Replace garage roof with new shingle roof: Timberline HDZ shingles. LayerLock Technology and StainGuard Plus Algae Protection.

Information / Discussion Items:

- **Reviewed Historic District Design Guidelines** – Gina sent to HARB via email on 10/25/2024. Updated

- **Landmarks sent 2nd revision to Gina 11/8/2024** – this includes PHMC annotated comments that were not included in the 10/25/2024 revision.
 - Is HARB OK with the guidelines in Parts 3 thru 5.
 - Jessica will gather additional photographs when she comes out for the public meeting. If there are any photographs HARB has or properties HARB thinks Landmarks should include as good representations, please let me know.

Old Business:

- **10/3/2024 Email update to HARB** – included Administrative Approvals from August 13, 2024 through October 3, 2024.

New Business:

- Public meeting for a presentation on the updated Bellefonte Borough Historic Design Guidelines on **Tuesday, November 19 from 6 – 7:30 p.m.** in the Large Meeting Room of 301 N. Spring Street.

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: DECEMBER 10TH 2024 TIME: 8:30AM

LARGE MEETING 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: November 12th meeting minutes

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review:

- *(Informal review)* **231 West Linn Street** – Rebuild the roof of the barn on the north facing (alley) side. Would like to avoid replacing the two dormers, as they are in poor condition, and redo the roof as a flat surface, to match the south facing side. Barn can be observed from Church Lane, which dead ends just beyond the barn.
 - Homeowners, Hope Boylston & Stephen Beckerman, will be present to discuss the project.
- **High Street / Dunlop Street (Bellefonte Waterfront Project)** – Revision to May 28, 2024 HARB meeting, which combined the originally proposed Building 2 and Building 3 into a single building for a parking garage, commercial space, and condominiums. HARB tabled project and requested alternative design options of the new building to reflect a more historic look.
 - *Peter Laucks, Laucks Architects, PC, will be present to discuss the project.*

Administrative Approvals:

- **127 W Curtin Street (Chichester)** – Replacement of existing shingles with Owens Corning True Definition, 4-year shingle, color: Brownwood.
- **100 N. Allegheny Street (Brother's Pizza)** – business signage for new restaurant.

Information / Discussion Items:

Old Business:

- **FINAL DRAFT Historic District Design Guidelines** – Gina sent to HARB via email on 12/3/2024. Review and make recommendation to approve.

New Business:

- HARB meeting dates for 2025.

Adjournment: