

**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.