

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
(DRAFT) MEETING MINUTES
January 14, 2025 - 8:30 a.m.
Small Meeting Room, 1st FLOOR
301 N. Spring Street
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The January 14, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:34 a.m.

MEMBERS PRESENT: Walt Schneider
Mike Leakey
Marc McMaster
Philip Ruth
Amy Kelchner

MEMBERS ABSENT: Megan Tooker
Maria Day
Gay Dunne

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey

Approval of the HARB meeting minutes:

McMaster motioned to approve the minutes of the December 10, 2024 meeting. Ruth seconded. No discussion. Motion carried.

(No meeting was held on December 24, 2024 due to the holiday.)

Public Comment: Joanne Tosti-Vasey commented regarding a stained-glass window.

Additions / Corrections to the Agenda: NONE

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: NONE

Reorganization:

- Re-appointment of Walt Schneider for a four-year term by Borough Council on 1/6/2025
- Appointment of officers: Chair and Vice-Chair

- FYI: Barbara Dann was appointed the new Council President. Doug Johnson is the Vice-President and Deborah Cleeton is Pro-Temp.
- Sam McGinley has retired from HARB.
- It was suggested that Walt be appointed the new chair.

Day made a motion to nominate Walt Schneider as Chair of HARB. Ruth seconded. Motion carried.

Kelchner motioned and Leahey seconded to nominate Megan Tooker as Vice Chair. Motion carried.

The HARB Board agreed to recommend to Borough Council to have Gay Dunne or Amy Kelchner appointed as a full member of HARB, and to post the vacancy as an "alternate".

Project Review: NONE

Administrative Approvals:

- **103 North Ridge Street (Witherite)** - Roof replacement of existing 3-tab shingles with Owens Corning TruDuration Architectural Shingle. Color: Sandcastle.
- **120 South Water Street (Fairmount Property Management)** – Roof replacement of existing shingles with CertainTeed Landmark Pro, architectural shingle. Color: Moire Black
- **106 East High, Courthouse Annex (Centre County Government)** – Exterior repairs and maintenance. All work is being done in kind and/or to match existing. Physical and electronic samples on file as the Borough office.
 - Painting all exterior doors, window trim, and dental work
 - Repointing brick and masonry where applicable
 - Replacing glass in three windows on north side of building above main entrance.

Information / Discussion Items:

- Lighting / signage enforcement in downtown historic district
- Enforcement action against the Gate House at the Academy
 - The owner of the property is interested in removing the property
- The Beaver Farm Property – the school district expressed interest in tearing down the historic stone farmhouse located on the new elementary school property.
- The old Cerro Warehouse – a stop work order was issued
 - The property owners have to find a way to fix the warehouse and stabilize the church.

Old Business:

- Finalizing the reporting for the CLG grant. There is a final invoice to send to PHMC.
- Uploading Guidelines to the Borough Website.

New Business:

- Recommendations for HARB vacancy.

Adjournment:

With no other business to come before HARB the meeting adjourned. The meeting adjourned at 9:22am.

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
(DRAFT) MEETING MINUTES
February, 25th, 2025 - 8:30 a.m.
Small Meeting Room, 1st FLOOR
301 N. Spring Street
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The February 25, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m.

MEMBERS PRESENT: Megan Tooker, Vice Chair
Maria Day
Philip Ruth
Gay Dunne
Amy Kelchner

MEMBERS ABSENT: Walt Schneider, Chair
Mike Leakey
Marc McMaster

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Tom Songer, BWG
Peter Laucks, BWG

Approval of the HARB meeting minutes: Ruth motioned to approve the minutes of the January 14, 2025 meeting. Kelchner seconded. No discussion. Motion carried.

The January 28th and February 11th meetings were canceled as there were no formal projects for review.

Public Comment: NONE

Additions / Corrections to the Agenda: NONE

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: NONE

Project Review:

Bellefonte Waterfront Development – Updated project design based on feedback given at the December 10, 2024 HARB meeting.

- There was extensive discussion regarding the project – clarification of various details and features.

- A 62-slide presentation was presented to HARB that detailed various design elements and materials to be used.

(I could not hear this motion as presented by the speaker. The speaker did not announce his/her name. The second did not announce his/her name, either. Reminder to speak loudly and clearly when making motions/seconds. Another option is to have the chair re-state the motion, the name of the person making the motion, and the name of the second loudly and clearly for transcription purposes.)

Added by Thompson:

HARB members were impressed by the redesign presented by architect Peter Laucks and appreciated the changes made in response to discussions at the May 2024 and December 2024 HARB meetings. They felt that the architectural features complemented the town's historic aesthetic and that the revisions to Building 2 created a more cohesive relationship with the Hotel's design. At the conclusion of the discussion, Mr. Songer expressed his appreciation for HARB's input throughout the project, noting that their suggestions contributed to a stronger final design. There were some recommendations for minor adjustments to both the Hotel and Building 2, which Ms. Songer and Mr. Laucks agreed to incorporate.

Motion by Ms. Day and seconded by Mr. Ruth to approve the updated Waterfront Development Project design, including modifications to the already HARB approved Building 1 (hotel). Building 2 (garage, condos, commercial) will have modifications made per discussion between HARB and the developer and architect. Motion approved.

Building 1 (hotel) modifications from original HARB approval:

- *Juliet balconies on three hotel entrances (Dunlop, High, and creek sides)*
- *Removal of 2nd floor walkout*
- *Add corbels to High St (narrow) side of clock face*

Building 2 (garage, condos, commercial) modifications will be made:

- *Railings will change from white to black (developer discretion as to all or some)*
- *Window color will change from white to black*

Administrative Approvals:

- **107 N. Spring Street (Witherite)** - Replace existing asbestos siding shingles with identical looking non-asbestos shingles. Siding will be painted to match the color of previous siding. Product: GAF WeatherSide™ Purity™ Fiber-Cement Siding Material is on recommended list of Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors
- **231 W. Linn Street (Boylston)** - Replace north-facing roof on barn along Church Lane with shingles to match south-facing side of roof, replaced several years ago. Two dormers will be removed and replaced with shingles to match the other side. Shingles: Owens Corning Supreme 3-tab, color: Estate Gray. Dormer removal was discussed at the 12/10.2024 HARB meeting. There were no concerns with project.

- **125 N. Allegheny Street (Edward Jones)** - Updated design for current business sign. Size: 24" x 36" | Material: Wood | Maker: Fast signs National Accounts | Colors: Gray and white. Location: Bladed sign hanging in front of store. Street hanging sign. Zoning permit issued on February 3, 2025.
- **216 S. Allegheny Street (Hazel Plumbing)** - Black flat cut acrylic letters, all caps (see application for mockup). Size: 15" x 72" wide. Maker: Gavek Graphics. Location: Front of building.
- *** 234-247 N. Allegheny Street (Bratton)** – Rear north porch/deck: reframe and repair; rear south deck: demo and replace. See application for specific details of project.
 - HARB did not approve this Administrative Approval. Gina will go back to the homeowner with HARB's comments.
- *** 121 S. Potter Street (Witherite)** - New doghouse at rear elevation for OA intake and new exhaust air louver on left side elevation
- **203 N. Spring Street (Bellefonte Presbyterian Church)** – Construction of fence along south property line, with one 6-foot section of fence will extend 90 degrees westward (toward Spring Street). Materials: 4 ft high x 6 ft long panels of black powder-coated aluminum, with twin top rails, a flat top and picket bottom. The new fence will match the fence installed around the walkway/patio in 2017. All posts and hardware will match black color of the panels and gate.

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

Information / Discussion Items:

- At the February 3, 2025 meeting, Borough Council approved **removing the Sign Ordinance from our Zoning into its own chapter within the Borough Code**. This would allow Gina to more easily modify the ordinance and allow for easier enforcement. Gina still needs to look into the process for removing an ordinance from Zoning.
 - **OCA Memo to Council:** This is included so members can read the rationale for the Sign Ordinance request and also information about new businesses in the borough.

Ms. Thompson explained that this would allow her to get a better handle on the signage issues, specifically in the downtown Historic District.

- For consideration: adding an "after the fact" application fee for projects that are done without prior approval. This fee would be significantly greater than the normal application fee.
 - Norfolk, VA: "we require an after-the-fact approval. We don't have fines, but we do have a separate application fee for after-the-fact applications (\$15 regular; \$840 for after-the-fact). If work is found to be inappropriate, we will recommend that it be removed."

HARB liked the idea of adding a “after the fact” application fee and will explore this more.

Old Business: NONE

New Business: Recommendations for HARB vacancy.

Adjournment:

With no other business to come before HARB the meeting adjourned at 10:24 a.m.

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
(DRAFT) MEETING MINUTES
April 22, 2025 - 8:30 a.m.
Oak Room/Small Meeting Room, 1st FLOOR
301 N. Spring Street
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The April 22, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m.

MEMBERS PRESENT: Walt Schneider, Chair
Mike Leakey
Marc McMaster
Maria Day
Philip Ruth
Amy Kelchner

MEMBERS ABSENT: Gay Dunne (resigned)
Megan Tooker, Vice Chair (ABSENT)

NOTE: Ms. Dunne resigned from HARB due to personal reasons. Amy Kelchner will be recommended to fill the vacancy and HARB will be advertising to try to fill the 2 Alternate vacancies.

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Barb Dann
Ann Marie Bellor (176 E Curtin)
Matt Bellor (176 E Curtin)

Approval of the HARB meeting minutes: February 25, 2025

The meetings scheduled for March 11th and March 25th were canceled due to a lack of projects requiring formal review.

McMaster motioned to approve the minutes of the February 25, 2025 meeting. Ruth seconded. No discussion. Motion carried.

Public Comment: NONE

Additions / Corrections to the Agenda: NONE

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: NONE

Thompson notes:

- Mike Leakey is the architect for the 176 E Curtin Street project and also working on the renovations for the Phoenix Avenue businesses (under administrative approval)

Project Review:

- **176 East Curtin** – Renovation of existing one-story concrete block garage into 1 1/2 story dwelling. Conceptual design only.
 - The owners were present to discuss the project and they are adding a carriage house/small dwelling with a screened in porch to the existing structure.

Thompson notes:

- Current garage, converting to garage house, adding half story
- Screen porch
- Need to look into zoning for maximum allowable height and parking regulations
- History of garage is maybe 1960s, house was built in 1915
- A survey needs to be done to determine the property boundaries
- How will the power lines impact chimney placement
- Materials: drivet system, standing seam roof or metal shingle, Anderson or Marvin windows, composite

Administrative Approvals:

- **347 E. Linn Street (Stewart)** – roof replacement and repair: shingles, rubber EPDM, paint and repair dormers, replace fascia board, repaint woodwork
- **120 W. High Street (Elks)** - Replace the gutters on the front porch of the building. Current gutters are half round and will be replaced with half round gutters, same color.
- **378 Phoenix Avenue (KV Nails)** – Signage for new business. Size: 24” x 89”, AlumPanel store front signage that is matching other signage background colors in the plaza, with KV Nails as the text in black and light blue shadowing effect. Maker: Signs of Excellence.
- **380 Phoenix Avenue (Revival Health & Rehab)** – Signage for new business. Size: 24” x 89” and 11” x 46” (two sided), Colors: beige and black. AlumPanel sign on front of building above entrance and two-sided AlumPanel sign on the shopping center ground sign by road. Maker: Pine Creek Designs, Chris Weaver.

Information / Discussion Items:

- Frank Grumbine, Community Preservation Coordinator from PHMC, was present to discuss any questions regarding the new Historic District Design Guidelines and provide guidance on how to functionally implement them.

Thompson notes: Discussion about the new guidelines being a living document that can be changed or updated to reflect what is needed for the Bellefonte HARB review. Recommended to review the document annually to see what, if anything, needs to be changed based on the previous year's reviews. Use guidelines as a tool for approval or denial of projects.

- Gina continues to work with Centre Region Code Administration on property maintenance issues. If you have any concerns about a specific property, please let Gina know.

Thompson notes: Mr. Schneider went through a list of properties that are in the Historic District that CRCA is working on for compliance: Beaver Farm schoolhouse, "Castle House" on Thomas St, Academy Gatehouse, TMG Builders retaining wall.

- List of new businesses in downtown commercial district this year so far:
 - Bishop W 120 – Astrid Glo Beauty, LLC
 - Allegheny N 110 – Smoke Shop
 - High E 117 – Lucid Ink
 - Allegheny N 105 – Midnight Munchies
 - Spring N 105 – Happy Valley Cleaning
 - Allegheny S 107 – Every Season Home & Living
 - Phoenix 378 – KV Nails
 - Potter S 167 – The Parlor / Belle City Bites
 - High E 111, Suite 1 – Family Building Adoptions
 - Bishop W 106 – Shaky Hands Coffee Shop
 - High W 221, Suite 1200 – Overcomer Medical Clinic
 - Phoenix 380 – Revival Health & Rehab
- Don Holderman has been hired as the interim Borough Manager until a replacement is found. He is part-time and works approximately 15 hours a week in the office.

Old Business:

- At the March 3, 2025 meeting, Council approved the revised designs of Building 1 (hotel) and Building 2 (garage, condo, commercial) of the Bellefonte Waterfront Project.
- Gina is still working on amending the sign ordinance to remove certain types of signs and lights from Historic District.
- We had discussed at the last meeting adding language in the ordinance for an "after the fact" application fee for projects that are done without prior approval. This fee would be significantly greater than the normal application fee. Gina hasn't had a chance to look into this, but she will try in the next few months.

New Business:

- Gay Dunne resignation from HARB
- Appointment of Amy Kelchner from alternate to permanent member
Ruth motioned and Leakey seconded to appoint Amy Kelchner as a permanent member of HARB. Motion carried unanimously.
- Recommendations for HARB alternates, Planning Commission, and Zoning Hearing Board vacancies.

Adjournment: *With no other business to come before HARB the meeting adjourned at 9:47am.*

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
June 10, 2025 - 8:30 a.m.
Oak Room/Small Meeting Room, 1st FLOOR
301 N. Spring Street
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The June 10, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m.

MEMBERS PRESENT: Walt Schneider, Chair
Megan Tooker, Vice Chair
Maria Day
Philip Ruth
Amy Kelchner

MEMBERS ABSENT: Mike Leakey
Marc McMaster

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Ron Iadarola

Approval of the HARB meeting minutes: *Kelchner motioned to approve the minutes of the April 22, 2025 meeting. Ruth seconded. No discussion. Motion carried.*

Public Comment: NONE

Additions / Corrections to the Agenda: NONE

Kelchner motioned to approve the Agenda. Day seconded. No discussion. Motion carried.

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: NONE

Project Review:

111 W. Curtin Street (Iadarola) – New roof on house and additions, front and side porch additions, garage addition, add dormers to existing roof. Roof will be shingle, dormers will be standing seam. Materials and product information included in application.

Discussion (notes added by Gina)

- Ranch was built in place of the Victorian that burned
- Still historic for its time

- Walt suggested project manager or design professional present renderings to HARB, rather than Mr. Iadarola submitting hand drawings
- Having renderings will help HARB have a better understanding of scope of project
- Hard to visualize porch roof line and how that will work with what homeowner wants to construct

Day motioned to table this project pending updated, more detailed renderings of all 4 sides of the structure. Ruth seconded. Motion to table carried.

There was a discussion regarding project reviews and how HARB can help homeowners be prepared to present their project to HARB in an efficient and effective manner in order to get projects approved in a timely manner. It was suggested that HARB provide some kind of consultations services.

Administrative Approvals:

- **106 West Bishop Street (Shaky Hands Coffee Shop)** – Business sign. (4/24/2025)
- **156 East Curtin Street (North)** – Dormer repair and paint. (5/6/2025)
- **363 East Linn Street (Cowdrick House)** - Install handrails and rail extensions to side porch for code compliance per CRCA for Bed & Breakfast. (5/22/2025)

Information / Discussion Items:

- Recommendations for HARB alternate, Planning Commission, and Zoning Hearing Board vacancies.
- Bellefonte Borough advertised for the Borough Manager position. Applications were due on June 6, 2025.
- Planning Commission is researching possible provisions to vape/smoke shop businesses, including hours of operation, signage, etc.
- Gina is working on LED and lighted sign enforcement and ordinance updates.
- There was a brief discussion regarding the Waterfront Hotel Project.

Old Business: NONE

New Business: NONE

Adjournment:

With no other business to come before HARB the meeting adjourned at 9:26am.

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
August 12, 2025 - 8:30 a.m.
Oak Room/Small Meeting Room, 1st FLOOR
301 N. Spring Street
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The August 12, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m.

MEMBERS PRESENT: Walt Schneider, Chair
Megan Tooker, Vice Chair
Mike Leakey
Marc McMaster
Philip Ruth
Amy Kelchner

MEMBERS ABSENT: Maria Day

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Ron Iadarola

Approval of the HARB meeting minutes: June 10, 2025
McMaster motioned to approve the minutes of the June 10, 2025 meeting. Tooker seconded. No discussion. Motion carried.

Public Comment: NONE

Additions / Corrections to the Agenda: NONE

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

- Mike Leakey will be presenting two projects, 201 W. High Street: as the property owner and 176 E. Curtin Street: as the design professional.

Project Review:

- **111 W. Curtin Street (Iadarola)** – New roof on house and additions, front and side porch additions, garage addition, add dormers to existing roof. Roof will be shingle, dormers will be standing seam. Windows will be reused and trim painted black. Materials and product information included in application.

Gina Thompson's notes:

Mr. Iadarola, the homeowner, presented color renderings of his proposed exterior renovation project. His plans include powder-coating the brick façade of the original house while allowing some of the brick to remain visible. The new porch addition will feature a standing seam metal roof, while the west-end porch will include latticework and a metal roof. Vinyl railings and siding are proposed, consistent with the existing vinyl siding. New windows will be Pella, vinyl-clad with a black wood finish. HARB members expressed appreciation for Mr. Iadarola returning with a more accurate and descriptive illustration of his exterior remodel plans. They noted that the renderings clearly show where the new additions would be and that the project serves as a good example of how a mid-century ranch can be thoughtfully expanded.

Ruth motioned and Kelchner seconded to approve this project as presented. No discussion. Motion to approve carried.

- **176 E. Curtin Street (Williams)** – Renovation of existing one-story concrete block garage into 1½ story dwelling.
 - *Mike Leakey, design professional, will present project*
 - Homeowners may seek a variance to have only 1, not 2 off street parking spaces. The screened in porch could be considered a carport.
 - There is a setback issue with a firewall that will be addressed – window on the east side.

Gina Thompson's notes:

The existing foundation and footprint of the garage will remain; however, a 6-inch setback from the garage foundation must be created to comply with ICC code, per Centre Region Code Administration. Discussion also addressed the placement of the east-side window. Because any structure within five feet of a property line requires fire rating, the proposed window must either be fire-rated or removed. The roof will be asphalt shingle, with stucco siding and a thin brick veneer applied over the substrate. Windows will be craftsman style. Additional discussion considered whether the addition should reflect the architectural style of the residence on Curtin Street or align more closely with the existing carriage houses. According to the standards, the design is not required to replicate or mimic the Historic District, but should complement it through the use of compatible materials and design elements.

Ruth motioned and McMaster seconded to approve this project as presented with the designer having two options: 1) The proposed covered porch could also be designed to include parking, so it would become a 3-season room; 2) allow for the options regarding the east side window. Discussion regarding the options listed. Motion to approve carried. Leakey abstained.

- **201 W. High Street (Leakey)** – Addition of a rooftop mechanical equipment platform
 - *Mike Leakey, property owner, will present project*

Ruth motioned and McMaster seconded to approve this project as presented.

Tooker moved to table and McMaster seconded. Motion was tabled. .Leakey abstained

Gina Thompson's notes:

There was discussion regarding screening of the mechanical equipment and whether it should be finished with shingles or thin brick. Leakey expressed concern about the weight of either option. Placement on the roof and overall weight distribution were also considered. Schneider suggested relocating the platform to the lower edge and side of the roof, where there would be stronger support and the design could align with the

existing dormer. This placement would also provide easier access, as it is near the utility corner of the building. Schneider recommended tabling the project until a new concept could be proposed.

Administrative Approvals:

- **334 E Howard Street (Bellefonte Building Supply)** – exterior paint of house in blend of Folk Victorian and Gothic Revival: Benjamin Moore, Rockport Gray, HC – 105; Sherwin-Williams Rojo marron SW9182; Benjamin Moore revere pewter HC – 172; Sherwin-Williams retreat SW6207. (5/30/2025)
- **217 W Curtin Street (Baker)** – Wrap around deck and small entry porch with two new exterior doors. (6/17/2025)
- **126 S Allegheny Street (Smith & Front)** – business sign
- **448 E Linn Street (Minteer)** - Installation of 3 ½ foot tall fence in front yard. Fencing material will be natural wood.

Information / Discussion Items:

- Recommendations for HARB alternate, Planning Commission, and Zoning Hearing Board vacancies.
- Select members of Borough Council and borough staff have conducted interviews for the Borough Manager position.
- Don Holderman's last day as Interim Borough Manager is August 29.

Old Business: NONE

New Business: NONE

Adjournment:

With no other business to come before HARB the meeting adjourned at 9:34am.

****NOTE FROM THE TRANSCRIPTIONIST: General reminder to HARB members to please make sure their microphones are on, and that they announce their names loudly and clearly for all motions and seconds.**

For example:

Chair: Call for a motion to xyz
HARB Member: So moved, Smith
HARB Member: Second, Jones

It is also helpful to announce attendance, and adjournment time.

This will help ensure accurate note taking and help to avoid difficult audio fees. Thank you for your help.

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
September 9, 2025 - 8:30 a.m.
Oak Room/Small Meeting Room, 1st FLOOR
301 N. Spring Street
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The September 9, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:33 a.m.

MEMBERS PRESENT: Walt Schneider, Chair
Mike Leakey
Marc McMaster
Maria Day
Philip Ruth

MEMBERS ABSENT: Megan Tooker, Vice Chair
Amy Kelchner

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Jan Bratton

Approval of the HARB meeting minutes: August 12, 2025
McMaster motioned to approve the minutes of the August 12, 2025 meeting. Leakey seconded. No discussion. Motion carried.

The meeting scheduled for August 26, 2025 was canceled due to a lack of projects requiring formal review.

Public Comment: NONE

Additions / Corrections to the Agenda:

- For discussion/review: Jan Bratton is present at the meeting to discuss a house on N. Allegheny Street that is experiencing issues with an older barn located the rear of the property. The barn has a water line that goes through the barn and is causing issues. One option is to take down the barn.

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

- Mike Leakey is the Design Professional working on the Stewart garage addition. He will present the project for review. 347 E. Linn Street

Project Review:

- **(discussion only) 247 N. Allegheny Street** – Discussion: barn removal due to water line and water damage. Barn is on Locust Lane.
- **124 W. High Street (Plaza Building)** – exterior paint of trim and doors, replace the green tile columns under the overhang with a woodgrain poly board.
 - Trim: SW 6258 Tricon Black
 - Exterior doors: Umber Rust SW9100

The property owner was not at the meeting to present the project.

Maria Day moved to approve this project for paint colors only. Leakey seconded. The project was NOT approved.

It was recommended to table this project pending further information and approval, and that the property owner hire a consultant to help with the design components.

Leakey motioned to table this project pending further information. McMaster seconded. Motion to table passed.

- **347 E. Linn Street (Stewart) – garage, breezeway addition in rear of house.**
 - *Mike Leakey, from Hoffman Leakey, will present project.*
 - Project info: 27' x 28' garage, sidewalls – 10-foot height, attic above
 - 10' x 16'9" breezeway, storage above
 - Siding – board and batten, cement board
 - Roof – black metal standing seam
 - Window & amp; door trim – black, cross burn style
 - Black finish barn lights

Maria Day moved to approve this project as presented. Philip Ruth seconded. The project was approved and will be forwarded to Council for final approval.

Administrative Approvals:

- **334 109 S. Thomas Street (Filetti)** – vinyl siding replacement in kind. 9/4/2025
- **322 E. Curtin Street (Mills)** - Paint second story aluminum siding to match first story brick and black mortar. Second story will be painted in a dark charcoal. Brick will not be painted. 9/4/2025
- **377-379 Phoenix Avenue (Cain)** – Roof replacement: shingle to shingle. Owens Corning, TruDefinition Duration. Soffit and fascia installed on 379 to match what is currently on 377. 9/2/2025
- * **130 W Burrows Street (Aikens)** – Roof replacement: shingle to shingle. Owens Corning, TruDefinition Duration, color: peppercorn. Replace K-style gutters with new gutters. 8/28/2025
- **107 S. Allegheny (Egar)** – Business sign for Every Season Home and Living. 8/28/2025

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

Information / Discussion Items:

- 125 North Allegheny Street (Masonic Building) - brick work approved by HARB on 9/27/2022 - same work being done on rear of building. Work is being done by Raimondo Restoration, Inc.
- Recommendations for HARB alternate, Planning Commission, and Zoning Hearing Board vacancies.
- Gina spent some time on 9/5/2025 working with Centre Region Code Administration to take inventory of blighted or run down properties both in and outside of the Historic District. Some of these properties have been issued letters and citations are likely to follow.
- Discussion regarding Pelican Snowballs paint color and issuing “temporary” approvals for paint colors.
- Discussion regarding the waterfront hotel property – parking garage and sprinkler system.

Old Business: NONE

New Business: NONE

Adjournment:

With no other business to come before HARB the meeting adjourned at 9:41am.

****NOTE FROM THE TRANSCRIPTIONIST: General reminder to HARB members to please make sure their microphones are on, and that they announce their names loudly and clearly for all motions and seconds. Please be sure to announce the meeting END time.**

Announcements of motions and seconds for this meeting were much better. Thank you!

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
October 14, 2025 - 8:30 a.m.
Oak Room/Small Meeting Room, 1st FLOOR
301 N. Spring Street
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The October 14, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:33 a.m.

MEMBERS PRESENT: Walt Schneider, Chair
Megan Tooker, Vice Chair
Philip Ruth
Amy Kelchner

MEMBERS ABSENT: Mike Leakey
Marc McMaster
Maria Day

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey – Borough Council Member
Dave Pribulka – Interim Borough Manager
Matthew Nelson

Approval of the HARB meeting minutes: September 9, 2025

- *Ruth motioned to approve the minutes of the September 9, 2025 meeting. Kelchner seconded. No discussion. Motion carried.*
- The meeting scheduled for September 23rd was canceled due to a lack of projects requiring formal review.

Public Comment: NONE

Additions / Corrections to the Agenda:

- For discussion/review: The Plaza Centre (if time allows)

Kelchner motioned to approve the amended agenda, adding a discussion regarding the Plaza Centre. Tooker seconded. No discussion. Motion passes unanimously.

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: NONE

Introduction: Mr. Pribulka – interim borough manager, introduced himself to the board

Project Review:

- **126-128 North Spring Street (Nelson)** – Replacement of 5 exterior first floor doors (2 front, 2 rear, 1 alley) due to severe deterioration and security.
 - Property Owner, Matthew Nelson, will be present to discuss the project.

Kelchner moved to approve this project as presented. Tooker seconded. Discussion included details about the project. Motion carried unanimously. The project proposal will be sent to Borough Council for further review.

Ms. Thompson's notes:

The doors are currently veneer. Front doors will have to be cut down in order to fit without removing original door frame molding trim. Current doors are 34 inches and 35 inches and new doors will be 33 ½ inches. Property owner proposed glass to bring it back to historic accuracy. Difficulty in getting materials for hardwood doors – the wait time and cost is significant. Composite materials look almost identical to real wood and are an appropriate alternative material.

Administrative Approvals:

- There are several pending reviews, but none that have been completed at this time.

Information / Discussion Items:

- Recommendations for HARB alternate, Planning Commission, and Zoning Hearing Board vacancies.
 - Gina mentioned that there is a community member interested in the Planning Commission vacancy, and there is another community member interested in joining the Zoning Hearing board.
- Waterfront Project update
 - The project is continuing as presented.
 - HARB members expressed and discussed great concern about the delays with the project and how to manage further delays and/or construction of an incomplete project.
- Sign ordinance updates pending. Will continue to send sign violations in HD when time allows. A notice of violation was sent to the vape shop and they have decreased the number of lighted signs at the store.
- Plaza Centre discussion
 - Matthew Nelson, business manager, was present to answer questions and discuss project with HARB members for upcoming formal review and approval consideration.

- Concerns discussed at last meeting:
 - Columns in the front (material and look)
 - Square ornament on the façade
 - Black marquee
 - Green tile (impossible to color match)
- Name will be changed to Plaza Bellefonte and a logo from the 60's will be used/brought back.
- It was noted the building was previously a theatre and preserving that historic look is a priority for HARB. The new look being proposed is too modern.
- Overall recommendation is to look at other options to black and reconsider tile – even if it's a different color

Ms. Thompson's Notes:

HARB supported the use of a black marquee, provided complementary colors are incorporated to distinguish it from the façade. The square panels on the building's front were recognized as a unique feature and should differ in color from the trim—potentially matching the tile or the marquee accent color. HARB discussed the historic significance of the existing tile and did not support the proposed dark walnut poly-board replacement. Members suggested using a modern tile alternative, with the color to be determined. They also noted that the proposed wood trim appears more characteristic of a bank than a theater. Reference was made to restored 1920s Art Deco theaters, such as those in Philadelphia, as potential design models

- Discussion regarding the house by NAPA – 215 S. Spring Street
 - Proposed plan to make the property code compliant
 - There was a proposal to demolish the building but now the owners plan to bring the building up to code in order to sell it.

Old Business: NONE

New Business: NONE

Adjournment:

With no other business to come before HARB the meeting adjourned at 9:44am. Motion by Kelchner, second by Tooker.

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
October 28, 2025 - 8:30 a.m.
Oak Room/Small Meeting Room, 1st FLOOR
301 N. Spring Street
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The October 28, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:32 a.m.

MEMBERS PRESENT: Megan Tooker, Vice Chair
Philip Ruth
Amy Kelchner
Marc McMaster
Maria Day

MEMBERS ABSENT: Walt Schneider, Chair
Mike Leakey

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey – Borough Council Member
Vincent Costello – 227 N Allegheny
Kristin Wray – 227 N Allegheny
Margie Swoboda – Train Station]

Approval of the HARB meeting minutes: McMaster *motioned to approve the minutes of the October 12, 2025 meeting. Kelchner seconded. No discussion. Motion carried.*

Public Comment: NONE

Additions / Corrections to the Agenda: NONE

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: NONE

Project Review:

- ✓ **320 West High (Train Station)** – installation of the Bells Across America Bell.
 - The Bellefonte Historical Railroad Association received a grant to obtain a PA 250 fiberglass replica of the Liberty Bell titled The Story of the Railroad in Centre County. Local artist Holly Foy will paint the bell with a PA250 Committee–approved design. The bell includes a stand that will require Borough assistance for installation. Two locations are proposed: the “scales” area by the Station or near the women’s restroom.

- Margie Swaboda, representing the Bellefonte Historical Railroad Association (BHRS), discussed the grant BHRS received to install a replica Liberty Bell near the Train Station. She noted that Centre County has the highest number of bells in the program, with others located at the Centre County Historical Society, Philipsburg, and Curtin Village.
- BHRS is proposing two possible locations: near the women's restroom or on the historic scales. There was concern that installing it on the scales could affect the historic character. HARB discussed that it does not have authority to approve the bell design, as it qualifies as public art.
- Ms. Thompson noted she preferred HARB's review over an administrative approval, so members could see the design and provide input on a suitable location.

Ruth motioned, Kelchner seconded, to approve installing the replica Liberty Bell as part of the Bells Across America program, with placement to be determined and no adverse impact to the historic scales if located there.

- ✓ **227 North Allegheny Street (Costello)** – Replacement of 16 windows with no changes to the rough opening sizes. Replacement will be in-kind wood windows.
 - Vincent Costello, homeowner, and Kristin Wray, from Renewal By Anderson were present to discuss the project.
 - The original interior wood and weighted pockets will remain. New window frames and sashes will be installed, using interior wood and exterior composite (wood-polymer) materials. One oversized window on the Burrows Street side will be replaced with a fixed-pane window instead of a double-hung. Existing storm windows will be removed.

Ruth motioned, McMaster seconded, to approve the replacement of 16 windows with materials and design as presented.

Administrative Approvals:

- ✓ **217 North Spring Street (McCully – Riffles & Run Bed & Breakfast)** – Replacing double-hung, 6/6 wood window in kind, only slightly longer dimensions. Window located in rear of house and can't be seen by a right-of-way.
- ✓ **118 North Allegheny (New Wave Salon)** – Repaint outside blue trim of storefront in Sherwin Williams, HGSW2286 Pale Patina.
- ✓ **126 South Allegheny (Smith & Front)** – Repaint exterior entrance in same color: Flat black. Painted entranceway black from faded periwinkle.
- ✓ **140 West High Street (Uhler)** – Replace second floor, southernmost window on Spring Street exposure with Jeld Wen Sitrine wood window with metal clad exterior. Exterior color will be chestnut brown to match storm window and matching brown trim paint.

- ✓ **403 East Linn Street (Bloom)** - Repaint the wooden rear addition of house and 15 sets of shutters SW7006 Extra White
- ✓ **421 East Curtin Street (Provan)** - Roof mounted solar array, 43 modules will be mounted on flat roof on three sides of residence
- ✓ **299 West Linn Street (Badarni)** - Roof replacement: shingle to shingle, Owens Corning TruDefinition Duration Shingles, color: midnight plum

Information / Discussion Items:

- ✓ Bellefonte Area School District Zoning Application – Demolition of Beaver Farmhouse.
 - Ms. Thompson informed HARB that the School District’s zoning application to demolish the Beaver Farmhouse will go before Council on November 3rd. The Borough has received several letters opposing the demolition, citing the building’s historic and cultural significance to Bellefonte and its educational value to students.
 - Mr. Ruth noted that if the proposed school development is near a wetland or watershed, the School District should have obtained state or federal permits, which would have triggered a cultural resource review under Section 106 of the National Historic Preservation Act (NHPA). Ms. Thompson will follow up to confirm whether such permits were issued.
 - HARB cannot make formal recommendations since the property is outside the Historic District and not listed on the National Register of Historic Places.

Old Business: NONE

New Business: NONE

Adjournment:

With no other business to come before HARB the meeting adjourned at 9:23am. Motion by McMaster, second by Day.

HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH

(DRAFT) MEETING MINUTES

December 9, 2025 - 8:30 a.m.

Oak Room/Small Meeting Room, 1st FLOOR

301 N. Spring Street

Bellefonte, PA 16823

www.bellefonte.net

CALL TO ORDER:

The December 9, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m.

MEMBERS PRESENT: Walt Schneider, Chair
Megan Tooker, Vice Chair
Mike Leakey
Marc McMaster
Maria Day
Philip Ruth

MEMBERS ABSENT: Amy Kelchner

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Rick Jacobs, Friends of Talleyrand

Approval of the HARB meeting minutes: October 28, 2025

McMaster motioned to approve the minutes of the September 9, 2025 meeting. Leakey seconded. No discussion. Motion carried.

The meetings scheduled for November 12th and November 25th were canceled due to a lack of projects requiring formal review.

Public Comment: NONE

Additions / Corrections to the Agenda: NONE

- *Tooker motioned and Ruth 2nd to approve the agenda. Passed unanimously.*

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

- Mike Leakey, HARB member, is the Design Professional / Architect for the Stage at Talleyrand project.

Project Review:

- **203 North Spring Street (Presbyterian Church)** – Install gabion basket bank stabilization retaining wall at rear of church parcel, above TMG Builders building.
 - Information was presented in regards to the church, the TMG building and Water Street building.
 - It is proposed to plant creeping vegetation to help cover the wall.
 - The project manager was present to discuss the project.
 - It was discussed that any kind of vegetation will hide the wall so it won't be easy to inspect for structural changes, and vegetation will also retain moisture on the wall which could lead to further structural changes and damage. It was suggested to not add ivy or any kind of vegetation to the wall.

McMaster motioned and Day seconded to approve this project without addition of vegetation. Motion carried unanimously.

- **Discussion only: 219 S. Water Street (Stage at Talleyrand)** – design updates
 - Architect for the project, Mike Leakey, will discuss new design updates to the Stage at Talleyrand project
 - It was discussed that “Friends of Talleyrand” will need to have the following information to present for approval:
 - Materials – stone choice, signage
 - ADA accommodations
 - Parking

Administrative Approvals:

- **172 E. Curtin (Struble)** - Six-foot fence, pressure treated wood to be stained or painted in future warmer weather, with French gothic pickets.
- **172 E. Curtin (Struble)** - Replace window at rear of the house. Replacement will be in-kind Anderson wood window, to match rest of the house.

Old Business / New Business:

- **111 W Curtin Street (Iadorola)** – updates form design professional and contractor.
- **Waterfront Development project updates**
- **Bellefonte Area School District** – Council denied the demolition permit application for the Beaver Farmhouse at their 11/17/2025 meeting.
 - It is reported that the house has been made watertight
 - There will be a meeting with interested parties and district officials to discuss future of the farmhouse.

Information / Discussion Items:

- The Ordinance Ad-Hoc Committee met on November 13, 2025 to review several zoning amendments. I've attached the meeting notes. I will be working on these items over the next several months.
- Office of Community Affairs report to Council for the December 1, 2025 meeting
- 2026 Bellefonte Borough Meeting Dates

Adjournment:

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