
AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JANUARY 14TH 2025 TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Megan Tooker	Gay Dunne	
Walt Schneider	Robert Wagner (CRCA)	
Philip Ruth	Amy Kelchner	
Mike Leakey		
Marc McMaster		
Maria Day		
<i>vacancy</i>		

Approval of the HARB meeting minutes: December 10, 2024 meeting minutes
(*Did not hold meeting on December 24, 2024 due to holiday*)

Public Comment:

Additions / Corrections to the Agenda:

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

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 Tem.

Project Review: None

Administrative Approvals:

- **103 North Ridge Street (Witherite)** - Roof replacement of existing 3-tab shingles with Owens Corning TruDura 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

Old Business:

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

New Business:

- Recommendations for HARB vacancy.

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: FEBRUARY 25TH 2025 TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Amy Kelchner	
Megan Tooker, Vice Chair	Robert Wagner (CRCA)	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Gay Dunne		

Approval of the HARB meeting minutes: January 14, 2025

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review:

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

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.
- *** 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 me to more easily modify the ordinance and allow for easier enforcement. I still need to look into the process for removing an ordinance from Zoning.
 - **OCA Memo to Council:** I have included this so you can read the rationale for the Sign Ordinance request and also information about new businesses in the borough.
- 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. “

Old Business:

New Business:

- Recommendations for HARB vacancy.

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: APRIL 22ND 2025 TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Amy Kelchner	
Megan Tooker, Vice Chair	Robert Wagner (CRCA)	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Gay Dunne		

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.

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review:

- **176 East Curtin** – Renovation of existing one-story concrete block garage into 1 1/2 story dwelling. Conceptual design only.

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, will be here to discuss any questions regarding the new Historic District Design Guidelines and provide guidance on how to functionally implement them.
- I continue to work with Centre Region Code Administration on property maintenance issues. If you have any concerns about a specific property, please let me know.
- 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.
- I'm 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. I haven't had a chance yet to look into this, but I will try to in the next few months.

New Business:

- Gay Dunne resignation from HARB
- Appointment of Amy Kelchner from alternate to permanent member
- Recommendations for HARB alternate, Planning Commission, and Zoning Hearing Board vacancies.

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JUNE 10TH 2025 TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Robert Wagner (CRCA)	
Megan Tooker, Vice Chair	<i>vacancy</i>	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Amy Kelchner		

Approval of the HARB meeting minutes: April 22, 2025

The meetings scheduled for May 13th and May 27th were canceled due to a lack of projects requiring formal review.

Public Comment:

Additions / Corrections to the Agenda:

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

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.

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.
- I am working on LED and lighted sign enforcement and ordinance updates.

Old Business & New Business: None

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: AUGUST 12, 2025 | TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Robert Wagner (CRCA)	
Megan Tooker, Vice Chair	<i>vacancy</i>	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Amy Kelchner		

Approval of the HARB meeting minutes: June 10, 2025

The meetings scheduled for June 24th, July 8th, and July 22nd were canceled due to a lack of projects requiring formal review.

Public Comment:

Additions / Corrections to the Agenda:

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. Materials and product information included in application.
 - *Chip Crawford, design professional, will present project.*
- **176 E. Curtin Street (Williams)** – Renovation of existing one-story concrete block garage into 1 ½ story dwelling.
 - *Mike Leakey, design professional, will present project*
- **201 W. High Street (Leakey)** – Addition of a rooftop mechanical equipment platform
 - *Mike Leakey, property owner, will present project*

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.

Old Business & New Business: None

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: SEPTEMBER 9, 2025 | TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Robert Wagner (CRCA)	
Megan Tooker, Vice Chair	<i>vacancy</i>	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Amy Kelchner		

Approval of the HARB meeting minutes: August 12, 2025

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

Public Comment:

Additions / Corrections to the Agenda:

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.

Project Review:

- **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
 - *Joseph King, property owner, will present project.*

- **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 & door trim – black, cross burn style
- Black finish barn lights

Administrative Approvals:

- **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 Noth 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.
- I 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.

Old Business & New Business: None

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: OCTOBER 14, 2025 | TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Robert Wagner (CRCA)	
Megan Tooker, Vice Chair	<i>vacancy</i>	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Amy Kelchner		

Approval of the HARB meeting minutes: September 9th, 2025

The meeting scheduled for September 23rd was canceled due to a lack of projects requiring formal review.

Public Comment:

Additions / Corrections to the Agenda:

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

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.*

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.
- Waterfront Project update
- Sign ordinance updates pending. Will continue to send sign violations in HD when time allows.

Old Business & New Business: None

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: OCTOBER 28, 2025 | TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Robert Wagner (CRCA)	
Megan Tooker, Vice Chair	<i>vacancy</i>	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Amy Kelchner		

Approval of the HARB meeting minutes: October 12th, 2025

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review:

- **320 West High (Train Station)** – installation of the Bells Across America bell
 - *Margie Swaboda, BHRS, will be present to discuss the project*

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.

- **227 North Allegheny Street (Costello)** – Replacement of 16 windows with no changes to the rough opening sizes. Replacement will be in-kind wood windows.

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 Sitaline 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 – Beaver Farmhouse**
 - The Bellefonte Area School District has submitted a zoning application to demolish the Beaver Farmhouse located at 1002 Airport Road. This request is scheduled to go before Council for approval at their November 3 meeting. I've received a few inquiries regarding the proposal, mostly expressing concern about the demolition. While the building is historic, it is located outside the Historic District boundary and is not listed on the National Register of Historic Places. Therefore, there are no historic covenants or protections applicable to it.

Old Business & New Business: None

Adjournment:

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: DECEMBER 9, 2025 | TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Robert Wagner (CRCA)	
Megan Tooker, Vice Chair	<i>vacancy</i>	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Amy Kelchner		

Approval of the HARB meeting minutes: October 28th 2025

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

Public Comment:

Additions / Corrections to the Agenda:

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.
- **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

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 from 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.

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: