



BOROUGH OF BELLEFONTE
HISTORICAL ARCHITECTURAL REVIEW BOARD

8:30 AM Tuesday June 8th 2021 “Virtual” Meeting

DEPARTMENT OF COMMUNITY AFFAIRS

Agenda item 1:

Approval of the minutes from the
May 25th 2021 meeting

Agenda item 2:

Project Review & Public Comments

Project 1:

311 S. Spring Street

Project Applicant:

Christopher Hails

Contributing Building: Yes

Character Defining Features & Setting:

This 2.5-story frame house has an asphalt-shingled cross-gable roof. The building stands on a stone foundation, and uses a variety of cladding materials: the first story and the main block are clad in clapboards, while the second story of the ell is clad in wood shingles, and the gable is wood with a panel/lattice detail. Character-defining features include the building's massing, varied use of building materials, and details such as the window and door surrounds, and two-over-two windows with decorative casings, and multi-pane-over-one windows. Other nineteenth and twentieth century buildings surround this house, which is one of the better architectural examples in this neighborhood and retains a high degree of integrity.



Project Description:

Remove broken and rotting roof from garage on corner of property. Replace underlying wood and re-shingle with slate to match old roof as closely as possible. Work to be completed by a contractor experienced with slate. *(Photos included here, but more are in the applicant's application materials.)*



From property owner/applicant:

In recent years, the slate roof on the garage has started to lose tiles and the underlying wood is becoming rotten. Slate tiles are becoming brittle and easily breakable. Water is getting under broken tiles and causing further damage to wood. We do not possess the skill to repair slate ourselves (attempts have led to broken shingles).

Proposal: Hire contractor to replace wood and slate with as close to existing size, shape and color of slate tiles as is possible. Upon recommendation, we received a proposal from Wedlake Construction Services, who are experienced with slate roofs. Attached is their proposal (entitled "Hails slate roof Replacement proposal 5 24 2021"). No paint color schedule included as replacement will be all natural gray slate and underlying wood and is not currently painted. We have samples of old slate from the original construction (picture included), but it is decaying. We do not have samples of the slate from Wedlake.

Examples of Roof Damage (more photos included in the application)



Close up of roof



Project 2:

134 W. Pike Street

Project Applicant:

Borrell Construction
(for Virginia Clevensine)

Contributing Building:

Unknown

**Character Defining Features &
Setting:**

Built in 1900. Aluminum siding.



Project Description:

Remove and replace three windows: two in the living room and one in the master bedroom. No structural work involved.



Slider Windows

Series 3000 Slider Windows

eXtreme Series 3000 slider windows are available in 2- and 3-lite style (XO or OX 2-lite styles available). The solid vinyl frames glide smoothly, and take-out sash means easy cleaning. Interlocking meeting rails ensure extra snugness. Virtually maintenance-free, they never need painting. Choose from white or almond.



2-lite Slider



3-lite Slider

Energy smart options

Norandex windows and doors are engineered with state-of-the-art glass technology to give you outstanding thermal efficiency. With a full range of glass options and special insulated spacers, we have a glass package to fit any climate need or budget.

Energy Star Climate Zone Map

- Northern Climate Zone
- North/Central Climate Zone
- South/Central Climate Zone
- Southern Climate Zone



Criteria for windows

Climate Zone	U-Factor	SHGC	Energy Performance
Northern	≤ 0.28	≤ 0.30	Excellent
North/Central	≤ 0.28	≤ 0.30	Good
South/Central	≤ 0.28	≤ 0.30	Good
Southern	≤ 0.28	≤ 0.30	Good

Criteria for patio doors

Climate Zone	U-Factor	SHGC	Energy Performance
Northern	≤ 0.28	≤ 0.30	Excellent
North/Central	≤ 0.28	≤ 0.30	Good
South/Central	≤ 0.28	≤ 0.30	Good
Southern	≤ 0.28	≤ 0.30	Good

How does Low-E glass actually help in the home?



In the summer, Low-E glass reduces heat gain from the sun to help keep homes cooler.



In the winter, Low-E glass lets the warm, solar rays in while blocking the heat in the home from getting out.

series 3000 REPLACEMENT WINDOWS

eXtreme® by Norandex Series 3000 windows are the energy-efficient, cost-saving solution that you need to take a look at. Most windows with these dependable features that can stand several decades of wear and tear without any reduction in performance or appearance are usually more expensive. Stylish and dependable, the Series 3000 might be just the answer you are looking for.

eXtreme® 3000 Features

- Beveled main frame provides aesthetic appeal
- Interlocking sash rails minimize air infiltration
- Extruded half screen comes standard*
- Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- Sloped sill further protects against wind and water infiltration
- Aluminum reinforced, multi-cavity construction adds greater insulation and strength
- Frame is fusion-welded for added structural integrity
- Constant force coil balance lets you easily operate sash

Industry's Best Lifetime Glass Breakage Warranty is standard

- Transferable Limited Lifetime Warranty
- Two push button night latches let you easily position sash for room ventilation
- Round locks provide peace of mind. Two locks come standard on all windows over 27 1/4" and wider
- Fusion-welded sash corners provide structural stability and added protection against air infiltration
- Integrated lift rail looks sleek and attractive and lets you raise and lower windows with ease
- DP Rating 35 (window size tested 36" x 74")
- Jamb depth: 3.25"

Custom Options

- Low-E Glass
- Ultra Low-E Glass with Argon Gas
- 3/4" or 1/2" flat, 3/4" or 1" contoured and 3/4" contoured valance grids available
- Factory mulling of twins, triples and architectural shapes
- Color options: White, Almond

COLOR OPTIONS**

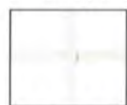


Manufacturer reserves the right to substitute components as necessary.
* Screens are not meant to restrain a child from falling through an open window.
** Printing process may affect color shown. Please refer to actual window sample when selecting colors.



GRID OPTIONS

Our between-the-panes grid options provide the traditional and classic window appearance homeowners seek and make cleaning simple. Available patterns range from Colonial to Diamond to Prairie and enhance the cosmetic appeal of any home. Choose your grid pattern from these styles:



3/4" Flat Grid



3/4" Flat Grid



3/4" Contoured Grid



1" Contoured Grid

Window/Door Measurement Sheet

CUSTOMER NAME: VIRGINIA CREUKENSINE
 HOME ADDRESS: 134 WEST PARK ST Bellefonte Pa 16823
 SALES REP: TW DATE: 15/09/21 PHONE: (814) 355-9174
 EXTERIOR CAPING: YES ☒ NO ☐ COLOR White

#	TYPE	MAKE SIZE (W x H)	LOCATION	SCREEN	GRIDS
1	D/H	27 1/4 X 64	Living Room	1/2	NO
2	D/H	27 1/4 X 64	Living Room	1/2	NO
3	D/H	27 1/2 X 61	Bedroom	1/2	NO



Project 3:

325 W. High Street (My Café Buzz)

Project Applicant:

Larry Lingle (for Heather Lingle)

Contributing Building: Yes

Character Defining Features & Setting:

Based upon the Sanborn Maps it appears that this building was built c. 1875. It is a vernacular building, contributing to the historic district because of its scale, integrity and continued use as a store. Photographic evidence has substantiated that the original building was sided with wood clapboard; the original under-window panels were vertical boards; and the original window configuration (not included in the storefront) was 2/2, double hung sash. Visible and notable exterior features include: the storefront windows and center front wood entry door, the 2/2 fenestration the shed roof porch, the boxed and returned cornice. Over time the building was expanded and 3 distinct sections of gable roof now exist. Located in Bellefonte's waterfront district, nearby building include a variety of styles and uses. Of importance are the Bellefonte Train Station, and Talleyrand park with its various park structures.

**Project Description:**

Construct addition to the existing exterior deck and put a new partial roof over the deck. Roof to be Black Steel, Sherwin Williams (color chart attached). Second choice would be Dark Blue. All other colors would match existing buildings colors.



Fisher's Metal Roofing & Siding
423 Eisenhower Crossroad
Mill Hall, PA 17751
(570) 726-7613

PROUDLY FINISHED WITH
SHERWIN-WILLIAMS
Coil Coatings

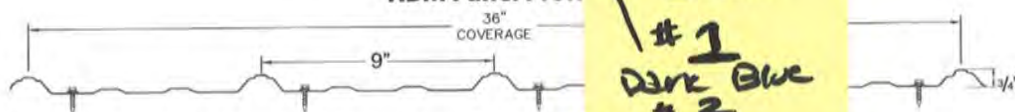
WeatherXL™

28 Gauge Premium G-100 Galvanized & Standard AZ-50 Galvalume Colors



36" Wide Coverage • 9" Rib Spacing • 1/4" High Rib

ABM Panel Profile



available in Galvalume
26 gauge Galvalume

What is the difference between Galvalume and Galvanized Substrates?

On the surface, they might look the same because they are both coated with the same Sherwin-Williams WeatherXL paint system. But it's what's underneath that counts. Galvalume is made from bare steel covered with a mixture of zinc, aluminum, and trace amounts of silicon to improve its long-term weathering capabilities.

Painted Galvalume is known to exhibit more short-term edge rust and tension bend stains than Galvanized.

Galvanized steel is made by passing bare steel through a bath of molten zinc at 842 degrees Fahrenheit. The zinc coating that gives the steel sheet its resistance to weathering and rust, offers better cathodic or sacrificial protection for scratches and cut edges.

IMPORTANT: Galvanized steel is known to resist ammonia better than Galvalume. That is why we strongly recommended Galvanized steel in the presence of vapors from animal confinement.

We strive to make our color charts as precise as possible, but the accuracy of the painted chips is not guaranteed. For 100% color matching, please request a free metal sample.



In your packet I've included the building plans for the deck and roof addition.

Project 3:

338 E. Linn Street

Project Applicant:

Cheri Sinclair

Contributing Building:

Unknown

Character Defining Features & Setting:

Built 1955. Wood Siding

Project Description:

Replace roof in shingle or metal

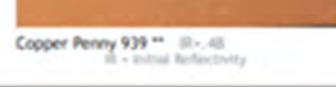
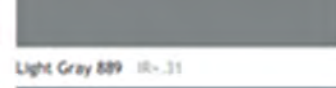
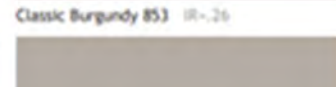
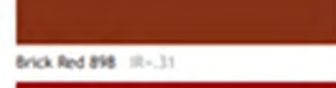
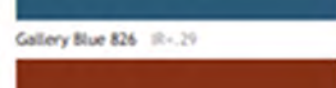
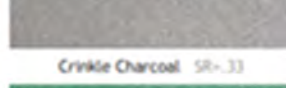
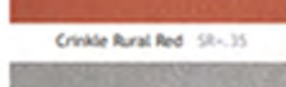
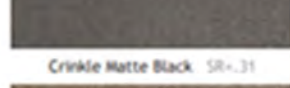
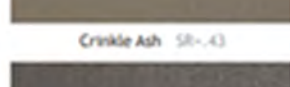
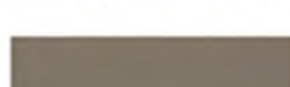
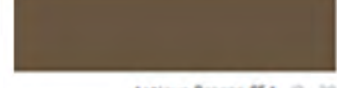
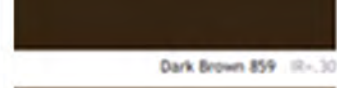
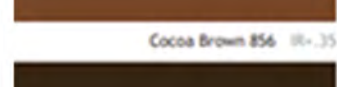
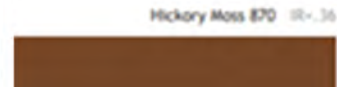
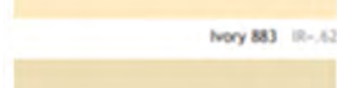
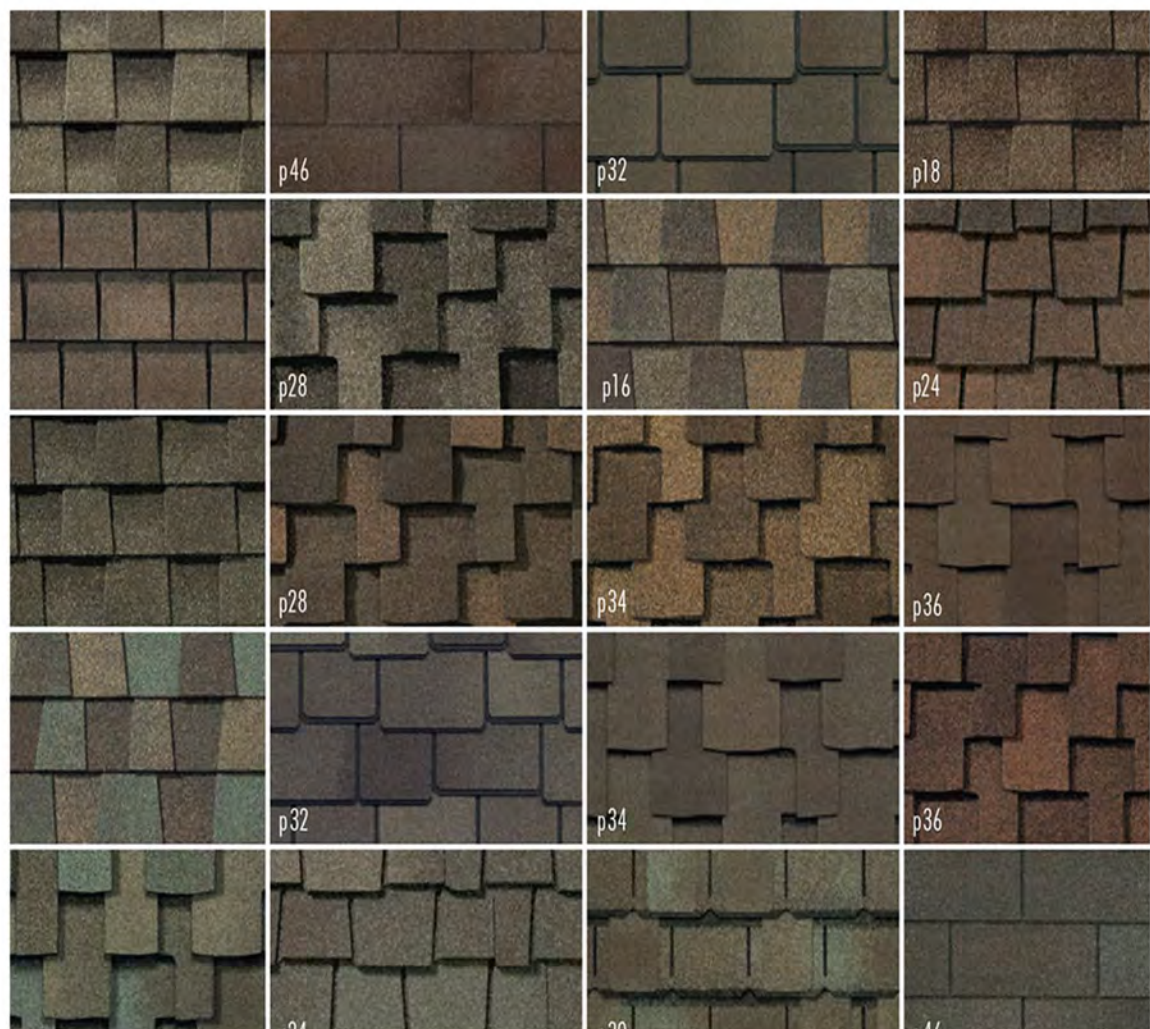
Shingle: Gaf-Shingle P28 or P32.

Metal: Grey/taupe: metal standard
crinkle matte black

** update: looking to do metal as it's
more cost effective.*

Paint house and remove shutters. Paint
a taupe color. Ex: Canyon Edge





Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles & under different lighting conditions.

Due to product improvements, changes & other factors, we reserve the right to change or delete information herein without prior notice.

**Subject to premium pricing.



All colors are ENERGY STAR® approved

IR = Initial Reflectivity

Applicable Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Agenda item 3:

Administrative Approvals

Administrative Approval 1:

445 E. Linn

Project Applicant:

Nancy Perkins

Contributing Building:

Yes

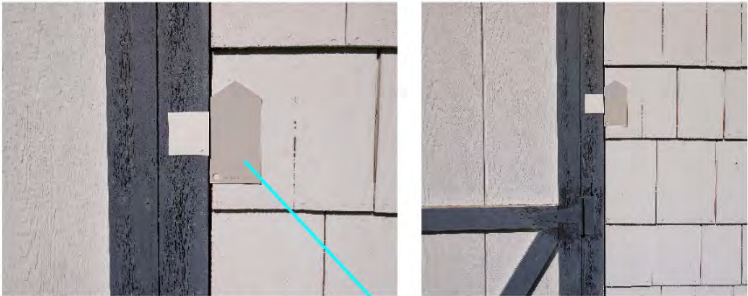
Project Description:

Exterior Finishes: Painting of cinder block and doors at rear of garage, painting of back yard shed, adding decorative wood frames to shed windows, restore four doors to chestnut color wood stain, with white door frames; these include doors at dining room, back porch, garage and driveway. Update will make the finishes consistent with the existing front door and garage door finishes/aesthetics.



EXTERIOR FINISHES: SHED

Paint Swatches Shown: Sherwin Williams Mindful Gray 7016, and Benjamin Moore Dune White 968



Paint Shed Medium Gray
Sherwin Williams 7016

**** Dark Gray Trim Will Become White,
Shed Shingles Will Become Gray**



Add Wood Frames Around Windows,
Paint Dune White

EXTERIOR FINISHES - DOORS: Remove white paint and stain to match Front and Garage Doors.
Interior of doors are already stained.



Garage and Front Doors are stained

Interior of Doors are stained

Below: Four Doors to be Refinished to match Front and Garage Doors



EXTERIOR FINISHES: LOWER GARAGE



Paint Cinder Block & Door Medium Gray
Sherwin Williams 7016



Gray is more compatible with the brick mortar color, and will match the shed color



Lower Garage Paint Color

Administrative Approval 1:

125 N. Spring Street
(Bellefonte Moose Lodge)

Project Applicant:

David O'Shell

Contributing Building:

Yes

Project Description:

Remove existing roof over entry door and walkway. To be replaced in-kind. Rubber roof, white façade will be replaced with stucco (composite) and wood trusses (unseen) will be replaced.



Agenda item 4:

Information / Discussion Items:

- Process for new residents (update)

Agenda item 5:

Old Business

- Review the Historic District Ordinance

Agenda item 6:

New Business