



BOROUGH OF BELLEFONTE  
HISTORICAL ARCHITECTURAL REVIEW BOARD

8:30 AM Tuesday June 8<sup>th</sup> 2021 "Virtual" Meeting

DEPARTMENT OF COMMUNITY AFFAIRS

Agenda item 1:

Approval of the minutes from the  
May 25<sup>th</sup> 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:**

251 N. Allegheny Street

**Project Applicant:**

Maria Day  
(on behalf of Peter and Bonnie Setaro)

**Contributing Building:** Yes

**Character Defining Features  
& Setting:****Project Description:**

Existing dry stack stone retaining wall is severely degraded due to several trees being allowed to grow in and on the wall in the time before the homeowners purchased the house. Wall is between the houses, with the neighboring property set on the lower grade. Retaining wall will be replaced with a poured concrete wall. Homeowners have requested the concrete to be dyed a tan colour. Concrete portion of the wall will not be visible from any right of way. A natural limestone knee wall will be built on top of the concrete wall, starting at the top grade. Wall will have a wrought iron railing installed on top. Homeowners are looking for an antique rail to use that is period appropriate.







Existing  
Wall





# View from Allegheny Street Right of Way



Location of proposed  
limestone wall





Stone to be re-used

Stairs to back yard





# 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:**

145 W. Linn  
(St. John's UCC)

**Project Applicant:**

Brad Fisher

**Contributing Building:**

Yes

**Project Description:**

Continue roof replacement that was approved by HARB on 5/10/2018. Shingles are CertainTeed architectural shingle in Moire Black.







## Agenda item 4:

Information / Discussion Items:

- Resume in-person meetings?

## Agenda item 5:

### Old Business:

- Café Buzz - waiting for new roof plan options.
- 338 E. Linn - shingle roof (darker gray); shutters removed from windows



Agenda item 6:

New Business