



HISTORIC

**Bellefonte**<sup>™</sup>

*Est. 1795*

**BOROUGH OF BELLEFONTE  
HISTORICAL ARCHITECTURAL  
REVIEW BOARD**

8:30 AM Tuesday April 12<sup>th</sup> 2022 “Virtual” Meeting

# Agenda Item 1

- **Call to Order:**
- **Attendance:**
- **Introduction:**
- **Additions / Corrections to the Agenda:**
- **Declaration of Conflict of Interest:**
- **Declaration of Ex Parte Communication:**
- **Approval of the HARB meeting minutes:**  
March 22, 2022 meeting minutes



# Agenda Item 2: Project Review

- **135 S. Allegheny Street – exterior brick façade**
  - **Bryan Ray, Hoffmann Leakey Architects, will be present to discuss project**
- **214 N. Allegheny Street (Bellefonte Bed & Breakfast) – porch renovations**
  - **Phil Breidenbaugh, owner, will be present to discuss project**
- **1 Perry Lane (Rainbow Music) – business sign**
  - **Bill Beard, owner, will be present to discuss project**
- **Waterfront Development Project**
  - **Tom Songer and Co. will be present to discuss project**

## Administrative Approval



- **116 S. Spring Street – window replacement**
- **445 E. Curtin Street – porch repair**

# Project 1: 135 S. Allegheny Street

Project Applicant: Bob Hoffman and Bryan Ray, Hoffman Leaky Architects, LLC.

**Contributing Building:** Yes; built circa 1870

## **Character Defining Features & Setting:**

Three-story brick Italianate-style commercial building with roof-line and storefront cornices; segmental arched window openings with one-over-one window sash; two second floor entryways with their original proportions and large transom glass; and the recessed angular storefront entrance. Located on the right side of the storefront entry, the entrance to the second floor apartments retains its original door with four wood panels and a single pane of glass. T-111 siding was applied over the storefront transom area, diminishing the integrity of the storefront. The gable roof is set within brick parapet sidewalls and is covered with dark gray three-tab shingles.

## **Project Description:**

Review the exterior brick façade re: painting with new information from applicant and Gina.









# Project 2: 214 N. Allegheny Street

## Project Applicant: Phil Breidenbaugh

**Contributing Building:** Yes, built 1899

**Character Defining Features & Setting:**

Joseph Ceader Residence. Queen Anne. Hip roof with front and side gables, widows walk, flared eaves. Brick cuts thru eave to elliptical shingled gable end. Windows: 1/1 DH original windows with sandstone flat arch heads. Porch: colonial revival entry, and shutters.

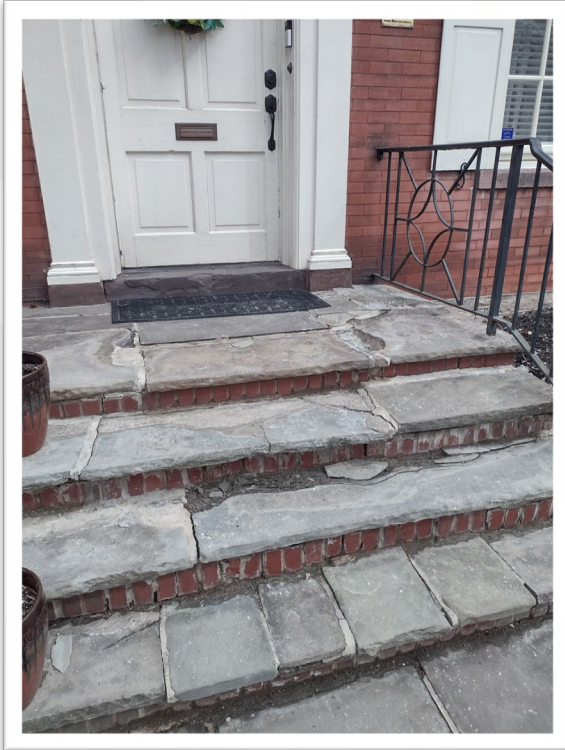
**Project Description:**

Replace front and side porch due to deterioration. Replace walkway with stamped concrete with brick color stamped edging and slate color stamp inside of edging. The bottom step will be square versus round.

Contractor is Artisan Concrete in Belleville PA.









# Project 3: 1 Perry Lane – Rainbow Music

**Project Applicant: Bill Beard**

**Contributing Building:** Unknown

**Character Defining Features & Setting:**

Brick exterior. Previously used a beer distributor and storage warehouse.

**Project Description:**

Business sign:

size: 16 ft x 2ft 5 inches

Materials: Acrylic w/ vinyl letters

Maker info: used from previous location

Placement: above main entryway

Will be mounted directly to the brick front with no lighting.





Rainbow Music

Rainbow Music  
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# Project 4: Waterfront Development Project

## Project Applicant: Waterfront Development Associates

### Project Description:

Bellefonte Waterfront Associates is understanding the redevelopment a site known as the Bellefonte Waterfront. The proposed uses, which align with the 2010 revitalization plan, include a boutique hotel, farm-to-table restaurant, rooftop experience, public parking garage, mixed-use commercial / retail / office space, and residential condominiums





# Administrative Approval: 116 S. Spring Street

Project Applicant: Pete Popovitch / AP Real Estate LLC

## Contributing Building: No

Following the destruction of the former building by fire in 1945, the Ivicic family constructed this two-story masonry building with commercial space on the first floor and residential apartments circa 1945-1946. The building is constructed primarily of concrete block, but has a brick façade and partial side elevations. Placement of doors and windows throughout the building is irregular. Because of the building's late construction date and alterations since that time, it is not considered to be a contributing element to the historic district.

## Project Description:

Replace with same window: 6 ft x 8 ft aluminum frame that matches window on other side of entryway.



# Administrative Approval: 445 E Curtin Street

Project Applicant: Nancy Perkins

**Contributing Building:** Yes; built circa 1936

**Project Description:**

After removal of damaged concrete skimmer and paint, the steps will be ground for drainage, and the porch cracks will be repaired. Then the porch and steps will be acid washed and power washed to accept the sealer. Sand will be added to the two coats of sealer for a non-slip surface. The sealer will be a tinted product from Concrete Technologies Inc. to harmonize with the house stones.

Contractor: Ben's Concrete Servcies





# Administrative Approval: 455 E. Linn

Project Applicant: James & Lori Lance

**Contributing Building: No**

**Project Description:**

Paint exterior of home and garage.

SW 7069 Iron Ore

SW 7004 Snowbound

SW 9130 Evergreen Fog

SW 7691 Biltmore Bugg

SW 7052 Gray Area

Color Schedule and additional photos  
of house included in application



# Administrative Approval: 137 N. Allegheny (First National Bank)

Project Applicant: Dean Bower / McClure Company

**Contributing Building:**  
Unknown

**Project Description:**  
Replacing existing RTU for the HVAC system for the bank. Will need to set up crane to remove and set new equipment. This will require flashing in new curb to set unit on per code, setting new unit and reconnecting utilities to unit, resealing duct as needed to unit





# Agenda Item 3

- **Information/Discussion Items:**
- **Old Business:**
- **New Business:**

