



HISTORIC

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**BOROUGH OF BELLEFONTE
HISTORICAL ARCHITECTURAL
REVIEW BOARD**

8:30 AM Tuesday October 25th 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:**
September 27th 2022 meeting minutes



Agenda Item 2: Project Review

Project Reviews:

- **134 E. Bishop Street (St. John's rectory)** – Roof replacement: This work will include installation, repairs and renovations listed below including replacement of all existing shingle roofing, underlayment, wood sheeting, replacement of all galvanized & aluminum flashings, valleys, slates

- **219 S. Water Street** – exterior paint for new business. See photos for reference. Possibly add a small, fenced area for kids games and tables at the side of property for safety. Add second double door on side.
 - Main Body: Blue, Valspar Summer Splash 5002-9C
 - Trim: Pink, Valspar Very Berry 1002-1A
 - Exterior Doors, Valspar Very Berry 1002-1A
 - Block Wall on side of property – either pink or blue

- **219 S. Water Street** – Business sign. To be same size as current sign. 70" x 42", polymetal, colors: white, pink, purple, and yellow.



Agenda Item 2: Project Review

Administrative Approvals

1. **460 E. Linn Street** – Replace oil furnace with gas furnace and vent out through front of house with 2” pvc. Vent pipes will be painted, if needed, to blend into house better. Pipe will be mostly covered by landscaping.
2. **144 S. Allegheny Street** – Repaint all window trim and wood trim around signage. Color: Black Tie, DE6357 (Sherwin Williams)
3. **177 E. Linn Street** – Pressure washing house. Repainting all trim, windows, and door. Repainting porches black with grey spindles and white ceiling.
4. **469 E. Curtin Street** – 1) Replace house and garage roof shingles with GAF Timberline Natural Shadow 33.3-sq ft Pewter Gray Laminated Architectural Roof Shingles. 2) Replace the soffit, fascia, downspouts, and gutters if they cannot be saved. Use same color – white.
5. **217 N. Spring Street** – Replace layer of existing shingles with GAF Timberline HDZ 33.33-sq ft Charcoal Laminated Architectural Roof Shingles
6. **146 S. Water Street** – New business sign. 3 feet x 10 feet. Slim metal sign and rectangular in shape above garage doors on either side. Red background, white lettering with a small black strip between top and bottom.
7. **121 E. Howard Street** – exterior stone wall, fake window, sidewalk: During demo of sidewalk, major damage was discovered at the main stone foundation, steps are being taken to secure loose and deteriorated veneer stones. Faux windows used to have metal sheeting over them. The sheeting has been removed and it will be insulated and bricked, using a buff/tinted mortar with a grape vine joint.
8. **455 E. Linn Street** – Replace current shingles with GAF Timberline HDZ, color: Charcoal
9. **231 E. High Street** - Roof replacement following wind and tree damage sustained Fall 2021/Summer 2022. Original metal roof replaced with another metal roof. Previous color - silver/faded, new color Slate Blue.



Project 1: 134 E. Bishop Street (St. John's Rectory)

Project Applicant: Ed Mulfinger

2006 Description:

Saint John's rectory is a three and one-half story, five-bay, stone and brick, late Victorian residential building. It is architecturally significant and contributes to the integrity of the church complex and the Bellefonte historic district. Character-defining features of importance include the fenestration comprised of various window configurations among them paired Queen Anne windows, lattice casement windows, a large semi-circular arched lattice window, and many one-over-one windows. Other features of importance include the heavy entablature with built-in gutters and round downspouts, the various shaped dormers including shed and jerkin head, the tall Queen Anne / corbelled chimneys, the use of stone veneer on the front façade to match the adjoining church, and the scale and proportion of the building in the streetscape.

Circa 1950 the front porch was re-constructed using wrought iron porch posts, which are inconsistent with the style and period of the home. Also at this same time a rear addition in-filled the southeast corner of the original L-shaped building. This portion of the building contributes very little to the architectural integrity of the building and replacing the windows in this portion would have little affect on the integrity of the property.



Project Description:

Roof replacement: include installation, repairs and renovations, including replacement of all existing shingle roofing, underlayment, wood sheeting, replacement of all galvanized & aluminum flashings, valleys, slates

More photos can be found here: <https://rb.gy/wawfgn>



Project 2 & 3: 219 S. Water Street (old Subway property)

Project Applicant: Snowy Dreams, LLC. (Jessica Brown)

Contributing building: No. No historical information provided. Only note of significance is that this area is the “gateway” to downtown Bellefonte.

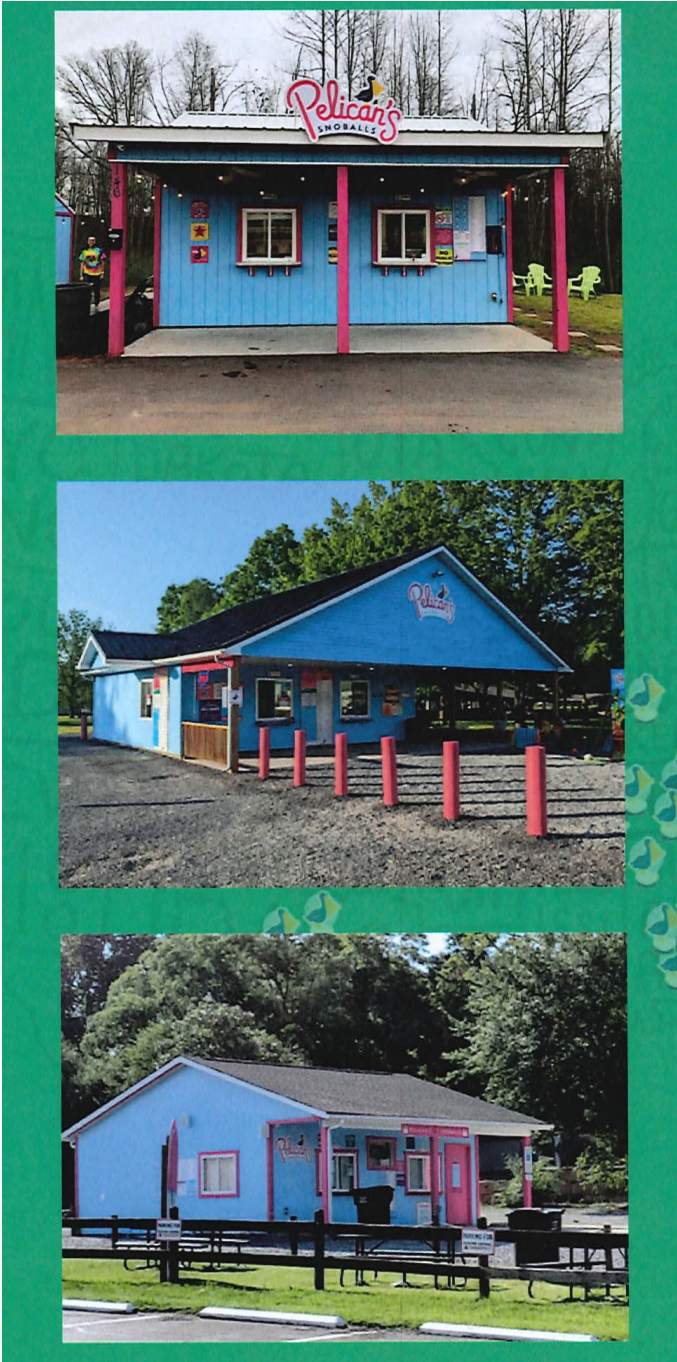
Project Description:

1. exterior paint for new business. See photos for reference. Possibly add a small, fenced area for kids games and tables at the side of property for safety. Add second double door on side.

- Main Body: Blue, Valspar Summer Splash 5002-9C
- Trim: Pink, Valspar Very Berry 1002-1A
- Exterior Doors, Valspar Very Berry 1002-1A
- Block Wall on side of property – either pink or blue

2. Business sign. To be same size as current sign. 70” x 42”, polymetal, colors: white, pink, purple, and yellow.





AA1: 460 E. Linn Street

Project Applicant: Allied Mechanical & Electrical

Contributing Building: Yes, year built unknown (PHMC survey)

Character Defining Features & Setting:

Colonial Revival, non-contributing

Condition: good

Roof: crossing gable

Exterior Walls: brick, running bond

Windows: casement

Bays – 3; Stories – 1.5

Project Description:

Replace oil furnace with gas furnace and vent out through front of house with 2" pvc. Vent pipes will be painted, if needed, to blend into house better. Pipe will be mostly covered by landscaping.



AA2: 144 S. Allegheny Street

Project Applicant: Dominick Romanini, Roman Worx

Contributing Building: Yes, year built unknown (PHMC survey)

Character Defining Features & Setting:
Commercial building; fair condition

Roof Shape: flat roof, brick parapet

Exterior Walls: brick

Windows: DH

Porch Details: 1st floor storefront, entry stair to left

Bays – 2; Stories - 3

Project Description:

Repaint all window trim and wood trim around signage. Color: Black Tie, DE6357 (Sherwin Williams)



AA3: 177 E. Linn Street

Project Applicant: Dominick Romanini, Roman Worx

Contributing Building: Built ~1900

Character Defining Features & Setting:

Late Victorian; mixed, gothic revival

Condition: excellent; Roof: gable end, central gable front thru eave, 2 shed dormers;

Foundation: limestone; Exterior Walls: brick, running bond; Other: segmental brick arch window heads, federal style entry; Windows:

2/2 DH original wood windows, peaked attic window; Porch Details: raised entry stoop;

Bays – 5; Stories - 2

Narrative: 1882 Armor Map, owner-Luten.

Similar form as 147 E. Linn. On 1922 Sanborn map, previously out of map boundary

Similar form as 147 E. Linn. On 1922 Sanborn map, previously out of map boundary

Project Description:

Pressure washing house. Repainting all trim, windows, and door. Repainting porches black with grey spindles and white ceiling.



AA4: 469 E. Curtin Street

Project Applicant: Keith & Michelle Covert, property owners

Contributing Building: Yes, built c. 1930 (PHMC survey)

Character Defining Features & Setting:

Witter, Harry G. & Anna P. House

Spanish Colonial, Mission Style

Poor condition.

Hip roof, brick dormer cuts thru eave, curved parapet

Foundation

Exterior Walls: brick, running bond

Other: brick panel trim, brick sills,

Windows: 8 over 1, double hung

3 Bays, 2 Stories

Narrative: Sears House 1926 "The Alhambra". Original house on lots 469/457 E. Curtin

Project Description:

1. Replace house and garage roof shingles with GAF Timberline Natural Shadow 33.3-sq ft Pewter Gray Laminated Architectural Roof Shingles.
2. Replace the soffit, fascia, downspouts, and gutters if they cannot be saved. Use same color – white.





Sample picture of a Sears Alhambra with a similar roof



AA5: 217 N. Spring Street – Ruffles & Run Bed & Breakfast

Project Applicant: Steve and Connie McCully, property owners

Contributing Building: Yes, built c. 1930 (PHMC survey)

Character Defining Features & Setting:

Late Victorian; Italianate

Fair condition; Roof: gable end, 2 story bay at left side

Foundation: limestone

Exterior Walls: vinyl siding

Other: (2) brick chimneys

Windows: 2/2 DH original

Porch Details: restored porch two center bays, scroll brackets

Bays – 4; Stories - 2

Narrative: 1870 Richie map, owner- Mrs. Gahagan.

Currently "Ruffles 'n Runs" Bed 'n Breakfast

Project Description:

Replace layer of existing shingles with GAF Timberline HDZ
33.33-sq ft Charcoal Laminated Architectural Roof Shingles



AA6: 146 S. Water Street – new business sign

Project Applicant: Brian Price, business owner of Breeze Easy HVAC LLC

Year built: c. 1904-1911

Current use: Breeze Easy HVAC

History: labeled 'W.W. Keichline & Co. Garage' on 1911 atlas or
Appears on 1911 Sanborn, C.E. Yearick Garage

Historic District Status: Contributing

Integrity: Fair, due to loss of windows and filling in of arched openings with
cement block

Architectural Summary

Form: Single-story gabled structure running along Water Street, with later
northern bump-out and southern office addition. Main section has stepped
parapet.

Construction materials: Brick construction, cement parging, asphalt shingle
roof.

Architectural context: Neighboring residential/industrial buildings along Water
Street, across from Big Spring building, visible from Talleyrand Park.

Architectural style: Vernacular/utilitarian.

Key Architectural Features: Original arrangement of openings (four windows
and one garage door on Water Street side), parapets, brick walls, original wood
windows at attic and office addition.



Project Description:

New business sign. 3 feet x 10 feet. Slim metal sign
and rectangular in shape above garage doors on
either side. Red background, white lettering with a
small black strip between top and bottom.



BREEZE EASY HVAC 

Residential Installation & Service

570-484-6502

BREEZEEASYHVAC.COM

AA7: 121 E. Howard Street (American Legion)

Project Applicant: Greenland & Son Masonry (Ray Greenland)

Year built: Unknown. Appears on 1858 Cummmings map, owner-J.B.Awl. 1872 map, owner-J.P. Harris.

Historic Style: Georgian, vernacular.

Condition: fair

Foundation: Limestone

The Bellefonte American Legion is a two and one-half story side-gable building of stone construction. The roof is steeply pitched with a brick chimney. The property is three bays wide with 9/9 windows with wooden shutters on the second floor. The first floor has a half-width shed-roof porch. There is a smaller-in-scale wood-frame addition to the west.

Project Description:

exterior stone wall, fake window, sidewalk: During demo of sidewalk, major damage was discovered at the main stone foundation, steps are being taken to secure loose and deteriorated veneer stones. Faux windows used to have metal sheeting over them. The sheeting has been removed and it will be insulated and bricked, using a buff/tinted mortar with a grape vine joint.





AA8: 455 E. Linn Street

Project Applicant: James & Lori Lance

Contributing Building: Yes,
Character Defining Features & Setting:

Craftsman Bungalow

Condition: good

Roof: gable end roof, extends over front porch, shed dormer

Exterior Walls: weatherboard

Other: cobblestone porch piers & chimney

Windows: 4/1 DH

Porch Details: full width porch

Bays - 3; Stories – 1.5

Project Description:

Replace current shingles with GAF
Timberline HDZ, color: Charcoal



AA9: 231 E. High Street

Project Applicant: Kaleena & Elliot Selfridge

Contributing Building: Yes, Unknown
Character Defining Features & Setting:

Late Victorian; I-House vernacular

Roof: gable end

Foundation: limestone

Exterior Walls: asbestos siding

Windows: 2/2 DH replacement

Porch Details: projected gable canopy

Bays – 5; Stories – 2

Project Description:

Roof replacement following wind and tree damage sustained Fall 2021/Summer 2022. Original metal roof replaced with another metal roof. Previous color - silver/faded, new color Slate Blue. Materials pamphlet included.



Administrative Approvals

Administrative Approvals from the canceled October 11 meeting

- **460 E. Linn St.** – Replace oil furnace with gas furnace and vent out through front of house with 2” pvc. Vent pipes will be painted, if needed, to blend into house better. Pipe will be mostly covered by landscaping.
- **144 S. Allegheny St.** – Repaint all window trim and wood trim around signage. Color: Black Tie, DE6357 (Sherwin Williams)
- **177 E. Linn St.** – Pressure washing house. Repainting all trim, windows, and door. Repainting porches black with grey spindles and white ceiling.
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- **217 N. Spring St.** – Replace layer of existing shingles with GAF Timberline HDZ 33.33-sq ft Charcoal Laminated Architectural Roof Shingles
- **146 S. Water St.** – New business sign. 3 feet x 10 feet. Slim metal sign and rectangular in shape above garage doors on either side. Red background, white lettering with a small black strip between top and bottom.



Agenda Item 3

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

