

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES
September 27, 2022 - 8:30 a.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The September 27, 2022, regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m. Members met *virtually* via Zoom.

MEMBERS PRESENT: Walt Schneider
Philip Ruth
Pat Long
Megan Tooker

EXCUSED: Mike Leakey
Maria Day
Gay Dunne

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Nick Raimondo
Dan Sabatini
Mark Dello Stritto
Joanne Tosti-Vasey
Randy Brachbill

Additions / Corrections to the Agenda: None

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: None

Approval of the HARB meeting minutes: *Schneider moved to approve the minutes of the August 23, 2022, meeting. Long seconded. There was no discussion. Motion carried.*

Public Comments: None

Project Review

125 N. Allegheny (Masonic Lodge) – exterior brick repair and replacement

- Nick Raimondo, Raimondo Masonry Restoration, was present to discuss the project.

- There was extensive discussion regarding the details of the project and the brick repair and replacement. The company is planning to restore the building according to all historical specifications.

Notes added by Ms. Thompson:

- About 70-80 ft above, bricks need to be replaced on left side of building.
- There's a failing lintel that could collapse. Wooden – will be replaced with another wooden lintel, try to match oak.
- Use salvaged historic brick
- The previous repairs were done incorrectly – replaced with a pumpkin brick, which is an interior brick, not exterior. The mortar that was used was Portland Cement, which is too hard for the historic brick.
- The incorrect mortar will be taken out and replaced with a high lime mortar.
- There will be future phases of repair on other parts of the building.

Schneider motioned to approve the project as presented. Seconded by Long. The motion carried unanimously. The project will go to Council for review and approval.

409 W. High Street – Business Sign: Blink 123

- Mark Dello Stritto, property and business owner, was present to discuss the project.
- 36 X 36 with black cabinet and housing with reversed white lettering and two green accent colors. Sign would be softly illuminated from within the cabinet. Sign will be mounted with two supports (not flush) to the area above the door and below the top window.

Schneider first motioned to decline the project as presented. Seconded by Ruth. Discussion included that the sign, as presented, will not pass zoning, because it is an illuminated sign. The recommendation is to try to find a way to have the modern logo on a more historic sign. There is a design guide for business owners available for reference.

Schneider withdrew his motion to reject the project.

Schneider motioned to table this project, pending a re-submission of the project with compliance, according to the documentation provided. Ruth seconded. No further discussion. Roll call vote was unanimous. Motion to table carried.

365 E. Curtin – informal review of exterior projects

- Dan Sabatini, property owner, was present to discuss the project.
- Informal review of exterior projects. No Board action required.
- Several aspects of the project were discussed.
 - Removing the staircase in the back
 - Restoring the first and second floors

- The property history is 3 units. It currently could be rented as two separate units. (Zoning will verify this.)
- There is an unfinished carriage house in the back of the property
- Next step would be a formal proposal of the project
- Windows, siding, deck, materials, colors, etc.

Notes added by Ms. Thompson:

- There's was extensive discussion on the multiple exterior house projects. Property owner is unsure where to start, but wants to start moving on renovations. Would like to rent it as two units, but after discussing with Schneider, that may not work. Schneider suggested a walk-thru to see what would need to be done for a rental, and in the process HARB members could join to comment on exterior projects. After lengthy discussion, it was recommended that the home owner possibly forgo trying to fix up the main house to rent and focus on fixing up the carriage house, as it would make a great rental unit.

Administrative Approvals

- **369 Phoenix Avenue (EMS)** – rubber roof replacement.
- **133 N. Spring Street** – paint the west side of the frame addition to the mostly brick house. South side of addition may be painted. South side is invisible from public right of way, except can be seen from lawn of the waterfront area. Only the main body of the building will be painted. Color: Lemon Twist (3006-ZB) 75206 Valspar
- **218 N. Spring Street** – Exterior paint: all Sherwin Williams
Filoli Honey (main body, porch balusters)
Verana Ivory (trim primary)
Raspberry (brackets / other detail)
Fruit Basket (window sash, shutters, porch columns)
Mark Twain House Olive (porch decking)

Information/Discussion Items: None

Old Business: None

New Business: None

Adjournment: With no other business to come before HARB, Meeting adjourned at 10:08am.