

MINUTES OF THE HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB)
HELD ON THURSDAY, JUNE 17, 2021,
VIA ZOOM DUE TO THE COVID-19 GLOBAL PANDEMIC

The meeting was called to order at 4:15 p.m. by the chair, Mr. James Mohn.

Members present via Zoom: Mr. James Mohn, Mr. Joseph Zemba, Mrs. Gretchen Pawlowski, Mrs. Belinda Thompson, Mr. Thomas McCargo, Mrs. Elizabeth Sykes, and Mr. Phil Hundley. Also present were Mr. Nathan Briggs, Interim Borough Manager/Secretary, Ms. Alyssa Golfieri, Assistant Borough Solicitor, Ms. Ashleigh Walton, consultant with Urban Design Associates, and Ms. Bethanie Martin, consultant with Urban Design Associates.

Others present via Zoom: Mr. Frank Cservak, 174 Barberry Road; Mr. Bill Childs, William Childs Architects; Mr. Dan Roberts, William Childs Architects; Ms. Verna Corey, 889-895 Blackburn Road; Mr. Rodger Druschel, LGA Partners, Mr. Jonathan Glance, LGA Partners, Ms. Sara Janosik, LGA partners, Mrs. Ashley Roethlisberger, Mr. Joel Le Gall, Joel C. le Gall Landscape Consultants, Mr. and Mrs. Jeff Bresch.

Chairman Mohn made an announcement regarding the Borough's public meeting procedures during the COVID-19 global pandemic.

Chairman Mohn then opened the floor for public comment on matters on the agenda.

There being none, Chairman Mohn called for a motion to approve the May 13, 2021 meeting minutes. The meeting minutes of the May 13, 2021 regular meeting were unanimously approved.

APPLICANTS

B&B Trust, 475-477 Scaife Road

The applicants' professional team presented modifications to the proposal for a new single-family dwelling, specifically noting which comments and feedback from previous HARB meetings had been incorporated. The applicants' professional team further noted that the applicants appreciated HARB's comments and feedback from the last HARB meeting and think the comments and feedback have made the proposal significantly better.

Chairman Mohn requested that Mr. Zemba lead the discussion regarding the B&B Trust application.

Mr. Zemba applauded the professional team for taking a modern farmhouse with a Colorado influence to fit into a Pennsylvania farmhouse vernacular.

Mrs. Sykes asked where the condenser units would be located.

Mr. Glance stated that they are not yet shown on the proposed plans, but would likely be located within the garden and behind the house/garage.

Ms. Walton asked if they would be located on the stone pad indicated in the landscape plan. Mr. Glance stated the condenser would not be located on the stone pad; the stone pad would be the start of a walkway through the landscape.

Mr. Hundley stated that the professional team did a great job addressing the comments of HARB. He further stated to make sure that any mechanical equipment is properly screened when located, both for visibility and sound purposes.

Mrs. Thompson stated that she loved the symmetry of the plan and that it had come a long way. She further stated that the chimney coming straight down added to the entire structure and that the design had everything right. She then asked what the height of the main roof was, and about the color selection on the roof shingles

Mrs. Roethlisberger stated that the shingle color was like a weathered black, selected in response to expressed regret over the black shingles on her own home.

Mrs. Thompson stated that she believed that Mrs. Roethlisberger would be happier with the gray shingle.

Ms. Walton stated that the proportions and details were both very successful and that the proposal had come a long way. She further stated that the detail callout sheet was particularly appreciated.

Mr. Druschel stated that the main height of the roof was 28 feet.

Mr. Zemba stated that if there were no further comments that the application was complete and that HARB would be in position to recommend a COA to Borough Council.

Mr. Hundley agreed, then made a motion, seconded by Mrs. Thompson to recommend approval of a Certificate of Appropriateness for historical purposes only subject to necessary engineering and stormwater management plans being submitted to and found acceptable by the Borough Engineer, was approved. Chairman Mohn abstained from the vote.

Singh, 169 Country Club Road

Ms. Walton stated that while today's presentation is to focus on the proposed landscape plan, the applicant's architectural team had included the architectural proposal presented at the May 13, 2021 HARB meeting for ease of reference if needed.

The applicant's professional team presented a landscape proposal, including hardscape design and proposed plantings, to HARB.

Chairman Mohn requested clarification as to the color, material, and pattern of the proposed hardscape. Mr. Le Gall clarified that the size, color, and pattern had yet to be finalized, but that a permeable paver would be selected for the proposed entry oval. He further stated that there would be a mix of patterns to signal entry from the driveway to the proposed entry court.

Mrs. Sykes asked for clarification regarding the materiality of the home. Mr. Childs stated that the materials had not yet been selected. Mrs. Sykes stated that it would be important to understand the materials of the home to evaluate the parking court proposal.

Mr. Zemba encouraged the use of a permeable paver because of the large amount of hardscape and required stormwater management but questioned the use of a black paver given the removal of several mature trees and the potential for heat gain.

Chairman Mohn agrees, emphasizing that the location and selection of material would be an important element.

Mr. Zemba recommended that the applicant look at historical photographs in the Hunt Collection of the original garden, and estate named for the poplar trees on the property. He stated that the design team should consider an English oak rather than a red oak, or another more columnar species. Mr. Le Gall agreed that that could be a good option.

Chairman Mohn stated that the existing driveway is quite beautiful and asked how the pavement would transition with the existing brick gutter.

Mr. Le Gall stated that they would need to study the gutter location to understand how it would work with grading and that the transition point would be important to look at.

Chairman Mohn asked if there would be a retaining wall on the south side of the oval.

Mr. Le Gall stated that there would not be a retaining wall as the oval parking court was smaller in size than the initially proposed rectangular court.

Mrs. Thompson reiterated what Mrs. Sykes stated about the need to understand how the entire material palette worked together.

Mr. Le Gall stated that the house would have some limestone elements and that the white banding proposed would fit with them. He further stated that the existing bluestone patios would be complementary. He stated that the color palette had not yet been decided, but that the owners had expressed a preference for black cobble stones.

Mr. Le Gall stated that there would be an interest to keep the parking court oval and as neutral as possible so as not to contrast too much with the house.

Chairman Mohn asked if anything was planned for the existing historic gardens. Mr. Le Gall stated that following the construction of the house, the owners planned to repair the stone walls. He further stated that the garden had been renovated over the previous decade with his assistance and that it would be nice to restore them to their original design.

Mr. McCargo stated that prior to providing full comments, a material palette for the house would need to be understood. Chairman Mohn asked if photos of samples side-by-side could be taken to help with the understanding of the materials.

Mr. Le Gall stated that that would be doable.

Ms. Walton asked if only existing or new topography contours were shown on the provided drawings. Mr. Le Gall stated that only the existing contours were shown on the drawings. Ms. Walton asked if the dashed line indicated on the drawings was the portion of driveway to be removed. Mr. Le Gall responded in the affirmative, and further stated that the existing parking area was being reduced as well, reducing the amount of asphalt by 1,353 square feet.

Mrs. Thompson asked if the parking pad would be cobblestone or asphalt. Mr. Le Gall responded that it would be asphalt.

Mr. Zemba commended the professional team on preparing for the next generation of landscape on the site. Mr. Hundley reiterated what Mr. Zemba stated and encouraged the professional team to coordinate on materials for the house and landscape.

Chairman Mohn asked if there had been any indication of where the new septic field would be located. Mr. Le Gall stated there has not been. Mr. Childs stated that they were in process of getting soil testing and appropriate next steps for septic field location.

Ms. Walton asked if the entry oval would be centered on the front door of the elevation. Mr. Childs and Mr. Le Gall stated that it would be.

Chairman Mohn, Mr. Zemba, Mrs. Thompson, and Ms. Walton all complemented the asymmetry of the architectural design.

Ratification of COAs Issued by Administrative Review (no applicant attendance)

Ms. Walton and Mr. Briggs provided HARB members with an overview of, and an update on, the various administrative review projects that the HARB Executive Committee reviewed since the last HARB Meeting. The following project was presented to the HARB for ratification of a recommendation of approval of a Certificate of Appropriateness for historical purposes only:

B&B Trust, 475 Scaife Road, Rose Farm Historic Farmhouse

Motion by Mr. Zemba, seconded by Mr. Hundley to recommend approval of a Certificate of Appropriateness for historical purposes for the listed project above, subject to necessary engineering and stormwater management plans being submitted to and found acceptable by the Borough Engineer, was approved. Chairman Mohn abstained from the vote.

Mr. Briggs then provided an update on the Kowcheck fence application.

Chairman Mohn then opened the floor for public comment on matters not pertaining to the agenda. There being none, Chairman Mohn took a moment to commemorate the contributions and service of Denis Ranalli as the Borough's Building Code Official and member of HARB. Chairman Mohn and other HARB members offered several comments on Denis Ranalli's dedication and significant contributions to the Borough and HARB.

With no further comments from HARB, Chairman Mohn adjourned the meeting.

HARB Meeting Adjourns

The meeting adjourned at 5:17 pm