

MINUTES OF THE HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB) MEETING
HELD ON THURSDAY, DECEMBER 17, 2020,
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. Joseph Zemba, Mrs. Gretchen Pawloski, Ms. Heather Semple, Mrs. Elizabeth Sykes, Mr. Denis Ranalli, Mrs. Belinda Thompson, Mr. Thomas McCargo, and Mr. Phil Hundley. Also present was Ms. Katie Stringent, Borough Manager/Secretary, Assistant Borough Solicitor Ms. Alyssa Golfieri, and Ms. Megan O'Hara, consultant with Urban Design Associates.

Others present: Ms. Heather Wildman, Wildman Chalmers Design, LLC; Mr. Jack LaQuatra, LaQuatra Bonci Associates; Mr. Frank Cservak, 174 Barberry Road; Ms. Maggie Kopf; Ms. Elise Keely, E.K. Smith Landscape Design; Mr. Denny Campbell, DennyCampbell Architecture + Design; Mr. Charles Larzelere, Sheffler Co.; on behalf of their client Mr. David Sculley, 853 Blackburn Road also present; Ms. LeAnne Willittes, Wildman Chalmers Design, LLC; Dr. Verna Corey, 895 Blackburn Road; Mr. Michael Riordan, 512 Backbone Road; Mr. and Mrs. Keith Liebert, 6 Farmhill Road; Mr. Adam Sporrer, Gaskill Architecture; and Mr. Christopher Standish, 279 Scaife Road.

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

Chairman Mohn stated that the HARB held an Executive Session on Tuesday, December 1, 2020.

Chairman Mohn stated that the Walking Tour of 853 Blackburn Road as previously scheduled had been canceled due to inclement weather.

Chairman Mohn then opened the meeting for public comment on matters on the agenda. There being none Chairman Mohn called for a motion to approve the November 12, 2020 meeting minutes.

Motion by Mr. Zemba, seconded by Mrs. Sykes, to approve the meeting minutes of the November 12, 2020 regular meeting, was unanimously approved.

Mr. and Mrs. David Sculley, 853 Blackburn Road: Mr. Sculley reviewed the project overview and photos of the existing site conditions. Mr. Sculley and Mr. Campbell then reviewed the intended architectural design of the addition and the proposed materials. Ms. Keely reviewed the intended landscape and driveway improvements noting that the planting scheme will remain the same and a heated driveway will be utilized. The existing driveway entry piers are intended to be relocated to the entry point of the new driveway location. Mr. Larzelere then reviewed the existing site survey design.

Chairman Mohn noted that additional engineering work will need to be completed and submitted illustrating intended grading, erosion and sedimentation control, and stormwater management.

Ms. O'Hara noted that the applicant will need to consider lot coverage and building coverage of existing conditions when planning for the addition. Building setback lines will also need to be added to the site survey.

Mr. Sculley stated that the intended square footage of the addition will be 922 sq. ft. and that lot and building coverage requirements will be considered in advancing the engineering site design.

Mr. Sculley further stated that he has been in contact with Allegheny County regarding the issuance of a Highway Occupancy Permit (HOP) due to the relocation of a driveway on a county road.

Chairman Mohn inquired as to the use of lites and grills in the composition of the proposed windows. Further stating that the windows above the garage would benefit from the incorporation of lites.

Chairman Mohn concluded by stating that the HARB will complete a Walking Tour of the property during the next regular meeting.

Mr. and Mrs. Keith Liebert, 6 Farmhill Road: Mrs. Liebert reviewed existing conditions and the intended project scope. Mrs. Liebert further reviewed the design changes that had been made based on feedback from the November HARB meeting. Mrs. Liebert and Mr. Sporrer reviewed intended project materials.

Chairman Mohn encouraged the applicant to secure a sample of the charcoal grey metal roof material as it may appear lighter or darker in person. Chairman Mohn encouraged the applicant to secure several samples from the roof manufacturer as they may look different than intended.

Chairman Mohn also encouraged the applicant to save portions of the clay tile roof as they may allow for ease of roof repair in the future.

Motion by Mr. Zemba, seconded by Mr. Ranalli, to recommend approval of a Certificate of Appropriateness, for historical purposes only, was unanimously approved.

Mr. Christopher Standish, 279 Scaife Road: Ms. Wildman noted that based on feedback from the October HARB meeting she conducted additional research identifying the original drawings of the home and the design precedents from the original estate home. Ms. Wildman reviewed the original drawings and the precedents with the HARB. Ms. Wildman further reviewed the overall scope of the project and the revisions made to the plans based on the HARB discussion at the October HARB meeting. Ms. Wildman concluded by reviewing photographs of the existing structure and the intended materials.

Chairman Mohn stated that the revisions have been very successful.

Mr. Zemba inquired if the windows in the front elevation are intended to be awning or casement to which Ms. Wildman replied that they would be casement.

Mr. McCargo stated that the design looks great.

Chairman Mohn inquired as to the intended materials for the front porch to which Ms. Wildman replied that the porch would be made of wood.

Chairman Mohn further stated that this was a terrific project.

Ms. O'Hara stated the applicant will have to submit the necessary site plan and engineering plans as required for review by the Borough Engineer.

Motion by Mrs. Thompson, seconded by Mr. Zemba to recommend approval of a Certificate of Appropriateness, for historical purposes only and subject to submittal of necessary engineering and stormwater management plans being submitted to and found acceptable by the Borough Engineer, was unanimously approved.

Mr. Michael Riordan, 515 Backbone Road: Ms. Wildman began by reviewing the overall project scope and existing site conditions on behalf of her client. Ms. Wildman then reviewed inspirational swimming pool and pool house imagery to mirror that of existing conditions. The proposed site location and hardscape conditions were also reviewed. Ms. Wildman concluded by reviewing preliminary imagery of the proposed pool house. Ms. Wildman stated that her client's intention is to construct a simple pool house with the focus on the swimming pool.

Mr. LaQuatra then reviewed the proposed landscape conditions noting the use of meadow grass to provide additional screening. The access from the home to the swimming pool is intended to be cut lawn to the meadow line. The landscape plan will create more meadow space on the existing lot. The pool is proposed to be 25x50 with minimal paving.

Mr. McCargo asked if the applicants intend to utilize an automatic pool cover to which Ms. Wildman replied in the affirmative.

Mrs. Sykes noted that the preliminary design looks great further inquiring if the applicant intends to have a restroom in the pool house.

Mr. Riordan stated that he is currently addressing septic issues and will address the addition of restroom facilities within the pool house.

Ms. O'Hara stated that the simplistic design nicely complements the existing conditions.

Mr. Zemba stated that the design is wonderful.

Chairman Mohn inquired as to the ongoing maintenance responsibilities of the meadow to which Mr. LaQuatra replied that ongoing maintenance is quite simplistic.

Mrs. Thompson inquired if the single-family home is downhill from the pool to which Ms. Wildman replied in the affirmative.

Mrs. Sykes noted additional design considerations regarding the use of automatic swimming pool covers as they tend to add additional elements to the swimming pool design.

Chairman Mohn stated that the HARB will follow up with a Walking Tour at the next regular meeting.

Chairman Mohn then asked Vice Chairman McCargo to chair the meeting.

Rose Farm, 475-477 Scaife Road: Mr. Mohn began by reviewing intended improvements to the existing barn on the farm property on behalf of his clients. Mr. Mohn reviewed existing conditions noting that his clients desire to make the barn symmetrical and remove the existing balcony. A wooden deck will be introduced and additional windows to allow for more natural light into the barn. An annex windows and doors will be added to the design. The existing concrete block will be reclad to restore the barn to what it would have originally looked like. Additional garage doors will be added to give the barn more of a farm functionality. Lighting will also be added to the structure.

Mr. McCargo inquired where the applicants will be sourcing the stone to which Mr. Mohn replied that the stone will be manufactured.

Mr. Zemba requested additional clarification regarding the concrete block transition to siding. Mr. Mohn clarified that the siding will project in front of the block with flashing in between.

Mrs. Thompson complimented Mr. Mohn on his design approach beginning with the functionality of the interior of the structure, carrying this design to the exterior of the structure.

Motion by Mrs. Thompson, seconded by Mr. Zemba to recommend approval of a Certificate of Appropriateness, for historical purposes only, was approved with one abstention by Mr. Mohn.

Motion by Mr. Zemba, seconded by Mr. Ranalli, to recommend a Certificate of Appropriateness, for the removal of the tree located within the construction access on Hartle/Lang Road, was approved with one abstention by Mr. Mohn.

Chairman Mohn then resumed chairing the meeting.

Ms. Stringent then reviewed the Columbia Gas Main Line replacement project. Motion by Mr. McCargo, seconded by Mr. Zemba, to recommend the issuance of a grading permit, was unanimously approved.

Ms. Stringent reviewed the following item for Administrative Review:

Ms. Bonnie Moorhead, 8 Farmhill Road – Solar Panel Installation

Mr. Jeffrey Bresch, 319 Scaife Road – Dormer Addition

Motion by Mr. McCargo, seconded by Mr. Zemba to recommend approval of Certificates of Appropriateness for the Moorhead and Bresch projects, for historical purposes only, was unanimously approved.

Ms. Stringent then reviewed the following Items for Discussion:

2020 HARB Annual Report

2021 Letter to Residents

Borough Transfer of Property/Projects within the Community

Chairman Mohn opened the meeting to public comment on matters not on the agenda.

There being no comment, the meeting adjourned at 5:30 p.m..

Secretary

Chair

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