

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
January 11, 2015**

Present: Sam McGinley, Megan Tooker, Pat Long, Alan Uhler, Robert Lingenfelter, Walt Schneider, Bonnie Leathers

Excused:

Staff Present: Vana Dainty; Ralph Stewart

Guests: Nancy O. Miller; Nancy Perkins

Call to Order:

- S. McGinley called the meeting to order at 8:30 AM.

Election of Officers:

Ms. Dainty conducted the Election of Officers.

- Chairman – W. Schneider made a motion to nominate S. McGinley as Chair of HARB. R. Lingenfelter seconded the motion. W. Schneider made a motion to close nominations for Chairman. A. Uhler seconded the motion. A voice vote was unanimous to close the nominations.
- Vice Chairman – W. Schneider made a motion to open nominations for Vice-Chair of HARB. W. Schneider made a motion to nominate Megan Tooker as Vice-Chair of HARB. S. McGinley seconded the motion. W. Schneider made a motion to close nominations for Vice-Chair. A. Uhler seconded the motion. A voice vote was unanimous to close the nominations.

W. Schneider made a motion to cast the ballot on both unopposed offices. S. McGinley seconded the motion. A voice vote was unanimous. Sam McGinley is the Chair of HARB and Megan Tooker is the Vice-Chair of HARB.

Additions/Corrections to the Agenda:

- A letter from St. John's Episcopal Church – in connection with the garage coming down at the Setaro House located at 251 N. Allegheny Street. The garage in question and the church kitchen abut each other.

Declaration of Conflict of Interest:

- None.

Declaration of Ex Parte Communication:

- None.

Approval of Minutes: M. Tooker made a motion to approve the meeting minutes of December 8, 2015. R. Lingenfelter seconded the motion. A voice vote was unanimous to accept the minutes as presented.

Project Review and Public Comments:

Project Review #1

252 Match Factory Place

Represented by:

Description of Proposed Work: Signage

HARB Discussion: This is a sign that matches the one on the door. There was a sign there from the previous business. It meets the zoning ordinance.

HARB Recommendation:

W. Schneider made a motion to approve as presented. R. Lingenfelter seconded the motion. Nancy Perkins recommends that it would look better and more in line with what is next to it if the area in the white were reduced by 20%. It is very crowded looking. If there were more white space it would be easier to read. W. Schneider amended his motion to recommend that the primary text be reduced to increase the amount of white space or reduce the second line. P. Long seconded the motion. HARB members approved the amendment to the motion for recommendation to Borough Council at their meeting of January 18, 2016. HARB members approved the motion for recommendation to Borough Council at their meeting of January 18, 2016.

Project Review #2

Letter from the Setaro

Represented by:

Description of Proposed Work: Replacement of a garage

HARB Discussion: A question was raised as to whether a demolition can be approved without requiring a replacement. That was done for the Garman, but it was a legitimate hazard for public safety. HARB needs to determine if the loss of this structure affects the Historic District. It was noted that it should be thought of does this project benefit or does it detract from it. W. Schneider previously made the motion to approve the demolition of the garage on a contingency that what is being put in place is approved. They need to get approval of the new garage before the old one is demolished. W. Schneider said it is a fire hazard, but not an imminent fire hazard.

The choices for HARB are: 1) run the project by itself and let them demo realizing there could possibly never be something put in its place and it is taken as a loss; 2) hold to their guns and do this; 3) something in between – post bond such as in a land development project.

W. Schneider would need to inspect the siding material to see how fire proof it is.

Telephone call came in and was put on speaker. The callers were informed that there was some discussion already and they were informed of the discussion. W. Schneider reported the project they applied for is the removal of a garage and the replacement of a garage according to the project application. HARB has approved the removal of the garage contingent on approval of the drawings and the plans going forward prior to removal. At this point there are several options. The homeowners now want to disconnect the construction of the new garage and the demolition of the old garage. The homeowners do not want to tie the construction of the new to the demolition because they are going to start construction immediately on demolition. There is so much work that needs to be done that has come to light on the back end of the house with regards to utilities that will necessitate them having a time period between building the new structure and demolishing the old. They are not going to demolish the old until spring or summer of this year.

M. Tooker stated HARB needs to protect themselves because if they demolish the garage and then decide to sell their property there would be no way to make the new owners put up a garage. The application would need to be withdrawn and then an application submitted for the demolition with no replacement, and that may have a different vote.

Mr. Setaro said the building is unsafe and a fire hazard and it needs to come down. W. Schneider stated as the building code official the letter sent from Jessie Smith indicated there is

deterioration but has not indicated that there is imminent collapse. As the building code official he is not ordering demolition. Mr. Setaro said if there is no time constraint on building they are okay with that as long as the committee understands that they probably will not get the structure up this year. It will probably be next year. When they purchased this house there was never any thought to not having a garage. They need a garage on this property. Mr. Schneider said option one is to move forward with the project as originally presented, which is a demolition tied with a replacement and the caveat to come with that or the withdrawal of that application and a new application of demolition itself. Certificates of Appropriateness are issued for a year. When Mr. Setaro is ready to demolish the garage he could come back to HARB with the plans for the new one and they would have a year to get things done. Mr. Setaro said that would work. Mr. Schneider said they either have to continue on the course they are on and bring drawings as a contingency of the original approval or withdraw that application and submit the new application to do demo itself and do construction as a separate issue. Mr. Setaro is currently working on the plans for the new garage.

M. Tooker said HARB agrees to section D & E of the letter from Mr. Setaro. Mr. Setaro hopes to have something to HARB by February or March.

Phone call was ended.

HARB Recommendation: W. Schneider made a motion to table the issue until staff can contact the Solicitor and investigate the options with potential bonds for surety. A. Uhler seconded the motion. A voice vote was unanimous.

Administrative Approval:

- None

Information/Discussion Items:

-None

Old Business:

- Next Meeting – There will be no projects. Ms. Dainty requested everyone be in attendance. HARB will work on bylaws and make plans moving forward. It will be strictly a work session. It will last approximately 1 ½ hours.

(tape ended here)

New Business:

-None.

Adjournment:

- With no further business to come before HARB, W. Schneider made a motion to adjourn the January 12, 2016 meeting. P. Long seconded the motion. The meeting was adjourned at 8:45 a.m.