

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
October 25, 2016**

Present: Sam McGinley; Pat Long; Alan Uhler; Mack Mahan; Robert Lingenfelter; Rob Wagner

Excused: Megan Tooker; Walt Schneider

Staff Present: Vana Dainty, Keystone Community Coordinator
Don Holderman, Assistant Borough Manager

Guests: Doug Johnson

Call to Order:

- S. McGinley called the meeting to order at 8:32 AM.

Additions/Corrections to the Agenda:

- None

Declaration of Conflict of Interest:

- None.

Declaration of Ex Parte Communication:

- None.

Approval of Minutes: P. Long made a motion to approve the meeting minutes of October 11, 2016 as presented. M. Mahan seconded the motion. A voice vote was unanimous.

Project Review and Public Comments:

Project Review #1

237 West Linn Street

Represented by: Rick Jacobs

Description of Proposed Work: Paint existing building and new addition. Trim, windows, house body and shutters. They are planning to paint the new addition and the entire house the same colors. The colors were shown. There will be a matching charcoal black roof. Anywhere there is wood frame there will be pre-painted siding. The lower area will be a stone that is not yet picked. The original front of the house has a little bit more sandstone in it mixed with limestone. When they did the patio 20 years ago they put in a gray true limestone. They are trying to blend the two. They delayed picking the stone color until they had the colors on the house and then get actual stone samples to help with the blending. They plan to use Anderson Eagle windows that will have grills on the inside and outside. They will get a custom color for the sash. It is the top of the line Anderson window. A small window above the garage door can be seen from the alley in the rear. Either side of the project can only be seen from the adjacent neighbor.

HARB Discussion: A. Uhler commented that HARB did not see a good rendering of what the exterior of the building would look like. A. Uhler has a concern in that generally speaking HARB holds the applicants to a higher standard in that they need more information. He recognizes that it is on the back of the building and very little is seen from the right-of-way, but most applicants are held to the standard that HARB needs to know what is going in and need to see the window in order to have a better rendering. Mr. Jacobs has other elevation drawings on the other side, but didn't show them because of time and didn't realize that was required. A. Uhler said HARB needs to see the architectural renderings. Mr. Jacobs showed what would be seen from the alley. The garage door, because of the windows, will be the color shown to HARB. The roof pitch on the back of the house is what will be duplicated. The eaves on the back look standard and not all the fancy work. He will come back to HARB with the stone colors. The painting will probably be done next summer. Today they needed the approval to get the windows with that special color.

HARB Recommendation: A. Uhler made a motion to approve the project. P. Long seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of November 7, 2016.

Project Review #2

114 East High Street

Represented by: Richard Stetts, Stetts Signs LLC

Description of Proposed Work: Signage – place a sign over the entrance to the location for the new business, which is Dominoes Pizza.

HARB Discussion: A. Uhler stated the last time HARB requested more detail on the material and how much relief there would be. The size would be 8' 5/16" by 1' 8". The first page of the PDF file is the requested sign. Mr. Stetts has a sample of materials. The relief is 1". They are shown as metal stud mounted letters. He had a small sample of a solid type letter. The letters can be plastic, metal, wood or a variety of materials with studs embedded into the back. You put a pattern on the wall, mark where the studs are, drill the holes, put glue adhesive in the hole and then slide it on and it dries and sets up and mounts flush to the wall. They are proposing a metal letter that is 1" deep. On the back they weld the studs on. They chose the hollow aluminum type of channel letter with studs. The domino and the letters will all be individual. The property owners will paint the background for the sign. The Garman House letters are 12" high. The D for Dominoes is 12 1/2" high so it is pretty close to the G in Garman House. The background colors are already completed. S. McGinley feels any signs on this building should be a smaller font than the Garman House because that should be the focal point. P. Long agrees with S. McGinley and would like to see it smaller also. The sign is within any zoning square footage requirements. Doug Johnson asked if the Domino's color could be changed to match the Garman House lettering. P. Long said this is a corporate thing and they have definite guidelines. She suggested perhaps Domino's would consider a darker blue. S. McGinley feels if the sign would be smaller he would be fine with the colors.

HARB Recommendation: P. Long made a motion to accept the project as presented with the letters being 1" thick. A. Uhler seconded the motion.

P. Long amended her motion to request that the letters be reduced in size so they are smaller than the "Garman House" and the blue and red colors be deepened; and Ms. Dainty can give administrative approval is submitted as requested. A. Uhler seconded the amended motion. Mr. Stetts said if the letter size is reduced too much it may affect the type of material that can be used. That is not an issue with HARB members because they are more concerned with the finished look. HARB members approved the amendment to the motion.

HARB members approved the motion for recommendation to Borough Council at their meeting of November 7, 2016.

The request was made to amend the guidelines to give some indication that corporate color schemes are subject to the Historic District. It was reminded that signage is temporary. The buildings are

permanent but the signage is temporary. It was suggested to ask corporations if they might have a sign color scheme that would fit in the Historic District.

Administrative Approval:

- None.

Information/Discussion Items:

- Award 2015 – HARB members need to decide if they are going to do awards for 2015. HARB members felt they were going to start with a clean slate at the end of 2016. The projects for the awards must be completed. HARB members are encouraged to begin reviewing projects for recommendations. There are different categories: signage, rehab, commercial, residential. In the past a person has gotten an award for preservation. Categories could be added.

Old Business:

- None.

New Business:

- None.

Adjournment:

- With no further business to come before HARB a motion was made by A. Uhler to adjourn the October 25, 2016 meeting. P. Long seconded the motion. The meeting was adjourned at 9:25 a.m.