

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
February 10, 2015**

Present: Sam McGinley, Tamara Schuster, Megan Tooker, Pat Long, Alan Uhler, Robert Lingenfelter, Robert Wagner

Absent: Walt Schneider

Staff Present: Vana Dainty,

Guests: Karen Welsh, Upstreet Architects, Inc.; Troy Knecht; Sue Hannegan; Frank Stillman; Nancy O. Miller; Joanne Tosti-Vasey; J. T. Newlin; Colina L. Seeley; Jim & Gay Dunne; Rod Beard; Ara Kervandjian; Chad Stafford; Nancy Perkins; Mary Torens

Call to Order:

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

Reorganization of Committee:

Ms. Dainty chaired the meeting for this portion to elect officers. This can be done two ways you can choose to vote on each office individually or you can choose to reelect the current slate or officers, which are: Sam McGinley, Chair; Tamara Schuster, Vice-Chair; secretary is listed as council.

A. Uhler made a motion to re-elect the current officers. P. Long seconded the motion. A voice vote was unanimous.

Additions/Corrections to the Agenda:

None.

Declaration of Conflict of Interest:

None.

Declaration of Ex Parte Communication:

None.

Approval of Minutes:

T. Schuster made a motion to approve the meeting minutes of January 27, 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

219 West Water Street

Represented by: Frank Sillman representing JJ Powell, Snappy Convenience Stores, and Subway

Description of Proposed Work: Window removal and finishing.

HARB Discussion: Mr. Sillman showed pictures of what the building looked like before and what it will look like with some windows closed so restrooms can be installed. The windows have been removed and the building will be finished with the same dryvit textured compound that is currently on the rest of the building and it will all be painted the same color.

HARB Recommendation: A. Uhler made a motion to approve the project as presented. P. Long seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of February 16, 2015.

Administrative Approval:

- None.

Information/Discussion Items:

- Comments/Section 106 Comments (Note: comments will be limited to three minutes for each consulting party. The Chairman reserves the right to close comments if he deems that comments are repetitive.)

Karen Welsh, Upstreet Architects, Inc. and Troy Knecht reviewed a slide presentation of the project that was previously given to HARB. They are using Historic Tax Credits for the Cadillac House project so the project was submitted to the SHPO for comment. It has left there with their blessings and has gone to the National Park Service. There were a couple comments on the windows that were addressed. On the second floor windows they were concerned that the awnings proposed would be too large. They requested smaller awnings with mid-level mullions running through. Karen felt it was adding another line to the frame of the window that would be distracting to the larger panel look and they agreed.

The windows, trim and frames will be blue and white. The upper residential floor windows are double-hung with grills. The lower floor are industrial type windows with pivot windows in the center panes. There are two entrances on the side that were accordion type doors. The doors are pulled to the sidewalk line. The upper windows are no longer there. The second level windows have been replaced at some point. The lower level store windows are intact. On the lower level you can see the entry point that was at street level has been reset. At the back of the building are windows. There is a non-historic stair that was to access the third floor as a second egress. Along the sidewalk is an existing railing. There are downspouts that used to run inside the building walls that are now on the outside of the walls. The brick is in fair to poor condition. Repointing is required. The cast concrete details are in fairly good condition. The first floor has some of the original transoms. (Lots of noise on the tape!) Close-up pictures were shown of the storefront as it currently is. A film will be put on the inside of the windows from the storefronts so the panes can have safety ratings and be used. The balconette will be painted, scraped and white wood boards will be replaced with PVC boards so they won't rot. There will be a black membrane roof covering. There will be painted wood grained, PVC boards on the other side of the balconette. The rear entrance with an entrance will be removed. The rear facade will have new windows installed. The door in that location will be bricked in with a recess on the brick so it isn't flush with the current brick. The windows that are at sidewalk level on that facade will have metal grates on them so they are protected from shovels.

Most of the interior is damaged beyond repair. They will be installing new framing, new structural members, new roof. The new roof will be a wood roof. It will not cantilever the floor below as was in the original construction. It will be footings through the third floor. The roof will be supported on the brick walls and the pilasters. There are arched concrete portions between beams but there is no other historic fabric. There is a stair that is deteriorated beyond repair due to exposure from the elements.

In the site plan near the top is a rectangular area that they are proposing to open up to allow one window to be lowered. A new railing will occur along Allegheny Street. Otherwise the site will appear the same. With the upper windows they tried to match the mullions and window patterns of the residential windows that were there originally. On the second floor there is a lowered window on the South Allegheny Street elevation. What was the former higher garage door on the second floor they are able to pull flush to the sidewalk to match what was in the historic photo. On the lower level entry along the South Allegheny elevation because of some trash room and other issues that door will be recessed as it

is currently. They will restore all the store fronts and install the window film; maintain the stone at the base along West Bishop and replace the louvers in that stone. There are two doors on West Bishop Street and on the left hand side they will be keeping those doors. On the right hand side the non-historic doors will be replaced with a more historic design.

The window details...they will be furring out the inside walls but keeping the same historic relationship between the windows and the exterior brick. They will be trying to mimic the approximate thickness of the volume for each different window depending on whether it is residential or industrial. The industrial windows will have a thinner volume and the residential will have thicker.

In the interior of the structure she showed where they proposed maintaining the recessed vestibule entry on the first floor and using the front area as a community room. The second floor has a lobby area with a door to the stair pulled out flush from the street.

There is air conditioning proposed for the units so there will be heat pumps placed on the roof. On the roof there is a shingled roof area that leads to a concealed gutter system. At various points there are interior roof drains that will continue through the walls. The walls are notched out for those so they will be reusing those locations. A portion of the roof will be carved out for the heat pump system for the heating that will be accessed from the stairs but it will not be visible from West Bishop Street. It is hidden by the other roofs. The roof deck where the heat pumps are needs to be screened for some protection so they are proposing an aluminum horizontal fence that only needs to be 42" above the ground. The parapet will provide some protection so the actual height of the fence is less than 32".

Joann Tosti-Vasey raised the question if the sidewalk going up Allegheny was going to be ADA accessible was there could be some type of ramp so wheelchairs could get up that street somehow. There is an area where it was made ADA accessible. It was explained that given the slope of Allegheny Street at that point there was no way to make it wheelchair accessible. The grade in front of the Cadillac building was adjusted to be ADA approved.

. Karen began the review of the Garman House. She stated I have readjusted the design concept for the Garman House. When she looked around the town she found examples of buildings that had similar constraints and opportunities as the Garman House site does. Many of the buildings around the Diamond are treated as one building for the length of the building but they have storefronts that address the sidewalk and have variations that add some character to the pedestrian experience. She showed examples of buildings that represented what she was talking about. Another feature were towers at entries and mansard roofs. They have proposed balconettes that are rectangular shape with a 1'4" projection. They won't have the heavy columns on the end. The railing will have diamonds inserted in the circles to reflect the name of the Diamond. The building they are proposing has a combination of many features. It has the tower element at the entries, the balcony at the upper floors, recesses at the brick panels, a step storefront facade and the second and third stories are as one building. For the Garman House they are proposing that the second and third floors are consistent. They are proposing that a mansard connect between the Stover McGlaughlin Building and the Courthouse Annex Building. They are interrupting that with a tower element at the main entrance, but the mansards are connected. The storefront has a variety of shapes because of the slope of the sidewalk and the signage and awning treatments as well as a raised patio with another railing at the first floor. The mansard is a dark color, but it is a vertical surface. The windows are recessed in vertical panels with balconies to break them up. The storefront will have a green color with cast concrete and limestone details at the first floor; brick and brick accents on the upper floors; red windows in the second and third floors. On the upper floor so it appears as one mansard it is a gray hardiplank with charcoal gray windows. The mansard roof and the roof of the tower are a slate looking shingle. There is depth and projection that they felt was very important when looking up the street. The patio provides an outdoor seating area. It is a nice overlook towards the Diamond. In the rear there are an existing number of buildings that have a number of natural colors. They propose colors and patterns in hardiplank with a brick base and brick entry. The upper floors will have the hardiplank, using the same color in some horizontal siding and some flat panel they can provide some texture and some shadow lines without leaving a color palette that fits in with the other buildings. They are using the same mansard design on the rear. They will have some vents coming out of the side of the building. They will be done on every one of the panels on the second and third floor. The vents will be the same color as the hardiplank.

Public Comments: It is felt that this is a much better design that seen 1 1/2 years ago. She talked about the marriage adage - something old, something new, something borrowed, something blue. She sees the borrowed, she sees the new but she doesn't see the old. In the Garman and DoDe there

were arched windows and none of that is there. Currently there are doorways still standing from the Garman. She would love to see that incorporated so there was something old in the new. There were also several things saved that she would like to see incorporated into the building as well. She feels this was unfortunate that this was approved last week before having the public comments added.

They would like to see what it looks like against the Courthouse. It is a big mass that is very different from what the Diamond looked like. She realizes how sensitive it has been to assess all the details on Allegheny Street, but it looks like a big building on Allegheny Street and not the side street next to the Courthouse. Mr. McGinley stated the HARB board is very pleased and feel with the design elements added it fits with the streetscape very well.

Mrs. Dunne is happy to see these plans. She feels they are quite appropriate. She feels this is the first of other processing that may be encountered in the future. She is very interested in having this go well. She would like the process to be a bit more inclusive rather than exclusive. She feels it would be more logical to have the public meeting between the HARB meeting and the Borough Council approval. She would like that done in the future to bring more public input into projects. The whole process of Historic Preservation is to put the HARB minutes, if possible, on the website and have an agenda up there more publically.

Ms. Dainty answered that as staff. She said a lot of that is up to Council and not HARB as to what goes on the website. The process was up to Council to decide how they wanted to handle that project. They chose to vote for it. HARB is a recommending body and Council has the final say in whatever happens in the Historic District.

Mr. McGinley feels with the Waterfront District things need to be done differently. He hopes whoever builds in that project puts the time and effort into it that these people have done what is seen today in this project.

The question was raised whether the cornerstones were saved from either or both buildings on site. They were not saved. Mr. Kervandjian said Borough Council was storing some items somewhere.

Mr. McGinley thanked everyone for coming to the meeting today.

Old Business:

- None

New Business:

- Training has been postponed indefinitely.

Adjournment:

With no further business to come before HARB a motion was made by P. Long to adjourn the February 10, 2015 meeting at (?) a.m. A. Uhler seconded the motion. A voice vote was unanimous.