

**HISTORICAL AND ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
April 14, 2015**

**Present:** Sam McGinley, Tamara Schuster, Megan Tooker, Pat Long, Robert Wagner,  
**Absent:** Robert Lingenfelter, Alan Uhler, Walt Schneider  
**Staff Present:** Vana Dainty,  
**Guests:** Sue Hannegan, CCPCDO; Troy Knecht; Nancy O. Miller; JoAnn Knupp; Don Weiger;  
Karen Welsh

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**Call to Order:8:30**

S. McGinley called the meeting to order at 8:30 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 March 24, 2015. M. Tooker seconded the motion. A voice vote was unanimous to accept the minutes as presented.

**Project Review and Public Comments:**

**Project Review #1**

**121 - 123 North Allegheny Street**

**Represented by:** JoAnn Knupp

**Description of Proposed Work:** Signs; Paint Colors.

**HARB Discussion:** This is already a sign on one window and the front door that needs approval. Ms. Dainty does not have the dimensions of the window, but if the project is approved she will get the dimensions to move forward. Mrs. Knupp stated, they have been downtown in four different locations for twenty years and never gotten a permit for signs. She thought it meant if you were going to put a big sign across the front or down the front you needed a permit.

Mrs. Knupp approached HARB last summer when they first bought the Shaffer Hardware Building to get some things approved. At that time she said when they painted she would be keeping the same color, but has since changed her mind about the color. She would like to use a Sherwin Williams color in Rustic Red and a dark gray as trim. The building was brick in 1900. She is unsure when it was painted. The gray would cover the window trim on the stone part. At this point they plan to paint the metal the same color as the brick. They are two distinct buildings that are joined. It was suggested that the trim on the stone building not be painted the dark gray color. It was suggested the trim be painted the same

green color as currently is on the trim. It is felt that the molding at the top be the same color as the window trim on the stone building.

**HARB Recommendation:** T. Schuster made a motion to approve the signs on the door and the window. P. Long seconded the motion. Ms. Dainty will measure to be sure the signs meet the requirements. HARB members approved the motion for recommendation to Borough Council at their meeting of April 20, 2015.

T. Schuster made a motion to approve the color Rustic Red to be used on the brick building with Colonial Revival Gray for the accent colors and on the stone building to use the Hamburg Gray for the accent colors, including making that distinction on the top cornices and the parapet. P. Long seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of April 20, 2015.

## **Project Review #2**

### **141 Sough Allegheny Street (Wireless Made Simple)**

**Represented by:** Dan Weiger

**Description of Proposed Work:** To help with a code problem that was discovered.

**HARB Discussion:** During a code review it was discovered there are two restrooms in the building that have venting for the exhaust fan that went out to the exterior wall and was not vented to the outside. They want to correct this problem. The proposal is to go through the exterior brick, on the Bishop Street side, to vent outside. There will be a typical brick louver to stop rainwater, etc. from coming in. To keep with the historic architecture of the building propose putting a grill outside to go over the louver so you don't the louver. The property owner would like to see it blended in with the brick as much as possible. The ornate grill will be approximately 10 x 10 to cover up the 8 x 8 brick vent. It will have standoff screws to secure it to the building to allow for proper drainage. They propose to paint it to match the brick. The louvers will be recessed in the brick. Code requires you have to be two or three feet from any operable window.

**HARB Recommendation:** P. Long made a motion to approve the installation of a brick louver on the Bishop Street side of the property at 141 South Allegheny Street as proposed with the decorative grill on the exterior that will be painted to blend in with the brick color. M. Tooker seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of April 20, 2015.

## **Project Review #3**

### **110 East High Street**

**Represented by:** Karen Welch

**Description of Proposed Work:** Follow-up approvals

**HARB Discussion:** Karen was seeking follow-up approvals for their project. They submitted the Cadillac House to the National Park Service for approval. It has gone through the state PHMC. It moved through the National Park Service approval and they received their letter two days ago. There were two comments. One was they were required to change the proportion of the operable windows at the front windows. They would like two transom windows kept instead of the proposed one. The other correction they suggested is the roof top equipment area needs to be moved back two bays so there is no chance of being able to see it from the street.

In terms of signage for that building there is a projecting sign between the storefront and entryway that is existing. They are having the sign repainted with new language and put back up. There are no visible wall mounted exterior lights on the building. They only have the lights at the recessed entry on the

first floor level and there are only lights in the lobby area of the second floor - no exterior mounted lights. There are streetlights and a new sidewalk proposed. An emergency light would need to be located on the second story. It only comes on in an emergency.

R. Wagner made a motion to approve the changes requested by the National Park Service, which are to include two transom windows above the operable windows, and to move the roof top equipment back two bays so it is not visible from the street. P. Long seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of April 20, 2015.

For the Garman House there are several revisions. The first one was the front porch. There was a request by the County because of their storm water and rain garden area and also a potential conflict with having the porch very close to an entrance when they may be bringing prisoners in and the ability for the public to stand above them and do something. It was requested that the porch be moved back. Karen showed a plan that the County has approved that is approximately 5'4" away from their entry so there could be a guard placed there to prevent any problems from happening. The patio railing does dead end into the mullion of the storefront windows. She showed a rendering of it as you would approach it from the Courthouse.

For signage at the front they have the Garman House engraved, carved and blackened into cast stone, which will be the sign for the Garman House front. There will be a date in the center on the front of the building. In the rear it will say the Garman House engraved exactly as the front in black in the cast stone. In the front between the windows it is painted MDO signboard, which is highly weather resistant. The MDO will be painted Sherman Williams Weathered Shingle. The MDO is surrounded by Boral trim, which is a type of wood that won't rot. The MDO is typical signboard wood material. The color palette was passed around for everyone to see. The individual tenants, if they elect to put signs out front, will be able to attach them to the MDO.

There will be gooseneck lighting at the front and each of the columns front and back. There is a retaining wall along the Stover McLaughlin property and there are wall mounted lights on that wall. There is one light standard in the parking lot. All the lights are LED. In the rear they are along the sidewalk and at a slightly higher elevation in the center. The lights are movable. They can be angled and directed. On the left hand side is the light standard without the scroll and on the right is the gooseneck light.

For rooftop equipment she presented the roof mechanical plan as seen from East High Street. There are two rooftop mounted units necessary for code that contain an economizer that pumps fresh air to the first floor of the building. Because of the energy code the units are large. They also have two make-up roof top units proposed for the future to supply air to future kitchens in both the commercial spaces. They have to be put on the roof because mechanical equipment using fresh air cannot be within 10' of parking spaces.

HARB members thanked Karen for wonderful job she has done with all the work she put into the project. The contractor is going to do both buildings at the same time.

**HARB Recommendation:** P. Long made a motion for 110 East High Street to start with the changes to the outdoor patio as approved by the County to move the porch in 5'4" to accommodate the entrance of the Courthouse Annex Building; the signage as proposed with the Garman House and the date carved and engraved in black and set in stone; the MDO signage right and left above the storefront windows; for the gooseneck lighting in black across the front above the stone columns and the rear and along the retaining wall along the adjacent property; and the roof mechanical plan for the four large units as proposed. T. Schuster seconded the motion. HARB members approved the motion for recommendation to Borough Council at their meeting of April 20, 2015.

#### **Administrative Approval:**

- Transoms for 141 South Allegheny Street - There was such a slight difference in the transoms that Ms. Dainty felt it was fine to do administrative approval.

#### **Information/Discussion Items:**

- Ms. Dainty is working on the vacant storefronts that have paper in the window. P. Long feels the former Campanis building needs to have something in the windows because it is such a prominent building. Ms. Dainty will contact the owner again.

- T. Schuster said the house on the corner of Ridge and Curtin put in a ramp that was to be temporary and the on the Ridge side of the house they didn't have the correct size guard rails going up the steps. Now there are huge holes where a lot of spindles are out. If it is a rental apartment Code can do something about the guard rails. If it is a family home Code cannot do anything about it. Mr. Wagner is not up-to-date on the rental housing codes, but any time there is something that could be life endangering it needs to be addressed. If it is a homeowner occupied house you can't do anything about the missing guardrails.

**Old Business:**

- HARB Awards Packet - HARB Members received the packet and are encouraged to review it. It needs to be determined how many are chosen from each year. The years that need to be considered are 2011, 2012 and 2013.

**New Business:**

- Sign on letter for Historic Tax Credits - Ms. Dainty sent the email to everyone to be sure they wanted to participate in this. It has been done.

**Adjournment: 9:30**

- With no further business to come before HARB P. Long made a motion to adjourn the April 14, 2015 meeting. T. Schuster seconded the motion. The meeting was adjourned at 9:30 a.m.