

MINUTES OF THE HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB)
HELD ON THURSDAY, MARCH 12, 2026
SEWICKLEY HEIGHTS HISTORY CENTER

The meeting was called to order at 4:16 p.m. at the Sewickley Heights History Center, by the interim Chairman, Mrs. Gretchen Pawloski .

Members present: In addition to Mrs. Gretchen Pawloski, Mrs. Belinda Thompson (via telephone), Ms. Emily Moldovan, Mrs. Elizabeth Sykes, Mrs. Mary Barbour, and Mr. Joseph Zemba (via telephone). Also present were Mr. Nathan Briggs, Borough Manager/Secretary, Ms. Ashleigh Walton, consultant with Urban Design Associates, and Mr. Peter Zittel, Borough Solicitor's Office.

Others present: Mrs. Lee Bollinger, 1901 Glen Mitchell Road, Mr. Frank Dawson, 254 Merriman Road, Mrs. Leanne Willittes, 5 Thawmont Dr., and Mr. Jim Weimheimer.

PUBLIC COMMENT ON AGENDA ITEMS & MEETING MINUTES

Mrs. Gretchen Pawloski opened the floor for public comment on matters on the agenda. There was none.

Approval of the meeting minutes of the January 15, 2026, regular HARB meeting was tabled until the next HARB meeting on April 16, 2026.

The meeting minutes of February 12, 2026, regular meeting were unanimously approved.

APPLICANTS

Fern Hollow Nature Center, 1901 Glen Mitchell Road

Ms. Moldovan provided a zoning report for the property. Ms. Moldovan noted that the proposal involves installation of deer fencing surrounding a small apiary area. Ms. Moldovan explained that the proposed fenced area would measure approximately fifteen by thirty feet and would consist of fencing approximately six to seven feet in height.

The property is located within the Borough's B Conservation and Cultural District, and Ms. Moldovan noted that the fencing must be located a minimum of forty feet from the front lot line and that the precise setback must be reflected on the submitted plans.

Mrs. Bollinger then presented the proposal on behalf of the Fern Hollow Nature Center. Mrs. Bollinger explained that the apiary garden would be relocated from its current location near the existing garden to a meadow area further from the main activity areas of the Nature Center.

Mrs. Bollinger stated that the relocation was proposed primarily as a precaution for the safety of visitors, noting that there had not previously been issues but that the Nature Center wished to minimize the potential for close interaction between visitors and the bees. Mrs. Bollinger also noted that the fencing would provide additional protection for the bees.

Mrs. Bollinger presented a site plan showing the proposed location of the apiary fencing and explained that the proposed location would be approximately forty feet from the roadway and then set back an additional seventy feet into the meadow area.

Mrs. Bollinger stated that the proposed location had been temporarily roped off so that neighbors could observe the placement.

Mrs. Bollinger showed photographs of the existing garden and fencing conditions were provided to illustrate the intent of the proposal.

Mrs. Bollinger explained that the proposed fencing would replicate the appearance and character of the existing garden fencing currently in use at the Nature Center and that the overall goal is to maintain a natural appearance within the meadow landscape.

Mrs. Bollinger indicated that the deer fencing would be approximately six to seven feet in height and that the primary purpose of the fencing would be to discourage visitors from entering the apiary area rather than to prevent deer intrusion.

Mrs. Bollinger also noted that the new gate would be slightly wider than the existing gate but would remain consistent with the existing fencing style and would include a lock.

Ms. Walton asked whether any landscaping was proposed in connection with the fencing. Mrs. Bollinger explained that the area had recently been mowed but that the surrounding meadow grasses would grow tall during the season and would largely obscure the fencing.

Mrs. Bollinger also noted that, as part of a long-term master plan for the Nature Center, additional plantings such as fruit trees for pollinators may be considered in the future.

Ms. Walton noted that the plans submitted to HARB must include an exact measurement indicating the distance from the fencing to the street. Mrs. Bollinger asked where the measurement should be taken from, and Ms. Walton indicated that the measurement should be taken from the edge of the street.

HARB noted that because the proposed fencing would be consistent with the fencing already used at the existing garden area, the Applicant would not be required to resubmit full fencing details.

However, HARB indicated that revised plans must be submitted showing the precise setback measurement and details for the widened gate.

Due to the limited nature of the outstanding information, HARB agreed that the revised plans may be reviewed administratively by the HARB Executive Committee upon submission.

Kipp, 254 Merriman Road

Ms. Moldovan provided a zoning report for the property, which is located in the Borough's A – Historical-Rural Residential District. Ms. Moldovan explained that the proposal involves installation of a swimming pool and associated improvements. Ms. Moldovan noted that the primary zoning comment relates to lot coverage and that the applicant must submit a survey demonstrating total impervious coverage on the property, including the proposed swimming pool.

Mr. Dawson presented the proposal and provided samples of the materials proposed for the project, including wood decking, tile selections, and the proposed pool cover.

Mrs. Sykes asked whether the pool would include an automatic cover, and Mr. Dawson confirmed that an automatic pool cover was proposed.

Mrs. Barbour asked whether the interior finish of the pool would consist of tile, and Mr. Dawson explained that the interior would instead consist of a plaster finish.

Mr. Dawson then presented a topographic map of the property and explained that the site is relatively flat.

Mr. Dawson also presented a map depicting the 100 foot setback and the proposed limit of disturbance associated with the project.

Mr. Dawson further identified the location of the existing septic tank on the property.

Mr. Dawson then reviewed the materials proposed for use in the project and noted that the applicants may consider using slate rather than loose stone in one location.

Ms. Walton indicated that if the applicant ultimately elects to revise the material selection, the applicant may notify Ms. Moldovan and the Certificate of Appropriateness can be amended at a later time.

Mr. Dawson also presented a tile pattern and photographs of the rear yard where the pool is proposed.

Mrs. Barbour asked where the automatic pool cover switch would be located. Mr. Dawson explained that the switch would be located near the door to the residence.

Mrs. Thompson asked whether the property currently contains fencing. Mr. Dawson stated that there is no existing fence and explained that fencing would not be required due to the proposed automatic pool cover.

Ms. Walton asked where the pool equipment would be located. Mr. Dawson indicated that the equipment would be located adjacent to the garage and would not be visible from the street.

Ms. Walton asked whether exterior lighting was proposed in connection with the project. Mr. Dawson explained that no additional lighting was proposed beyond lighting associated with the pool itself.

Ms. Walton also asked whether landscaping improvements were proposed. Mr. Dawson stated that no landscaping was proposed at this time.

Mrs. Thompson asked when construction was anticipated to begin, and Mr. Dawson indicated that the applicants anticipate beginning construction in June.

Due to the limited nature of the information outstanding, HARB agreed that the revised materials may be reviewed administratively by the HARB Executive Committee upon submission of additional information regarding, enclosure details.

Stevenson, 5 Thawmont Drive

Ms. Moldovan provided a zoning report for the property, which is located in the Borough's A – Historical-Rural Residential District. Ms. Moldovan explained that the proposal involves construction of a carriage house and that the project is currently in Phase 2 of the HARB review process: Design Development. Ms. Moldovan noted that the plans must be revised to include the proposed limit of disturbance.

Mrs. Willittes presented the proposal and reviewed the plans, including the square footage of the proposed carriage house, the location of the septic system, and the proposed building elevations.

Mrs. Willittes explained that the materials proposed for the carriage house would match the materials used on the existing residence.

Mrs. Willittes also presented several photographs of the site.

Mrs. Willittes then reviewed additional details regarding the proposed materials and explained that the project is intended to match the existing concrete stepping stones currently used at the residence.

Mrs. Willittes also presented a proposal for a small, elevated walkway connecting portions of the site.

Ms. Moldovan commented on the minimal grading proposed as part of the project, and Mrs. Willittes confirmed that minimizing disturbance and grading was one of the primary design goals.

Mrs. Thompson asked whether the proposal included any additional parking areas, and Mrs. Willittes confirmed that no additional parking was proposed.

Ms. Walton asked whether the proposed walking pathway could be shifted slightly further south in order to further reduce grading associated with the project.

HARB then engaged in a detailed discussion with Mrs. Willittes regarding the proposed window design shown on the plans.

Mrs. Sykes asked about the gutter design and whether the project proposed an integral gutter system. Mrs. Willittes explained that the design includes interior downspouts within the structure, with roof slopes directing water toward the downspouts.

Mrs. Thompson asked whether there was an architectural element behind the tall windows that resulted in their height. Ms. Walton noted that the window proportions were part of the design elements that raised questions for the HARB.

Mr. Briggs asked whether the existing septic system would allow for an additional bedroom associated with the carriage house. Mrs. Willittes indicated that she would need to confirm that information.

Mrs. Willittes explained that the three-foot landings required by code were incorporated into the design due to the window configuration.

Ms. Walton asked whether step lighting was proposed along the walkway. Mrs. Willittes indicated that step lighting may be considered. Ms. Walton noted that if lighting is proposed, the lighting must be reflected on the plans.

Mrs. Willittes asked how existing lighting on the property should be addressed in the submission. Ms. Walton explained that because the proposal involves construction of a new accessory structure, a lighting plan must be submitted. Ms. Walton noted that estimated lighting levels are acceptable and that minimal lighting associated with the new structure would likely not present concerns.

Ms. Walton also noted that the plans must include the condition footprint of the proposed structure.

Ms. Moldovan asked whether landscaping was proposed as part of the project. Mrs. Willittes indicated that the landscaping would consist primarily of meadow grass.

Ms. Walton advised that the applicant should return to HARB with revised plans addressing the design edits discussed and including a lighting plan.

ADDITIONAL BUSINESS

Administrative Recommendations

Motion by Mr. Zemba, seconded by Ms. Moldovan, to recommend approval of Certificates of Appropriateness for the following projects:

- Donahue, 257 Scaife Road - Tennis court
- Buchser, 505 Scaife Road – Generator

The motion passed unanimously.

Motion by Mr. Zemba, seconded by Ms. Moldovan, to recommend approval of a Zoning Permit for the following projects:

- Noone, 126 Quarry Road - Single Family Home
- Allegheny Country Club, 250 Country Club Rd. - course shelters/toilets

The motion passed 6 to 1, with Mrs. Pawloski voting in opposition.

Motion by Mrs. Thompson, seconded by Mrs. Pawloski, to extend the Certificate of Appropriateness for the following project:

- Dailey, 97 Pink House Ln.- Swimming Pool/Landscape Improvements

The motion passed unanimously.

PUBLIC COMMENT ON NONAGENDA ITEMS

Mrs. Pawloski opened the floor for public comment on matters not pertaining to the agenda. There was none.

ADJOURNMENT

Mrs. Pawloski adjourned the meeting at 5:08 p.m.

Secretary

Chair

DRAFT