

## Minutes

### Mt. Lebanon Historic Preservation Board

Monday, April 19, 2021, Mt. Lebanon Municipal Building (Teams)

**Attendance: Present:** Matthew Moses, chair; Philip Neusius, Marilyn Oberst-Horner, Anne Swager; Commission liaison Mindy Ranney, Commissioner Leeann Foster; Staff liaison Laura Pace Lilley. **Absent:** Joe Bevins, Alex Ferraro, Krista Ford

**Call to order:** Board member Matthew Moses called the meeting to order at 5:15 p.m.

**Citizen comments: none**

#### **Consideration of March 2021 minutes:**

The March minutes were approved unanimously.

#### **Administrative Reports**

**Chair report** — Matthew Moses had no report.

**Staff report** — No report

**Commission report** — Mindy Ranney said she received some concerns from residents near a teardown at 810 Valleyview Road. Residents were concerned that the demolition would be releasing asbestos into the air. Ranney said the Municipality, as part of the demolition repair permit, did identify a very small amount of asbestos in the tile roof, she believed. She said the Municipality said any mitigation would be handled by Allegheny County.

The residents also have put in a request for demolition review in the future. The historic preservation board consensus was that such demolition review/historic preservation policy would only be entertained if a large majority of the neighborhood were in favor of it.

On the topic of brick streets, Ranney said the street reconstruction and resurfacing contract went out for bids. Bids for reconstruction of Parkway Drive came in. Now that the municipality has a couple of bids, it will help feed the policy work. Ranney said the municipality could do apron driveway repair work for \$23,000 to give them time to get a brick streets policy in place. The Commission is hopeful that the HPB will get a proposed policy to discuss this year.

Ranney said Commissioners wanted the Historic Preservation Board to calculate the true life-cycle cost of a brick street, how long would a newly constructed brick street last, how many brick streets should the Municipality maintain and what criteria should be used to decide which streets should remain brick. That will feed into how much money is needed and the Municipality can decide where to find that money.

Leeann Foster said the issue for her is the issue of repair vs reconstruction and she is still not sure of the uniformity of the information, specifically, what can we repair, what can we

reconstruct and what is our plan? What are the timelines for repair? She understands the lifecycle analysis but felt the engineers' report was based on a reconstruction analysis rather than a repair analysis.

Foster reviewed the engineers' memo, citing that today's replacement cost for all brick streets is \$56 million and for asphalt, \$19 million, and she noted not all of them need to be replaced. She felt like the HPB needed to refute that because some streets only require repair.

Swager noted that the brick streets last 60 years and it is three times more than the cost of asphalt, which lasts 20 years. Ranney reminded the board that in 20 years, asphalt only needs to be resurfaced, not reconstructed.

**Introduction of Guest/Brick streets** – Former HPB chair Anna Siefken spoke about the CMU study she guided in a class she conducted. She also answered board member questions.

Siefken said she spoke extensively with Commissioner Craig Grella about the brick streets after the previous week's Commission meeting, but because of the Sunshine Law, he could not attend this particular meeting. She said she disputed some of the information that Gateway brought forward to the Municipality and she wanted the Municipality to focus on modular repair instead of reconstruction.

She disagreed that Parkway Drive is beyond repair and believed there is a possible creative solution that could work. She also suggested awarding contracts in tandem with other communities to save money.

Swager said the brick streets subcommittee will meet and come back to the full HPB, then the HPB will make its recommendation to the Commission.

The subcommittee, which consists of Moses, Swager, Neusius and Oberst-Horner, said they would be ramping up their work on the project, identifying where they have holes in their research and filling in the gaps.

Oberst-Horner said she would speak to Oakmont to get additional information on how that town handles its brick streets, how they budget it, what their policy is and how they determine if the base is good.

Moses reminded the group that the HPB is to recommend a policy and the Commission would be looking into the cost issues as it relates to the budget.

### **Continuing business**

**Historic signage:** Anne Swager said she has received information from Rudy Sukal and will be forwarding that info to the board.

**Three-year strategic plan:** No report

**New business:** Matthew Moses moved and Marilyn Oberst-Horner seconded the nomination of Anne Swager for chair and Phil Neusius for vice chair. The motion passed unanimously.

**Liaison reports:**

**Lebanon Economic Development Council,** Joe Bevins: No report.

**Historical Society of Mount Lebanon,** No report, but Laura Lilley mentioned the Society will be opening on Saturdays.

**Planning Board,** Matthew Moses said Community Builders Inc. received preliminary approval for apartment development on Castlegate Avenue, with several conditions.

**Partnership Design Committee,** No report.

**Adjournment:** The meeting adjourned at 6:34 p.m. The next meeting is Monday, May 17, 2021, at 5 p.m. on Teams.