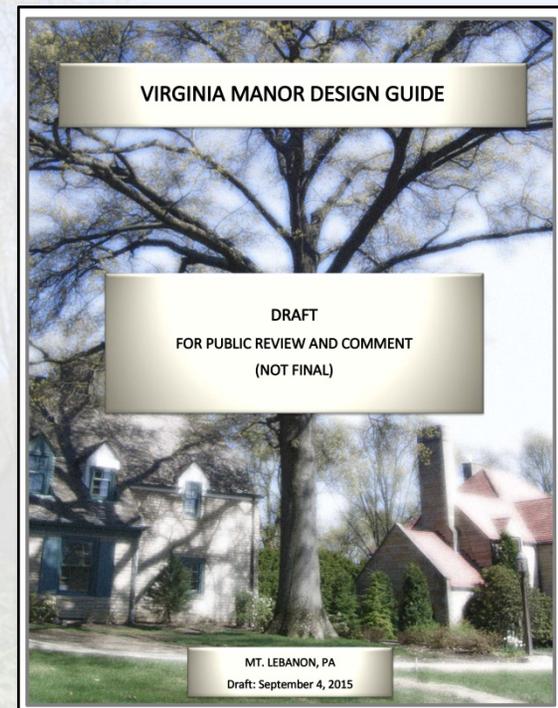


Mt. Lebanon's Virginia Manor 4th Public Meeting

Discussion of Design Guidelines and
the Potential for a Local Historic District
Ordinance

September 10, 2015



Meeting Agenda

- The Draft Design Guide for Virginia Manor
- Discussion of a Historic District Ordinance
- Function of a HARB
- Next Steps
- Public Comment / Q&A

Meet the Team

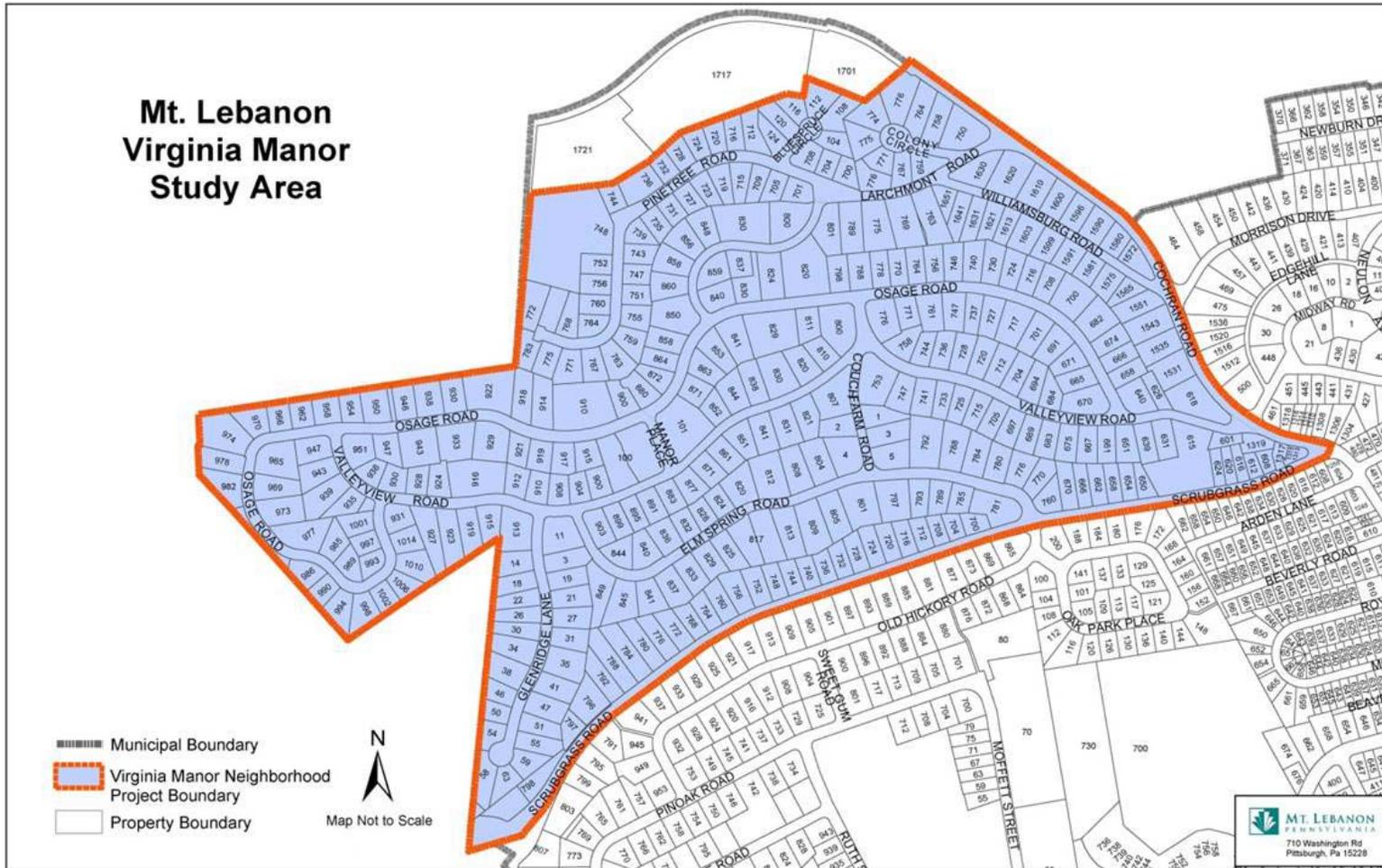
- **Mt. Lebanon**
 - Steering Committee
 - Mt. Lebanon Historic Preservation Board
 - Municipal Staff
 - Mt. Lebanon Commission
- **Consultants**
 - T&B Planning, Inc.
 - Skelly & Loy, Inc.
- **Pennsylvania Historical and Museum Commission**

The Schedule: Next Steps

- **August 13, 2015**, a 3rd public meeting was held to obtain input from residents and other stakeholders on the structure of a Design Guide .
- **September 4, 2015**, a complete copy of the first draft Design Guide was posted online and available for public review.
- **September 10, 2015 (TODAY)**, a public meeting is held to obtain additional input from residents and stakeholders on the first draft Design Guide.
- **Fall 2015**, the Design Guide will be revised based on public input and a historic district ordinance will be drafted.
- **Late Fall/Early Winter 2015**, Mt. Lebanon will consider approval of the Design Guide and a historic district ordinance.

Virginia Manor Project Area

Mt. Lebanon Virginia Manor Study Area



Virginia Manor Project Area

- Houses on the northern side of Scrubgrass Road, 608-798 Scrubgrass Road
- Houses on the western side of Cochran Road, 1313-1319 and 1531-1551 Cochran Road
- Houses on Valleyview Road, 651-951 Valleyview Road
- Houses on Osage Road, 601-1014 Osage Road
- Houses at 100 and 101 Manor Place
- Houses on Couch Farm Road, 1-5 Couch Farm Road
- Houses on Elm Spring Road, 760-849 Elm Spring Road
- Houses on Glen Ridge Lane, 3-63 Glen Ridge Lane
- Houses on Larchmont Road, 763-860 Larchmont Road
- Houses on Williamsburg Road, 1565-1651 Williamsburg Road
- Houses on Colony Circle, 750-771 Colony Circle
- Houses on Bluespruce Circle, 104-124 Bluespruce Circle
- Houses on Pinetree Road, 700-783 Pinetree Road
- Any new houses constructed on properties within the boundaries of the neighborhood.

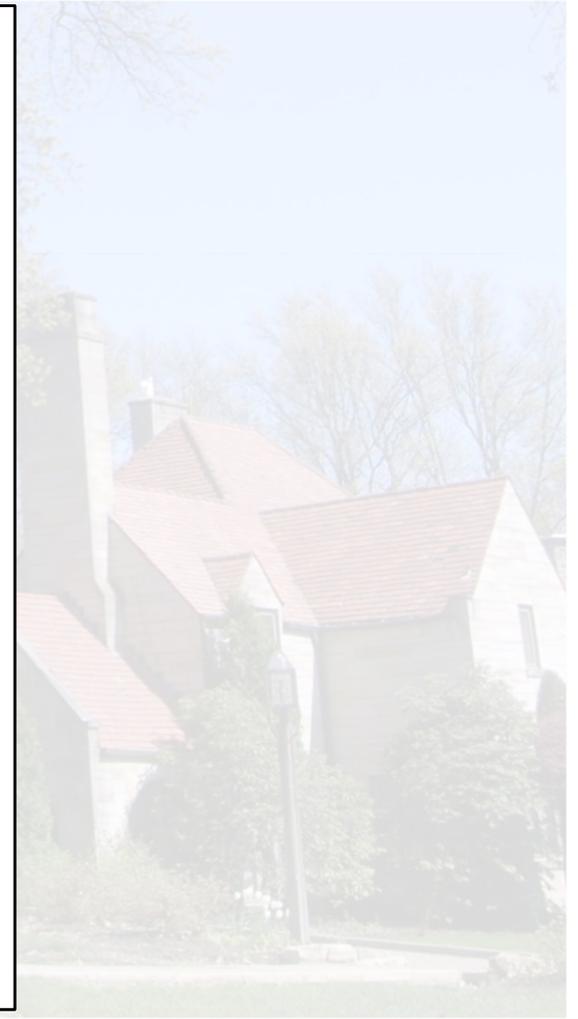
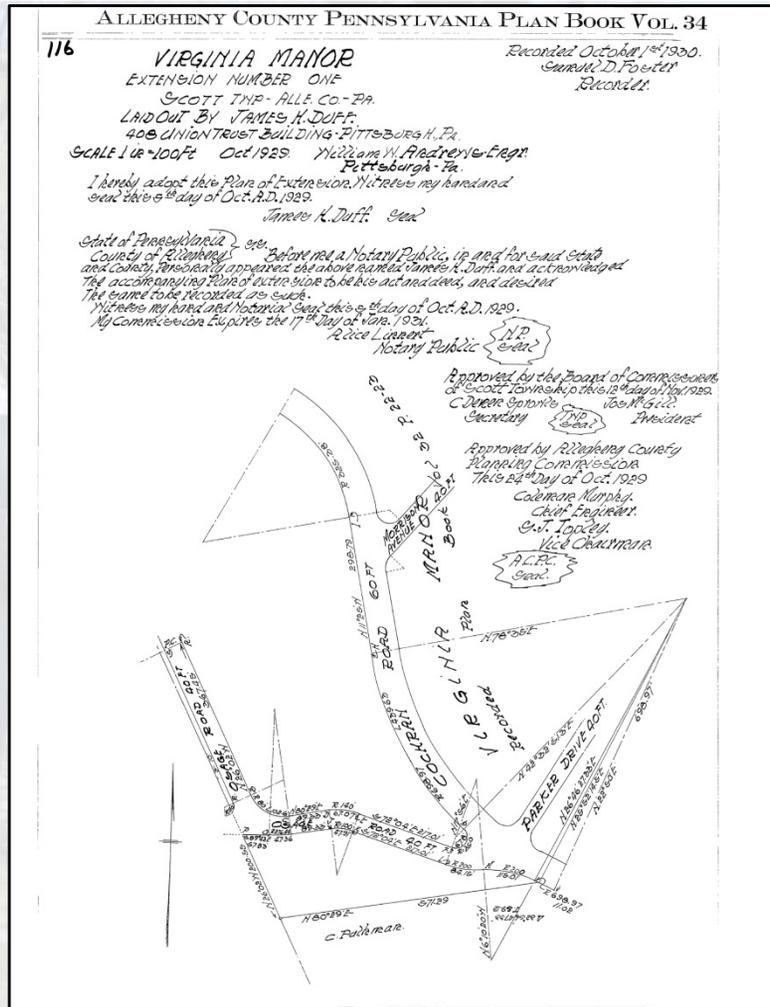
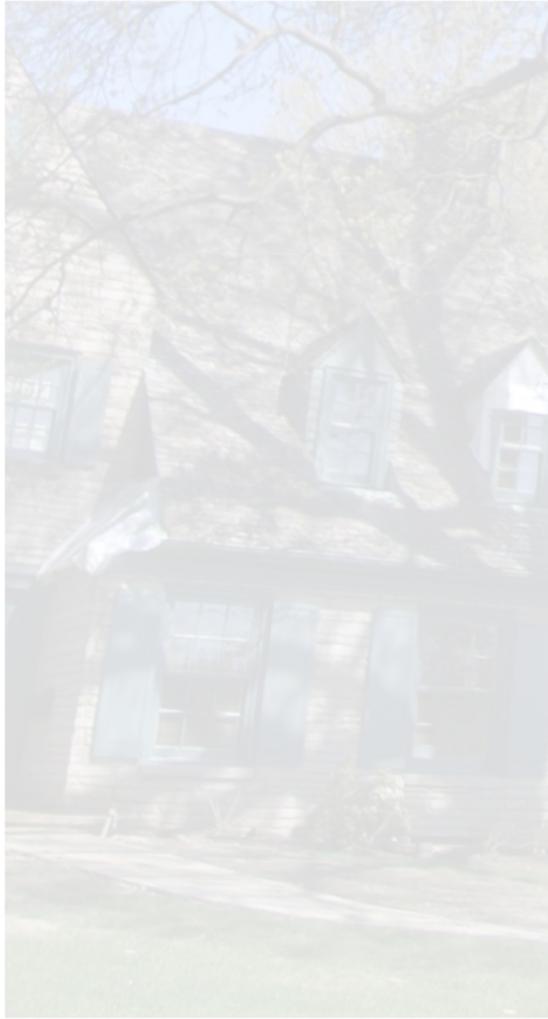
Home Construction Dates



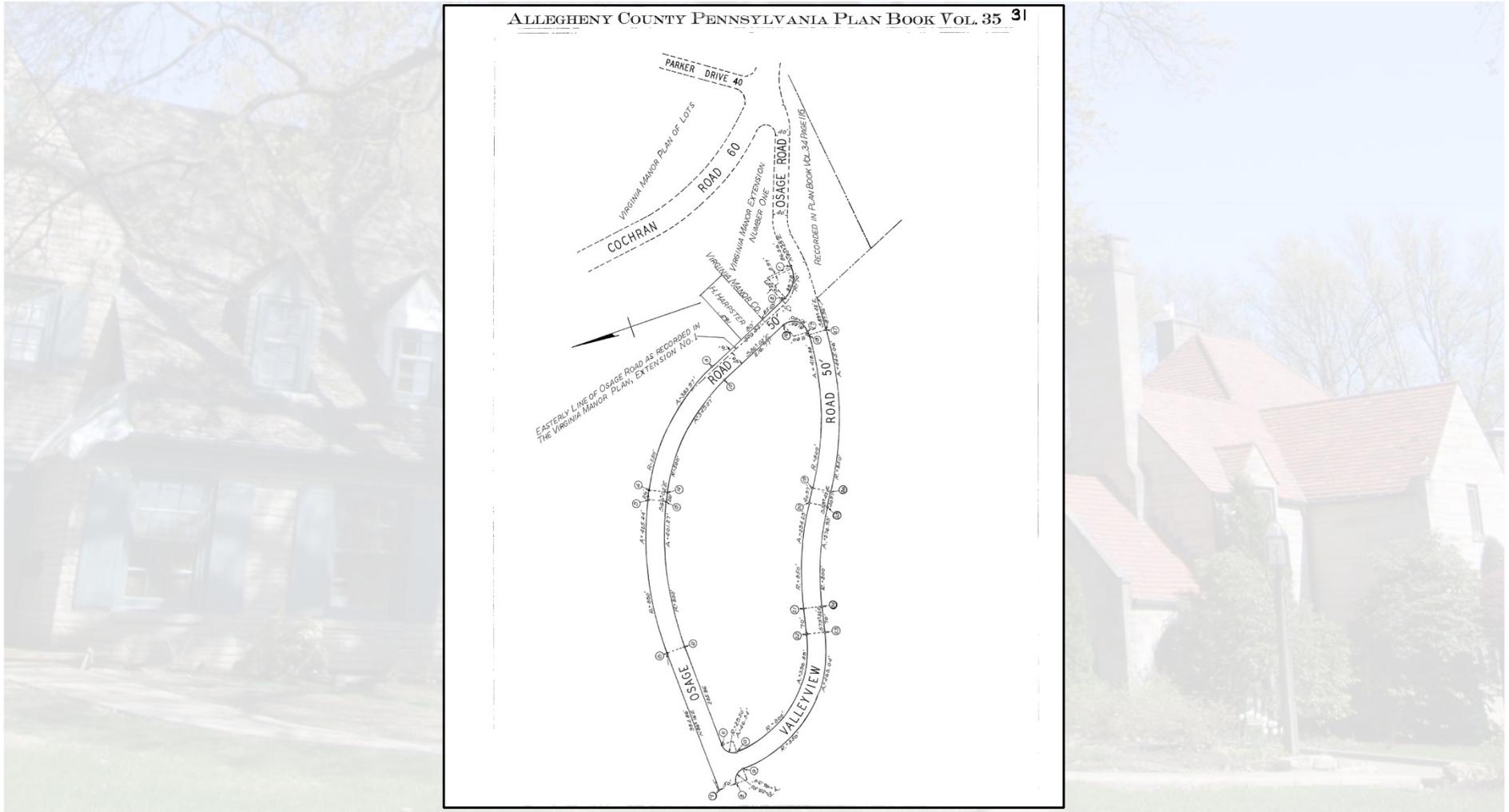
Historic Neighborhood

- **1930s to 1954**, nearly every house was custom-designed by a private architect. Architectural designs were also required to pass the scrutiny of architect Thomas Benner Garman. Garman believed that houses of all sizes were works of art and that architects must combine practical designs with the beautiful.
- **After 1954**, houses adopted postwar styles and mixed styles. Regardless, the scale, massing and positioning of these houses continued to fit into the streetscape pattern that was established in the older parts of the neighborhood. The result is a cohesive neighborhood design that as a whole is unquestionably linked to the historic planning and design concepts established by the Virginia Manor Company and architect Thomas Garman.

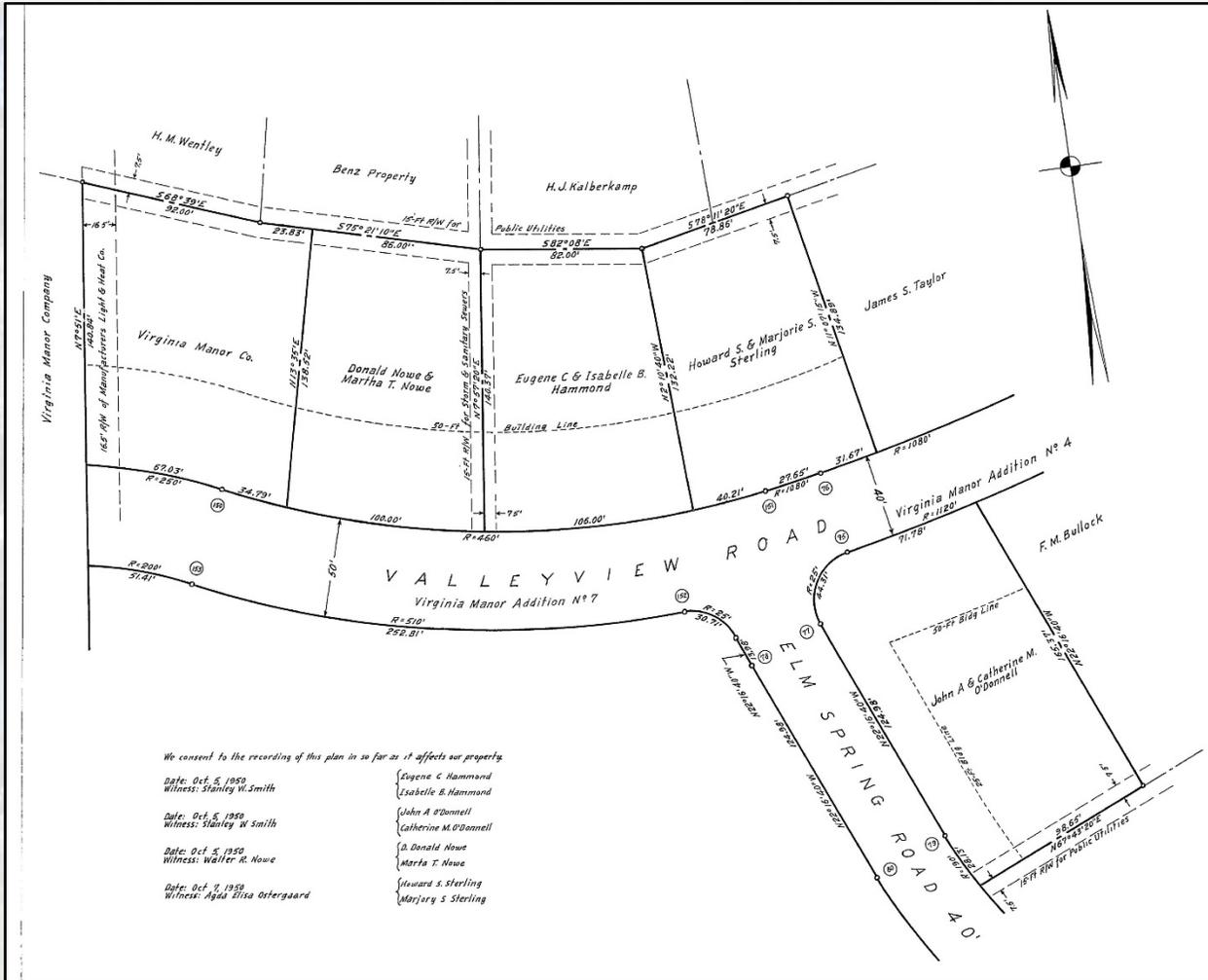
Virginia Manor Plan - 1930



Virginia Manor Plan - 1936

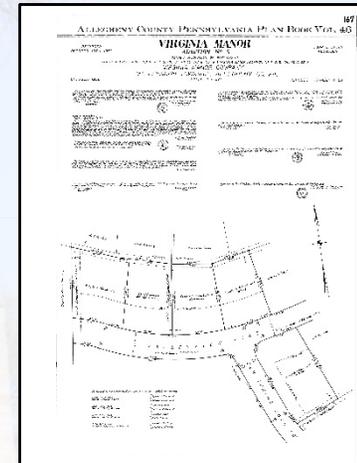


Virginia Manor Plan - 1950

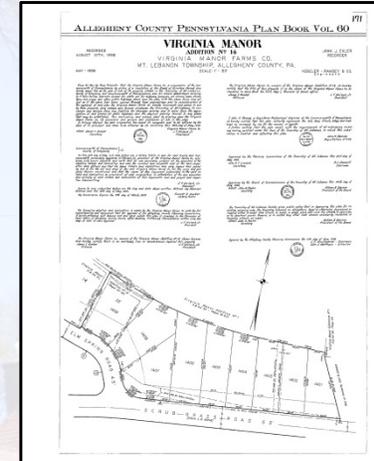
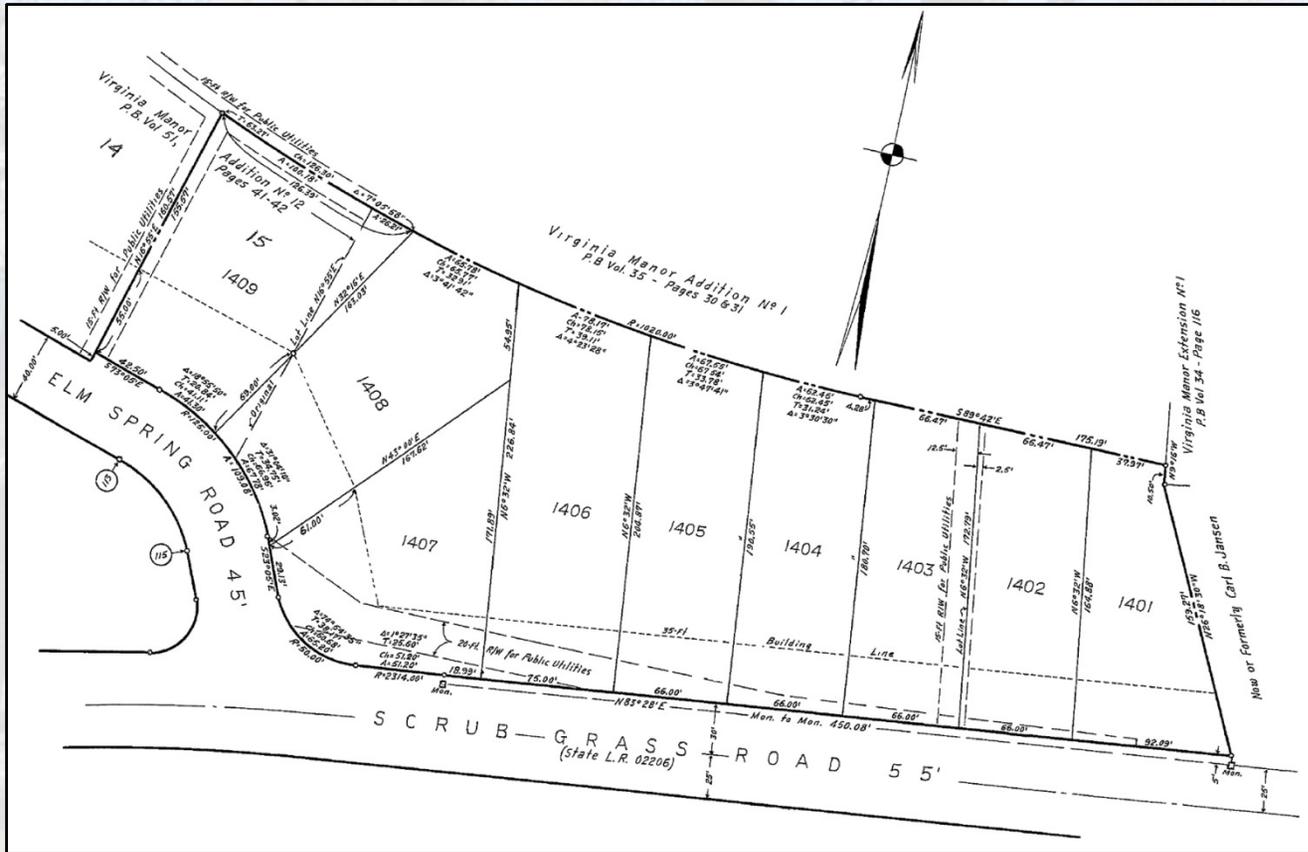


We consent to the recording of this plan in so far as it affects our property.

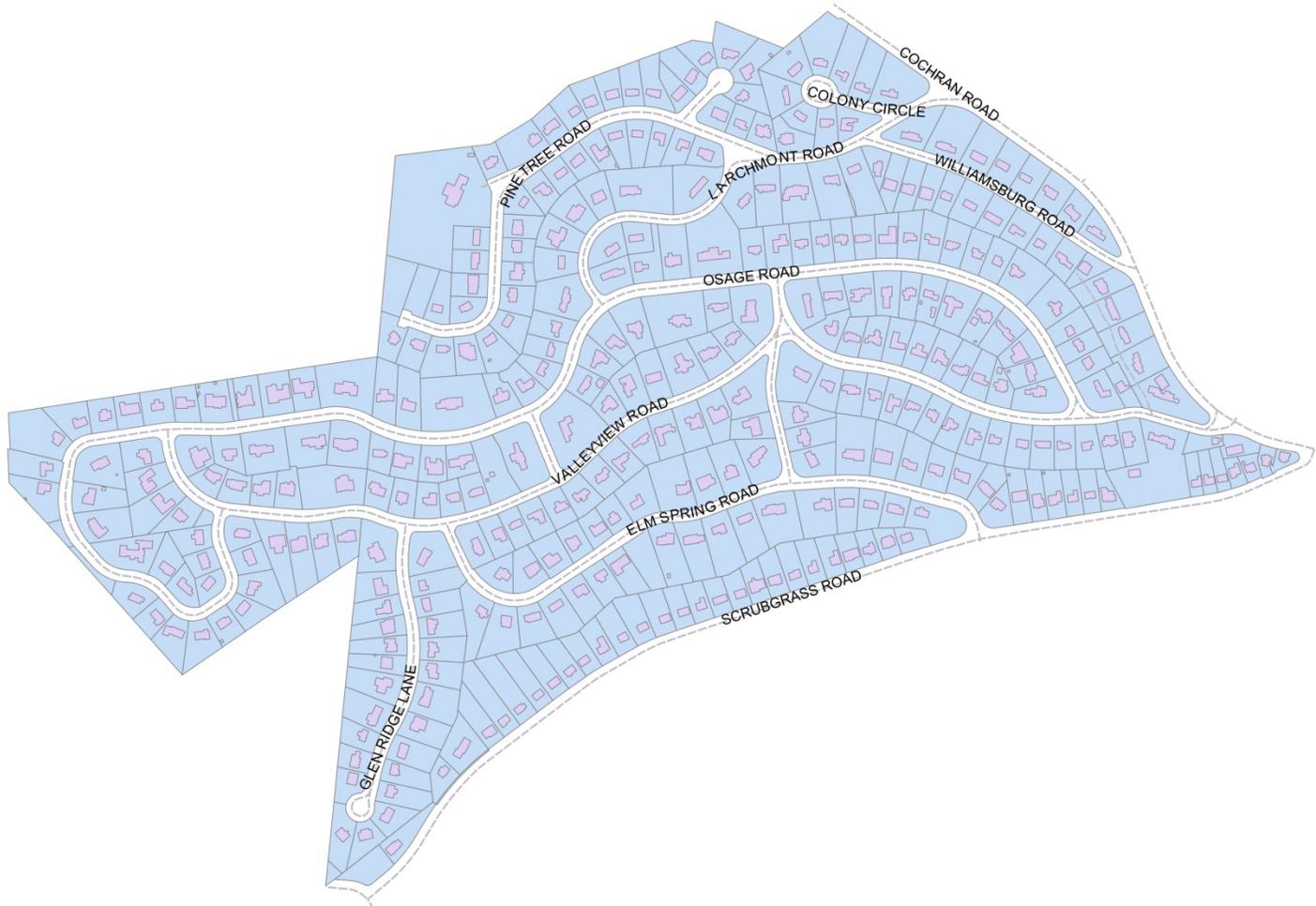
Date: Oct. 5, 1950	Eugene C. Hammond
Witness: Stanley W. Smith	Isabelle B. Hammond
Date: Oct. 5, 1950	John A. O'Donnell
Witness: Stanley W. Smith	Catherine M. O'Donnell
Date: Oct. 5, 1950	D. Donald Nowe
Witness: Walter R. Nowe	Martha T. Nowe
Date: Oct. 7, 1950	Howard S. Sterling
Witness: Agda Elisa Ostergaard	Marjorie S. Sterling



Virginia Manor Plan - 1956



Building Footprints



What is a Design Guide?

- A Design Guide by itself **IS**:

- Voluntary
- Simple and flexible
- A tool that sets design objectives, promotes aesthetic quality, defines expectations.

- A Design Guide by itself **IS NOT**:

- Zoning
- Mandatory
- A legal document
- Enforceable on its own
- A way to restrict development or limit property rights.

If desired by a community, a Design Guide could be enforced by the local municipality, for example by incorporating it into a local historic district ordinance.

Proposed (Revised) Principles of Design for Virginia Manor

1. House designs will have a recognizable, historically relevant style and display architectural integrity in terms of detailing and exterior material selection.
2. Houses will be positioned in ways that uphold the character of the streetscape, follow the natural and historically designed topographic contours and respect the privacy of their neighbors.
3. Houses will be properly proportioned and compatible with the scale of adjacent and nearby houses.
4. Houses will be constructed and maintained with building materials and a degree of craftsmanship appropriate for the architectural style.
5. Garages and driveways will remain an underplayed component of the houses' architecture in relation to the overall structures.
6. Houses will be accommodating of advancements in sustainability, including energy and water conservation technology.
7. The tree canopy will be maintained and landscaping will be used to reinforce the neighborhood's prestigious identity.

Design Guidelines Key

1	2	3	4	5	6	7	8	9
Level	ID #	Design Guideline	1954 & Before	1955 & After	NC	EX	AD	D

COLUMN 1

- In the next draft, Column 1 will be eliminated. All guidelines will be labeled “G” for “guideline.”

COLUMN 2

- An ID# is assigned to each guideline for reference purposes.

COLUMN 3

- The design guidelines.

Design Guidelines Key

COLUMNS 4-9

What is proposed?

- Demolition (D)
- New House Construction (NC)
- Change to a House Built In or Before 1954
- Change to a House Built In or After 1955
 - Exterior Modifications (EX)
 - Additions (AD)

Design Guidelines Key

Example - homes 1955 to present column 4

1 Level	2 ID #	3 Design Guideline	4 1954 & Before	5 1955 & After	6 NC	7 EX	8 AD	9 D
<i>Architectural Style Guidelines</i>								
A	1.1	House designs shall have a recognizable architectural style, using a Historic Revival style, Medieval Influenced style or Postwar Era style. A diversity of these styles is encouraged throughout Virginia Manor. Avoid unrecognizable architectural styles and styles that have no historical relevance to Virginia Manor. See Guideline 1.1A for an Alternative.			X			
ALT	1.1A	A custom-designed house with an architectural style that has no historic relevance to Virginia Manor may be an acceptable alternative to a historically relevant style, if the design has mass and scale proportions and architectural details that complement other houses in the lot's immediate context.			X			
A	1.2	Lots that are located immediately adjacent to or directly across the street from houses built before 1955 shall contain a house that is custom-designed or appears to have been custom-designed. Generic architectural designs shall be discouraged. Modular houses shall be prohibited.			X			
B	1.3	Houses shall be complementary to, rather than identical to, the houses in the lot's immediate context.			X			
A	1.4	Existing houses that have a recognizable Historic Revival style, Medieval Influenced style or Postwar Era style, or a mix of identifiable styles, shall maintain the established style. Modifications shall be conducted in ways that maintain the design features and spatial relationships that characterize the architectural style of the house.	X	X		X	X	
A	1.5	Recognize each property and house as a physical record of its time and place of original construction. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings or eras, shall not be undertaken.	X	X	X	X	X	
B	1.6	Develop the interior floor plans and elevations together. Avoid complex floor plans that require complicated building mass and roof forms that detract from the structure's architectural style.			X		X	

Example – new construction column 6

1 Level	2 ID #	3 Design Guideline	4 1954 & Before	5 1955 & After	6 NC	7 EX	8 AD	9 D
<i>Architectural Style Guidelines</i>								
A	1.1	House designs shall have a recognizable architectural style, using a Historic Revival style, Medieval Influenced style or Postwar Era style. A diversity of these styles is encouraged throughout Virginia Manor. Avoid unrecognizable architectural styles and styles that have no historical relevance to Virginia Manor. See Guideline 1.1A for an Alternative.				X		
ALT	1.1A	A custom-designed house with an architectural style that has no historic relevance to Virginia Manor may be an acceptable alternative to a historically relevant style, if the design has mass and scale proportions and architectural details that complement other houses in the lot's immediate context.				X		
A	1.2	Lots that are located immediately adjacent to or directly across the street from houses built before 1955 shall contain a house that is custom-designed or appears to have been custom-designed. Generic architectural designs shall be discouraged. Modular houses shall be prohibited.				X		
B	1.3	Houses shall be complementary to, rather than identical to, the houses in the lot's immediate context.				X		
A	1.4	Existing houses that have a recognizable Historic Revival style, Medieval Influenced style or Postwar Era style, or a mix of identifiable styles, shall maintain the established style. Modifications shall be conducted in ways that maintain the design features and spatial relationships that characterize the architectural style of the house.	X	X		X	X	
A	1.5	Recognize each property and house as a physical record of its time and place of original construction. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings or eras, shall not be undertaken.	X	X	X	X	X	
B	1.6	Develop the interior floor plans and elevations together. Avoid complex floor plans that require complicated building mass and roof forms that detract from the structure's architectural style.				X		X

Applicability

New Construction

- Architectural style – 5 guidelines
- Position/placement – 4 guidelines
- Materials & craftsmanship – 6 guidelines
- Architectural details – 11 guidelines
- Garage & driveway – 7 guidelines
- Energy efficiency – 0 guidelines
- Landscaping – 4 guidelines

Applicability

Additions to Homes 1930 – 1954

- Architectural style – 5 guidelines
- Position/placement – 6 guidelines
- Materials & craftsmanship – 4 guidelines
- Architectural details – 15 guidelines
- Garage & driveway – 7 guidelines
- Energy efficiency – 2 guidelines
- Landscaping – 4 guidelines

Applicability

Exterior Modifications to Homes 1930 – 1954

- Architectural style – 3 guidelines
- Position/placement – 2 guidelines
- Materials & craftsmanship – 4 guidelines
- Architectural details – 20 guidelines
- Garage & driveway – 7 guidelines
- Energy efficiency – 2 guidelines
- Landscaping – 4 guidelines

Applicability

Additions to Homes 1955 - Present

- Architectural style – 4 guidelines
- Position/placement – 6 guidelines
- Materials & craftsmanship – 4 guidelines
- Architectural details – 7 guidelines
- Garage & driveway – 5 guidelines
- Energy efficiency – 1 guidelines
- Landscaping – 4 guidelines

Applicability

Exterior Modifications to Homes 1955 – Present

- Architectural style – 3 guidelines
- Position/placement – 2 guidelines
- Materials & craftsmanship – 4 guidelines
- Architectural details – 8 guidelines
- Garage & driveway – 5 guidelines
- Energy efficiency – 1 guidelines
- Landscaping – 4 guidelines

What is a Local Historic District Ordinance?

- Provides capacity to uphold/enforce agreed upon design guidelines.
- State Historic District Act – Act 167 of 1961
 - “Authorizing counties, cities, boroughs, incorporated towns and townships to create historic districts within their geographic boundaries providing for the appointment of Boards of Historical Architectural Review; empowering governing bodies of political subdivisions to protect the distinctive historical character of these districts and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the historic districts.”

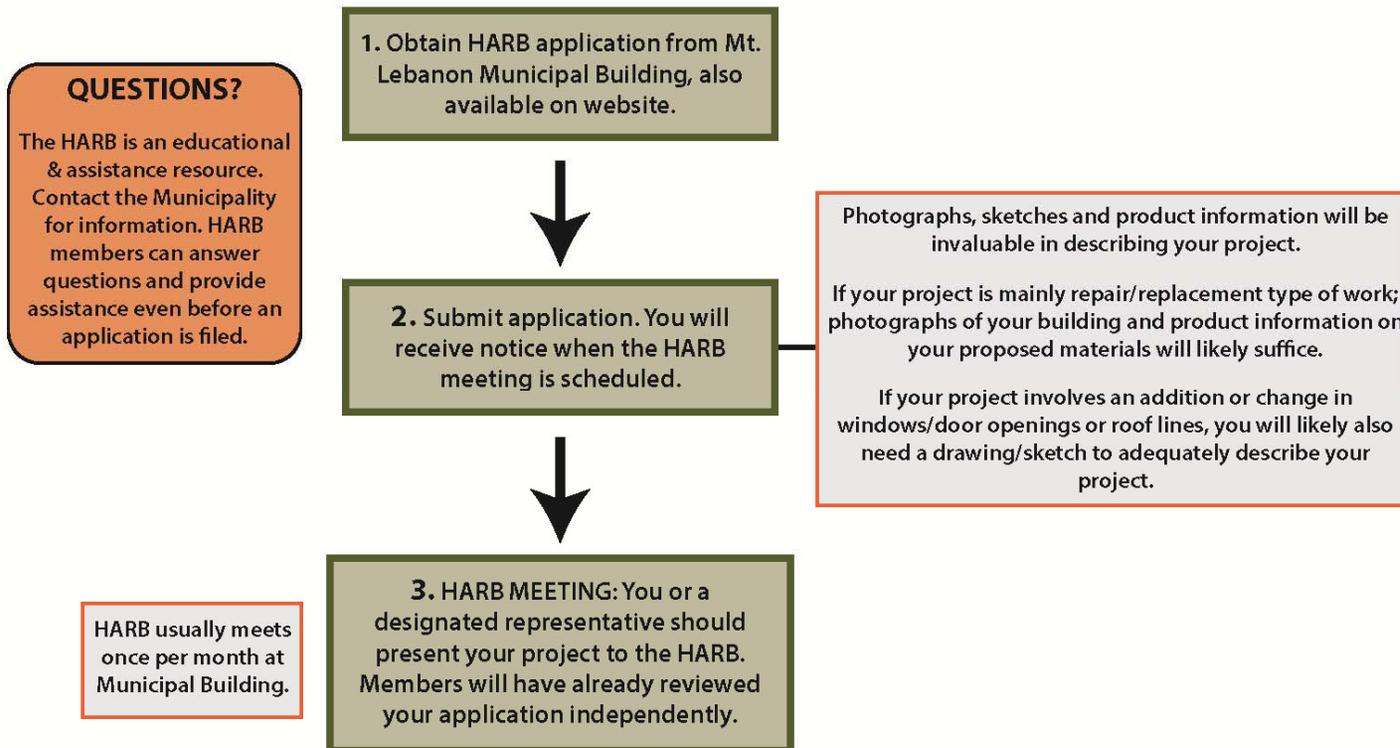
“...cultural resources are best protected through a community endeavor with the cooperation of property owners and through the political will of the governing body.”

-Historic District Designation in Pennsylvania, 2007

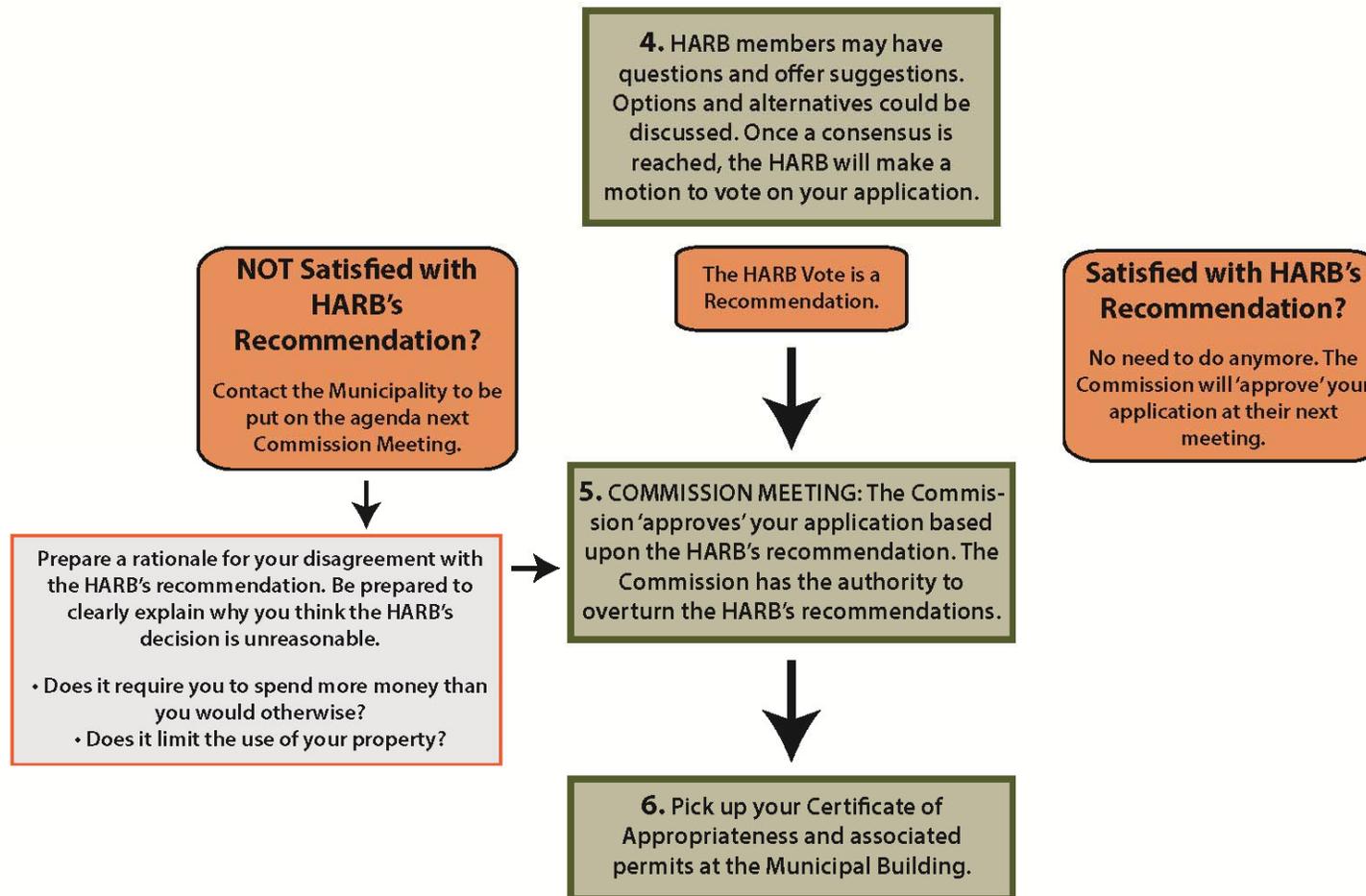
What is a HARB?

- Historic Architectural Review Board (HARB).
- A volunteer 'board' of citizens with an interest and expertise in historic preservation, who would be appointed by the Mt. Lebanon Commission.
- Membership must include at least a registered architect, licensed real estate broker and a Code Official.
- The HARB would review each application and make a recommendation to the Commission regarding the advisability of issuing a Certificate of Appropriateness (COA).
- The Commission would then approve, approve with changes, or deny the COA.

Typical HARB Review Process



Typical HARB Review Process



Historic District Ordinance Proposal

- Consultant's initial recommendation for HARB review triggers, for activities visible from a public street absent intervening landscaping:
 - Demolitions (also requires a Demolition Permit)
 - New house construction (also requires a Building Permit)
 - Additions (also requires a Building Permit)
 - Modifications that would add, permanently remove or structurally change the position of windows, doors, porches, roofs and/or garages (also requires a Building Permit except for the removal of windows)
 - For homes constructed 1930 – 1954: Modifications that would permanently change more than XX% (percentage to be determined) of a wall plane or a roof surface area other than painting or like-kind materials replacement.
 - Retaining walls over 4 feet in height (walls over 2 feet require a Building Permit)

Historic District Ordinance Proposal

- Examples of activities that in and of themselves would not be subject to HARB review.
 - General maintenance and repair
 - Painting
 - Replacing materials with like materials
 - Replacing and repairing windows, doors, and garage doors using existing openings
 - Installing, removing, replacing, and repairing:
 - columns, posts, shutters, trim, railings, lights, mailboxes
 - landscaping
 - pools and spas
 - signs
 - stairs and ramps
 - storage sheds

Public Comment

Thank You

For more information, questions and to provide additional feedback
please contact:

Susan Fleming Morgans

Mt. Lebanon

Staff Liaison and Public Information Officer

smorgans@mtlebanon.org

412-343-3407