

CARLISLE'S HARB GUIDELINES

The National Historic Preservation Act of 1966 established the National Register as a way to recognize properties worthy of preservation. Article 1, Section 27 of the Pennsylvania Constitution states: "The people have a right to clean air, pure water, and to the preservation of the scenic, historic and aesthetic values of the environment." Pennsylvania's Historical and Museum Commission works with local municipalities in attaining National Register listing, as well as certifying and administering historic districts. Within the Federal and state framework, the Carlisle HARB has created a series of guidelines to help you understand what is recommended before you fill out your application form. **These guidelines are based on the National Park Service Standards shown to the far right of the facing page, but specifically tailored to Carlisle.** The following pages will illustrate these in a way that is easy to understand.

Of course, every building is different. **If you are uncertain about, or need clarification of any aspect of the process, call the Borough Zoning Officer at (717) 249-4922. It's better to have discussed the project thoroughly before coming to the HARB meeting than to come unprepared.**

GUIDELINES FOR THE PRESERVATION/RESTORATION AND REHABILITATION OF BUILDINGS IN THE HISTORIC DISTRICT OF CARLISLE

Historic District Guideline #1:

The historic exterior character of a property shall be retained and preserved. The alteration of features, spaces and spatial relationships that characterize a property shall not be permitted. Unless modified herein, the Board shall utilize the most recent version of the Secretary of the Interior's Standards for Rehabilitating Historic Buildings in its recommendations.

Historic District Guideline #2:

All buildings must be recognized as products of their own time. Alterations that have no historical basis are not permitted. However, on recommendation of the HARB and action by Borough Council, alterations may be deemed appropriate when the materials used replicate the detail, profile, configuration, and properties of existing (or preferably original) material. New structures built in the district shall be compatible with the existing adjacent structures.

Historic District Guideline #3: The removal of distinguishing architectural features shall not be permitted. This includes, but is not limited to, fences, porches, steps, hand rails, balusters, columns, brackets, roof decorations,



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cast iron, and terra-cotta. In cases where such features have deteriorated beyond saving, they shall be replaced with materials that replicate the detail, profile, configuration and properties of the existing (or preferably original) material.

Historic District Guideline #4: The method of cleaning brick, stone, or other masonry structures shall be by the gentlest means possible. Low-pressure water cleaning (less than 100 psi) with a mild detergent shall be tried prior to any other type of cleaning method. Abrasive cleaning of brick or other masonry materials shall not be allowed unless it is necessary for the preservation of the historic structure. Chemical cleaning of brick or other masonry materials shall only be allowed where it can be shown that the chemical will not do permanent damage to the building surface, will not be harmful to the environment, and will be used in a safe manner. All chemicals used and the method of cleaning must first be approved by the Borough Engineer. The exterior cleaning of buildings will only be allowed on a case-by-case basis. As an alternative to chemical or abrasive cleaning, it is recommended that repainting be considered to protect the historical significance of the building. Where exterior surface conditions have been identified that warrant total paint removal, such as peeling, cracking or alligating, two thermal devices are recommended (electric heat gun & electric heat plate).

Historic District Guideline #5: Roof shape and pitch shall be preserved. Roof material shall be repaired or replaced with material that replicates the existing (or preferably original) as closely as possible. If the cost of a particular material is prohibitive, such as slate, terra-cotta or metal, an aesthetic facsimile recommended by the HARB and approved by Borough Council may be utilized.

Historic District Guideline #6: Aluminum or vinyl siding over wooden buildings shall be permitted only on the rear of wooden buildings. Aluminum or vinyl siding over brick, stone or masonry buildings is prohibited on all sides of these buildings. Aluminum or vinyl siding may be permitted as a replacement for existing aluminum or vinyl siding; however, in these cases, the new siding shall not be layered over the existing siding.

Historic District Guideline #7: The location, dimension, profile, configuration, detail and properties of replacement windows, doors and openings shall be the same as the existing (or preferably original) windows, doors and openings. Existing (or preferably original) windows, doors and openings, including all components: sash, glass, transoms, sidelights, lintels, sill, frames, molding, shutters and door and window hardware shall be retained and repaired whenever possible. Replacing wood windows and wood doors with wood, wood clad, or composite material made to replicate wood is permitted on the front and sides of buildings. Replacement windows and doors on the rear of buildings shall be the same in style with the existing (or preferably original) material, but may be composed of other materials.

Historic District Guideline #8: Signs shall be primarily pedestrian oriented. Sign lettering should be clear, legible and should be integrated into the particular architectural character of the building and neighborhood and follow the Historic District precedent in form and in placement on the building. New signs shall respect neighboring buildings and not shadow or overpower adjacent structures. Signs shall be either consistent with the period of the building or clearly contemporary to enhance old/new inter-relationships. Signs shall approximate the quality of materials, designs, and workmanship of surrounding architecture and shall be linked to particular building colors and/or materials. The lighting of signs is to be considered as part of the aesthetic illumination of the overall display and/or architecture and not be in competition with adjacent illuminated signs. NEON SIGNS ARE PROHIBITED IN THE HISTORIC DISTRICT UNLESS THEY BLEND IN WITH THE ARCHITECTURE OR HISTORY OF THE BUILDING.

Historic District Guideline #9: This demolition guideline shall apply to any existing building or portion of such building within the Historic District that the Borough Council determines, based upon the recommendation of the Board, is highly important to the historic character and continuity of that portion of the Historic District or is by itself a highly important architecturally historic resource. Any demolition in the Historic District will be in accordance with Chapter 255-161 of the Borough Code (Exhibit I attached).

Copies of the Secretary of Interior's Standards for Rehabilitating Historic Buildings and the National Parks Service Preservation Briefs are on file in the Borough Code Department and a link to these websites can be located on the Borough website, www.carlislepa.org.

EXHIBIT I § 255-161. Demolition.

A. Intent. The intent of this section is to ensure that valuable historic resources are not permanently destroyed unless there are no reasonable alternatives available.

B. This section shall apply to any existing building or portion of such building within the Historic District that the Borough Council determines, based upon the recommendation of the Board, is highly important to the historic character and continuity of that portion of the Historic District or is by itself a highly important architecturally historic resource.

C. No building defined by Subsection B above shall be demolished unless one of the following is satisfied, in the terms of the Borough Council, based upon the recommendations of the Board:

(1) That the applicant proves that the demolition is needed to clear the land for a project of special public benefit that would greatly outweigh the loss of the historical resource;

(2) That the applicant proves that no reasonable beneficial use of the building is possible; or

(3) That the applicant proves that the denial of the demolition would greatly result in unreasonable economic hardship to the owner.

NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR 10 STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials, or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.