

BOROUGH OF CARLISLE
HISTORICAL AND ARCHITECTURAL REVIEW BOARD MINUTES
Monday December 3, 2018
5:30 p.m.

Members present: John Lampi, Maureen Reed, Bill White, Justin Hovetter, Ben Chamberlin, Debbie Jussel and Mike Heyser

Chairperson Lampi called meeting to order at 5:29 p.m.

Consent Agenda:

1. Approval of the minutes of the November 5, 2018 HARB meeting.

Consensus: On a motion by Bill White and a second by Maureen Reed, the HARB voted unanimously to approve the November 5, 2018 minutes as submitted.

2. Assistant Zoning Officer/HARB member A request by St. Paul's Lutheran Church for a Certificate of Appropriateness at 221 West Louthier Street to replace a wooden corbel that has recently fallen and shattered on the sidewalk below, new wooden corbel of like design to be used along with re-setting of loose brick in the damaged area.
3. A request by Bethel AME Church for a Certificate of Appropriateness at 131 East Pomfret Street to replace, in kind deteriorated trim and faceboard material on the front of the annex building and to replace the internal rain gutter as well as the shingles on the small roof above the church entry.

Consensus: On a motion by Justin Hovetter and second by Maureen Reed, the HARB voted unanimously to approve both applications as submitted.

Regular Agenda:

1. A request by Mark and Lisa Ritchie for a Certificate of Appropriateness at 72 West Pomfret Street to remove and replace an existing sign, 9" x 30" in area, same size and location as the existing sign, new sign to consist of exterior grade PVC green signboard with white vinyl graphic letters to read, "Saidis, Shultz & Fisher, attorneys at law".

Consensus: On a motion by Justin Hovetter and second by Maureen Reed, the HARB voted unanimously to approve of the application as submitted.

2. A request by David Bender for a Certificate of Appropriateness at 24 North Hanover Street to install an aluminum sign 48" (h) x 216" (w) using the existing border and backing, sign to read "Miss Ruth's Time Bomb".

Consensus: On a motion by Justin Hovetter and second by Deb Jussel, the HARB voted unanimously to approve the application as submitted.

3. A request by Neidlinger Rentals for a Certificate of Appropriateness at 118 North Hanover Street to install two signs, one a wall sign, 10.5 square feet in area and mounted above the storefront, and

the other, a two-sided hanging sign 7.5” x 26” in area mounted under the entry overhang, both to read “Civil Eyes’d Optical”.

Consensus: On a motion by Bill White and second by Ben Chamberlin, the HARB voted unanimously to approve of the application as submitted.

4. A request by Dave Raudabaugh, contractor, for a Certificate of Appropriateness at 251 West South Street to remove and replace approximately 80’ of 36”high wood picket fencing in front yard, same location as existing.

Consensus: On a motion by Deb Jussel and second by Maureen Reed, the HARB voted unanimously to approve the application as submitted.

5. A request by Caprice Properties for a Certificate of Appropriateness at 139 West High Street to construct a wooden pergola with a vinyl awning, 27.5’ x 28’ in area to be located above the patio at the rear of property.

Discussion: Board members pointed out that the submitted drawings appears to indicate two levels for the pergola roof. The applicant stated that the roof will be sloped and that second level indicates elevation at the existing building wall.

Consensus: On a motion by Maureen Reed and a second by Justin Hovetter, the HARB voted unanimously to approve of the application as submitted.

6. A request by Victoria Edwards for a Certificate of Appropriateness at 230 West South Street for the removal and replacement of four (4) windows on the west side of the house. (Note that this application was tabled at the November 2018 HARB meeting.)

Discussion: Board members had questions regarding the window types and configuration. It was noted that the aluminum replacement windows recently installed did not comply with guidelines. The applicant, Ms. Edwards had stated in a letter to the Board that she thought the side wall of the house was a secondary façade and therefore not subject to strict compliance with the guidelines. Board members pointed out that the term “secondary façade” is not a part of the current guidelines and asserted that they are indeed subject to HARB guidelines. Ms. Edwards then proposed to replace the windows with Pella 450 Whitewood divided-light windows.

Amendment: Chairperson Lampi suggested that the application be amended to stipulate that the new windows be Pella 450 Whitewood divided-light windows, 2/1 in configuration with raised dividers.

Consensus: On a motion by Bill White and second by Maureen Reed, the HARB voted unanimously to approve the amendment as suggested by Chairperson Lampi.

Consensus: On a motion by Bill White and second by Debbie Jussel, the HARB voted unanimously to approve the application as amended.

7. A request by Mary Roell for a Certificate of Appropriateness at 44 North Bedford Street to replace metal roofing with new roofing to consist of ABM G-100 metal roofing panels, proposal to include re-flashing of the chimney and skylight as well as installation of new edging, ridge vent, and snow guards.

Discussion: Board members pointed out that the ABM roofing panels are generally used in agricultural and industrial applications and that they do not comply with the guidelines. The applicant, Ms. Roell indicated that the cost of replacing with standing seam metal roof is triple that of the ABM panels and that it is not in her budget. She said that she would have to let the roof continue to leak. She indicated that her roofing contractor Stoltzfus Exteriors had given her that estimate. Board members suggested that she contact other roofing contractors and, in lieu of standing seam metal, consider architectural shingles. Board members indicated that approving the ABM panels would set a precedent resulting in negative effects in the future. Ms. Roell said that she would look into alternatives.

Consensus: On a motion by Justin Hovetter and second by Debbie Jussel, the HARB voted unanimously to table the application for a future meeting.

8. A request by Mark Farrell and Devin Flickinger for a Certificate of Appropriateness at 137 North Hanover Street to significantly renovate the storefront to include the installation of an overhead door to be open during business hours when weather is suitable (overhead door to contain a man door for other times), the proposal to include the installation of LP SmartSide Vertical Siding throughout the front wall, two large window units at ground level, two openings at the parapet level to mimic second-floor windows, reclaimed firetruck lamps as wall lamps above the ground-floor window units, and two projecting signs to read “Hook & Irons Distillery”, low-profile spotlights to illuminate signs.

Discussion: The applicant indicated that the board and batten siding has been eliminated from the proposal and that the existing brick walls would be painted. In addition, he indicated that a new section of brick wall will be constructed on the south side of the storefront to create symmetry. He also indicated that the sign design is not finalized and that he will return to the Board for approval of the signs at a later date. Board members indicated that it was an interesting concept and had several questions regarding operation of the overhead door, parapet openings, and windows

Amendment: Chairperson Lampi suggested that the application be amended to eliminate the installation of board and batten siding, the signs and associated lighting, and that it be amended to include the construction of a section of brick wall on the south side of the storefront.

Consensus: On a motion by Bill White and second by Maureen Reed, the HARB voted unanimously to approve the amendment as suggested by Chairperson Lampi.

Consensus: On a motion by Ben Chamberlin and second by Maureen Reed, the HARB voted unanimously to approve the application as amended.

Having on further business, the meeting adjourned at 6:10.

Michael Heyser
Assistant Zoning Officer/HARB