

MINUTES

HARRISBURG ARCHITECTURAL REVIEW BOARD RESCHEDULED MEETING

March 5, 2009

**THE MARTIN LUTHER KING, JR. CITY GOVERNMENT CENTER
PUBLIC SAFETY AUDITORIUM, ROOM 213**

MEMBERS PRESENT: Michael Snyder, Vice Chair
Art Emerick, Asst. Codes Administrator
Bill Fontana
Dudley Smith

STAFF PRESENT: Candace H. Stowell, Deputy Director
Craig D. Peiffer, Urban Planner

OTHERS PRESENT: See attached attendance signature sheet.

CALL TO ORDER: 6:00 P.M.

APPROVAL OF MINUTES:

Craig Peiffer provided a correction to the February 2nd Minutes, stating the penultimate paragraph on page nine, fifth line, should read, “manufacturer’s ability to provide the Sculptured GBG Grille for use on the exterior in conjunction with between the glass spacer bars for replacement windows,...”.

Mr. Emerick moved and Mr. Fontana seconded the motion to approve the minutes of the February 2, 2009 meeting as amended. The Board approved the motion by a vote of 4-0.

NEW BUSINESS:

- 2007 North Third Street to install fifteen double-hung and two casement composite replacement windows; all grilles to be simulated divided lite and all units to match existing size, style and configuration**

Mr. Peiffer gave a synopsis of the case report, recommending approval with conditions.

The case was represented by Brad Lorimer of WBL Windows and Michael Verbos of Home Depot.

Brad Lorimer provided a sample window unit and identified its construction and details. He stated the existing windows had broken locks and ropes, and that the owner was also looking to improve energy efficiency.

Art Emerick asked if the applicant would provide a manufacturer approved paint specification to staff. Brad Lorimer replied that he would inquire with Anderson Windows. He added that window manufacturers do not recommend painting composite materials, due to the unknown potential chemical reaction, and therefore, indicated that painting composite exteriors will void a warranty. He noted that the application indicated the window exterior surfaces were proposed to be manufacturer's color white to match the existing window color.

Bill Fontana asked staff for a definition of, "beyond repair." Craig Peiffer indicated that in the case of a wood window, if typical methods of repair, such as the use of angles or splicing were not possible, then the window would be considered too deteriorated to repair. He added that staff typically reviews such cases on-site to determine a materials status and discuss options with the applicant. Bill Fontana cautioned that the applicant had not met the, "beyond repair" criteria, and that a HARB approval of the composite windows should include an on-site staff review to photograph what the applicant has determined to be non-repairable. Michael Snyder stated any approval would be case specific; adding that staff and the HARB must define what is repairable.

Brad Lorimer amended the application indicating the exclusion of the six windows (west and south facades), stating the owner will repair those units, and requesting to replace an additional six windows on less visible façades.

Mr. Fontana moved and Mr. Emerick seconded the motion to approve the request with staff conditions as amended by the Board. The Board approved the motion by a vote of 4-0.

2 1150 Mulberry Street to demolish a garage

Mr. Peiffer gave a synopsis of the case report, recommending approval with conditions.

The case was represented by Planning Bureau Staff. There were no comments from the HARB Members or public.

Mr. Emerick moved and Mr. Fontana seconded the motion to approve the request with the conditions listed in the staff report. The Board approved the motion by a vote of 4-0.

3 116 Nagle Street to construct a three-story addition: the ground floor is to be an extension of the open-air carport, and the upper two floors are to be an extension of the residence. The addition is to be sheathed using fiber-cement board and fiberglass windows and doors. A new exterior stair, deck and fencing is to be constructed using wood and composite materials

Mr. Peiffer gave a synopsis of the case report, recommending approval with conditions.

The case was represented by Peter Marks and Shirley Blough-Marks, property owners, and Richard Gribble of Pekala Architecture.

Dudley Smith inquired of staff if the proposed addition was within requisite building set-backs. Craig Peiffer, referencing the proposed site plan in the application, indicated that the addition did meet building set-backs.

Richard Gribble amended the application by providing two revised drawings: an elevation drawing identifying a change in window pane configuration, reducing the double-hung units to a six-over-six configuration and the fixed-in-place unit to a twenty-four pane configuration, and a drawing identifying the dimensions of the proposed fence.

Michael Snyder asked if the applicant would reduce the height of the fence; Art Emerick indicated the applicant could also request a special exception from the Zoning Hearing Board. Richard Gribble described the design as combining the fence and balustrade, and indicated that pending HARB approval, the applicant would submit for the special exception for fence height. Bill Fontana asked what the highest point on the fence was, Richard Gribble replied approximately eight to nine feet. Dudley Smith asked if there were any glass proposed for the oculus window, Richard Gribble replied no, indicating the design intent was to maintain visibility and visually break the highest point on the fence. The HARB members agreed to approve the design pending special exception approval of the fence height.

Dudley Smith asked if the proposed cementitious siding would have a smooth or textured finish, Richard Gribble replied the design intent was for a smooth finish.

Mr. Fontana moved and Mr. Emerick seconded the motion to approve the request with staff conditions as amended by the Board. The Board approved the motion by a vote of 4-0.

- 4 **220 Peffer Street to construct a single-family residence at Peffer and Penn Streets; alignment, height and depth to match adjacent units. The exterior is to be sheathed using red cedar, fiber-cement and corrugated metal siding and aluminum-clad windows and steel doors. A galvanized steel ladder is to provide access between the second and third floor decks. The yard is to be fenced using 6'-0" high red cedar, and a parking pad is to be constructed at the rear of the property**

Mr. Peiffer gave a synopsis of the case report, recommending approval with conditions.

The case was represented by Ruggero Scarabello, who has designed the structure as his primary residence.

Ruggero Scarabello provided sample exterior sheathing materials for review.

Dudley Smith asked why a structure of contemporary design was being considered in this location. Ruggero Scarabello indicated the design intent was to use similar elements (features), materials and color found throughout the neighborhood, but expressed as a structure built today. Michael Snyder identified the street alone had a hodge podge of architectural styles.

Bill Fontana asked how the applicant would design the façade of a future in-fill structure between the proposed design and adjacent historic residence. Ruggero Scarabello indicated that he would use a similar contemporary style, not to mirror the proposed design, but perhaps to replicate the window patterning on the adjacent historic residence.

Mr. Emerick moved and Mr. Fontana seconded the motion to approve the request with the conditions listed in the staff report. The Board approved the motion by a vote of 4-0.

5 1110 North Third Street to review alterations to the approved plans to provide an accessible entry on Herr Street

Mr. Peiffer gave a synopsis of the case report, recommending approval with conditions.

The case was represented by John Traynor of Bartlett, Traynor and London and Bret Peters of OPA.

Michael Snyder inquired if the applicant were amenable to staff conditions of approval. Bret Peters stated the conditions were reasonable.

Art Emerick inquired if the drawing submission to PA Labor and Industry included the double door design and if the out-swing doors impeded upon the accessible route. Bret Peters replied that the contractor had reconfigured the door as a code-compliant single leaf, and that when opened it lays flat against the masonry wall. Michael Snyder inquired if the applicant would install a power-activated door opener. Bret Peters replied in the affirmative, as per code requirements.

Bill Fontana inquired on the method proposed to address efflorescence. Bret Peters replied a high pressure wash, followed by a clear concrete sealant, or a color-added sealant would be utilized.

Mr. Fontana moved and Mr. Smith seconded the motion to approve the request with the conditions listed in the staff report. The Board approved the motion by a vote of 4-0.

OTHER BUSINESS:

Mr. Peiffer provided a copy of the agenda for the March 21st HARB Retreat.

Mr. Fontana inquired if staff could provide documentation that substantiates equal or increased energy efficiency of existing wood windows and appurtenances to composite replacement windows. Staff replied that they would accommodate the request.

Mr. Snyder inquired of the process to address demolition by neglect. Mr. Emerick replied the Codes Bureau uses a Property Maintenance Complaint Form, which must be completed by a Harrisburg resident and delivered to the Codes Bureau. He added that the form is available in the Codes Bureau, 10 North Second Street, Suite 206, or on-line at www.harrisburgpa.gov.

ADJOURNMENT:

Mr. Fontana moved and Mr. Emerick seconded the motion to adjourn. The motion was adopted by unanimous vote and the meeting adjourned at 7:42 P.M.