

TOWNSHIP OF LOWER MAKEFIELD
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – JANUARY 10, 2023

The regular meeting of the Historical Architectural Review Board of the Township of Lower Makefield was held remotely on January 10, 2023. Ms. Stark called the meeting to order at 6:05 p.m.

Those present:

Historical Architectural Review Board: Jeff Hirko, Vice Chair
Jennifer Stark, Secretary
Michael Kirk, Member/Code Enforcement Officer
Liuba Lashchyk, Member

Others: Fredric K. Weiss, Supervisor Liaison

Absent: Stephen Heinz, HARB Chair

APPROVAL OF MINUTES 10/11/2022 MEETING

No action was taken on the Minutes this evening.

REORGANIZATION

No action was taken this evening.

CITIZENS BANK (Tax Parcel #20-016-062
706 Stony Hill Road
New Signage
Applicant: Eastern Sign Tech

Mr. Devon White was present and stated materials were submitted to the Township, and they are looking for review of the proposed change-over signage from Investors Bank to Citizens Bank as they are looking to re-brand the building. He stated the bank conversion is ongoing and set for a February 20 conversion date across the region. Mr. White stated this location is one of over a hundred locations. He stated they are looking to change to the green which is the color branding for Citizens Bank as all Citizens Bank properties will have this same green signage. He stated it is synonymous for the branding of the bank.

Mr. Kirk showed slides of the materials that were submitted. Mr. White noted the front entryway showing the proposed green dimensional fabricated metal letters. Mr. Kirk asked if the awning will also be the green color shown or is that being changed. Mr. White stated the green is what they are requesting in order to provide the additional trademark green for the bank. Mr. White stated Page 3 outlines the contractor's scope of what they will do including lighting. The letters were shown on the stone, and they will remove the current Investor's Bank signage. Page 5 shows the dimensional fabricated green letters above the back door entrance and the painting of the roof canopy in that area to be green as well. Page 6 shows the main entrance with the dimensional letters above the entrance in green and the canopy being painted green.

Mr. White stated there is a request to paint the door frame a more muted bronze and to remove the red. Directional signs and other sign changes were shown on pages 8 and 9. Mr. Kirk asked if they are changing the roof color of the building shown on Page 10, and Mr. White stated they would like to change the red roof to bronze if allowed. This would match what they were showing for the door frame. Page 12 was shown of the interior scope showing the changes to the Citizens signage. Page 13 shows the temporary signage that will be over the newly-installed Citizens letters until the unveiling date of February 20.

Mr. Hirko noted the green color proposed and asked if that will be matched with the existing green. Mr. White stated they are proposing a proprietary green Citizens' color and he is not sure that it matches the existing green on the building at this time. Mr. Hirko stated he is concerned that the two different greens will be "fighting each other." Mr. White stated all of the green tones they will use will match, and they will use one green across everything. Mr. Hirko asked if they will paint the existing green, and Mr. White stated any existing green will be re-painted the brand color of Citizens so it will all match. Mr. White stated they will not leave any conflicting green tones on the building, and the intent is that any green will be only Citizens' green.

Ms. Stark asked the color of the shutters, and Mr. White stated they are a dark brown bronze, and they are trying to bring in line the molding and the roof itself. Ms. Stark stated she feels there are two different categories – one is the signage and the other is the painting of the architectural elements on the building.

Ms. Lashchuk stated she understands that Citizens has a particular green that they use for everything even though on the computer screen some of the greens look different from each other; and she has no objection. Mr. White stated the green is not as bright as it looks in some of the renderings, and he showed a more true representation of the Citizens' green color.

Ms. Stark stated when this building was re-done many years ago, we spent a lot of time discussing the roof color and materials. She asked if all of the roofs are metal, and Mr. White agreed. Ms. Stark stated she is not an advocate of painting the roofs the signature green. She stated she likes the rendering which was shown of the main roof being painted a dark bronze, and feels it would make the entryway signage "pop" if they did not have the green on the pent roofs. She stated she would have to see a painted sample, because she is concerned that the building is going to get too green. Mr. White stated he believes that due to the lack of illuminated signage, the intent was to put in some green on the building noting that there is already an existing overhang. They were just going to use the structure of the building as it is. Mr. White stated they wanted to get thoughts on the signage itself, and they could look at it as two discussions as was mentioned earlier.

Ms. Lashchuk asked if the roof of the building itself is going to be changed from red to bronze, and Mr. White stated that was the intent. Ms. Lashchuk asked if it would help if the canopies were the same bronze as the overall roof; and Ms. Stark stated she feels that would look handsome, and she also feels that the green Citizens' lettering will pop. Mr. Hirko agreed. Ms. Stark asked about the color of the roof over the drive-through as it looks silver, and Mr. White stated he believes it is and was probably added to the building later and the original building did not have it. Ms. Stark asked if they wanted to paint that roof green as well; and Mr. White stated they did not intend to paint that roof green as it is not visible enough, and their intention was only to paint the roofs over the two entrance doorways green because of their visibility. He stated they did not want to have green letters and a red roof to avoid the look of Christmas year round. Mr. Hirko stated he agrees with Ms. Stark that the pent roofs should be the same color as the main roof. Mr. Kirk agreed as well.

Ms. Stark moved, Mr. Hirko seconded and it was unanimously carried to approve the signage as presented but request that the bronze paint being used on the main roof of the building also be applied to the pent roofs of the front and back doors rather than the proposed signature green.

Ms. Stark stated while that is the Motion for the recommendation for the Certificate of Appropriateness, she advised Mr. White that paint is easy to modify; and if they paint the pent roofs and decide it is not what is wanted, they could come back with a mock-up showing a color of how it would look on the building, and it could be re-visited. Mr. White stated he could provide a paint chip sample of the green; and Ms. Stark stated she feels they can do what HARB has approved or they could hold off on painting the roof until the clients makes a decision.

ATI PHYSICAL THERAPY
700 Stony Hill Road
New Signage
Applicant: City Sign Inc.

Mr. Charles Longacre was present and noted the drawings that have been provided. He stated they designed the sign to be in common with the other signs in the Center. He stated it is a sand-blasted, non-internally illuminated sign. He stated there is a light bar above it which shines down on the sign, and that is existing. He stated there is a light fixture like that over every other tenants' panel similar to this in the Center. He stated they wanted to keep their corporate colors. He stated it would be mounted in the same position as all of the other signs in the Center, and it is the same size as well.

Mr. Longacre stated the second page shows the cut vinyl that would be on the door. He stated while it is shown with a black background, there is no black background, and that was just to represent the glass; and it is just the die-cut white text and the red logo on the glass which advertises their Website, their phone number, and their hours of operation.

Mr. Hirko stated he is in favor with what has been proposed as long as it in keeping with the rest of the signage in the Center. Ms. Lashchuk agreed.

Ms. Stark moved, Ms. Lashchuk seconded and it was unanimously carried to accept the signage on the plaque hanging over the walkway as well as the door film to be approved as presented.

Ms. Stark stated it is good to fill a vacant store front, and Mr. Longacre stated they will bring foot traffic to the Center.

January 10, 2023

Historical Architectural Review Board – page 5 of 5

There being no further business, Mr. Hirko moved, Ms. Lashchyk seconded and it was unanimously carried to adjourn the meeting at 6:40 p.m.

Respectfully Submitted,

Jennifer Stark, Secretary