

**MINUTES – HARB Regular Meeting  
March 1, 2021**

**MINUTES**

**HARRISBURG ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
March 1, 2021  
VIRTUAL MEETING ON ZOOM PLATFORM**

**MEMBERS PRESENT:** Trina Gribble, Chair  
Jeremiah Chamberlin, Vice Chair  
Anne Montgomery, Assistant Codes Administrator  
Camille Bennett  
Kali Tennis

**MEMBERS ABSENT:** April Rucker

**STAFF PRESENT:** Frank Grumbine, Historic Preservation Specialist and Archivist  
Isaac Gaylord, Deputy City Solicitor

**OTHERS PRESENT:** Jared Radabaugh  
Ken Meyers

**CALL TO ORDER: 6:03 PM**

**APPROVAL OF MINUTES:**

Mrs. Montgomery moved, and Mrs. Bennett seconded the motion to Approve the February 11, 2021 minutes. The motion was adopted by unanimous vote (5-0).

**OLD BUSINESS:** N/A

**NEW BUSINESS:**

**1. 912 North 2<sup>nd</sup> Street, filed by Jared Radabaugh, to replace existing historic wood windows with new fiberglass Pella windows.**

Mr. Grumbine gave a synopsis of the case report recommending the request be Denied for the following reason(s):

1. The proposed replacement windows feature materials (fiberglass) that are not an historically contextual or compatible material, and do not feature *any* wooden material in the material composition of the window, as opposed to other products that HARB has reviewed and approved in the past (such as wood composite).
2. Efforts to repair and rehabilitate the original wood windows have not been performed and should be attempted before replacing them with other materials.

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3. The Applicant has other material options for replacing the existing windows such as wooden windows, which would be in-kind replacements, or the use of wood composite materials which HARB has approved in the past.
4. The Secretary of Interior's Standards state that "using substitute material for the replacement that does not convey the same appearance of the surviving components of the window or that is physically incompatible" is not recommended.

The case was represented by Jared Radabaugh, 912 North 2<sup>nd</sup> Street, Harrisburg PA 17102 (aka "the Applicant") and Ken Myers from Pella Windows.

Mrs. Gribble asked if the Applicant had anything to add to the proposal. The Applicant stated counterpoints for each of the reasons from the Planning Bureau recommending denial. The Applicant stated that the window is indeed fiberglass and contains no wood fibers. The Applicant states that the window is historically contextual since that a passerby would not be able to tell the difference between materials. The Applicant also explained that approved alternative materials are two to three hundred percent more expensive and not economically viable.

Mr. Myers, with Pella Windows, stated that Pella offers in-kind window replacement and takes historic preservation very seriously. Mr. Myers states that the fiberglass window is an economically viable option for use in historic properties that is affordable whereas the other approved products are too expensive. Mr. Myers stated that the window has a painted finish and it can be painted and that fiberglass does not rot and is energy efficient. Mr. Myers continues and says that he first always recommends to install Pella's wood windows for historic districts and emphasizes that the proposed product is not a vinyl material and does not look like vinyl. The Applicant further states that he enjoys Harrisburg and believes that many houses are in decay due to the lack of economic viability for approved products.

Mrs. Gribble stated that the restoration of existing wood windows is always the first recommendation. Mrs. Gribble states that the Board has continually discussed the issue of window materiality and that fiberglass reacts better to thermal expansion and contraction than other materials.

Mrs. Tennis asked whether if the existing sills are rotted as well and if they are being replaced. The Applicant stated that a single sill will be replaced due to rot. Mr. Myers stated that the new windows will fit into the existing exterior profile and the only aspect that will change are the sashes themselves. Mr. Myers stated that the windows installed will be a caulk fit tight and they will not cap anything on the exterior. Mr. Chamberlin asked if the product is similar to the Marvin tilt pack type windows. Mr. Myers stated that the proposed product is fiberglass so they will not have the type of jamb liners that the other products have and that the frame is much smaller.

Mr. Chamberlin stated that he wishes he could have seen a better photo or picture of the product installed and the profiles of the window. Mr. Myers said that the proposed windows have miter joints for the corners and not butt joints typical of wood windows. Ms. Tennis asked the extent of the rot in the windows. The Applicant stated that the worst rot on the 3<sup>rd</sup> floor window.

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Mrs. Montgomery asked if special paint is need to paint the windows in the future. Mr. Myers stated that acrylic latex paint with UV protection would be the recommended paint for the window.

Mr. Chamberlin asked if the arched window on the façade will be replaced with an in-kind fiberglass window. Mr. Myers said he is unsure but he would normally install exactly what is existing. Mr. Chamberlin asked the Applicant if he would be agreeable to a condition stating that the new windows shall match the existing in design, style, and function. The Applicant stated that it would be his intent to do so as he has no intentions of changing the exterior appearance of the windows. The Applicant stated that if fiberglass for the arched window is not possible, then that he would be willing to use a wood window to replicate the appearance and style of the window. Mr. Myers stated that they can make any window size or design out of wood so that would not be a problem. Mr. Chamberlin asked about the lifetime of the factory powder coat finish since fiberglass is UV sensitive. Mr. Myers stated that the windows have a lifetime warranty and painting would not be necessary anytime in the near future.

Mrs. Gribble stated that she would love to see a sample but during the pandemic it has been difficult to review products in person. Mr. Myers stated that he can retrieve a sample window that is being proposed. Mrs. Gribble stated that he has concerns about the miter joint. Mrs. Gribble asked the applicant regarding the stained glass and transoms will be preserved. The Applicant confirmed that the stained-glass transoms and sidelites will be preserved. Mrs. Montgomery asked how many windows are being replaced. The Applicant said eleven windows will be replaced.

Mr. Myers pointed out that the window has miter joints with a small profile and that the window sash can tilt out for cleaning, is filled with argon and is paintable. Mr. Myers stated that there is no dam on the sill and that it is sloped like a wood window.

Mr. Chamberlin asked about the trim that holds the glass. Mr. Myers stated that is called a glazing bead. Mr. Chamberlin said that he wishes the profile of the sashes were closer to wood windows and that the frame that holds in the window is highly visible and is a negative aspect of the window. Mrs. Gribble stated that she has the same concerns regarding the appearance of the frame of the window. Mr. Myers stated that the windows will be installed from the inside to the outside and that the outermost part of the window will be hidden behind the existing window stops and trim which will remain intact.

Mrs. Gribble stated that there are a couple paths forward: to deny, approve with conditions, or approved with conditions as a test case. Mr. Chamberlin stated that he would not be comfortable with approving anything further than a test case. Ms. Tennis stated that she thinks approving as a test case is a good idea and that if the windows are not white then they won't appear as being vinyl or have a plastic feel. Mr. Chamberlin asked what color the new windows would be. The Applicant stated that the new windows will be black.

The Applicant stated that he has every intent to make the house a beautiful house and he feels it is important to have a community that feels safe and is historic and livable and would be happy to have this project approved as a test case for future projects. Mr. Chamberlin asked if the first-floor large window is being replaced. The Applicant stated that is correct and that window is not being replaced due to its size.

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Ms. Tennis asked how test cases work. Mrs. Gribble stated that the Board members go visit the site after completion and make a determination on its appropriateness in the historic districts. Mrs. Montgomery stated that she is also open to a test case.

Mrs. Gribble stated that there should be conditions prior to a motion. The conditions are that the windows shall match operation, shape, and style and that the approval is a test case to determine the appropriateness of the product for use in historic districts.

Ms. Bennett moved; Ms. Tennis seconded the motion to Approve with Conditions. The motion was adopted with a unanimous vote (5-0).

**OTHER BUSINESS:**

**1 Discussion on historic district guidelines.**

Mr. Grumbine described the progress he has made on the new historic district design guidelines. Mr. Grumbine stated that he edited the guidelines in their entirety and he feels that the document is ready for public review. Mr. Grumbine stated that the public engagement meetings for the new document are scheduled for March 18<sup>th</sup> & 25<sup>th</sup> from 5:30-6:30PM on Zoom and asked some of the HARB members to join the meeting. Mrs. Gribble stated that she would be interested in being part of the meeting.

Mr. Chamberlin stated that he would like the guidelines to be amendable and that they should be reviewed annually by the HARB for changes if necessary.

Mrs. Bennett asked about the case regarding 110 Boas Street. Mr. Grumbine stated that they planned on appealing the decision to City Council but then withdrew their appeal and are submitting a new application for the installation of synthetic slate to the HARB.

Discussion ensued and concluded about the repair of historic wood windows.

**ADJOURNMENT: 7:15 PM**

Mrs. Bennett moved, and Mr. Chamberlin seconded the motion to adjourn. The motion was adopted by unanimous vote (5-0) and the meeting adjourned at 7:15PM.