

**MINUTES – HARB Regular Meeting  
July 6, 2020**

**MINUTES**

**HARRISBURG ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
July 6, 2020  
VIRTUAL MEETING ON ZOOM PLATFORM**

**MEMBERS PRESENT:** AJ Jordan, Chair  
Trina Gribble, Vice Chair  
Camille Bennett  
April Rucker  
Jeremiah Chamberlin

**MEMBERS ABSENT:** Anne Montgomery, Assistant Codes Administrator  
Neil Heffelfinger

**STAFF PRESENT:** Frank Grumbine, Historic Preservation Specialist and Archivist  
Tiffanie Baldock, Senior Deputy City Solicitor

**OTHERS PRESENT:** John Susla, Sales Representative for Aeratis  
Tony Burrall, Contractor for 1417 North Front Street  
Robert Widmark, Home Depot Representative  
Edwin Tichenor, Owner of 901 North Front Street  
Ron Kamionka, Applicant for 100 North 2<sup>nd</sup> Street  
Justin Heinly, Owner of 1642 North 3<sup>rd</sup> Street  
David Hicketier, Owner of 614 North Front Street  
Erin Himmelberger, Architect for 614 North Front Street  
Gina Douty, Historic Preservation Staff from Warehouse  
Andrew Notarfrancesco, JEM Group

**CALL TO ORDER: 6:05 PM**

**APPROVAL OF MINUTES:**

Mrs. Rucker moved, and Mrs. Bennett seconded the motion to Approve the June 1<sup>st</sup> minutes. The Board approved the motion to Approve minutes from the October meeting by unanimous vote (5-0).

**OLD BUSINESS: N/A**

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**NEW BUSINESS:**

- 1. 1417 North Front Street, filed by Linda Rutherford, to install PVC flooring on an existing porch.**

Mr. Grumbine gave a synopsis of the case report recommending the request be Approved for the following reasons:

1. The proposed product, although composed of PVC, is similar to previously approved flooring materials (such as Azek).
2. The National Park Service’s preservation briefs state that “substitute materials that imitate historic materials may be used if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result.”
3. The use of the product will not have an adverse impact on the character of the historic district and will preserve the character defining appearance of the porch.

The case was represented by Linda Rutherford and Debra McClain of 1417 North Front Street 17102 (aka “the Applicant”), John Susla of Aeratis Manufacturing and Tony Burrall, a potential contractor for the project.

Mr. Jordan asked if the Applicants had anything they would like to add to the proposal. The Applicants stated that they wanted to reintroduce the material to the Board with more information and qualified individuals.

Mrs. Gribble stated that she is familiar with the product and feels that it is appropriate material for use in historic districts. Mrs. Gribble also stated that since there are other qualified individuals to speak on behalf of the product, the Board should take the time to learn more about the product. Mr. Susla stated that the product is a solid core PVC compared to the competition which is cellular PVC, which makes Aeratis more durable and an historically accurate alternative to historic wooden porch floors. Mrs. Gribble stated that she wants to know more about how the material compares to wood. Mr. Susla stated that wood rots and is hydroscopic and ultimately rots whereas their product never rots and is low maintenance. Mrs. Gribble asked how the product is made. Mr. Susla stated that the product is extruded and poured into a mold which is then heated and cooled and shipped.

Mr. Chamberlin stated that from it makes sense that the Planning Bureau recommended the product to be approved.

Mr. Jordan asked if there are any other concerns regarding how the material will be situated on the porch. Mr. Susla stated that he recommends that the material is installed perpendicular to the house and if there is no molding installed, then the ends of the boards will be visible.

Mr. Jordan is concerned about precedent setting for approving of the material. Mrs. Gribble stated that they would only be approving the application of the material for the porch floors. Mr. Susla stated that they also manufacture porch ceilings and shutters and that Aeratis exclusively manufactures porch materials.

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Mr. Jordan opened the discussion for public comment. There were no comments.

Mr. Susla asked whether other applications are approved for the same product in Harrisburg's historic districts. Mr. Jordan stated that every application would have to be reviewed by HARB which is proposing to use PVC products.

Mr. Chamberlin moved; Mrs. Gribble seconded the motion to Approve with conditions. The motion was adopted with a unanimous vote (5-0).

**2. 1620 Susquehanna Street, filed by Scott Doughman, to install a Fibrex picture window in place of a wooden double-hung window.**

Mr. Grumbine gave a synopsis of the case report recommending the request be Approved with the following conditions:

1. The Applicant will not alter or remove the original transom or transom bar.

The case was represented by Robert Widmark with Home Depot exteriors in South Plainfield, NJ (aka "the Applicant").

Mr. Jordan asked the Applicant whether they had anything to add to the proposal.

The Applicant stated that there are other similar style windows in the neighborhood and feels that it is appropriate for the proposed use. Mr. Jordan asked the Applicant whether the condition from the Planning Bureau could be met. The Applicant stated that it could be met as they do not plan on altering or removing the transom.

Mr. Chamberlin stated asked if the proposed window will be a single pane picture window and whether or not its installation will impact the transom. The Applicant stated that it is correct that it will be a picture window which will not alter the transom.

Mr. Jordan opened the discussion for public comment. There were no comments.

Mrs. Gribble stated that it is a double-hung wood window which will become a single picture window and that it is a change that should be discussed. Mr. Chamberlin stated that the window appears to be a single-hung window where the transom is actually an inoperable sash of the same window. Mrs. Gribble stated that his statement is incorrect and stated that the transom is separate from the two sashes below the transom. Mr. Jordan shared his screen to show the subject property to the rest of the meeting. Mr. Jordan stated that it is more common to have a double-hung window but it is not uncommon, even historically, to have a single picture window in the opening. Mr. Grumbine stated that the HARB did approve a similar window on Hamilton Street several years ago. Mrs. Gribble stated that it is important to retain the transom and just wants to make sure that everyone knows what they are approving. Mr. Chamberlin stated that retaining the transom is a must. Mr. Jordan agreed.

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Mrs. Bennett moved to Approve the proposal with conditions, Mrs. Rucker seconded the motion to Approve. The motion was adopted with a unanimous vote (5-0).

**3. 901 North Front Street, filed by Edwin Tichenor, to install an aluminum railing on balcony and to install an aluminum perimeter fence on Front Street.**

Mr. Grumbine gave a synopsis of the case report recommending the request be Approved with the following conditions:

1. The proposed railing and fence must meet existing code and zoning requirements.
2. The Applicant must acquire a special exception permit prior to installation of perimeter fence on Front Street.
3. If necessary, anchor points for posts must be made into mortar joints.
4. The proposed gate should be installed on existing sidewalk on Front Street.

The case was represented by Edwin Tichenor, 2440 Dewey Lane Enola, PA 17025 (aka “the Applicant”).

Mr. Jordan asked the Applicant whether they had anything to add to the proposal. The Applicant introduced himself.

Mr. Chamberlin asked about the finish of the proposed fence. The Applicant stated that the fence is powder coated aluminum. Mrs. Gribble stated that the finish is gloss black.

Mrs. Gribble asked about the height of the porch railing if it is code compliant. The Applicant stated that the proposed height is directly from the Codes Bureau and intends to abide by City Code.

The Applicant asked about the process of a Special Exception. Mrs. Baldock stated that he can talk with City officials about the process apart from the HARB meeting, but it is a separate application process that must go through planning and zoning.

The Applicant asked if there is an objection to have the proposed gate on the Forster Street side, rather than the Planning Bureau’s condition to have the gate on the existing sidewalk on Front Street. The Applicant stated that there have been many panhandlers on the corner. Mr. Grumbine stated that the condition regarding the gate was added due to the existing sidewalk to the porch, and from a design perspective the gate located in front of the sidewalk would be more appealing.

Mr. Jordan shared his screen with a photo of the subject property. Mr. Jordan explained the proposed location of the gate. Mr. Jordan asked if the Applicant would install a new footpath for the new gate. The Applicant stated that it could be a possibility, but is not an immediate concern. Mr. Jordan asked if the porch would be altered in anyway. The Applicant stated that the porch is not being altered. Mr. Jordan stated that he would prefer the gate to be on the front footpath. Mr.

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Chamberlin stated that he agrees, but understands the Applicant's concern regarding panhandlers. The Applicant stated that this concern could potentially be discussed over the special exception discussion in the future. Mrs. Baldock stated that pedestrian safety and occupant ingress and egress are concerns that would arise during a special exception review.

Mr. Jordan is asking whether the placement of the gate impacts the historic integrity of the building and believes that it does not.

Mr. Jordan opened the discussion for public comment. There were no comments.

Mr. Jordan asked if the Board wants to remove the 4<sup>th</sup> Condition. Mrs. Gribble stated that she would rather modify the 4<sup>th</sup> condition to state that the gate should be contiguous with a footpath. Mrs. Gribble stated that the existing stairs are so predominant that the gate should accompany it. Mr. Chamberlin asked Mrs. Baldock whether private footpaths are under the purview of HARB. Mrs. Baldock stated that materials are likely under the purview of HARB but probably not location of footpaths. Mr. Chamberlin, Mrs. Rucker, and Mrs. Bennett agreed with Mrs. Gribble to modify the 4<sup>th</sup> condition rather than remove it.

Mr. Jordan stated it sounds like the Board wants to modify the 4<sup>th</sup> condition to state that the new gate shall be in alignment with a footpath.

Mrs. Gribble moved to Approve the proposal with modified conditions, Mrs. Rucker seconded the motion to Approve. The motion was adopted with a unanimous vote (5-0).

**4. 100 North 2<sup>nd</sup> Street, filed by Ron Kamionka, to replace awning with a flat painted wooden banding above the existing storefront.**

Mr. Grumbine gave a synopsis of the case report recommending the request be Approved with the following conditions:

1. The new signage and its anchor points shall not damage historic materials. All anchors shall be into mortar joints and must not damage historic brick.
2. The Applicant shall work with the City's Planning Director to confirm proposed signage conforms to the City's Zoning Code.
3. All mortar joints shall be properly repaired with lime-based mortar prior to installation.

The case was represented by Ron Kamionka 37 North 2<sup>nd</sup> Street Harrisburg PA 17101 (aka "the Applicant").

Mr. Jordan asked the Applicant whether they had anything to add to the proposal. The Applicant had no comments.

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Mr. Chamberlin asked the Applicant how the storefront will look compared to the existing bakery storefront. The Applicant stated that the new storefront will replicate the existing bakery storefront across the street.

Mr. Jordan asked the Applicant if he could meet all the conditions stated by the Planning Bureau. The Applicant stated that he could meet all the proposed conditions.

Mr. Jordan opened the discussion for public comment. There were no comments.

Mrs. Gribble moved to Approve the proposal with conditions, Mr. Bennett seconded the motion to Approve. The motion was adopted with a unanimous vote (5-0).

**5. 1642 North 3<sup>rd</sup> Street, filed by Justin Heinly, to demolish rear addition and rehabilitate 2<sup>nd</sup> floor porch, and to install a wooden door.**

Mr. Grumbine gave a synopsis of the case report recommending the request be Approved with the following conditions:

1. The new wooden door and porch materials must be painted or stained.
2. The new 2<sup>nd</sup> floor porch must be composed of historically contextual materials and designs that are compatible with the historic district.

The case was represented by Justin Heinly 205 Harris Street Harrisburg, PA 17102 (aka “the Applicant”).

Mr. Jordan asked the Applicant whether they had anything to add to the proposal. The Applicant stated that he feels that the Planning Bureau’s recommendations are fair.

Mrs. Bennett asked about the transom on the front door. The Applicant stated that the transom would be retained above the front door.

Mr. Jordan opened the discussion for public comment. There were no comments.

Mrs. Bennett moved to Approve the proposal with conditions, Mrs. Rucker seconded the motion to Approve. The motion was adopted with a unanimous vote (5-0).

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- 6. 614 North Front Street, filed by David Hickethier**, to rehabilitate existing roof deck on rear of structure facing river. Removal of old roofing and replace with new insulation, roofing, and decking material. Removal and upgrade to compliant railing systems and egress ramp access point. Installation of canopy and outdoor space for employee use.

Mr. Grumbine gave a synopsis of the case report recommending the request be Approved with the following conditions:

1. The Applicant must utilize lime-based mortar when reconstructing the north turret and all stones shall be placed in their original location.
2. All anchor points must be installed into existing mortar joints. The historic limestone shall not be penetrated or damaged.
3. The existing rooftop railing shall be retained and repaired or replaced in-kind.
4. All new features, alterations, or uses shall obtain all the necessary approvals from the Codes Bureau, Fire Bureau, and the Planning Bureau.

The case was represented by David Hickethier 614 North Front Street Harrisburg PA (aka “the Applicant”), Erin Himmelburger of Warehaus, and Andrew Notarfrancesco of JEM Group.

Mr. Jordan asked the Applicant whether they had anything to add to the proposal. The Applicant explained the prior history of the building and its existing issues and explained that the upgrades are to attract potential talent to the City of Harrisburg. The Applicant also stated that the proposed alterations are correcting existing water infiltration issues.

Mrs. Himmelberger with Warehaus stated that they have closely evaluated the existing issues with the building, particularly with water infiltration on the roof and the various alterations that have occurred over time. She states that all the proposed materials are sustainable and reversable and that all alterations are only visible from the foot path in Riverfront Park. Mrs. Himmelberger continued and stated that the building has been heavily altered and wants the new design to complement the historic nature of the building.

Mrs. Gribble asked if there is new glass railing being proposed between the turrets. Mrs. Himmelberger stated that the existing railing on the turrets will be restored and there will be a glass railing with metal framework between the turrets with the purpose to open up the viewshed to the river and to make the railing code compliant. Mr. Chamberlin stated that the design goes against one of the proposed recommendations.

The Applicant stated that repairing or replacing the railing in-kind would be cost prohibitive for the project.

Mr. Jordan opened the discussion for public comment. There were no comments.

Mr. Jordan reiterated the proposed conditions of approval from the Planning Bureau. Mr. Chamberlin stated that the Board need to address the railing. Mr. Chamberlin stated that he does not have a big issue with approving the glass railing and that the Board should include a condition

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to reuse or donate the original railing. Mr. Jordan agreed. Mrs. Gribble stated that it is important to make sure to state the condition so that the railings on the turrets are preserved.

Mr. Jordan stated that the 3<sup>rd</sup> condition should be modified to state that the existing rooftop railing shall be repaired or replaced in-kind as shown on application and railing to be removed shall be donated to architectural salvage or be reused.

Mrs. Bennett moved to Approve the proposal with modified conditions, Mr. Chamberlin seconded the motion to Approve. The motion was adopted with a unanimous vote (5-0).

**OTHER BUSINESS:**

**1 Vote for new Vice-Chair**

Mr. Jordan announced that he is stepping down as Chair of the HARB.

Mrs. Baldock stated that Vice-Chair Gribble will automatically become Chair of the HARB. Mrs. Baldock further explained that the HARB members, with the exception of Mr. Jordan, can vote for a new Vice-Chair.

Mrs. Bennett nominated Mr. Chamberlin to become Vice-Chair of the HARB. Mrs. Gribble asked if there were any other nominations to fill the Vice-Chair position. There were no other nominations.

Mrs. Bennett moved to nominate Mr. Chamberlin as Vice-Chair of HARB, Mrs. Rucker seconded the motion to nominate Mr. Chamberlin as the new Vice-Chair of HARB. The motion was adopted with a unanimous vote (4-0).

Mrs. Baldock thanked Mr. Jordan for his service to the HARB and the City of Harrisburg.

Mr. Chamberlin asked about the status of Chairperson Heffelfinger. Mr. Grumbine said he has not heard from him in several months. Mrs. Baldock stated that Mr. Grumbine and herself need to find out whether or not Mr. Heffelfinger is still able to serve on the Board and will work together to contact him.

Mr. Grumbine read the Proclamation from the Mayor's office to commemorate Mr. Jordan's service to the HARB.

**2 Discussion on historic district guidelines.**

Mrs. Gribble stated that she will communicate with Mr. Grumbine to develop a new plan regarding the new guidelines since Mr. Jordan is no longer on the Board.

**ADJOURNMENT: 7:03 PM**

Mr. Chamberlin moved, and Mrs. Bennett seconded the motion to adjourn. The motion was adopted by unanimous vote (5-0) and the meeting adjourned at 7:41 PM.