A meeting of the Upper Allen Township Historical Architectural Review Board was held on September 17, 2019 at the Upper Allen Township Municipal Building, 100 Gettysburg Pike, Mechanicsburg. Roll call was taken by Chairperson Botchie and the meeting was called to order at 7:03 p.m. Joseph Cooper and Frank Grottola were noted as absent.

APPROVAL OF MINUTES

Chair Botchie called for the approval of the Minutes of the August 20, 2019 meeting. Mr. Matthew Taylor made a MOTION to approve the Minutes of the August 20, 2019 meeting. The MOTION was seconded by Vice-Chair Natasha Adler. The MOTION carried unanimously (5-0).

OLD BUSINESS

A. Rkia Hall 240 Gettysburg Pike

Ms. Rkia Hall of 240 Gettysburg Pike has made an application for a Certificate of Appropriateness to replace the existing wood windows with vinyl/glass window on their property. Other work being completed at the property includes adding new fencing and replacing existing fencing. Action from the August 20th meeting was tabled so Ms. Hall could provide further details or samples of the replacement windows.

Ms. Hall looked at several different manufacturers and obtained a sample window to show the Board. Ms. Hall had not yet decided on which manufacturer to use, but she was getting quotes from at least three companies.

Ms. Virginia LaFond asked if there was a life expectancy on the sample window. Ms. Hall stated there is a 20-year life expectancy on the windows. Chair Botchie asked for clarification again that only the third-floor windows were to be replaced at this time. Ms. Hall stated yes, along with the additional attic windows. Chair Botchie said the sample window Ms. Hall brought with her was made up of fiber glass material; not vinyl and wanted to be very clear on which material is being used. Ms. Hall stated that for the purpose of being able to show the board what she has in mind for replacement window she brought with her a sample that was readily available. She intends to use vinyl materials in her replacement windows.
Ms. Kathryn Widmer-Ressler asked if Ms. Hall had a representative from the chosen manufacturers come out to the property to assess the project being proposed. Ms. Hall stated that she had multiple representatives come to the property and provide quotes in order to narrow down her decision.

Mr. Matthew Taylor asked if manufacturers who specialize in wood framed windows were investigated. Ms. Hall explained that even at the lowest price point the wood manufacturers were still more expensive than the vinyl windows she would like to use. Chair Botchie asked if the quote was for the whole home. Ms. Hall stated that the quote was for the third floor only.

Ms. LaFond wanted to go on record stating that the Union Hotel has been through several remodels and many different owners to the point where most of the historic building is not recognizable. Although she does not personally want to see vinyl or fiber glass windows used on the property, she would rather see the building taken care of as Ms. Hall intends to do with it.

Mr. Taylor explained that he does not personally agree with using anything other than wood replacements on the entire property but does recognize the cost associated with a project that size. He would be willing to see the vinyl or fiber glass used on the brick structure but anything that is wood framed he would want to see wooden window replacements. Several other HARB members agreed.

No public comment was given.

Chair Botchie called for a motion. Mr. Taylor made a MOTION to recommend conditional approval for the replacement of the existing windows at the property. Ms. Virginia LaFond seconded the MOTION. The MOTION carried unanimously (5-0). The conditions of approval are:

1. The use of high-quality vinyl or fiber glass material may be used to replace the existing windows on the 3rd floor if the light dividers match the existing windows (6 over 6) and be double hung.

2. The use of high-quality vinyl or fiber glass may be used to replace the existing attic windows if the light dividers match the current design (6 pane) and be single sashed to match the current historical look.

3. The use of high-quality vinyl or fiber glass may not be permitted on the wood clapboard addition on the property. These windows shall be replaced with wood to maintain the similar style of what is existing.

ADJOURNMENT

There being no other business, Chairman Botchie adjourned the meeting at 8:26 p.m.