HARRISBURG ARCHITECTURAL REVIEW BOARD

REGULAR MEETING

February 2, 2026 (Monday)

REV. DR. MARTIN LUTHER KING, JR.
CITY GOVERNMENT CENTER
City Council Chambers

CALL TO ORDER: 6:00 PM

MINUTES: January 5, 2026

OLD BUSINESS:

1. **Vote on Board positions**

NEW BUSINESS:

1. **1531 North 2nd Street,** filed by William Gipe, to replace an existing wooden garage door with a metal garage door.

OTHER BUSINESS:

1. **Test Cases Review**

ADJOURNMENT

HARRISBURG ARCHITECTURAL REVIEW BOARD

REGULAR MEETING

PLANNING BUREAU RECOMMENDATIONS (SUMMARY)

February 2, 2026

1531 North 2nd Street, filed by William Gipe, to replace an existing wooden garage door with a metal garage door.

1. **PLANNING BUREAU RECOMMENDATION: APPROVAL WITH CONDITIONS**
    a. Conditions for Approval
        i. The Applicant should install a recessed panel wooden garage door with a row of windows at the top. If a wooden garage door is not feasible, the Applicant may install a short-panel, metal garage door with a row of windows at the top.
    b. Reasons for Approval
        i. Replacing the existing garage door with wood is the preferred option and an appropriate change that will better suit the needs of the Applicant.
        ii. Replacing the garage door with a different material but similar style would preserve the character of the building and surrounding architecture while better suiting the needs of the Applicant.

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Municipal Historic District
Certificate of Appropriateness (COA) Application:

1531 North 2nd Street

PID:
12-013-011

PROPERTY OWNER:
William Gipe

SUBMISSION DATE:
January 12, 2026

HISTORIC DISTRICT:
Old Uptown Municipal & National Historic Districts

PROJECT CONTACT:
William Gipe

HARB DATE:
February 2, 2026

ZONING:
Residential Medium Density (RM)

PROJECT CONTRACTOR:
N/A

SITE VISIT DATE(S):
January 27, 2026

FLOODPLAIN:
Zone X (500-Year Floodplain)

ESTIMATED DATE OF COMPLETION:
ASAP

REQUEST:
The Applicant is proposing to replace an existing wooden garage door with a metal garage door.

PROPERTY DESCRIPTION:
The property at 1531 North 2nd Street is a 0.04-acre lot with a 3,045-square-foot structure which was constructed between 1885 and 1900. The property is bounded by Harris Street to the north, 201 Harris Street the east, 1529 North 2nd Street to the south, and 2nd Street to the west.

The structure is within the historic neighborhood of Engleton, which was largely developed between the decades of 1880-1910. Typical of the neighborhood, the building is a semi-detached duplex with a variety of character defining features. Expressive of the Queen Anne architectural style the building retains a fair to good amount of historic integrity. The duplex is a brick structure with a serpentine water-table and retains its original slate roof. Other character defining features include a primary gable covered with wood shingles with a recessed Palladian window with dentils, a large decorative chimney, a side porch, dormers, and a three-story projecting bay. The structure is a contributing resource to the neighborhood and historic district.

There is a single-story, two-space, garage located at the rear of the property and faces Harris Street. The garage doors are 8' by 7' 6," 18-panel, wooden doors with a row of 6 windows at the top.

POINTS OF CONSIDERATION:

1. The effect of the proposed change upon the general historic and architectural nature of the district.
2. The appropriateness of exterior architectural features, which can be seen from a public street or right-of-way.
3. The general design, arrangement, texture, material, and color of the building, sign, or fence and the relation of such factors to similar features in the district.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS [2017]:

The Secretary of the Interior has established ten enumerated standards to be followed when considering alterations to an historic property. Of the ten standards, the following apply to this application:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ANALYSIS:

1. **Secretary of the Interior's Standards for the Treatment of Historic Properties [2017]:**
   - **A. Guidelines for Rehabilitating Historic Buildings: Protect and Maintain Historic Materials and Features**
     After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then ***protecting and maintaining*** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and during rehabilitation work. A historic building undergoing rehabilitation will often require more extensive work. Thus, an overall evaluation of its physical condition should always begin at this level.
   - **B. Repair Historic Materials and Features** When the physical condition of character-defining materials and features warrants additional work, repairing is recommended. Rehabilitation guidance for the repair of historic materials, such as masonry, again begins with the least degree of intervention possible. In rehabilitation, repairing also includes the

limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototypes features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.

C. Replace Deteriorated Historic Materials and Features Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing. As with repair, the preferred option is always replacement of the entire feature in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, the guidelines never recommend removal and replacement with new material of a feature that could reasonably be repaired and, thus, preserved.

2. The National Park Service Preservation Briefs:

A. *Brief 16: The Use of Substitute Materials on Historic Building Exteriors*

The *Secretary of the Interior's Standards for Rehabilitation* generally require that deteriorated distinctive architectural features of a historic property be repaired rather than replaced. Standard 6 of the Standards for Rehabilitation further states that when replacement of a distinctive feature is necessary, the new feature must "match the old in composition, design, color, texture, and other visual properties, and, where possible, materials" (emphasis added). While the use of matching materials to replace historic ones is always preferred under the Standards for Rehabilitation, the Standards also purposely recognize that flexibility may sometimes be needed when it comes to new and replacement materials as part of a historic rehabilitation project. Substitute materials that closely match the visual and physical properties of historic materials can be successfully used on many rehabilitation projects in ways that are consistent with the Standards.

The flexibility inherent in the *Standards for Rehabilitation* must always be balanced with the preservation of the historic character and the historic integrity of a building, of which historic materials are an important aspect. Any replacement work reduces the historic integrity of a building to some degree, which can undermine the historic character of the property over time. With limited exceptions, replacement should only be considered when damage or deterioration is too severe to make repair feasible. When needed replacement is made with a material that matches the historic material, the impact on integrity can be minimal, especially when only a small amount of new material is needed. When a substitute material is used for the replacement, the loss in integrity can sometimes, although not always, be greater than that of a matching material. Also, whether historic or substitute material, there is a point where the amount of replacement can become excessive and the building's historic integrity is diminished to an

unacceptable degree, regardless of the material used – that is, a loss of authenticity and the physical features and characteristics closely associated with the property's historic significance. The term substitute materials is used to describe building materials that have the potential to match the appearance, physical properties, and related attributes of historic materials well enough to make them alternatives for use in current preservation practice when historic materials require replacement.

Compelling reasons to use a substitute material instead of the historic material include the unavailability or poor performance of the historic material, or environmental pressures or code-driven requirements that necessitate a change in material. When using a substitute material for replacement it is critical that it match the historic material in all of its visual and physical properties to preserve the historic character of the building and minimize the impact on its integrity.

Substitute materials can be cost-effective, permit the accurate visual duplication of historic materials, and provide improved durability. While the behavior of traditional, historic materials is generally well understood, the behavior of newer materials can be less established and sometimes less predictable. Substitute materials are most successful when the properties of both the original material and the substitute are thoroughly understood by all those involved in the design and construction process. The architect must be adept at the selection of substitute materials and their incorporation into architectural plans and specifications. The contractor or tradesperson in the field must also be experienced with their use.

When to Consider Using Substitute Materials in Preservation Projects
According to the *Standards for Rehabilitation*, deterioration should generally be addressed through repair if in repairable condition. Repair can entail a variety of treatments that retain the unit of building material and remove and patch or replace only the damaged portion. This approach can be done with traditional methods and materials such as a dutchman, where like-kind material is precisely inserted into wood or stone, or it may employ other materials such as epoxies for wood repair or cementitious compounds for masonry. As long as the repair methods are sound and do not damage or accelerate the deterioration of the historic material, repairs are generally preferable to replacement of an entire element. More complex manufactured products, typical of more recent historic materials (as well as a lot of modern building materials generally), may be more difficult to repair, if they can be repaired at all.

B. ***Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character:***
The *Secretary of the Interior's Standards for the Treatment of Historic Properties* embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character. Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials,

craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

The purpose of this Brief is to help the owner or the architect identify those features or elements that give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible.

There are different ways of understanding old buildings. They can be seen as examples of specific building types, which are usually related to a building's function, such as schools, courthouses or churches. Buildings can be studied as examples of using specific materials such as concrete, wood, steel, or limestone. They can also be considered as examples of an historical period, which is often related to a specific architectural style, such as Gothic Revival farmhouses, one-story bungalows, or Art Deco apartment buildings.

There are many other facets of an historic building besides its functional type, its materials or construction or style that contribute to its historic qualities or significance. Some of these qualities are feelings conveyed by the sense of time and place or in buildings associated with events or people. A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents; knowledge about the original builder, owners, and later occupants; and knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.

Therefore, the approach taken in this Brief is limited to identifying those visual and tangible aspects of the historic building. While this may aid in the planning process for carrying out any ongoing or new use or restoration of the building, this approach is not a substitute for developing an understanding about the significance of an historic building and the district in which it is located. If the various materials, features and spaces that give a building its visual character are not recognized and preserved, then essential aspects of its character may be damaged in the process of change.

A building's character can be irreversibly damaged or changed in many ways, for example, by inappropriate repointing of the brickwork, by removal of a distinctive side porch, by changes to the window sash, by changes to the setting around the building, by changes to the major room arrangements, by the introduction of an atrium, by painting previously unpainted woodwork, etc.

3. The Harrisburg Historic District Design & Preservation Guide [2021]:

A. *Chapter 5: Building Maintenance and Rehabilitation*

Garage Doors

The preservation and rehabilitation of historic garage doors is also an important aspect in maintaining the character of a streetscape. The maintenance and repair of original historic garage or overheads doors is recommended. If replacement is necessary, the new door should be composed of wood, or composed of a historically contextual material, and be

compatible with the building. The new door shall be of a design that is historically appropriate which usually consists of recessed panels with windows. It is recommended that steel doors are replaced with more appropriate style doors in the historic districts. Requests to remove historic wood garage doors to replace with steel or fiberglass is generally not appropriate and requires HARB review. In-kind repairs or replacements of garage doors can be administratively approved as long as the new material and design matches that of the original.

Alterations
The design, materials and scale of entrances and doors are important character-defining aspects of historic buildings. Primary entrances are some of the most important aspects of historic buildings as they engage both the occupants and the public. Making excessive alterations to a building's primary entrance is not recommended. It is rarely appropriate to change or remove historic features from an entrance or door surround. Sometimes it may be appropriate to change or alter non-character defining doors and entrances on secondary facades if the building requires a new use. If proposed alterations are visible from a public right of way, then they must be reviewed by either the Planning Bureau or HARB.

4. The Applicant is proposing to replace two existing wooden, 8' x 7'-6", 18-panel garage doors with 6 windows, which faces Harris Street, with a metal garage door and new interior mechanisms. The Applicant explains in the COA application that the garage doors need to be replace because the wood is rotting, and the doors are extremely heavy. The Applicant also notes in the COA that multiple reputable overhead door suppliers have recommended that the Applicant replace the doors due to their condition.

The Applicant originally proposed the Standard Panel 1400 Model in the color desert tan with a row of clear short windows. The Standard Panel 1400 Model requires a ½" of packing at the top. The Planning Bureau advised that the Applicant change to the Standard Panel 1600 Model, still with a row of clear short windows, which has a more square panel as opposed to the rectangular panels on the 1400 Model, and would not require any packing. The Applicant did so, and attached an updated quote for the 1600 Model.

The Planning Bureau's recommended garage door is the Recessed Panel 450/453 4-4 Model, which is a wooden garage door, with a row of windows at the top. The Applicant is open to this recommendation and is waiting on a quote from the manufacturer.

Since the Applicant is waiting on information from the manufacturer regarding the wooden door, the Planning Bureau is including the proposed metal garage door in this case report for HARB review. Although the wooden garage door is the preferred option, a square, short-panel, metal garage door with a row of windows at the top is a potential alternative. Strict adherence to the Guidelines would require a wood replacement; however, other the Applicant would like a lighter garage door, so keeping the existing door is not a possibility. The square, short-panel, metal garage doors with a row of windows would resemble the existing door, while be easier for the Applicant to operate. The Planning Bureau is aware that the beveled panels on the metal garage door will look more contemporary than the existing wooden

garage door. The metal garage doors is sympathetic to the design of the existing doors, while the materiality is clearly differentiated as a modern replacement.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

Planning Bureau staff recommends the request be **Approved** with the following condition(s):

1. The Applicant should install a recessed panel wooden garage door with a row of windows at the top. If a wooden garage door is not feasible, the Applicant may install a short-panel, metal garage door with a row of windows at the top.

Planning Bureau staff recommends the request be **Approved** for the following reason(s):

1. Replacing the existing garage door with wood is the preferred option and an appropriate change that will better suit the needs of the Applicant.
2. Replacing the garage door with a different material but similar style would preserve the character of the building and surrounding architecture while better suiting the needs of the Applicant.

REVIEW PROCESS:

1. HARB reviews the application and makes a recommendation to City Council.
2. City Council Building & Housing Committee Chair reviews and issues a Certificate of Appropriateness (COA) or holds an additional meeting to approve or deny the application, and issues Resolution.
3. Planning Bureau and Codes Bureau will process a Building Permit if COA has been issued and a Building Permit application has been submitted for processing; otherwise, Applicant must submit a Building Permit application subsequent to HARB/City Council decision.
4. Follow-up review of completed work by Planning Bureau staff to ensure compliance. Applicant to contact staff when work begins and again upon completion.

ATTACHMENTS:

1. Site Photos taken by Planning Bureau staff
2. Historic District Map
3. Planning Bureau Recommended Model
4. Certificate of Appropriateness Application
5. Product Specifications
6. Existing Conditions Photos

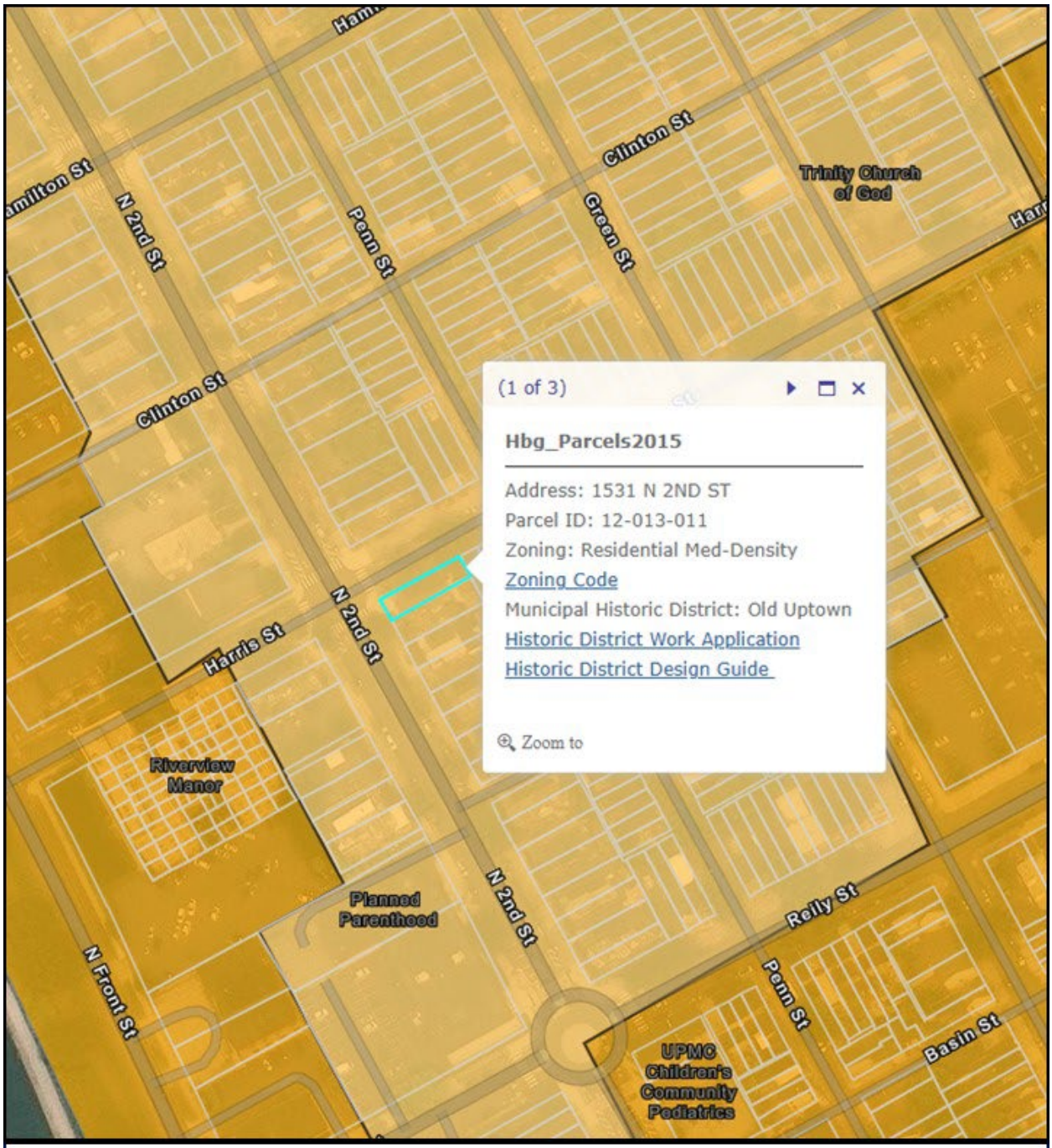
PROPERTY PHOTOS:







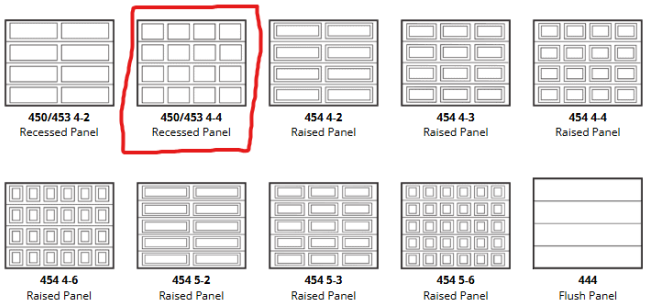




Historic District Location Map
1531 North 2nd Street
Old Uptown Municipal & National Historic Districts

PLANNING BUREAU RECOMMENDED MODEL:

Frame Options



Features

- Raised panels are constructed of 3/4" solid wood; edge-glued panels
- Center of recessed panel is constructed of durable, ¼" exterior - grade hardboard
- Flush section thickness is 1-3/8"

COA APPLICATION

Primary Property Address: 1531 N. 2ND St. HARRISBURG, PA

Additional Parcel Addresses: _____

Project Start Date: ASAP **Anticipated Project Completion Date:** ASAP

1. Describe the project in detail, including the location of work, scope of work, proposed materials, measurements, etc. If you are proposing new construction, describe any existing characteristics of the site that will be altered as part of the project.

REPLACE WOODEN GARAGE DOORS W/ METAL GARAGE DOORS. (PAGE 82 OF DESIGN GUIDE)
GARAGE FACES HARRIS STREET
GARAGE DOOR MEASURE 8 X 7'6".
DOOR PANEL/PATTERN IS: 6 PANELS WIDE AND 4 PANELS HIGH
WORK IS ESTIMATED TO TAKE LESS THAN A DAY.

2. Does the proposed work cover, remove, or replace existing materials and finishes? If yes, please describe what existing aspects of the property will be covered, removed, or replaced and the reasons for the removal/replacement.

YES. EXTREMELY HEAVY ROTTEN DOORS WILL BE REPLACED BY METALS DOORS OF SIMILAR CHARACTER.

3. If you are proposing the demolition of any structures on-site (buildings, fences, free-standing signs, or other aspects), please provide reasons for the demolition; photos (color photos, as noted above) of such features which document their condition(s); and, if such features are damaged, deteriorated, or otherwise create a hazard for occupants or the general public, provide detailed photos of such conditions. Also describe the existing and future uses of the building/property/site.

N/A

Note: REPLACEMENT IS BASED ON CONDITION OF DOORS AND RECOMMENDATION OF MULTIPLE REPUTABLE OVERHEAD DOOR SUPPLIERS

City of Harrisburg, PA
2026 Certificate of Appropriateness (COA) Application

Applicant (*this individual is the main contact and will receive all formal communications)*

☒ Owner ☐ Lessee ☐ Contractor ☐ Other

Name (Company) William Gipe

Address 1531 N. 2nd St. HBG, PA 17102

Phone 717 686 0053

Email BillGipe@gmail.com

Property Owner *(if different from the Applicant)*

Name (Company)_____

Address _____

Phone _____

Email _____

Project Architect/Engineer/Contractor *(if different from the Applicant)*

Name (Company)_____

Address _____

Phone _____

Email _____

APPLICANT/OWNER CERTIFICATION

I hereby certify that the proposed request is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.

_____ _____ 1/17/26

Applicant's Signature Date Property Owner's Signature Date

The owner **MUST** *sign this application. The Applicant's signature is required when different from owner.*

Harrisburg Planning Bureau
Martin Luther King Jr. Government Center
10 North 2nd Street, Suite 405
Harrisburg, PA 17101

Overhead Door Co. of Harrisburg-York
576 Grandview Drive
Lewisberry, PA 17339
Phone: (717) 938-6101
Toll Free: (888) 938-6177
www.OverheadDoors.com

Hanover Branch
(717) 633-5776

A THREE PERCENT (3%) PROCESSING FEE WILL BE CHARGED IN CONNECTION WITH ALL CREDIT CARD PAYMENTS THAT EXCEED $ 5,000.00. THIS INCLUDES WHEN PAYING FOR MULTIPLE INVOICES ON A SINGLE CONTRACT/ORDER WHEREBY THE SUM OF THESE INVOICES EXCEED $5,000.00.

The Genuine. The Original.

PROPOSAL ID 156708

Sales Lead ID: 35962
(This proposal ID 156708 printed: 1/8/2026 2:39:45 PM)

Bill to:	William Gipe 1531 North 2nd Street Harrisburg, PA 17102	Ship-to:	William Gipe 1531 North 2nd Street Harrisburg, PA 17102
Contact:	William Gipe	Contact:	William Gipe
Phone:	717 686 8253	Phone:	717 686 8253

FURNISH AND INSTALL:

DESCRIPTION:

Two (2) 8'-0" x 7'-6" **1400 Series, Non Insulated "Traditional Steel Collection"** Doors operated electrically by existing operators

Door pattern is (4) panels wide and (5) sections high.

The above sized Traditional Steel Collection, 1400 Series non-insulated steel sectional doors as manufactured by Overhead Door Corporation. Standard features include: Wood grain texture, Standard-duty, 2 inch (nominal) thick, Non-insulated, Bulb-type bottom weatherseal, 15-year limited warranty.

Proposal to Include:
- Take down and removal of existing doors
- Reconnect existing operators
- Door color: Taupe
- Vinyl trim color: Taupe
- Glass: None
- Door track type: Standard lift
- Door spring type: Torsion
- Door Lock: Inside slide lock (1) on each door

Notes:
- Current lead time is approximately (3-5) weeks.
- Customer must provide 10 feet of clear working space into the garage. If this area is not clear, the job will be rescheduled and a trip charge will be added to the balance due.
- HOA / Historical Society approval, if required, is the responsibility of customer.

We hereby propose to complete in accordance with above specification, for the sum of:
Two Thousand Eight Hundred Fifty-Eight Dollars And Zero Cents $2,858.00

ALTERNATE 1:
To provide one (1) row of insulated clear glass on the top section of each door, please add $212.00 to the above price.

Initial: _____

TERMS AND CONDITIONS:

Payment terms to be as follows: **$953.00 Deposit with Signed Proposal, Balance Due COD**

Prices subject to change if not accepted in: **30 days.**

1. Customer's signature is an acknowledgement of acceptance of our complete Terms and Conditions, which can be viewed at: overheaddoors.com/terms-conditions.

2. Customer agrees installer must have 10 feet of clear working space into the garage. It this area is not clear and ready for installation, the job will be rescheduled and a trip charge will be added to the balance due.

3. A three percent (3%) processing fee will be charged in connection with all credit card payments that exceed $5,000.00. This includes when paying for multiple invoices on a single contract/order whereby the sum of these invoices exceed $5,000.00.

4. Warranty: Overhead Door Company of Harrisburg-York warrants the labor performed and materials supplied against defects in materials and workmanship for a period of one (1) year from date of the original work. There are no additional warranties, expressed or implied, and "Company" disclaims and expressly excludes all U.C.C. warranties of merchantability and fitness for a particular purpose.

5. Return Policy: Any stock material or parts may be returned within 30 days of original order. There are no returns for electrical or Custom ordered items. Items MUST be returned in their original shipped condition, including packaging, and include all related parts and instructions. Incomplete, damaged or used items may not be returned. Returns will not be accepted after the 30-day period. All credits issued are less shipping and handling charges, as well as a 25% restocking fee. To expedite your credit request, a copy of your original sales receipt should be included with your return.

6. Approximate date for work to begin: _____. Approximate date for work to be substantially completed: _____.

All starting and completion dates are approximate and subject to delays caused by circumstances, causes, and conditions beyond the reasonable control of Overhead Door Company of Harrisburg-York, which include acts of God (e.g., severe weather, floods, fire, earthquakes, etc.), governmental actions (e.g., cancellations of licenses), acts of war or terrorism, labor shortage/strike, accidents, delays affecting materials and supplies, or delays caused by the Purchaser / Customer. Any such failures or delays do not constitute abandonment and are not included in calculating time frames for payment or performance.

7. Notice of Right to Cancel. Once signed by both the Contractor and Customer, this is a binding and enforceable Agreement. Customer has three (3) days after the execution of this Agreement, during which time he/she has the right to rescind his/her signature and cancel this Agreement. Cancellation must be in writing.

8. Seller maintains liability insurance covering personal injury in an amount not less than $50,000 and insurance covering property damage caused by seller in an amount not less than $50,000; at the time of signing this proposal, Seller maintains coverage of $1,000,000 and $1,000,000 respectively.

Pennsylvania Bureau of Consumer Protection Consumer Helpline: 1-800-520-6680

Home Improvement Contractor Registration # PA043698

Signature: Dg Watson **Date:** 1/8/2026

Danny Watson,
Email: dannywatson@overheaddoors.com

ACCEPTANCE: Terms, price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: _____ **Title:** _____

Signature: _____ **Date:** _____

Purchaser's PO number if required for invoicing: _____ .

(This proposal ID 156708 printed: 1/8/2026 2:39:45 PM)

Traditional Steel



Legendary performance and durability at a great value.

The Genuine. The Original.

OVERHEAD DOOR®

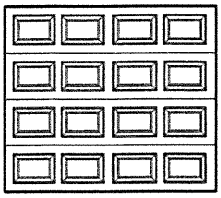
Traditional Steel COLLECTION

Door Designs

Select your Door Panel Style and Color

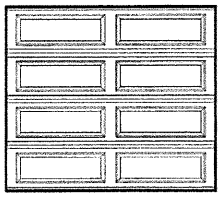
1 Choose a Panel Style and Model

Standard Panel (SP)



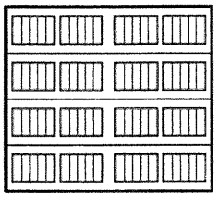
Models 1400, 1440, 1500, 1540

Long Panel (LP)



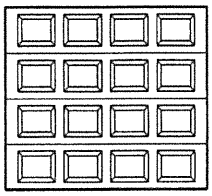
Models 1400, 1440, 1500, 1540

Vertical Short (VS)



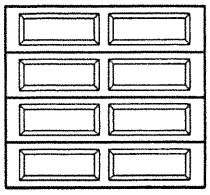
Models 1400, 1440, 1500, 1540

Standard Panel (SP)



Model 1600

Long Panel (LP)



Model 1600

MODELS	1400	1440	1500	1540	1600
Polystyrene Insulation			●	●	●
U-factor[1]			*	*	0.23
R-value[2]			7.4	7.4	9.8
Heavy-duty Steel		●		●	
Backing			Vinyl	Vinyl	Steel
Warranty	15-Year Limited	Limited Lifetime	20-Year Limited	Limited Lifetime	Limited Lifetime

* This model has not been tested for U-factor

1 - U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.

2 - R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

2 Choose a Color

Standard Finishes

White

Almond

Desert Tan

Taupe/Sandstone†

Brown

Black**

Actual colors may vary from brochure due to fluctuations in the printing process. **Always request a color sample from your Overhead Door™ Distributor for accurate color matching before ordering your door.** To custom paint your door see painting instructions in the owner's manual.

† Called Sandstone on Model 1600.

†† Only available on Models 1400 and 1500 and features a uni-directional pattern.

** Not available on Model 1600

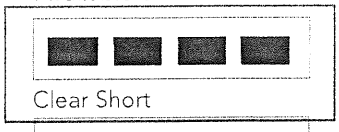
Traditional Steel COLLECTION

Decorative Accents

Customize your Door with Windows

3 Choose a Window Style

Available on Standard and Vertical Short Panels

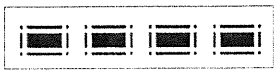

Clear Short


Ashton 1


Cascade 1


Cathedral 1

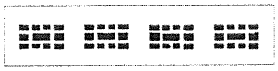

Madison 1

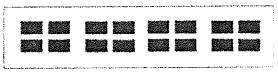

Prairie 1


Ruston 1


Sherwood 1


Stockbridge 1 (3-Lite)†


Stockford 1


Stockton 1 (4-Lite)

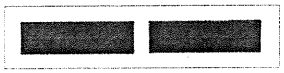

Waterton 1

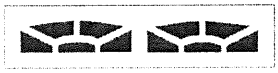

Williamsburg 1 (4 piece)


Williamsburg 1 (8 piece) Double car doors only

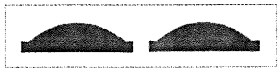

Winston 1 (2 piece)

Available on Long Panel and Vertical Short Panel (Long panel window option and trim not available on Model 1600 SP).

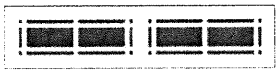

Clear Long**


Ashton 2**


Cascade 2


Cathedral 2


Madison 2†


Prairie 2


Ruston 2


Sherwood 2

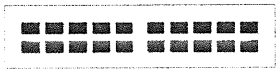

Somerton 2**

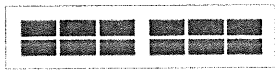

Stockbridge 2 (3-Lite)


Stockford 2**


Stockton 2 (8-Lite Arch)**


Stockton 2 (4-Lite)†


Stockton 2 (10-Lite)†

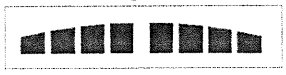

Stockton 2 (6-Lite)


Waterton 2


Williamsburg 2 (2 piece)

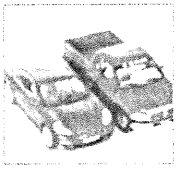

Stockton 2 (12-Lite) 1600 LP only

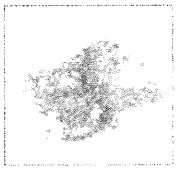

Williamsburg 2 (4 piece)

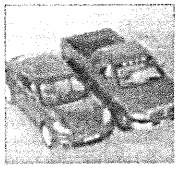

Wyndbridge 2**

** Limited availability depending on door size † Not available on 1600

Choose a Glass Type


Clear
(Standard)


Obscure


Bronze Tint*
(Model 1600 only)

Optional Glass

- Solar bronze – UV protection (Model 1600 SP)
- High velocity impact glass – Security option (Not available on Model 1600 LP)
- Insulated glass – Thermal efficiency (Model 1600 SP)

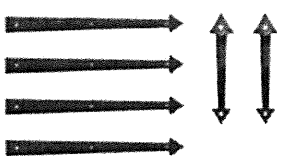
Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor for details and to view a glass sample.

Traditional Steel COLLECTION

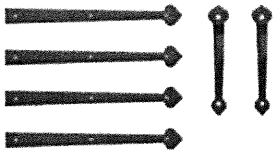
Decorative Accents

Customize your Door with Decorative Hardware

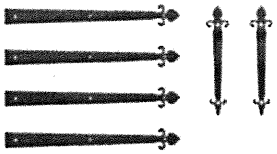
4 Choose Your Decorative Hardware



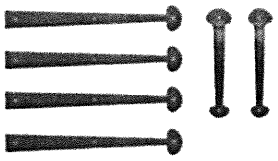
Arrow



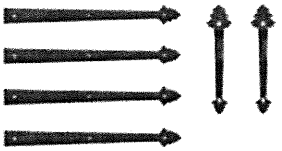
Aspen



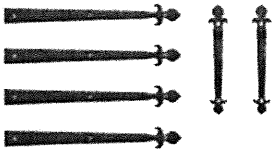
Barcelona



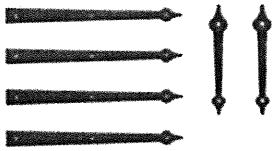
Bean



Conifer

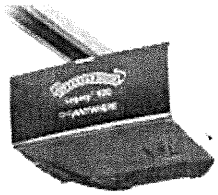


Fleur De Lis



Spear

5 Choose your Opener



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door™ Distributor will help you choose the opener that best suits your door and preferences.

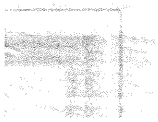


Traditional Steel COLLECTION

Performance, Durability and Value

Door Construction

The Traditional Steel Collection combines the long-lasting performance of high quality steel with the elegance of clean lines and classic designs. Whether you want to create a subtle statement or a bolder one, our wide assortment of neutral tones will complement the architectural details of your home.

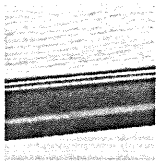


Durable Finish

Hot-dipped galvanized steel with two coats of baked-on polyester paint provides a clean look and durable finish. The embossed wood grain texture adds beauty and sophistication.

WindStorm™ Wind Load-rated System

Available on select products to meet regulations for a variety of wind speeds, including hurricane-force winds, and meet the most stringent local building codes.



Bottom Weatherseal

This bulb-type bottom weatherseal guards against wind and rain while providing a cushion when closing.

Reinforced Door Construction

Door is reinforced for maximum strength and durability.

DASMA
Door & Access Systems Manufacturers Association International
THERMAL PERFORMANCE
VERIFICATION PROGRAM
www.dasma.com/thermal

Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional garage doors. The lower the U-factor rating, the better the thermal performance.

Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.

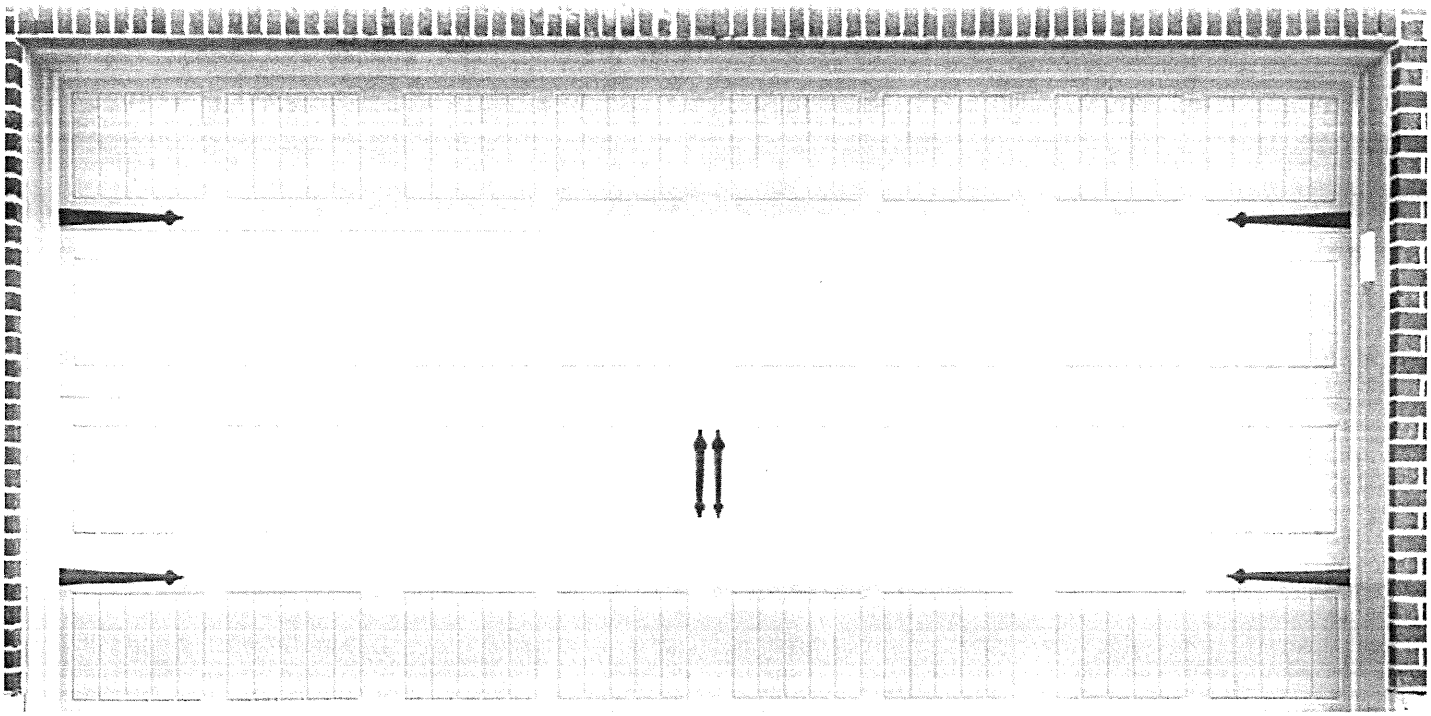
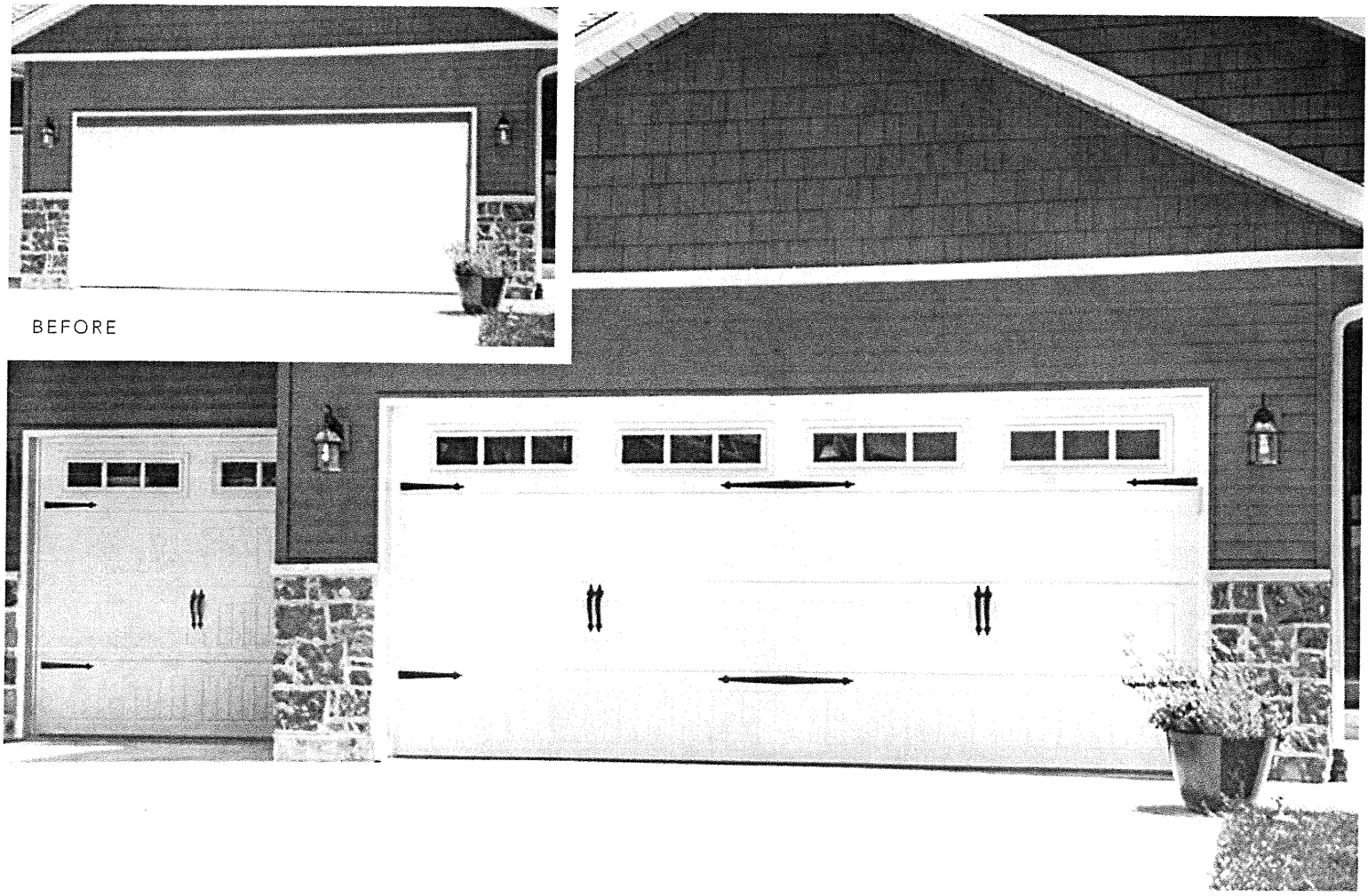


Image above: Model 1500 7' high, Vertical Short panel, Desert Tan finish, decorative hardware

Transform Your Home with the DoorView® Visualization Tool.

Go to **overheaddoor.com** to try our online interactive software tool that lets you visualize what your home would look like with a new Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.

DoorView



BEFORE

AFTER

Model 1500 7' high, Vertical Short panel, White finish, Stockbridge 2 (3-Lite) windows

The Genuine. The Original.

Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first sectional garage door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:

The Genuine. The Original.

OVERHEAD DOOR®

2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

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Overhead Door Co. of Harrisburg-York
576 Grandview Drive
Lewisberry, PA 17339
Phone: (717) 938-6101
Toll Free: (888) 938-6177
www.OverheadDoors.com

Hanover Branch
(717) 633-5776

A THREE PERCENT (3%) PROCESSING FEE WILL BE CHARGED IN CONNECTION WITH ALL CREDIT CARD PAYMENTS THAT EXCEED $ 5,000.00. THIS INCLUDES WHEN PAYING FOR MULTIPLE INVOICES ON A SINGLE CONTRACT/ORDER WHEREBY THE SUM OF THESE INVOICES EXCEED $5,000.00.

The Genuine. The Original.

PROPOSAL ID 156737

Sales Lead ID: 35962
(This proposal ID 156737 printed: 1/13/2026 9:29:58 AM)

Bill to:	William Gipe 1531 North 2nd Street Harrisburg, PA 17102	Ship-to:	William Gipe 1531 North 2nd Street Harrisburg, PA 17102
Contact:	William Gipe	Contact:	William Gipe
Phone:	717 686 8253	Phone:	717 686 8253

FURNISH AND INSTALL:

DESCRIPTION:

Two (2) 8'-0" x 7'-6" **1600 Series, Insulated "Traditional Steel Collection"** Doors operated electrically by existing operators

Door pattern is (4) panels wide and (5) sections high.

The above sized Traditional Steel Collection, 1600 Series insulated steel sectional doors as manufactured by Overhead Door Corporation. Standard features include: Wood grain texture, Standard-duty 2" thick door, Expanded polystyrene insulated with an **R-value of 9.83, Steel backcover**, Baked-on finish primer, Polyester top coat, Bulb-type bottom weatherseal, Limited-Lifetime warranty.

Proposal to Include:
- Take down and removal of existing doors
- Reconnect existing operators
- Door color: Sandstone
- Vinyl trim color: Sandstone
- Glass: None
- Door track type: Standard lift
- Door spring type: Torsion
- Door Lock: Inside slide lock (1) on each door

Notes:
- Current lead time is approximately (3-5) weeks.
- Customer must provide 10 feet of clear working space into the garage. If this area is not clear, the job will be rescheduled and a trip charge will be added to the balance due.
- HOA / Historical Society approval, if required, is the responsibility of customer.

We hereby propose to complete in accordance with above specification, for the sum of:
Three Thousand Nine Hundred Eight Dollars And Zero Cents $3,908.00

ALTERNATE 1: _____

To provide one (1) row of insulated clear glass on the top section of each door, please add $221.00 to the above price. Initial:

TERMS AND CONDITIONS:

Payment terms to be as follows: **$1,303.00 Deposit with Signed Proposal, Balance Due COD**

Prices subject to change if not accepted in: **30 days.**

1. Customer's signature is an acknowledgement of acceptance of our complete Terms and Conditions, which can be viewed at: overheaddoors.com/terms-conditions.

2. Customer agrees installer must have 10 feet of clear working space into the garage. It this area is not clear and ready for installation, the job will be rescheduled and a trip charge will be added to the balance due.

3. A three percent (3%) processing fee will be charged in connection with all credit card payments that exceed $5,000.00. This includes when paying for multiple invoices on a single contract/order whereby the sum of these invoices exceed $5,000.00.

4. Warranty: Overhead Door Company of Harrisburg-York warrants the labor performed and materials supplied against defects in materials and workmanship for a period of one (1) year from date of the original work. There are no additional warranties, expressed or implied, and "Company" disclaims and expressly excludes all U.C.C. warranties of merchantability and fitness for a particular purpose.

5. Return Policy: Any stock material or parts may be returned within 30 days of original order. There are no returns for electrical or Custom ordered items. Items MUST be returned in their original shipped condition, including packaging, and include all related parts and instructions. Incomplete, damaged or used items may not be returned. Returns will not be accepted after the 30-day period. All credits issued are less shipping and handling charges, as well as a 25% restocking fee. To expedite your credit request, a copy of your original sales receipt should be included with your return.

6. Approximate date for work to begin: _____. Approximate date for work to be substantially completed: _____.

All starting and completion dates are approximate and subject to delays caused by circumstances, causes, and conditions beyond the reasonable control of Overhead Door Company of Harrisburg-York, which include acts of God (e.g., severe weather, floods, fire, earthquakes, etc.), governmental actions (e.g., cancellations of licenses), acts of war or terrorism, labor shortage/strike, accidents, delays affecting materials and supplies, or delays caused by the Purchaser / Customer. Any such failures or delays do not constitute abandonment and are not included in calculating time frames for payment or performance.

7. Notice of Right to Cancel. Once signed by both the Contractor and Customer, this is a binding and enforceable Agreement. Customer has three (3) days after the execution of this Agreement, during which time he/she has the right to rescind his/her signature and cancel this Agreement. Cancellation must be in writing.

8. Seller maintains liability insurance covering personal injury in an amount not less than $50,000 and insurance covering property damage caused by seller in an amount not less than $50,000; at the time of signing this proposal, Seller maintains coverage of $1,000,000 and $1,000,000 respectively.

Pennsylvania Bureau of Consumer Protection Consumer Helpline: 1-800-520-6680

Home Improvement Contractor Registration # PA043698

Signature:  **Date:** 1/13/2026

Danny Watson,
Email: dannywatson@overheaddoors.com

ACCEPTANCE: Terms, price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: _____ **Title:** _____

Signature: _____ **Date:** _____

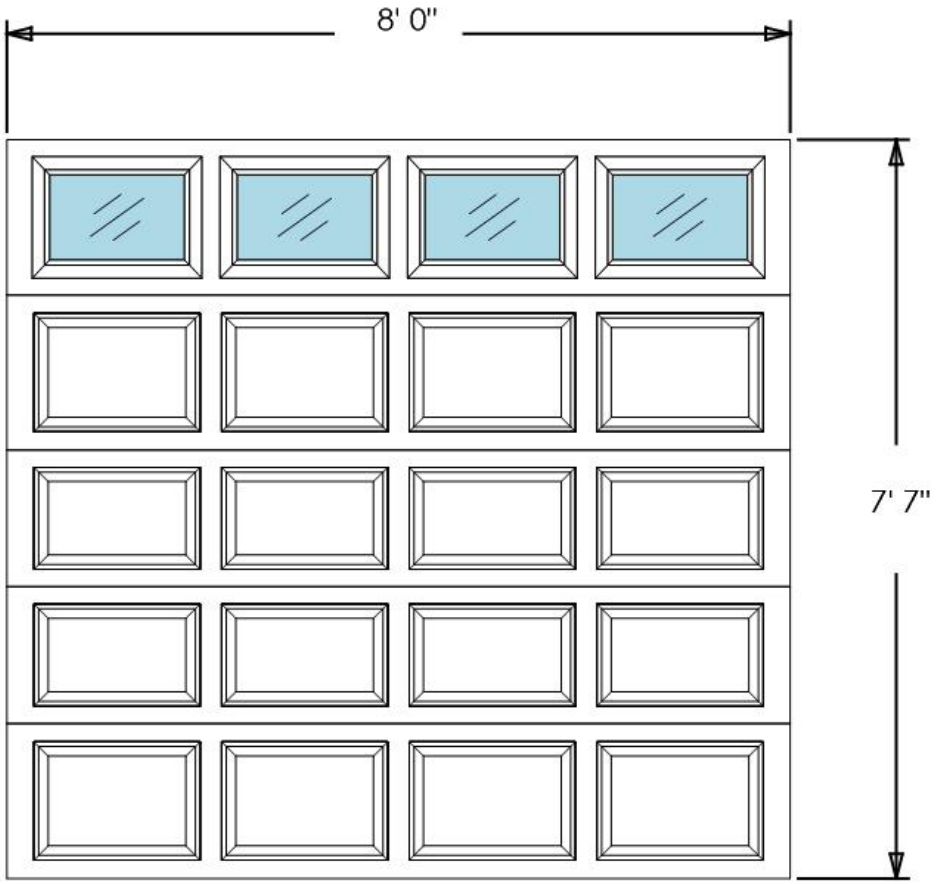
Purchaser's PO number if required for invoicing: _____ .

(This proposal ID 156737 printed: 1/13/2026 9:29:58 AM)

The Genuine. The Original.

Last Change: 1/13/2026 8:45 AM EST

Exterior View



Model: 1600 - Traditional Steel Ins. Steel Back	Window Style: Clear I
Design: Standard Panel	Options:
Door Width & Height (Ft): 8'0'' x 7'7''	