



York Historical Architectural Review Board
Meeting Minutes
July 14, 2016

Members in attendance included: Dennis Kunkle, Chair; Mark Shermeyer; Teresa Johnescu; Dave Redshaw; Becky Zeller

Absent: Robin Pottorff; Justine Landis; John Fox

Consultant: Mary Alfson Tinsman, JMT Cultural Resource Manager/ HARB Consultant

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order Dennis Kunkle, Chair	The meeting was called to order at 6:00 pm. The agenda was prepared by the HARB Consultant.	A quorum was present.
Changes to the Agenda		
Minutes of May 26, 2016		Move to approve by Mr. Shermeyer seconded by Ms. Johnescu. Approved.
Cases	The following cases are approved with the recommended actions.	

Case #1 – 57 W. Market Street

Mr. Musso and Mr. Hubbell presented the application on behalf of RSDC. Based on feedback from the HARB Board at the May 12, 2016 meeting the applicant is proposing to do the following. At the last meeting four major items were discussed: columns, paint, decking, handrails, and soffit.

For the columns – fiberglass columns will be used and all will match; there will be no neck rings on any of the columns. A handout was provided with a diagram of the columns that will be installed. The Tuscan base cap will also be installed. The top cap will be a 1 ½ x 1 ½ inch cap to match the size of the column. Regarding the paint color there is not a set color yet for the columns. The manufacturer needs to test the paint color to meet their standards in order to get the warranty. The owner is leaning towards a manila color with appropriate accent colors.

Mr. Shermeyer asked about the diameter of the columns and noted that the diagrams appear to reflect the variations that exist now. Mr. Musso confirmed that was the case. As far as colors Mr. Shermeyer is okay if the color scheme is adjusted as long as its adjusted appropriately.

Regarding the decking, Mr. Musso reviewed the previous HARB meeting minutes noting that the deck was not a concern for the board as it is not visible from the street. The selected color and material is a gray PVC. The manufacturer's warranty for the flooring accommodates the high and low temperatures in York. Mr. Musso noted that there will be no changes to how the decking is laid.

The handrails are the next item and Mr. Musso reiterated that the Board was okay with tie-rods that are not visible from the street. Square tube steel (2x2 inch), that will be painted, will be attached to the framing of the deck to provide railing support. Mr. Musso provided a drawing illustrating this. The tie-rods will be hidden behind the balusters and will be attached using the existing support posts and a top cap on the handrail. The small brackets on the ends will be 90% concealed as well. This will stabilize the railing.

The fourth item is the soffits. Mr. Musso explained that there are existing vents in the soffit. Ms. Johnescu noted that she had seen an example of the proposed soffits on another building and thought that they blended well with the building. The applicant proposes to use two 3" continuous strip vents to provide better ventilation. An example of the proposed vent was show. Mr. Shermeyer asked if they were replacing the ceiling boards and Mr. Hubbell indicated that they were replacing approximately 50%. Mr. Kunkle asked about the bead boards that they are not removing and Mr. Hubbell indicated that those boards would be cut into slightly to fit the vents into them. Mr. Shermeyer indicated that the strip vent would match the existing building better and would provide better ventilation.

Motion: Mr. Shermeyer made a motion to approve the application as presented. Ms. Johnescu seconded the motion.

The motion was approved 5 to 0.

Case #2 – 411 W. King Street

The applicant was represented by the contractor for the project. Mr. Kunkle asked what had happened and the applicant indicated that the work had been started without pulling permits and the contractor was hired by the owner to fix the issue. Mr. Shermeyer asked for clarification on the work that was started and noted that the wall appeared to be bowing outwards. Mr. Redshaw asked if there was a foundation present and the applicant noted that there was an existing foundation. The foundation will be inspected and the addition will be reconstructed from the ground up. The addition will be two-story, low sloped roof, two windows and door. The proposed wood siding will match what is on the front of the building.

Mr. Redshaw noted that the Secretary of the Interior's Standards do not warrant that new construction mimic the existing but that it should complement it. The proposed windows will be one-over-one windows.

Mr. Kunkle clarified that they are removing what is currently there (i.e. the misconstrued addition with the bowed walls). The applicant affirmed this. Mr. Kunkle asked about the possibility of stepping the building six-inches. Mr. Shermeyer indicated that he didn't feel it was necessary in this case (rear ell on an alley).

Motion: Mr. Redshaw made a motion to accept as submitted with wood siding (or cementious board) and a window that matches the existing rear one-over-one window. Mr. Shermeyer seconded.

The motion was approved 5 to 0.

Other business:

Ms. Johnescu raised an issue regarding 312 Reinecke Place. Vinyl windows were installed over the past weekend without having been approved by the HARB Board. A second property on the street (the 7th from the corner) has also had vinyl windows installed with different sized openings, also without HARB Board approval.

Adjourning and next meeting **The meeting was adjourned by general consent at 6:35pm; the next scheduled meeting is set for Thursday July 28, 2016.**

Minutes recorded by Mary Alfson Tinsman, JMT Cultural Resource Professional/ HARB Consultant.