



**York Historical Architectural Review Board
Meeting Minutes
August 25, 2016**

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

Absent: Robin Pottorff; Becky Zeller; Justine Landis

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 August 11, 2016		Move to approve by Mr. Redshaw, seconded by Mr. Shermeyer. Approved.
Cases	The following cases are approved with the recommended actions.	

Case #1 – 232 E. Market Street

A request for a Certificate of Appropriateness from Tri Corner Communities LLC. The concept for this application was previously approved at the August 11, 2016 HARB meeting. This application is for the exterior materials to be used on the project.

The first item is the aluminum railing for the six balconies on the south elevation and along the rooftop deck. The proposed railing is a TrexReveal railing in Charcoal Black. Mr. Redshaw asked about the railing meeting code and the height of the railing which the applicant indicated will be 3'6". Mr. Kunkle asked about the water drainage from the roof. The applicant replied that they do not have the detail for the downspout(s) yet. When they do add a downspout it will be within the balconies and not visible along the exterior of the building. Mr. Fox asked about the existing rooftop air conditioning units and the applicant indicated that they will be removed. Mr. Redshaw asked where the new replacement units will be and the

applicant indicated that they will be inside of the new residential units. The external equipment would not be visible from the street. It will likely be an aggregate system and not individual condensers on the rooftop.

Mr. Fox asked what the use of the building will be and the applicant indicated multi-family apartments for a total of 43 apartment units. Mr. Fox noted that there is a great deal of beautiful interior work that should be preserved. The applicant indicated that some interior features will be preserved.

The applicant next discussed the exterior siding which will be a combination of vertical and horizontal metal siding. Mr. Redshaw asked what color would be used for the various materials. The exterior will be red and bronze.

Mr. Shermeyer asked what the proposed windows will be. The applicant indicated that they will be MI 3500 series and that there are a variety of color options that they have reviewed. They proposed to use a painted window for the six windows on the south elevation and an extruded white window for the remainder of the windows. The goal is to provide a similar color to the existing front windows which will not be replaced. The existing windows on the sides are not operable windows, so they will be replaced as well. Mr. Shermeyer asked if the windows will be casements or double-hung and the applicant indicated that they would be double-hung. The windows will be approximately 3'4" wide and 6' tall. This will fit into the existing window openings. The windows are all proposed to be vinyl channel windows. Mr. Kunkle asked if they were required to have operable windows and the applicant indicated that yes, to meet code they need to be operable.

Mr. Shermeyer indicated that the Board has previously approved MI windows. Mr. Redshaw reconfirmed that the windows on the front will not be changed.

The applicant asked if they could also illuminate the building (front and rear). Mr. Shermeyer indicated that the building and associated sign can be backlit or lit by a fixture but that they cannot be internally illuminated.

Motion: Ms. Johnescu made a motion to approve the application as presented. In addition, the proposed lighting is approved as offset backlit lettering and offset uplit lighting in the front behind the garden wall. Mr. Shermeyer seconded the motion

The motion was approved 4 to 1.

Mr. Redshaw voted to deny the application. He will not approve vinyl windows on a visible façade in the City of York Historic District.

Case #2 – 328 Reinecke Place

The applicant was not present.

Motion: Mr. Redshaw made a motion to table the application. Mr. Shermeyer seconded. The motion was approved 5 to 0.

Case #3 – 462-464 W. Market Street

The applicant was unable to attend and asked that the application be tabled until the next HARB Meeting. The Board did do an initial review of the application and had the following comments.

Mr. Shermeyer indicated that he did not see an issue with the proposed front façade (having the left and right had sides mirror each other). However, the proposed first floor front windows need to match the existing windows which were not visible in the photographs provided. Mr. Fox also noted that if there is any leaded glass present on the first floor this would need to be preserved.

Motion: Mr. Fox made a motion to table the application. Mr. Redshaw seconded the motion.

The motion was approved 5 to 0.

Other business:

Adjourning and next meeting **The meeting was adjourned by general consent at 6:30pm; the next scheduled meeting is set for Thursday September 8, 2016.**

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