



**York Historical Architectural Review Board
Meeting Minutes
November 30, 2015**

Members in attendance included: Dennis Kunkle, Vice Chair; Teresa Johnescu; Mark Shermeyer; W. Craig Zumbrun; John Fox, Chair; Joe Jefcoat

Absent: Matt Argabright; Robin Pottorff; Dave Redshaw; Justine Landis;

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order Dennis Kunkle, Vice-Chair	The meeting was called to order at 6:00 pm. The agenda had been prepared by the HARB Consultant.	A quorum was present.
Changes to the Agenda		None.
Minutes of November 12, 2015		Move to approve by Mr. Shermeyer; seconded by Ms. Johnescu. Approved.
Cases	The following cases are approved with the recommended actions.	

Case #1 – 53 N. Penn Street

The applicant, Mr. Louck, presented his application for the property as well as his future plans for work he would like to do. This includes the current applicant for roofing on the front of the mansard roof. He discussed his desire to rehabilitate the house in an appropriate manner that is cost effective for him as the owner. He indicated that he purchased the house on the 19th not knowing that the property was in the Historic District. Mr. Louck first explained the issues with the brick on the front façade (where the mortar was replaced with grey caulk instead of mortar). He then explained the issues with the roof. The current roof is slate, however a previous owner glued asphalt shingles over the slate. Mr. Louck previously purchased material for the roof (architectural shingle).

Mr. Shermeyer asked what type of shingle would be used. Mr. Louck indicated he would like to use Timberline Ultra HD Shingles in a natural shadow (grey) color. Mr. Shermeyer indicated that he sees no issue with the proposed roofing. He then explained that painting the front façade would need to be submitted as a separate application. The HARB consultant then explained the process to date for this property including the staff review that was completed to repaint the previously painted side of the

building. Mr. Shermeyer discussed the possibilities for painting the brick front from his point of view referencing information he had earlier provided to the HARB Board regarding previously painted buildings in the Historic District.

Motion: A motion was made by Mr. Shermeyer to approve the application for the installation of Timberline Ultra HD Shingles in the natural shadow color (grey) to match the existing shingle on other parts of the roof.

Additional Discussion: Mr. Jefcoat asked about the shingles on the remainder of the building including the adjacent half. The applicant indicated that the neighboring roof is 3-tab asphalt shingle.

Mr. Louck asked what other issues he should worry about with exterior work for future applications. Mr. Shermeyer indicated that replacing the windows would be a concern. Mr. Louck indicated that he would like to put appropriate new windows in. Mr. Shermeyer indicated that the board would approve 1/1 wood windows – or possibly clad windows for the front façade. Ms. Johnescu asked if the consultant could send the applicant examples of windows that have been approved by the board. Mr. Shermeyer indicated that vinyl is not approved by the Board for the front façade of buildings but that some of the Anderson composite windows might be possible.

Mr. Fox explained a variety of options regarding fixing and replacing the existing windows on the front façade of the building including the possible use of sash kits. He explained that using a sash kit is difficult because the opening must be perfectly square or the installation will be difficult. Mr. Fox reiterated that vinyl replacement windows would not be approved. Mr. Shermeyer further explained that the board prefers that the applicant keep the frames (stops, etc...). Mr. Fox explained that there are several options for new windows. He asked if the windows need to be replaced all at once. The applicant explained that for cost effectiveness it would be best to do all the windows at once. Mr. Fox recommended Anderson, Pella or Marvin that are all standard windows so custom windows will not be needed. Mr. Fox recommended talking to John H. Myers if the applicant was looking to have someone else install the windows. Mr. Louck clarified that the board would prefer wood replacement windows but that clad or composite windows might be acceptable.

Mr. Louck also asked about the front door which he feels should be replaced. He explained that it is a wood door with some craftsman details that has sections that are rotten – in particular the bottom. He asked what the Board would recommend. Ms. Johnescu indicated that the Board normally asked for in-kind replacement so if it is wood then it should be replaced with wood. Mr. Shermeyer indicated that if it can't be replaced in kind it should be a simple wood replacement.

Mr. Kunkle asked what was wrong with the door. The applicant indicated that the bottom of the door is rotten. Mr. Fox asked how the wood was on the remainder of the door and the applicant indicated that it was in better shape than the bottom. Mr. Shermeyer asked if it could be fixed with a putty or wood filler product. Board members explained that it is possible to fill all of the rotten spaces with an epoxy and then sand and paint the door. Examples of products to use include Minwax or Elmers. Others, that are more complicated, include Abatron or the West System. It would also be an option to replace the bottom board if it's rotten and then use the epoxy to fill in. The Board would prefer that the original door be retained if at all possible. If a storm door is proposed then a separate application would need to be submitted to the Board for the storm door. Mr. Shermeyer indicated that they would prefer a simple single pane door.

Motion: Mr. Fox seconded the previously made motion.

Motion: The motion was approved 6 to 0.

Adjourning and next meeting **The meeting was adjourned at 6:30 pm by general consent; the next scheduled meeting is set for Thursday December 10, 2015.**

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

DRAFT