



**York Historical Architectural Review Board
Meeting Minutes
September 10, 2015**

Members in attendance included: Dennis Kunkle, Vice Chair; Justine Landis; Mark Shermeyer; Dave Redshaw; W. Craig Zumbrun

Absent: John Fox, Chair; Matt Argabright; Teresa Johnescu; Robin Pottorff

Consultant: Mary Alfson Tinsman, JMT Cultural Resource Manager/ HARB Consultant; Christine Leggio, JMT Architectural Historian/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		
Minutes of August 27, 2015		Move to approve by Mr. Redshaw; seconded by Ms. Landis. Approved.
Cases	The following cases are approved with the recommended actions.	

Case #1 – 480 E. Market Street

A request by Jose Sixtos. The applicant is proposing to replace existing wood and plywood siding with new vinyl siding.

Mr. Sixtos explained that he would like to replace the existing siding without making any changes to the form of the building. Mr. Redshaw clarified that the siding is T1-11 and flakeboard applied to the face of the original cement block building and indicated that both the east and west sides of the building are readily visible from Main Street. Mr. Shermeyer indicated that the building is insignificant and that any new material would be an improvement over the existing material. Ms. Landis questioned whether the rake and fascia boards would be left intact and Mr. Redshaw questioned whether they would be replaced with vinyl. Mr. Sixtos said they would be replaced with vinyl.

Mr. Zumbrun indicated that a cementitious material would be more appropriate for the siding. He also indicated that vinyl would not be appropriate for the fascia boards. Mr. Shermeyer indicated that a composite material would be most appropriate for the fascia boards.

Mr. Zumbrun indicated that approving vinyl within the historic district facing a main street would set a negative precedent and Mr. Redshaw indicated that he would vote against approval for the application of vinyl siding.

Mr. Zumbrun inquired whether Mr. Sixtos would consider using Hardieplank rather than vinyl siding, as it is a more appropriate material for the historic district in terms of durability and appearance. Mr. Sixtos indicated that he has already purchased the vinyl siding and is concerned about the increased expense of the Hardieplank siding. Mr. Shermeyer suggested that Hardieplank could be used on the Main Street façades and vinyl could be allowed on the non-visible sides, allowing Mr. Sixtos to utilize some of the siding that he has already purchased.

The HARB Consultant explained to Mr. Sixtos that he may choose to amend his application and agree to use Hardieplank on the visible sides of the building or consider alternative actions and submit a new application to the HARB for future consideration. He can also appeal the Board's decision at the next City Council meeting.

Mr. Shermeyer reiterated that the building is historically insignificant and that the vinyl siding would certainly look better than the existing material. He also indicated that the applicant would be able to apply new T1-11 siding as a replacement in-kind, either on the whole of the exterior or on the sides which are visible from Main Street.

Motion: A motion was made by Mr. Redshaw, seconded by Mr. Kunkle, to deny the application as presented.

Additional discussion:

Mr. Redshaw indicated that the consultant will send a letter to Mr. Sixtos explaining the Board's decision in more detail. Mr. Kunkle reiterated that the Board advises City Council and Mr. Sixtos may appeal the decision at the following City Council meeting. Mr. Shermeyer reiterated that the building is not historically significant and hopes that City Council will take that into consideration.

Motion: The Motion was approved 4 to 0 with Ms. Landis abstaining.

Case #2 – 106 N. George Street

A request by Frederick Read (Read & Company Architects, Inc.). The applicant is proposing exterior repairs to the façade of the building. Proposed work includes the addition of a new main entrance door with a transom, the installation of new steel-framed casement windows, and the removal of the existing signage which will be replaced with steel lettering placed within an existing steel beam and backlit with LED lighting.

The applicant indicated that lateral support must be added to the front of the building, and that the proposed storefront alteration will add such support in the form of a masonry pier near the center of the storefront. The applicant also explained that there is an existing steel beam on the front façade that is currently covered with plywood. The plywood will be removed and the steel beam will be exposed. The applicant is proposing to utilize the revealed beam for signage by installing lettering that will be backlit.

The applicant indicated that the existing storefront appears to be from the early 20th century and was changed multiple times throughout the building's history. He also clarified that the proposed casement windows will be large enough to be considered doors and that they will open inward to create interior seating areas.

Mr. Shermeyer indicated that the work, as proposed, is a good solution for a building which has been altered many times throughout its history.

Mr. Kunkle asked if the exposed beam and sign will appear as they do in the photograph. The applicant clarified that the paneling covering the beam (and some of the brick above) will be removed. The newly exposed brick will be repointed as needed. The applicant indicated that the exposure of the beam will be a visual indicator of the building's original configuration (above) and the new store front (below)

Mr. Redshaw asked whether the casement windows will be flush or if it will project from the front of the building. The applicant indicated that the windows will project from the front of the building, as they will be utilizing the existing storefront foundation.

Motion: A motion was made by Ms. Landis, seconded by Mr. Shermeyer to approve the application as presented.

Additional discussion:

None.

Motion: The Motion was approved 5 to 0.

Adjourning and next meeting A motion to adjourn the meeting was made by Mr. Zumbrun and seconded by Mr. Kunkle. The meeting adjourned at 6:48 pm. The next meeting is scheduled for Thursday September 24, 2015.

Minutes recorded by Christine Leggio, JMT Architectural Historian / HARB Consultant.