



York Historical Architectural Review Board
Meeting Minutes
October 25, 2018

Members in attendance included: Craig Zumbun (Chair), Dennis Kunkle (Vice-Chair), Mark Skehan, Ruth Dobbins; Joe Downing

Absent: Rebecca Zeller, Mark Shermeyer, Robyn Pottorff; Dave Redshaw

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order	<p>The meeting was called to order at 6:00 pm.</p> <p>The agenda was prepared by the HARB Consultant.</p>	
Changes to the Agenda		
Minutes of October 11, 2018		Mr. Kunkle moved to approve October 11, 2018 minutes. Mr. Skehan seconded. Approved.
Cases	The following cases are approved with the recommended actions.	

Case #1 – 100 S. Newberry

Discussion: A request by Tim Riley for the replacement of existing wood windows with new, composite windows on the front and side elevations of the property. Mr. Riley is with Home Depot, representing the applicant. The applicant would like to replace the five windows on the upper story with a Fibrex window in a sand color. Mr. Riley clarified that the window reveal will remain the same and that the windows will be 1/1 windows. They are also planning wrap the adjacent brick.

Mr. Kunkle noted that the Board does not approve of wrapping the brick. Mr. Riley noted that the use the wrapping to cover the gap between the new window and the existing sill due to the size of the window and sill. Mr. Kunkle asked if they could use caulk instead, and the applicant indicated that it would be a wide bead of caulk.

The proposed wrapping material is a vinyl coated wire stock in a wood grain texture. Mr. Zumbrun clarified that the use of the wrapping has been proven to harm the building over time due to water seeping behind the wrapping.

Motion: Mr. Skehan moved to approve the application as submitted with one revision – that the sill not be wrapped. Instead they will install a strip of an Azek-type material and will then caulk around it. Mr. Downing seconded.

Additional Discussion: None.

Vote: 5-0. Motion approved.

Case #2 – 27 W. South Street

Discussion: A request by Tim Riley for the replacement of existing asphalt shingles with new, Tamco Rustic Black shingles, as well as the installation of chimney flashing, a ridge vent, and a drip edge on the roof of the property. The existing roof is a 3-tab asphalt shingle. The roof is leaking, and the owner would like to replace. Only the asphalt section is being replaced, the rear flat roof is staying as is.

Motion: Mr. Kunkle moved to approved. Mr. Downing seconded.

Additional Discussion: None.

Vote: 5-0. Motion approved.

Case #3 – 43-45 E. Philadelphia

Discussion:

A request by Louis Maldonado (Elite Property Renovation) for the replacement of existing slate shingles with new architectural shingles on the roof of the property. Mr. Maldonado was present to discuss the application. The existing slate is damaged and is in poor condition. The wood sheathing is rotten, and the slate is disintegrating. The applicant would like to replace the slate with a charcoal black architectural shingles. Mr. Zumbrun asked what type of slate, and Mr. Maldonado indicated they would be Timberline architectural shingles. They would be similar to the adjacent properties.

Motion: Mr. Kunkle moved to approve the application as presented. Mr. Downing seconded.

Additional Discussion: None.

Vote: 5-0. Motion approved.

Case #4 – 58 W. Market Street

Discussion:

A request by Alpine Sign for the installation of three signs (one internally illuminated) on the property. The applicant presented hand outs showing the proposed signs for the property. The property was

previously “Isaac’s”. The previous signs were the same size/location as the currently proposed signs. Mr. Zumbrun explained that the Board does not approve internally illuminated signs, which is proposed for one of these three signs. The applicant noted that the background is dark with a low wattage LED light inside. They feel that the proposed signs and style are in keeping with the historic district. The applicant noted that the lights are on the sides of the inside of the light. The applicant provided multiple examples of signs that are internally illuminated within the Historic District, and the Board noted that many were installed without HARB approval.

Motion: Mr. Zumbrun moved to approved with minor alterations to the lighting layout that will present the LED lights from shining through the lights. The lights will be low wattage LED rays, not internally illuminated/projecting. Mr. Kunkle seconded.

Additional Discussion: None.

Vote: 5-0. Motion approved.

Case #5 – 826-830 S. George Street

Discussion:

A request by Olivia’s House for the replacement of seventy existing wood windows with a combination of aluminum clad wood windows and vinyl or aluminum windows on the rear and side elevations. The main (street facing) façade will be Majesty Double-hung aluminum clad wood windows. These are the windows most commonly used in the Lancaster Historic District. The windows will be the same size and have the same configuration as the existing. The side and rear windows will be vinyl or aluminum windows. They will have the same appearance and size of the existing windows. The color of all of the windows is white. Mr. Zumbrun recommended against the vinyl windows.

Mr. Kunkle asked about the windows sills on the front facing façade. The applicant indicated that if necessary, the sills will be rebuilt as is. Mr. Zumbrun noted that wrapping the sills is not recommended or approved.

Motion: Mr. Skehan moved to approved. Mr. Downing seconded.

Additional Discussion: None.

Vote: 5-0. Motion approved.

Case #6 – 225 E. Market Street

Discussion:

A request by First Cap Design for the installation of a new loading ramp on the east elevation of the property at 225 E. Market Street. The application was presented by Mr. Brian Ports. Mr. Ports explained that the food pantry, located at the rear of the property, would like a ramp to make moving carts in and out of the building easier. The ramp will not be highly visible from Market Street – it is well screened from view. It is not visible at all from Clarke Street. Mr. Skehan asked if the ramp met ADA requirements, and the applicant indicated that no, it would not meet ADA requirements due to the slope of the ramp needed in the area.

Motion: Mr. Downing moved to approve as submitted. Mr. Skehan seconded.

Additional Discussion: None.

Vote: 5-0. Motion approved.

Case #7 – 446 and 450 E. Market Street; 115 S. Pershing Avenue.

Discussion:

Mr. Zumbrun recused himself from this application.

A request from the York Housing Authority for the replacement of existing windows on the three properties. The application was presented by the HARB Consultant on behalf of the York Housing Authority. The windows will be fiberglass windows that match the size and reveal of the windows.

Motion: Mr. Kunkle moved to accept the application as presented. Mr. Downing seconded.

Additional Discussion: None.

Vote: 4-0. Motion approved. Mr. Zumbrun was recused.

Other business:

Adjourning and next meeting **The meeting was adjourned by general consent at 7:00pm the next scheduled meeting is set for Thursday June 28, 2018.**

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