



**York Historical Architectural Review Board  
Meeting Minutes  
January 24, 2019**

Members in attendance included: Craig Zumbun (Chair), Dennis Kunkle (Vice-Chair), Joe Downing, Ruth Dobbins, Robyn Pottorff

Absent: Rebecca Zeller, Mark Shermeyer, Dave Redshaw, Mark Skehan

Consultant: Christine Leggio, JMT Senior Architectural Historian/ HARB Consultant

AGENDA ITEM	DISCUSSION	ACTION/RESULT
<b>Welcome and call to order</b>	The meeting was called to order at 6:00 pm.  The agenda was prepared by the HARB Consultant.	
<b>Changes to the Agenda</b>		
<b>Minutes of January 10, 2019</b>		Mr. Kunkle moved to approve January 2019 minutes. Ms. Pottorff seconded. Approved.
<b>Cases</b>	The following cases are approved with the recommended actions.	

**Case #1 – 209 N Beaver Street**

**Discussion:** A request by Stephen Wilson for the installation of new windows and the construction of a garage addition on the side elevation of the property.

Nick and Kelly of Core Design Group stated that they will be presenting all three applications on the agenda and distributed three dimensional renderings and presented EFIS samples to the Board.

The applicant described that the proposed addition will be visible from Beaver Street and West Gay Avenue. The addition will consist of a seven-bay garage and a two-story entrance lobby. The garage will be finished with a polished concrete base and two-toned EFIS on the exterior walls and pilasters. Each bay will include an insulated solid-paneled garage door. The two-story entrance lobby element will be constructed with glass walls and be visible from West Gay. It is also proposed to install new windows, matching existing replacement windows, which are in keeping with historic appearance.

The applicant explained that it is also proposed to apply EFIS to the building to remediate damage brick as well as to highlight the “ghost” outline of a previously demolished adjacent building that is visible on the wall facing West Gay Avenue. The proposed EFIS on the building outline and the garage addition will have a sand-blasted texture, rather than a very coarse texture which was present in some of the samples that the applicant presented.

Mr. Zumbrun asked whether the new entryway unit would be for public or private use. Nick stated that it is planned in the future to renovate the upper stories of the building for rental units. The access lobby would be for tenant access.

**Motion:** Mr. Kunkle motioned to approve the application as presented, and Mr. Downing seconded.

**Additional Discussion:** None.

**Vote:** 5-0. Motion to approve the application as presented is approved.

### **Case #2 – 1 N George Street**

**Discussion:** A request by Matt and Sean Landis for the installation of a new entryway to replace and existing window, refurbishment of existing doors, and the application of frosted and smoked films to existing windows on the property.

Kelly, of Core Design Group, noted that the project is a tax credit project and is therefore subject to the ongoing review of the National Park Service (NPS). Kelly described that the tall windows on both the Market and George Street elevations will be covered by gray film, rather than black film, as recommended by NPS; a hollow metal door and concrete stair and railing will be installed in the place of an existing window and awning on the Market Street elevation; bronze doors in two locations will be refurbished.

Zumbrun questioned whether the new door on the Market Street Elevation would be narrower than the existing window opening and inquired about the proposed infill for the open space. Kelly stated the opening would be infilled at the side with masonry to match. Nick and Kelly noted that the new entrance is in a later addition to the building and that some patching has already occurred to the masonry in the same general location. Nick stated that the extra space on either side of the door will be minimal.

**Motion:** Ms. Pottorff motioned to approve the application as presented, and Mr. Kunkle seconded.

**Additional Discussion:** None.

**Vote:** 5-0. Motion to approve the application as presented is approved.

### **Case #3 – 29-31 W Market Street**

**Discussion:** A request by Mark Kandrysawtz for the installation of new windows, replacement of the existing storefront system, and the installation of a new EFIS parapet and a new roof and roof deck on the property.

Nick, of Core Design Group, distributed renderings and plans to the Board.

He stated that since the submittal of the application it has been determined that the building owner is interested in removing the existing polished stone veneer from the storefront surround and replacing it with a much darker material to create a “black” finish for the entire storefront surround and inquired whether the Board would consider that approach appropriate. The Board noted that the application of a black façade at the base of the building would not be in keeping with the historic design intent for the building. Mr. Zumbrun noted that the Board would need to review a sample of the proposed material to consider allowing the application of a dark material to the storefront surround and cannot approve that proposal as part of the current application.

Nick explained the storefront will be replaced with a new anodized aluminum storefront with a black finish, which will be very similar in appearance to the existing black aluminum storefront. He noted that all of the windows will be replaced by Marvin all-clad windows in the same configuration as the existing windows. The glass block infill on the West Clark Avenue elevation will be replaced by complimentary Marvin windows to replicate something closer to the building’s historic appearance. He explained that the roof replacement will involve raising the interior ceiling; the exterior walls will be raised in height and receive the new roof. The new walls, which will be visible from Cherry Lane Park, will be clad in EFIS. The new construction will not be near the existing murals.

**Motion:** Ms. Pottorff motioned to approve the application as presented, with the exception of the proposal for the replacement of the existing masonry surround of the existing storefront, which must be reviewed at a future date upon submittal of detailed information on the material and configuration of the replacement. Mr. Kunkle seconded.

**Additional Discussion:** Mr. Zumbrun noted that the application, as presented, did not contain a proposal for any signage or lighting and, as such, the motion does not cover approval for those items. Ms. Pottorff and Mr. Kunkle agreed.

**Vote:** 5-0. Motion to approve the application as presented, with the exception of the application of a dark storefront surround, is approved.

**Other Business:** None.

**Adjourning and next meeting**      **The meeting was adjourned by general consent at 6:44pm the next scheduled meeting is set for Thursday February 14, 2019.**

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