



**York Historical Architectural Review Board
Meeting Minutes
September 26, 2019**

Members in attendance included: Dennis Kunkle (Vice-Chair), Mark Skehan, Mark Shermeyer, Joe Downing, Dave Redshaw, Robyn Pottorff

Absent: Craig Zumbrun (Chair), Ruth Robbins, Rebecca Zeller

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order	The meeting was called to order at 6:00 pm. The agenda was prepared by the HARB Consultant.	
Changes to the Agenda Addition of an application for roof repair at 140 W King Street due to urgent leaking conditions.	The Board discussed addition the application to the agenda.	The application was added to the agenda.
Minutes of August 9, 2019		Mr. Shermeyer motioned to approve September 12, 2019 minutes. Mr. Skehan seconded. Approved.
Cases	The following cases are approved and tabled with the recommended actions.	

Case #1 – 207 E Philadelphia Street: A request by Hopemont Investment for the replacement of the siding on the property.

Discussion: The applicant noted that when the property was purchased, the seller did not disclose that it was located within a historic district. He explained that he didn't have any intention of doing exterior renovations besides painting but discovered that the existing wood siding had dry rot. The condition of the wood necessitated the replacement. The work was begun without prior HARB approval.

Mr. Kunkle noted that the Board would normally recommend replacement of wood with new wood siding, however, they would not have recommended the installation of a wood siding made of knotty pine, because the species is not durable due to the knots in it, which will degrade over time. The Board would likely have recommended a cement fiberboard siding rather than wood due to the poor quality of wood available commonly today.

Mr. Shermeyer noted that the knotty pine will result in a maintenance issue, although the Board agreed that it is an appropriate replacement.

Mr. Shermeyer asked whether the wood is treated, and the applicant stated that it is pressure treated. The Board noted that it doesn't look like it is treated. Mr. Shermeyer recommended back priming the siding before installing it.

The Board asked whether any window replacements or any other exterior work was proposed, and the applicant stated that he only proposes to replace the siding.

Motion: Mr. Redshaw motioned to approve the application as presented and Ms. Pottorff seconded.

Additional Discussion: None.

Vote: 6-0. The motion to approve the application as presented passed with all in favor.

Case #2 – 365-369 W Market Street: The applicant is proposing to replace the existing cedar shake shingles on the pent eave on the façade of the property with new, metal or composite shingles designed to mimic the appearance of cedar shake shingles, or architectural shingles.

Discussion: The applicant noted that the building was constructed in the 1920s and that the facade of the first story was updated in the mid-20th century. He noted that the existing shingles on the pent eave has passed their useful life and need to be replaced. He noted that he doesn't want to install new cedar shake.

Mr. Redshaw asked whether there was an underlay below the cedar shake and the applicant noted that the underlayment also needs replacement.

Mr. Shermeyer noted that the feature is not historic and that a shingle replacement would be an improvement. The applicant noted that they would like an economical and long-lasting product. Mr. Shermeyer recommended an architectural shingle, which would be available from a variety of manufacturers.

Motion: Mr. Redshaw motioned to approve the installation of a GAF architectural shingle or equivalent, and Mr. Shermeyer seconded.

Additional Discussion: None.

Vote: 6-0 – Motion to approve the application is approved with all in favor.

Case #3 – 140 W King Street: A request by Christopher Cristaldi for the repair of an existing slate roof using architectural shingles and salvaged slate shingles.

Discussion: The applicant noted that there is a good deal of damage to the existing slate, a “peach bottom slate”, which is no longer quarried and therefore unavailable. The proposal is to remove slate from a face of the roof which is not visible from the street and utilize the resulting salvaged slate shingles to repair the other three, visible faces of the roof.

Mr. Shermeyer asked whether the architectural shingles would meet up with the coursing of the natural slate shingles. The applicant noted that it would not but that the slate would be installed at the edge of the roof so that the new shingles would not be visible at the joint.

Motion: Mr. Shermeyer motioned to approve the application as presented, and Mr. Skehan seconded.

Additional Discussion: --

Vote: 5-1 – Motion to approve the application is approved with five in favor and Mr. Redshaw opposed, noting that the last-minute addition of the application to the agenda didn’t allow time for consultant review.

Other Business: N/A

Adjourning and next meeting **The meeting was adjourned by general consent at 6:28 pm the next scheduled meeting is set for Thursday October 10, 2019.**

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