



**York Historical Architectural Review Board
Meeting Minutes
January 28, 2021**

Members in attendance included: Craig Zumbrun (Chair), Dennis Kunkle (Vice-Chair), Joe Downing, Mark Shermeyer, Mark Skehan

Absent: Robyn Pottorff, Ruth Robbins

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	--	--
Minutes of January 14, 2021	--	Motion to approve was made by Mr. Kunkle and seconded by Mr. Skehan. The minutes were approved with all in favor.
Cases	The following case was presented.	The following application was approved as described below.

Case #1 - 20 N Penn/441 W Market Street: A request by Ras Dean for the replacement of windows and other exterior renovations.

Discussion: The applicant noted that the building will be converted to 25 units. The main portion of the building, which is “L” shaped will be renovated, while a single-story brick addition in the rear, which was not built to code, will be demolished. The resulting ground area will be converted to green space for the used of tenants. Some brick repairs to the building will be required. The existing masonry on the rear of the building is soft brick which was historically painted. The paint is currently failing, and the rear of the building will be repainted as part of the project.

Mr. Zumbrun asked the applicant to describe the proposed window replacement.

The applicant noted that the majority of the six-over-six windows will be kept. Some with broken panes or inappropriate repairs will be replaced to match the existing historic windows. The applicant proposes to reopen blocked-in store fronts at the first story by installing new six-over-six windows to match the existing on the second and third stories. Those windows will line up vertically with the windows on the second story.

Mr. Zumbrun asked about the materials for the windows and the applicant stated it would be composite and/or vinyl. The Board noted the differences between vinyl and composite windows and indicated that composite would be appropriate for the historic district, but vinyl would not, due to appearance, proportion, and durability.

Mr. Zumbrun inquired about replacements for the steel doors on the Penn Street façade, and the applicant indicated that they would be removed, and the openings infilled with masonry. All entrances will be on the Market Street façade.

The Board inquired whether the decorative hoods on the second story windows on a portion of a building would be duplicated on the new windows, and whether the existing wood surrounds and pent eaves on the storefront area will be retained. The Board noted that the proposal to remove the doors on the Penn Street façade should be verified against building code to determine whether egress requirements are met.

Mr. Shermeyer noted that the HARB will require elevation drawings showing the proposed façade configurations for the Penn Street and Market Street facades, including information on materials for windows prior to making a final decision. The Board noted that they support the project and generally approve of the proposed work, but more information about details such as window placement, window material, sill and head details, are needed.

Motion: Mr. Shermeyer motioned to **table** the application until such time that the applicant can return to HARB to present elevation drawings, showing the proposed changes to the building, including material specifications. Mr. Downing seconded.

Additional Discussion: N/A

Vote: 5-0; the motion to **table** is approved with all in favor.

Case #2 - 316 E Locust Street: A request by Bachmann's Roofing for the replacement of the existing siding on the property with new, cement fiberboard siding.

Discussion: The applicant explained that the existing siding on the property is a Masonite product that is no longer produced. The proposed replacement is a Hardie cement fiberboard product with a four-inch exposure that will be dropped to a three-inch exposure to match the existing siding.

Mr. Shermeyer noted that the existing material is not original to the building and would've been installed in the 1980s. The proposed composite material is appropriate as a replacement.

The applicant noted that there are no plans to replace or alter any of the existing trim, but existing conditions will be evaluated while the work is performed. If rotted trim materials are identified they will be replaced in-kind using a synthetic material such as AZEK to reproduce the historic trim profiles.

Motion: Mr. Shermeyer motioned to approve the application as submitted. Mr. Kunkle seconded.

Additional Discussion: N/A

Vote: 5-0; the motion is approved with all in favor.

Other Business: N/A

Adjourning and next meeting **The meeting was adjourned at 6:40 pm the next scheduled meeting is set for Thursday February 11, 2021.**

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

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