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## York Historical Architectural Review Board

A meeting of the York Historical Architectural Review Board was held on **Wednesday, July 1, 2009** at 6:40 PM in the City Council Chambers at One Marketway West, Third Floor, York, PA.

Members in Attendance:

Dave Redshaw, Vice Chair  
Joan Burgasser  
Justine Landis  
Dennis Kunkle, Alternate  
John Fox, Alternate  
Craig Zumbrun, Alternate

Also in Attendance:

Barb Raid, Historic York, Inc.

There was a six-member quorum present at the meeting. The minutes of the June 17, 2009 HARB meeting were approved without change.

The following case is forwarded to York City Council with the recommended action:

**6-09H**      **26 North George Street** – Eric Menzer of Codo 26 presented revised plans for the facade and alley elevations of the new front building.

**Points of Discussion:**

1. It became necessary for financial reasons to apply for historic tax credits. Bonnie Wilkinson Mark, who oversees the Federal Rehabilitation Investment Tax Credit program for the PHMC, concurred with all their plans except for the design of the new front building. She has concurred with the revised plans he is presenting now.
2. The central portion of the facade has been changed from two bays to three, which they feel is more in keeping with the architectural rhythm of the streetscape. Also, the brick and glass spandrel panels have been changed to copper like the Codo 241 project.
3. The facade marquee also will be faced with copper. The slightly taller arched portion of the marquee indicates the location of the doorway. John Fox did not care for the arch, feeling that it does not complement the rest of the facade where nothing else is curved.
4. On the alley elevation, they changed the two windows to a slightly larger square shape as had been suggested previously by the board. Although not shown on the rendering, they still will be operable casement windows.
5. The other change on the alley elevation is the addition of three corbel tables which will carry forward the rhythm of the adjacent historic building a little more strongly.
6. Basically, these changes downplay the modernity of the new front building, but they do not think that it will reduce the project's marketability.
7. The board liked these designs more than the previously approved ones.

A motion was duly made by Craig Zumbrun and seconded by Joan Burgasser to recommend **APPROVAL** of the application as presented. This motion is in accordance with New Construction,

Additions & Demolition of the York Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation 9 & 10.

6 yea      0 nay

Submitted: 2 color renderings of the new facade & alley elevation designs for the front building

The following case was **tabled** so is not being forwarded to Council at this time:

**30-09H**      **709 South George Street** – Jason Apple of the YWCA of York presented plans to locate a prefabricated shed in the backyard.

**Points of Discussion:**

1. The yard is enclosed by a tall wooden privacy fence so only the roof and top of the gambrel end of the shed would be visible above it.
2. The large (12'x24') shed will be located on one side of the paved parking lot at the rear of the yard. The lot currently is not used for parking. Dave Redshaw suggested that he check with the Zoning Officer to make sure that using part of the lot for something other than parking is allowed per code.
3. They plan to use the shed for storage of large pieces furniture and maintenance equipment.
4. The board did not care at all for the modified gambrel style of the shed since it does not relate in any way to typical outbuildings in York or to the house or neighborhood. A simple shed or gable roof would be a better choice, and perhaps "barn" doors rather than an overhead garage door. The board looked through his shed brochure and pointed out various other styles which would be more complementary, and they also suggested a couple of companies that sell more appropriately designed prefab sheds. Justine Landis suggested that he might look at the Bonham House outbuilding.
5. He expressed willingness to choose a different shed design, but he does want it to be vinyl for ease of maintenance. The board was not happy with that choice, but they agreed that materials like wood and T-111 would rot eventually. There was a discussion about various materials.
6. John Fox pointed out that this backyard shed will be a temporary outbuilding which can be removed at any time.

A motion was duly made by Joan Burgasser and seconded by Craig Zumbrun to **TABLE** the application to allow the applicant time to research more appropriate shed types.

Submitted: 10 color photographs

**Other Business:**

The architect for the CA project at 620-622 South George Street was able to find more appropriate brick for the new porch pier (see previous discussion under "Other Business" in the 6/17/09 HARB meeting minutes). The board concurred that this historic salvaged brick should work quite well.

There was a brief discussion about 31-33, 41 & 43 Home Way, which were demolished on 6/20/09.

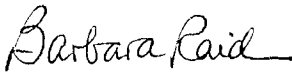
Lance Dunbar of Kohr-Gerlach asked Barb Raid to tell the board that he would like to illuminate the new tower sign at the White Rose Bar & Grill (48 North Beaver Street) with three gooseneck light fixtures which are exact duplicates of the existing exterior wall fixtures. The board was unanimous

in their feeling that the design and size of the fixtures are not at all appropriate for sign illumination. They suggested that he research other types of less prominent lights and present them to the board for a recommendation of approval at a future HARB meeting. (Note: As they drove home after the HARB meeting, several of the board members and the consultant noticed that the three gooseneck light fixtures had been installed above the tower sign.)

Barb told the board that she has received an application from the First Moravian Church at 39 North Duke Street to replace one of the original 99-year-old stained glass windows with an ordinary vinyl one. The window is an important character-defining feature in the historically and architecturally significant church, which is largely intact. The applicants will be presenting their case at the 7/15/09 HARB meeting.

Joan Burgasser shared information about the new professional planner hired by the City of York. His name is Alex Hoffman.

Being no further business, HARB Vice Chair Dave Redshaw adjourned the meeting at 7:45 PM.



Barbara Raid, Historic York  
HARB Consultant & Recording Secretary