



York Historical Architectural Review Board

Meeting Minutes August 10, 2017

Members in attendance included Dennis Kunkle, Vice-Chair, Mark Skehan, Theresa Johnescu, Dave Redshaw, Justine Landis, Mark Shermeyer

Absent: John Fox, Becky Zeller, Robin Pottorff, W. Craig Zumbrun, Chairperson

Consultant: Mary Alfson Tinsman, HARB Consultant, JMT

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order Dennis Kunkle, Vice-Chair	The meeting was called to order at 6:00 pm. The agenda was prepared by the HARB Consultant.	A quorum was present.
Changes to the Agenda		
Minutes of July 27, 2017	Passed 6-0	Motion to approve by Mr. Redshaw, seconded by Ms. Johnescu
Cases	The following case is forwarded to York City council with the recommended actions.	

Case #1 – 326 W. Newton Avenue

The applicant is proposing several upgrades/changes to the property including. The application was by representatives of Think Loud, LLC and their contractor. The applicant described the existing porch noting that it was not originally to the house. The existing porch is rotted and needs to be replaced. They are looking for guidance from the HARB regarding appropriate railing for the porch. In addition, at the rear of the property – not visible from the public right-of-way – two sliding doors need to be replaced due to their condition. They are proposing modern vinyl sliding doors. Review of the doors (on the rear) are exempt from HARB review because they are not visible from the public right of way.

Mr. Shermeyer noted that the condition of the porch is not surprising. Mr. Redshaw asked what the material was underneath the porch. Mr. Shermeyer noted that if there is original brownstone they have options for the porch including leaving the original materials, or building over the existing stone. The applicant noted that they would prefer to replace the wood porch with a new porch. Mr. Redshaw asked if the wood that was there now is pressure treated. The applicant would like to replace the porch with pressure treated wood. Mr. Shermeyer noted that pressure treated wood is good for the frame of the porch

but the deck, stringers, etc... should be a composite material such as Trex or TimberTech. The applicant asked if the railings could be vinyl/composite? Ms. Johnescu noted that the railings could be the same material (the Trex/TimberTech). Mr. Shermeyer noted that white vinyl would not be appropriate. The applicant clarified that there would be no pressure treated wood visible.

Mr. Shermeyer noted that the Board could approve the new porch with the stipulation that the HARB consultant approve the final materials. Mr. Redshaw asked if the brick sidewalk would be replaced/fixed and the applicant indicated that they would like to fix the sidewalk as well. The Board noted that they have no jurisdiction over the sidewalk repairs – the City has guidance for sidewalk repairs and replacements. Mr. Redshaw asked what the condition of the railing was, and the applicant indicated that it is in very poor condition.

The applicant noted that the roofing/dormer work would be postponed since the roofer was not able to attend the meeting. Mr. Shermeyer noted that the Board will approve wood or composite replacements for the window/dormer work but that wrapping would not be acceptable. The rubber roofing is not visible and is therefore exempt from Board review. The window sill can be fixed/replaced if a composite material is used. Mr. Shermeyer asked if the dormer window would be replaced and the applicant indicated no, the window would not be replaced.

Motion: Mr. Shermeyer made a motion to approve with the following modifications: if there is an original brownstone stoop in front it can be retained or the existing porch could be replaced with a pressure treated wood frame deck with a composite decking and stringers. The railing will be replaced with a composite railing similar in style and to match the material of the decking and that the final design of the railing be reviewed by the HARB Consultant. The deteriorated boards on the dormer be replaced with an in-kind same dimension, same appearance composite material such as Azek or similar. No metal wrapping will be done on the dormer. The rear doors and the rubber roof are not visible and are therefore exempt from HARB review. Mr. Redshaw seconded.

Additional Discussion: None.

Vote: A vote was taken and the motion to approve the application as presented carried with all in favor 6-0.

New Business

Adjourning and next meeting **The meeting was adjourned
by common consent at 6:20
PM.**

Minutes recorded by Mary Alfson Tinsman, HARB Consultant, JMT.