



York Historical Architectural Review Board
Meeting Minutes
June 13, 2019

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

Absent: Rebecca Zeller, Robyn Pottorff, Dave Redshaw, Ruth Robbins

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order	<p>The meeting was called to order at 6:00 pm.</p> <p>The agenda was prepared by the HARB Consultant.</p>	
<p>Changes to the Agenda</p> <p>Preliminary review of proposed work at 148 W Philadelphia Street</p>	<p>The HARB agreed to discuss proposed work at the property.</p>	<p>The proposed work was preliminarily reviewed as other business.</p>
Minutes of May 23, 2019		<p>Mr. Skehan motioned to approve May 23, 2019 minutes. Mr. Kunkle seconded. Approved.</p>
Cases	<p>The following cases are approved and tabled with the recommended actions.</p>	

Case #1 – 325 E Philadelphia Street: A request by Lance Howard for the replacement of the existing shingles on the peaked roof of the property with new, Timberline shingles.

Discussion: The applicant stated that the existing roof is leaking and covered in asphalt shingles.

Mr. Zumbrun asked about flashing and the applicant indicated that the shingles will be cut to fit and new step and other flashing will be installed as needed. The dormer cheeks will also be covered in the Timberline shingles.

Mr. Zumbrun noted that the application made no mention of gutters and downspouts and the applicant stated that the existing would be cleaned and retained.

Mr. Shermeyer noted that the proposed Timberline shingles have been used in the district and that Slateline shingles often look artificial. He stated that Timberline is more versatile.

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

Additional Discussion: None.

Vote: 5-0. The motion to approve the application as submitted passes with all in favor.

Case #2 – 320 W Princess Street: A request by York Area Development for the installation of seven new windows, five corbels, and a new door on the property.

Discussion: Mr. Shermeyer recused himself from voting on the proposal, as he is Chair of the Board of York Area Development. Joyce Santiago is presented the application. The York Area Development purchased the property with the intention of using HOME funds to rehabilitate the building. Habitat for Humanity is the contractor.

The window information submitted with the application indicated simulated divided light (SDL) windows with 1-1/8th inch muntins, however, Mr. Shermeyer stated that narrower muntins would be more appropriate. He stated that two-over-two light windows are preferred, as the building probably had them originally, but one-over-one would be acceptable because that configuration is a common historic alteration. The proposed windows Anderson Woodwright 400 Series double-hung windows (fiberglass-clad wood windows).

The representative from Habitat for Humanity stated that the historic corbels were removed prior to the purchase of the dwelling and salvaged corbels were not able to be located. The proposed corbels are a synthetic material and designed to mimic those on the neighboring property. The Board is indicated that the best corbel will be the one that most closely matches those on the neighboring building in terms of size and proportion. The applicant stated that the profiles of the trim will match as closely as possible and be of a composite material.

The front door will be a fiberglass door that will have the appearance of a wood door once painted. The applicants are open to using a door with or without glass. Mr. Shermeyer noted that the proposed door is closer to an Arts and Crafts style and a four-panel door would be preferable. Mr. Zumbrun noted that a door with glass wouldn't be appropriate to the character of the building and that a four-panel door without glass would be best. The existing single-light, fixed transom will be retained if possible or repaired or replaced in-kind if needed.

Mr. Zumbrun inquired about the rear of the property and the applicant indicated that the porch will be rebuilt. The applicant would like to use fiberglass posts designed to look like wood posts and vinyl railings. Mr. Zumbrun is stated that composite would be appropriate but not vinyl and noted that the rear of this particular property is very visible from Princess Street.

Mr. Shermeyer stated that the original posts would have been 4 x 4 or no more than 6 x 6 and probably chamfered. The applicant stated that he would use that configuration. Mr. Zumbrun and the applicant

agree to amend the application to include the rebuilding of the porch to match neighboring rear porches in composite or wood.

The existing fence at the side yard of the property is plywood. The Board noted that matching the neighboring dog-eared fence would be appropriate. Mr. Zumbrun and the applicant agree to amend the application to include the replacement of the plywood fence with a dog-eared fence to match the adjacent.

Mr. Zumbrun noted that the side elevation is just as visible as the front. Including the side windows and dormer, a total of 10 new windows will be installed. The applicant stated they will use the Anderson SDL product in all ten openings.

Motion: Mr. Zumbrun motioned to approve the application as amended, to include rebuilding of the rear porch to match the dimensions of the rear porch of the neighboring property, to be constructed using wood or composite, but no vinyl; the east façade windows will match the front, which will be a fiberglass-clad wood window; the plywood fence at the front of the building will be replaced using a dog-eared fence similar to the adjacent property; and the front door will be a solid four-panel fiberglass door with no glass. Mr. Kunkle seconded.

Additional Discussion: None.

Vote: 4-0. The motion to approve the application, as amended, passes with all in favor, with Mr. Shermeyer abstaining due to his recusal.

Case #3 – 135 N George Street: A request by Gregory S. Kuhn for the conversion of an existing entrance canopy to an interior vestibule on the property.

Discussion: Mr. Kuhn stated that the existing entrance to the building is open; existing window openings in the masonry entranceway canopy are open with the exception of metal grilles, and the entrance is completely open. The proposal to enclose the space is intended to deter people unlawfully occupying it after hours.

The proposal will involve installing glass behind the existing metal grilles at the window openings and installing a sliding door in the existing entry opening. The door will be aluminum framed. There will be a new carpet mat and lighting inside. A foundation will be installed below the proposed stair.

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

Additional Discussion: None.

Vote: 5-0, the motion to approved the application as submitted passes with all in favor.

Case #4 – 254-256 S Queen; 231 N Pine; 217-223 S Hartley; and 308 S George Streets – A request from the City of York to demolish hazardous buildings in the historic district.

Discussion: The Board noted that the property at 308 S George Street appears to be a later addition to the historic district.

While the Board notes that the loss of these buildings is a loss for the historic district, their demolition should proceed to protect the public.

The Board notes that the South Hartley properties are at the far end of the district and may not actually be within HARB jurisdiction. The Board also noted that the engineering report does not recommend demolition of the four Hartley Street properties.

Motion: Motion by Mr. Zumbrun to approve the demolition of all of the properties for all of those listed except for the Hartley Street properties, pending further review by the HARB consultant.

Additional Discussion: None.

Vote: 5-0, the motion to approve the demolition of the properties 254-256 S Queen; 231 N Pine; and 308 S George Streets passes with all in favor.

Other Business: 148 W Philadelphia Street: Proposed window replacement using composite/fiberglass windows. The applicant stated that the contractor had expressed concern regarding potential lead paint on the property due to the age of the building. The Board noted that a window replacement would not typically result in significant disturbance of the paint and stated that there are many local contractors with the capability of performing the work. The Board also discussed the proposal to replace the windows and doors on the property and indicated that the replacement of the front first floor windows with single-pane fixed windows and the replacement of the door with a new door without mail slot, and installation of a single-light transom would be appropriate to the character of the building.

Adjourning and next meeting **The meeting was adjourned by general consent at 7:20 pm the next scheduled meeting is set for Thursday June 27, 2019.**

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