



**York Historical Architectural Review Board**  
**Meeting Minutes**  
**October 24, 2019**

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

Absent: Craig Zumbrun (Chair), Rebecca Zeller, Dave Redshaw, Robyn Pottorff

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
<b>Welcome and call to order</b>	The meeting was called to order at 6:00 pm.  The agenda was prepared by the HARB Consultant.	
<b>Changes to the Agenda</b> 135 W Philadelphia Street	The Board discussed adding the item to the agenda	The item was added to the agenda
<b>Minutes of October 10, 2019</b>		Mr. Shermeyer motioned to approve October 10, 2019 minutes. Mr. Skehan seconded. Approved.
<b>Cases</b>	The following cases are approved and preliminarily reviewed with the recommended actions.	

**Case #1 – 238 E Philadelphia Street:** A request by John Esh for the replacement of an existing slate roof with architectural shingles; enclosure of an exterior porch; and façade work on the property.

**Discussion:** The applicant noted that the existing roof needs to be replaced. He noted that a portion of the porch on the east side of the building, which is not visible from the street, was enclosed when he purchased the property. The exterior is currently clad in Tyvek and he would like to install siding. He would also like to enclose the porch on the west side of the building and install vinyl siding of the entirety of the exterior of the resulting enclosure.

Mr. Shermeyer noted that the HARB could support an enclosure that speaks to the original features of the porch – showing the posts, railing, etc. rather than removing all of the historic features, which he

noted is the way it would have been done historically. Mr. Kunkle noted that the porch is a character defining feature of the house. Extant historic features of the porch on the west side includes railing and balusters and a historic enclosure of half of the porch, with vertical siding. Mr. Kunkle asked how the existing enclosure was constructed and the applicant noted that it is drywalled on the inside and he assumes it was studded and insulated.

Mr. Shermeyer noted that the use of architectural shingles (Timberline or equivalent in a slate-gray color) to replace the existing slate would be appropriate but noted that there are patterned shingles on the historic roof. He stated that, if possible, the pattern should be replicated with the replacement shingles on the mansard roof.

Regarding the tile on the signboard/storefront on the façade, the applicant noted that he would like to install a pent eave at the flat overhang atop the storefront/first story. He noted the overhang is approximately 2 feet deep and is not watertight. The Board noted concerns regarding the condition of the brick underlying the tile.

The applicant noted that the building needs repointing. Mr. Shermeyer noted that the mortar mix must be carefully selected for compatibility with the historic brick. He noted that with a building of this age, a high-lime mortar should be used. He suggested that most buildings with soft brick were historically painted and recommended that spot-repointing with an appropriate mortar and painting the brick using masonry paint would be an appropriate treatment, and would hide the likely damaged or discolored brick beneath the tile at the façade.

Mr. Shermeyer recommended a very low-slope roof at the flat projection over the storefront. He noted that flashing or a rubber membrane may be sufficient to roof the area. Mr. Shermeyer noted that it is possible that the openings corresponding to the upper portions of the historic first story windows and transoms may not have been bricked in before the application of the existing tile – the applicant may find the needs to apply a new material to the façade rather than going back to brick.

The Board noted that if the porches are enclosed, that it could cause code compliance issues, as exterior windows would be needed for egress in order to comply. The Board noted that they would allow installation of vinyl windows on the sides of the building, as they are not readily visible from the public right-of-way.

**Motion:** Ms. Robbins motioned to approve the application with the following amendments:

- Replacement of the roof with GAF Timberline, or equivalent, with applicant to replicate the pattern of the hexagonal shingles on the mansard, if possible, is approved.
- Installation of vinyl siding on the porch at the east side of the building, pending zoning approval of enclosure of that space, is approved.
- Installation of a minimally sloped roof at the flat projection on the front façade is approved.
- Exploratory removal of the façade tile and upper metal band is approved; however, the applicant must return to HARB with a proposal for treatment of that area based on the findings after removal of the non-historic materials.

The proposal for the enclosure of the porch on the west side of the building is tabled, pending the submittal of additional design details, including which materials would be removed and the finished appearance of the enclosure. Mr. Downing seconded.

**Additional Discussion:** None.

**Vote:** 5-0. The motion to approve the application as amended, with exception of the enclosure of the porch on the west elevation, which is tabled, is approved with all in favor.

**Case #2 – 328 W King Street:** A request by HOEM Inc., for the repair of an existing porch and replacement of missing siding on the property.

**Discussion:** The applicants stated that the existing porch and railing was damaged when it was hit by a drunk driver. They would like to use a sculpted steel, powder coated railing.

**Motion:** Mr. Shermeyer motioned to approve the application as submitted, and Ms. Robbins seconded.

**Additional Discussion:** None.

**Vote:** 5-0 – Motion to approve the application as presented is passed with all in favor.

**Case #3 – 135 W Philadelphia Street:** A request by Lamar Matthew for the installation of a fence at the perimeter of the property.

**Discussion:** The applicant noted that the Meeting House has had problems with unauthorized access and trash being left in the yard and would like to enclose it.

Mr. Shermeyer noted that any of the fence designs in the materials submitted would be historically appropriate.

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

**Additional Discussion:** None.

**Vote:** 5-0. The motion is approved with all in favor.

**Other Business:** A resident of 350 W Market Street requested preliminary review of removal of a non-historic feature over the gate at the grocer's alley on the property. The Board noted that the feature is non-historic and that its removal could be approved at staff level.

**Adjourning and next meeting**      **The meeting was adjourned by general consent at 7:05 pm the next scheduled meeting is set for Thursday November 14, 2019.**

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