



**York Historical Architectural Review Board
Meeting Minutes
March 11 25, 2021**

Members in attendance included: Craig Zumbrun (Chair), Robyn Pottorff, Dennis Kunkle (Vice-Chair), Mark Shermeyer,

Absent: Ruth Robbins, Joe Downing, Mark Skehan

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 February 25, 2021	--	Motion to approve was made by Mr. Kunkle and seconded by Ms. Pottorff. The minutes were approved with all in favor.
Cases	The following cases were presented.	The following applications were approved and tabled as described below.

Case #1 - 304 W Market Street: A request by Rachel Warner for roof and chimney repairs on the property.

Discussion: The applicant described that the chimneys on the property are in poor condition and are in need of repair. The central chimney has not been used for many years, but the front chimney is used for the furnace vent. The applicant would like to remove the center chimney to just below the roof, cap the remaining, interior portion, and roof over it. The brick removed from the above-roof portion of the central chimney will be used to repair and rebuild the front chimney.

The roof is a mix of wood shake shingles (on the front face) and asphalt shingles (on the rear). The applicant would like to replace all of the roof shingles with new, synthetic slate tiles designed to mimic

the appearance of a slate shingle. The color of the replacement shingle will approximate the color of the existing shake shingles.

Mr. Kunkle asked Mr. Shermeyer whether he was familiar with the shingle product. Mr. Zumbrun is familiar with the product and understands it to be a quality material. He noted that it is a heavy shingle, likely to be much heavier than the existing wood shake shingles. Mr. Zumbrun and Mr. Shermeyer agreed that weight would be a concern on the roof members, given the building's construction date. They recommended that the applicant have the contractor confirm that the roof will support the added weight. The applicant noted that they are also planning to construct a knee-wall in the attic that would help to carry the additional weight.

Motion: Mr. Kunkle motioned to approve the application as submitted, with the final sign design to be approved in a separate application. Mr. Shermeyer seconded.

Additional Discussion: N/A

Vote: 4-0; the motion to approve the application as submitted is approved with all in favor.

Case #2 – 484-486 W Philadelphia Street: A request by Royal Square Development & Construction for demolition of the property in favor of a vacant, grassy area.

Discussion: The applicant explained that Royal Square Development and Construction purchased the property, the “old Philly Café” from the Redevelopment Authority of the City of York approximately 2 years ago. The applicant noted that in coordinating the proposed demolition, local utility companies stated they had not been able to access the interior of the property for inspection due to its abandoned condition. The applicant noted that the building is dangerous, blighted, and condemned with a “red x” on the facades.

Mr. Zumbrun noted that the “red x” applied to abandoned city properties does not necessarily mean that they have been condemned, but rather that the fire department will not enter the premises in the event of a fire. Mr. Shermeyer noted that the HARB would not be able to approve demolition of the property without substantiation of its unsalvageable condition. The Board recalled noting foundation issues in HARB applications in years prior but does not want to set a precedent for demolishing a stable property, especially when this one is a prominent historic property. Mr. Shermeyer noted that a structural engineering report, focused on the historic portions of the building would be required for consideration.

Mr. Zumbrun noted that the building played a prominent neighborhood role in recent memory and that it would not be appropriate for HARB to approve the demolition of such a property without it having been condemned.

Mr. Shermeyer reiterated the need for a structural engineering report documenting the condition of the historic portion of the building. He noted that there is a large, non-contributing portion of the building, covered with vinyl siding of which the Board would likely approve demolition, but that the portion currently clad in German-lap wood siding requires substantiation of its unsalvageable condition.

The applicant noted that the building had been vacant for some time and that the public utility companies had noted the lack of access for inspection but agreed to obtain an inspection by a structural engineer.

Motion: Mr. Shermeyer motioned to **table** the application, pending review of a structural engineering report addressing the structural stability of the property and the condition of the foundation. Mr. Kunkle seconded.

Additional Discussion: The HARB noted that if the structural engineering report determined that rehabilitation of the property is feasible, they would like to see it incorporated into new development on the lot.

Vote: 4-0; the motion to **table** the application as submitted 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 March 25, 2021.**

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