



York Historical Architectural Review Board
Meeting Minutes
March 25, 2021

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

Absent: Ruth Robbins, Mark Shermeyer, 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 March 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 - 315 E Poplar Street: A request by Louis Vazquez for rebuilding an existing second floor porch, including installation of a vinyl railing, standing seam metal roof, and repointing of brick masonry on the first story.

Discussion: The applicant was not present at the meeting. The Board agreed to hearing the first application which had a present representative by common consent.

Motion: N/A

Additional Discussion: N/A

Vote: N/A

Case #2 – 35 W Maple Street: A request by the Susquehanna Property Group, LLC for the replacement of a historic “Yankee” gutter with a new “K” style gutter.

Discussion: The Board agreed to hearing the first application which had a present representative by common consent.

Motion: N/A

Additional Discussion: N/A

Vote: N/A

Case #3 – 117 N Duke Street: A request by Benuel Fisher for the replacement of slate roofing shingles and other materials on the roof of the property.

Discussion: The applicant explained that the building’s roof is leaking in the area under the fire escape on the side elevation of the property. He proposes removing the existing porch roof, or a portion thereof, in order to properly flash and repair the building’s mansard roof to stop the leak. The existing porch roof is approximately 4 feet wide and covers a two-story porch. The area faces the neighboring property and is only partially visible from the public right-of-way.

Mr. Zumbrun and Mr. Kunkle noted that the existing porch roof appears to have been altered from its original design, with a steeper pitch. It does not appear to have been properly flashed. Mr. Zumbrun noted however, that the porch itself does appear to be original to the building and does not recommend the removal of the roof in its entirety, and Ms. Pottorff agreed. The applicant asked whether it would be appropriate to cut back the roof only in the area below the fire escape, to allow the roofers access to properly flash and repair the leak. Mr. Zumbrun noted that approach would hopefully solve the problem and would not be visible from the right-of-way.

Motion: Mr. Zumbrun motioned to approve the application, as amended from the original, to include the modification of the porch roof line at the fire escape, and the installation of new flashing with the existing historic slate shingles on the mansard roof to remain unaltered, unless a roofing professional determines that they need to be removed in order to properly flash the area. In the event that the slate needs to be removed, the selection of a replacement architectural shingle shall be approved by the Preservation Consultant through a Staff Review. Mr. Downing seconded.

Additional Discussion: N/A

Vote: 4-0. The motion to approve the application as amended passed with all in favor.

Case #4 – 145 E Market: A request by Tracy Partners c/o Phil Briddell for the in-kind replacement of two curved basement windows.

Discussion: The applicant noted that the curved basement window will be replaced in-kind, using mahogany and curved glass. The existing windowsill is stone and will not be altered.

Motion: Mr. Kunkle motioned to approve the application as submitted. Ms. Pottorff seconded.

Additional Discussion: N/A

Vote: 4-0, the motion to approve the application as submitted passed with all in favor.

Case #5 – 353 E Market: A request by Thomas and Judith McKee for the replacement of a historic front door and second story bathroom window.

Discussion: The applicant explained that the existing historic door is in poor condition. It is cracked, and light from the exterior is visible from the interior. The lockset is also in poor condition. It is proposed to install a replacement, wood composite door which approximates the appearance of the historic door, which has a two-panel design.

The Board noted that the proposed replacement door is very similar in appearance to the existing historic door. The applicant noted that the transom will be replaced as well, but the design will be the same as the existing.

Mr. Zumbrun noted that the application also proposes replacement of a second story window on the front façade of the property. The applicant noted that the window is the second story window above the front door. It will be replaced with a new, wood composite window that will match the existing window. The existing windows are six-over-one light double hung windows. The new replacement unit will have simulated divided lights matching the existing historic window muntin profiles as closely as possible. No woodwork or other elements will be wrapped with aluminum or vinyl sheeting.

The Board noted that the proposed work is very close to replacement in-kind. The designs of the replacements are very similar to the originals. The Preservation Consultant agreed.

Motion: Ms. Pottorff motioned to approve the application as presented, to include the replacement of the front door and transom with new materials matching the existing, and the replacement of the second story window over the front door with a new, composite window matching the existing. No woodwork will be wrapped or covered by any materials. Mr. Kunkle seconded.

Additional Discussion: N/A

Vote: 4-0, the motion to approve the application as presented passed with all in favor.

Cases #1 & 2 - 315 E Poplar Street; 35 W Maple Street

Discussion: Neither of the applicants were present at the meeting. Mr. Zumbrun noted that the Board does not generally approve the use of vinyl railings within the historic district, as is proposed at 315 E Poplar. He also noted that the Board does not typically approve the replacement of historic “Yankee” gutters with “K” style gutters where visible from public-rights-of-way within the district.

Motion: Mr. Zumbrun motioned to table the applications for 315 E Poplar Street and the application for 35 W Maple Street until such time that representatives for each respective application can discuss the proposed work with the Board. Mr. Kunkle seconded.

Additional Discussion: N/A

Vote: 4-0, the motion to table the applications for work at 315 E Poplar Street and 35 W Maple Street was passed with all in favor.

Other Business: N/A

Adjourning and next meeting **The meeting was adjourned at 7:05 pm the next scheduled meeting is set for Thursday April 8, 2021.**

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

DRAFT