



**York Historical Architectural Review Board  
Meeting Minutes  
May 27, 2021**

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

Absent: Joe Downing, Ruth Robbins, Mark Skehan

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

<b>AGENDA ITEM</b>	<b>DISCUSSION</b>	<b>ACTION/RESULT</b>
<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>	--	--
<b>Minutes of May 13, 2021</b>	--	Motion to approve was made by Ms. Pottorff and seconded by Mr. Kunkle. The minutes were approved with all in favor.
<b>Cases</b>	The following cases were presented.	The following applications were approved 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:** Mr. Vazquez explained that the rear porch, which is visible from Fawn Street and Forrey Avenue, behind the property, is in disrepair and in a state of partial collapse. The proposed work will rebuild the porch using wood posts, a composite floor system, and vinyl railing system. The porch roof will be standing seam metal. It is also proposed to replace all of the windows on the property with new vinyl units, and to repair brick masonry at the building envelope as needed.

The Board noted that vinyl windows are not typically approved for use in historic buildings where they would be visible from the public right of way. Because the windows in the rear of the property are not

significantly visible, more flexibility is appropriate and vinyl units matching the existing historic windows as closely as possible (size, grid pattern) would be allowable. A wood, composite, or clad-wood unit with simulated divided lights (SDL) is required for the facades facing E Poplar Street and Fawn Avenue.

The applicant noted that some of the windowsills on the façade of the building are wrapped. The proposed work would remove the wrapping. No additional wrapping will take place. The Board noted that deteriorated sills and frames should be replaced in-kind or repaired.

The Board noted that because the porch is visible from Forrey Avenue and Fawn Avenue, the use of a vinyl railing is not appropriate. A composite or wood railing meeting code requirements, with a simple design with balusters flush with top and bottom rails, would be appropriate.

**Motion:** Mr. Shermeyer motioned to approve the application as amended to include:

- The rebuilding of the existing rear porch using a composite decking system, composite or wood railing system with simple railing design (balusters flush with rails), and a standing seam metal roof; as well as
- The replacement of the E Poplar -facing windows with wood, fiberglass/composite, or clad wood replacement units with simulated divided lights matching the grille pattern of the existing windows; and
- The replacement of the rear and side windows with vinyl replacement units with simulated divided lights matching the existing 2/2 windows or a 1/1 unit. No grids between the glass may be utilized for light divisions, and no wrapping or covering of wood windowsills frames may occur. Damaged frames may be replaced or repaired in-kind as needed.

Mr. Kunkle seconded.

**Additional Discussion:** N/A

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

**Case #2 – 2.** 36-42 N Duke Street: A request by Joseph Mula for the replacement of the existing windows on the property.

**Discussion:** Mr. Doug Graby, of Mula Design Group noted that the in-kind replacement of the windows on the main facades (facing N Duke) has been completed utilizing aluminum clad replacement units under previous HARB approval. The current proposal will replace the window units on the north façade (faces adjacent parking lot) with matching aluminum clad units with SDLs matching the existing profiles. The window units in the rear of the property are not visible from any public ROW and will be replaced with new vinyl units.

Mr. Shermeyer noted that the application as proposed is in keeping with HARB guidelines.

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

**Additional Discussion:** N/A

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

**Case #3 – 23.** 475 W Philadelphia Street: A request by Peel and Company, LLC for the renovation of the property to include new additions and demolition of an associated building at 145 N Hartley.

**Discussion:** Eric Peel and Harrison Bick represented the application. They explained that the proposal would retain 475 W Philadelphia Street for adaptive reuse, to include an addition on the northeast façade. The second phase of the project would demolish the warehouse at 145 Hartley Street, and the resultant lot will be utilized for a parking lot, green space, and an addition of the northwest façade of 475 W Philadelphia Street. The applicants noted that the warehouse is in poor condition structurally, as had ongoing water infiltration issues, and has other design flaws that limit the feasibility of adaptive reuse.

Mr. Zumbrun asked whether the applicants can provide a letter report from a structural engineer substantiating the structural deficiencies. Mr. Shermeyer noted that other applicants are asked to substantiate deficient conditions prior to receiving demolition approval and the Board must request this to avoid setting precedent. The applicant noted that a letter can be provided for future review.

The Board and the applicants noted that the proposal currently includes the use of a high-quality extruded vinyl windows, doors and balconies, which are not currently proposed to be visible from the surrounding main streets. The Board noted that the proposal sounds generally appropriate but is in preliminary stages. More complete, detailed construction drawings will be required for final approval, although the Board is comfortable granting conceptual approval of the project as presented.

**Motion:** Mr. Shermeyer motioned to approve the concept for the proposed project, with final approval for the demolition of 145 E Hartley conditional on submittal of a letter from a structural engineer substantiating conditional deficiencies, and with materials and other details to be approved following the submittal of detailed construction drawings and material specifications. Mr. Kunkle seconded.

**Additional Discussion:** N/A

**Vote:** 4-0. The motion to approve the conceptual design passed with all in favor.

**Adjourning and next meeting**      **The meeting was adjourned at 7:00 pm the next scheduled meeting is set for Thursday June 11, 2021.**

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