



York Historical Architectural Review Board Meeting Minutes

July 8, 2021 | Held via Zoom teleconference

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Craig Zumbrun, Chair	Robyn Pottorff	Mike Pritchard, Planner
Dennis Kunkle, Vice-chair	Mark Shermeyer	
Robyn Pottorff		
Ruth Robbins		
Mark Skehan		

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order	Staff prepared the agenda.	Mr. Zumbrun called the meeting to order at 6:00 PM.
Changes to the agenda	No changes.	
Minutes of June 24, 2021		Mr. Kunkle moved to approve the minutes. Ms. Robbins seconded. The motion carried unanimously.
Cases	The following cases were considered as described below.	

Case #1 – 166 W Market St

A request by Wagman Construction to remove a cover of below-grade exterior stairs and replace it with a flush-mounted diamond steel plate deck and door.

DISCUSSION

The applicant said that the existing cover is an eyesore and impedes pedestrian traffic on the sidewalk. The tenant does not use these exterior steps.

ACTION

Mr. Skehan moved to approve the application as presented, including the removal of the cover, removing the flashing, and repairing and repainting any damaged brick. Mr. Kunkle seconded. The motion carried unanimously.

Case #2 – 401 W Market St

A request by Rent Ready, LLC, to replace the existing windows on the property with composite windows (CompositWood product manufactured by Interstate Building Co.)

DISCUSSION

The applicant and the board discussed the details of the proposed replacement product. The product will slide into the existing jambs with minimal woodworking. The applicant proposes to match the existing pattern of panes (one over one).

ACTION

Mr. Kunkle moved to approve the application as presented. Mr. Skehan seconded. The motion carried unanimously.

Case #3 – 442 W Market St

A request by Louis Lindsay to 1) replace aluminum siding on the western wall of a garage with clay vinyl siding; 2) install a pressure-treated wood fence; 3) repair the garage's door and; 4) replace the window on the western wall of the garage.

DISCUSSION

Mr. Lindsay explained that the accessory structure to the rear of the property includes an efficiency apartment on the second floor, which the property owner would like to make habitable. Further, they would like to make the roof safe to walk on; this is the reason for proposing a fence. The board discussed at length the need for Mr. Lindsay to discuss this portion of the proposal with the Building Codes Official before HARB's decision.

The Board noted the deteriorating nature of the adjoining structure and previous work to maintain the garage at 442 W Market, including vinyl siding. The Board encouraged Mr. Lindsay to pursue alternative products to protect the exterior walls.

ACTION

Mr. Skehan moved to approve parts 3 and 4 (the proposal to repair the garage's door and replace the window), and to table parts 1 and 2 (the proposal to replace the aluminum siding and to install a fence). Mr. Kunkle seconded. The motion carried unanimously.

Other business

The board had no other business.

Adjournment and next meeting

Mr. Zumbrun adjourned the meeting at 6:48 PM. The next meeting is scheduled for July 22, 2021.

Minutes recorded by Mike Pritchard, Planner