York Historical Architectural Review Board Meeting Minutes
July 8, 2021 | Held via Zoom teleconference

MEMBERS PRESENT
Craig Zumbrun, Chair
Dennis Kunkle, Vice-chair
Robyn Pottorff
Ruth Robbins
Mark Skehan

MEMBERS ABSENT
Robyn Pottorff
Mark Shermeyer

STAFF PRESENT
Mike Pritchard, Planner

AGENDA ITEM | DISCUSSION | ACTION/RESULT
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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