



York Historical Architectural Review Board Meeting Minutes

June 10, 2021 | Held via Zoom teleconference

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order	Mr. Pritchard noted that Mr. Joe Downing resigned from the Board on June 8, 2021. Staff prepared the agenda.	Mr. Zumbrun called the meeting to order at 6:08 PM with three members present. The Board may hear cases without quorum but may not take action (as noted below, Ms. Pottorff arrived during discussion of the first case, thus reaching quorum).
Changes to the agenda	No changes to the agenda.	
Minutes of May 27, 2021	Mr. Zumbrun recommended that the minutes be amended to reflect that in lieu of an engineer's report on the necessity to demolish 145 N Hartley St, the Board accepts a report from the applicant's architectural consultant received by staff on June 9, 2021.	Mr. Kunkle moved to approve the minutes with Mr. Zumbrun's recommended amendment. Mr. Skehan seconded. The motion carried unanimously.
Cases	The following cases were considered as described below.	

Case #1 – 445 W King St

A request by Mr. Chad Eisenhart for reconstruction of a roof and supporting structure and installation of a new door on a detached garage to the rear of the property.

DISCUSSION

Mr. Eisenhart explained that the roof was destroyed by a fire previous to his ownership of the property. He confirmed that the garage exits onto an alley at the rear of the property.

Mr. Zumbrun noted that in cases where a structure has no façade facing the primary street, the Board has previously been very accommodating in its recommendations.

Mr. Eisenhart said the new door will be a single, roll-up style door within the existing opening.

During this discussion, Ms. Pottorff joined the meeting. Now noting quorum, Mr. Zumbrun opened the floor for motions.

ACTION

Mr. Kunkle moved to approve the application as submitted. Mr. Skehan seconded. There being no additional discussion, **the Board unanimously voted to approve the application as submitted.**

Case #2 – 404 and 408 W Philadelphia St

A request by Mr. Luis Vazquez, on behalf of the property owner, Mr. Byron Kehr, to cap and wrap in vinyl coil various wooden elements -- including rakes, eaves, dormers, and bay windows – of the second and third stories of the front elevation of both structures.

DISCUSSION

Mr. Kehr explained that one or more roof leaks have caused damage to some wooden elements of the façade. In Mr. Kehr's opinion, the cost of replacing any damaged elements and painting the woodwork is cost-prohibitive and he proposes to wrap the elements in vinyl coil. Further, Mr. Vazquez advised Mr. Kehr that vinyl wrap would protect the façade as a "maintenance free" option.

Mr. Zumbrun noted that the façades and the buildings are significant and contributing to the historic district. Further, the facades are on a principal street of the district and, therefore, highly visible. To Mr. Zumbrun's recollection, in no previous case has the Board recommended approval of vinyl wrapping on significant and contributing buildings.

Mr. Zumbrun continued, stating that the Board is not an enforcement entity; examples of vinyl wrapping of nearby properties, as shown by the applicant, were likely done against the Board's recommendations and/or without approval from the Building Codes Official.

The Board and the applicants further discussed the effectiveness, longevity, and costs of painting, vinyl wrapping, and other methods of building maintenance.

Mr. Zumbrun explained that the Board's role is to consider proposals as they relate to the HARB ordinance and the Secretary of the Interior's guidelines. Further, should the Board vote to recommend denial of the application, the applicant's next option for recourse is an appeal to City Council, during which the applicants may argue the financial hardships of painting and other proposals in conformity with the guidelines.

ACTION

Mr. Skehan moved to deny the application as submitted. Ms. Pottorff seconded. There being no additional discussion, **the Board unanimously voted to deny the application as submitted.**

Adjournment and next meeting

Mr. Zumbrun adjourned the meeting at 6:48 PM.

The next meeting is scheduled for June 24, 2021.

Minutes recorded by Mike Pritchard, Planner