



York Historical Architectural Review Board Meeting Minutes

April 11, 2024, | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Craig Zumbrun, Chair Dennis Kunkle, Vice- chair Lauren McLane- Gross Blake Gifford Mark Shermeyer	Steven Buffington Mark Skehan Lindy Hitzel	Nancy Griffin
AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order.		Mr. Zumbrun called the meeting to order at 6:00 PM.
Changes to the agenda		No Changes.
Minutes of previous meeting		Mr. Kunkle made a motion to accept previous minutes Ms. Gross 2nd. Motion carried.
Case	The following cases were considered as described below.	

Case #1 – 357 W. Newton Ave.

REQUESTING APPROVAL TO DO REPAIRS AND REPLACEMENTS OF DORMER WOOD TRIMS, FASCIA BOARDS, SOFFIT, GUTTERS, DOWNSPOUTS, DOOR CAP, WINDOWSILLS AND DORMER VINYL SIDING ON THE FRONT AND BACK EXTERIOR OF MY HOME. IN MY REQUEST INFORMATION YOU WILL FIND THE CONTRACTORS PROPOSAL FOR SERVICES. I AM USING TC BACKER EXTERIOR CONTRACTOR FROM DOVER PA. OUR GOAL IS TO REPAIR AND REPLACE THE LISTED EXTERIOR ITEMS MAKING THE EXTERIOR AS MAINTENANCE FREE AS POSSIBLE WITHIN MY BUDGET. I AM RETIRED AND HAVE A FIXED INCOME SO COST OF PROJECT CAN NOT EXCEED MY BUDGET AND THE QUOTED AMOUNT ON THE PROPOSAL.

MY HOME WAS BUILT IN 1986 AND IS A COLONIAL TOWNHOUSE ROW STYLE WITH BRICK AND VINYL SIDING EXTERIOR. IT IS LOCATED IN NEWTON SQUARE DEVELOPMENT AND THE EXTERIOR FACES THE COMMONS. THE DEVELOPMENT OF NEWER CONSTRUCTION EXTENDS FROM BROOKLYN AVENUE (ALLEY) TO THE AUNT JOE LANE PARKING LOT. MY PROPOSAL WILL NOT ALTER THE ARCHITECTURE OR FACADE AND THE FINISH SELECTIONS WILL REMAIN THE SAME AS EXISTING.

THE SCOPE OF THE PROJECT INCLUDES THE FOLLOWING:

THE DORMER WOOD TRIM HAS DETERIORATED AT THE BASE OF TRIM NEXT TO THE ROOF. I AM EXPERIENCING SIGNS OF MOISTURE IN A SECOND FLOOR BEDROOM MOST LIKELY FROM THE DORMER WOOD NEEDING REPLACED. OUR PLAN IS TO REPLACE THE WOOD WITH NEW WOOD AND INSTEAD OF PAINTING USE WHITE ALUMINUM WRAP FOR LESS MAINTENANCE IN THE FUTURE. SINCE THERE IS NO TRIM DETAILS WRAPPING THE WOOD BOARDS WILL MAINTAIN THE SAME

APPEARANCE. THE EXISTING LIGHT YELLOW VINYL SIDING ON THE DORMER WILL BE REPLACED WITH THE CLOSE MATCH LIGHT YELLOW VINYL SIDING. AGAIN, NO CHANGE TO THE APPEARANCE OF DORMER.

THE FRONT FASCIA BOARD AND FRONT SOFFIT BOARD HAVE DETERIORATED AND WILL BE REPLACED WITH NEW WOOD WRAPPED IN THE ALUMINUM TO PREPARE IT FOR NEW GUTTERS. THE EXISTING BACK SOFFIT AND FASCIA BOARD WITH DENTAL MOLDING WILL REMAIN AND HAVE BEEN PAINTED WHITE IN PREPARATION FOR THE PROJECT. KEEPING THE EXISTING WAS NECESSARY TO PRESERVE THE DENTAL MOULDING DETAIL KEEPING IT CONSISTENT WITH HOUSES IN THIS ROW OF HOMES. THE SOFFIT IS VENTED WITH A MESH. I WOULD LIKE TO ADD WHITE ALUMINUM VENTED SOFFIT. THIS WILL HELP PREVENT THE NEIGHBORHOOD SQUIRRELS FORM ENTERING THE ATTIC. THIS HAS BEEN A PROBLEM IN MY HOME AND THE ADJACENT HOMES. ALSO, PER THE EXTERMINATOR ALUMINUM WRAPPING BOARDS WILL PREVENT CARPENTER BEES FROM DAMAGING THE WOOD. I CURRENTLY HAVE DAMAGE AND ACTIVE CARPENTER BEES.

THE GUTTER AND DOWNSPOUTS NEED TO BE REPLACED. THE GUTTER WAS DAMAGED AFTER A HARD WINTER WITH ICE SEPARATING THE GUTTER FROM THE BOARD. IT WAS REPAIRED BY REATTACHING. WATER IS NOT DRAINING IN THE DOWNSPOUT PROPERLY AND IS CAUSING THE GROUND AT BASE OF HOUSE TO WASH AWAY FROM FOUNDATION. THE GUTTER AND DOWNSPOUT ARE A STANDARD STYLE AND WHITE IN COLOR. THERE WILL BE NO CHANGE IN THE APPEARANCE FROM EXISTING.

THE BACK OF THE HOUSE FASCIA, SOFFIT AND GUTTERS WILL BE REPLACED AS WELL. TREATMENT WILL BE THE SAME AS THE FRONT WITH EXCEPTION OF NO DENTAL MOULDING TRIM PRESENT.

THE TOP CAP BOARD ABOVE THE FRONT DOOR HAS STARTED TO DETERIORATE. IT WILL NEED REPLACED. PLAN IS TO USE WOOD AND PAINT IT WHITE THEN ADD A WHITE ALUMINUM CAP WITH SLIGHT GRADE DOWN TO GUIDE WATER OFF THE TOP BOARD. THIS WILL PREVENT FUTURE WATER DAMAGE.

THE WINDOWSILLS WILL BE WRAPPED IN WHITE ALUMINUM AND THE TOP FLAT HEADERS WILL BE PAINTED.

I HAVE PICTURES FOR YOUR REVIEW IN THIS PACKAGE. THANK YOU IN ADVANCE FOR YOUR CONSIDERATION OF THESE REPAIRS AND IMPROVEMENTS TO MY HOMES EXTERIOR.

Discussion: On how long this address was in the historic district. Houses not old enough to be contributing. Stated to the applicant the dangers of wrapping trapping moisture causing rotting. Applicant stated that they have a warranty.

Action: Ms. Gross made a motion to approve because the house is not contributing to historic the board has advised not to wrapping with aluminum but does not set presentence for other properties, Mr. Shermeyer 2nd. Unanimous.

Case #2 - 366 E. Market St.

PROJECT IS A 16'X22' POLE BARN STYLE GARAGE. THE EXTERIOR WALLS AND ROOF WILL BE STEEL VERTICAL SIDING. THE ROOF WILL HAVE A 8/12 PITCH TO IMMATATE AN OLDER ROOF LINE. HALF ROUND AND ROUND SPOUTING WILL BE USED. THE BUILDING WILL NOT HAVE ANY WINDOWS.

Discussion: Surface is all impervious run off water will be less 16' x 22' not visible from right of way.

Action: Mr. Shermeyer moved to approve as submitted, Mr. Gifford 2nd. Unanimous.

Case #3 - 111 E. Market St. Previous Tabled -No Show

REPAIR DAMAGED WINDOWS SILK AND CAPPING, PAINTING AND REPOINTING RONT BRICKS.

Discussion: Mr. Shermeyer advised the applicant there is probably rotting under the wrapping. Recommend not to replace it with new wood. Replace it with composite material. The board has been very particular with houses in this area. Carpenters can replicate dental molding. Make sure your mason uses a highline mortar.

Action: Mr. Shermeyer moved to approve the following stipulations the windowsill decorative head soffit fascia can be repaired or in-kind replacement. The rear L can be repaired with modern siding no visible from street. The front brick must be a custom highline mortar and the mortar joint tooling and color must match. This is a very prominent block, Ms. Gross 2nd. Unanimous.

Adjournment and next meeting

Mr. Zumbrun adjourned the meeting at approximately 6:39 PM.

The next meeting is scheduled for April 25, 2024.

Minutes recorded by Nancy Griffin.