



**York Historical Architectural Review Board
Meeting Minutes
April 27, 2017**

Members in attendance included W. Craig Zumbrun, Chairperson; Dennis Kunkle; Mark Shermeyer; Dave Redshaw, Justine Landis, Rebecca Zeller, Mark Skehan, Teresa Johnescu

Absent: John Fox, Robyn Pottorff

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order W. Craig Zumbrun, Chair	The meeting was called to order at 6:00 pm. The agenda was prepared by the HARB Consultant.	A quorum was present.
Changes to the Agenda	There were no changes to the agenda. Mr. Redshaw indicated he would like to present other business following the review of applications.	Mr. Redshaw had additional business to discuss at the end of the meeting. .
Minutes of April 13, 2017		Motion to approve by Mr. Shermeyer, seconded by Mr. Redshaw. Approved
Cases	The following cases are forwarded to York City council with the recommended actions.	

Case #1 – 360 W. Philadelphia Street

The applicant is proposing to replace the existing slate shingles on the front roof slope with asphalt shingles. The existing slate shingles have been damaged. Per the applicant, they cannot be fixed or replaced in kind.

The applicant indicated his property on a photograph presented by the Board and presented additional photographs. The neighboring property has asphalt shingles, and the applicant would like to install a similar product on his roof. The property is a corner property.

The applicants presented additional photos of neighboring properties which also have asphalt shingles. Mr. Zumbrun has concerns regarding the neighboring slate roof being effected by the reroofing of the subject property. The applicant stated that he believes that his project will not affect the neighboring slate shingles.

The applicant stated that the shingles will overlap and will be capped with a matching asphalt cap as seen the left side neighboring roof. The plan is to protect both roofs without causing damage to the neighbor's slate shingles, which will remain.

Mr. Redshaw inquired whether the applicant is aware of the "ice shield" requirement – he stated that an ice shield underlayment is required by code. Mr. Redshaw inquired how far up the roof the ice shield would extend, and indicated that the product comes in a 36-inch wide sheet that is required to extend at least 12 inches into the "warm" part of the roof. He stated that some installers use the product on the entire roof, but it is not required. The applicant stated that he will install an ice shield as required.

Mr. Zumbrun stated that the existing slate roof is patterned and that in the past the Board has requested that the roof pattern be maintained in a new material. Mr. Shermeyer indicated that neighboring properties have replaced roofs and have not maintained historic shingle patterns.

Motion by Ms. Landis to approve as presented was seconded by Ms. Zeller. The motion was approved 8-0.

Case #2 – 450 W King Street

The applicant proposes to install new wireless antennas and the associated equipment behind, and within, a "stealth structure" that will be constructed on top of the existing bell tower. The Stealth Panels will be specifically designed to match the exterior of the Church, and will be designed and built in accordance with the specific requirements of this site. Several examples of other stealth structures are included below to provide a perspective on what this installation will look like.

The applicant presented renderings showing examples off similar roof enclosures, as well as zoning drawings of the proposed antenna installation. He indicated that a particular design for the enclosure is not yet available.

The applicant stated that the "concealment screen" installation would hide all installed antennas from view from the street and that the enclosure structure would extend approximately 9 feet higher than the existing parapet. The existing bell tower structure will be reinforced to structurally support the proposed installation using FRP (fiber reinforced polymer). The reinforcement will utilize existing joist pockets located on the interior of the bell tower structure between the existing roof and existing floor (it appears that a floor at this location was removed in years past). The joist pockets at that location will be utilized to install J hooks which will be grouted in place. This system is intended to strengthen the tower, and no floorboards or decking will be installed.

There are 14 inches of masonry between the existing roof and the top of the parapet. An ice bridge and associated equipment will be installed in the alley beside the church, which is not used as an ingress/egress route.

The proposed lighting fixtures at the exterior alley will not be readily visible from any public right of way. The enclosure will be designed to look like an extension of the existing bell tower, and will have cut outs to match the existing parapet.

Mr. Zumbrun asked whether it would be possible to match the color of the brick closer than what is shown in the examples. The applicants indicated that the brick color would be custom matched to the existing building.

Motion by Mr. Redshaw to approve the proposal as presented, with the stipulation that the color of brick and cap match the existing building as closely as possible. The motion was seconded by Mark Shermeyer. The motion was approved 8-0.

Adjourning and next meeting **The meeting was adjourned upon motion by Mr. Redshaw, seconded by Mr. Shermeyer, at 6:55 pm.**

Other business Mr. Redshaw brought to the Board's attention an article in the York Sunday News: "12 Most endangered buildings in York County" – the last 4 are in York City (the Chestnut Street Prison, the Yorktowne Hotel, the Zion Lutheran Church, and the King's Mill Manor House).

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