



York Historical Architectural Review Board
Meeting Minutes
February 16, 2017

Members in attendance included: Craig Zumbrun (Chair), Dennis Kunkle (Vice-Chair), Justine Landis, Robyn Pottorff

Absent: Rebecca Zeller, Teresa Johnescu; Mark Skehan, Dave Redshaw, Mark Shermeyer

Consultant: Mary Alfson Tinsman, JMT Cultural Resource Manager/ HARB Consultant

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order	<p>The meeting was called to order at 12:40 pm.</p> <p>The agenda was prepared by the HARB Consultant.</p>	.
Changes to the Agenda		
Cases	The following cases are approved with the recommended actions.	

Three members of the HARB Board (Craig Zumbrun, Dennis Kunkle, and Dave Redshaw) met with the applicants on February 8th to review the applications and make recommended changes. On February 16th the HARB Board reconvened with a quorum to review the applications and vote. The follow minutes summarize the February 16th meeting and the Board votes. The HARB Consultant presented each application.

Case #1 – 51-57 S. Beaver Street

A request by Jacqueline Bortner for the installation of new awnings on the property.

Copies of the renderings that are proposed for the two awnings – one of the front and one on the side of the building were distributed. The awnings will be flush mounted. Colors were limited due to the colors on the building door/window surrounds however the colors chosen are complementary. The applicant found evidence that there were awnings there previously (small hooks). The old hooks would be removed, and the holes patched, and new hooks will be added for the awning. The new awning will be installed into

the wood (not the brick). The applicant stressed that she would like to return the corner to it's previous pedestrian friendly atmosphere.

Motion: Mr. Kunkle moved to accept the application as submitted. Ms. Pottorff seconded.

Additional Discussion: None.

Vote: 4-0 in favor. Motion approved.

Case #2 – 219 S. Beaver Street

A request from St. Patrick's Catholic Church for the following work:

- Sitework to repair damaged paving and improve drainage
- New 1:20 sloped ramp/loading dock to allow access to basement with retaining walls on either side
- Replacement of 10 windows in Sacristy with aluminum clad double hung windows to match existing color and sight lines
- Removal of existing door and concrete stairs at rear of the church; this will be infilled with brick to match
- Replacement of all gutters and downspouts along the side and rear of the church
- Decorative gutters in front of the church will be repaired
- Repair and/or replace handrails at the front of the church
- New screen fence along rectory
- Replace chain link fencing around southwest parking to match southeast parking lot.

The application contains a large amount of site work, which is not normally reviewed or approved by HARB. This work includes grading and repaving the parking area and adding green space.

Basement access: The parking lot in the rear with basement access is not in good condition and it is not ADA accessible. The current access is a circular staircase leading from the interior of the church to the basement. There is a set of exterior stairs from the exterior. Access is difficult and inconvenient. The proposed application is to cut a hole into the existing wall to provide a new entrance with access and loading.

Gutters/Spouts: The gutters are also in poor condition, especially on the north side. The existing gutters and spouts are copper, and the applicant is proposing half round copper colored aluminum gutters on all sides except the front. On the front they will repair the existing gutters as needed.

Sacristy windows: In the sacristy – at the rear of the building – the application is proposing to replace the existing wood windows with new Marvin windows in a matching brown color. The windows would be aluminum clad wood. There is also an existing exterior door that is not used on the side that they would like to remove and infill with matching brick.

Fencing: The application is proposing to add a black powder coated aluminum fence around the southwest parking area. They are also proposing to replace/repair the existing handrails.

Motion: Ms. Landis moved to accept the application as submitted excepting the site work which the HARB Board does not review (it is a staff review level activity). Mr. Kunkle seconded.

Additional Discussion:

Vote: 4-0 in favor. Motion approved.

Case #3 – 50 S. Pine Street

A request from Gustavo Zabala to repair several items due to water damage including: repairs to the side wall of the house, replacement of two windows and door, repairs to the concrete porch on the front of the house, and the replacement of the slate roof.

The applicant would like to remove the first-floor wood 2/2 windows and replace them with modern 1/1 vinyl windows to match the second story. An example from the work done across the street showing the door that the applicant would like to use on this property was shared. During the February 8th review meeting, Mr. Zumbrun expressed his concern as the existing first floor windows are original to the house and the style of the house. His concern was replacing the original wood windows with vinyl window as that would be inappropriate for the street facing side of the building. Mr. Zumbrun discussed with the applicant if he would be able to find a modern window that is a 2/2 (i.e. fiberglass) to keep the appearance of the historic window. The applicant indicated that this was not a problem and he would use a 2/2 fiberglass or aluminum clad wood window. It was also clarified that the third-floor window would also be replaced.

The application also includes moving the gas meter to the exterior of the house and redoing the concrete on the porch.

During the February 8th meeting Mr. Redshaw had clarified with the applicant that the front door would also be replaced. The applicant noted that he would like to replace the current door with a similar door to what was installed at 53 S. Pine Street.

Also at the February 8th meeting, the applicant discussed the need to replace the roof, which is currently slate. Options were discussed including the use of a “rubber” slate roof, new slate, and the possibility of using architectural shingle. The applicant decided to pull the roof replacement from the application and will resubmit at a later date.

Motion: Ms. Pottorff moved to accept the application with the amendment that the new first and third floor windows will be 2/2 fiberglass or wood clad aluminum windows. Ms. Landis seconded

Vote: 4-0 in favor. Motion approved.

Case #4 – 7 West Philadelphia Street / 100 N. George Street

A request from Joe Musso for the following:

- 1 – Install new accent lighting on the building at seven (7) locations - two (2) on George Street and five (5) on W. Philadelphia Street. The Tube Architectural Wall Mount fixtures will provide high performance exterior rated LED lighting up toward the cornice and down toward the

sidewalk. They will be mounted between the windows of the building approx. thirteen (13) feet above the sidewalk.

2 – The solid aluminum fixture is 12 ½ inches tall, 4 7/8 inches in diameter, and bronze in color. The power installation will be in surface mounted conduit with weather tight fittings and boxes.

This application was previously presented to the board; however, the type of lighting has changed as has the location of the lights on the building. The proposed lights will be bronze per the tenants' request.

The proposed location of the lights was questioned at the February 8th meeting by both Mr. Redshaw and Mr. Zumbrun. A lengthy discussion followed with the applicant regarding where to place the lights and the conduit for the lights. The applicant indicated that they would like to run the conduit out of the northeast corner of the building and then along the ledge. Mr. Zumbrun previously noted that the proposed lights are very intrusive on the building, not as subtle as what was previously proposed. He noted that the proposed lights are very large for the scale of the building. Mr. Musso noted that you would not see the horizontal conduits, but the vertical would be visible. Mr. Zumbrun asked if the locations could be moved to be less intrusive. It was also noted that the lights were moved up to be into the brick so that the brownstone was not disturbed. Mr. Redshaw noted that if the lights could be set away from the building further it would help with the upward illumination. Mr. Zumbrun noted that moving the lights slightly would aid in the look/feel of the lights. If the lights could be moved outward slightly it would aid in hiding the conduit. The end result of the February 8th discussion was to move the lights to just above the ledge, with the conduit running directly on top of the ledge. This will make the conduits and the lights less intrusive to the building.

Motion: Mr. Kunkle moved to accept the application amended to state that the conduit will be mounted just above the ledge and the lights will be mounted on top of the conduit. The conduit will run along the ledge to be as hidden as possible. Mr. Pottorff seconded.

Additional Discussion:

Mr. Zumbrun clarified the color as a dark anodized bronze.

Vote: 4-0 in favor. Motion approved.

Other business:

Adjourning and next meeting **The meeting was adjourned by general consent at 12:47pm; the next scheduled meeting is set for Thursday February 22, 2018.**

Minutes recorded by Mary Alfson Tinsman, JMT Cultural Resource Professional/HARB Consultant