



**York Historical Architectural Review Board
Meeting Minutes
February 28, 2019**

Members in attendance included: Craig Zumbrun (Chair), Dennis Kunkle (Vice-Chair), Rebecca Zeller, Mark Shermeyer, Dave Redshaw, Robyn Pottorff

Absent:, Joe Downing, Mark Skehan, Ruth Robbins

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order	The meeting was called to order at 6:00 pm. The agenda was prepared by the HARB Consultant.	
Changes to the Agenda	Addition of 113 N Queen Street.	The Board added Case #4, 113 N Queen Street to the agenda.
Minutes of February 14, 2019		Mr. Kunkle moved to approve February 14, 2019 minutes. Mr. Zumbrun seconded. Approved.
Cases	The following cases are approved with the recommended actions.	

Case #1 – 133 Edgar Street

Discussion: The applicant is proposing to install 23 solar panels on the front and rear of the pitched roof on the property at 133 Edgar Street.

The applicant stated that they will install as many panels on the back as possible but would like to install any panels that do not fit on the back on the front face of the roof. The panels are low profile (three inches thick), grid-type panels with rapid shut down and emergency AC disconnects. They will be rail mounted, with the supports tied into the rafters rather than the decking of the roof.

Mr. Kunkle asked if the rear roof would be the best location for sun exposure. The applicant stated that south facing would be the ideal positioning and that the rear roof will get more direct sun than the front roof. Because the client wants more panels installed than what will fit on the rear roof, some will need to go on the front, but those panels won't get full sun or operate at 100% power. The applicant stated that

they would not need to cant or angle the panels to face south. He stated that they will be in line with the existing pitch of the roof.

Zumbrun noted that consultant's recommendation is to install no panels on the front roof and asked whether that would work for their functionality. Applicant stated that the issue was the number of panels the client wants to generate a particular amount of electricity.

Mr. Redshaw asked why none are proposed for the flat roof. The applicant says he believes it is because the flat roof would not be able to support the weight of the panels in addition to snow loads.

Mr. Shermeyer noted that the installation is would be reversable and that the location is not extremely visible, as it is not in the heart off the district. Ms. Zeller noted that the panels may be shiny, and that the surrounding neighbors will see them. Mr. Zumbrun said he is inclined to approve the application as long as it is done with the utmost care not to have them be especially visible. Mr. Shermeyer noted that the street is a dead end and that the houses face west.

Mr. Redshaw is suggested the addition of a rack structure or framework to support the installation. Ms. Zeller asked whether the Board could recommend investigation of placing the panels on the flat roof, and only allowing them on the front of the building if that is not an option. She noted that she would like to include language that this is acceptable due to the location of the building at the edge of the district and is not necessarily something that would be allowable in the heart of the district.

Motion: Ms. Zeller motioned to approve the application, in light of the fact that the property is located on the edge of the district in an area that has lost integrity, with the caveat that the placement of the panels on the flat rear roof in preference of the front façade, and Mr. Shermeyer seconded.

Additional Discussion: Mr. Redshaw noted that the idea of the HARB is to improve the district and hesitates to say that the area is not significant. Mr. Shermeyer and Ms. Zeller noted that the installation would be removable. Mr. Shermeyer noted that modifications to make these historic worker houses livable have been made throughout their history and should be allowable.

Vote: 1-5 approved; with Mr. Redshaw opposed. Mr. Redshaw stated he feels the decision sets a dangerous precedent and did not feel that the applicant presented acceptable evidence that placing the panels on the front of the property would be necessary.

Case #2 – 26 West King Street

Discussion: The applicant is proposing to paint the existing first floor wood façade and to make repairs and/or replace elements in-kind as needed; to repair and paint the existing doors, window, and flowerbox at the first-floor front; to repair and repaint the woodwork on the second and third floor front oriel window; to replace the existing jalousie windows at the front basement; to replace eight jalousie windows on the second and third floors with aluminum clad one-over-one wood windows and to repair and repaint the wood sills; to remove the existing paint from the brick façade and to restore the underlying brick; and to replace, on the Cherry Lane elevation, 12 jalousie windows, and to repair or replace four original wood two-over-two windows, and to repair or replace three casement windows. The proposed replacements on the Cherry Lane elevation are composite or fiberglass windows.

Joe Musso presented the application on behalf of Mr. Hyson. He stated that the property will be completely rehabbed, and that all of the front jalousie windows will be replaced.

Mr. Zumbrun noted that the Board discussed this application informally at the last meeting.

Mr. Redshaw asked whether Mr. Musso knew what the historic windows were, and he presented a historic image of poor quality. It seems likely they would have been two-over-twos. Mr. Shermeyer speculated that the windows were likely converted to one-over-one windows when the bay window was added.

Mr. Musso noted that sills are in fairly good condition and the plan is to scrape and paint and repair as necessary. No wrapping is proposed. He stated that the side windows are a mix of jalousie, casement, and three or four original two over two windows. He stated that all of the jalousie windows will be replaced with one-over-ones. Mr. Shermeyer was in favor of the use of one-over-one replacements.

Mr. Musso stated that it is also proposed to remove the remaining paint from brick with pressurized water washing. He stated that it doesn't appear to need repointing.

Mr. Redshaw recommended a fixed window with sash to match the other replacements in the basement window. Mr. Shermeyer noted that the existing frame and segmental arch should be retained. Mr. Musso stated that the shutters and flowerbox with brackets would be restored, and that the existing entry doors would be retained, with glass replaced in one that is damaged.

Motion: Mr. Shermeyer motioned to approve the application as submitted and Mr. Redshaw seconded.

Additional Discussion: None.

Vote: 0-6 approved

Case #3 – 29-31 W Market Street

Discussion: The applicant is proposing to replace the existing storefront surround with black slab porcelain tile and to install two new exterior 2-foot by 2-foot, 6-inch backlit signs to contain the business logo flanking the front entrance, as well as to install an access ramp.

The applicant stated that the proposed new signage will be small, backlit plexiglass signs installed over the tile, flanking the entrance. A ramp will be added for access as shown in the submitted drawings and similar to others on the block.

Mr. Redshaw asked if the original storefront glass transom was intact beneath the saloon sign. The applicant stated that it was not present when the sign was removed.

Motion: Mr. Shermeyer motioned to approve the application as submitted and Mr. Kunkle seconded.

Additional Discussion: None.

Vote: 0-6 Approved.

Case #4: 113 North Queen Street

Discussion: The applicant is proposing to remove paint spots/splashes from exterior brick at the front façade; repair deteriorated brick joints where needed; and replace rusted and missing downspouts in-kind.

The building is ochre brick, of the “Roman brick” style with thin joints. Mr. Shermeyer noted that the upper story of the building had been previously altered.

The applicant stated that it is proposed to replace the damaged and missing downspouts in-kind, to repair mortar damage in areas as needed, and to remove errant paint drips in various locations using a chemical paint remover and a soft plastic abrasive wheel. Mr. Redshaw asked whether there was any damaged brick that would need to be replaced and the applicant stated that only the mortar needed repair. The Board noted that the mortar should be replaced with a high-lime mortar (such as Type N), and the applicant agreed.

Mr. Zumbrun asked whether any work to the woodwork was proposed and the applicant stated that he would be painting and asked about historic color references. Mr. Shermeyer noted that brown paint was very commonly used historically and that there wouldn't likely have been more than two paint colors on the building.

Mr. Kunkle asked whether all proposed replacements would be in-kind and if all new materials would match the existing and the applicant confirmed.

Motion: Mr. Kunkle motioned to approve the application as presented, and Ms. Pottorff seconded.

Additional Discussion: None.

Vote: 0-6 approved.

Other Business:

301 W Market: Grinding of the brick façade to remove existing paint without prior approval. Mr. Redshaw saw the discussion in the minutes for the previous meeting and was interested in the status. Mr. Zumbrun stated that as far as we know they have stopped the work. Mr. Redshaw noted that a sealing coat would probably be needed on the brick as a result of the grinding, however, no applications for work on the building have been received to date.

Aluminum Railings: Mr. Redshaw noted the mention of a powder coated aluminum railing in the minutes from last meeting. Mr. Zumbrun noted that the proposed railing was a heavy-duty powder coated aluminum that would mimic iron in appearance.

Adjourning and next meeting **The meeting was adjourned by general consent at 6:56 pm the next scheduled meeting is set for Thursday March 14, 2019.**

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