



**York Historical Architectural Review Board
Meeting Minutes
April 25, 2019**

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

Absent: Robyn Pottorff, Ruth Robbins, Joe Downing, Mark Shermeyer

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	90 N Newberry Street is removed from the agenda. 159 E Market Street is moved to the end of the agenda.	
Minutes of March 28, 2019		Mr. Kunkle moved to approve March 28, 2019 minutes. Mr. Zumbrun seconded. Approved.
Cases	The following cases are approved and tabled with the recommended actions.	

Case #1 – 140 N Beaver Street: A request by St John Episcopal Church for the construction of a shed at the rear of the property.

Discussion: Mr. Blackstone presented the application. He stated that the church is in need of storage space and plans to install an 8x10 shed for landscaping and maintenance equipment. Minor excavation will be done on the property to level the ground for shed placement. The shed will rest on a bed of gravel over geotextile fabric. The shed will be custom made to be slightly lower than standard to fit the location adjacent to the church.

The shed will primarily be visible from Gas Alley. The alley serves the rear of the building where the parking facilities are located and gets limited traffic.

Motion: Mr. Redshaw motioned to approve the application as presented, and Ms. Zeller seconded.

Additional Discussion: None.

Vote: 5-0. The motion to approve the application passed with all in favor.

Case #2 – 237 W Market Street: A request by Michelle Hill for the alteration of the front entryway and display cases at the storefront of the property.

Discussion: Ms. Hill presented the application. She explained that the front door is recessed from the façade by 10 or 12 feet. The door will be moved forward, and the display cabinets will be reduced to increase the interior space. The appearance of the façade will be maintained. The existing metal and glass doors, dating to the mid-20th century will be replaced by reclaimed antique doors with a key-hole shaped light.

The Board noted that the details of the application were discussed in detail in a preliminary hearing and noted that the existing storefront dates to the mid-20th century and is not original to the building.

Motion: Mr. Skehan motioned to approve the application as presented, and Mr. Redshaw seconded.

Additional Discussion: None.

Vote: 5-0. The motion to approve the application passed with all in favor.

Case #3 – 180 Roosevelt Avenue: A request by Daniel P. Lehman for the replacement of existing roof shingles, exterior painting, the addition of an overhang roof edge, and the installation of recessed lighting on the property.

Discussion: Mr. Lehman presented the application. He explained that the company has been leasing the property from the County for about 5 years and has recently acquired it. The property was last updated in 1994, the roof is now leaking and requires repairs. The water infiltration is causing damage to the brick at the curved portion of the building, which lacks an overhang.

Mr. Redshaw asked whether the curve will be maintained in the spouting and the applicant stated that the spouting would follow the curve of the building. Mr. Redshaw asked if the gutter could be a half-round gutter and the applicant noted that the rest of the building has squared gutters and they would like to match the existing. Mr. Redshaw agreed that the spouting should match the rest of the building.

Mr. Kunkle asked what the curved portion of the building will look like after the installation of the spouting and applicant stated they would like to add curved overhang and gutter. The installation will not cover the decorative brick, the bottom of the overhang will meet the top of the decorative brick course while still matching the pitch of the roof. The applicant proposes adding lighting to the soffit to highlight the brickwork and stated that the goal is to protect and showcase that brickwork.

Mr. Zumbrun asked about the installation of solar panels. The applicant stated that the existing shingles are asphalt and they would like to replace them with black asphalt shingles or in steel, if the Board

would approve. Mr. Redshaw noted that a metal roof would be an improvement over asphalt shingles. The applicant noted that the snow guards on the roof will be maintained.

Mr. Redshaw inquired whether the brick at the curved portion of the building would be cleaned and the applicant stated that the brick will be rehabbed using a biocide treatment.

Mr. Skehan expressed concern that to install the gutter at the curve, some of the dentil work will have to be obscured. The applicant stated that he would be happy to come back with detail drawings showing how it will be installed and proposed excluding this portion of the application until they can provide details.

The applicant stated that the solar project will be installed on south-facing roofs. They will be standard commercial panels mounted close to the surface of the shingles, which will be replaced before the installation. He noted that they will be visible from the interior parking lot but not from Roosevelt Avenue or Philadelphia Street. The Board agreed that there is minimal visibility in this location.

Motion: Mr. Kunkle motioned to approve the application as presented with the exception of the installation of the roof overhang at the circular portion of the building, including soffit lighting, which will be reviewed upon submittal of the detail drawings, and Mr. Skehan seconded.

Additional Discussion: Mr. Redshaw recommended looking at a Yankee gutter type installation to avoid covering the brickwork and recommended up-lighting rather than soffit lights so less overhang would be required.

Vote: 5-0. The motion to approve the application passed with all in favor.

Case #4 – 621-623 & 709 S George Street: A request by Rexann Richardson for the installation of 112 new windows on the property.

Discussion: Ms. Richardson and two representatives from the window contractor presented the application. The subject properties are three buildings on S George Street which are part of the WYCA and are used for transitional housing. The applicant would like to replace all of the old windows on the building. Proposed windows facing the street will be different from those in the rear and sides.

The proposed replacement window for the front facades are the Majesty window, which is an aluminum clad wood window designed with historic appearance in mind.

Mr. Zumbrun noted that the historic windows have several different glazing patterns and noted that at 709 has curved glass windows at brick section of the facade. The applicants stated that the curved windows would not be replaced and that the replacement windows for the other openings will match the existing glazing patterns. The Board agrees that the proposed aluminum clad wood windows, matching the existing glazing patterns at the front facades is reasonable.

Standard “Harvey Classic” vinyl windows are proposed as the replacements for the openings at the rear and sides of the buildings. Mr. Redshaw noted that vinyl windows tend to have a ten-year lifespan and the applicant stated that the proposed product is very durable. The applicant stated that it would be possible to use a composite window rather than vinyl.

Mr. Zumbrun noted that the Board generally discourages vinyl windows due to durability and difficulty in finding profiles to match historic windows. The Board generally finds that composite windows are

more durable and able to match the profile. The applicant noted that cost is a major consideration and the composite window is approximately 30% more than the vinyl.

Ms. Zeller asked if they would use simulated divided lights on the George Street elevations. The applicants said yes. Ms. Zeller also expressed concern that the replacement windows adjacent to the curved windows at 709 would stand out too much next to the historic curved windows and asked whether those windows could be repaired rather than replaced. The window contractor explained that the condition is too poor – mostly caulk at this point. Ms. Zeller noted that she would rather see new windows installed at an angle on the curved window openings than a mix of new and old windows in that section.

Mr. Zumbrun noted the Consultant's recommendation for a composite or fiberglass window and noted that these buildings have been well maintained with a high degree of retention of original fabric and would like to see that standard maintained.

The Board asked whether the applicant would be willing and able to install the composite/fiberglass rather than the vinyl windows and the applicant stated that they would but might consider phased installation if the price difference was considerable. The proposed composite windows would be painted to match the existing window and trim colors on the buildings (almond and white).

Motion: Mr. Zumbrun motioned to approve the installation of the proposed aluminum clad wood windows at the front facades of the three buildings, except for the curved windows at 709 S Beaver Street, and the presented "Interstate" composite windows on the rear and sides, with all windows matching the existing glazing patterns of the historic windows, and Ms. Zeller seconded. The approval excludes the curved windows, which will be left intact at this time.

Additional Discussion: None.

Vote: 5-0. The motion to approve the application passed with all in favor.

Case #5 – 237 E Market Street: A request by Paul J Mohr for the installation of new windows and exterior painting at the front of the property.

Discussion: Mr. Mohr presented the application. He stated that the first-floor windows were changed before his purchase of the building. The first floor was a business and has one-over-one windows. The upper-story windows are two-over-two. The applicant stated that he would like to replace all of the windows at the façade paint the trim. The proposal is for vinyl windows.

Mr. Kunkle asked whether the shutters would be retained, and the applicant noted that they have been repaired and will be retained.

Mr. Zumbrun explained the Board's preference for wood or aluminum clad windows at the front façade of the building. He noted that the Board sometimes has approved composite windows at the front of the building if they could closely match the profiles of the historic windows. He noted that a fiberglass product most closely mimics wood and would be preferred.

The existing windows have a curved head and either a custom window with a curved head or details showing how a proposed flat window would meet the curved frame would need to be provided to the Board.

Mr. Zumbrun and the applicant discussed withdrawing the application and resubmitting after exploring options for more appropriate windows. The applicant stated he would like to get some additional pricing for a more appropriate product (wood with aluminum cladding or composite).

Motion: N/A -- the applicant has withdrawn the application for future resubmittal.

Additional Discussion: Ms. Zeller advised the applicant to request pricing for a simulated divided light as it is less expensive than real divided light but provides a similar appearance.

Vote: N/A – application withdrawn

Case #6 – 323 W Princess Street: A request by John Harris Jr. for repair work at the front porch.

Discussion: The applicant stated that the deck was in poor condition and some repair work has been undertaken without prior approval and was stopped by the city. The posts and brackets were removed but were retained to be reinstalled.

The Board noted that the only new materials proposed will be the floor and the soffit/ceiling and that the existing conditions are not original.

Mr. Zumbrun noted that for code, the railings can only have a 4-inch gap between the pickets. Should have a cap rail. The applicant is amenable and will install in wood.

Motion: Mr. Zumbrun motioned to approve the application as submitted and Mr. Skehan seconded.

Additional Discussion: None.

Vote: 5-0. The motion to approve the application passed with all in favor.

Case #7 – 246 W Philadelphia Street: A request by Zachary Jackson for an emergency gutter installation (already completed) and replacement of wood elements on the property.

Discussion: Ms. Heckert presented the application and stated that Richard Jackson didn't believe he needed a permit for the spouting work.

Mr. Kunkle asked about the fiberboard that has been installed at the soffit and fascia board and whether wrapping with aluminum is proposed. Ms. Heckert stated that the proposal was to paint. The Board noted that a material other than fiberboard would need to be installed as a permanent replacement.

Elements of the historic wood cornice work, including portions of the original soffit, fascia, two brackets, and other elements, is missing. Mr. Zumbrun recommends finding a contractor who would remove the damaged fabric and inappropriate (fiberboard) materials and restore the cornice to its historic appearance using wood or appropriate alternative material (such as TREX or AZEK or similar), and the Board agrees.

Motion: Mr. Skehan motioned to approve the replacement of the damaged fascia, soffit, and missing brackets, and to replace the existing K-style gutter with a half-round gutter, and Mr. Redshaw seconded.

Additional Discussion: None.

Vote: 5-0. The motion to approve the application as amended passed with all in favor.

Case #8 – 159 E Market Street: A request by York County Libraries for the installation of a sidewalk mural at the E Market Street and N Queen Street entrances to the Library.

Discussion: The applicant was not in attendance and this application was therefore moved to the end of the agenda. The Board noted that the installation would not directly impact historic fabric.

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

Additional Discussion: None.

Vote: 5-0. The motion to approve the application passed with all in favor.

Other Business: None.

Adjourning and next meeting **The meeting was adjourned by general consent at 7:40 pm the next scheduled meeting is set for Thursday May 9, 2019.**

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