



**York Historical Architectural Review Board
Meeting Minutes
August 8, 2019**

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

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

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 None.		
Minutes of July 11, 2019		Mr. Kunkle motioned to approve July 11, 2019 minutes. Mr. Redshaw seconded. Approved.
Cases	The following cases are approved and tabled with the recommended actions.	

Case #1 – 36-42 N Duke Street: A request by Joseph Mula for the replacement of the existing windows with new aluminum clad windows on the property.

Discussion: The applicant presented a sample of the proposed Pella aluminum clad window. The window replacements are proposed for a series of buildings along N Duke Street. Some windows have arched tops, and some have flat tops, and it is proposed to replace them in-kind. Many windows are rotted and inoperable. The proposal is to replace the existing windows with new windows matching the profiles and proportions of the existing windows. The proposed windows are single-hung.

Some windows on 36 N Duke Street are non-original vinyl clad windows, which are also proposed to be replaced with a “more-period appropriate window” to match the other proposed replacements.

Some windows will be custom to match the existing profiles. The existing storm windows will be removed where present. Some arched openings were altered to accommodate flat-topped windows. They will be reopened and restored to arched windows.

Where leaded glass is present, it will be retained. The basement windows will not be altered.

The applicant proposes to install screens in the lower (operable) half.

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

Additional Discussion: None.

Vote: 4-0. The motion to approve the application as presented passed with all in favor.

Case #2 – 24 E South Street: A request by Loi Nguyen for the replacement of the roof, repair to the dormer and window, and installation of new siding on the dormer on the property.

Discussion: The applicant was not present at the meeting. The Board elected to table the discussion of the application until the end of the agenda.

Motion: --

Additional Discussion: --

Vote: --

Case #3 – 28-30 N Beaver Street: A request by Sam Delp for the replacement of the existing metal roof on the property with a new asphalt shingle roof.

Discussion: Mr. Redshaw asked why the slate colored roof was proposed and the applicant stated that it will match other properties on the block.

The proposed shingles are GAF architectural shingles. The existing metal roof is rusted and leaking. The applicant noted that there are several layers of roofing below the metal roof, some of which are asphalt shingles. It appears that the lowest layer is wood shake.

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

Additional Discussion: None.

Vote: 4 to 0. The motion to approve the application as submitted passed with all in favor.

Case #4 – 426 W Philadelphia Street: A request by Rashida Hameed for the replacement of the front and side doors, replacement of existing windows with new vinyl windows, restoration of the balcony, and painting of the front and back facades of the property.

Discussion: The applicant stated that she was not aware of HARB requirements prior to starting work and noted that there are many houses on the block that have existing vinyl windows. The Board noted

that those windows were likely to have been installed without prior approval or before the district was established. The Board noted that the windows and doors which were replaced were historic, and likely original to the building.

Mr. Skehan inquired about the front door. Mr. Kunkle asked how the door jambs would be finished and the applicant stated that she was unsure, and her contractor was not able to attend the meeting. Mr. Kunkle stated that he would assume that the proposal would be to wrap the wood in aluminum and noted that the Board would not approve aluminum or vinyl wrapping as it is not historically appropriate and can damage underlying materials by trapping moisture.

The Board discussed the importance of obtaining building permits and noted that when the procedure is followed properly the Board is able to advise homeowners of appropriate work before the work is conducted. Mr. Zumbrun noted that he doesn't feel that the Board could approve any of the work that has been done, as none of it is historically appropriate.

Motion: Mr. Redshaw motioned to deny the application as submitted with the recommendation that the inappropriately installed material be replaced with appropriate materials and Mr. Skehan seconded.

Additional Discussion: The applicant stated that the replacement of the work already completed will be a financial hardship. The Board noted that the contractor was performed extensive work without obtaining the proper permits and is at fault. The applicant asked what type of windows could be approved and the Board noted that the window should reflect the historic appearance and that aluminum or fiberglass clad windows are often approved. The Board noted that they discourage vinyl windows due to appearance and durability. Mr. Skehan noted that the Board would not have approved the front door.

Vote: 4 to 0. The motion to deny the application as submitted and presented passed with all in favor.

Case #2 - 24 E South Street: Mr. Zumbrun reopened the case.

Motion: Mr. Skehan motioned to table the application until such time that the applicant can answer questions regarding materials and technique and Mr. Redshaw seconded.

Vote: 4 to 0. The motion to table the application is approved with all in favor.

Other Business: Discussion of the installation of utility meters at the exterior of properties in the HARB district.

Russ Bedell of Columbia Gas was present to discuss the issue with the Board. Mr. Bedell noted that the Public Utility Commission has regulations requiring the gas meters to be installed outside. Mr. Kunkle asked why the meters are safer outside of the building where they could be hit in a traffic accident. Mr. Bedell noted that installation outside of buildings is safer, as it prevents gas from potential leaks from collecting and potentially causing explosions and indicated that a safety mechanism would turn off the gas supply to the house if the exterior meter were damaged in an accident.

Mr. Zumbrun noted that many residents who value the historic appearance of their property would prefer to have the meters installed in alleys or other exterior locations that would be out of the view of the main façade and asked whether there would be any flexibility in placement. Mr. Bedell noted that Columbia Gas will work with homeowners on a case-by-case basis to place meters in alternative locations where possible, and to provide screening or painting to match the façade where placement at the front of the

property is unavoidable. He stated that, at present, the design and material for the screening is undetermined and suggested that Columbia Gas come before the Board with a proposal for materials and designs for screenings to determine a historically appropriate approach.

Adjourning and next meeting **The meeting was adjourned by general consent at 7:15 pm the next scheduled meeting is set for Thursday August 22, 2019.**

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

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