

## HISTORIC ARCHITECTURAL REVIEW BOARD

### Minutes

Sept. 25, 2018

Present: Andrew Monastra, Richard Frantz, Patricia Derr, Keith Place, Anthony Campbell  
Absent: Laura Justiniano, Julie Marburger

I. The meeting was called to order at 7 p.m. by Andrew Monastra, chair. He welcomed new member, Anthony Campbell, to the board.

II. The minutes from the August 2018 meeting were approved.

III. **860 Beech**, 717 High St. Hill School Addition. Continued from last meeting. Todd Campbell, representing SMP Architects, and Jeff Grimm, from the Hill School, present. After discussion, Derr moved, Campbell seconded a motion to accept the original design of the STEM addition without the sun shades as presented at the August meeting. The motion carried, with Frantz dissenting.

IV. **100 N. Hanover**, Ralph Rhoads, representing Zion UCC, present. Continued from August meeting. As requested, Mr. Rhoads presented three estimates for different materials (slate, composite, and architectural shingles) to repair the church's roof over the altar area. To replace in kind, with slate, would cost more than \$9000. Using the composite material would reduce the cost only slightly, while replacing the area with architectural shingles that mimic slate would cost approximately \$3000. Monastra moved, Derr seconded a motion to approve the application to replace the portion of slate roof over the altar with architectural shingles that mimic slate and will match the existing roof. The motion carried, with Franz recusing himself as a member of Zion UCC.

V. **64 King St.**, Kyle Bartashus, contractor, present. Frantz, moved, Campbell seconded to approve replacing windows, trim and lower panel in kind on the York St. side of the property. The current air conditioner unit will be removed and replaced with a window to match others. Motion carried.

VI. **1200 High St.**, This was an emergency application. Applicant asked to replace 120 windows with 4 over 4 double-hung windows. Monastra moved, Derr seconded to allow the replacement of the current windows with Paradigm, Series 5000 4 over 4 double-hung windows with trim in a color that blends in with the existing building. Motion carried. Applicant was asked to complete a HARB application for our files.

VII. There has been concern expressed about the loss of slate roofs on buildings in the historic district. For the benefit of the other members of the board, Dick Frantz brought examples of slate, a composite designed to mimic slate, and architectural shingles. The cost of slate is prohibitive for most, if not all, property owners in the district, and Dick assured the board that good architectural shingles will be indistinguishable from slate from street level.

VIII. The meeting adjourned at 8:20 p.m.