HISTORIC DISTRICT COMMISSION MEETING MINUTES

Wednesday, April 3, 2019, York Public Library

Present: Kurt Hultstrom, Kari Laprey, Scott Stevens, Bryce Waldrop
Absent: Amy Phalon

Meeting called to order at 5:31 pm

PUBLIC COMMENT

N/A

APPLICATIONS

31 Long Sand Road

Property owner Linda Briggs of Mister T, LLC, presented an application to replace windows (quantity unknown) in the primary structure on the property. The property is a contributing resource in the York Village Historic district thus the proposed work is subject to review by the HDC. Hultstrom motioned to accept the application as submitted, Waldrop seconded, unanimously approved.

No public comments were presented regarding the property.

Briggs explained she has owned the property for seven years, and it is divided between professional office space and private residential apartments. She stated the existing windows are difficult to operate, are not energy efficient, and proposes replacement of the sash with new, double hung window inserts. She stated her intention for the new windows to have permanently affixed muntins with a period-appropriate profile. The existing frame and trim would remain, Briggs stated, desiring the new windows to be consistent with the existing, historical windows.

Stevens asked how many windows would be replaced and Briggs stated she was not certain, and that the work may be phased over time for cost reasons. Briggs asked whether all sides of the building were subject to review by the HDC, Stevens replied that only those portions of a building visible from a public way were subject to the zoning ordinance.
Briggs stated she was aware of the Sanel property in the York Harbor District which had recently won an appeal to have its windows replaced.

Waldrop proposed the HDC conduct a site visit to better understand the age and conditions of the windows, and the proposed scope of replacement. Stevens explained the site visit would constitute an official public meeting of the HDC requiring ten days public notice. Briggs and the Commission agreed to this, and a date of April 17, 2019 was proposed. Stevens will contact Town office to submit required public notice of the site visit.

Waldrop discussed the review standards of the zoning ordinance and the Secretary of the Interior’s Standards, both of which are utilized by the HDC. He explained the decision to approve/reject replacement of the windows will be based upon the windows’ age and condition. Waldrop explained existing, historical windows are typically amenable to repair and thermal-upgrading and that this work is done regularly by window restoration contractors throughout New England. Stevens stated he would send Briggs window repair information.

Site Visit: Waldrop motioned to conduct a site visit to the 31 Long Sands Road property, Hultstrom seconded, unanimously approved. Site visit will be scheduled at earliest possible time.

676 York Street

Property owners Doug and Jill Perry submitted an Application to demolish and replace an existing free-standing garage on their property. Laprey motioned to accept the application as submitted, Hultstrom seconded, unanimously approved.

Doug and Kathy Denis, neighbors to the Perry property, stated they were not in opposition to the project. Tom Prince (property owner on Wavecrest Drive) also stated he had no objection to the project and his opinion was that the garage did not appear to have any historical significance.

Stevens noted their application was utilizing the new Certificate of Appropriateness Application form. Stevens also stated the HDC does has purview over the demolition of the garage only.
since that structure is more than 75 years old, however since the property is not in a historic district the remainder of the project does not come under HDC review.

The Applicants explained the house was built in 1928 and it appears the garage appeared sometime shortly thereafter. They desire a fresh start” with a new garage to accommodate the larger contemporary vehicles and provide additional space. They shared proposed construction plans for the new garage addition, and stated they desired for the new construction to be in-keeping with the Arts & Crafts/Craftsman style of the home, including rooflines and materials.

Stevens that the HDC appreciated the clarity of the construction plans as a visual aid, but reiterated that the HDC did not have review authority over the proposed new design.

Waldrop explained the garage exhibited the same stylistic features of the Craftsman style house and had architectural merit. Stevens added that if the property were in a historic district the garage would likely be considered a “contributing feature” in that district. A brief discussion followed regarding the re-purposing or relocation of the structure. There was not room on the property to accommodate it and the owners stated the light frame structure had sustained previous damage and may not be amenable to movement.

Waldrop made a non-binding, voluntary suggestion that the owners might construct a two-story garage that could more closely mimic the original garage with a hipped roof and Craftsman materials/styling. Waldrop reiterated that this suggestion was completely voluntary and had not bearing on the approval or denial of the project.

Laprey motioned to approve the application with no delay, Hultstrom seconded, unanimously approved.

Stevens stated he would prepare a Finding of Fact and submit it to the Town as soon as possible.

**REVIEW MINUTES**
Minutes were not available at the time of the meeting. Waldrop will re-send to Town and Commission for review and discussion at May meeting.

OLD BUSINESS

Expansion of Village Center Historic District

District expansion will be proposed for the May 2020 ballot, in lieu of this fall in order to allow time to adequately share the project with the public.

NEW BUSINESS

Public Forum with HDC

All agreed to the need for a public forum this spring/summer in order to share the work of the HDC and gather public input. Waldrop will prepare an agenda for the forum and submit at next meeting, and proposed dates will be discussed at that time.

ADJOURNMENT

Motion to adjourn made by Stevens, seconded by Laprey, unanimously approved.

Meeting adjourned at 6:32 pm.