



**York Historical Architectural Review Board  
Meeting Minutes  
March 9, 2017**

Members in attendance included: Mark Shermeyer; Dave Redshaw; Mark Skehan; Teresa Johnescu; Robin Pottorff, Dennis Kunkle (Vice-Chair); Craig Zumbrun, Chair (6:07pm); Rebecca Zeller (6:15pm)

Absent: John Fox; Justine Landis

Consultant: Mary Alfson Tinsman, JMT Cultural Resource Manager/ HARB Consultant

<b>AGENDA ITEM</b>	<b>DISCUSSION</b>	<b>ACTION/RESULT</b>
<b>Welcome and call to order Craig Zumbrun, Chair</b>	The meeting was called to order at 6:00 pm.  The agenda was prepared by the HARB Consultant.	A quorum was present.
<b>Changes to the Agenda</b>		None.
<b>Minutes of January 26, 2017</b>		Move to approve by Mr. Redshaw, seconded by Mr. Shermeyer. Approved.
<b>Cases</b>	The following cases are approved with the recommended actions.	

**Case #1 – 153 E. Market Street**

The application was presented by Ms. Rebecca Zeller. She presented a packet of information including photos. She noted that incorrect changes previously made to the building were allowing water to infiltrate the stone. To fix the problems, some stones will be replaced with brownstone. The large areas that are “patched” will be replaced with brownstone, and restored appropriately. The applicant will also replace the missing window sills with replications of the historic sills. They will also replicate and replace the existing wood cornice which is in poor shape.

The applicant is also planning to remove the existing metal canopy which was installed in the 1960s or 70s. They will restore it and re-install, adding a can light underneath the canopy. Mr. Shermeyer asked if they could shrink the size of the canopy since it obscures a portion of the façade and the line of the building. Ms. Zeller indicated that she will inquire. The applicant is also proposing to replace the windows on the building (eight in total). The windows on the upper floors in particular are in very bad shape.

Interior storm windows were installed and are not working. The replacements will be an aluminum clad custom Marvin windows with a simulated divided light. The muntin will be black.

Mr. Shermeyer made a motion to approve the application as presented. Ms. Pottorff seconded the motion.

Additional discussion: Mr. Redshaw asked for additional details on the proposed new windows. Mr. Shermeyer indicated that it is a common type for historic window replacements.

The motion was approved 7 to 0.

### **Case #2 – 313 S. George Street (St. Mary’s Church)**

The application was presented by representatives from the church. The church would like to replace 16 windows on the first floor along Church Street and along the auditorium side of the property. The windows are currently wood, and are in poor condition. Many of the sills are rotting. The Church is having issues with the windows and weatherproofing for the building.

Mr. Shermeyer noted that the proposed windows (which are Graham 2000H Series) have been used within the Historic District – in particular at the Greenway Tech Center. The windows are true aluminum, not clad aluminum. The windows would be white. The windows would maintain the existing divided pattern. The Church looked at other window options but they were cost prohibitive.

Mr. Kunkle asked if all three floors of windows would be replaced, and the applicant indicated no, just the windows on the first floor. The windows on the upper stories are in better condition. Mr. Kunkle asked about the condition of the windows on the upper stories. The applicant indicated that there was deferred maintenance on the windows and that the storm windows that were in place are no longer extant. The church works to repair/repaint the windows on the upper stories when possible.

Ms. Johnescu noted that the windows are not in a highly visible location for the public. The applicant noted that they would like to replace the upper story windows that were previously replaced in the early 1980s with better, more appropriate windows, in the future if there was funding.

Mr. Redshaw made a motion to approve the application as presented. Ms. Johnescu seconded the motion.

Additional discussion was held on the other maintenance issues that the Church is facing including handicap accessibility, roofing issues, etc.

The motion was approved 8 to 0.

### **Other business:**

Ms. Pottorff raised a question for the Board regarding 701 S. George Street. She has a buyer for the property and wanted to ask the Board about the potential to build a shed at the rear of the property, on the parking lot. The shed would not be attached to the building. Mr. Shermeyer indicated that there would likely not be an issue. The Board indicated that they previously approved sheds in a similar situation.

**Adjourning and next meeting**    **The meeting was adjourned by general consent at 6:25pm; the next scheduled meeting is set for Thursday March 23, 2017.**

**Minutes recorded by Mary Alfson Tinsman, JMT Cultural Resource Professional/HARB Consultant.**

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