



**York Historical Architectural Review Board
Meeting Minutes
April 23, 2020**

Members in attendance included: Craig Zumbrun (Chair), Dennis Kunkle (Vice-Chair), Ruth Robbins, Mark Shermeyer, Joe Downing; Mark Skehan arrived at 6:20

Absent: Rebecca Zeller, Dave Redshaw, Robyn Pottorff

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		
Minutes of March 12, 2020		Mr. Kunkle motioned to approve March 12, 2020 minutes. Mr. Shermeyer seconded. Approved.
Cases	The following cases are approved and preliminarily reviewed with the recommended actions.	

Case #1 – 323 S George Street: A request by “St Mary’s” Immaculate Conception Church for the replacement of the existing slate roof with a new architectural shingle roof.

Discussion: The applicant was not in attendance at the meeting.

Motion: Mr. Kunkle motioned to table the application and Mr. Shermeyer seconded.

Additional Discussion: N/A

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

Case # 2. -- 244-256 N George Street: A request by Charles Gillon of WAREHAUS for the adaptive reuse of the four properties, to include façade alterations and some demolition.

Discussion: The applicant, Charles Gillon, of WAREHAUS presented the application. He noted that all of the properties were once residences and that, once rehabbed, will be a mix of residential and commercial use, to include a restaurant in the building at the corner of N George and W North Streets. The buildings will maintain their “residential feel” as they transition to commercial use across the façades.

An addition at the rear of the building along W North Street will be demolished. The space is not usable, and the removal of the wing will allow access to a parking area at the rear of the new development. A second, smaller addition at the rear of the property will also be removed; it is not original and is not visible from a major street.

The restaurant property at the corner will add “bay” windows to the front of the property. Although projecting windows are not currently present, projecting window hoods are still extant and indicate that projecting windows were present at some point in the building’s history. In addition, all windows on the corner property will be replaced with aluminum-clad wood windows matching the existing windows. Where decorative mullions are present, the patterns will be retained.

Murals relating to York’s history will be installed on the building. They will not contain any advertisements.

A new addition will be constructed at the rear of the building and will be clad in a combination of exposed brick, EFIS siding, and metal cladding panels. These materials are present in other new construction in the surrounding area.

Mr. Kunkle inquired about the age of the addition on W North Street to be demolished. The applicant stated that the exact date is unknown. The Board reviewed photos of the addition and Mr. Shermeyer noted that it appears to date roughly to the mid-20th century and does not contain character defining features. An earlier addition, with a partial gable is also present, however, does not appear to be original construction and is in poor condition.

Mr. Kunkle asked whether the replacement windows would be one-over-one configuration and the application confirmed that they would be one-over-one and match the existing historic windows.

Mr. Zumbrun asked whether the rear windows would also be aluminum-clad wood windows and the applicant confirmed they would.

Motion: Mr. Shermeyer motioned to approve the application as submitted and Ms. Robbins seconded.

Additional Discussion: N/A

Vote: 6-0. The motion to approve the application as submitted is passed with all in favor.

Case #3. -- 153 S Beaver Street: A request by SCPII, LLC for the rehabilitation of the property, including façade alterations and exterior renovations.

Discussion: Joe Musso presented the application and shared existing condition photos and detail drawings of the proposed work. He noted that the building has deteriorated significantly over the past

year, and that the proposed work is designed to stabilize the exterior until such time that a full rehabilitation can be completed.

He noted that the proposed cornice replacement at the storefront is supported by a 1980 photograph which shows a more ornate cornice than the box cornice that is present currently. He noted all of the windows are in poor condition and ultimately will likely need to be replaced, however, at this time the proposal is to remove all existing storm windows and repair the existing windows to the greatest extent possible due to cost. He noted that, due to condition, some windows may need to be replaced now if they cannot be repaired. If replacement is required, aluminum clad wood windows matching the existing historic windows will be used.

The cornice of the building is in poor condition and will be repaired to match the existing. The oriel window on the side elevation will also be rebuilt in-kind. The rear decks will be demolished and replaced in-kind.

A window on the first-floor rear of the property had been converted to an accessible entrance by cutting away the brick below the window and inserting plywood into the opening above the door. The proposed work will enlarge the door opening slightly, install a solid paneled door, and restore the window glass above the door.

Mr. Shermeyer noted that the proposed work will improve the building from its current condition and appearance.

Mr. Musso noted that goose-neck lamps will be installed at the storefront cornice.

Motion: Mr. Kunkle motioned to approve the application as presented, to include the installation of gooseneck lamps at the storefront cornice and as-needed replacement of windows in poor repair using aluminum-clad wood windows matching the historic configuration, and Mr. Shermeyer seconded.

Additional Discussion: N/A

Vote: 6-0. The motion is passed with all in favor.

Other Business: A neighbor has complained about the appearance of the digital display installed at the Asbury ME Church at 340 E Market Street. The Board noted that the installed sign is not what was approved by the HARB.

Adjourning and next meeting **The meeting was adjourned by general consent at 6:15 pm the next scheduled meeting is set for Thursday May 7, 2020.**

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