



**York Historical Architectural Review Board
Meeting Minutes
June 25, 2020**

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

Absent: Rebecca Zeller, Dave Redshaw, Joe Downing, Ruth Robbins, 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	A correction to Case #2, to correct an error in the address of the property, which is 13-15 E Market Street.	The address was updated.
Minutes of May 28, 2020; June 11, 2020, and June 18, 2020	The June 11th meeting lacked quorum and did not result in approval of the May 28th Minutes. An emergency meeting scheduled June 18th reviewed cases from the June 11th agenda but did not approve minutes from the previous meetings.	Mr. Kunkle motioned to approve the three sets of meeting minutes and Mr. Shermeyer seconded. The motion was passed with all in favor.
Cases	The following cases were approved with the noted amendments.	--

Case #1 – 458 W Philadelphia Street: A request by Cynthia Houston for the replacement of existing historic windows on the property.

Discussion: The Applicant was not in attendance and the item was tabled until the end of the meeting.

Motion: N/A

Additional Discussion: N/A

Vote: N/A

Case #2 – 13-15 E Market Street: A request by Gregory E Gettle, et al. for the repair of damage to the front façade of the property due to a vehicle accident and for the replacement of the existing historic second-story windows.

Discussion: The application was presented by Mr. Musso and Mr. Gettle. The agenda was updated to correct the address for the property, which is 13-15 E Market Street. The applicants noted that the proposal included the installation of storefront glass with anodized aluminum frames at the first story to replace an existing neo-Colonial style window which was damaged in a car accident. A brick column between the door and window was also damaged and will be reduced in width and wrapped in aluminum to match the storefront system. The historic steel windows on the upper story of the building will be replaced with windows matching the existing historic configuration constructed in the same materials as proposed for the storefront system at the first story.

Mr. Shermeyer noted that, as proposed, the replacement windows for the upper story consist of two large glass panels surrounded by smaller panels in the two central openings, whereas the historic windows contain two pairs of casement windows in these openings. Mr. Shermeyer noted that the replacement windows should replicate this visual division by including a vertical muntin within the central pane. He noted that it would not need to be operable and could be applied to the exterior rather than a true division in order to maintain the historic appearance.

Mr. Musso noted that it is also proposed to install new signage at the first story level. This would include a sign on the sign board, a decal on the door, and a plaque on the column between the window and door to reflect the updated business logo.

Mr. Gettle asked whether it would be essential to include the addition of the applied mullions in the upper story window and noted it would likely result in increased cost. Mr. Shermeyer noted that the proposal goes to significant lengths to attempt to reproduce the appearance of the upper story windows and that this addition would make the replacements historically accurate.

Motion: Mr. Shermeyer motioned to approve the application as submitted with the addition of a vertical member in the central panes of the upper story windows to replicate the appearance off the historic casement windows in those locations, and the installation of new signage to include a sign board above the storefront, a logo on the door, and a plaque sign on the column between the door and new storefront system. Mr. Skehan seconded.

Additional Discussion: N/A

Vote: 4-0. The motion was passed with all in favor.

Case #1 – 458 W Philadelphia Street: A request by Cynthia Houston for the replacement of existing historic windows on the property.

Discussion: The Board reopened discussion of this case. The applicant was not in attendance but noted in the application that they would install windows of the type recommended by the Board. The Board discussed appropriate window types and noted that, essentially, any window made of a material other

than vinyl, sized to fit the existing openings, and with a one-over-one configuration would be appropriate replacements. Appropriate materials would include aluminum-clad wood, fiberglass-clad wood, composite-clad wood, solid fiberglass, or solid composite windows. The Board has recently approved Andersen A Series (fiberglass- or composite-clad wood) and Andersen 100 Series (fiberglass composite) windows within the district, and they would be appropriate for this property, but that other manufacturers (including Marvin, Pella, and others) make similar products which would also be appropriate. It was noted that no window members, including sills, frames, and trim, should be wrapped in any material (such as vinyl or aluminum).

Motion: Mr. Kunkle motioned to approve the installation of the windows on the front of the property with aluminum-clad wood, fiberglass-clad wood, composite-clad wood, solid fiberglass, or solid composite windows (not vinyl), custom sized to fit the existing openings, with no wrapping of sills, trim, or other window elements. Mr. Shermeyer seconded.

Additional Discussion: N/A

Vote: 4-0, the motion was passed with all in favor.

Other Business: The Board discussed the possibility of resuming in-person HARB meetings. It was noted that the virtual meeting format was working well. For the time being, the Board agreed to continue to hold meetings virtually unless an application of sufficient complexity to require an in-person discussion is submitted.

Adjourning and next meeting **The meeting was adjourned by general consent at 6:35 pm the next scheduled meeting is set for Thursday July 9, 2020.**

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