



**York Historical Architectural Review Board
Meeting Minutes
November 10, 2016**

Members in attendance included: Dennis Kunkle, Chair; Mark Shermeyer; Dave Redshaw; Justine Landis; John Fox; Becky Zeller

Absent: Robin Pottorff; Teresa Johnescu

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order Dennis Kunkle, Chair	The meeting was called to order at 6:00 pm. The agenda was prepared by the HARB Consultant.	A quorum was present.
Changes to the Agenda		
Minutes of September 8, 2016		Move to approve by Mr. Shermeyer seconded by Ms. Landis. Approved.
Cases	The following cases are approved with the recommended actions.	

Case #1 – 156 W. Philadelphia Street

A request for a Certificate of Appropriateness from Royal Square Development for the replacement of five (5) windows on the rear of the building. The applicant was not present.

The application was Tabled.

Case #2 – 34-36 E. Philadelphia Street

A request by Marquette Investments for general upgrades and repairs to the property. The proposed work includes the removal of the existing sign on Philadelphia Street, the repair of windows and frames, painting

the doors and window trim, adding awnings above the entrances, and painting a vertical sign on the brick at the Court Ave. entrance.

The applicant indicated that they did some research at the York Historical Society to find historic photographs of the property. They believe that the property was previously used as an oyster house as far back as 1887 (on a previous map). They were unable to find photographs of the building however they looked into other properties that were previously used as an oyster house and they submitted photos of properties that previously used for this purpose. The property also previously housed an automobile shop and was used as the plan house for the judicial center.

The applicant would like to return the property to its earlier appearance. This would include removing the existing front sign and replace it with two awnings – the property will house two separate tenants. They would also like to paint the exterior brick and the wood trim. The awning is proposed as a straight awning in a black and white vertical striped pattern. The proposed awnings in the front will be 36 inches high and 15 feet wide. There is stained glass along the top of the existing windows and they are looking into repairing the stained glass. The stained glass will be retained.

Mr. Kunkle asked what was happening on the side of the building where there are plywood coverings. The glass is missing from the windows however the frames remain. The applicant will replace the glass and retain the frames. The existing garage door will be replaced with a single frame door for egress. The infill for the replacement door will be brick. The second existing garage door (which is a double-bay garage) will become a single pane window and single frame door with a transom. The window will match the front windows. A secondary door on the side will be closed and boarded over. The frame and transom from this door will be used on the rear (for the replacement garage door). Mr. Redshaw clarified that there will be three tenants – two in the front and one in the rear. The rear property will be 18 Court Alley.

The applicant would like to paint the brick to help create a consistent brick façade. The existing brick is in poor condition in some areas, has incorrect pointing and replacement bricks, and some openings will need to be rebricked. Ms. Zeller asked if all the brick was painted already and the applicant indicated that the majority is painted. Mr. Redshaw asked if there was a sealer coat that would be applied to the brick prior to painting. The applicant indicated that they would need to clean the brick first prior to repairs and painting. Mr. Shermeyer indicated that a primer would need to be used under the paint.

The applicant indicated that they will use the same fixtures on the front and along the side.

Motion: Mr. Redshaw made a motion to approve the application as presented. Mr. Shermeyer seconded the motion.

The motion was approved 5 to 0.

Other business:

Adjourning and next meeting

The meeting was adjourned by general consent at 6:25pm; the next scheduled meeting is set for Thursday December 8, 2016.

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

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