



**York Historical Architectural Review Board
Meeting Minutes
April 23, 2015**

Members in attendance included Dennis Kunkle, Vice Chair; Mark Shermeyer; Justine Landis, Robin Pottorff

Absent: John Fox, Chair; Dave Redshaw; Matt Argabright; Teresa Johnescu, and W. Craig Zumbrun

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order Dennis Kunkle, Vice Chair	The meeting was called to order at 6:00 pm. The agenda had been prepared by City Staff.	A quorum was present.
Changes to the Agenda	There were no changes to the agenda.	
Minutes of April 9, 2015	No previous minutes had been provided.	Move to approve by Mr. Shermeyer; seconded by Ms. Pottorff. Approved.
Cases	The following cases are forwarded to York City council with the recommended actions.	

Case #1 – YWCA Property

Applicant represented by Ms. Rexann Richardson

The applicant is proposing to replace 29 non-historic windows with Interstate CompositWood windows on the two street facades and the replacement of 15 non-historic windows with interstate 9400 Adobe Vinyl windows on the side and back façade. Wrap rear and side windows with aluminum.

Discussion:

Mr. Shermeyer expressed the Board’s concerns regarding wrapping the window sills and lintels on the side and rear due to the issue of trapping moisture on these windows. He recommends using Abutron or the West System to help fix the issues with the wood. Mr. Shermeyer also asked about the color for the windows.

Ms. Richardson indicated that the rear and side window color will be “adobe vinyl”; on the street sides the windows will be brown as will the trim.

Motion: On a motion by Mr. Kunkle, seconded by Mr. Shermeyer, the Board voted 4 to 0 to approve the application; Amended to deny the wrapping of the rear and side windows with aluminum.

Case #2 – 104-106 N. George Street

Tabled

Case #3 – 29 S. Duke Street

Tabled

Case #4 – 350 N. George Street

Applicant: Ms. Rebecca Zeller

The applicant is proposing exterior repairs and improvements including spot-pointing of exterior brick work, graffiti removal, patching of deteriorated cast stone elements, the replacement of non-historic asphalt shingle roof, repairs to the gutter system, replacement-in-kind of damaged and missing downspouts, and repairs and repainting to existing historic woodwork including soffits, fascia and other trim. The main entrance door will be repaired and retained, and the historic windows will be re-glazed, repainted and retained. The existing “Western Maryland Freight Station” sign will be retained. Exposed soft interior brick from a previous demolition of an addition will be treated to arrest deterioration due to exposure to exterior conditions. A new ADA accessible ramp will be installed.

Discussion:

Ms. Zeller presented the plan as stated above and added details regarding the proposed work on each side of the building. The applicant’s preference for the rear of the building is to repoint and save the west side of the property where the train shed was however there is exposed interior brick on that side that needs to be addressed. Two options are being considered for this side of the building. Either replacement of the first wythe of soft brick with a hard-faced brick or parging the soft brick.

Ms. Zeller also noted that the roof will be replaced with asphalt shingles; all of the wood work will be repaired and repainted; the wood trim will be repaired and painted and the cast stone will be patched and repaired to match existing. An ADA accessible entrance will be added on the side – the front was too difficult to add the ramp too while still retaining historic integrity. The doors on the west side will be turned into windows. They were previously interior doors so windows are a better use of the openings.

Mr. Kunkle asked which portion of the brick would be parged.

Ms. Zeller indicated that the section of brick that is red brick (the exposed interior brick) would be parged and that the yellow brick will still be exposed. The applicant wants to show the shadowing of where the previous building was. The existing “pockets” will either be infilled with brick that is a close match to the existing or they will be filled and then parged depending on which treatment method is used on this side of the building.

Motion: On a motion by Ms. Pottorff, seconded by Ms. Landis, the Board voted 4 to 0 to approve the application as submitted.

Adjourning and next meeting **A motion to adjourn was made by Mr. Kunkle. Ms. Landis seconded. All in favor and the meeting was adjourned at 6:20 pm.**
The next meeting is scheduled for Thursday May 7, 2015.

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

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