



York Historical Architectural Review Board
Meeting Minutes
February 13, 2020

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

Absent: Rebecca Zeller, Dave Redshaw, Robyn Pottorff, Ruth Robbins, Joe Downing

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	The Board discussed adding the item to the agenda	The item was added to the agenda
Minutes of January 23, 2020		Mr. Skehan motioned to approve January 23, 2020 minutes. Mr. Kunkle seconded. Approved.
Cases	The following cases are approved and preliminarily reviewed with the recommended actions.	

Case #1 – 138 S Queen Street: A request by Richard Willis for various alterations to the property, including removal of existing siding and the replacement of an existing rear door.

Discussion: The applicant, Mr. Willis, stated that the brick underlying the siding appears to be in good condition. It is proposed to take the siding off and leave the brick exposed. The brick at the foundation is painted, and it is proposed to strip the paint to restore the brick surface.

Mr. Shermeyer noted that many of the brick buildings in York were soft brick which was historically painted. The applicant noted that the brick doesn't appear to have been previously painted. He noted that he would return for additional suggestions if it turns out to be in poor condition. Mr. Shermeyer noted that it is likely a harder brick, based on the thinness of the mortar joint.

Mr. Zumbrun inquired about the proposal for the replacement stair and railing at the front of the property. The applicant noted that he isn't sure what to do in that location and is open to suggestion. He stated that he doesn't care for the cast cement steps. The existing steps are wood with a wood railing. Mr. Zumbrun noted that they advise avoiding a very modern, flimsy metal railing and suggest something that would create the appearance of wrought iron. The neighboring properties have wood or concrete steps.

Mr. Shermeyer noted that handrails might not be required, depending on the height and/or number of steps. He noted that a wood box-type step with metal rails would be appropriate, as would a concrete step with iron rails.

Mr. Shermeyer noted that a high-lime mortar should be used for repointing. The applicant noted that he would like to use lime putty with local sand.

Mr. Zumbrun noted that the standard dog-eared wood fence which is proposed at the rear of the property is appropriate.

Motion: Mr. Shermeyer motioned to approve the application as submitted with the stipulation that the stoop be a simple painted or stained wooden box stoop, or concrete stoop, with a salvaged wrought iron railing, if required. Mr. Kunkle seconded.

Additional Discussion: None.

Vote: 4-0. The motion to approve the application passes with all in favor.

Case #2 – 238 E Philadelphia Street: A request by John Esh for the replacement of existing windows and on the property.

Discussion: The applicant stated that he is still getting quotes on the façade work but would like to present his choice of replacement window, which is an aluminum-clad wood window.

The proposed aluminum-clad wood replacement windows are for the front of the building. Mr. Shermeyer noted that the Board has previously allowed vinyl windows on facades that are not visible or highly visible from the street and has approved both composite and fiberglass clad windows on front facades if the proportions and configurations match the existing. Mr. Skehan noted that the biggest concern regarding installing vinyl windows in the rear of the property is durability with the level of sun exposure.

The applicant asked whether it would be acceptable to replace a double-hung window with a single-hung window and the Board noted that they look the same from the outside and that HARB only requires matching the reveal of the window (ie: a one-over-one for a one-over-one).

The applicant noted that all of the windows on the property are one-over-one.

Motion: Mr. Shermeyer motioned to approve the installation of Sierra Pacific H3 aluminum clad wood windows, or Andersen A or 100 Series fiberglass/composite windows, or equivalent, in single-hung or double-hung, with a one-over-one configuration for the front, rear, and side of the property. Mr. Kunkle seconded.

Additional Discussion: None.

Vote: 4-0 – Motion to approve the application as presented is passed with all in favor.

Case #3 – 220 W King Street: A request by Andrew Mears of JMT for the replacement of an existing bus transfer station with a new structure and site upgrades.

Discussion: Mr. Mears and Brian Shirk presented the application and noted that the proposal is the result of a complete feasibility study and the proposal is to renovate the entire site. Four canopies will be located on the creek side, one of which will be designated a smoking area. The existing saw-tooth island will remain the same, with features positioned upon it to improve visibility around the structure by eliminating the current visual obstructions, by using fewer columns, etc. to create clean lines of sight. Additional pedestrian improvements, including a connection to the existing rail trail, are proposed.

Mr. Shermeyer asked about the proposed brick for the new building and asked whether it will be the same. Mr. Mears noted that an existing mural on site will be retained. Mr. Shermeyer asked whether the specs for the new brick will match the brick used on the existing structure and the Applicants indicated that they would be matching the appearance of the existing brick.

Motion: Mr. Skehan motioned to approve the application as submitted and Mr. Kunkle seconded.

Additional Discussion: None.

Vote: 4-0 – Motion to approve the application as presented is passed with all in favor.

Other Business: Mr. Zumbrun noted that a citizen lodged a complaint regarding the straight glass windows installed in the upper story of the tower of the Western Maryland Freight Station building. The Board noted that the windows were in an extremely deteriorated condition and that the difference overall would be subtle, and the Board opted to compromise rather than allow the further deterioration of the structure.

Adjourning and next meeting **The meeting was adjourned by general consent at 6:45 pm the next scheduled meeting is set for Thursday February 27, 2020.**

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