



**York Historical Architectural Review Board
Meeting Minutes
December 10, 2020**

Members in attendance included: Craig Zumbrun (Chair), Dennis Kunkle (Vice-Chair), Joe Downing, Mark Shermeyer, Ruth Robbins

Absent: Robyn Pottorff, Mark Skehan

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 October 8, 2020	--	Motion to approve was made by Mr. Shermeyer and seconded by Mr. Kunkle. The minutes were approved with all in favor.
Cases	The following case was presented.	The following application was approved as described below.

Case #1 -428 W Philadelphia Street: A request by Jonathan Hakala for the replacement of the windows on the property with new, vinyl windows.

Discussion: The applicant noted that he was unaware that the property was in the HARB district when he began the work. He would like to replace the windows with new vinyl units, which are installed in approximately half of the openings.

Mr. Zumbrun noted that vinyl windows are not appropriate for the historic district. They do not generally mimic historic window proportions or appearance and are not particularly durable.

Mr. Shermeyer noted that it would be acceptable on the rear and sides of the property, since it is not visible from the public right-of-way. He stated that the front windows should be replaced with a one-over-one replacement unit which respects the historic appearance, such as a composite window or a

wood window clad in aluminum or fiberglass. Andersen A Series, Andersen 100 Series, and similar options by Pella, Marvin, and other manufacturers have been approved and would be appropriate.

Mr. Shermeyer noted that the sills, frames, and all trim should remain on the front façade, and that no woodwork should be wrapped anywhere on the building. Wrapping wood elements with metal or vinyl accelerates damage to the underlying wood because it traps moisture.

The applicant inquired whether there is a prescribed timeframe for completing the work. He noted that he will replace the inappropriate vinyl windows at the front of the property with new, appropriate windows in the spring.

Motion: Mr. Kunkle motioned to approve the installation of the proposed vinyl windows at the rear and side of the property, and the replacement of the inappropriately installed vinyl windows at the front façade with new, historically appropriate, one-over-one windows with new wood, fiberglass, composite, or aluminum- or fiberglass-clad wood replacement units (final selection to be approved at staff level). All historic wood frames shall be retained, and no wood window elements shall be wrapped in any material.

Additional Discussion: N/A

Vote: 5-0; the motion is approved with all in favor.

Other Business: N/A

Adjourning and next meeting **The meeting was adjourned at 6:35 pm the next scheduled meeting is set for Thursday January 14, 2021.**

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