



**York Historical Architectural Review Board
Meeting Minutes
April 22, 2021**

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

Absent: Ruth Robbins, Joe Downing, Mark Shermeyer

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 April 8, 2021	--	Motion to approve was made by Ms. Pottorff and seconded by Mr. Kunkle. The minutes were approved with all in favor.
Cases	The following cases were presented.	The following applications were approved as described below.

Case #1 - 127 S Penn Street: A request by CR Property Group for renovation of the property to include window and door replacement, front and back porch repair, and the installation of a wooden fence to enclose the rear yard.

Discussion: Mr. Brian J. Singer represented the application. Mr. Singer noted that he submitted specifications for the proposed windows, doors, siding. The proposed fence is a stockade style fence.

Mr. Kunkle noted that the HARB does not typically approve the stockade style wood fences and would prefer a straight or dog-eared board fence.

The applicant noted that all four front windows and the front door would be replaced. The existing front door is steel, and the windows are vinyl. The proposed replacement units are composite and vinyl

respectively. Mr. Kunkle noted that the board does not typically approve vinyl windows on the front of buildings within the historic district. Composite, fiberglass, or aluminum are acceptable exterior finishes for windows in the historic district.

Motion: Mr. Kunkle motioned to approve the application with the amendment that the fence will be a dog-eared style fence and that the windows on the front of the house will be replaced with composite, fiberglass-clad, or aluminum-clad wood replacement units matching the existing in size, style, and configuration, and that no wrapping of wood elements (sills, jambs, trim) will occur. Ms. Pottorff seconded.

Additional Discussion: N/A

Vote: 4-0 – the motion to approve the application was passed with all in favor.

Case #2 – 31 S Queen Street: A request by Theresa Jonescu for the installation of a new fence to enclose the rear yard and the replacement of existing windows on a rear garage.

Discussion: Ms. Jonescu noted that she has chosen products for their durability and compatibility with the historic district. The proposed fence is approximately 16 feet in length and 7 feet in height. The material is a composite synthetic material that gives the appearance of wood rather than a shiny, vinyl appearance. The two proposed replacement windows are also composite and are proposed in 1/1 configuration to match the windows on the house. They will replace existing aluminum windows in the 1953 addition to the garage. The windows face the house and are minimally visible from the surrounding district.

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

Additional Discussion: N/A

Vote: 4-0 – the motion to approve the application as submitted was passed with all in favor.

Case #3 – 34 N George Street: A request by Franklin Almanzar for the replacement of 81 existing windows and the installation of a new second floor patio door.

Discussion: The applicant, Franklin Almanzar, explained that the existing windows are a mix of historic wood, metal, and replacement vinyl windows. The proposal would replace all existing windows with new, aluminum replacement units with a one-over-one configuration, except for five fixed transoms over the second story windows on the front façade, which will be replaced with fixed units to match. Although a total of 81 units will be replaced, most are on the rear of the building and are not visible to the surrounding district.

Mr. Zumbrun noted that the dimensions of the replacement frames should match the dimensions of the historic windows as closely as possible. Mr. Kunkle asked whether the sills would be replaced, and the applicant explained that they would be wrapped with aluminum. Mr. Kunkle explained that wrapping wood elements in aluminum or vinyl sheeting accelerates deterioration and is not typically appropriate for historic buildings. Mr. Zumbrun noted that the Board would request the windowsills be treated with an epoxy resin to strengthen and consolidate the wood and then paint to cover. The applicant noted that he was not aware of the issues with wrapping wood elements.

Two stained/leaded glass windows are located in the rear apartments and are also slated to be replaced with new aluminum units. The Board noted that it is a shame to lose these windows, but they are not visible to the surrounding district.

No changes are proposed to the existing first-story storefront at the front of the building. A door to a second story rear patio will be replaced with a new aluminum door to match the proposed windows. Due to its location, it is not visible to the surrounding district.

Motion: Mr. Skehan motioned to approve the application as amended, to replace the existing window units with new, aluminum-framed units matching the size of the existing openings, with the new sashes matching the proportions of the existing historic sashes as closely as possible. No wrapping of wood elements (sills, jambs, trim, etc.) shall occur. Ms. Pottorff seconded.

Additional Discussion: N/A

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

Other Business: N/A

Adjourning and next meeting **The meeting was adjourned at 7:00 pm the next scheduled meeting is set for Thursday May 13, 2021.**

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