York Historical Architectural Review Board Meeting Minutes
December 9, 2021 | 101 S George St, York PA 17401

MEMBERS PRESENT
Craig Zumbrun, Chair
Dennis Kunkle, Vice-chair
Mark Skehan

MEMBERS ABSENT
Ruth Robbins
Mark Shermeyer
Robyn Pottorff

STAFF PRESENT
Mike Pritchard, Planner

AGENDA ITEM | DISCUSSION | ACTION/RESULT
--- | --- | ---
Welcome and call to order | Staff prepared the agenda. | Mr. Zumbrun called the meeting to order at 6:00 PM.
Changes to the agenda | No changes. | 
Minutes of previous meeting | Mr. Skehan moved to accept the minutes as submitted. Mr. Kunkle seconded. The motion carried unanimously. | 
Cases | The following cases were considered as described below. | 
Case #1 – 46 W Princess St
A request by RSDC to demolish a structure.

DISCUSSION
Mr. Kevin Hubbel of RSDC presented the application. Per an engineer’s report from CS Davidson, the property is infested with mold. Mr. Kunkle noted that the City has not condemned the property but that the engineer has deemed it “maligned,” and that the property is not a pristine example of historic architecture.

ACTION
Mr. Kunkle moved to approve the application as submitted. Mr. Zumbrun seconded. The motion carried 2-0, Mr. Skehan abstaining himself from the vote for a personal conflict.
Case #2 – 165 S Pine St
An application by Noe Galvez for repair and replacement of exterior decking and steps.

DISCUSSION
The Board discussed with Mr. Galvez the specifics of the proposal, namely that the work will be performed only on the porch, deck, and railings. Mr. Galvez intends to use pressure-treated lumber to be painted or stained. The metal fire escape will be scraped and re-painted.

ACTION
Mr. Skehan moved to approve the application as submitted. Mr. Kunkle seconded. The motion carried unanimously.

Case #3 – 349 W Philadelphia St
An application by Jim and Cassidy Atkins for roof and window replacements.

DISCUSSION
The Board discussed with Mr. Atkins the specific product specifications intended to be used in each replacement. Mr. Zumbrun and Mr. Kunkle reiterated the Board’s rejection of vinyl windows, especially on primary facades. The applicants agreed to not use vinyl windows and instead use composite, wood (with or without metal/aluminum cladding), or fiberglass windows, and to use a standard 6-panel style exterior door.

ACTION
Mr. Skehan moved to approve the application amended to include the above agreements concerning window and door details. Mr. Kunkle seconded. The motion carried unanimously.

Case #4 – 49-51 S Duke St
An application by Buchart Horn, on behalf of the City of York, for window replacements and other work.

DISCUSSION
Arland Hollinger of Buchart Horn presented the proposal as submitted. The Board requested more information about the specific types of products proposed for window replacements or the method of repair, if repair in-kind is to be completed. Mr. Hollinger agreed to return in January with additional information for a formal review and recommendation.
ACTION
Mr. Zumbrun moved to table the application for 49-51 S Duke St until the applicant can provide more detailed information about the proposed work. Mr. Skehan seconded. The motion carried unanimously.

Other business

Adjournment and next meeting
Mr. Kunkle adjourned the meeting at approximately 7:00 PM. The next meeting is scheduled for January 13, 2022.

Minutes recorded by Mike Pritchard, Planner