



York Historical Architectural Review Board Meeting Minutes

December 13, 2022 | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Craig Zumbrun, Chair	Mark Skehan	Mike Pritchard, Planner
Dennis Kunkle, Vice-chair	Mark Shermeyer	
Ruth Robbins	Robyn Pottorff	

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order		Mr. Zumbrun called the meeting to order at 6:00 PM.
Changes to the agenda		Mr. Zumbrun moved the election of officers to the end of the agenda following the cases.
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 – 17-19 S George St

A request by Seventeen-Nineteen LLC to replace/rehabilitate doors.

DISCUSSION

The applicant noted that they are looking to eliminate the side lights (transom windows) and replicate the look of the existing door while creating two entrances, one for commercial space and one for apartments above.

ACTION

Mr. Kunkle moved to recommend approval of the application as submitted. Ms. Robbins seconded. The motion carried 3-0.

Case #2 – 45 E King St

An application by Chad Eisenhart for repair and replacement of alterations to doors, windows, walls, and exterior decking and steps.

DISCUSSION

The Board discussed with Mr. Eisenhart the specifics of the proposal. The Board previously approved work for the King St façade of this building; this application is for work in the rear of the property, visible only from secondary streets and alleys. Mr. Eisenhart proposes to replace 22 windows and remove six, and to replace seven doors and remove one. Mr. Eisenhart intends to use “basic white vinyl windows wrapped in aluminum.” Mr. Zumbrun noted that the Board has previously recommended approval of this type of product in the rear of properties (as is proposed here). Mr. Eisenhart also intends to remove and replace siding on the building in-kind.

ACTION

Ms. Robbins moved to recommend approval of the application as submitted. Mr. Kunkle seconded. The motion carried unanimously.

Case #3 – 25 E Philadelphia St

An application by Peel & Company for an addition in the rear of the property and window replacements.

DISCUSSION

The Board discussed with Mr. Eric Peel and Mr. Harrison Bink the proposal, including the product specifics. Mr. Zumbrun noted that the major work proposed for the rear of the property is only visible from Gas Avenue, “an alley,” and that it does not create a false sense of history. On the Philadelphia Street façade, the applicant proposes to use one-over-one wood windows.

ACTION

Mr. Kunkle moved to recommend approval of the application as presented. Ms. Robbins seconded. The motion carried unanimously.

Case #4 – 20 N Penn St

An application by Mr. Ras Dean for work including replacement/repair of windows, doors, and masonry.

DISCUSSION

Mr. Dean noted that he intends to use windows removed from the rear in the front of the building, and that he is repairing and re-using each original window. The work on the walls is only masonry repair/repointing.

ACTION

Mr. Kunkle moved to recommend approval of the application as presented. Ms. Robbins seconded. The motion carried unanimously.

Case #5 – 21-25 S Pershing Ave

An application by Mr. Ras Dean to add doors and windows to the property.

DISCUSSION

Mr. Dean noted that the property was originally built for a printing company, and therefore did not have windows, in order to keep loud noise to a minimum. As Mr. Dean intends to convert the property to apartments, windows and additional doors are needed. The windows will be approximately 9' wide aluminum framed in a dark brown color, and the existing steel doors will be replaced with aluminum doors in a similar style. Mr. Zumbrun noted that the building is a non-contributing structure for the Historic District.

ACTION

Ms. Robbins recommend approval of the application as presented. Mr. Kunkle seconded. The motion carried unanimously.

Other business

Following a brief discussion, Ms. Robbins moved to elect Mr. Zumbrun as Chair and Mr. Kunkle as Vice-Chair. Mr. Kunkle seconded. The motion carried unanimously.

Adjournment and next meeting

Mr. Kunkle adjourned the meeting at approximately 7:00 PM. The next meeting is scheduled for January 27, 2022.

Minutes recorded by Mike Pritchard, Planner