



York Historical Architectural Review Board Meeting Minutes

January 11, 2024, | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Craig Zumbrun, Chair	Lindy Hitzel	Nancy Griffin
Dennis Kunkle, Vice-chair	Blake Gifford	
Mark Skehan	Mark Shermeyer	
Lauren McLane-Gross		
Steven Buffington		

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		No Changes.
Minutes of previous meeting		Gross made a motion to accept previous minutes Ms. Mr. Kunkle 2nd. Motion carried.

Case

The following case was considered as described below.

Case #1 – 43-45 W. Market St. – Tabled from 12-14.

ON THE BACK OF THE BUILDING: THE EXISTING ALUMINUM GUTTERS ARE TO BE REPLACED; (1) THE EXIT DOOR IS TO BE REMOVED AND THE OPENING INFILLED TO MATCH THE EXISTING WALL THICKNESS AND FINISH/PAINT. ON THE FRONT OF THE BUILDING: REMOVE EXISTING SINGLE-PANE GLASS WINDOWS ON 1ST FLOOR ONLY AND REPLACE WITH NEW 1" INSULATED GLASS TO MATCH EXISTING SIZE; PATCH/REPAIR EXISTING WOOD SIDING UNDER 1ST FLOOR WINDOWS AND PAINT

IN-KIND; RESTORE EXISTING ENTRY DOOR TO UPPER FLOORS. POUR NEW CONCRETE SIDEWALK IN ALLEY TO MAKE LEVEL WITH EXISTING SIDEWALKS. THE EXTERIOR FINISH COLORS ON THE BUILDING WILL NOT CHANGE. ALL MODIFIED/ REPAIRED SIDING WILL BE PAINTED TO MATCH THE EXISTING COLORS.

Discussion:

The Market Street façade will be restored. Glass will be replaced with thermopales. Rear will be reconfigured. Original addition was removed. New rear addition access and siding. New siding and all existing materials will be painted to match. Side basement windows will be filled in and new concrete will be installed.

Action:

Mr. Skehan made a motion to accept as presented, Ms. Gross seconded the motion. Carried unanimously.

Case #2 – 48 E. Market St.

A REQUIREMENT TO MEET HILTON BRAND STANDARDS HAS INIATED THE NEED FOR THESE FENCES. THERE ARE (2) AREAS WHERE FENCING IS REQUIRD. 1) BLOCKING THE VIEW OF THE GENERATOR 2) BLOCKING THE VIEWOF THE ELECTRICAL BOXES.

- 1) THIS FENCE IS MOUNTED TO THE TOP OF CONCRETE WALLAND IT STEPPED, WITH THE TOP BEING LEVEL.
- 2) THIS FENCE IS “L” SHAPED AND WILL BLOCK THE GUEST VIEW OF THE FIRST ENERGY ELECTRICAL BOXES AND BOLLARDS.

THE COLOR OF THE FENCE WAS CHOSEN TO MATCH AND COMPLIMENT THE COLOR OF THE WIDOW TRIM ON THE HOTEL.

Discussion:

Proposed new vinyl fence to mask the new generator and electrical panel. Newly installed mechanical/electrical equipment is at the rear of the building. Color will be changed to grey.

Action:

Mr. Buffington made a motion to approve with condition; that the color be grey, Ms. Gross 2nd motion carried unanimously.

Case #3 - 426 E. Market St.

ALL REPAIRS TO BE MADE ON THE FRONT EXTERIOR OF THE RESIDENCE. WHERE THE SOFFIT, FASCIA, FREEZE, CROWN BUILT UP MOLDING IS, IT IS STARTING TO DETERIORATE RAPIDLY. WE WERE GOING TO CUT OU ALL BAD WOOD AND REPLACE WITH NEW. CAPPING ALL WOOD POSSIBLE WITH WHITE COIL STOCK CUSTOM BENT TO MATCH THE EXISTING PROFILE.

WE WERE COMPLETELY UNAWARE THAT THIS RESIDENCE WAS AND IS UNDER THE HISTORICAL DISTRICT AS IT LIES ON A LITTLE OUTING ON THE RIGHT SIDE OF THE MAP. AFTER BEING SHUT DOWN WE WERE INFORMED THAT IT WAS HISTORICAL AND WE NEEDED APPROVALS. BEFORE BEING SHUT DOWN OUR CREWS REMOVED ALL SOFFIT, FASCIA, AND CROWN LEAVING ONLY THE FEEEEZE BOARD. THIS WAS COMPLETELY UNINTENTIONAL.

Discussion:

Wood trim is to be repaired or replaced. But work was stopped. Add defining facade features were removed. No capping replace with composite material

Action:

Mr. Skehan made a motion to deny and resubmit Mr. Gifford 2nd motion carried unanimous.

Case #4 – 109 S. Pershing Ave.

REPLACING DETERIORATED WOOD FENCE WITH NEW VINYL ADOBE FENCE. IT IS LOCATED IN OUR BACKYARD. WILL BE PROVIDING DIMENSIONS IN PLAN DRAWN BY CONTRACTOR.

Discussion:

Fence will not be visible from public right of way. Determined by vote on motion not to hear the case as it is not visible from public right of way.

Action:

Mr. Buffington made a motion not to take action on this case Ms. Gross 2nd not visible from public right of way, motion carried unanimously.

Election of Officers:

Chair: Ms. Gross nominated Mr. Zumbrun, Mr. Buffington 2nd, unanimous.

Co-Chair: Ms. Gross nominated Mr. Kunkle, Mr. Buffington 2nd, unanimous.

Adjournment and next meeting

Mr. Zumbrun adjourned the meeting at approximately 6:43 PM.

The next meeting is scheduled for January 25, 2024.

Minutes recorded by Nancy Griffin.